

RESPONSE TO CYCLE 1 COMMENTS		
COMMENT NO.	FOCUS	REPLY
00001	PLANNING	Cover / Title Sheet G-001Created. It is the first page of Plan_All.pdf
00002	PLANNING	Scope of Work has been included on the Cover / Title Sheet G-001. We intend to demolish the unpermitted structure on the North side of the house. The Pergola / Canopy was intended to protect the furnace and water heater, but it failed to do so.
00003	PLANNING	Site Plane C-101 Created. It is included in the Plan_All.pdf and includes all the specific details requested in the comments.
00004	PLANNING	We are not proposing to legalize changes to the exterior of the home. It was a mistake to build the unpermitted structure on the North side of the house and we intend to remove it.
00005	SOLID WASTE	Most of the construction / demo debris was taken to the Fremont Recycling & Transfer Waste Management Service at 41149 Boyce Rd, Fremont, CA. We do have lots of receipts from there, but we didn't know we should save them, so we may be missing some. Maybe they can give us printout as we have been going there since 2014. Some construction / demo debris was taken to Republic Services Newby Island Landfill at 1601 Dixon Landing Rd, Milpitas, CA. We bought a trailer for this purpose.
00006	SOLID WASTE	We have diligently cleaned up our own mess / construction debris as well as the previous owner's mess that they left throughout the property. All garbage, debris, broken whatever, tree trunks and other landscaping has been bagged and taken to the Fremont Recycling or Newby Island. We are nature lovers.
00007	BUILDING NON STRUCTURAL	The former owner of this house was the seller agent. She (Lu) told us that she used to have rich friends, until the contractors got them. She did not tell us that a permit was required to perform any work, alterations, upgrades, etc. Our buyer agent, Dan Birdwell, did not advise us regarding the need to obtain permits either. I have been cleaning up the former owners trash, removed their garage office, and fixing / upgrading this house since we bought it in 2014. Then, 7 years later (2021) Charlie shows up and we are in trouble for not knowing permits were required. Yes, I am guilty of being ignorant of such requirements.
00008	BUILDING NON STRUCTURAL	The Cover / Title Sheet (G-001) is the first sheet in the Plans_All.pdf document. I do believe everything that you ask for is included on that sheet. I found some original documents in the garage with Lot #44, block #3, ALA 446503, Tract 2180, building permit #08790. I have added that information to the cover sheet. If you can use that information to obtain the original building plans please let us have a copy.
00009	BUILDING NON STRUCTURAL	We hope the new drawings will be sufficient for a full review. We humbly look forward to comments, questions, and requests for more details.
00010	BUILDING NON STRUCTURAL	I have found no compliance forms related to Title 24 Energy Compliance. I have found lengthy (62+ pages) describing the scope of Title 24 and the intentions / goals of energy efficiency. We have done our best to invest in the best materials, including 5/8-inch Gold Bond XP Fire-Shield gypsum, Owen Corning Pure Safety R-15 insulation, Naushua 324A high-temperature duct sealing tape, DP 1040 mastic, and so on. We did not try to cheap-out or spare any expense. Our water service fee is more than double our fee for water use. Our utility bills are very low with all the insulation. Our furnace, water heater, washing machine, dishwasher, freezer, refrigerator and electric dryer are all new and energy star rated.
00011	BUILDING NON STRUCTURAL	We have made no alterations or additions that have increased the the building conditioned space.
00012	BUILDING NON STRUCTURAL	We have provided the Clean Bay Blueprint as G-002 within the All_Plans.pdf document. We love nature and have cleaned up our construction debri as well as the trash, etc. the former owners left. Since 2014 we have used the Fremont Recycling and Newby Island to dump so many thousands of pounds. We do have lots of receipts to prove our word is true.
00013	BUILDING NON STRUCTURAL	Unfortunately, I do not have a plan that shows the home layout before any work was done. As mentioned previously, I found what I think may be the original building permit number #08790, and if the original plans are there we would also like to have a copy. I am willing to attempt to recreate plans, from pictures that I have sent you already.
00014	BUILDING NON STRUCTURAL	I have downloaded and read the Residential Mandatory Measures Summary.
00015	BUILDING NON STRUCTURAL	I have shown on sheet numbers F-101 and F-102 (within the Plans_All.pdf) the location of 6 interlinked First Alert Smoke+CO alarms and 1 not interlinked First Alert Smoke+CO alarm. All alarms are in the correct location as required by the code.
00016	BUILDING NON STRUCTURAL	I have googled the "egress window" term that you use and often it is used in the context of basement window and fire escape stairs or ladders for emergency exiting. All of the bedrooms do have windows, but none of them have fire escapes inside or outside for an emergency exit in case of a fire or emergency. Should we build a fire escape for all three second floor windows? I have added a hexagon shaped callout at each window location with its xyz id number in the center of the hexagon.
00017	ELECTRICAL	I have installed GFCI outlets/duplex at all required locations and have been replacing some j-box and outlets with Leviton AFCI/GFCI outlets to satisfy the arc fault requirements. The Doc_Load_Calculations.pdf (E-106) details where and what remains to do in this context. The electrical plans (E-101 thru E-105) within the Plans_All.pdf shows the circuits and GFCI and AFCI/GFCI locations also.

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00018	ELECTRICAL	The Doc_Load_Calculations.pdf document has been created with the information that you request. I have included/embedded photos of the main panel and meter and the subpanel in the garage. The subpanel in the garage has available slots for the 240v double-pole circuit breaker (future use: electric range). I have also included some notes within that document.
00019	ELECTRICAL	The electrical plans (E-101 to E-106) include the locations where Leviton AFCI/GFCI duplex have been installed to provide passthrough AFCI/GFCI protection to all devices downstream of that device. Leviton has delivered an easy to install AFCI/GFCI duplex and I have been strategically installing them to satisfy the code. The load calculation document (E-106) provides details of what has been accomplished an what remains (to do) to be done to provide arc fault protection.
00020	BUILDING NON STRUCTURAL	All plans are drawn (modeled) "to scale" which, in another way is 1:1. The measurements shown on the plans are accurate to 1/8 th inch. Both the drawn (model) scale and the "paper / layout" scale are printed on all sheets in the title block. I have included sheets that overlay, for example, 2nd floor plan overlaying 1st floor plan to demonstrate the accuracy of the drawing between floorplans (matching reality). I have included second floor electrical drawing overlaying first floor electrical (and 3rd floor electrical overlaying 2nd floor electrical) to show electrical circuit connectivity instead of leaving dangling wires.
00021	ELECTRICAL	All the outlets in the bathrooms, kitchens, outdoors, under sink for dishwasher, and under sink for the insinkerator are GFCI protected and/or AFCI/GFCI protected. The outlet in the garage for the water heater will be upgraded to GFCI. The furnace in the garage appeared to be factory designed for direct wiring to the circuit breaker (I added a convenient power switch) but I will provide GFCI protection for the furnace ASAP.
00022	ELECTRICAL	I think that there are sufficient outlets along the wall to satisfy the 12-ft and 6-ft requirements as described in your comment and the code.
00023	ELECTRICAL	All outlets, switches, lights, and j-boxes in the kitchen are GFCI protected and also satisfy the spacing requirements described in your comments (4-ft and 2-ft).
00024	PLANNING	The banister and guardrail / handrail are original. I reinforced the original banister with a 4-foot length of 2-inch angle iron. I added a lower handrail and a second matching style banister to the upper landing to ensure safety. I have not yet tried to squeeze a 4-inch ball through any banister, however.
00025	PLANNING	Each floorplan drawing has a "drawing title" block and sheet number block in the position at the bottom right-corner as your electronic plans require. All the drawing titles now state what floor it is or if it is two floors overlapping.
00027	ELECTRICAL	I will double-check, but I do believe all outlets are rated for 20A and are both WR/TR including GFCI and AFCI/GFCI outlets and they match the circuit breaker rating.
00029	BUILDING NON STRUCTURAL	The makeshift structure is on the North side of the house. It is not off the second story. It is more of a roof canopy or pergola roof that was intended to protect the furnace, water heater, washing machine and dryer. We intend to remove this.
00030	BUILDING NON STRUCTURAL	The understairs enclosure (spandrel) had only 2x4s when we bought the house. Nowadays, I have installed 5/8-inch Gold Bond Fire-Shield gypsum on half of the ceiling and most of the walls, and a light switch, an LED light. However, all the walls and ceilings in the spandrel are not 100% covered. The ceiling under the stairs going up to the second floor have 5/8-inch gypsum but the ceiling under the stairs going up to the front entrance from the lower landing do not.
00031	ELECTRICAL	All bathrooms have Leviton GFCI duplex. All locations requiring GFCI protection or GFCI duplex have them (outdoors, kitchen, bathrooms, laundry, etc.) I have also been adding AFCI/GFCI duplex as can be seen on electrical plans and on the Doc_Load_Calculations.pdf document to provide downstream arc fault protection or AFCI/GFCI downstream protection even to devices that are already GFCI or GFCI protected.
00032	BUILDING NON STRUCTURAL	All architectural floor plans (A-101, A-102, A-103) now have room names. Most of the other floor plans also have the room names. If it seemed the room names were making it harder to view the wiring, for example, then the room names were moved if possible or removed to make it easier to read. Looking at each floor individually should show the room names with room area data.
00033	ELECTRICAL	The outdoors, main service panel (with meter) has one 60A circuit breaker and one 30A circuit breaker. Someone, perhaps the previous owners, connected these two circuit breakers with a single 12AWG or 10AWG wire. That did not look safe to me, so I turned off the 30A circuit breaker and we have been only using the 60A circuit breaker for many years (more than 10 years).
00034	BUILDING NON STRUCTURAL	We hope that the Plans_All.pdf and the other documents, including this Doc_Response_to_Cycle-1_Comments.pdf can provide the clarity required. AutoCAD was used to provide the precision drawing and scale requirements. Unfortunately, since I am using a macbook, the specialized AutoCAD toolboxes with standard symbols don't exist. So I had to draw/create the symbols from within AutoCAD myself. The cover sheet has a drawing symbol table. We are happy to answer your questions and to provide any missing information.
00035	MECHANICAL	We humbly look forward to your comments. I have done my best to deliver excellent HVAC including black iron piping and sealed / insulated ductwork. So far, everything is working perfectly for many years.
00036	PLUMBING	We humbly look forward to your comments. I have done my best to deliver excellent plumbing and so far it has been working perfectly for many years.
00037	BUILDING STRUCTURAL	The Cover / Title Sheet (G001) within the All_Plans.pdf document now includes the scope of work. Previous e-mails and drawings included photos that may provide more clarity and context if my written descriptions are not clear enough. Feel free to ask and we will do our best to provide you with the answer.

DRAWING TITLE Response to Cycle 1 Comments	PROJECT TITLE: 4431 Amador Rd, Fremont, CA 94538	DATE: 11/10/2024 MODEL SCALE: 1:1 PAPER SCALE: 7:1 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-003
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