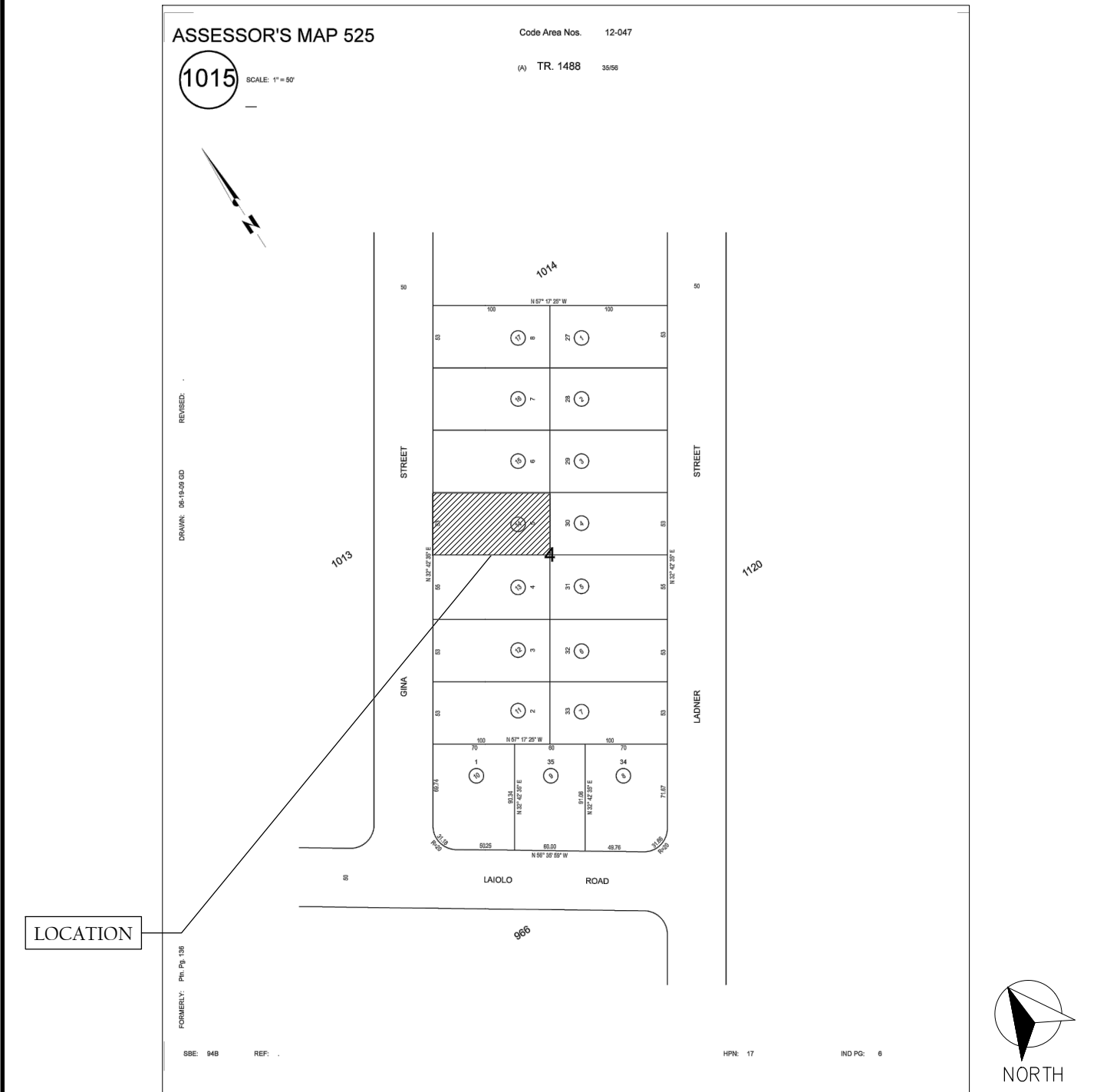


VICINITY MAPS



FIRE HYDRANT MAP



SCOPE OF WORK

BARAGE CONVERSION TO JADU -
611 SQ.FT.

SHEET INDEX

ARCHITECTURE

A-0 COVER SHEET.

A-1 GENERAL NOTES.

A-2 EXISTING & PROPOSED SITE PLAN.

A-3 EXISTING, DEMOLITION AND PROPOSED FLOOR PLAN

PLAN

A-4 EXISTING & PROPOSED ELEVATIONS.

MEP-1 PROPOSED ELECTRICAL FLOOR PLAN & BUILDING

MEP-2 PROPOSED INSTALLED GAS & PLUMBING FLOOR PLAN

PLAN

GD-1 GENERAL DETAILS SHEET.

CG-1 2022 CALGREEN RESIDENTIAL MANDATORY

CBB-1 CLEAN BABY BLUE PRINT

PROJECT TEAM

DESIGN:
LOGAR DESIGNS INC.
DESIGNER: JOSE LOPEZ
ADDRESS: P.O. BOX 690, NEWMAN, CA 95360
EMAIL: ADMIN@LOGARDESIGNS.COM
TEL: 669 - 253 - 0101

STRUCTURAL ENGINEERING:
LOGAR DESIGNS INC.
DESIGNER: JOSE LOPEZ
E.O.R.: ANGELITO M. PEREZ
ADDRESS: P.O. BOX 690, NEWMAN, CA 95360
EMAIL: ADMIN@LOGARESIGNS.COM
TEL: 669 - 253 - 0101

ENERGY CONSULTANT:
CARSTAIRS ENERGY INC.
2238 BAYVIEW HEIGHTS DRIVE,
SUITE E | LOS OSOS, CA 93402
WWW.CARSTAIRSENERGY.COM
TEL: (805) - 904 - 9048
TITLE24@YAHOO.COM

APPLICABLE CODES

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY
IN USE WITH LOCAL JURISDICTION AND THE FOLLOWING CODE EDITIONS:

- A. 2022 CALIFORNIA MECHANICAL CODE
- B. 2022 CALIFORNIA ELECTRICAL CODE
- C. 2022 CALIFORNIA PLUMBING CODE
- D. 2022 CALIFORNIA ENERGY CODE
- E. 2022 CALIFORNIA FIRE CODE
- F. 2022 CALIFORNIA RESIDENTIAL CODE
- G. 2022 CALIFORNIA GREEN BLDG'S STANDARDS CODE
- H. FREMONT MUNICIPAL CODE

PROJECT DATA

ASSESSOR'S PARCEL No:	525 - 1015 - 14
ZONING:	R-1-6
JURISDICTION:	CITY OF FREMONT
TYPE OF CONSTRUCTION:	TYPE V-B
BUILDING Occ. GROUPS:	R-3/U SINGLE FAMILY RESIDENCE
HISTORICAL PARCEL:	NO
AUTOMATIC FIRE SPRINKLERS	NO
FLOOD ZONE:	X/(100%)

DEVELOPMENT AREAS	EXISTING	CONVERSION TO LIVING AREA	TOTAL LIVING AREA
LIVING AREA	950 SQFT	N/A	950 SQFT
GARAGE TO CONVERT AREA	331 SQFT	331 SQFT	331 SQFT
TOTAL AREA	N/A	N/A	1,281 SQFT

NOTES

NOTE 1: FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION

NOTE II: IT IS THE APPLICANT'S RESPONSIBILITY TO COORDINATE WITH OUTSIDE AGENCIES (PG&E, ACWD, USD, AS IT RELATES TO THIS PROJECT.

NOTE III: CONSTRUCTION WASTE MANAGEMENT NOTE
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION
AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SEC. 4.408.2, 4.408.3 OR 4.408.4, OR MEET A
MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

REFERENCE THE PERMIT FOR THE MAIN HOUSE

PERMIT FOR MAIN HOUSE UNDER. BLD2024-06272

TRACKING NUMBER

TRACKING NUMBER GH:GH073-906-5579 HAS BEEN AUTOMATICALLY
ASSIGNED FOR THE WASTE HANDLING PLAN.

GENERAL NOTES

- THE CONTRACTOR SHALL EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
- 2) THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
- 3) PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE DESIGNER.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
- 5) THESE PLANS INCLUDE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE DESIGNER.
- 6) ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- 7) ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
- 8) THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE DESIGNER IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
- 9) THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
- 10) THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- 11) THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUB-CONTRACTORS.
- 12) THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
- 13) BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
- 14) THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE DESIGNER REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE DESIGNER IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE DESIGNER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- 15) THE DESIGNER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
- 16) SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE DESIGNER.
- 17) THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- 18) EACH TRADE SHALL EXAMINE THE PREMISES TO ENSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE, PRIOR TO COMMENCING HIS WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
- 19) ALL ENGINEERING INSPECTIONS REQUIRE 24-HOUR NOTICE.
- 20) A) WORK HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M., MONDAY THROUGH FRIDAY, EXCEPTION WITH WRITTEN PERMISSION FROM THE COUNTY OF ALAMEDA (PMGC-1.08)
- B) ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. DAILY ROAD CLEAN UP WILL BE ENFORCED.
- C) TRENCHES OR HOLES WITHIN THE PUBLIC RIGHT OF WAY MUST BE BACK FILLED BEFORE LEAVING EACH NIGHT UNLESS WRITTEN PERMISSION IS PROVIDED BY THE CITY ENGINEER, WHICH MUST BE REQUESTED 24 HOURS
- D) ALL RECORDED SURVEY POINTS, WHETHER WITHIN PRIVATE PROPERTY OR PUBLIC RIGHT OF WAY SHALL BE PROTECTED AND PRESERVED. IF SURVEY POINTS ARE ALTERED, REMOVED OR DESTROYED, THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A LICENSED SURVEYOR OR CIVIL ENGINEER TO RESTORE OR REPLACE THE SURVEY POINTS PRIOR AND RECORD THE REQUIRED MAP PRIOR TO COMPLETION OF THE BUILDING PERMIT.
- 22) EXISTING SIDEWALK, CURB, CUTTER OR STREET ADJACENT TO PROPERTY FRONTAGE THAT IS DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED FOR THIS PROJECT.
- 23) ANY DAMAGE TO IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY OR TO ANY PRIVATE PROPERTY, WHETHER ADJACENT TO SUBJECT PROPERTY OR NOT, THAT IS DETERMINED BY THE CITY ENGINEER TO HAVE RESULTED FROM CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT, SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER.
- 24) THERE SHALL BE NO STRUCTURAL ENCRoACHMENT IN THE PUBLIC RIGHT OF WAY.
- 25) EDGES OF PAVEMENT PATCHES SHALL BE PARALLEL AND PERPENDICULAR TO THE EDGES OF THE STREET (CURB LINE). PATCHES WITHIN 12INCHES OF PAVEMENT EDGE SHALL BE EXTENDED TO THE PAVEMENT EDGE. PAVEMENT PATCH MUST BE CALTRANS 1/2" MEDIUM HOT MIX ASPHALT COMPACTED TO 95% IN 2" LIFTS.
- 26) ON SITE PLAN SHOWING EXISTING AND PROPOSED IMPROVEMENTS ON THE SUBJECT PROPERTY, SHOW ANY NEARBY TREES, FENCES, DRIVEWAYS, STRUCTURES AND ALL FEATURES THAT MIGHT HAVE AN IMPACT ON, OR BE IMPACTED BY, THE PROPOSED IMPROVEMENTS. CLEARLY INDICATE DISTANCES WITH RESPECT TO PROPERTY LINES.
- 27) NO FILLS OR EMBANKMENTS ARE PROPOSED WITHIN SCOPE OF WORK
- 28) NO RETAINING WALLS ARE PROPOSED IN SCOPE OF WORK.
- 29) OWNER WILL BE RESPONSIBLE ANY CRACKED, DAMAGED OR DISPLACED CONCRETE PRIOR TO FINAL ACCEPTANCE.

ABBREVIATIONS

AA.	ATTIC ACCESS	SQ.FT./S.F.	SQUARE FEET
A.C.	AIR CONDITIONER	SK.L.	SKY LIGHT
ADJ.	ADJACENT	S.L.	SECOND LEVEL
A.F.F.	ABOVE FINISH FLOOR	S.P.	SLOPE
ARCH	ARCHITECTURAL	S.T.	SUN TUNNEL
B.C.	BED ROOM	STOR.	STORAGE
B.D.M.	BEDROOM	S.D.	STUDY
B.D.G.	BUILDING	S.W.	SIDE WALK
B.M.	BEAM	T.C.	TOILET CLEARANCE
BTH.	BATHROOM	T.O.C.	TOP OF CURB
CH.	CEILING HEIGHT	T.O.CONC.	TOP OF CONCRETE
CLD.	CEILING SLOPE DOWN	T.O.S.F.	TOP OF SUB-FLOOR
CS.	CLOSET	T.O.W.	TOP OF WALL
C.S.G.	CLOSET	TOT.	TOTAL
CONC.	CONCRETE	TYP.	TYPICAL
D.	DOOR	U.F.A.	UNDER FLOOR ACCESS
DIM.	DIMENSION	V.C.	VAULTED CEILING
DK.	DECK	VNL.	VINYL
D.N.	DINING	W.I.C.	WALK IN CLOSET
D.W.	DISH WASHER	W.F.	WALL FURNACE
DWN.	DOWN		INCHES
D.WY.	DRIVE WAY		FEET
(E.)	EXISTING	&	AND
ELEV.	ELEVATION	1 ST.	FIRST
F.	FENCE	2 ND.	SECOND



P.O. BOX 690, NEWMAN, CA 95360
EMAIL: ADMIN@LOGARDESIGNS.COM
TEL: 669 - 253 - 0101

DESIGN MANAGER:
JOSE LOPEZ

Leafy Green

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF LOGAR DESIGNS INC. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF LOGAR DESIGNS INC. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF LOGAR DESIGNS INC. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

GARAGE CONVERSION TO JADU

4456 GINA ST, FREMONT, CA 94538

No.	Date	Description
	03/18/2024	BUILDING SUBMITTAL
(1)	05/02/2024	BUILDING CHECK REVISION
(2)	06/07/2024	BUILDING CHECK REVISION

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND/OR UNEXPECTED CONDITIONS SHALL BE REPORTED TO THE CHAIRMAN OF THE BOARD. IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE LOGAR DESIGNS INC. ATTENTION IMMEDIATELY, DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR DOES NOT DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO THE PROPER IDENTIFICATION OF THE DRAWINGS, SPECIFICATIONS, OR WHICH IS OBVIOUSLY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE DRAWINGS AND SPECIFICATIONS OF THE CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE OBLIGATION OF ESTIMATING THE WORK CORRECTLY IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY LOGAR DESIGNS INC. IN WRITING IMMEDIATELY. THE CONTRACTOR OR SUB-CONTRACTOR DESIGNS INC PRIOR TO PROCEEDING WITH ANY RELATED WORK.

DATE:	03/15/2024
DRAWN BY:	EHA
CHECKED BY:	ESL
SCALE:	AS SHOW
JOB NO:	LGR-AS_240014

COVER SHEET

SHEET NO.

A-0

GROUND SURFACE NOTE

FINISHED GROUND SURFACES SHALL BE GRADED 5% SLOPE AWAY FROM BUILDING – HARD SURFACES SHALL BE SLOPED 1½ AWAY FROM BUILDING.

VEHICLE & CONSTRUCTION EQUIPMENT SERVICE AND STORAGE

AN AREA SHALL BE DESIGNATED FOR THE MAINTENANCE, WHERE ON-SITE MAINTENANCE IS REQUIRED, AND STORAGE OF EQUIPMENT THAT IS PROTECTED FROM STORM WATER RUN-ON AND RUNOFF. MEASURES SHALL BE PROVIDED TO CAPTURE ANY WASTES SHALL BE PROPERLY DISPOSED OF OFF SITE. FUELING AND MAJOR MAINTENANCE/REPAIR AND WASHING SHALL BE CONDUCTED OFF-SITE WHENEVER FEASIBLE. REFER TO EROSION AND SEDIMENT COTROL FIELD MANUAL, 4TH EDITION (PAGE C9) OR LATEST.

WASTE MANAGEMENT PLAN

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A UNED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TRASH SHAL BE SEPARATED AT AN APPROVED AREA DISPOSAL SITE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

CAL GREEN 4.106.2 REQUIRES THAT DURING CONSTRUCTION, STORM WATER FROM THE PROPERTY REMAINS ON THE PROPERTY. UTILIZING CATCH BASING, WATTLES, STRAW AND FILTERS.

STANDARD BEST MANAGEMENT PRACTICE NOTES

1.SOLID AND DEMOLITION WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS ON SITE AWAY FROM STREETS, CUTTERS, STORM DRAINS, AND WATERWAYS, AND ARRANGE FOR REGULAR DISPOSAL. WASTE CONTAINERS MUST BE WATERTIGHT AND COVERED AT ALL TIMES EXCEPT WHEN WASTE IS DEPOSITED.

2.HAZARDOUS WASTE MANAGEMENT: PROVIDE PROPER HANDLING AND DISPOSAL OF HAZARDOUS WASTES BY A LICENSED HAZARDOUS WASTE MATERIAL HAULER. HAZARDOUS WASTES SHALL BE STORED AND PROPERLY LABELED IN SEALED CONTAINERS CONSTRUCTED OF SUITABLE MATERIALS.

3.SPILL PREVENTION AND CONTROL: PROVIDE PROPER STORAGE AREAS FOR LIQUID AND SOLID MATERIALS, INCLUDING CHEMICALS AND FUELS, AWAY FROM STREETS, CUTTERS, STORM DRAINS, AND WATERWAYS. SPILL CONTROL MATERIALS MUST BE KEPT ON SITE WHERE READILY ACCESSIBLE. SPILLS MUST BE CLEANED UP IMMEDIATELY AND CONTAMINATED SOIL DISPOSED PROPERLY.

4.VEHICLE AND CONSTRUCTION EQUIPMENT SERVICE AND STORAGE: AN AREA SHALL BE DESIGNATED FOR THE MAINTENANCE, WHERE ON-SITE MAINTENANCE IS REQUIRED, AND STORAGE OF EQUIPMENT THAT IS PROTECTED FROM STORMWATER RUN-ON AND RUNOFF. MEASURES SHALL BE PROVIDED TO CAPTURE ANY WASTE OILS, LUBRICANTS, OR OTHER POTENTIAL POLLUTANTS AND THESE WASTES SHALL BE PROPERLY DISPOSED OF OFFSITE. FUELING AND MAJOR MAINTENANCE/REPAIR, AND WASHING SHALL BE CONDUCTED OFF-SITE WHENEVER FEASIBLE.

5.MATERIAL DELIVERY, HANDLING AND STORAGE: IN GENERAL, MATERIALS SHOULD NOT BE STOCKPILED ON SITE. WHERE TEMPORARY STOCKPILES ARE NECESSARY AND APPROVED BY THE COUNTY, THEY SHALL BE COVERED WITH SECURED PLASTIC SHEETING OR TARP AND LOCATED IN DESIGNATED AREAS NEAR CONSTRUCTION ENTRANCES AND AWAY FROM DRAINAGE PATHS AND WATERWAYS. BARRIERS SHALL BE PROVIDED AROUND STORAGE AREAS WHERE MATERIALS ARE POTENTIALLY IN CONTACT WITH RUNOFF.

6.HANDLING AND DISPOSAL OF CONCRETE AND CEMENT: WHEN CONCRETE TRUCKS AND EQUIPMENT ARE WASHED ON-SITE, CONCRETE WASTEWATER SHALL BE CONTAINED IN DESIGNATED CONTAINERS OR IN A TEMPORARY UNED AND WATERTIGHT PIT WHERE WASTED CONCRETE CAN HARDEN FOR LATER REMOVAL. IF POSSIBLE, HAVE CONCRETE CONTRACTOR REMOVE CONCRETE WASH WATER FROM SITE. IN NO CASE SHALL FRESH CONCRETE BE WASHED INTO THE ROAD RIGHT-OF-WAY.

7.PAVEMENT CONSTRUCTION MANAGEMENT: PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS, USING MEASURES TO PREVENT RUN-ON AND RUNOFF POLLUTION AND PROPERLY DISPOSING OF WASTES. AVOID PAVING IN THE WET SEASON AND RESCHEDULE PAVING WHEN RAIN IS IN THE FORECAST. RESIDUE FROM SAW-CUTTING SHALL BE VACUUMED FOR PROPER DISPOSAL.

8.CONTAMINATED SOIL AND WATER MANAGEMENT: INSPECTIONS TO IDENTIFY CONTAMINATED SOILS SHOULD OCCUR PRIOR TO CONSTRUCTION AND AT REGULAR INTERVALS DURING CONSTRUCTION. REMEDIATING CONTAMINATED SOIL SHOULD OCCUR PROMPTLY AFTER IDENTIFICATION AND BE SPECIFIC TO THE CONTAMINANT IDENTIFIED, WHICH MAY INCLUDE HAZARDOUS WASTE REMOVAL.

9.SANITARY/SEPTIC WATER MANAGEMENT: TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE PATHS, WATERWAYS, AND TRAFFIC AREAS. ONLY LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED. SECONDARY CONTAINMENT SHOULD BE PROVIDED FOR ALL SANITARY FACILITIES.

10.INSPECTION & MAINTENANCE: AREAS OF MATERIAL AND EQUIPMENT STORAGE SITES AND TEMPORARY SANITARY FACILITIES MUST BE INSPECTED WEEKLY. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL AND/OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.

KITCHEN NOTES

FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR III:

i. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND

ii. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR

iii. CONTROLLED BY ONE OF THE FOLLOWING METHODS:

a. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS; OR

b. ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS; OR

c. ENERGY MANAGEMENT CONTROL SYSTEM WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS:

AT A MINIMUM PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 130.4; DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON; AND, IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

ELECTRICAL GENERAL NOTES

CHECK LIST OF CIRCUITS REQUIRED BY THE CEC

CHECK LIST OF REQUIRED LIGHTING OUTLETS (SEE CALIFORNIA ELECTRICAL CODE ARTICLE 210-70)

1. WALL SWITCHED LIGHT OR PLUG IN EACH LIVING ROOM, BEDROOM, ETC.
2. WALL SWITCHED LIGHT IN EACH KITCHEN, BATHROOM, ETC.
3. WALL SWITCHED LIGHT IN EACH HALLWAY.
4. WALL SWITCHED LIGHT IN THE BASEMENT
5. WALL SWITCHED LIGHT IN AN ATTACHED GARAGE.
6. WALL SWITCHED LIGHT EACH OUTDOOR ENTRANCE OR EXIT.
7. WALL SWITCHED LIGHT IN A DETACHED GARAGE WHEREVER SUCH GARAGE HAS ELECTRICAL POWER.
8. LIGHT NEAR ATTIC FURNACE EQUIPMENT SWITCHED NEAR ACCESS.
9. LIGHT OVER STAIRWAY WITH SWITCHES AT TOP AND BOTTOM.

CHECK LIST OF REQUIRED PLUG OUTLETS

(SEE CALIFORNIA ELECTRICAL CODE ARTICLE 210-50 AND 510-52)

IN ALL AREAS SPECIFIED IN 250.52 ALL RECEPTACLES SHALL BE TAMPER-RESISTANT. ATTACHED CORDS FOR MOST LAMPS ETC. ARE 6 FEET LONG AND FOR KITCHEN APPLIANCES ARE 24 INCHES LONG.

1. PLUG WITHIN 6 FEET OF ALL POINTS ALONG THE BASE OF WALLS.
2. PLUG WITHIN 6 FEET OF ANY OTHER WALL SECTION ONE MIGHT PLACE A LAMP ETC.
3. OUTSIDE PLUG ACCESSIBLE AT GARAGE AT THE FRONT AND BACK OF DWELLING.
4. 120V PLUG WITHIN 6 FEET OF ANY OTHER LARGE APPLIANCE SUCH AS A FREEZER.
5. PLUG WITHIN 6 FEET OF ANY OTHER LARGE APPLIANCE SUCH AS A FREEZER.

CEC ART. 406.12

ALL NEW AND REPLACED DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES".

ART. 210.12 AND ART. 210.8 CEC 2022.

ARC FAULT (AFCI) REQUIRED IN FAMILY RMS, DINING RMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC RMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) IS REQUIRED IN BATH RMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, BASEMENTS, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS AND LAUNDRY AREAS.

ALL NEW LIGHTING SHALL BE HIGH-EFFICACY COMPLIANT TO TABLE 150.0A CEC.

SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JAB (JOINT APPENDIX 8) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING. EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9. AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. AT LEAST ONE FIXTURE IN EACH BATHROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING.

EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9

AT LEAST ONE FIXTURE IN EACH GARAGE IS TO BE CONTROLLED BY A VACANCY SENSOR.

AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR.

AT LEAST ONE FIXTURE IN EACH UTILITY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR.

AT LEAST ONE FIXTURE IN EACH BATHROOM IS TO BE CONTROLLED BY A VACANCY SENSOR.

UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.

A 120V RECEPTACLE SHALL BE PLACED WITHIN 3' OF A WATER HEATER AND WITHING 25' OF AN A/C CONDENSER.

A DECEDATED 20-AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.)

2. NEW CIRCUITS REQUIRE AFCI PROTECTION FOR THE ENTIRE BRANCH CIRCUIT IF THEY SUPPLY ANY OUTLETS OR DEVICES IN THE FOLLOWING LOCATIONS 210.12(A).

KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, LAUNDRY AREAS (INCLUDING LAUNDRY AREAS IN A GARAGE), HALLWAYS, OR SIMILAR ROOMS OR AREAS, AND DORMITORY UNITS. AN "OUTLET" OF A CIRCUIT CAN BE A RECEPTACLE OUTLET, A LIGHTING OUTLET, OR A SMOKE OR CO ALARM OUTLET. A SWITCH IS A DEVICE, NOT AN OUTLET, A PATIO LIGHT, THAT IS CONTROLLED BY A SWITCH IN THE HOUSE REQUIRES PROTECTION BECAUSE THE DEVICE CONTROLLING THE OUTLET IS IN AN AREA REQUIRING AFCI PROTECTION.

3. ALL NEW LIGHTING SHALL BE HIGH-EFFICACY COMPLIANT TO TABLE 150.0A CEC. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW WICHBASED JAB (JOINT APPENDIX 8) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING. EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9. AT LEAST ONE FIXTURE IN EACH GARAGE IS TO BE CONTROLLED BY A VACANCY SENSOR. AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. AT LEAST ONE FIXTURE IN EACH UTILITY ROOM IS TO BE CONTROLLED BY A VACANCY SENSOR. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.

R303.3.1 BATHROOM EXHAUST FANS: EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.

NOTE: WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVING BATHROOM EXHAUST FOR HUMIDITY CONTROL

CRC 314.2.2:

HARDWIRED SMOKE DETECTION IS REQUIRED IN EACH BEDROOM. COMBINATION SMOKE AND CARBON MONOXIDE DETECTION IS REQUIRED OUTSIDE EACH BEDROOM AND ON EACH FLOOR.

GFCI OUTLETS CEC210.8

IN DWELLING UNITS, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (10) SHALL HAVE GFCI PROTECTION.

- 1) BATHROOMS -ALL RECEPTACLES IN A BATHROOM ARE REQUIRED TO BE GFCI PROTECTED.
- 2) GARAGES -THE PURPOSE OF GFCI'S IN GARAGE IS TO PROVIDE A DEGREE OF SAFETY FOR PERSONS USING PORTABLE HAND HELD TOOLS, GARDENING APPLIANCES, SNOW BLOWERS, ETC. THAT MIGHT BE CONNECTED TO RECEPTACLES IN GARAGES SINCE THEY ARE OFTEN THE LOCATION OF THE CLOSEST RECEPTACLE. ALSO, AUTO REPAIR WORK AND GENERAL WORKSHOP ELECTRICAL TOOL USAGE ARE PROTECTED.
- 3) OUTDOORS
- 4) CRAWL SPACE AT OR BELOW GRADE LEVEL
- 5) UNFINISHED BASEMENTS - AREAS NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND THE LIKE. EXCEPTION TO (5): A RECEPTACLE SUPPLYING ONLY A PERMANENTLY INSTALLED FIRE ALARM OR BURGLAR ALARM SYSTEM SHALL NOT BE REQUIRED TO HAVE GFCI PROTECTION.
- 6) SINKS -LOCATED IN AREAS OTHER THAN KITCHENS WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.
- 7) BOATHOUSES
- 8) BATHTUBS OR SHOWER STALLS -WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL

MECHANICAL AND PLUMBING NOTES

THE HVAC SYSTEM IN THE ATTIC IT SHALL COMPLY WITH SECTION 904.11 CMC 2022. IT SHALL INCLUDE A SERVICE PLATFORM, CATWALK TO THE SCUTTLE, LIGHTING AND 110V POWER.

BATHROOMS REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.

KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MFG'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.

ALL PENETRATIONS INTO THE FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL NOT COMPROMISE THE FIRE RATING. J-BOXES TO BE METAL, CAN LIGHTS TO BE SEALED IN 5/8 GYPSUM BOXES.

CLOTHING AND DISH WASHING MACHINES SHALL BE FITTED WITH WATER HAMMER ARRESTORS.

DRYER EXHAUST VENT PER 504.32022 CMC

THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14' MIN OF 4" DIA WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE W/O SCREWS. DUCT SHALL TERMINATE AT LEAST 3' FROM OPENINGS INTO THE BUILDING.

SHEET NOTES

THE FINAL LOCATION OF ALL ELECTRICAL AND SIGNAL EQUIPMENT, PANEL BOARDS, FIXTURES, ETC., SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

TEST EXISTING ELECTRICAL SYSTEM TO VERIFY PROPER GROUNDING.

ELECTRIC RANGES AND CLOTHES DRYER SHALL BE PROVIDED WITH AN EQUIPMENT-GROUNDING CONDUCTOR BY MEANS OF THE METAL ENCLOSURE, BY AN EQUIPMENT GROUNDING CONDUCTOR OR BY A SEPARATE FLEXIBLE WIRE OR STRAP. CEC 250.140 (4 CONDUCTORS REQUIRED).

PROVIDE PROPER GROUNDING OF THE ELECTRICAL SERVICE TO CEC REQUIREMENTS, BOND TO 10' MINIMUM METAL COLD WATER PIPE LOCATED IN GROUND AND 20' LONG #4 REBAR UFFER OR 20' LONG NO. 4 BARE COPPER. ARTICLE CEC 250.50

SNAP SWITCHES, INCLUDING DIMMER AND SIMILAR CONTROL SWITCHES, SHALL BE EFFECTIVELY GROUNDED AND SHALL PROVIDE A MEANS TO GROUND METAL FACEPLATES, WHETHER OR NOT A METAL FACEPLATE IS INSTALLED. CEC 404.9(A).

MECHANICAL QUICK DISCONNECTS MUST BE READILY ACCESSIBLE.

GFCI RECEPTACLES: ALL 15 AND 20 AMP/ 120V RECEPTACLES IN WET LOCATIONS TO BE GFCI PROTECTED. EXTERIOR WATERPROOF RECEPTACLES TO BE ALSO GFCI PROTECTED.

IF KNOB AND TUBE WIRING IS FOUND IN EXISTING STRUCTURE, IMMEDIATELY NOTIFY OWNER AND DESIGNER FOR INSTRUCTIONS.

ROOM OUTLETS

IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN 210.52.

- (1) SPACING, RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 1.8 M (6 FT) FROM A RECEPTACLE OUTLET.
- (2) WALL SPACE, AS USED IN THIS SECTION, A WALL SPACE SHALL INCLUDE THE FOLLOWING:
 - (A) ANY SPACE 600 MM (2 FT) OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, AND SIMILAR OPENINGS, FIREPLACES AND FIXED CABINETS.
 - (B) THE SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS
 - (C) THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILINGS
 - (3) FLOOR RECEPTACLES. RECEPTACLE OUTLETS IN OR ON FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS UNLESS LOCATED WITHIN 450 MM (18 IN.) OF THE WALL.

SWITCH LOCATIONS

ALL LIGHT SWITCHES MOUNTING HEIGHT ABOVE FINISH FLOOR +42"AND WITHIN 16"OF ROOM DOOR (UNLESS OTHERWISE NOTED) GARBAGE DISPOSAL SWITCH TYPICALLY IN BACKSPLASH ALINED WITH OUTLETS, TYPICALLY 42"A.F.F.

1. ALL BATHROOMS CONTAINING BATHTUB AND SHOWERS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION 903.7 OF CMC OR SEC R303.3 OF CRC & SECTION 150-0 OF CAL. ENERGY CODE & ANSI/ASHRAE STANDARD 62.2

2. ALL RECEPTACLE IN DWELLING UNITS FOR 125-VOLT, 15 & 20 AMP SHALL BE LISTED AS TEMPER-RESISTANT RECEPTACLES. SECTION 406.11 CEC.

3. LOCATION OF THE RECEPTACLE OUTLETS SHALL BE DESIGNED TO COMPLY WITH CEC SECTION 210.50 TO 215.0, AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6.5 FT ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING.

4. ALL 125-VOLT, SINGLE-PHASE, 15 & 20 AMP RECEPTACLES INSTALLED OUTDOORS SHALL HAVE GROUND-FULT INTERRUPTER PROTECTION (GFCI) FOR PERSONNEL, SEC 210.8 CEC.

5. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FULT CIRCUIT INTERRUPTER (AFCI) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT, SEC 210.12 CEC.

6. CAL ENERGY CODE 2010 -- BATHROOM LIGHTING TO BE HARDWIRED MUST BE HIGH EFFICIENCY OR CONTROLLED BY MANUAL-ON-OCCUPANT-SENSING, ALL HARDWIRED LIGHTING IN BATHROOMS, HALLWAYS, STAIRS AND ALL OTHER ROOMS. OUTDOOR LIGHTING ATTACHED TO BLDG SHALL BE HIGH EFFECENCY OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOCONTROL.

7. VERIFY LOCATION OF RECESSED LIGHTING WITH CEILING JOISTS, NOTIFY DESIGNER OF ANY CONFLICTS WITH LIGHTING DIMENSIONS AND CEILING JOISTS.

UNDERGROUND UTILITY NOTE - SITE PLAN

A. UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MRKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

B. A TITLE REPORT WAS NOT AVAILABLE FOR THIS PROPERTY WHEN THE MAP WAS PREPRED. CAUTION SHOULD BE EXEROISED WHEN DESIGNING THE SITE. THERE MAY BE EXISTING EASEMENTS THAT IMPACT THE PROPERTY.

CONSTRUCTION AND DEMILOTION NOTES

CONSTRUCTION AND DEMOLITION:

1. DURING CONSTRUCTION AND DEMOLITION, ALL DEBRIS MUST BE REMOVED FROM THE SITE BY THE CITY'S ONLY APPROVED HAULER, REPUBLIC SERVICES, USING THEIR DEBRIS BOX SERVICE. NO OTHER ENTITY IS AUTHORIZED TO COLLECT OR TRANSPORT MATERIAL GENERATED WITHIN FREMONT. THERE IS AN EXCEPTION FOR DEBRIS BOXES CONTAINING ONLY SEPARATED SOIL, CONCRETE OR ASPHALT.

2. ALTERNATELY, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOBSITE, USING THEIR OWN EQUIPMENT, VEHICLES AND EMPLOYEES, AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLES MUST DELIVER THE MATERIAL TO AN APPROVED RECYCLING FACILITY.

3. LOADS OF SEPARATED RECYCLABLE MATERIALS (ONLY SOIL, ASPHALT OR CONCRETE) CANNOT CONTAIN MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL BY WEIGHT OR VOLUME.

4. PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE. THE ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY (ACWMA) PLANT DEBRIS LANDFILL BAN ORDINANCE (ACWMA ORD. NO. 2008-01) REQUIRES ALL PLANT AND TREE DEBRIS TO BE SEPARATED AND RECYCLED.

5. DURING CONSTRUCTION, 100% OF THE ASPHALT AND CONCRETE MUST BE REUSED OR RECYCLED, AND 65% OF THE REMAINING DEBRIS MUST BE REUSED OR RECYCLED. APPLICANT MUST SAVE ALL WEIGHT TAGS/RECEIPTS FROM DISPOSAL AND RECYCLING TO TURN IN AT THE COMPLETION OF THE PROJECT.

6. THE APPLICANT MUST SUBMIT A FREMONT WASTE HANDLING PLAN. THE WASTE HANDLING PLAN MUST:

A) PROVIDE AN ESTIMATE OF TYPE OF DEBRIS GENERATED B) LIST THE NAMES OF THE APPROVED RECYCLING FACILITIES THAT WILL BE USED

C) INDICATE THAT 65% OF THE MATERIAL WILL BE RECYCLED

D) BE DISTRIBUTED TO ALL SUBCONTRACTORS ON THE JOB.

APPLICANT MAY SUBMIT THE PLAN ELECTRONICALLY AT WWW.FREMONT.WASTETRACKING.COM

7. ALL DISPOSAL AND RECYCLING RECEIPTS MUST OFFICIALLY LIST FREMONT AS THE CITY OF ORIGIN TO BE COUNTED TOWARD THE DIVERSION REQUIREMENT.

8. PRIOR TO SCHEDULING THE FINAL INSPECTION, THE APPLICANT/CONTRACTOR MUST SUBMIT DOCUMENTATION SHOWING WHETHER THE CONSTRUCTION/DEMOLITION DEBRIS WAS REUSED, RECYCLED, OR DISPOSED/LANDFILLED. IF A REPUBLIC SERVICES DEBRIS BOX/DUMPSITER WAS USED, CONTACT REPUBLIC SERVICES VIA EMAIL AT DISPRT@REPUBLICSERVICES.COM TO REQUEST A COPY OF THE DISPOSAL REPORT. ALLOW THREE (3) BUSINESS DAYS FOR REVIEW OF THE REPORT. PROVIDE ALL DISPOSAL RECEIPTS AND WEIGHT TAGS FROM THE PROJECT AND UPLOAD THE INFORMATION TO WWW.FREMONT.WASTETRACKING.COM

GARBAGE, RECYCLING, AND ORGANICS REQUIREMENTS ARE EXPLAINED IN THE CITY OF FREMONT WASTE HANDLING GUIDELINES DOCUMENT, AVAILABLE AT: [HTTPS://CITY.FREMONT.GOV/WHG](https://CITY.FREMONT.GOV/WHG). APPLICANT WILL BE RESPONSIBLE FOR INCORPORATING THESE GUIDELINES INTO THE DESIGN OF THE PROJECT. (FMC 8.40)

WEEKLY GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES ARE REQUIRED FOR ALL RESIDENTIAL PROPERTIES, INCLUDING ADU'S, AND ARE PROVIDED EXCLUSIVELY BY REPUBLIC SERVICES. (FMC 8.40)

GARBAGE, RECYCLING, AND ORGANICS CARTS MUST ALWAYS BE HIDDEN FROM PUBLIC VIEW, EXCEPT ON COLLECTION DAYS. 27 SQUARE FEET OF STORAGE SPACE IS REQUIRED IN THE GARAGE FOR GARBAGE, RECYCLING AND ORGANICS CARTS. THE MINIMUM STORAGE AREA FOR CARTS IS IN ADDITION TO THE STORAGE AREA REQUIRED BY OTHER CITY DEPARTMENTS. REQUIRED PARKING OR OTHER DESIGNATED AREAS IF THE CARTS ARE TO BE STORED IN THE GARAGE, DEMONSTRATE THAT THE MINIMUM CLEAR DIMENSIONS FOR PARKING REMAINS. IF SUFFICIENT GARAGE SPACE IS NOT AVAILABLE, RESIDENTS MUST HAVE UNRESTRICTED ACCESS TO THE SAME AMOUNT OF EXTERIOR STORAGE IN THE SIDE OR BACK YARDS SO THAT THE CARTS REMAIN HIDDEN FROM PUBLIC VIEW. A GRASS OR ALL WEATHER SURFACE SHOULD BE PROVIDED TO SMOOTHLY ROLL THE CARTS BETWEEN THE CART STORAGE AREA AND SET OUT AREA ON THE STREET IN FRONT. SHOW STORAGE FOR ALL CARTS ON THE SITE PLAN. (FMC 8.40)

POLLUTANT CONTROL NOTES (4.504)

COVER VENT OPENINGS, AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.

FINISH MATERIAL POLLUTANT CONTROL. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE.

AEROSOL ADHESIVES AND SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (NO MORE THAN 1 POUND IN WEIGHT NO MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWDE VOC STANDARDS AND OTHER REQUIREMENTS.

PAINTS AND COATINGS. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS AS SHOWN IN TABLE 4.504.3.

AEROSOL PAINTS AND COATINGS. SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND COMPLY WITH THE BAAQMD PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

CARPET. ALL CARPET AND CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CDPH STANDARD METHOD FOR THE TESTING OF EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS".

CARPET ADHESIVE. SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

RESILIENT FLOORING SYSTEMS. AT LEAST 90% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF CDPH STANDARD METHOD FOR THE TESTING OF EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS".

COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) USED ON INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH FORMALDEHYDE EMISSION LIMITS PER TABLE 4.504.5.

DOCUMENTATION. VERIFICATION OF COMPLIANCE HALL BE PROVIDED TO THE CITY BUILDING INSPECTOR.

INTERIOR MOISTURE CONTROL NOTES (4.505)

CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, OR THE CALIFORNIA RESIDENTIAL CODE SHALL HAVE A CAPILLARY BREAK INSTALLED IN COMPLIANCE WITH SECTION 4.505.2.1.

MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED.

WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% MOISTURE CONTENT AT TIME OF ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH SECTION 4.505.3.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.



DESIGN MANAGER:
JOSE LOPEZ

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF LOGAR DESIGNS INC. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF LOGAR DESIGNS INC. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF LOGAR DESIGNS INC. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION, ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

GARAGE CONVERSION TO
JADU

4436 GINA ST, FREMONT, CA 94538

NO.	DATE	DESCRIPTION
	03/12/2024	BUILDING SUBMITTAL
①	05/02/2024	BUILDING CHECK REVISION
②	06/12/2024	BUILDING CHECK REVISION

SYMBOLOLOGY

- GM

(E) GAS METER
- EM

(E) ELECTRICAL METER
- EP

(E) ELECTRICAL PANEL
- AC

(E) AC EXTERNAL UNIT

MATERIALS

- (E) GRS.
- (E) P.W.
- (E) DWY

KEYNOTES

1. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
2. EDGE OF ROOF SHOWN DASHED LINE.

NOTES

NOTE I: DIMENSIONS SHOWN ARE MEASURE TO APPROXIMATE FACE OF STUDS. FIELD VERIFY ALL FINISH TO FINISH SURFACE DIMENSIONS.

NOTE II: GARBAGE, RECYCLING AND ORGANICS CARTS MUST ALWAYS BE HIDDEN FROM PUBLIC VIEW, EXCEPT ON COLLECTION DAYS. 27 SQUARE FEET OF STORAGE SPACE IS REQUIRED IN THE GARAGE FOR GARBAGE, RECYCLING AND ORGANICS CARTS. IF SUFFICIENT GARAGE SPACE IS NOT AVAILABLE, RESIDENTS MUST HAVE UNRESTRICTED ACCESS TO THE SAME AMOUNT OF EXTERIOR STORAGE IN THE SIDE OR BACK YARDS.

THE MINIMUM STORAGE AREA FOR CARTS IS IN ADDITION TO THE STORAGE AREA REQUIRED BY OTHER CITY DEPARTMENTS, REQUIRED PARKING OR OTHER DESIGNATED AREAS.

NOTE III:

A) DURING CONSTRUCTION AND DEMOLITION, THERE ARE ONLY TWO OPTIONS TO REMOVE CONSTRUCTION/DEMO DEBRIS FROM FREMONT. IF A DUMPSTER/DEBRIS BOX IS REQUIRED, THE CITY'S ONLY APPROVED DEBRIS BOX/DUMPSTER HAULER IS REPUBLIC SERVICES. NO OTHER ENTITY IS AUTHORIZED TO COLLECT OR TRANSPORT MATERIAL GENERATED WITHIN FREMONT. CONTACT REPUBLIC SERVICES IN FREMONT AT 510-657-3500. THERE IS AN EXCEPTION FOR DEBRIS BOXES CONTAINING ONLY SEPARATED SOIL, CONCRETE OR ASPHALT.

B) ALTERNATELY, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY SELF-HAUL DEBRIS. "SELF-HAUL" MEANS TO REMOVE MATERIALS FROM THE JOBSITE PREMISES, USING THE CONTRACTORS' OWN EQUIPMENT, VEHICLES AND EMPLOYEES, AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLES MUST DELIVER THE MATERIAL TO AN APPROVED FACILITY. ALL FACILITIES USED MUST BE ON THE APPROVED FACILITY LIST. HIRING A 3RD/ PARTY HAULER IS NOT PERMITTED.

C) ALL ORGANIC WASTE MUST BE SEPARATED FROM REGULAR TRASH AND RECYCLED, COMPOSTED, CHIPPED FOR MULCH OR DELIVERED TO AN APPROVED PROCESSING FACILITY. "ORGANIC WASTE" MEANS FOOD, GREEN MATERIAL, LANDSCAPE AND PRUNING WASTE, CARPETS, LUMBER, WOOD AND PAPER PRODUCTS.

D) DIVERSION REQUIREMENT: DURING DEMOLITION AND CONSTRUCTION:

- 100% OF THE ASPHALT AND CONCRETE MUST BE REUSED OR RECYCLED, AND
- 65% OF THE REMAINING DEBRIS GENERATED FROM THE PROJECT MUST BE REUSED OR RECYCLED.

IN ORDER TO RECEIVE FINAL PERMIT APPROVAL, APPLICANT/CONTRACTOR MUST SAVE ALL RECEIPTS FROM DISPOSAL AND RECYCLING TO TURN IN AT THE COMPLETION OF THE PROJECT.

E) THE APPLICANT/CONTRACTOR MUST SUBMIT A FREMONT WASTE HANDLING PLAN ONLINE AT WWW.FREMONT.WASTETRACKING.COM PRIOR TO PERMIT ISSUE. THE WASTE HANDLING PLAN MUST:

- PROVIDE AN ESTIMATE OF TYPE OF DEBRIS GENERATED
- LIST THE NAMES OF THE APPROVED RECYCLING FACILITIES THAT WILL BE USED
- INDICATE THAT 65% OF THE MATERIAL WILL BE REUSED OR RECYCLED
- BE DISTRIBUTED TO ALL SUBCONTRACTORS ON THE JOB.

F) ALL DISPOSAL AND RECYCLING RECEIPTS MUST OFFICIALLY LIST FREMONT AS THE CITY OF ORIGIN TO BE COUNTED TOWARD THE DIVERSION REQUIREMENT.

G) PRIOR TO SCHEDULING THE FINAL INSPECTION, THE APPLICANT/CONTRACTOR MUST SUBMIT DOCUMENTATION SHOWING WHETHER THE CONSTRUCTION/DEMOLITION DEBRIS WAS REUSED, RECYCLED, OR DISPOSED/LANDFILLED. IF A REPUBLIC SERVICES DEBRIS BOX/DUMPSTER WAS USED, CONTACT REPUBLIC SERVICES VIA EMAIL AT DISPRPT@REPUBLICSERVICES.COM TO REQUEST A COPY OF THE DISPOSAL REPORT. ALLOW THREE (3) BUSINESS DAYS FOR REVIEW OF THE REPORT. PROVIDE ALL DISPOSAL RECEIPTS AND WEIGHT TAGS FROM THE PROJECT AND UPLOAD THE INFORMATION TO WWW.FREMONT.WASTETRACKING.COM.

(ACTIONS NEEDED: ARCHITECT-ADD COMMENTS TO THE SITE PLAN, CONTRACTOR-SUBMIT WASTE HANDLING PLAN)

DESIGN MANAGER:
JOSE LOPEZ

Jose Lopez

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4456 GINA ST, FREMONT, CA 94538

NO.	DATE	DESCRIPTION	BUILDING SUBMITTAL					BUILDING CHECK REVISION					BUILDING CHECK REVISION				
			03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024	03/15/2024
1																	
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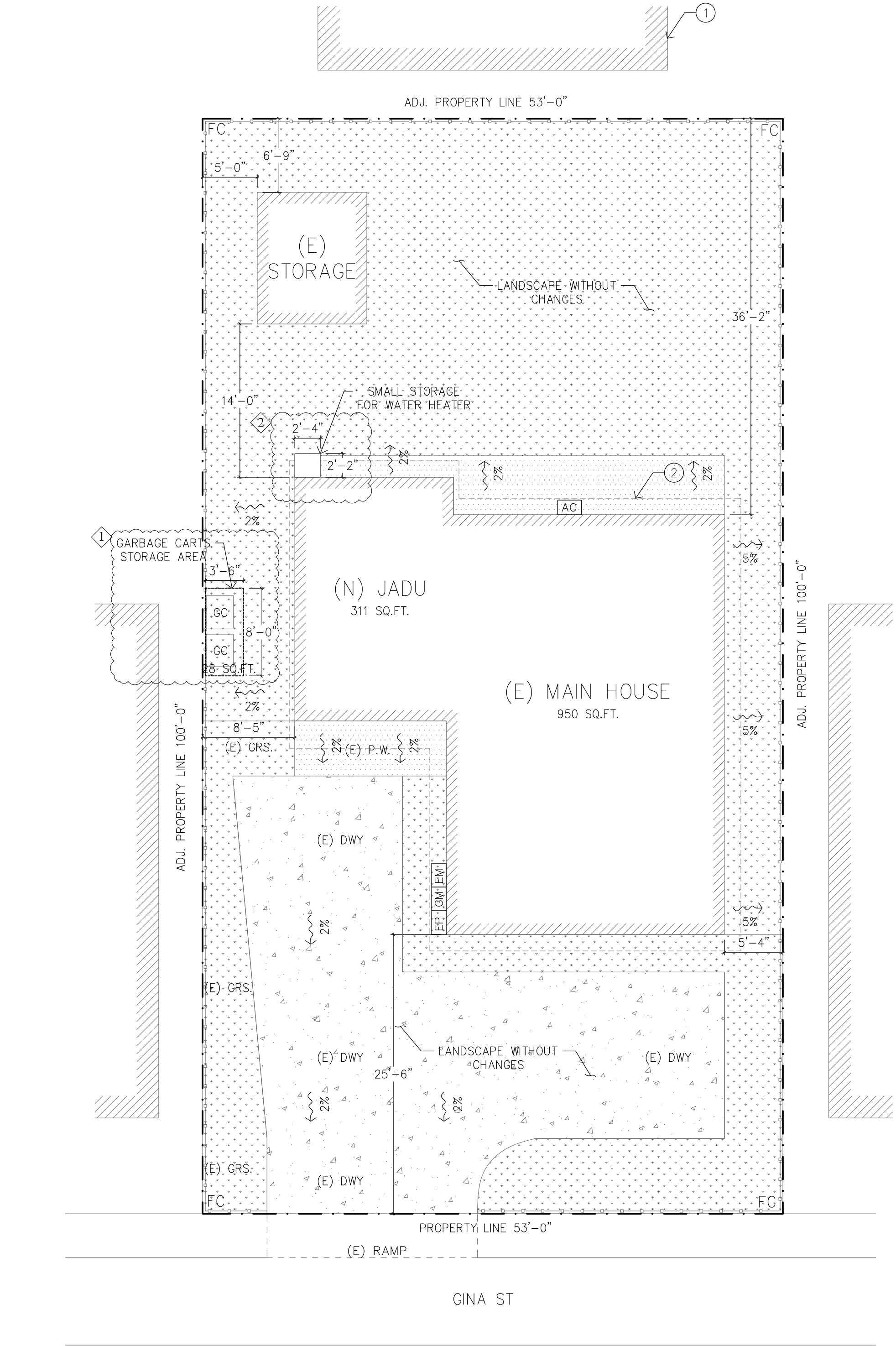
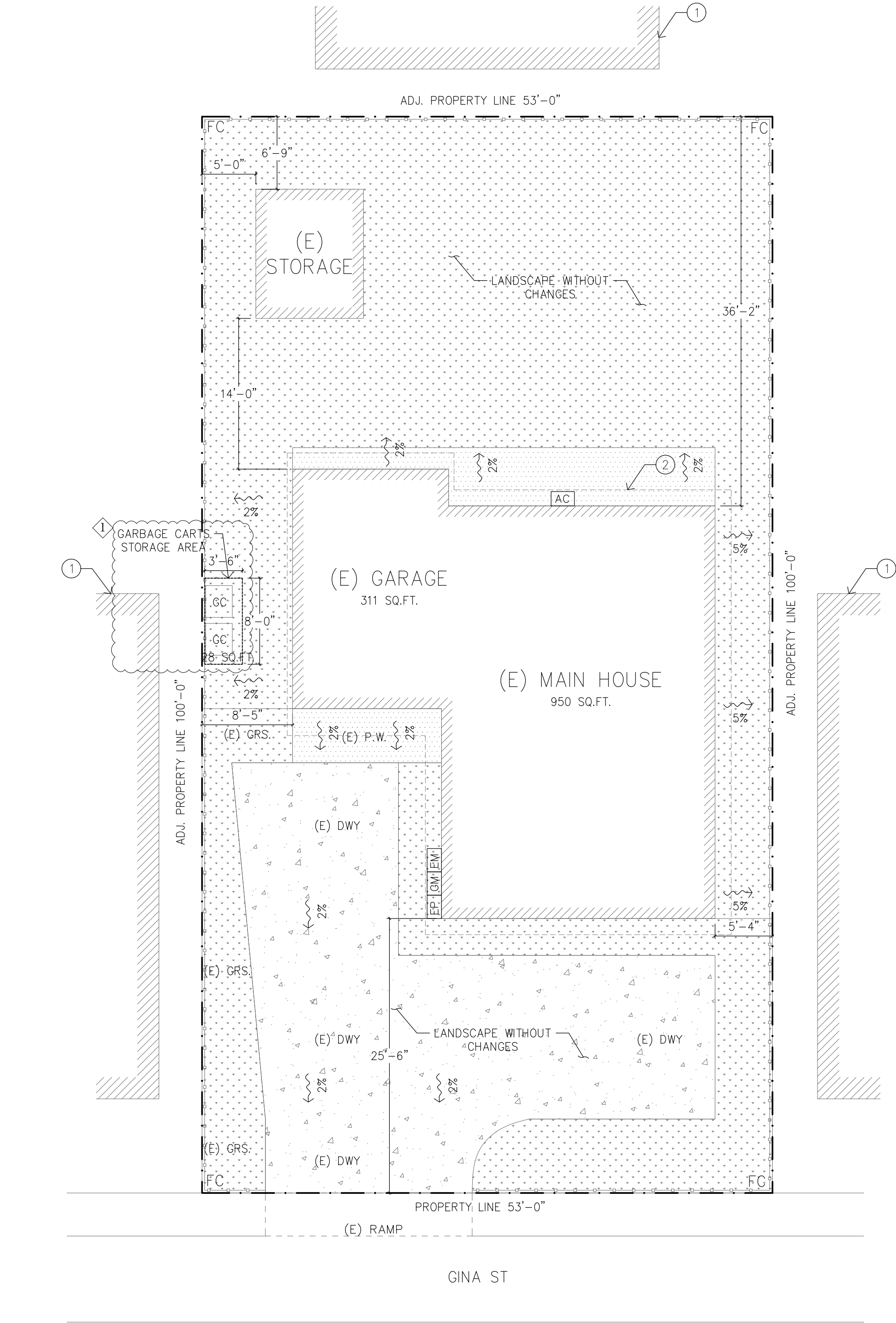
ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE LOGAR DESIGNS INC. ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY LOGAR DESIGNS INC. IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM LOGAR DESIGNS INC. PRIOR TO PROCEEDING WITH ANY RELATED WORK.

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JOB NO: LGR-AS_240014

EXISTING & PROPOSED
SITE PLAN

SHEET NO.

A - 2





PROPOSED FLOOR PLAN - 1/4"=1'



EXISTING, DEMOLITION & PROPOSED FLOOR PLAN

A - 3

NOTE V: PROVIDE 6 MIL VISQUEEN VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE OR APPROVED VAPOR RETARDER PER CRC R506.2.3

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS SHALL BE REPORTED TO THE CONTRACTOR IMMEDIATELY. IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE LOGAR DESIGNS INC. ATTENTION IMMEDIATELY DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR DOES NOT DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO COMPLY WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, WHICH IS NOT CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS OF THE WORK.

SITE CONDITIONS. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE OBLIGATION OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY LOGAR DESIGNS INC. IN WRITING IMMEDIATELY. THE CONTRACTOR OR LOGAR DESIGNS INC. PRIOR TO PROCEEDING WITH ANY RELATED WORK.

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DESIGN MANAGER

Long Long

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GARAGE CONVERSION TO JADU

4456 GINA ST, FREMONT, CA 94538

APPROXIMATE GAS INPUT FOR TYPICAL APPLIANCES		
APPLIANCE	INPUT Btu/h (APPROX)	CUBIC FEET OF GAS PER HOUR
NEW - RANGE, FREESTANDING, DOMESTIC	65,000.00	59
TOTAL	65,000.00	59

TABLE 12-10 SCHEDULE 40 METALLIC PIPE (NPS) (DATA TABLE 2)										FUEL GAS: NATURAL GAS									
										RILEY PRESSURE: 1.513124 in. w.c.									
										PRESSURE DROP: 0.3 in. w.c.									
										SPECIFIC GRAVITY: 0.6									
										PIPE RATING: 1000									
										C									
										D									
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Approximate Gas Input for Typical Appliances	
Appliance	Input Btu/h.(Approx.)
Space Heating Units	
Warm Air Furnace	
Single family	100,000
Multi-family, per unit	60,000
Hydronic Boiler	
Single family	100,000
Multi-family, per unit	60,000
Space & Water-Heating Units	
Hydronic Boiler	
Single family	120,000
Multi-family, per unit	75,000
Water-Heating Appliances	
Water Heater, automatic	
Storage 30 to 40 gal. tank	35,000
Water Heater, automatic	
Storage 50 gal. tank	50,000
Water Heater, automatic instantaneous	
Capacity at 2 gal./minute	142,800
Capacity at 4 gal./minute	285,000
Capacity at 6 gal./minute	428,400
Water Heater, domestic, circulating or side-arm	35,000
Cooking Appliances	
Range, freestanding, domestic	65,000
Built-in oven or broiler unit, domestic	25,000
Built-in top unit, domestic	40,000
Other Appliances	
Refrigerator	3,000
Clothes dryer, Type 1 domestic	35,000
Gas Fireplace direct vent	40,000
Gas Log	80,000
Barbecue	40,000
Gaslight	2,500
For SI units: 1 Btu per hour = 0.293 W	
[NFA 54:Table 5.4.2.1]	

----- GAS LINE RUNS TROUGH WALL
 + (N) GAS SHUT OFF VALVE
 GM (E) GAS METER
 COLD WATER LINE
 NEW SEWER PIPE PVC
 HOSE BIB WITH BACKFLOW PREVENTER DEVICE

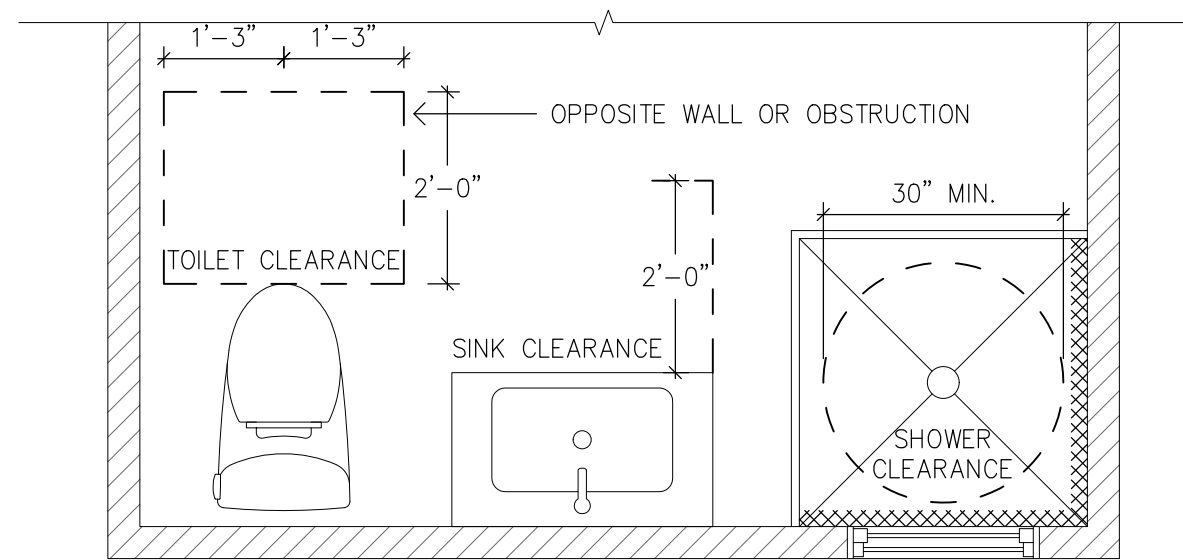


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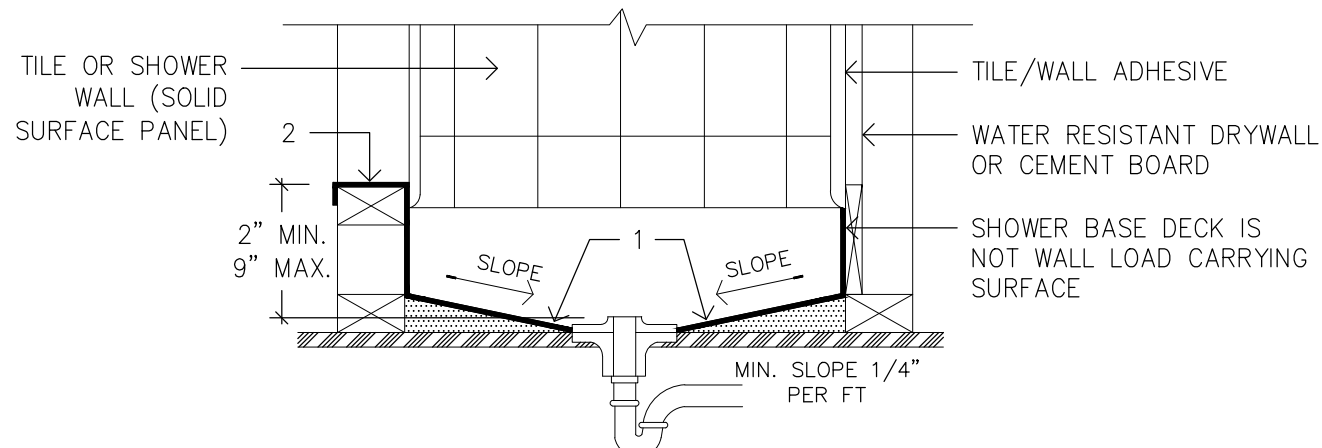
MEP - 2

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CPC 408.6: SHOWER COMPARTMENTS
SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (0.6606 M2) AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH (762 MM) CIRCLE. FOLD-DOWN SEATS IN ACCESSIBLE SHOWER STALLS SHALL BE PERMITTED TO PROTRUDE INTO THE 30 INCH (762 MM) CIRCLE.



1.GLASS MAT GYPSUM PANEL
2.FIBER-REINFORCED GYPSUM PANELS
3.NON-ASBESTOS FIBER-CEMENT BACKER BOARD
4.NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED
IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. [R702.4.2]



1.- NOT LESS THAN THREE (3) LAYERS OF STANDARD, GRADE FIFTEEN (15) POUND ASPHALT-IMPREGNATED ROOFING FELT	2.- LINING MATERIAL AT LEAST 3 INCHES ABOVE DAM / THRESHOLD BLOCK / NOTCH STUD TO RECEIVE LINING.
---	---

Diagram illustrating the required clearances for a range hood and kitchen range:

- RANGE HOODS**: Indicated by an arrow pointing to the range hood.
- 3'-0" MIN.**: Indicated by a dimension line showing the minimum clearance between the range hood and the kitchen range.
- KITCHEN RANGE**: Indicated by an arrow pointing to the kitchen range.

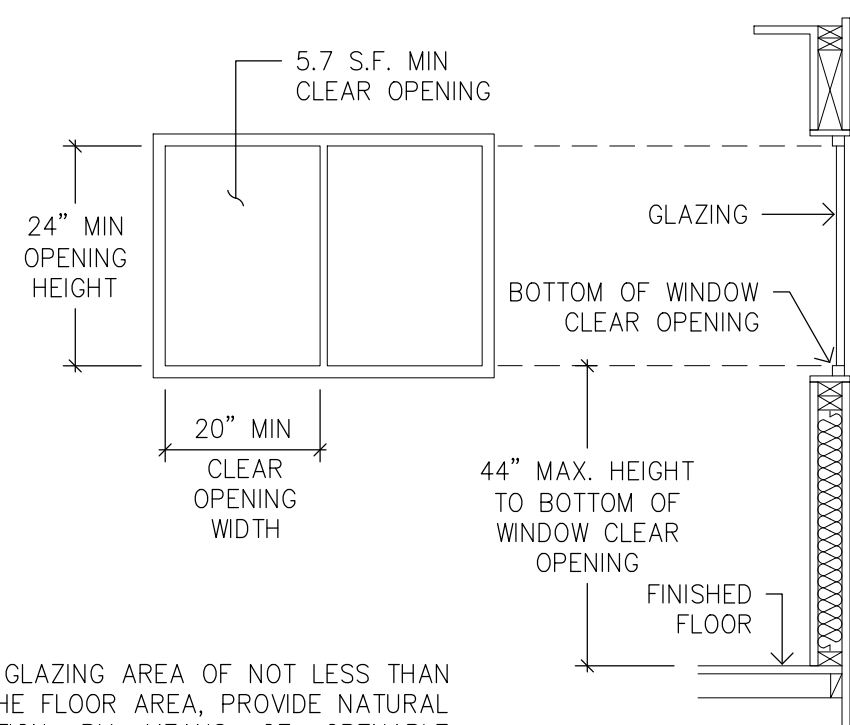
Diagram illustrating the installation of a clothes dryer duct. The duct is shown running horizontally from the dryer to the exterior wall. Key components and labels include:

- CLOTHES DRYER DUCT TO BE METAL AND TO HAVE A SMOOTH INTERIOR SURFACE. EXPOSED LISTED CONNECTOR NOT MORE THAN 6' IN LENGTH MAY BE USED.
- HORIZONTAL DISCHANGER DIRECT TO EXTERIOR 14" MAX
- BACK DRAFT DAMPER (BDD)

Jose Lopez

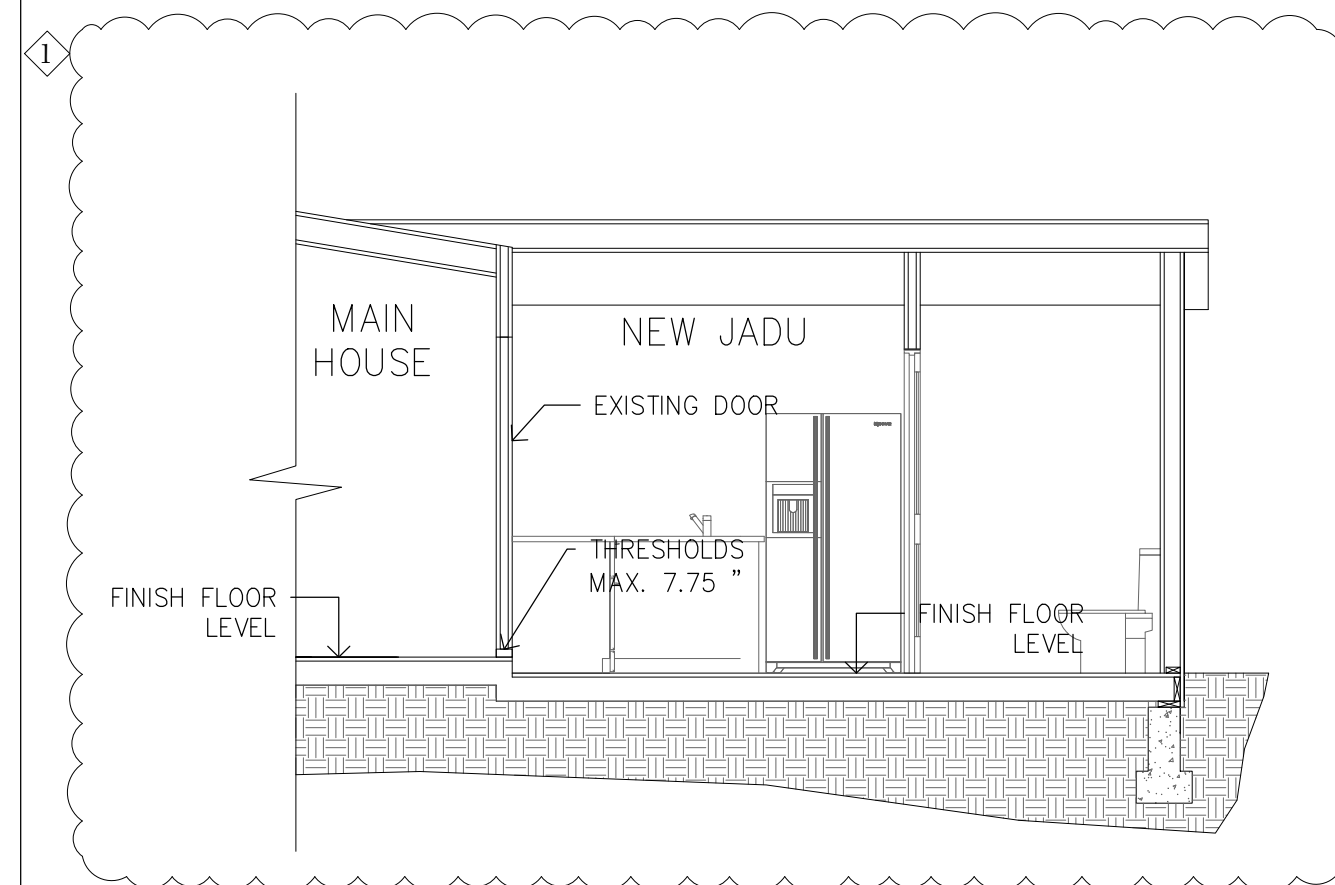
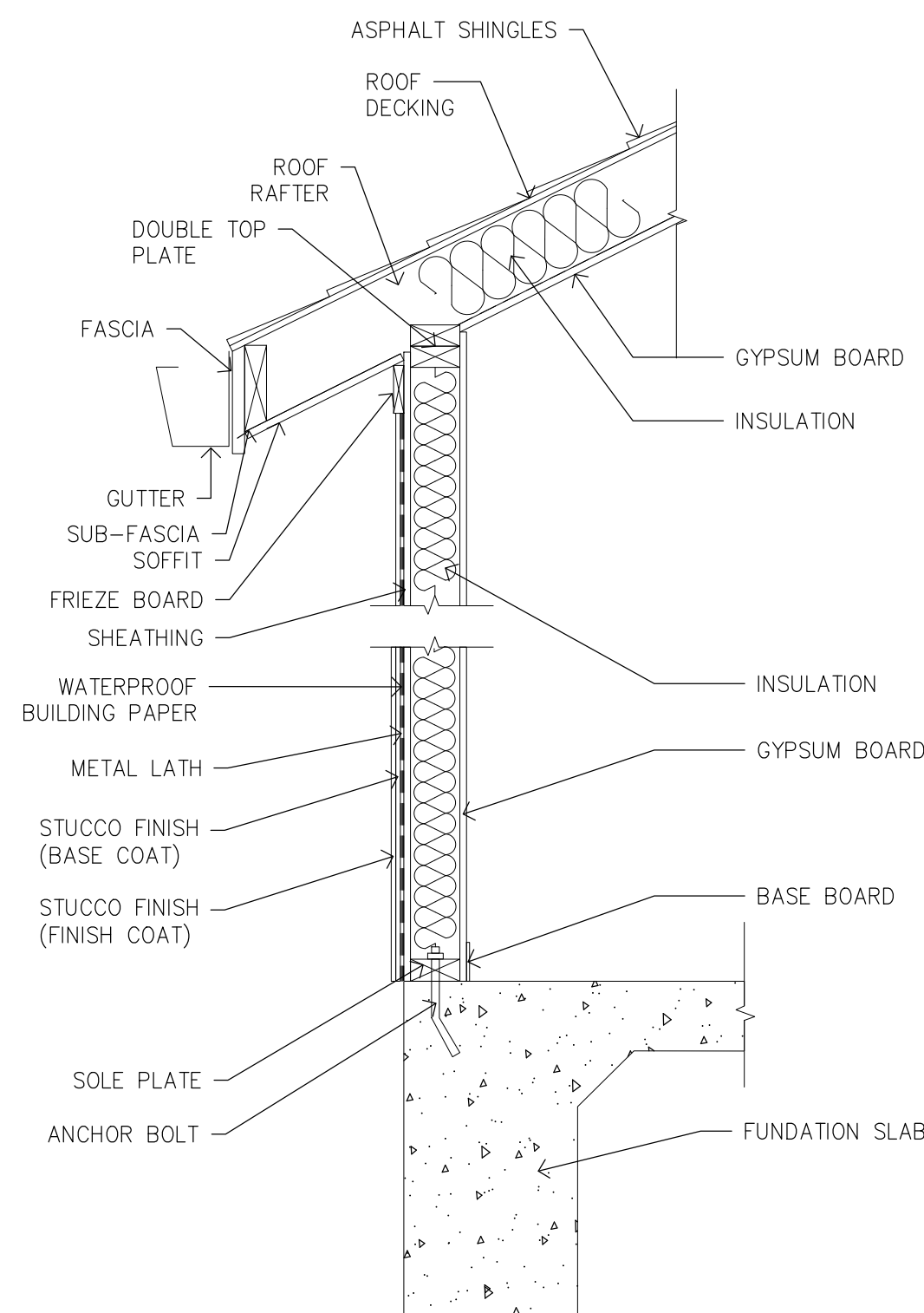
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DETAIL NOT TO SCALE



NOTE:
PROVIDE GLAZING AREA OF NOT LESS THAN
8% OF THE FLOOR AREA, PROVIDE NATURAL
VENTILATION BY MEANS OF OPENABLE
EXTERIOR OPENINGS WITH AN AREA NOT
LESS THAN 4% OF THE FLOOR AREA

R3C.2022 R310 EMERGENCY ESCAPE AND RESCUE OPENINGS
R310.2.1 MINIMUM SIZE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2).
EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADEFLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5.7 SQUARE FEET (0.465 M2).
R310.2.2 MINIMUM DIMENSIONS. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
R310.2.3 MEASUREMENT. FROM FLOOR, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR.



DETAIL NOT TO SCALE

DETAIL NOT TO SCALE

[illegible]

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GENERALS
DETAILS SHEET

SHEET NO.

GD - 1

9

DETAIL NOT TO SCALE

10.

DETAIL NOT TO SCALE

11

DETAIL NOT TO SCALE

DETAIL NOT TO SCALE