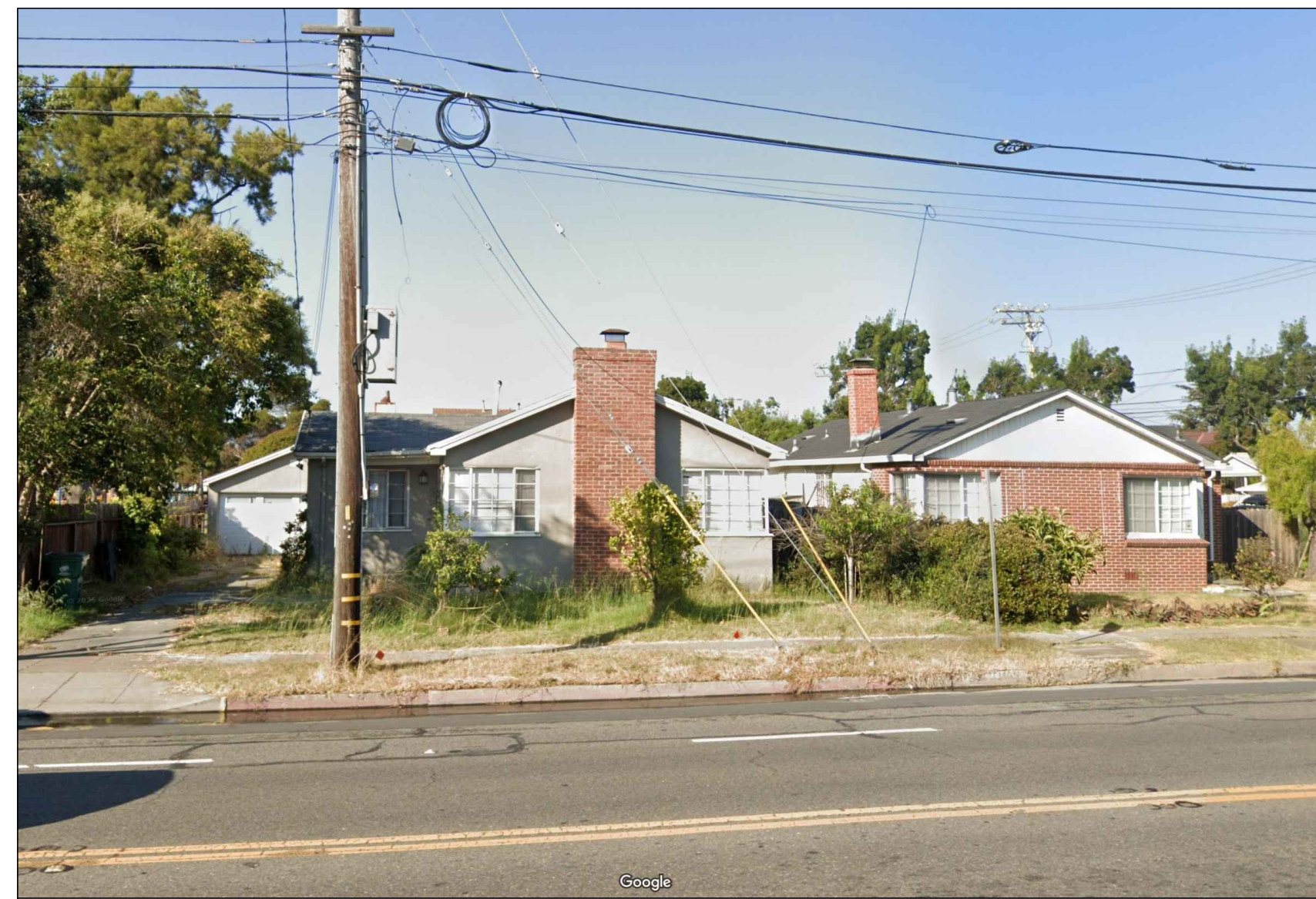


3115 OTIS DR, ALAMEDA, CA 94501 - HOUSE ADDITION

REVISION	BY

STREET VIEW



PROJECT INFORMATION

PARCEL: 69-13-14
 ZONING: R-1
 OCCUPANCY: R-3/U
 TYPE OF CONSTR: V-B
 STORY: 1
 SPRINKLER: NONE
 FLOOD ZONE: NO
 LOT AREA: 4,750 SF
 (E) LOT COVERAGE: 1,487 SF
 (E) PERCENT LOT COVERAGE: 32%
 (E) FIRE SPRINKLER: NO

 (E) LIVING AREA: 1,104 SF
 (E) PORCH: 24 SF
 (E) ADU AREA: 359 SF
 (E) TOTAL AREA: 1,487 SF
 (E) MAIN HOUSE: 3 BEDROOMS 2 BATHS
 (E) UNIT-A (ADU): 1 BEDROOMS 1 BATHS

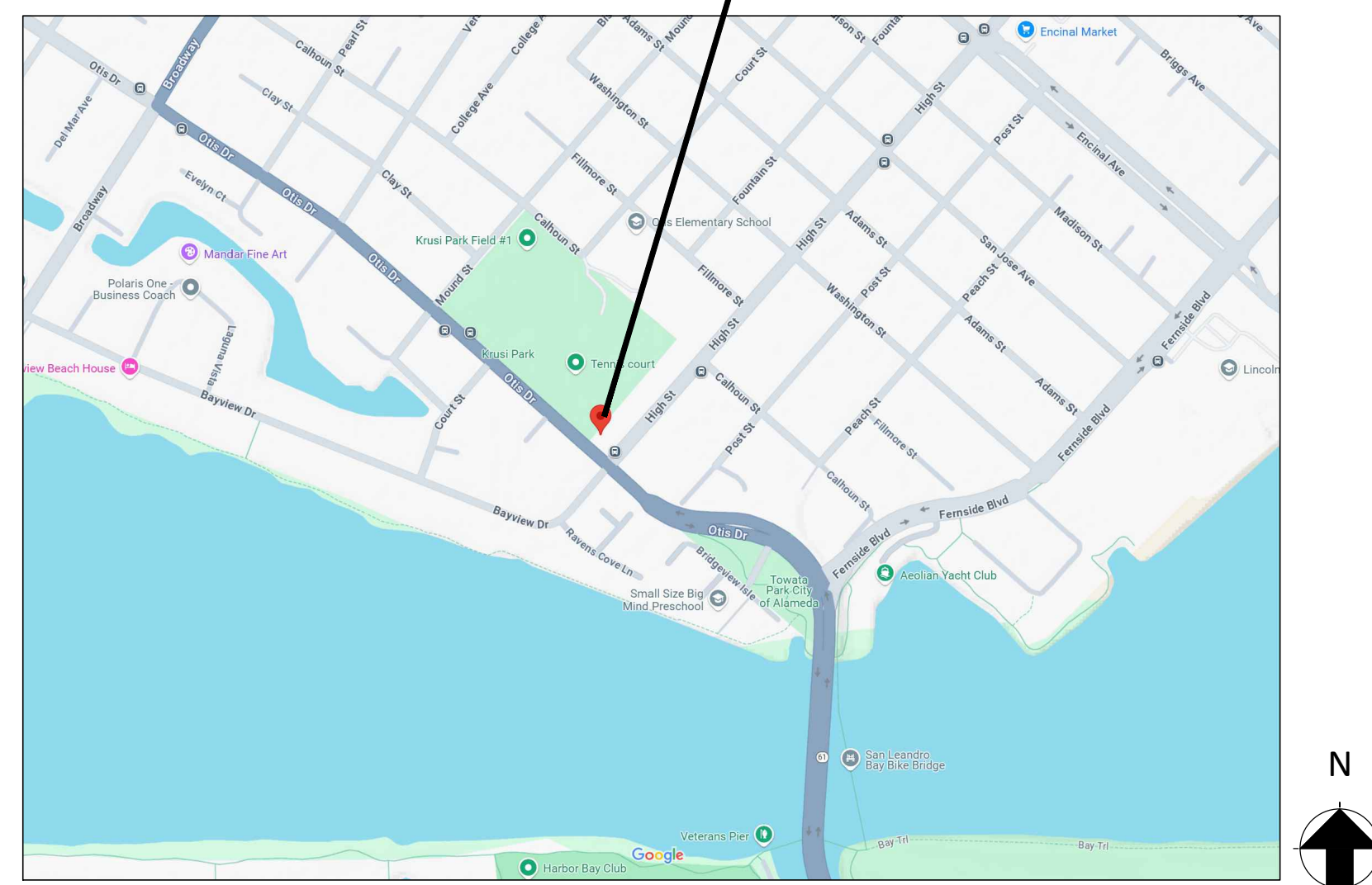
 (N) LOT COVERAGE: 2,113 SF
 (N) PERCENT LOT COVERAGE: 44.5%
 MAXIMUM LOT COVERAGE: 53% OF THE NET LOT AREA
 (N) MAIN HOUSE LIVING AREA: 2,612 SF
 (N) JADU AREA: 500 SF
 (N) GARAGE AREA: 453 SF
 (N) PORCH: 40 SF

 (N) TOTAL AREA(NEW MAIN HOUSE, NEW JADU & EXISTING ADU): 3,941 SF
 (N) MAIN HOUSE: 4 BEDROOMS 4 BATHS
 (N) UNIT-B (JADU): 1 BEDROOMS 1 BATHS
 (N) FIRE SPRINKLER: YES

SCOPE OF WORK

NEW TWO-STORY 3,105 SQFT HOUSE.
NEW 500 SQFT JADU.

VICINITY MAP



PROJECT SITE

APPLICABLE BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF ALAMEDA AMENDMENTS:

- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- ALAMEDA MUNICIPAL CODE

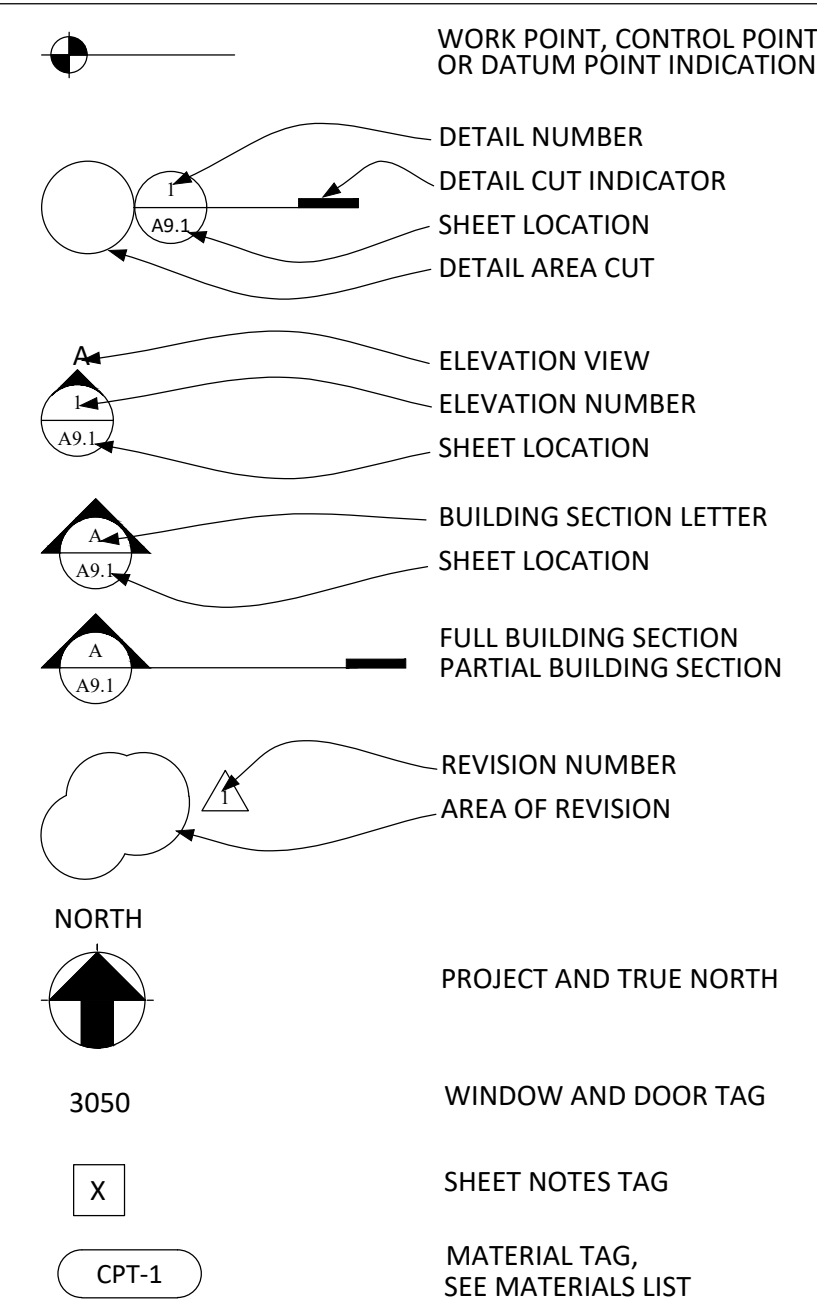
SOLAR PV DEFERRED SUBMITTALS:

OWNER OF THE PROPERTY NEEDS OBTAIN SOLAR PV PERMIT SEPARATELY.

ABBREVIATIONS

&: AND
 @: AT
 ABV: ABOVE
 AC: AIR CONDITIONING, ACOUSTICAL
 ADH: ADHESIVE
 ADJ: ADJUST, ADJUSTABLE, ADJACENT
 AFF: ABOVE FINISHED FLOOR
 AGA: AMERICAN GAS ASSOCIATION
 ALT: ALTERNATE, ALTERATION; ALTITUDE
 BR: BEDROOM
 CLG: CEILING
 CSMT: CASEMENT
 DTL: DETAIL
 E: EXISTING
 ELEC: ELECTRICAL
 GA: GAUGE, GAGE
 GAL: GALLON
 GC: GENERAL CONTRACTOR
 GFCI: GROUND FAULT CIRCUIT INTERRUPTED
 GLZ: GLAZE
 GPH: GALLONS PER HOUR
 GVL: GRAVEL
 GYP: GYPSUM
 GYP BD: GYPSUM BOARD
 INSTL: INSTALL
 N: NEW
 SH: SINGLE HUNG
 U.O.N.: UNLESS OTHERWISE NOTED
 V.C.T: VINYL COMPOSITION TILE
 VERT: VERTICAL
 VYL: VINYL
 WD: WOOD
 WDW: WINDOW
 W.P.M: WATER PROOFING MEMBRANE
 WT: WEIGHT
 YD: YARD

GRAPHIC SYMBOL LEGEND



DRAWING DIRECTORY

ARCHITECTURAL

- A-1.0 GENERAL INFORMATION
- A-1.1 LOT SURVEY
- A-1.2 NEIGHBORHOOD COMPATIBILITY
- A-1.3 PROPOSED COLORED RENDERINGS
- A-1.4 PROPOSED FLOOR AREA DIAGRAM
- A-1.5 EXISTING & PROPOSED SITE PLAN
- A-2.0 EXISTING & PROPOSED GROUND FLOOR PLAN
- A-2.1 EXISTING ROOF PLAN
- A-2.2 PROPOSED SECOND FLOOR PLAN
- A-2.3 PROPOSED ROOF PLAN
- A-2.3 WINDOW & DOOR SCHEDULE
- A-2.3 WINDOW & DOOR LEGEND
- A-3.0 EXISTING & PROPOSED SOUTH ELEVATION
- A-3.1 EXISTING & PROPOSED EAST ELEVATION
- A-3.2 EXISTING & PROPOSED NORTH ELEVATION
- A-3.3 EXISTING & PROPOSED WEST ELEVATION
- M-1 MANUFACTURE'S SPECIFICATIONS
- M-2 MANUFACTURE'S SPECIFICATIONS
- E-1 PROPOSED GROUND FLOOR ELECTRICAL PLAN
- E-2 PROPOSED 2ND FLOOR ELECTRICAL PLAN

FIRE SPRINKLER DEFERRED SUBMITTALS:

OWNER OF THE PROPERTY NEEDS OBTAIN SEIPARATE FIRE SPRINKLER SYSTEM PERMIT FROM FIRE DEPARTMENT.

HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

GENERAL INFO.

Owner:
JUAN HE
 Tel:510-325-3688



Date 01-28-2026
 Scale
 Drawn Dongdong Liu
 Job
 Sheet

A-1.0
 Of Sheets

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HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

LOT SURVEY

Owner:
JUAN HE
Tel: 510-325-3688



Date 01-28-2026
Scale 1/8"=1'-0"
Drawn Dongdong Liu
Job
Sheet

A-1.1
Of Sheets

ABBREVIATIONS AND LEGEND

BSBL	BUILDING SETBACK LINE		SANITARY SEWER MANHOLE
CB	CATCH BASIN		STORM DRAIN MANHOLE
CONC	CONCRETE		FIRE HYDRANT
EM	ELECTRIC METER		SANITARY SEWER LINE
EP	EDGE OF PAVEMENT		WATER LINE
FT	FRUIT TREE		OVERHEAD ELECTRICAL LINE
GM	GAS METER		GAS LINE
GND	GROUND		
HCR	HANDICAP RAMP		
JP	JOINT POLE		
PUE	PUBLIC UTILITY EASEMENT		
SP	SIGN POLE		
SSCO	SANITARY SEWER CLEAN OUT		
SNF	SEARCH FOR NOT FOUND		
TC	TOP OF CURB		
TEL	TELEPHONE		
UNK T	UNKNOWN TREE		
WM	WATER METER		
---	BOUNDARY LINE		
-X-X-	EXISTING FENCE LINE		
---	EXISTING BUILDING OUTLINE		
()	INDICATES REFERENCE MAP NUMBER		

REFERENCE INFORMATION
(1) 6 MAPS 01, ALAMEDA COUNTY RECORDS

EASEMENTS:
EASEMENTS SHOWN ARE BASED ON A REVIEW OF THE SUBDIVISION MAP ONLY.

NOTE:
(1) DATE OF FIELD SURVEY: DECEMBER, 2025.
(2) UNLESS OTHERWISE NOTED, TREES SHOWN WERE MEASURED AT THE GROUND AND TRUNK DIAMETERS WERE MEASURED 4" ABOVE GROUND. DRIP LINES WERE NOT MEASURED AND DEPICTED GRAPHICALLY IN THEIR APPROXIMATE LOCATIONS ONLY.
(3) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
(4) BUILDING OUTLINE WAS MEASURED AT BUILDING EXTERIOR FINISH WALL SURFACE UNLESS OTHERWISE NOTED.
(5) ELEVATION SHOWN ARE ON NAVD 88 ELEVATION DATUM.

UTILITY NOTE
THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

SPECIAL NOTE:
THE LOT AREA SHOWN ON THIS BOUNDARY SURVEY MAP IS CALCULATED BASED ON PRECISE FIELD MEASUREMENTS AND THE DIMENSIONS RECORDED ON OFFICIAL SUBDIVISION OR RECORD OF SURVEY MAPS. THIS AREA IS DETERMINED BY A LICENSED SURVEYOR AND REFLECTS THE MOST ACCURATE AND RELIABLE INFORMATION AVAILABLE. PLEASE BE AWARE THAT FIGURES FROM CITY/COUNTY RECORDS OR REAL ESTATE WEBSITES MAY DIFFER DUE TO VARIATIONS IN DATA SOURCES OR ESTIMATION METHODS AND SHOULD NOT BE CONSIDERED AS ACCURATE AS THIS SURVEY.

Purpose of Survey and Limitations of Use:
This Boundary and Topographic Survey is prepared exclusively for site planning and development purposes in connection with proposed [house addition / new residence / ADU] design and permitting. It is not intended for use in resolving property line disputes, fence encroachments, or other legal matters. Use of this map for any other purpose may require additional services.

BOUNDARY TOPOGRAPHIC SURVEY

LANDS OF HE
DEED DOC# 2016272240
PORTION OF BLOCK 13, AS SHOWN ON
"MAP OF ALAMEDA, SURVEYED AND DRAWN
BY J.T. STRATTON. 1853", BOOK 60F MAPS
AT PAGE 1, ALAMEDA COUNTY RECORDS.

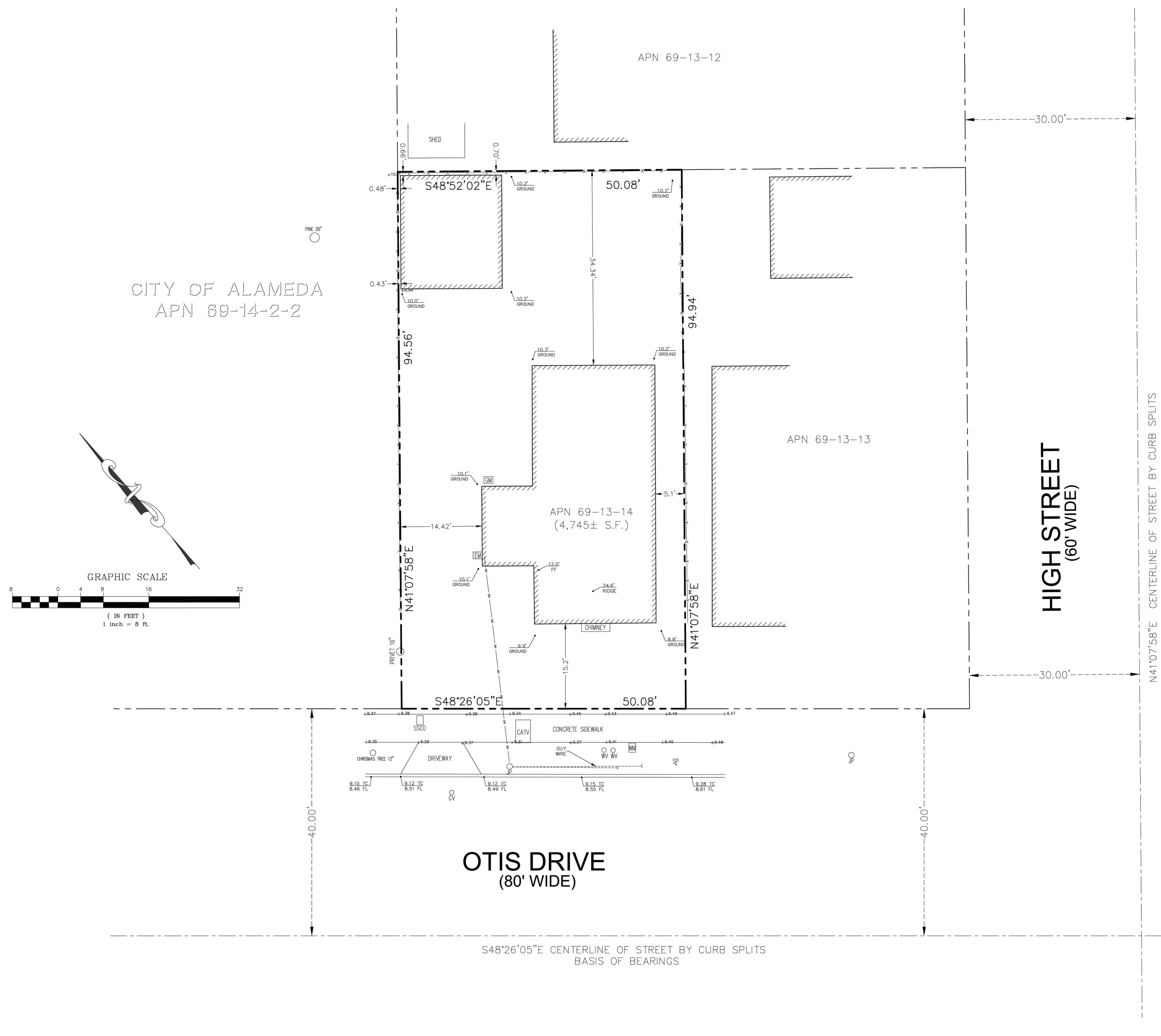
APN 069-0013-014
(3115 OTIS DRIVE)

CITY OF ALAMEDA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=8' DECEMBER, 2025

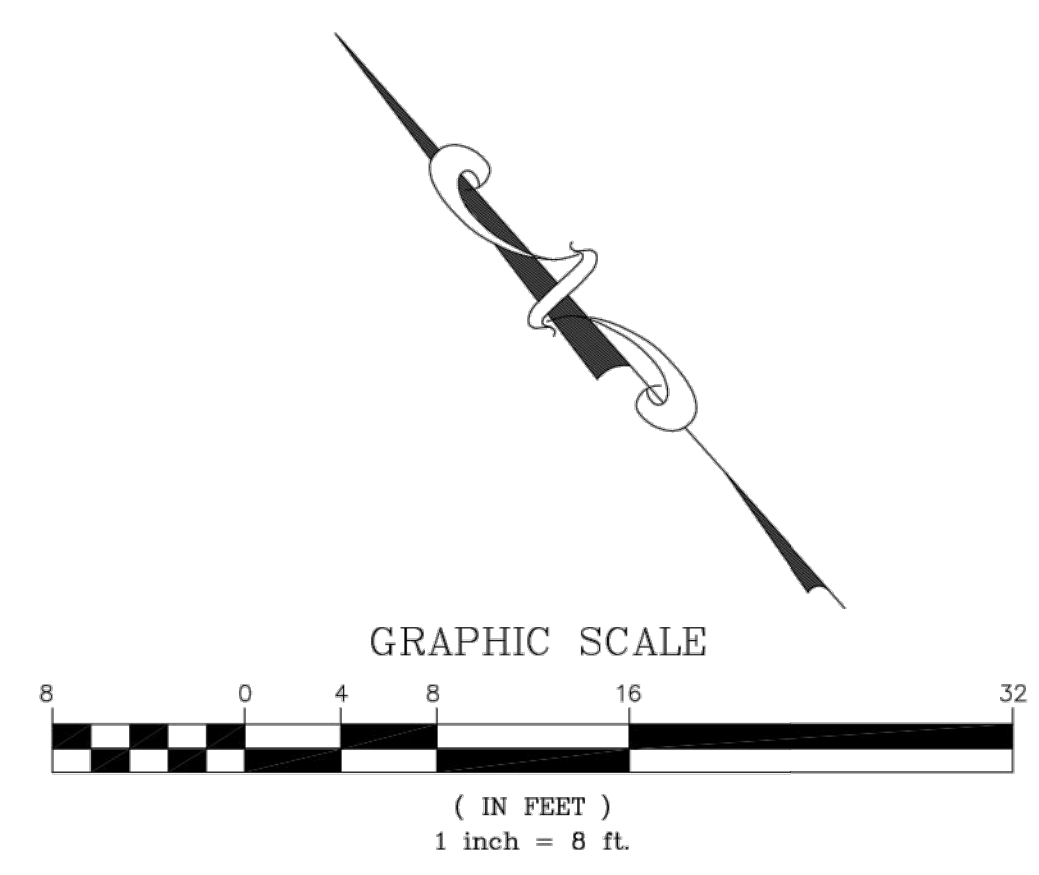
Zhen Wang
ZHEN WANG

12/21/2025
DATE

ZHEN'S LAND SURVEYING CORP.
WALNUT CREEK, CALIFORNIA
TEL: (415)802-9945 | INFO@ZHENSLANDSURVEYING.COM SHEET 1 OF 1 SHEET



CITY OF ALAMEDA
APN 69-14-2-2



N41°07'58"E CENTERLINE OF STREET BY CURB SPLITS

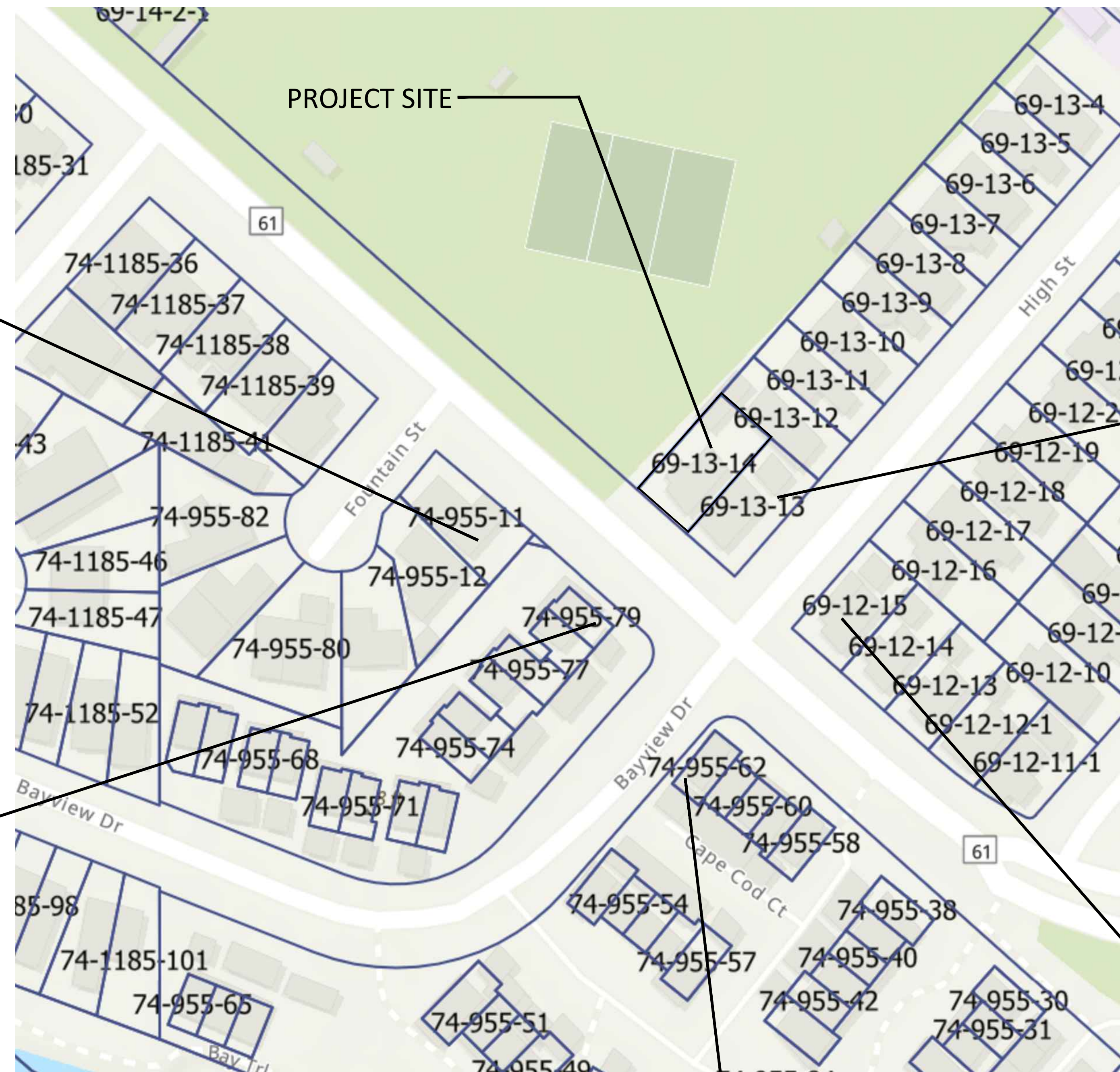
HIGH STREET
(60' WIDE)

OTIS DRIVE
(80' WIDE)

S48°26'05"E CENTERLINE OF STREET BY CURB SPLITS
BASIS OF BEARINGS



3100 Otis Dr



3177 Otis Dr



3171 Bayview Dr



3261 Cape Cod Ct



3201 Otis Dr

REVISION BY

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HOUSE ADDITION
 3115 OTIS DR
 ALAMEDA, CA 94501
 APN: 69-13-14

NEIGHBORHOOD
 COMPATIBILITY



Owner: JUAN HE
 Tel: 510-325-3688

Date: 01-28-2026
 Scale:
 Drawn: Dongdong Liu
 Job:
 Sheet:

A-1.2
 Of Sheets



(P) COLORED RENDERINGS



(P) COLORED RENDERINGS

REVISION	BY
Δ	Dd L. 03-04-2026
Δ	Dd L. 03-13-2026

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HOUSE ADDITION
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 ALAMEDA, CA 94501
 APN: 69-13-14

(P) COLORED RENDERINGS

Owner:
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 Tel: 510-325-3688



Date 01-28-2026
 Scale
 Drawn Dongdong Liu
 Job
 Sheet

A-1.3
 Of Sheets

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HOUSE ADDITION
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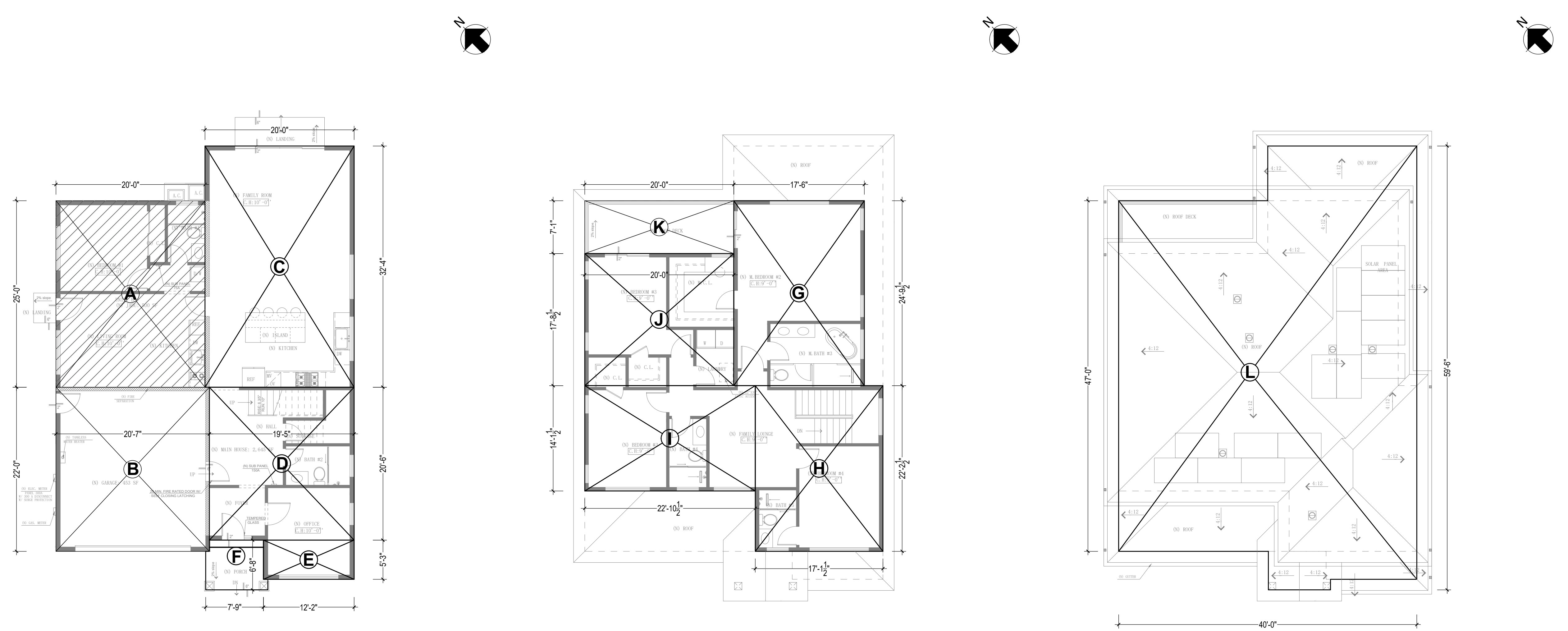
(P) FLOOR AREA DIAGRAM

Owner:
JUAN HE
 Tel: 510-325-3688



Date 01-28-2026
 Scale 1/8"=1'-0"
 Drawn Dongdong Liu
 Job
 Sheet

A-1.4
 Of Sheets



(E) GROSS AREA CALCULATIONS					
FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL	
1ST FLOOR	C	20'-0" X 32'-4"	646	1,160	
	D	19'-5" X 20'-6"	398		
	E	12'-2" X 5'-3"	64		
	F	7'-9" X 6'-8"	52		
				2,113	
JADU	A	20'-0" X 25'-0"	500	953	
CARPORT	B	20'-7" X 22'-0"	453		
ROOF DECK	K	20'-0" X 7'-1"	142	142	
	2ND FLOOR	G	17'-6" X 24'-9 1/2"	434	1,492
		H	17'-1 1/2" X 22'-2 1/2"	381	
		I	22'-10 1/2" X 14'-1 1/2"	323	
		J	20'-0" X 17'-8 1/2"	354	
L			40'-0" X 59'-6"	2,113	
TOTAL MAIN HOUSE AREA			2,652		
LOT AREA			4,750		
FLOOR AREA			3,747		
LOT COVERAGE AREA			2,113		
PERCENT LOT COVERAGE			2,113 / 4,750 X100% = 44.5%		

REVISION	BY
△	Dd L. 03-04-2026
△	Dd L. 03-13-2026

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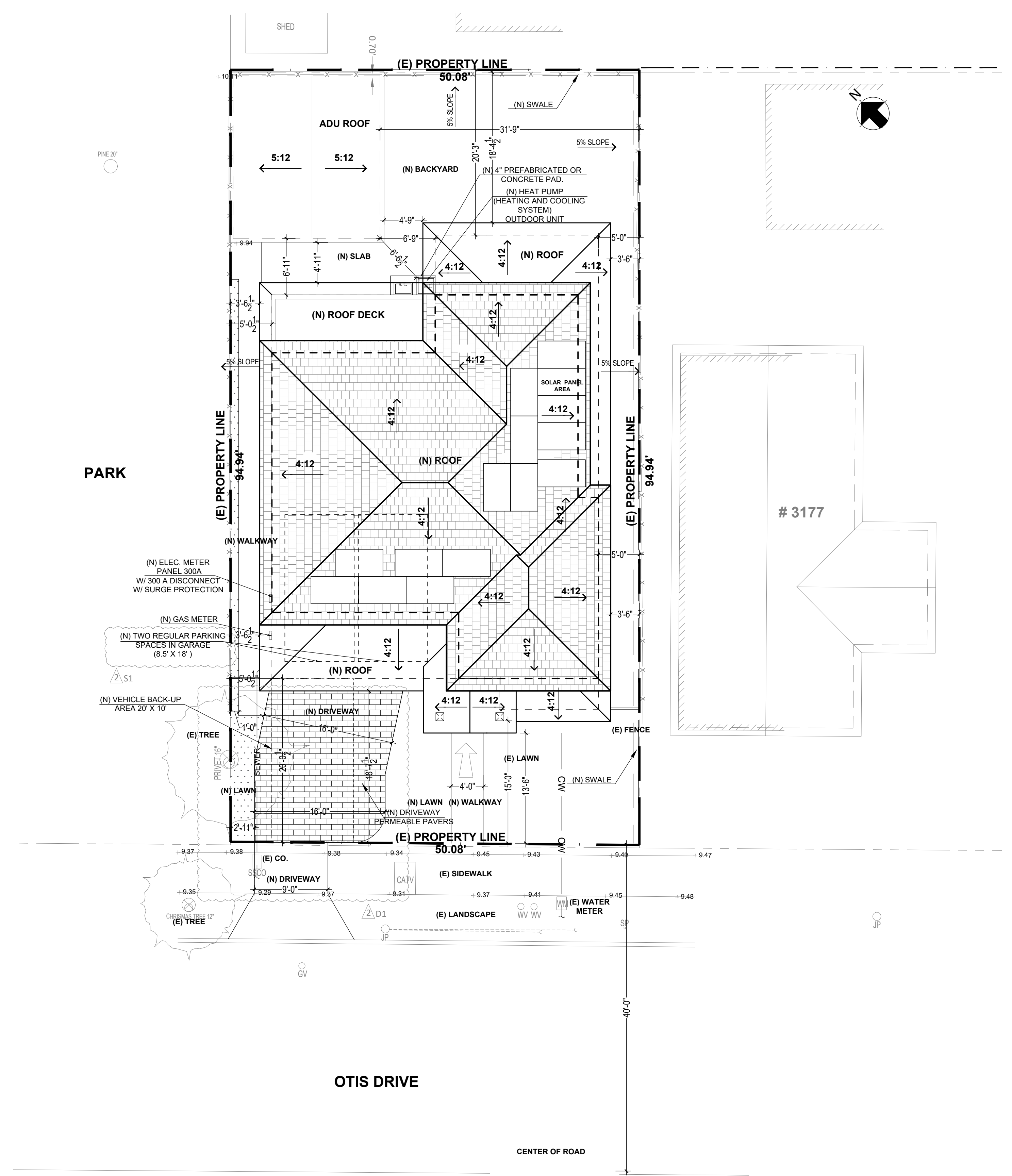
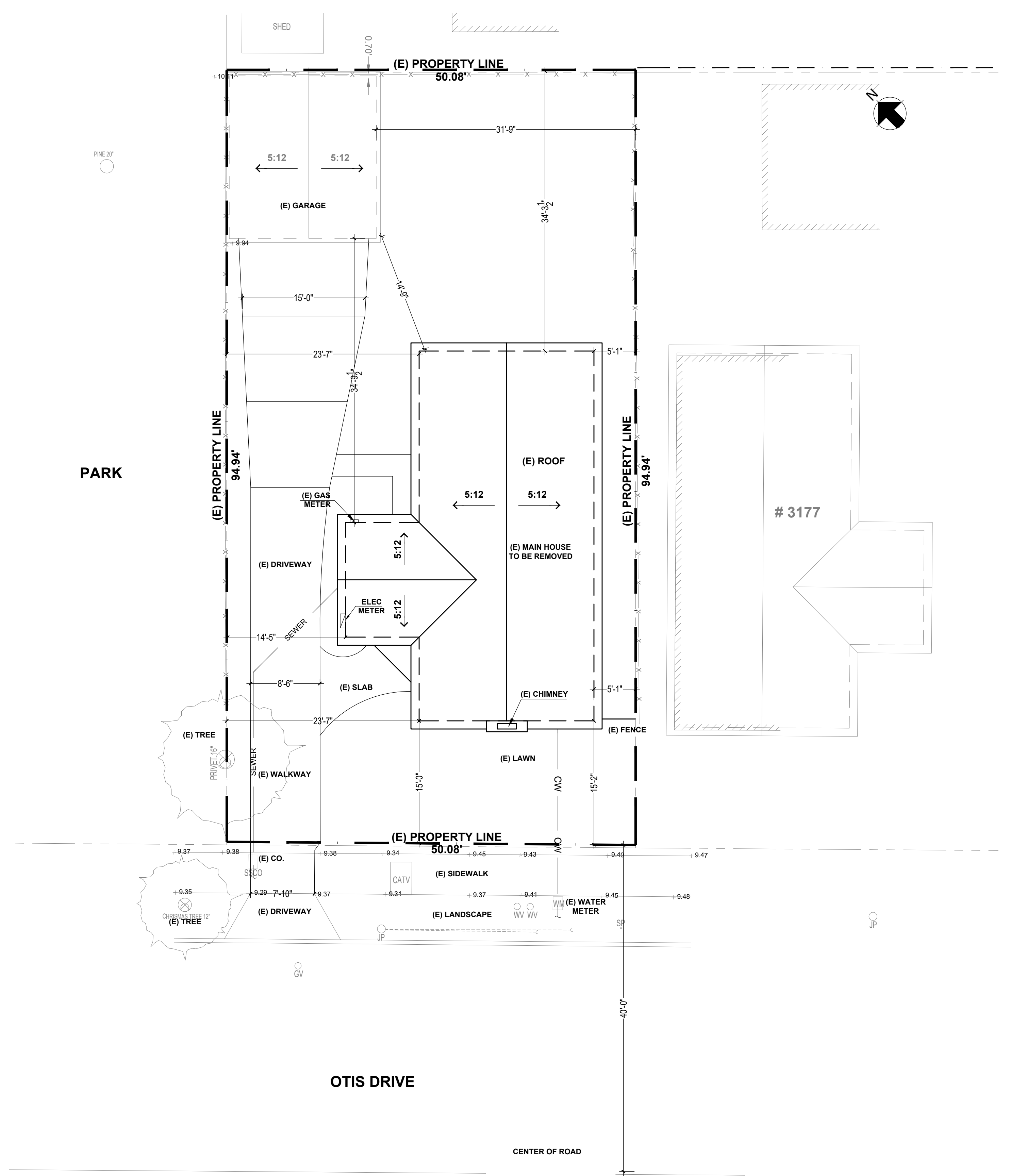
(E) & (P) SITE PLAN

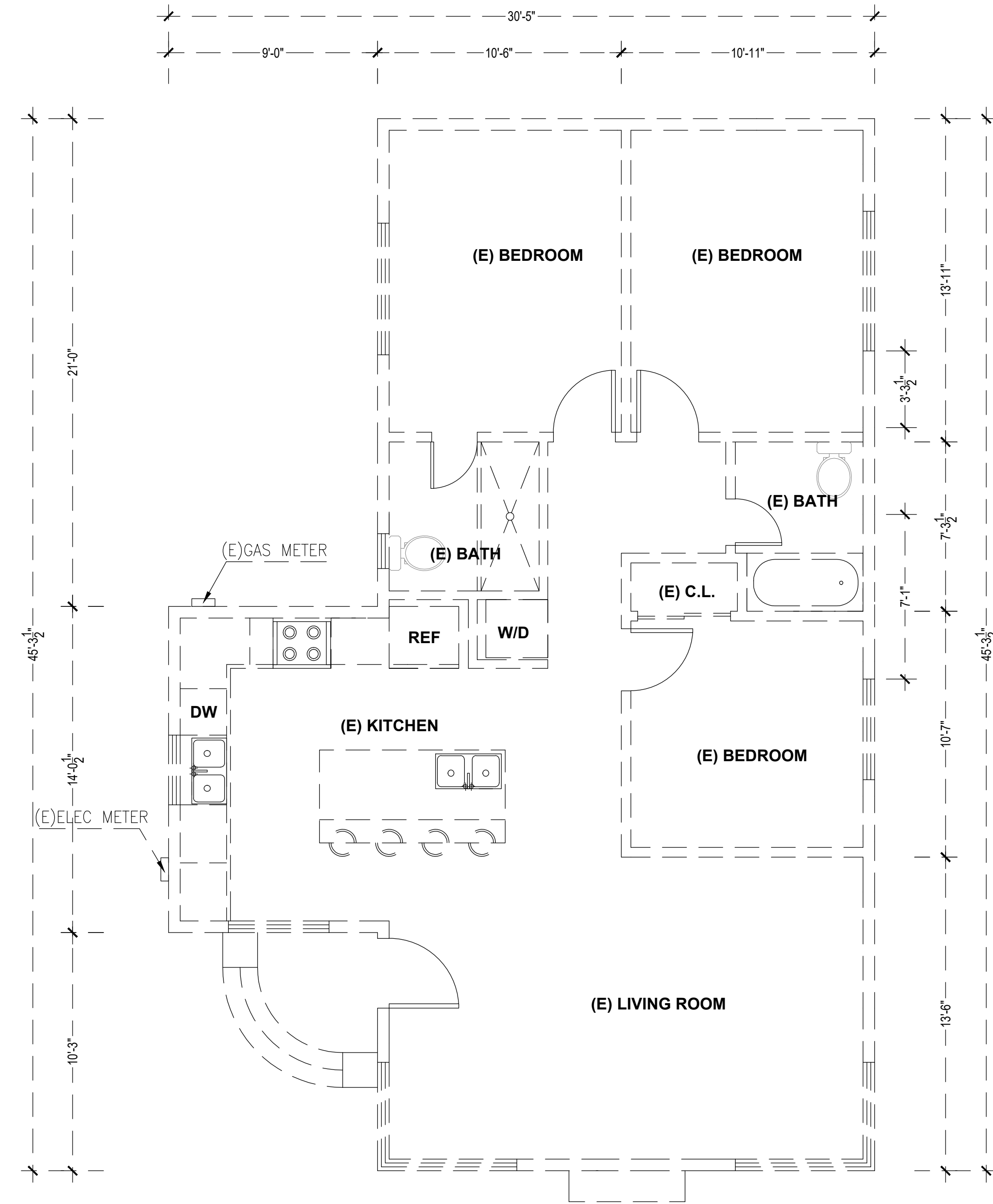
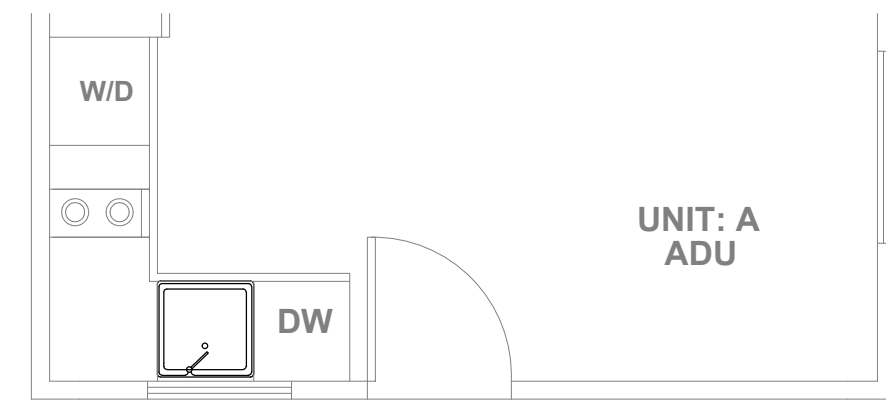
Owner:
JUAN HE
 Tel: 510-325-3688



Date: 01-28-2026
 Scale: 1/8"=1'-0"
 Drawn: Dongdong Liu
 Job:
 Sheet:

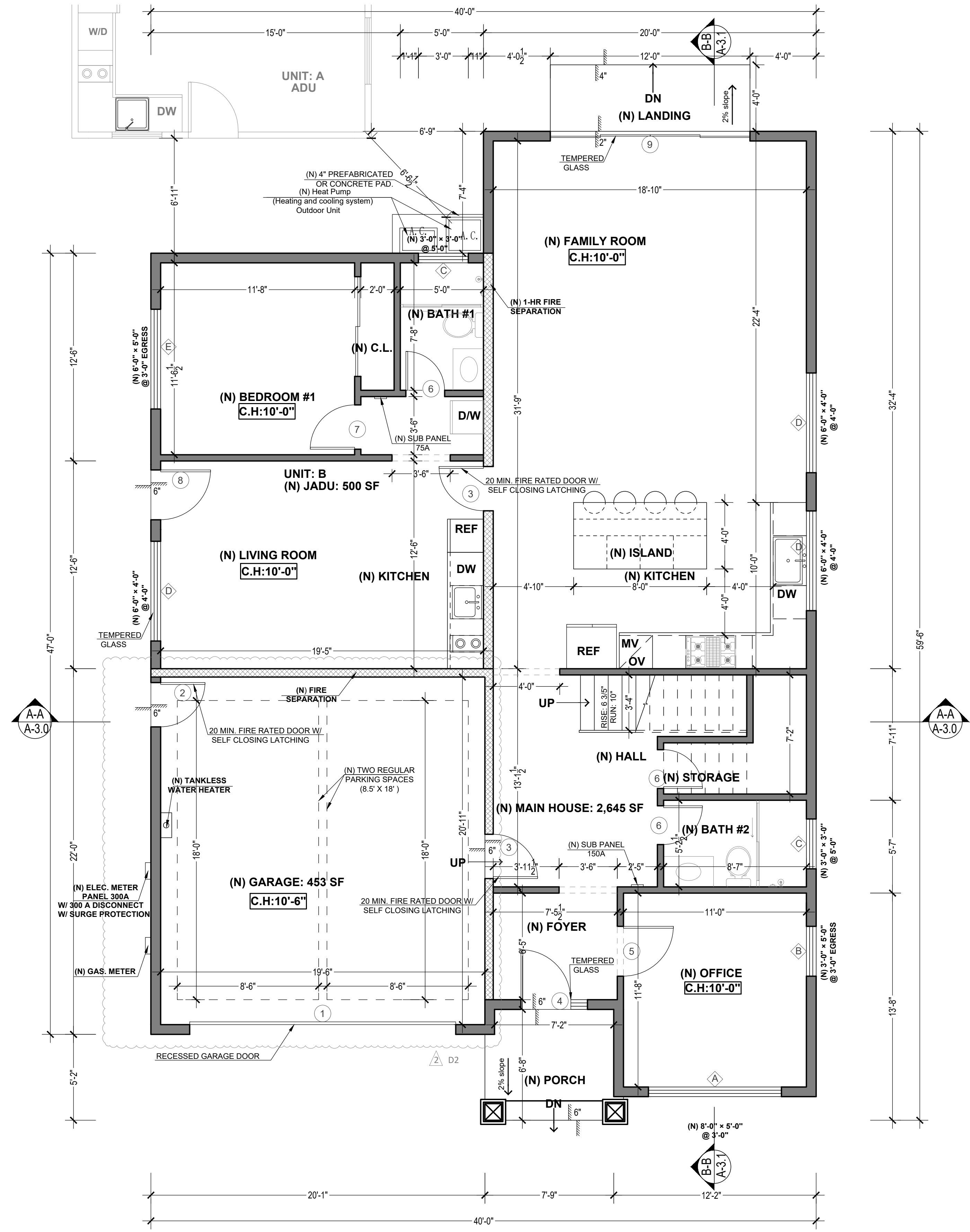
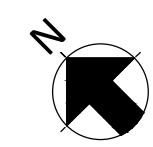
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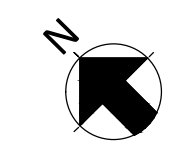


- FLOOR PLAN LEGEND**
- EXISTING WALL
 - EXISTING WALL TO BE DEMOLISHED
 - NEW WALL:
2x4 OR 2x6 (PLUMBING WALL) WOOD STUDS @16" O.C. W/ 5/8" THK.
TYPE X, GYP BD. ON BOTH SIDE. USE W/R GREEN GYP. BD. @ WET WALLS
 - 1-HR FIRE RATED WALL:
5/8" THK. TYPE X, GYP BD. ON BOTH SIDE.
 - EXISTING OR NEW DOOR
 - DOOR TAG
SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

(E) GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



(P) GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



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HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

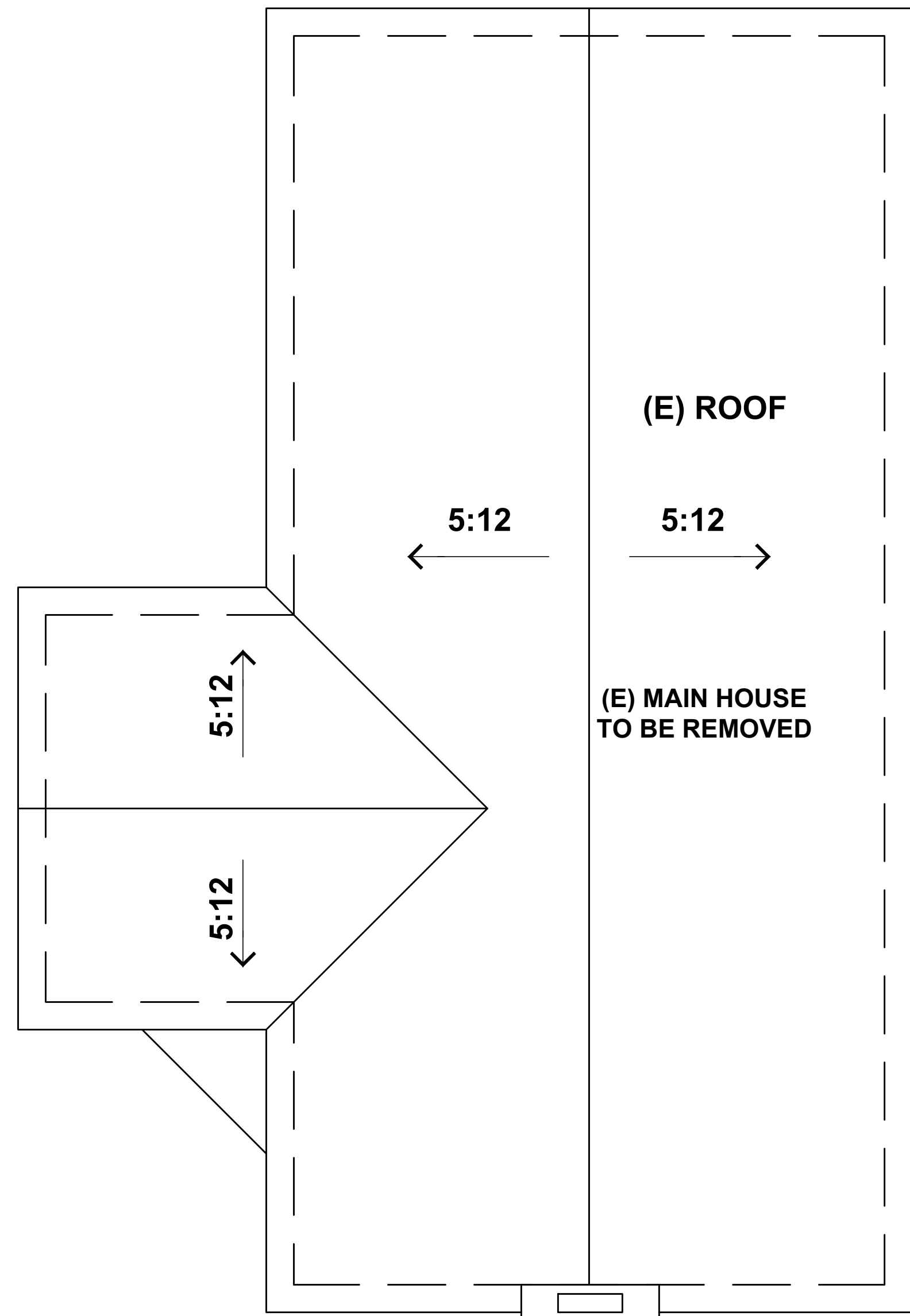
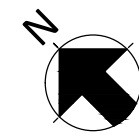
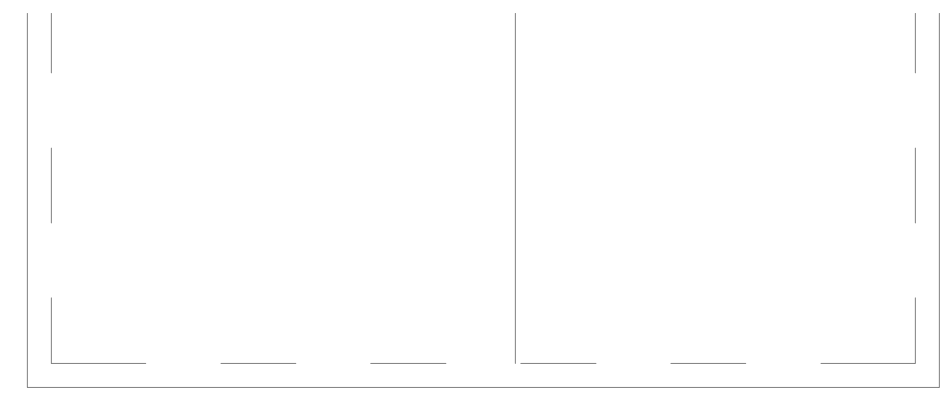
(E) & (P) GROUND FLOOR PLAN

Owner:
JUAN HE
Tel: 510-325-3688

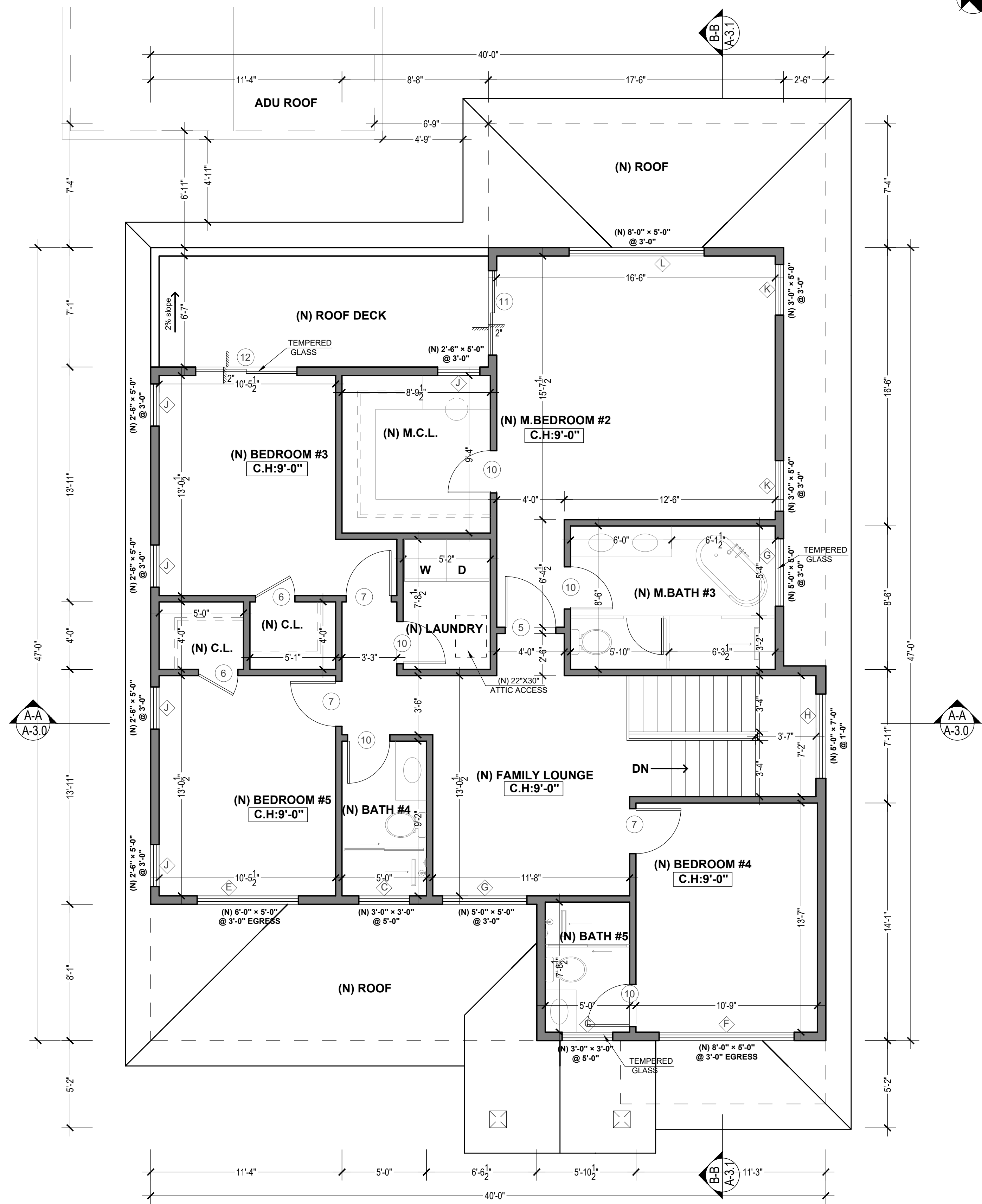


Date	01-28-2026
Scale	1/4"=1'-0"
Drawn	Dongdong Liu
Job	
Sheet	

A-2.0
Of Sheets



(E) ROOF PLAN
SCALE: 1/4"=1'-0"



(P) 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISION	BY
1	Dd L. 03-04-2026

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HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

(E) ROOF PLAN
(P) 2ND FLOOR PLAN

Owner:
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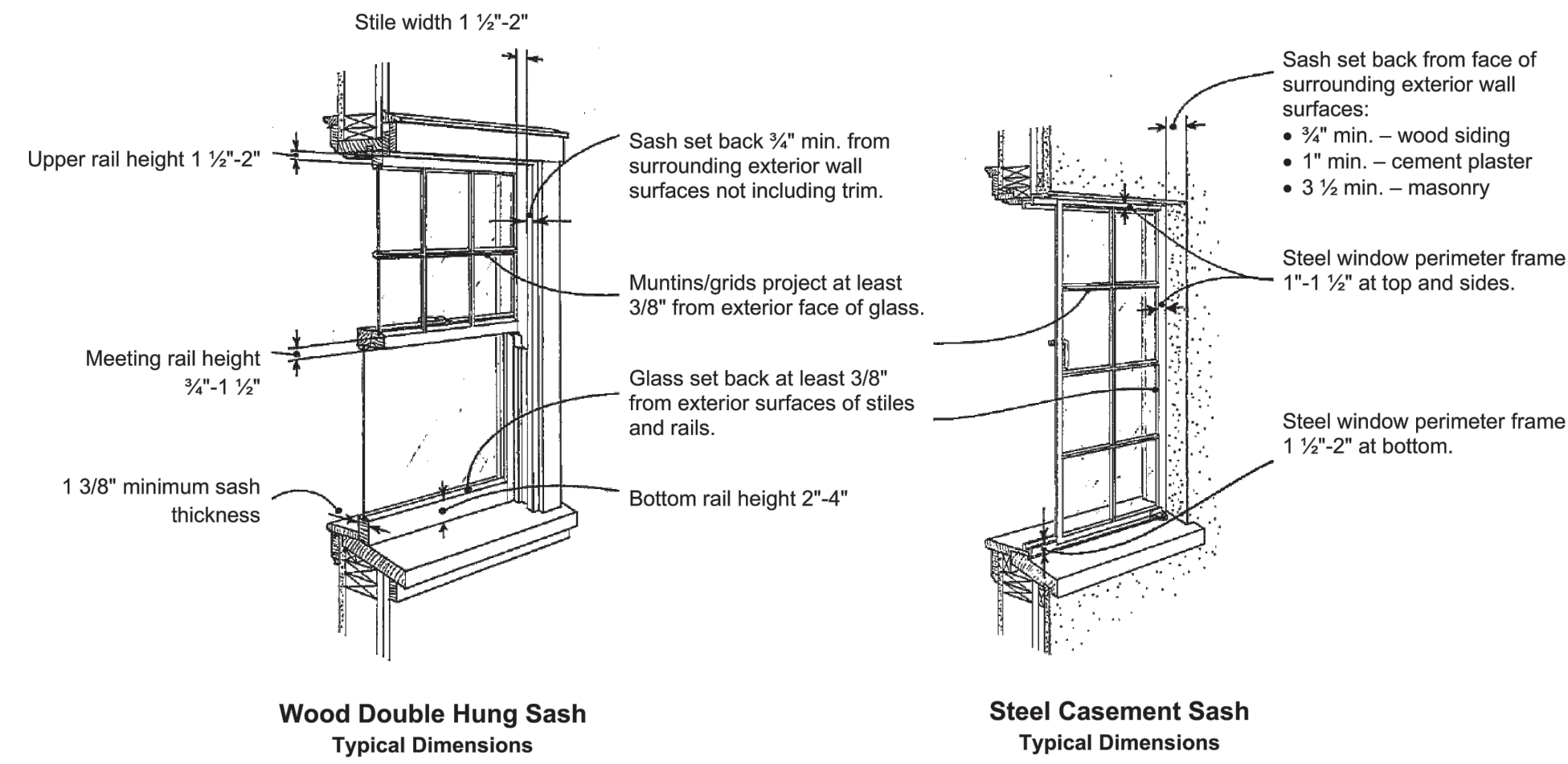


Date 01-28-2026
Scale 1/4"=1'-0"
Drawn Dongdong Liu
Job
Sheet

A-2.1
Of Sheets

TYPICAL DIMENSIONS OF WOOD AND STEEL WINDOWS

Note on internal muntins/grids: Internal muntins or grids began to be used in the late 1970s. On double glazed windows (consisting of two sheets of glass separated by an airspace) they are sandwiched within the air space between the glass sheets. They are also sometimes used on just the interior face of the glass, but not the exterior. Windows with internal muntins/grids are exempt from Design Review only if they replace original windows which have internal muntins/grids, such as those found at Harbor Bay Isle.



WINDOW SCHEDULE

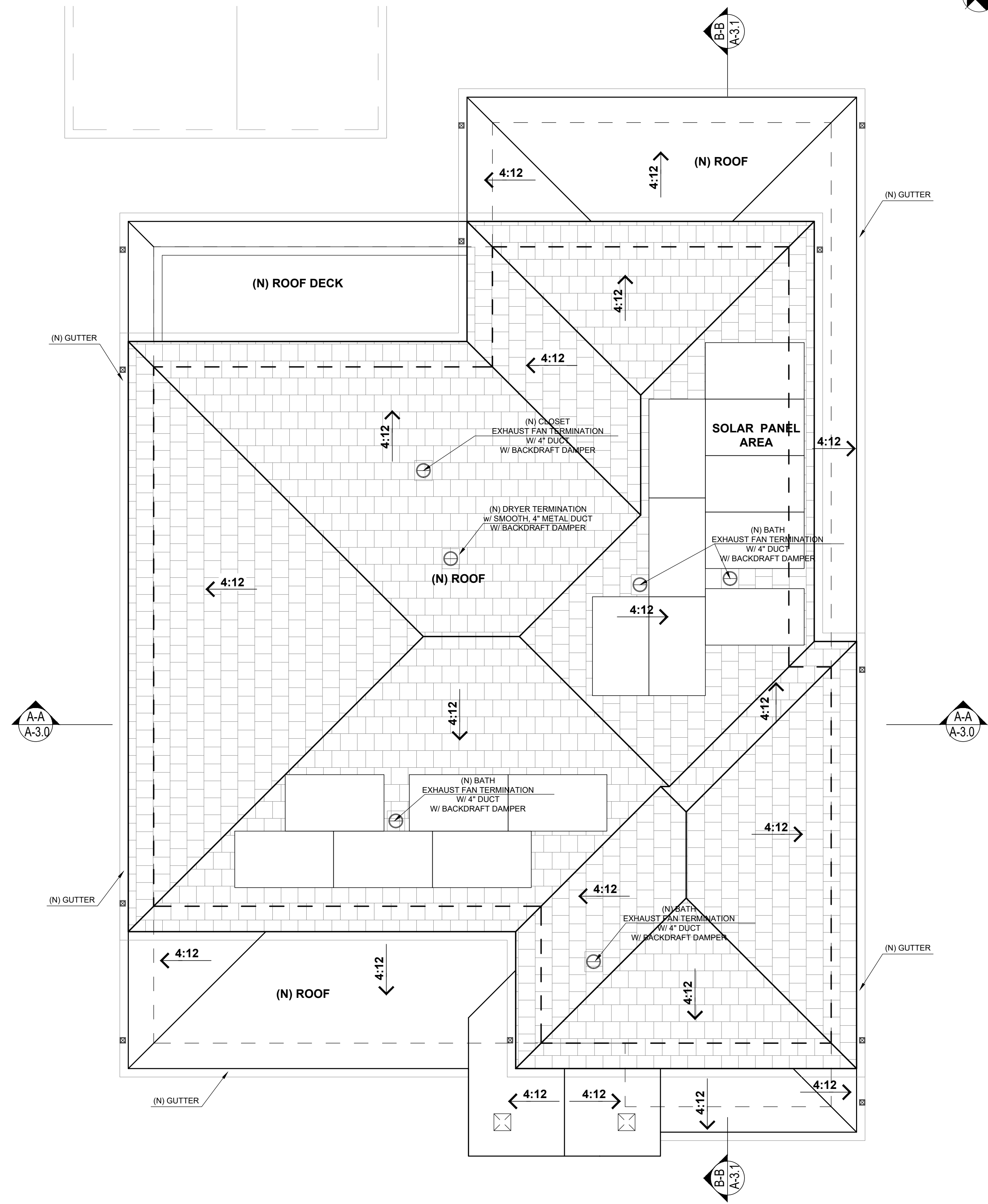
Site Address: 3115 OTIS DR, ALAMEDA, CA 94501 Year Built: 1949

For projects that propose new or replacement windows on a residential building constructed prior to 1942, the sash should be setback at least 3/4\"/>

For projects that propose new or replacement windows with grids, external grids must be used, grids between glass and removable grids are not acceptable. The muntins must project at least 3/8\"/>

ROOM	EXISTING WINDOW TYPE	NEW WINDOW TYPE	EXISTING WINDOW MATERIAL	NEW WINDOW MATERIAL	EXISTING SIZE (width) x (depth)	NEW SIZE (width) x (depth)	MUNTINS/GRIDS
Kitchen	Double-hung	Casement	Wood	Alum-Clad with Wood core	48" x 36"	96" x 72"	3/4" x 1/2" (width) x (depth)
A* (N) OFFICE	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	96" X 60"	N/A
B (N) OFFICE	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	36" X 60"	N/A
C (N) BATH	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	36" X 36"	N/A
D (N) KITCHEN	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	72" X 48"	N/A
(N) DINING							
E (N) BEDROOM	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	72" X 60"	N/A
F (N) BEDROOM	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	96" X 60"	N/A
G (N) M.BATH	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	60" X 60"	N/A
(N) FAMILY LOUNGE							
H (N) STAIRWELL	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	60" X 84"	N/A
J (N) BEDROOM	N/A	CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	30" X 60"	N/A
K (N) M.BEDROOM	N/A	CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	36" X 60"	N/A
L (N) M.BEDROOM	N/A	FIXED / CASEMENT	N/A	ALUMINUM ALLOY FRAME	N/A	96" X 60"	N/A

* Please show these window numbers on the project plans. Continue on an additional sheet if your project exceeds 14 window replacements.



(P) ROOF PLAN
SCALE: 1/4"=1'-0"

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HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

(P) ROOF PLAN

Owner:
JUAN HE
Tel: 510-325-6688



Date 01-28-2026
Scale 1/4"=1'-0"
Drawn Dongdong Liu
Job
Sheet

A-2.2
Of Sheets

REVISION	BY

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HOUSE ADDITION
 3115 OTIS DR
 ALAMEDA, CA 94501
 APN: 69-13-14

WINDOW & DOOR SCHEDULE
WINDOW & DOOR LEGEND

Owner:
JUAN HE
 Tel: 510-325-3688



Date: 01-28-2026
 Scale: 1/4"=1'-0"
 Drawn: Dongdong Liu
 Job:
 Sheet:

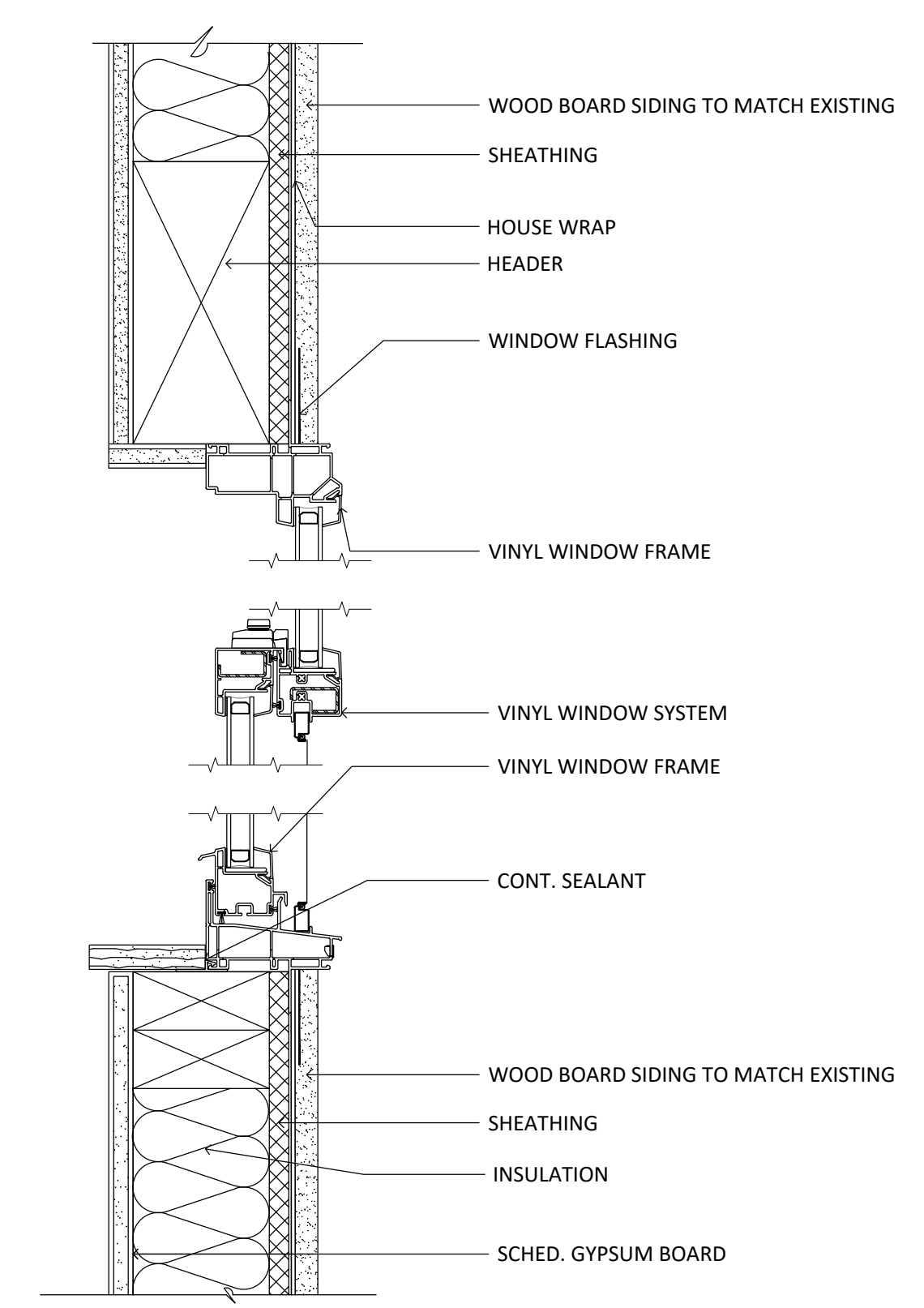
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 Of Sheets

DOOR SCHEDULE					
IDENTIFICATION		WIDTH	HEIGHT	TYPE	NOTES
DOOR NUMBER	LOCATION				
1	(N) GARAGE	16' - 0"	8' - 0"	GARAGE DOOR	STEEL PANEL INSULATED
2	(N) GARAGE	2' - 8"	8' - 0"	SINGLE SWING	20 MIN FIRE-RATED W/ SELF-CLOSING DEVICE
3	(N) GARAGE	2' - 8"	8' - 0"	SINGLE SWING	20 MIN FIRE-RATED W/ SELF-CLOSING DEVICE
4	(N) FOYER	3' - 0"	8' - 0"	SINGLE SWING	EXTERIOR DOOR. TEMPERED GLASS
5	(N) OFFICE	3' - 0"	8' - 0"	SINGLE SWING	INTERIOR WOOD DOOR
6	(N) C.L. , (N) STORAGE (N) BATH	2' - 4"	8' - 0"	SINGLE SWING	INTERIOR WOOD DOOR
7	(N) BEDROOM	2' - 8"	8' - 0"	SINGLE SWING	INTERIOR WOOD DOOR
8	(N) JADU	3' - 0"	8' - 0"	SINGLE SWING	EXTERIOR DOOR
9	(N) FAMILY ROOM	12' - 0"	8' - 0"	SLIDING	EXTERIOR DOOR. TEMPERED GLASS
10	(N) M.C.L. , (N) BATH	2' - 6"	8' - 0"	SINGLE SWING	INTERIOR WOOD DOOR
11	(N) M.BEDROOM	5' - 0"	8' - 0"	SLIDING	EXTERIOR DOOR. TEMPERED GLASS
12	(N) BEDROOM	6' - 0"	8' - 0"	SLIDING	EXTERIOR DOOR. TEMPERED GLASS

NOTE : COORDIANTE ALL DOOR TYPES WITH OWNER PRIOR TO ORDERING.

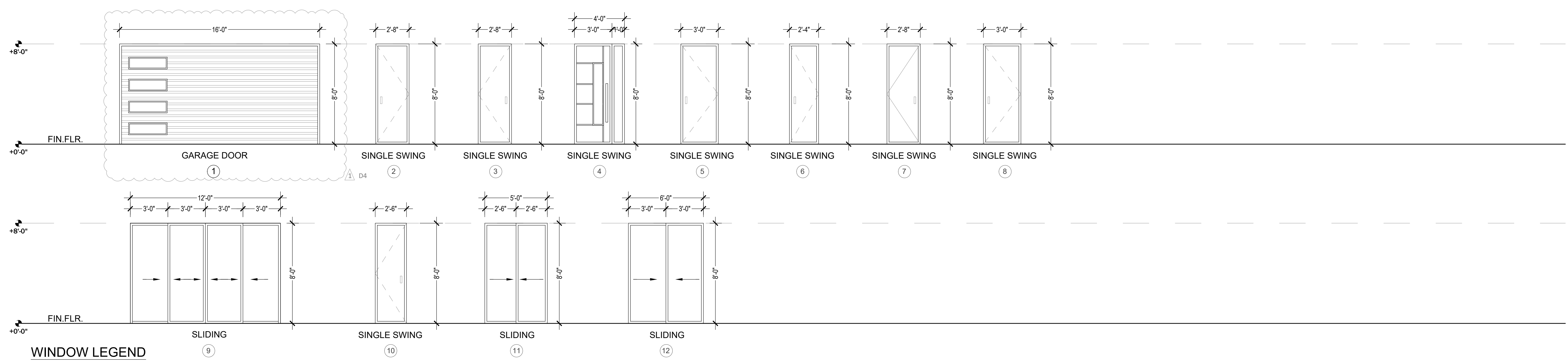
WINDOW SCHEDULE							
WINDOW NUMBER	LOCATION	WIDTH	HEIGHT	TYPE	U-FACTOR	SHGC	NOTES
A	(N) OFFICE	8' - 0"	5' - 0"	FIXED / CASEMENT	0.27 max.	0.23	
B	(N) OFFICE	3' - 0"	5' - 0"	FIXED / CASEMENT	0.27 max.	0.23	
C	(N) BATH	3' - 0"	3' - 0"	FIXED / CASEMENT	0.27 max.	0.23	TEMPERED GLASS
D	(N) KITCHEN, (N) DINING	6' - 0"	4' - 0"	FIXED / CASEMENT	0.27 max.	0.23	TEMPERED GLASS
E	(N) BEDROOM	6' - 0"	5' - 0"	FIXED / CASEMENT	0.27 max.	0.23	
F	(N) BEDROOM	8' - 0"	5' - 0"	FIXED / CASEMENT	0.27 max.	0.23	
G	(N) FAMILY LOUNGE (N) M.BATH	5' - 0"	5' - 0"	FIXED / CASEMENT	0.27 max.	0.23	TEMPERED GLASS
H	(N) STAIRWELL	5' - 0"	7' - 0"	FIXED / CASEMENT	0.27 max.	0.23	TEMPERED GLASS
J	(N) BEDROOM	2' - 6"	5' - 0"	CASEMENT	0.27 max.	0.23	
K	(N) M.BEDROOM	3' - 0"	5' - 0"	CASEMENT	0.27 max.	0.23	
L	(N) M.BEDROOM	8' - 0"	5' - 0"	FIXED / CASEMENT	0.27 max.	0.23	

NOTE : COORDINATE ALL WINDOW TYPES WITH OWNER PRIOR TO ORDERING.

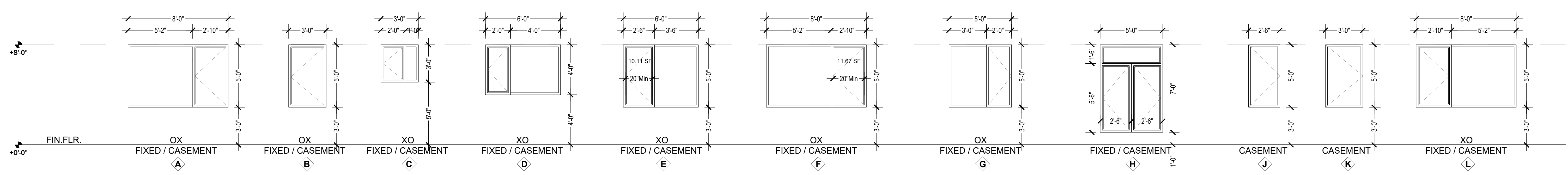


TYPICAL WINDOW DETAIL
 SCALE: 3/4"=1'-0"


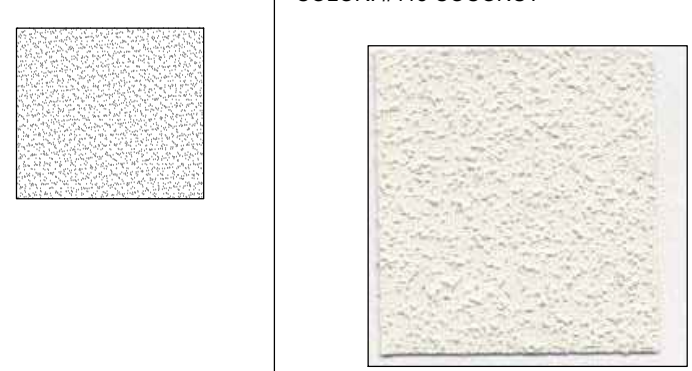


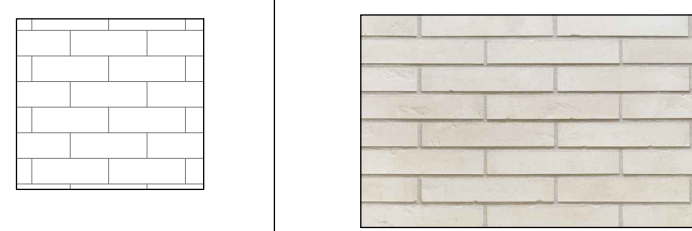

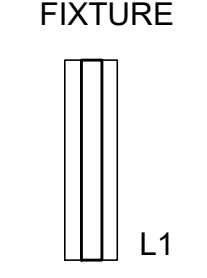
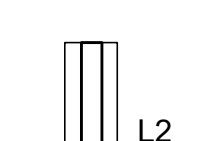
DOOR LEGEND

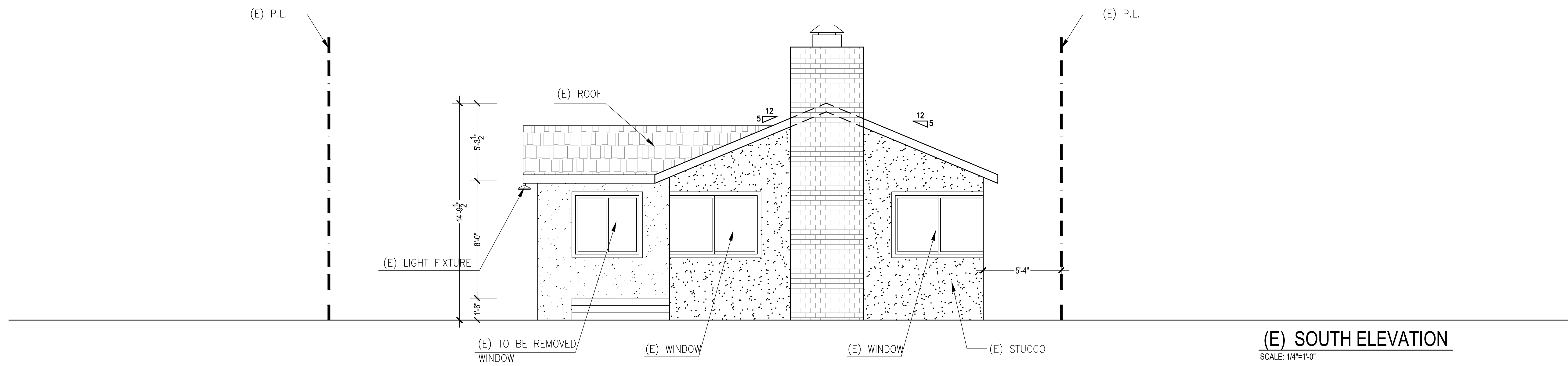


WINDOW LEGEND

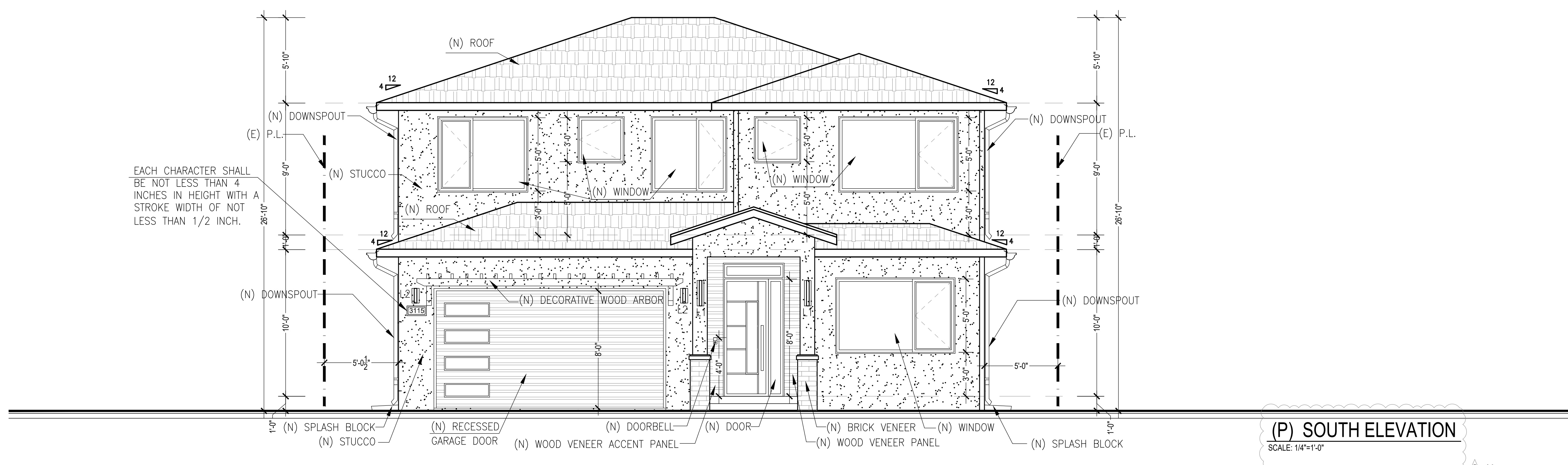


MATERIAL SCHEDULE

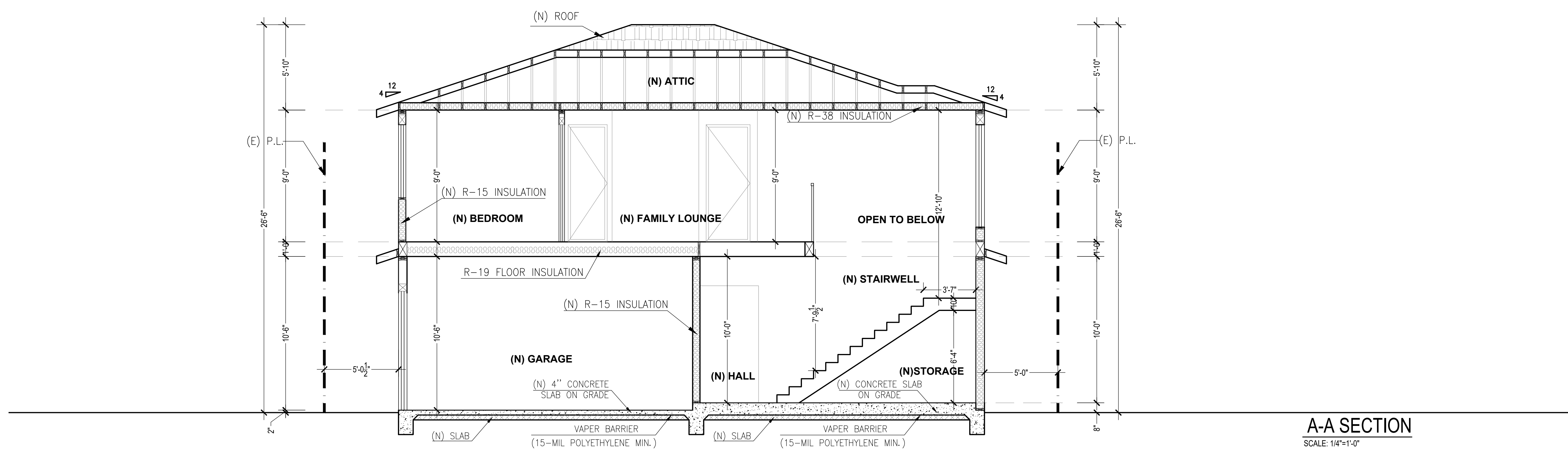
#	ITEM	DESCRIPTION
1	COOL ROOF	(OWENS CORNING®) CLASS A FIRE-RETARDANT ROOF COVERING COLOR: MEDIUM WARM GRAY SHINGLE 
2	WALL - STUCCO SMOOTH ACRYLIC FINISH	STUCCO PAINT EXTERIOR FINISH 3 COATS, 7/8" MIN. THICK, CRC R703.7.2, AND CBC 2513.4 TWO LAYERS OF GRADE D PAPER UNDER CEMENT PLASTER COVERING WHERE OCCURS OVER FLYWOOD SHEATHING, CRC R703.7.3 COLOR: #415 COCONUT 
3	DOWNSPOUT & GUTTER	PAINTED STEEL COLOR: DARK GRAY
4	WINDOW	MILGARD WINDOW: BLACK FIBERGLASS WINDOW WITHOUT ANY GRIDS COLOR: DARK GRAY TRIMLESS 
5	ENTRANCE DOOR	FROM ALLUARD, J85 ALUMINUM ENTRANCE DOOR COLOR: GREY TRIMLESS 
6	BRICK VENEER	WHITE BRICK VENEER, MODULAR SIZE, RUNNING BOND, SMOOTH FINISH 
7	WOOD VENEER PANEL	DECORATIVE WOOD VENEER PANEL EXTERIOR FINISH WOOD VENEER PANEL INSTALLED OVER FLYWOOD SHEATHING WITH APPROVED FASTENERS. PROVIDE WEATHER-RESISTIVE BARRIER BEHIND PANEL. PER CRC R703.2. COLOR: NATURAL WOOD FINISH 
8	EXTERIOR LIGHT FIXTURE	MODERN 23.6 INCH OUTDOOR WALL LIGHT, 3000K BLACK ACRYLIC EXTERIOR LIGHTING FIXTURES WALL MOUNT, IP65 WATERPROOF  L1 OUTDOOR WALL LIGHT FIXTURES MODERN LONG LED WALL, SCORCE BLACK EXTERIOR LIGHT FIXTURE, IP65 WATERPROOF WALL LAMP 10W 3000K METAL RECTANGULAR WALL LIGHTS, 7.9"  L2




(E) SOUTH ELEVATION
SCALE: 1/4"=1'-0"



(P) SOUTH ELEVATION
SCALE: 1/4"=1'-0"

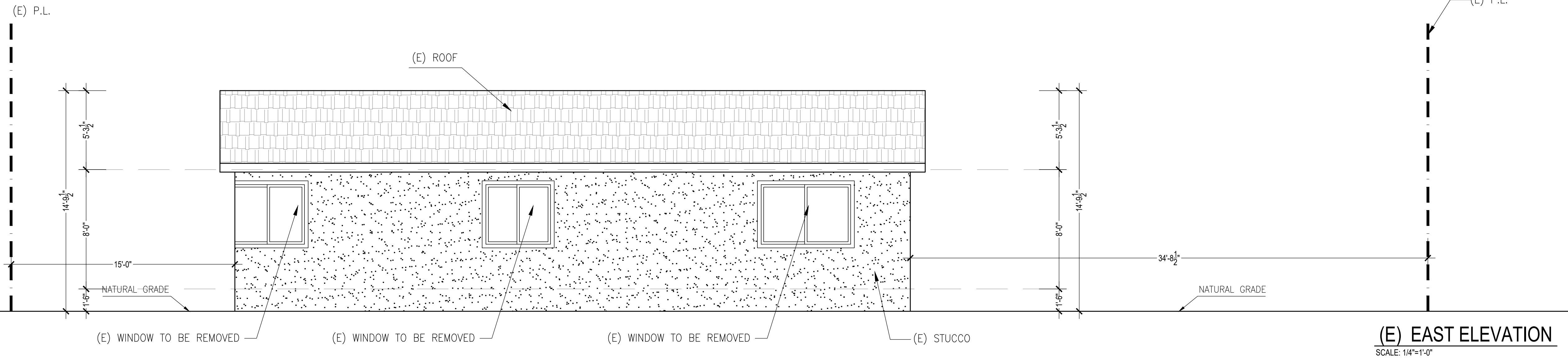


A-A SECTION
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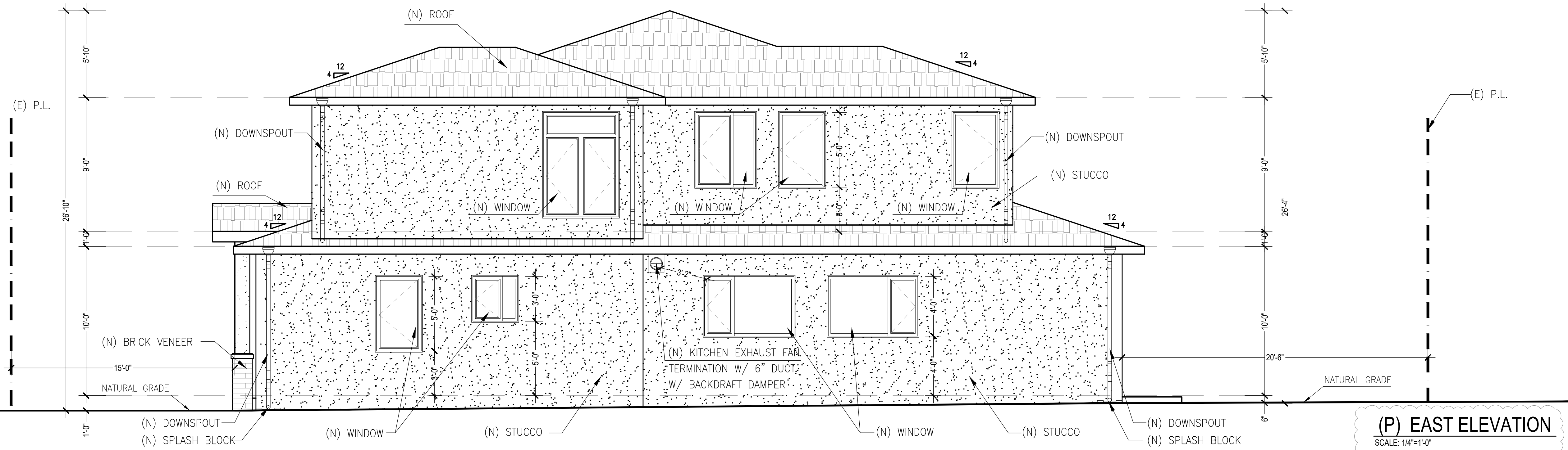
REVISION	BY
<p>J & S CONSULTANT INC 131 Sequoia Ave, Redwood City, CA 94061 Telephone: (415) 810-0788 E-mail: jamesj116@yahoo.com</p>	
<p>HOUSE ADDITION 3115 OTIS DR ALAMEDA, CA 94501 APN: 69-13-14</p>	
<p>(E) & (P) SOUTH ELEVATION A-A SECTION</p>	
<p>Owner: JUAN HE Tel: 510-325-3688</p>	
	
Date	01-28-2026
Scale	1/4"=1'-0"
Drawn	Dongdong Liu
Job	
Sheet	
<p>A-3.0 Of Sheets</p>	

MATERIAL SCHEDULE

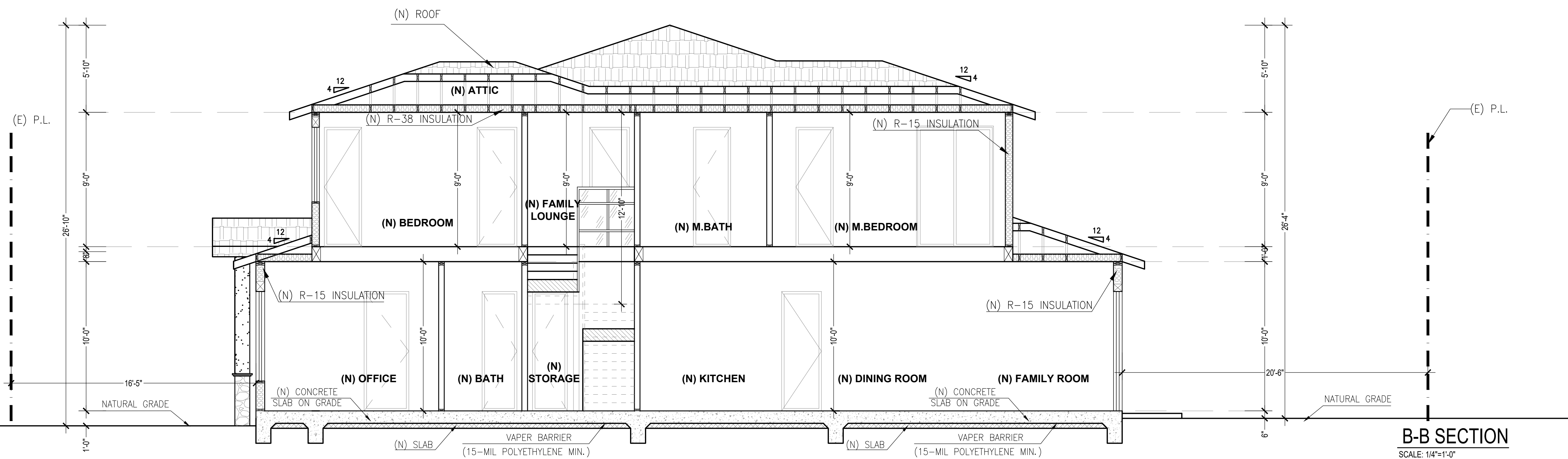
#	ITEM	DESCRIPTION
1	COOL ROOF	(OWENS CORNING®) CLASS A FIRE-RETARDANT ROOF COVERING COLOR: MEDIUM WARM GRAY SHINGLE
2	WALL - STUCCO SMOOTH ACRYLIC FINISH	STUCCO PAINT EXTERIOR FINISH 3 COATS, 7/8" MIN. THICK, CRC R703.7.2, AND CBC 2513.4 TWO LAYERS OF GRADE D PAPER UNDER CEMENT PLASTER COVERING WHERE OCCURS OVER FLYWOOD SHEATHING, CRC R703.7.3 COLOR: #415 COCONUT
3	DOWNSPOUT & GUTTER	PAINTED STEEL COLOR: DARK GRAY
4	WINDOW	MILGARD WINDOW: BLACK FIBERGLASS WINDOW WITHOUT ANY GRIDS COLOR: DARK GRAY TRIMLESS
5	ENTRANCE DOOR	FROM ALLUARD, J85 ALUMINUM ENTRANCE DOOR COLOR: GREY TRIMLESS
6	BRICK VENEER	WHITE BRICK VENEER, MODULAR SIZE, RUNNING BOND, SMOOTH FINISH
7	WOOD VENEER PANEL	DECORATIVE WOOD VENEER PANEL EXTERIOR FINISH WOOD VENEER PANEL INSTALLED OVER FLYWOOD SHEATHING WITH APPROVED FASTENERS. PROVIDE WEATHER-RESISTIVE BARRIER BEHIND PANEL PER CRC R703.2 COLOR: NATURAL WOOD FINISH
8	EXTERIOR LIGHT FIXTURE	MODERN 23.6INCH OUTDOOR WALL LIGHT, 3000K BLACK ACRYLIC EXTERIOR LIGHTING FIXTURES WALL MOUNT, IP65 WATERPROOF
		OUTDOOR WALL LIGHT FIXTURES MODERN LONG LED WALL SCONCE BLACK EXTERIOR LIGHT FIXTURE IP65 WATERPROOF WALL LAMP 10W 3000K METAL RECTANGULAR WALL LIGHTS 7.9"



(E) EAST ELEVATION
SCALE: 1/4"=1'-0"




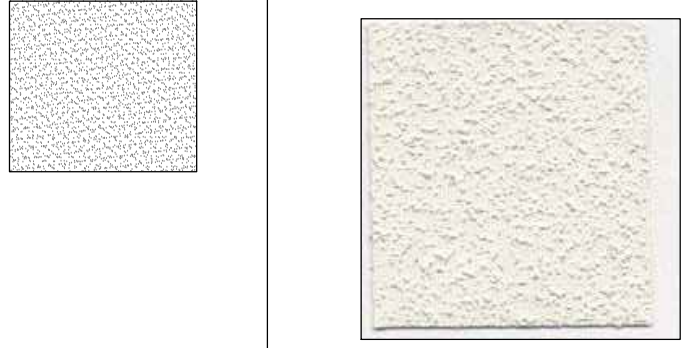



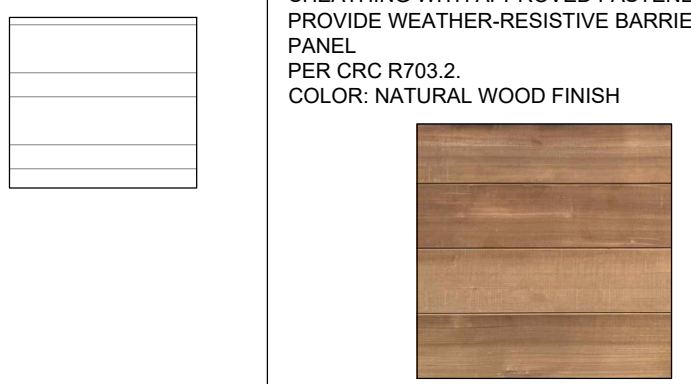
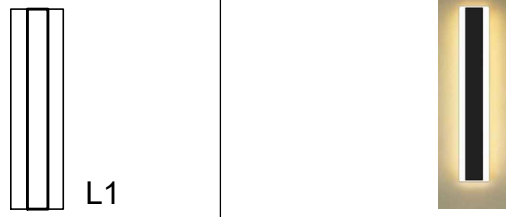
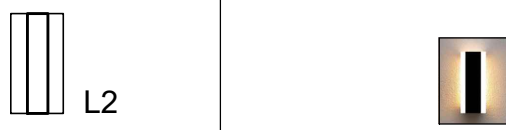
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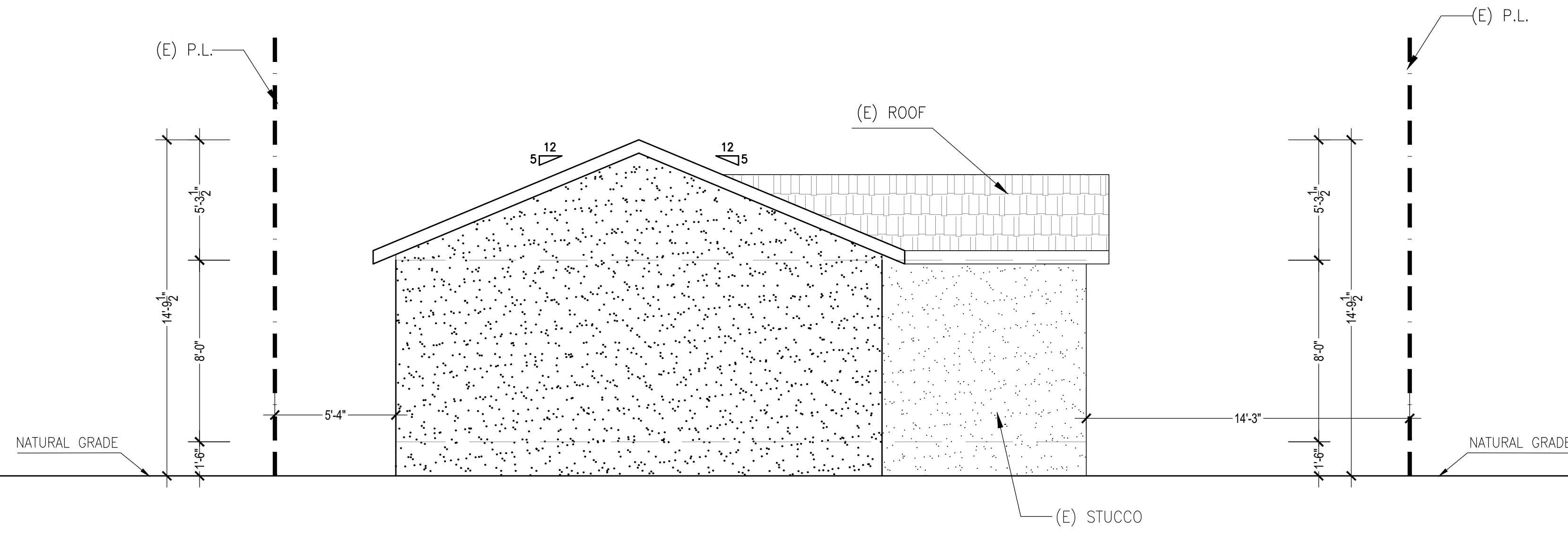


B-B SECTION
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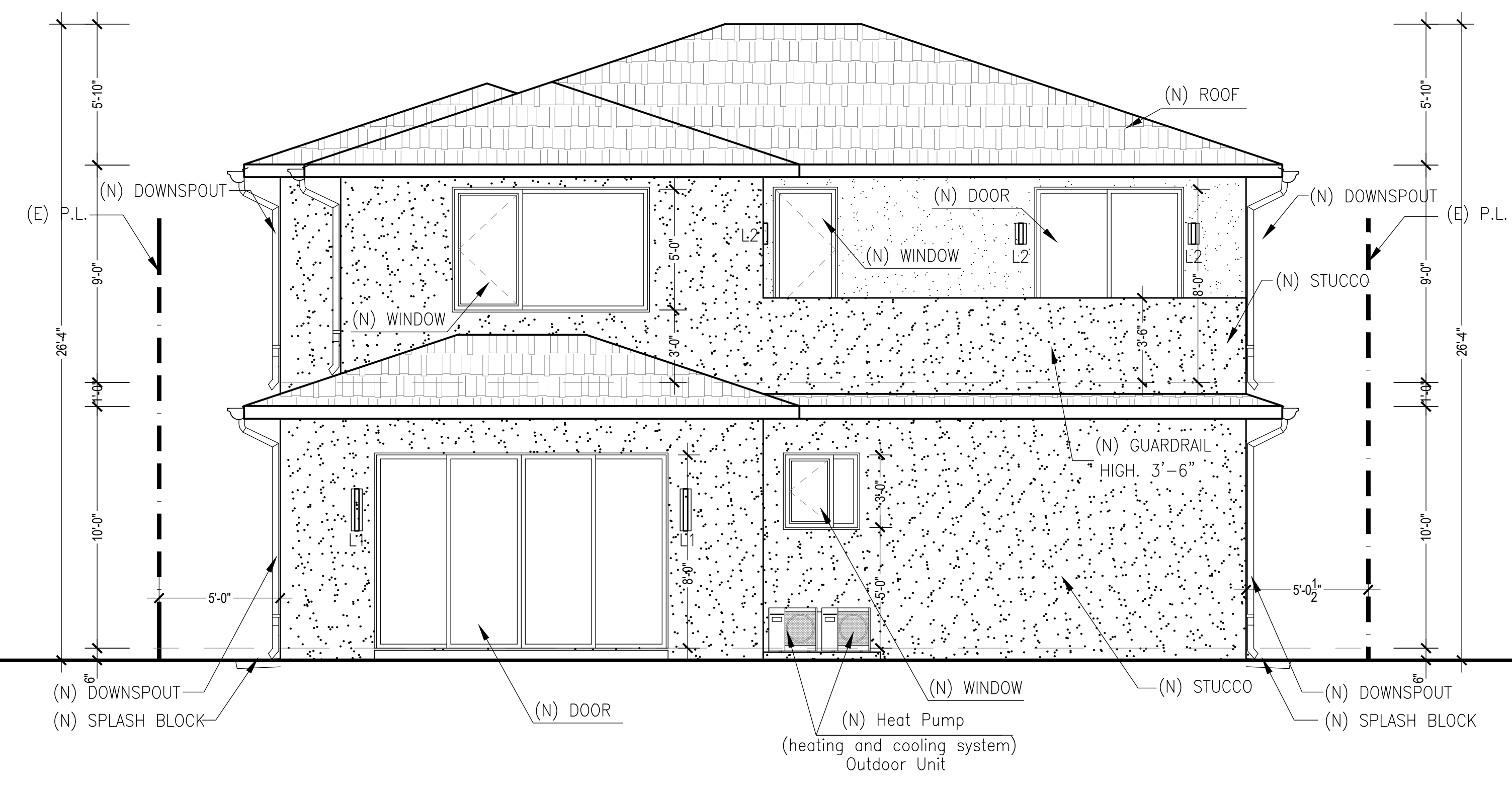
REVISION	BY
<p>J & S CONSULTANT INC 131 Sequoia Ave, Redwood City, CA 94061 Telephone: (415) 810-0788 E-mail: jamesj116@yahoo.com</p>	
<p>HOUSE ADDITION 3115 OTIS DR ALAMEDA, CA 94501 APN: 69-13-14</p>	
<p>(E) & (P) EAST ELEVATION B-B SECTION</p>	
Owner:	JUAN HE Tel: 510-325-3688
Date	01-28-2026
Scale	1/4"=1'-0"
Drawn	Dongdong Liu
Job	
Sheet	
<p>A-3.1 Of Sheets</p>	

MATERIAL SCHEDULE

#	ITEM	DESCRIPTION
1	COOL ROOF	(OWENS CORNING®) CLASS A FIRE-RETARDANT ROOF COVERING COLOR: MEDIUM WARM GRAY SHINGLE 
2	WALL - STUCCO SMOOTH ACRYLIC FINISH	STUCCO PAINT EXTERIOR FINISH 3 COATS, 7/8" MIN. THICK, CRC R703.7.2, AND CBC 2513.4 TWO LAYERS OF GRADE D PAPER UNDER CEMENT PLASTER COVERING WHERE OCCURS OVER PLYWOOD SHEATHING, CRC R703.7.3 COLOR: #415 COCONUT 
3	DOWNSPOUT & GUTTER	PAINTED STEEL COLOR: DARK GRAY
4	WINDOW	MILGARD WINDOW: BLACK FIBERGLASS WINDOW WITHOUT ANY GRIDS COLOR: DARK GRAY TRIMLESS 
5	ENTRANCE DOOR	FROM ALUGUARD, J85 ALUMINUM ENTRANCE DOOR COLOR: GREY TRIMLESS 
6	BRICK VENEER	WHITE BRICK VENEER, MODULAR SIZE, RUNNING BOND, SMOOTH FINISH 
7	WOOD VENEER PANEL	DECORATIVE WOOD VENEER PANEL EXTERIOR FINISH WOOD VENEER PANEL INSTALLED OVER PLYWOOD SHEATHING WITH APPROVED FASTENERS. PROVIDE WEATHER-RESISTIVE BARRIER BEHIND PANEL. PER CRC R703.2. COLOR: NATURAL WOOD FINISH 
8	EXTERIOR LIGHT FIXTURE	MODERN 23.6INCH OUTDOOR WALL LIGHT, 3000K BLACK ACRYLIC EXTERIOR LIGHTING FIXTURES WALL MOUNT, IP65 WATERPROOF   OUTDOOR WALL LIGHT FIXTURES MODERN LONG LED WALL SCONCE BLACK EXTERIOR LIGHT FIXTURE IP65 WATERPROOF WALL LAMP 10W 3000K METAL RECTANGULAR WALL LIGHTS 7.9"



(E) NORTH ELEVATION
SCALE: 1/4"=1'-0"



(P) NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISION	BY
1	Dd L. 03-04-2026

J & S CONSULTANT INC
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Redwood City, CA 94061
Telephone: (415) 810-0788
E-mail: jamesj16@yahoo.com

HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

(E) & (P) NORTH ELEVATION


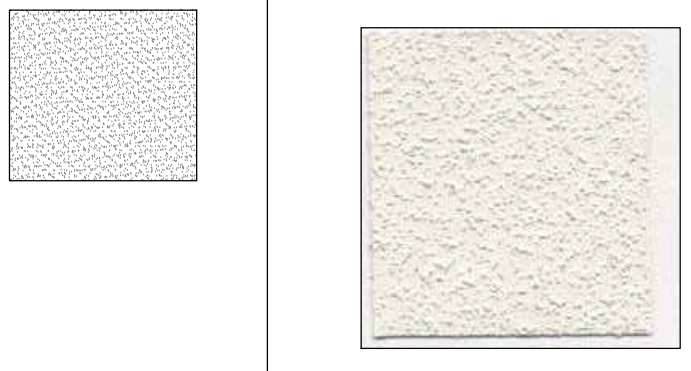


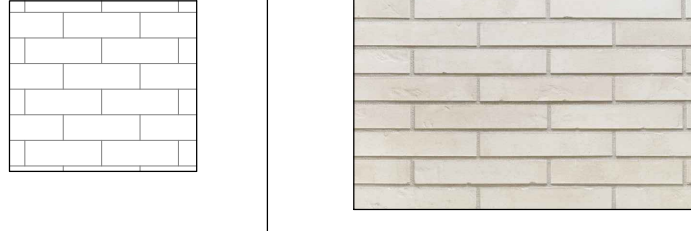

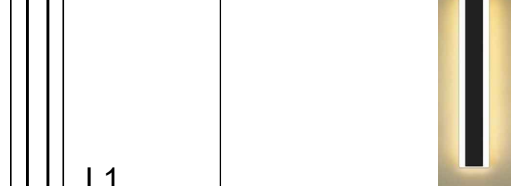
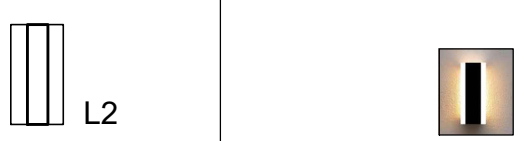
Owner:
JUAN HE
Tel: 510-325-3688

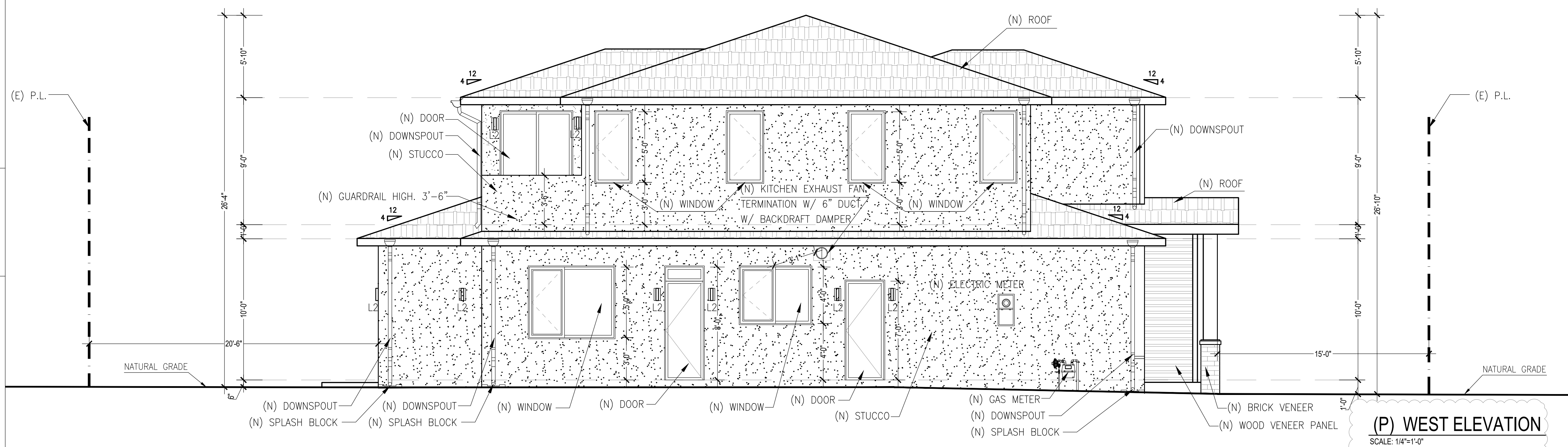
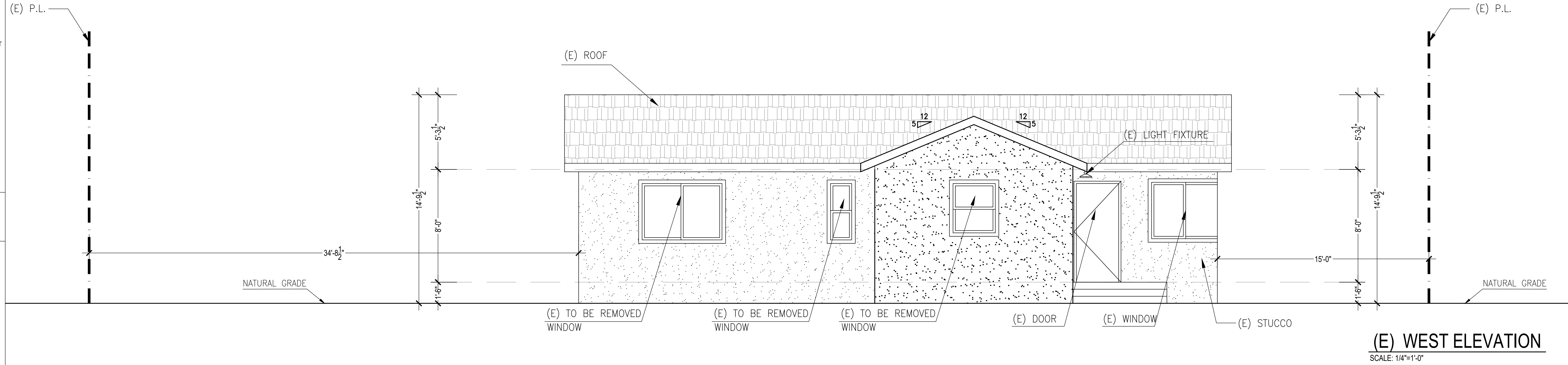


Date 01-28-2026
Scale 1/4"=1'-0"
Drawn Dongdong Liu
Job

Sheet
A-3.2
Of Sheets

MATERIAL SCHEDULE

#	ITEM	DESCRIPTION
1	COOL ROOF	(OWENS CORNING®) CLASS A FIRE-RETARDANT ROOF COVERING COLOR: MEDIUM WARM GRAY SHINGLE 
2	WALL - STUCCO SMOOTH ACRYLIC FINISH	STUCCO PAINT EXTERIOR FINISH 3 COATS, 7/8" MIN. THICK, CRC R703.7.2, AND CBC 2513.4 TWO LAYERS OF GRADE D PAPER UNDER CEMENT PLASTER COVERING WHERE OCCURS OVER PLYWOOD SHEATHING, CRC R703.7.3 COLOR: #415 COCONUT 
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8	EXTERIOR LIGHT FIXTURE	MODERN 23.6INCH OUTDOOR WALL LIGHT, 3000K BLACK ACRYLIC EXTERIOR LIGHTING FIXTURES WALL MOUNT, IP65 WATERPROOF  L1  L2 OUTDOOR WALL LIGHT FIXTURES MODERN LONG LED WALL SCONCE BLACK EXTERIOR LIGHT FIXTURE, IP65 WATERPROOF WALL LAMP 10W 3000K METAL RECTANGULAR WALL LIGHTS, 7.9"



REVISION	BY

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E-mail: jamesj16@yahoo.com

HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

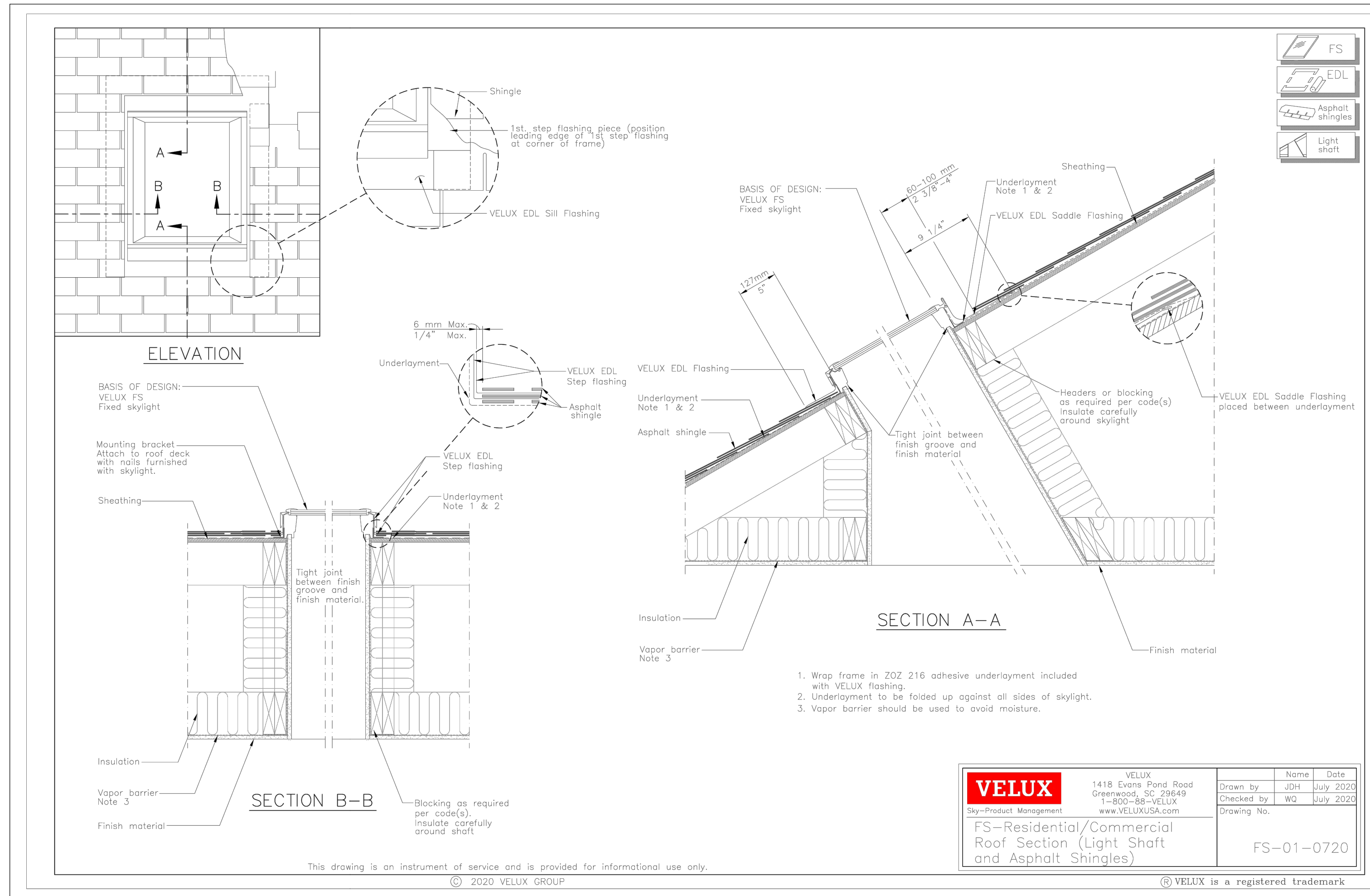
(E) & (P) WEST ELEVATION

Owner:
JUAN HE
Tel: 510-325-3688



Date 01-28-2026
Scale 1/4"=1'-0"
Drawn Dongdong Liu
Job
Sheet

A-3.3
Of Sheets



VELUX

VELUX® VCM
VELUX INTEGRA® VCE
VELUX INTEGRA® Solar VCS

ENGLISH: VCM, VCE and VCS Ventilated Curb Mounted Skylight Installation Instructions
ESPAÑOL: Instrucciones de instalación para tragaluz de ventilación VCM, VCE et VCS montado en brocal
FRANÇAIS: Instructions d'installation du puits de lumière ouvrant VCM, VCE y VCS monté sur cadre

0°-60°

12 VELUX®

REVISION BY

J & S CONSULTANT INC
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Redwood City, CA 94061
Telephone: (415) 810-0188
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HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

UES EVALUATION REPORT Number: 199
Originally Issued: 10/08/2010 Revised: 09/12/2025 Valid Through: 09/30/2026

7.4 VELUX Sun Tunnel TCC, TCR, TGC, TGF, TGR, THR, TMF, and TMR skylights covered by this report shall be identified with temporary labeling that includes the following information:

- Manufacturer's name and address, tested model size and designation, dome type, NFRC-certified ratings and WDMA or other approved labeling agencies.
- Primary and secondary designators as required by the AAMA/WDMA/CSA 101/IS.2/A440-17 and -11 specification including but not limited to the positive and negative performance grade ratings.
- IAPMO ES or UES Marks of Conformity and evaluation report number (IAPMO UES ER-199).

7.5 VELUX CC2 skylights covered by this report shall be identified with permanent labeling that includes the following information:

Manufacturer's name, address, full model number and traceability code number.

7.6 VELUX CC2 skylights covered by this report shall be identified with temporary labeling that includes the following information:

- Manufacturer's name and address, tested model size and designation, glass type and thickness, NFRC-certified ratings and WDMA or other approved labeling agency.
- Primary and secondary designators as required by the AAMA/WDMA/CSA 101/IS.2/A440-17 and -11 specification including but not limited to the positive and negative performance grade ratings.
- IAPMO ES or UES Marks of Conformity and evaluation report number (IAPMO UES ER-199).

7.7 VELUX GSM SkyMax skylights covered by this report shall be identified with permanent labeling that includes the following information:

Manufacturer's name, address, full model number and traceability code number.

7.8 VELUX GSM SkyMax skylights covered by this report shall be identified with temporary labeling that includes the following information:

Manufacturer's name, address, full model number and traceability code number.

8.0 SUBSTANTIATING DATA

8.1 Reports of component and assembly testing and evaluation in accordance with AAMA/WDMA/CSA 101/IS.2/A440-17 and -11, NFRC 100, 200 and 500.

8.2 Test reports are from laboratories in compliance with ISO/IEC 17025.

9.0 STATEMENT OF RECOGNITION

This evaluation report describes the results of research completed by IAPMO Uniform Evaluation Service on VELUX America, LLC's Deck Mount Glass-Glazed Unit Skylights, Curb Mount Glass-Glazed Unit Skylights, and Tubular Daylighting Devices to assess conformance to the codes shown in Section 1.0 of this report and serves as documentation of the product certification. Products are manufactured at locations noted in Section 2.9 of this report under a quality control program with periodic inspections under the surveillance of IAPMO UES.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

Page 7 of 23

UES EVALUATION REPORT Number: 199
Originally Issued: 10/08/2010 Revised: 09/12/2025 Valid Through: 09/30/2026

TABLE 1 - VELUX FS Skylights - Glass Weight = 5 psf

Skylight Description	NAFS Performance Grades	Other NAFS Designators
Size Code	Unit size ⁽¹⁾ (inches)	Download (PG ₀₄) Uplift (PG ₀₆) Primary Maximum Air Leakage ⁽²⁾ Max. Pressure with No Water Penetration ⁽²⁾
A06	14-1/2 x 45-3/4	
C01	21 x 26-7/8	
C04	21 x 37-7/8	
C06	21 x 45-3/4	
C08	21 x 54-7/16	
D26	22-1/2 x 22-15/16	+11,491 Pa (+240 psf) -5,027 Pa (-105 psf) SKG-PG105 768x1390" (30.25x54.75)
D06	22-1/2 x 45-3/4	
M02	30-1/16 x 30	
M04	30-1/16 x 37-7/8	
M06	30-1/16 x 45-3/4	
M08	30-1/16 x 54-7/16	
S01	44-1/4 x 26-7/8	+15,800 Pa (+330 psf) -3,355 Pa (-70 psf) SKG-PG70 1130x1162 (44.5x45.75)
S06	44-1/4 x 45-3/4	

⁽¹⁾ Rough opening dimensions
⁽²⁾ Based on tested size indicated in Primary Designator

TABLE 2 - VELUX VS, VSE and VSS Skylights - Glass Weight = 5 psf

Skylight Description	NAFS Performance Grades	Other NAFS Designators
Size Code	Unit size ⁽¹⁾ (inches)	Downward (PG ₀₄) Uplift (PG ₀₆) Primary Maximum Air Leakage ⁽²⁾ Max. Pressure with No Water Penetration ⁽²⁾
C01	21 x 26-7/8	
C04	21 x 37-7/8	
C06	21 x 45-3/4	
C08	21 x 54-7/16	
M02	30-1/16 x 30-1/2	
M04	30-1/16 x 37-7/8	
M06	30-1/16 x 45-3/4	
M08	30-1/16 x 54-7/16	
S01	44-1/4 x 26-7/8	+14,440 Pa (+300 psf) -3,120 Pa (-65 psf) SKG-PG65 1194x1238 (47x48)
S06	44-1/4 x 45-3/4	

⁽¹⁾ Rough opening dimensions
⁽²⁾ Based on tested size indicated in Primary Designator

TABLE 3: Deck Mount Skylights - Energy, Light and Comfort

Model/Glazing	U-Factor (Btu/hr·ft²·°F)	Solar Heat Gain Coefficient (SHGC)	Visible Transmittance (VT)	Condensation Resistance (CR)
FS...04	0.44	0.26	0.60	51
FS...06	0.41	0.26	0.60	51
FS...08	0.44	0.25	0.54	51
FS...09	0.38	0.25	0.59	43
VS...04	0.43	0.23	0.53	53
VS...06	0.41	0.23	0.53	55
VS...08	0.43	0.23	0.47	53
VS...09	0.38	0.22	0.52	44

⁽¹⁾ U-factors and Solar Heat Gain Coefficient, Visible Transmittance have been determined in accordance with NFRC 100 and NFRC 200, respectively by an accredited, independent laboratory, and labeled and certified by the manufacturer.
⁽²⁾ Condensation Resistance has been determined in accordance with NFRC 500 by an accredited, independent laboratory, and labeled and certified by the manufacturer.

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FS Tested Performance Information

Glass Description (VELUX Glazing Code)	Laminated (04)	Impact (06)	White-Laminated (08)	Snowload (10)	Laminated i89 (89)
Thermal Performance (All listed thermal performance values are NFRC certified)					
U-Factor (Btu/hr·ft²·°F)	0.44	0.42	0.44	0.43	0.38
SHGC	0.26	0.26	0.25	0.26	0.25
VT	0.60	0.60	0.54	0.59	0.59
UV Protection % (300-380 nm)	99.9	99.9	99.9	99.9	99.9
Fading Protection % Krochmann Damage Function (300-600 nm)	83.1	84.6	88.4	83.2	85.1
Acoustical Ratings					
STC (Sound Transmission Class)	32	n.r.	32	n.r.	32
OITC (Outdoor-Indoor Transmission Class)	27	n.r.	27	n.r.	27
Certified Air Infiltration/Exfiltration					
CFM/ft²	0.01	0.02	0.01	0.11	0.01
Certified Water Resistance					
Lbs/ft²	15	15	15	15	15
Certified Structural Performance (lbs/ft²) Performance Grade or DP in accordance with AAMA/WDMA/CSA 101/IS.2/A440-17					
Tested Size	Negative Design Pressure - Uplift (Hurricane)				
S06	70	50	70	65	70
M08	105	90	105	100	105
C06	n.r.	n.r.	n.r.	65	n.r.
Tested Size	Positive Design Pressure - Download (Snowload)				
S06	330	180	330	720	330
M08	240	200	240	640	240
C06	n.r.	n.r.	n.r.	1350	n.r.
Fall Protection Testing Results					
Tested Size	Testing is 200 lb sandbag dropped from indicated height to middle of glass without glass breakage.				
S06	1200 lbf-ft (6' drop)	1200 lbf-ft* (6' drop)	1200 lbf-ft* (6' drop)	n.r.	1200 lbf-ft* (6' drop)
M08	n.r.	n.r.	n.r.	n.r.	n.r.
Wind-Borne Debris Impact Ratings for Impact (06) Glazing					
Tested Size	Cycle Pressure (psf)	Missile Level	Maximum Wind Zone	Florida Product Approval	High Velocity Hurricane Zone
S06	+/- 50	C	3	Yes	No
M08	+/- 50	C	3	Yes	No

* Indicates that the Laminated glass (04) test report should also cover this indicated glazing as it is equal to or stronger than the Laminated glazing n.r. = No report

MANUFACTURER'S SPECIFICATIONS

Owner: JUAN HE
Tel: 510-325-9688

Date: 01-28-2026
Scale:
Drawn: Dongdong Liu
Job:
Sheet: **M-1**
Of: Sheets

SKYLIGHT ICC REPORT

PERFORMANCE PLATINUM™

The new degree of comfort*

PERFORMANCE PLATINUM™ Super High Efficiency Condensing Tankless Gas Water Heaters

Easy Installation

- PVC Vent runs up to 60' (2"), 150' (3")
- Enhanced design is up to 20% smaller and lighter making one-person installs even easier!

Ready for Retrofits

- Industry Best! 1/2" side to side clearance allows you to safely work in spaces the competition can't
- 1/2" Gas line compatibility (subject to local code)

Key Features

- Rheem® Exclusive! Hot-start Programming* ensures the unit is in a ready state between back-to-back usages, minimizing any cold water bursts
- Built-in EcoNet™ Wi-Fi technology for direct control from your device (on select models)
- LeakGuard™ - All-inclusive leak detection and prevention system that detects any leak that comes from the unit (on indoor Wi-Fi models)

Specifications

Rheem Model Number	ECO160DVLN-3	ECO160DVELN-3 (Wi-Fi Model)	ECO199DVELN-3 (Wi-Fi Model)
Built-in LeakGuard™ Model Number			
Gas Input	MAX 157,000 BTU/h MIN 11,000 BTU/h	160,000 BTU/h 11,000 BTU/h	199,900 BTU/h 11,000 BTU/h
Uniform Energy Factor (UEF)	0.93	0.95	0.95
Gallons (MAX 35°F)	8.4	9.0	9.5
Per Minute (45°F Rise)	6.7	7.2	8.5
(67°F Rise)	4.6	5.2	5.7
Number of Bathrooms*	3	3-4	4
Temp. Range	100°F - 140°F		
Temp. Setting from Factory	120°F		
High Temp. Upgrade Available	No		
Freeze Protection	-30°F Air Temp. / -1°F Ambient		
Installation Type	Indoor (Outdoor Conversion Kit sold separately: ECOH-X)		
Heat Exchanger Material	Primary: Copper - Secondary: Stainless Steel		
Minimum Activation Flow	0.4 GPM		
Minimum Continuous Flow	0.25 GPM		
Maximum Altitude	7,800 ft.		
Ultra Low NOx	Meets 14 ng/L NOx requirements - SCAMQD Rule 1146.2 compliant		
Warranty	15 year Heat Exchanger 5-Year Parts 1-Year Labor		
Height	23.7"		
Width	17.2"		
Depth	9.8"		
Weight (Lbs.)	52.9		
Venting Diam. Allowed	2" / 3"		
Max. Single Vent Run (straight pipe)	60 ft (2") / 150 ft (3")		
Venting Materials	Sched. 40 PVC, CPVC, Polypropylene		
Manifold Controls (max. units)	6 Units*		
Controls	Built-in digital display		
Power Supply	120V 60Hz		
Max. Power Consumption	80W (Normal use), 0.7 Amps 1300W (Shutdown), 1.1 Amps 3.5W (Standby), 0.03 Amps*		
Gas Connection	3/4" NPT		
Hot Water Connection	3/4" NPT		
Cold Water Connection	3/4" NPT		
Condensate Connection	1/2" NPT		
Vent Connections	2" Band Connections (Adapter required to vent with 3" PVC from unit)		

*Step P for N in model number for Liquid Propane model

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PERFORMANCE PLATINUM™ Super High Efficiency Condensing Tankless Gas Water Heaters

Water Heater Flow Rate Curves

Water Flow (GPM)

Model Number	30°	40°	50°	60°	70°	80°	90°	100°
ECO160DVELN-3	8.5	8.5	7.7	6.4	5.7	5.5	4.8	4.3
ECO199DVELN-3	9.0	7.7	6.9	5.2	4.9	4.3	3.8	3.5
ECO160DVLN-3	8.4	6.7	6.0	5.0	4.6	4.3	3.8	3.3

Above estimates are for sizing purposes only.

Dimensions

VENTING

SINGLE UNIT, MAX. EQUIVALENT VENT LENGTHS - STRAIGHT PIPE

Number of 90° Elbows	Max Length 2" straight pipe	Max. length 3" straight pipe
0	60 ft. (18.3 m)	150 ft. (45.7 m)
1	54 ft. (16.5 m)	144 ft. (43.9 m)
2	48 ft. (14.6 m)	138 ft. (42.7 m)
3	42 ft. (12.8 m)	132 ft. (40.2 m)
4	36 ft. (11.0 m)	126 ft. (38.4 m)
5	30 ft. (9.1 m)	120 ft. (36.6 m)
6	24 ft. (7.3 m)	114 ft. (34.7 m)

Equivalent Ft. of Elbows

	2" Pipe	3" Pipe
90° Elbow	6 ft. (1.83 m)	6 ft. (1.83 m)
45° Elbow	3 ft. (0.9 m)	3 ft. (0.9 m)

Venting Materials Allowed: Schedule 40 PVC, CPVC, Polypropylene

Min. Vent Length Straight Pipe

Number of 90° Elbows	Min. Length 2" 3" pipe
1	1.0 ft (0.3 m)

Parts & Accessories

Condensate Neutralizer	Recirculation Pump	Pipe Cover	Horizontal Vent Termination	Concentric Vent Termination	AlClear™ Water Treatment System	Manifold Cables	Outdoor Conversion Kit	Isolation Valve Kit
HT020204H (optional)	AP1780	AP2207	2" US: SP21060 3" US: SP2106E	2" - SP2095 3" - SP20345	HT02021	RCPh-AMP3-00111101-0003 (HP)	ECOH-X	HT020205

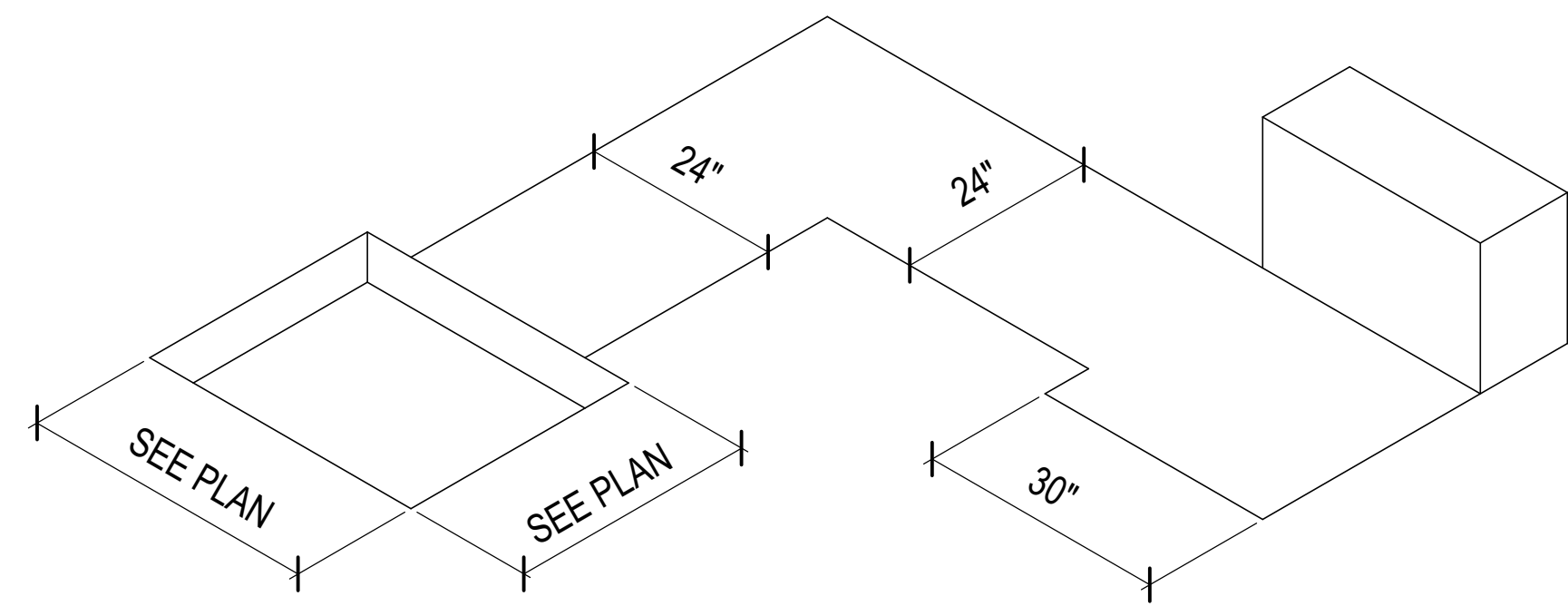
Hanging bracket, pressure relief valves, and bird screens are included with water heater.

Rheem Water Heating • 1115 Northmeadow Parkway, Suite 100
Roswell, Georgia 30076 • www.rheem.com

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WARM AIR HANDLERS INSTALLED IN ATTICS OR FURRED SPACES SHALL BE INSTALLED AS PER 2025 CM.C SECTION 904.10 AND SHALL INCLUDE THE FOLLOWING:

- A MINIMUM 22"x30" ACCESS, SEE PLAN (20 FEET MAXIMUM FROM AIR HANDLER FOR A PASSAGEWAY WITH HEIGHT OF LESS THAN 6 FT.)
- CONTINUOUS UNOBSTRUCTED SOLID FLOORING PASSAGEWAY (5/8" CDX OR EQ) 24" MIN. WIDTH, FROM ACCESS TO AIR HANDLER.
- A LEVEL WORKING PLATFORM IN FRONT OF THE SERVICE SIDE OF THE AIR HANDLER NOT LESS THAN 30"x30".
- A PERMANENT 120-VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE SHALL BE INSTALLED NEAR AIR HANDLER. LIGHTING FIXTURE TO BE CONTROLLED BY A SWITCH LOCATED AT THE ENTRANCE OF THE PASSAGEWAY.
- THE AIR HANDLER SHALL BE LISTED FOR INSTALLATION IN ATTICS AND ON COMBUSTIBLE FLOORING. CLEARANCES SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS.



ATTIC AIR HANDLER
SCALE: 1/2"=1'-0"

PERFORMANCE PLATINUM™ Modern Outdoor Wall Light

Brand: Mikeru
Color: Warm White
Material: Acrylic, Aluminum
Style: Warm White
Light fixture form: Wall

About this item

- [Modern Outdoor Wall Light Simple Design]** Wall lamp with a stylish and simple appearance design, black outdoor lamps and lanterns wall-mounted can be four directions to send out soft and bright light, presenting different decorative effects, creating a beautiful atmosphere for indoor and outdoor venues, This exterior light fixture is AC hard-wired installation.
- [High Quality Material]** Made of high quality iron material and high translucent acrylic lampshade, even light transmission, corrosion resistance, wall lamp life up to 50,000 hours. Aluminum alloy LED driver, with short-circuit protection design, overload protection design to ensure that it can be used safely.
- [3000K Long Wall Light]** LED chip 3000K warm white light, size: 11.8/15.74/23.6/31.4/39/47.2/59/70.8x2.3x1.5 inches, IP65 waterproof, short-circuit protection design, safer to use
- [Indoor/outdoor wall lights Easy to Install]** Wall/surface mount, wired, can be installed without complicated installation procedures, can be installed vertically or horizontally to fit the decoration, Only need to cooperate with the conventional wall light external switch, wall lamps are widely used in bedroom, bathroom, balcony, theater room, corridors, halls, exhibition hall front porches, doorways
- [Professional Lighting Manufacturer and Professional After-sales Service]** The wall light requires additional drilling for hardwired installation and can be installed horizontally or vertically on the wall. If you encounter any issues during use, please contact us. Mikeru hopes you make a satisfactory purchase.

Product information

Technical Details

Brand	Mikeru
Color	Warm White
Material	Acrylic, Aluminum
Style	Warm White
Light fixture form	Wall
Room Type	Living Room
Product Dimensions	23.6" x 2.3" W x 1.5" H
Specific Uses For Product	Home
Indoor/Outdoor Usage	Indoor, Outdoor
Power Source	Hardwired
Installation Type	Wall Mount
Special Feature	Energy Efficient, Waterproof
Control Method	Touch
Light Source Type	LED
Finish Type	Powder Coated
Shade Material	Acrylic
Number of Light Sources	1
Voltage	120 Volts
Theme	Modern
Light Color	Warm White
Included Components	LED
Lighting Method	Remote
Item Weight	1.13 Kilograms
Number of Items	1
Wattage	24 watts
Bulb Base	G10
Controller Type	Push Button
Switch Type	Push Button
Unit Count	1 Count
Water Resistance Level	Waterproof
Efficiency	Energy Efficient
Mounting Type	Wall Mount
Shade Color	White
Fixture Type	Non Removable
Assembly Required	No
Manufacturer	Mikeru
Color Temperature	3000 Kelvin
Size	23.6inch
Model Name	TC-MC36
Part Number	60mm
Item Weight	2.49 pounds
Item model number	6000
Finish types	Powder Coated
Special Features	Energy Efficient, Waterproof
Plug Format	A- US style
Batteries Included?	No
Batteries Required?	No

PERFORMANCE PLATINUM™ Modern Outdoor Wall Light

Brand: YCMGEAD
Color: 7.9"
Material: Aluminum, Iron
Style: Modern
Light fixture form: Wall

About this item

- Outdoor Wall Lights:** The long outdoor modern led wall light adopts a rectangular design, with white transparent acrylic on both sides and a black metal surface in the middle, it looks very stylish and simple; The width is only 3.2in, so it takes up very little space, but when lit, it creates a warm and cozy atmosphere. (Attention: The back cover width is 1.57in. Please confirm the dimensions of your junction box to ensure full coverage, or consider using an additional plate for coverage.)
- Material and size:** The light body is made of high-quality metal iron and aluminum, and the metal surface is treated with classic black matte paint, which is rust-proof, not easy to fade, and durable; the acrylic lampshade has strong heat resistance and high light transmittance; Length Size: 7.9"; Power: 10W; Width: 3.2"; Height: 1.9"; Voltage: 110V; lumens: 1000lm; Color temperature: 3000K warm light.
- IP65 Waterproof LED Wall Light:** Our modern outdoor wall light reaches the protection level of IP65, which can be effectively waterproof, anti-ice and snow, windproof, and anti-exposure, so it can work normally even in bad weather, and it has short-circuit protection and overload protection design, You can use it outdoors with confidence; at the same time, the LED strips we use not only have a long service life, but are also very energy-saving, so you don't have to worry about power consumption.
- Suitable for indoor and outdoor wall light:** The modern front door light can not only be installed vertically or horizontally, but also can be installed on the ceiling, so it can not only perfectly match your villa, garden, porch, corridor, doorway, aisle, courtyard, balcony, Garages can also be installed in indoor scenes such as bedrooms, living rooms, study rooms, stairs, dining tables, bathrooms. It has good waterproof and airtightness, which can ensure the safety of the circuit.
- After-sales service:** All the hardware needed for outdoor wall lights exterior lighting fixtures installation is in one package, very easy to install. If you have any questions after receiving the package, please contact us. We will provide you with a satisfactory solution.

Product information

Technical Details

Brand	YCMGEAD
Color	7.9"
Material	Aluminum, Iron
Style	Modern
Light fixture form	Wall
Room Type	Kitchen, Living Room, patio
Product Dimensions	7.9" x 3.2" W x 1.9" H
Specific Uses For Product	Porch, Hallway, Patio, Garage, Balcony, Walkway, Fence, Outdoor, Living Room, Bedroom, Office, Bathroom, Dining, Kitchen, Yard, Garden, Cabinet, Hotel, Entryway, Stairway, Driveway
Indoor/Outdoor Usage	Outdoor
Power Source	Corded Electric
Installation Type	Wall Mount
Special Feature	Waterproof
Control Method	Remote
Light Source Type	LED
Finish Type	Matte
Shade Material	Acrylic
Number of Light Sources	1
Voltage	110 Volts
Theme	modern outdoor lighting
Light Color	warm white
Shape	rectangular prism
Included Components	Mounting Hardware
Embellishment	Waterproof
Lighting Method	LED
Specification Met	IP65 water resistance
Number of Items	1
Wattage	10 watts
Bulb Base	E26
Controller Type	Push Button
Switch Type	Push Button
Unit Count	1 D Count
Water Resistance Level	Waterproof
Brightness	1000 Lumen
Efficiency	88.89 lumens per watt
Mounting Type	Wall Mount
Shade Color	white
Fixture Type	Non Removable
Assembly Required	No
Manufacturer	YCMGEAD
Color Temperature	3000 Kelvin
UPC	786097710988
Light Output Maximum	4000 Lumens
Recommended Uses For Product	Outdoor and indoor lighting, suitable for various settings including villa gates, front doors, entrances, terraces, porches, garages, courtyards, backyards, corridors, balconies, gardens, bedrooms, living rooms, study rooms, stairs, aisles, porches, kitchens, dining tables, and other indoor places

Click to see full view

Model Name	Modern Long LED Wall Sconce
Part Number	2023-6-24-1
Item Weight	1.65 pounds
Item model number	YC-MC36-SHUBBAI-20
Finish types	Matte
Special Features	Waterproof
Batteries Included?	No
Batteries Required?	No

J & S CONSULTANT INC
131 Sequoia Ave,
Redwood City, CA 94061
Telephone: (415) 810-0788
E-mail: jamesj16@yahoo.com

HOUSE ADDITION
3115 OTIS DR
ALAMEDA, CA 94501
APN: 69-13-14

MANUFACTURER'S SPECIFICATIONS

Owner:
JUAN HE
Tel: 510-325-9688



Date 01-28-2026
Scale 1/4"=1'-0"
Drawn Dongdong Liu
Job
Sheet