



DRAWING INDEX

SHEET NO.	CONTENT
A-101	CURRENT 1ST FLOOR PLAN
A-102	CURRENT 1ST FLOOR RCP
A-103	CURRENT 2ND FLOOR PLAN
A-104	CURRENT 2ND FLOOR RCP
A-106	ORIGINAL 1ST FLOOR PLAN
A-107	ORIGINAL 1ST FLOOR PLAN RCP
A-108	ORIGINAL 2ND FLOOR PLAN
A-109	ORIGINAL 2ND FLOOR PLAN RCP
G001	COVER SHEET
G002	CLEAN BAY BLUEPRINT
G003	RESPONSE TO CYCLE 1 COMMENTS UPDATED
C-101	SITE PLAN

OWNER INFORMATION

NAME	TELEPHONE	E-MAIL	ADDRESS
Yang Fu (Angela)	+1 (510) 358-6728	angela.fuyang@gmail.com	4431 Amador Rd. Fremont, CA 94538
Ernest Schleicher	+1 (510) 358-6729	ernest.schleicher@gmail.co	4431 Amador Rd. Fremont, CA 94538

PROJECT INFORMATION

ADDRESS	4431 Amador Rd. Fremont. CA 94538
TRACK	2180
LOT	44
BLOCK	3
ALA	446503
ORIGINAL BLD. PERMIT	8790
BUILDING USE	Single Family Residence
ONE DWELLING UNIT	1,640 sqft
FRONT YARD SETBACK	20 ft
NORTH SIDE YARD SETBACK	10 ft
SOUTH SIDE YARD SETBACK	6 ft
REAR YARD SETBACK	51 ft
MAX. BUILDING HEIGHT	22 ft
SITE SQUARE FEET	6,011 sqft
OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	V-B
SPRINKLERS	NONE

APPLICABLE CODES

ADMIN AND ENFORCEMENT	2022 California Residential Code
ENERGY AND CONSERVATION	2022 California Energy Code
HVAC	2022 California Mechanical Code
ELECTRICAL	2022 California Electrical Code
PLUMBING	2022 California Plumbing Code

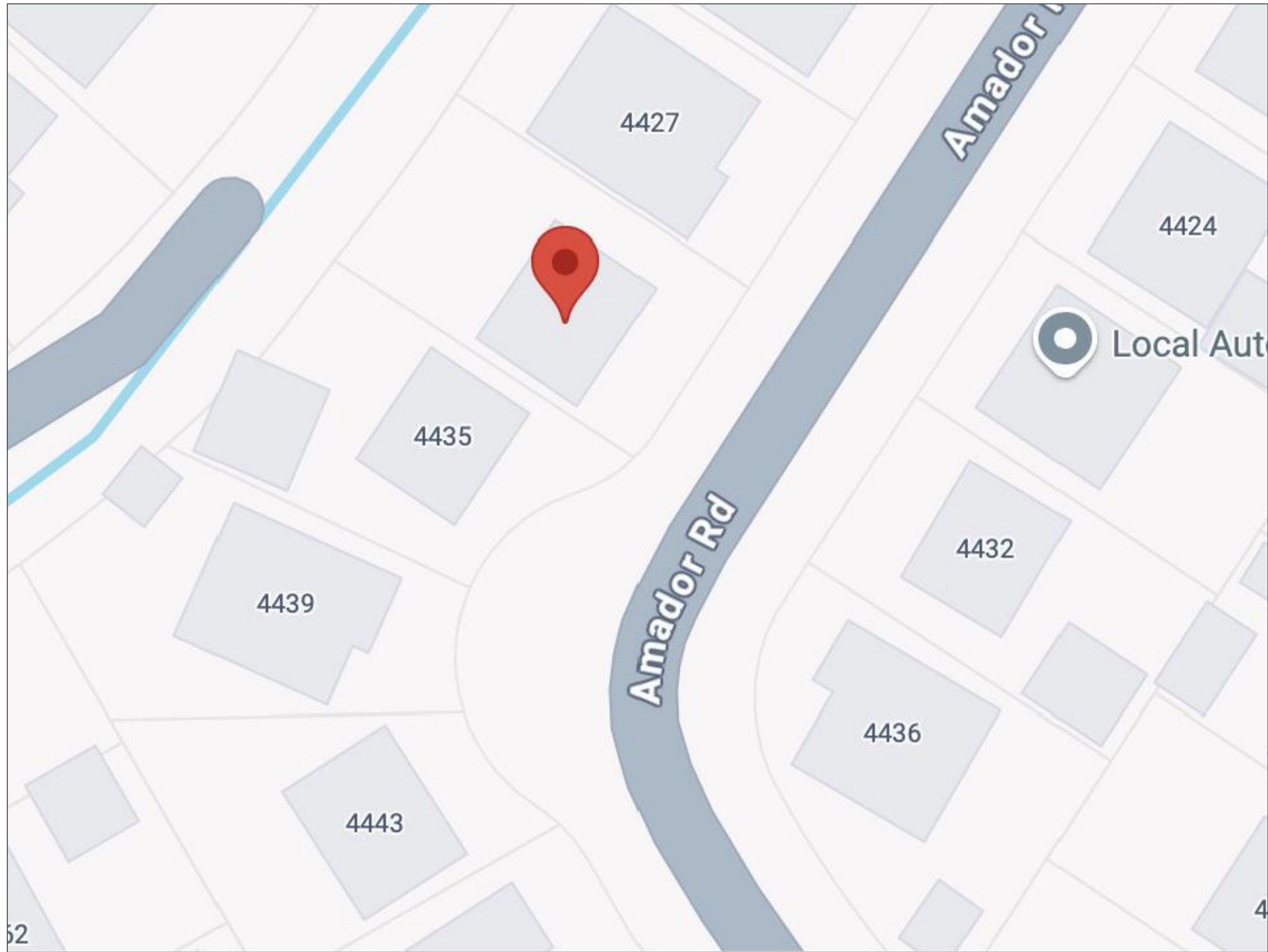
DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	wall mounted duplex
	ceiling mounted duplex
	wall mounted gfci duplex
	wall mounted afci/gfci duplex
	ceiling mounted afci/gfci duplex
	wall mounted J-box
	ceiling mounted J-box
	window with xyz id number in center
	ceiling mounted bathroom exhaust
	bathroom exhaust with ceiling LED
	ceiling mounted humidity sensor
	flush mounted LED ceiling light
	wall mounted smoke+co alarm
	ceiling mounted smoke+co alarm
	wall mounted electric heater with xyz id in center
	wall mounted light switch including basic, toggle, and smart switches
	wall mounted thermostat

SCOPE OF WORK

FOCUS	% CHANGED	WORKER	DESCRIPTION
Architectural / Structural	5%	Ernest Schleicher	Window on N dining room (2nd floor) wall removed, closet on upper landing removed, window on E wall SE bedroom (2nd floor) replaced. Furnace closet in SE bedroom (1st floor) removed, family room (1st floor) ceiling squared-up (angle removed).
Electrical (power)	99%	Ernest Schleicher	Original electric meter and panel not changed. Subpanel in garage changed. All wiring upgraded to 10AWG Romex. AFCI/GFCI duplex and GFCI duplex and WR/TR duplex installed throughout the house where required. GE dryer 240v installed in laundry.
Electrical (lighting)	100%	Ernest Schleicher	The front entrance pendant lamp, driveway dusk-to-dawn, trailer area dusk-to-dawn use E26 sockets with E26 LEDs. All interior ceiling lights (except the pendant lamp) are flush-mount LED. Bathroom and laundry are wet rated LEDs.
HVAC	100%	Ernest Schleicher	Original furnace removed from SE bedroom (1st floor) . New furnace installed in garage. One 8-inch duct connects furnace to dining room register. Two 6-inch branch ducts provide heat to the family room registers and one of those registers also provides heat to the upstairs W. bedroom. All ductwork is sealed with multiple layers of Nashua 324A tap, DP-1040 mastic and insulation.
Plumbing (water)	90%	Ernest Schleicher	Original water heater broke and was removed from SE bedroom (1st floor). New water heater installed in garage. 90% copper plumbing replaced with PEX. Bathrooms and kitchen sink plumbing remains copper and connects to PEX at convenient place. New GE washing machine installed in laundry.
Plumbing (black iron)	60%	Ernest Schleicher	About 25-ft of black iron pipe connecting original furnace, water heater, and gas dryer was removed from the 1st floor SE bedroom, family room, and laundry. New black iron pipe was installed in the garage to supply the new furnace and water heater.
Kitchen	100%	Ernest Schleicher	Originally, there was a stove top on the south kitchen lower cabinets and an oven built into a cabinet on the north kitchen wall. A leaking gas valve, embedded in the north wall between the exterior stucco and the interior gypsum leaked gas into the kitchen. The original cabinet containing the oven was torn down while seeking the gas leak. The leaking gas valve was found, and repaired, by smashing the outside exterior stucco. We bought a new GE stove with oven and installed it on the south wall after removing all the cabinets (upper and lower) around the kitchen and installing new cabinets (upper and lower).
Gypsum (walls)	70%	Ernest Schleicher	Gold Bond XP Fire-Shield 5/8-inch gypsum was installed on many walls of many rooms including the garage. About 35% of the 1st floor bathroom walls, 100% of laundry walls, 100% SE bedroom on 1st floor walls, 90% family room walls, 80% of SE bedroom 2nd floor walls, 70% west bedroom on 2nd floor walls, 70% of kitchen on 2nd floor) walls, 65% SW bedroom 2nd floor walls and more than 65% of dining room walls. The entire south wall of the garage and about 30% of the other garage walls.
Gypsum (ceilings)	70%	Ernest Schleicher	Gold Bond XP Fire-Shield 5/8-inch gypsum was installed on many ceilings. 100% of family room ceiling on 1st floor, 100% SE bedroom ceiling 1st floor, 100% laundry ceiling, 50% bathroom on 1st floor ceiling, 10% kitchen ceiling, 3% SW bedroom ceiling on 2nd floor, 4% SE bedroom on 2nd floor, 40% spandrel ceiling, and 10-15% of garage ceiling also.
R-15 Insulation	70%	Ernest Schleicher	Owens Corning Pure-Safety Unfaced R-15 Fiberglass Insulation was used (often packed in beyond R-15 to possibly R-45) in the following places: 100% family room ceiling, 100% SE bedroom (1st floor) ceiling, 100% laundry ceiling, 100% east wall family room, 100% west wall garage, 75% north and west family room walls, 100% east and south laundry walls, 50% west laundry wall, 75% all walls in SE bedroom (1st floor), 35% of all walls in SW bedroom (2nd floor), 65% north wall of west bedroom (2nd floor) and 25% of west bedroom (2nd floor) south, west and east walls, 40% kitchen south wall plus 30% of north and west kitchen walls, 70% of north dining room walls and 40% of east dining room walls.
Flooring	90%	Ernest Schleicher	The garage floor, spandrel floor, and the floor in the SE bedroom (1st floor), laundry, and both bathrooms have original flooring. All other locations (kitchen, dining room, upper and lower landings, all upstairs bedrooms and family room (1st floor) have engineered "floating" bamboo flooring. The original oak flooring in the dining room, and upstairs bathroom remains beneath the engineered "floating" bamboo.
SHED (backyard)	100%	Ernest Schleicher	We want to remove the existing shed. We did not build the shed. At first, we only wanted to prevent the skunk from living under the shed. Then we thought to transform the shed into a greenhouse when my wife's parents wanted to have a garden protected from UV. Due to my wife's parents poor health, my efforts focused on remodeling/upgrading the home and responding to several emergency situations that required years of effort. So now we just want to remove the shed completely.
Structure on North side of house	100%	Ernest Schleicher	We want to remove the "water closet" structure that I built on the North side of the house to protect the furnace, water heater, washer, and dryer. As Charlie mentioned in the original complaint, the structure did not provide sufficient protection for the furnace and water heater. Our neighbors on both sides have similar kinds of structures, but we no longer want such a structure. We want to remove it 100%.

VICINITY MAP



GENERAL NOTES

1. Ernest has added or changed Comments: 00013, 00017, 00018, 00020, 00032. Most of the others were not changed due to time constraints.
2. Original drawings (based upon RedFin and photos taken while doing the work) were used to create the "original 1st floor plan", "original 1st floor reflective ceiling plan, likewise for the second floor.
3. The floor plans have no wiring, only the duplex locations and switches that control duplexes. No j-boxes or wires connecting to j-boxes or between floors (as my first submission had). Those documents remain available. But my goal was to make my floor plans and reflected ceiling plans look like the examples I found on the Internet.
4. I am using a "BATTING" linetype to represent the Owens Corning Pure Safety insulation. The room names now include ceiling height, composition (gypsum), floor material (oak, bamboo, tile) etc. I also added to each room identifier whether 100% of the walls and/or ceiling was upgraded to XP fire-shield 5/8 in. gypsum. Likewise for large percentages and for insulation in the ceiling.
5. Based upon Jesse's comment about the subpanel installation -- I purchased 3M fire-block putty sheets and blocks to seal any areas in the sub panel and boxes that might allow air entry. I have not yet taken the time to use any of the 3M fire-block putty as I was working full-time on creating these new drawings.
6. I have purchased 25 ft. of 6awg wire to reconnect the subpanel to the future electric stove socket. I have already installed the new wire from the attic to the kitchen but have not yet connect the old wiring in the attic to the new wiring also in the attic. I did purchase a 144 cu. in. pull-box to put the Polaris insulated connectors inside since these connectors are too large for normal j-boxes.
7. I also purchased 30A and 50A GFCI circuit breakers for to replace the standard 30A circuit breaker currently being used with our electric dryer and for the future electric stove. I have been busy with this documentation but intend to install these devices after I finish connecting the 6AWG cabling in the attic.
8. All the other / previous provided drawings will be updated corrected as soon as possible. We wanted to get you these new documents, as they seem to be the focus of our most recent conversation.

AREA CALCULATIONS

ROOM	AREA	ROOM	AREA
SPANDREL (1ST FLOOR)	50 sqft	SW BEDROOM (2ND FLOOR)	102 sqft
LOWER LANDING (1ST FLOOR)	20 sqft	BATHROOM (2ND FLOOR)	34 sqft
SE BEDROOM (1ST FLOOR)	125 sqft	SE BEDROOM (2ND FLOOR)	110 sqft
LAUNDRY (1ST FLOOR)	38 sqft	WEST BEDROOM (2ND FLOOR)	145 sqft
BATHROOM (1ST FLOOR)	57 sqft	KITCHEN (2ND FLOOR)	117 sqft
FAMILY ROOM (1ST FLOOR)	343 sqft	DINING ROOM (2ND FLOOR)	273 sqft
GARAGE (1ST FLOOR)	408 sqft	UPPER LANDING (2ND FLOOR)	123 sqft

DRAWING TITLE COVER / TITLE SHEET	PROJECT TITLE: 4431 Amador Rd. Fremont, CA 94538	DATE: 12/31/2024 MODEL SCALE: 1:1 PAPER SCALE: DRAWN BY: ES REVISION: 003	COMPANY: Home Owners Yang Fu: angela.fuyang@gmail.com (510) 358-6728 Ernest Schleicher: ernest.schleicher@gmail.com (510) 358-6729	NOTES:	SHEET NO. G-001
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