



DRAWING INDEX

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CODE SUMMARY

ADMIN AND ENFORCEMENT	2022 California Residential Code
ENERGY AND CONSERVATION	2022 Title 24 (CalGreen)
HVAC	2022 California Mechanical Code (CMC)
ELECTRICAL	2022 California Electrical Code (CEC)
PLUMBING	2022 California Plumbing Code (CPC)

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

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

PROJECT SCOPE

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.

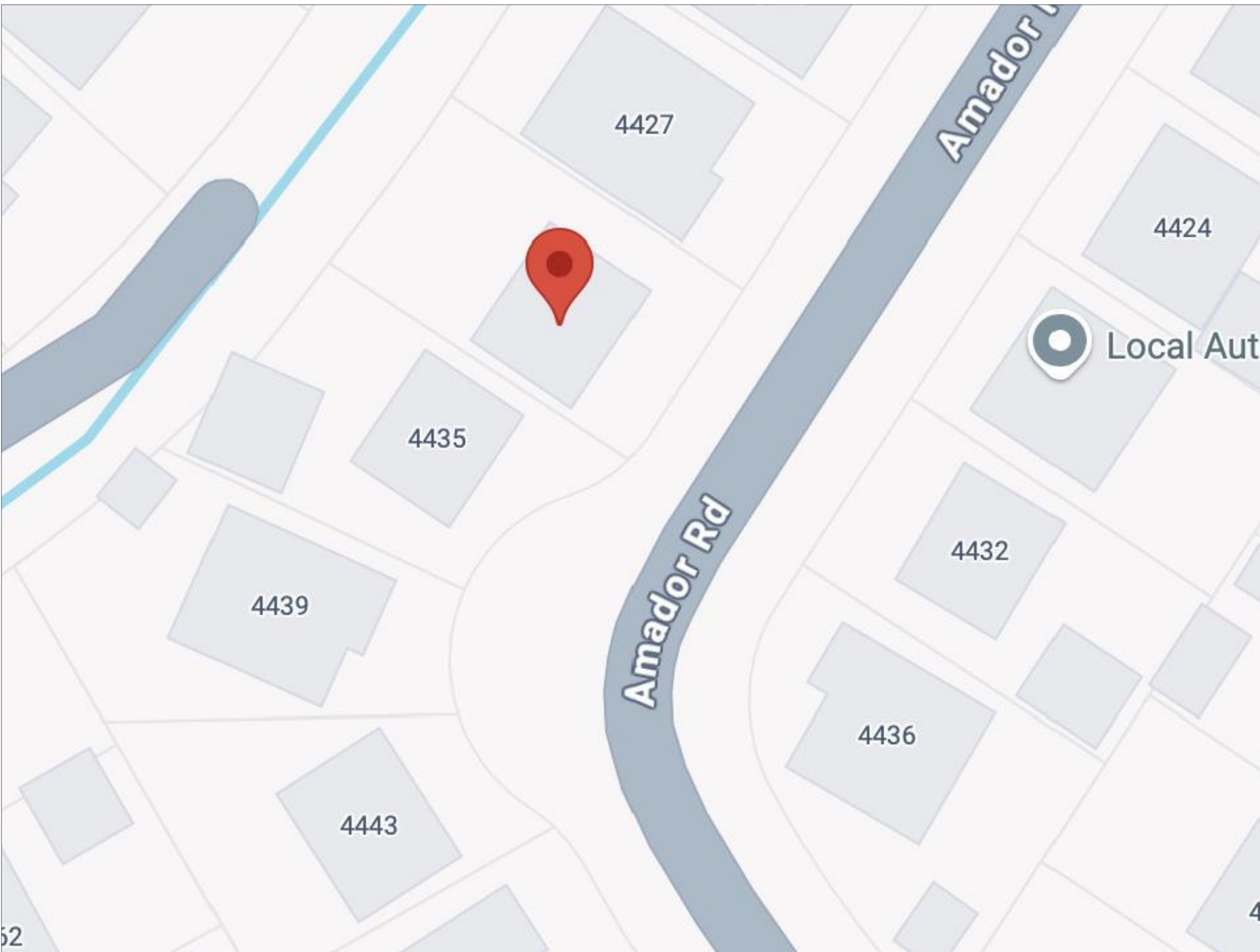
GENERAL NOTES

1. Sheet number follows the National CAD Standard.
The first two letters, or first letter followed by hyphen indicate the discipline. An "A-" for architecture. An "AD" for architectural demolition discipline.
The first number indicates the sheet type (0-9 types). The last two numbers indicate the sequence (1-99) of the sheet type. G-001 would indicate the general discipline, the first zero indicates sheet type symbol legend, abbreviations, or general notes, and the 01 indicates the first general type sheet.
So E-101 indicates the electrical discipline, the first number 1 indicates a plan-type of sheet, and the 01 indicates it is the first electrical plan-type sheet. E-105 indicates that it is the 5th electrical discipline, plan-type sheet.
2. First floor and second floor plans align perfectly to reality. Electrical plans for all three floors (1st, 2nd, attic) exist separately and a plan showing 2nd floor electrical wiring overlaying 1st floor electrical wiring provide the complete wiring connectivity. Likewise for 3rd floor electrical overlaying 2nd floor electrical to show the complete wiring connectivity.
3. The main electric meter and main panel (outdoors) remain original. The main panel has two circuit breakers, one 60A and one 30A with a wire jumper connecting the 30A to the 60A. The 30A circuit breaker is powered off and we have been using only the 60A main panel circuit breaker to feed the subpanel in the garage. The original subpanel was replaced and a 125A subpanel was installed with 16 circuit breakers (two 15A, one 30A 240v for dryer, and thirteen 20A).
4. All work was done by the co-owner, Ernest Schleicher, and I accept all responsibility.

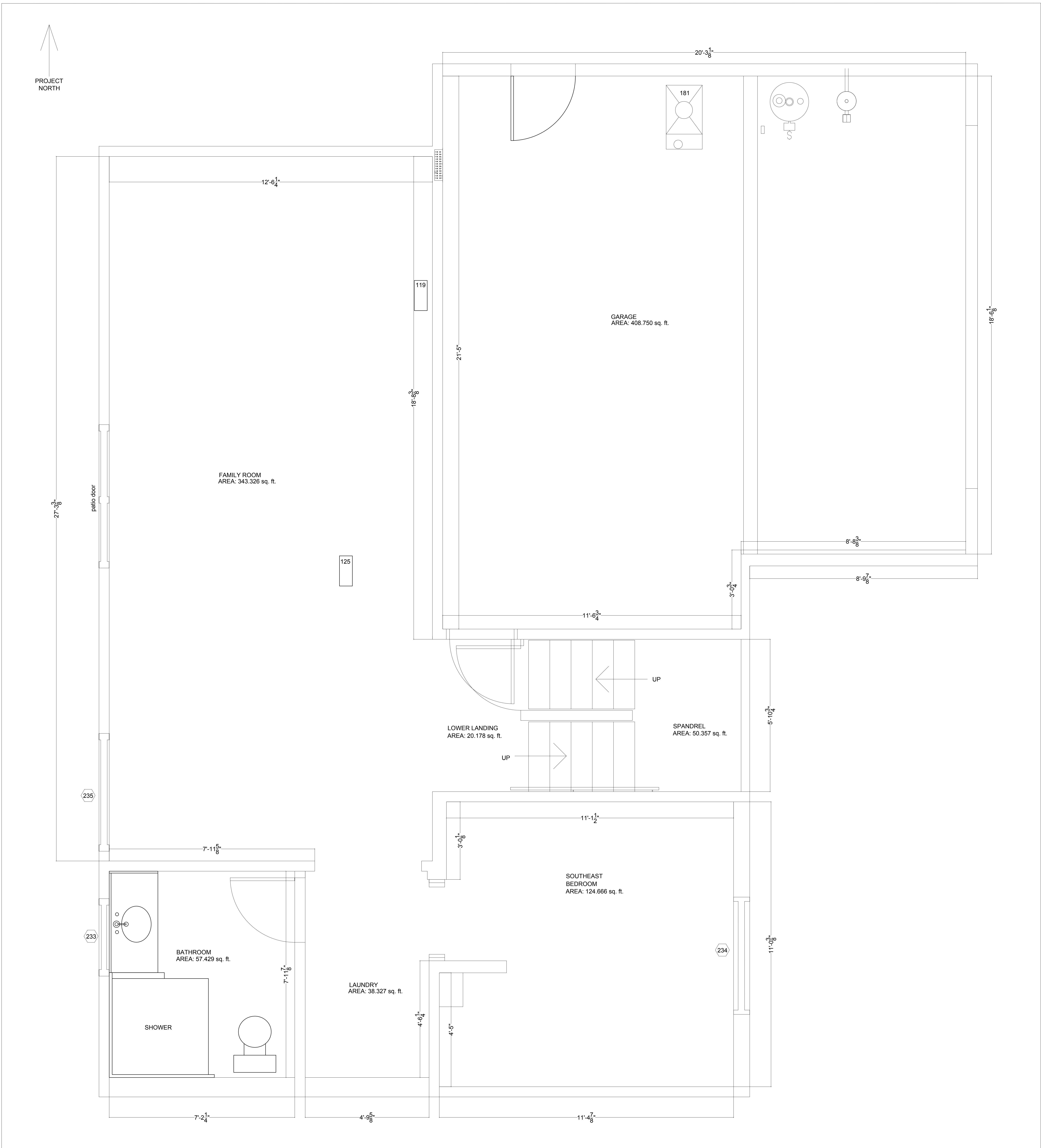
AREA CALCULATIONS

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

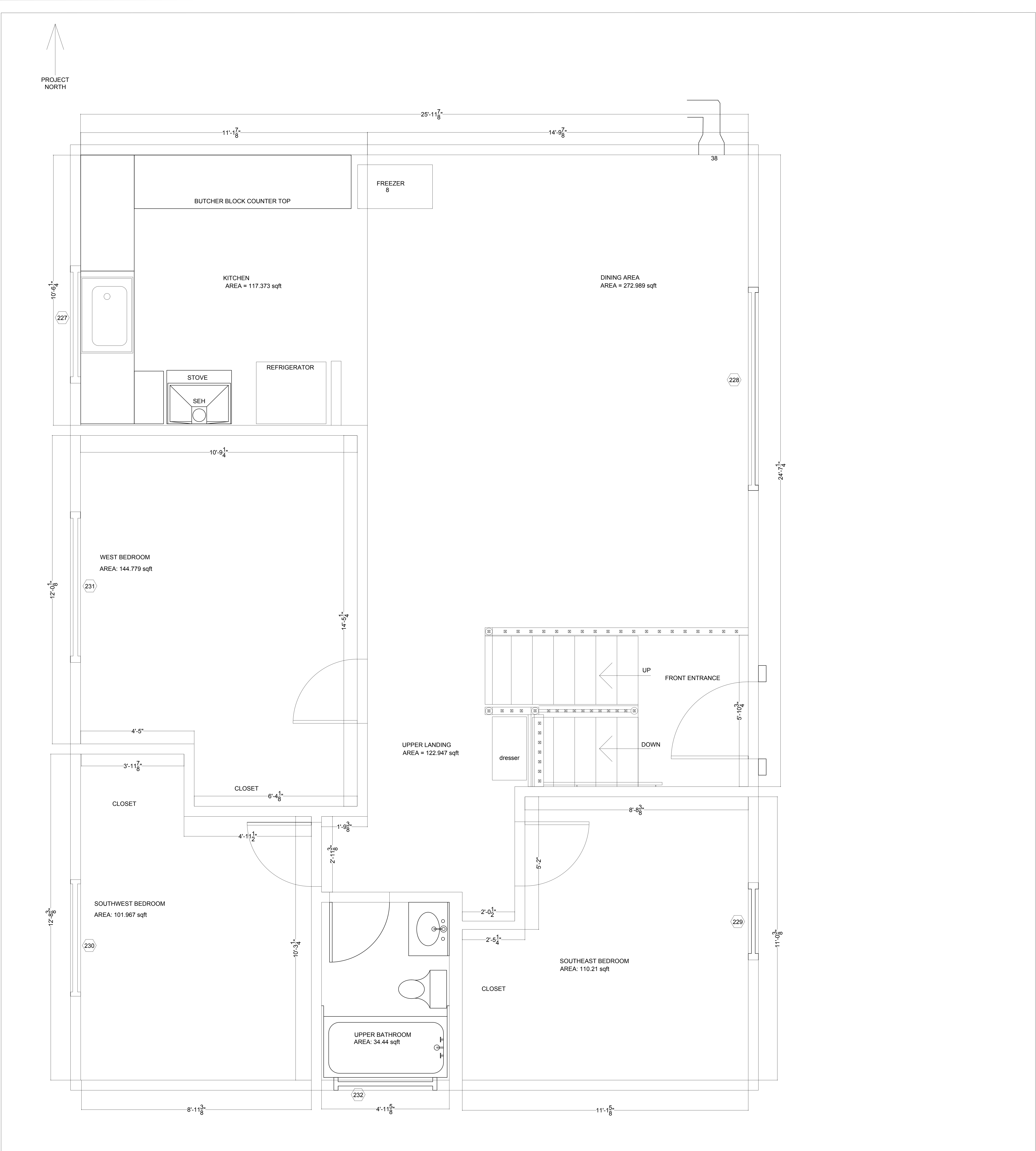
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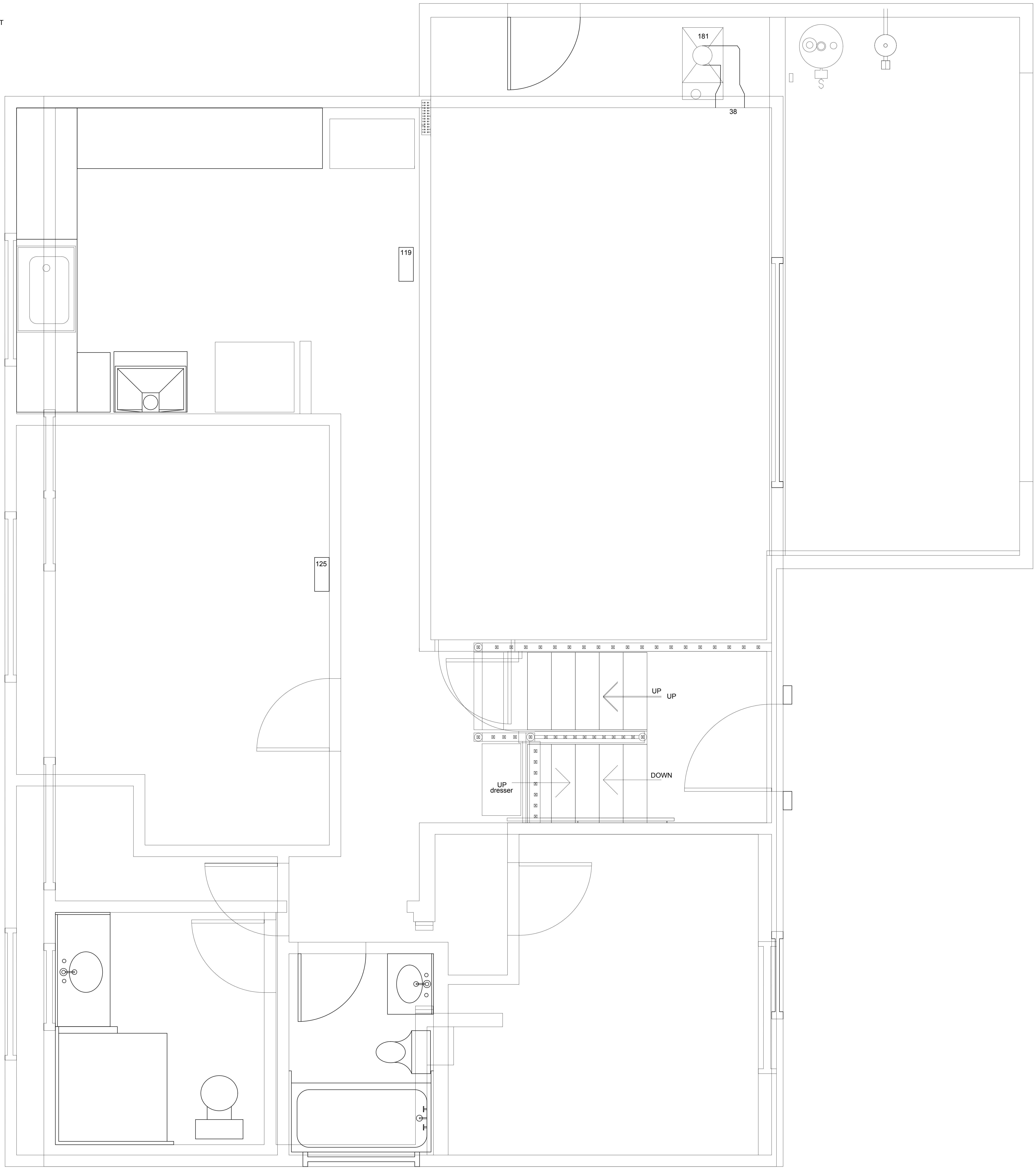
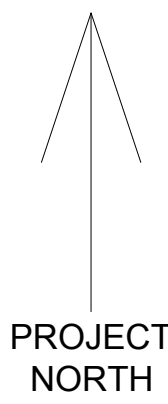
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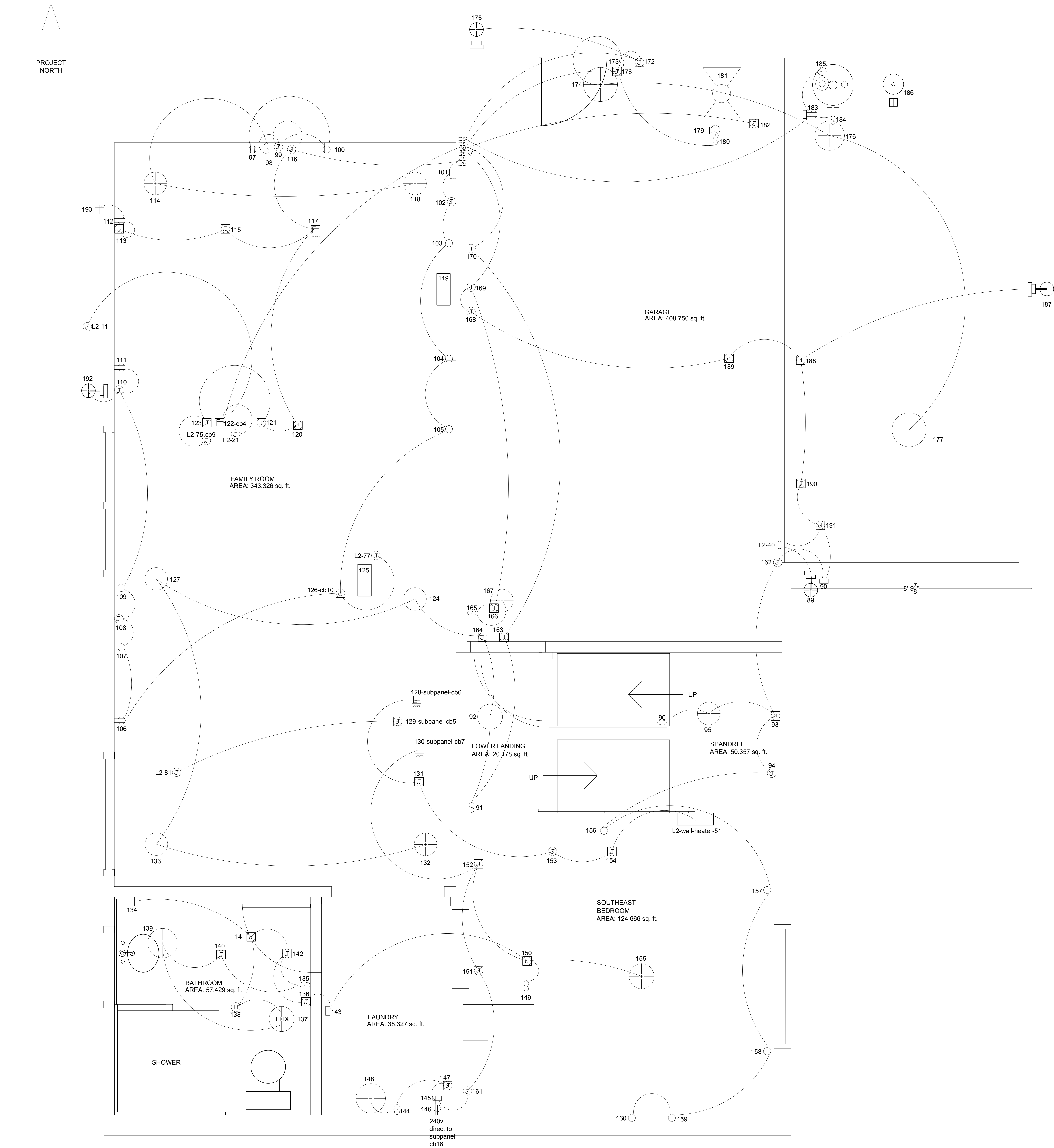
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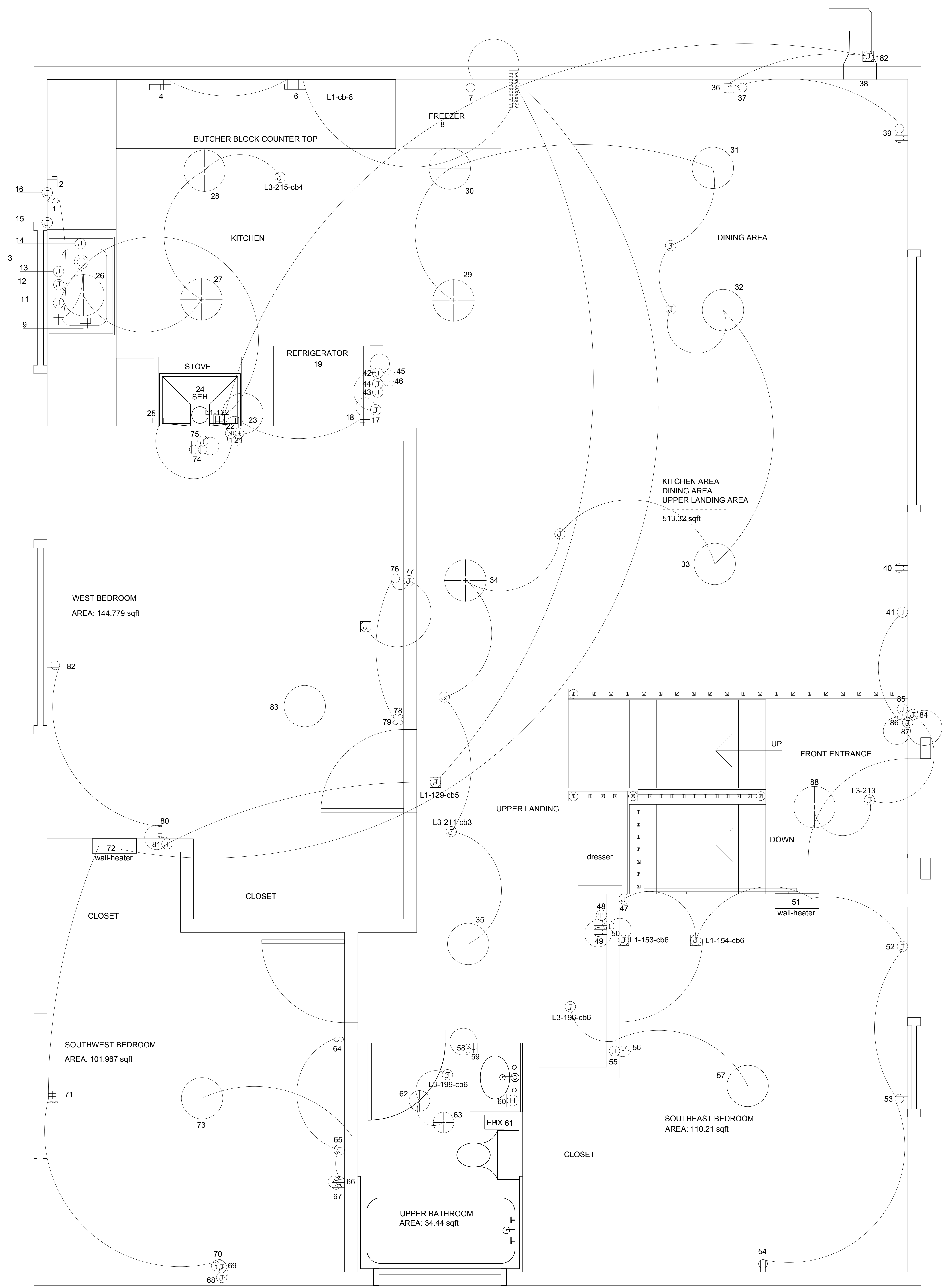
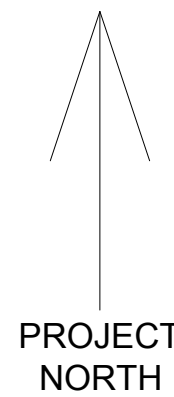
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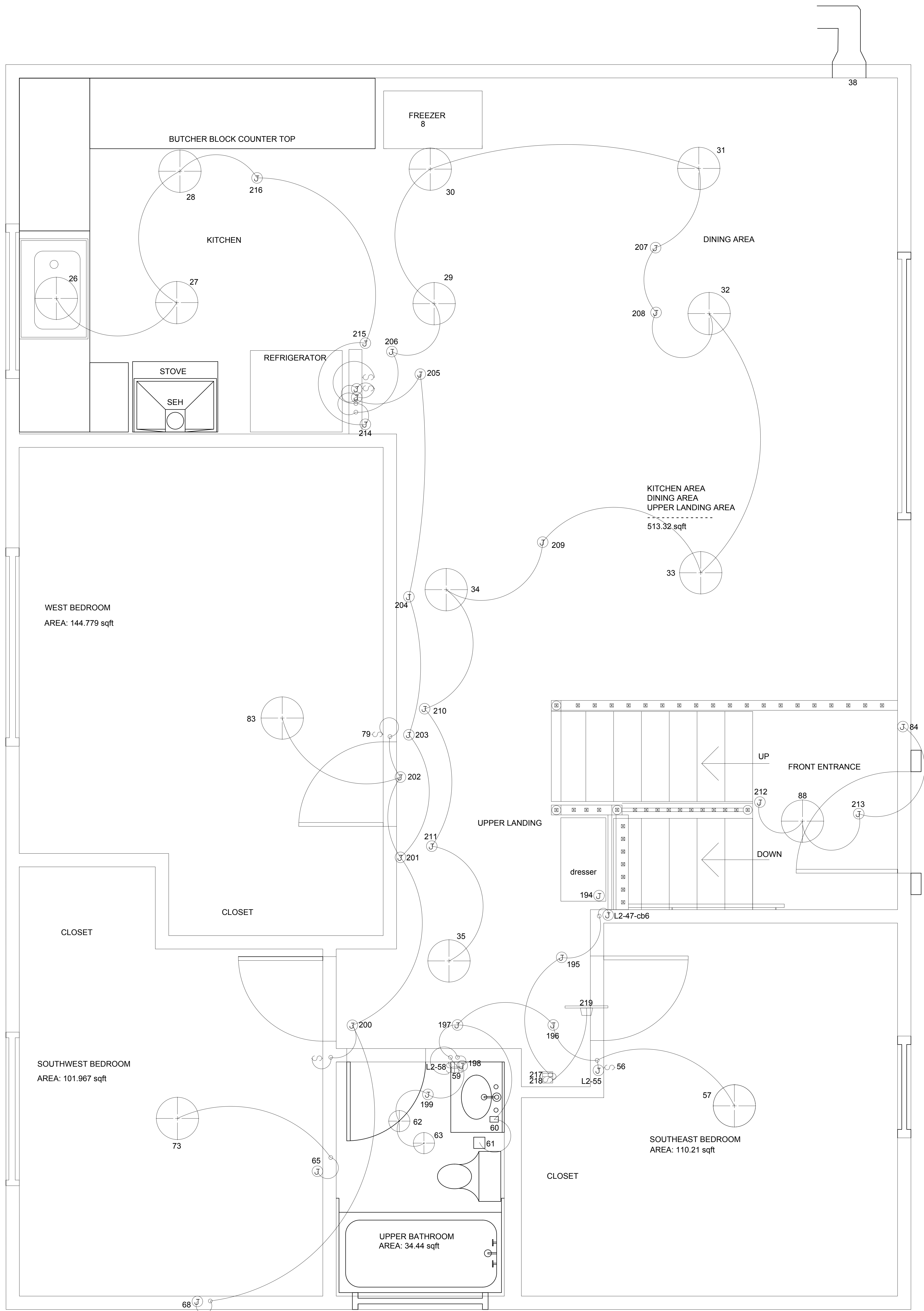
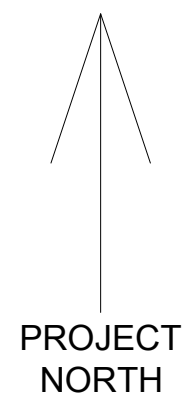
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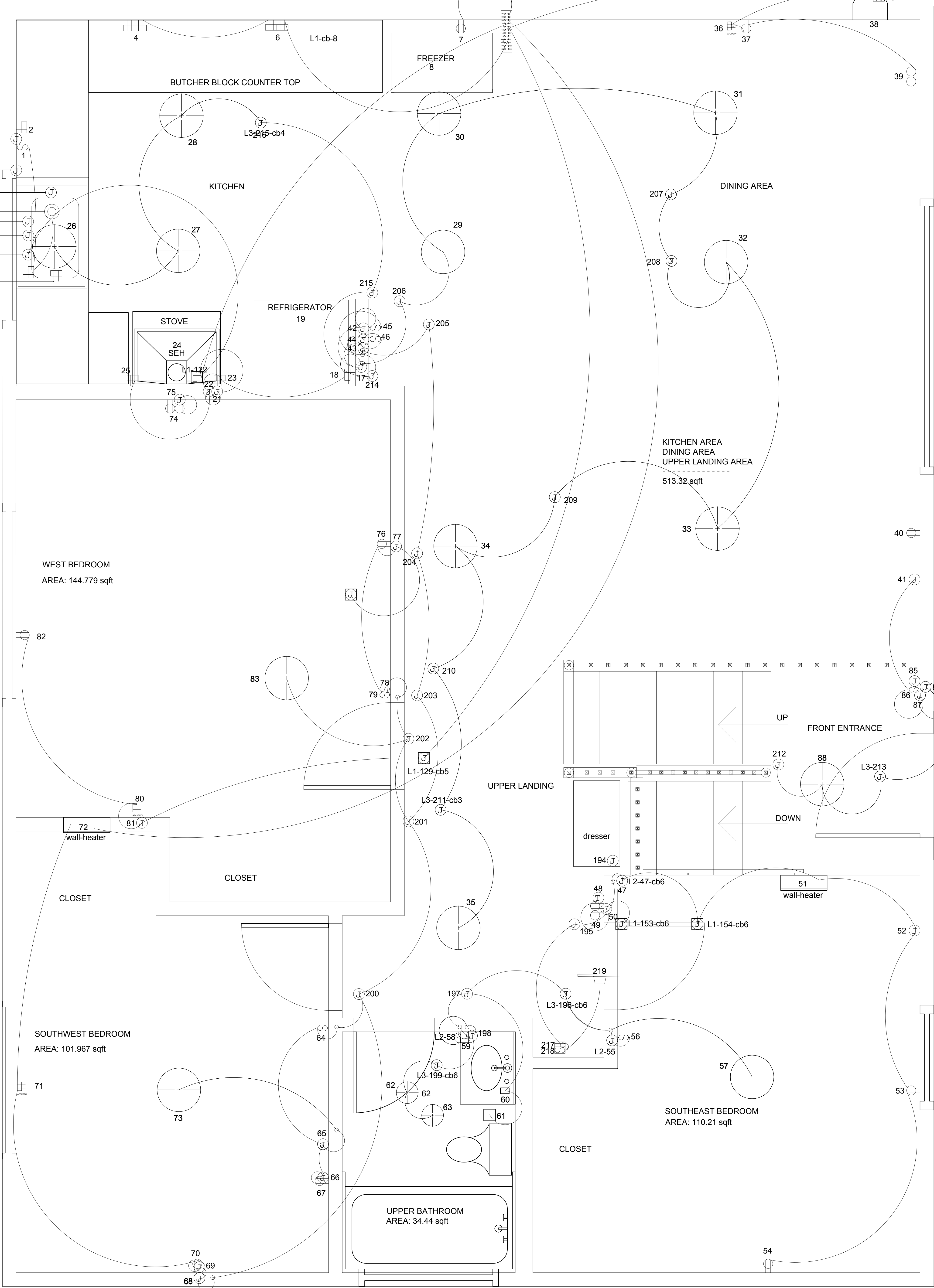
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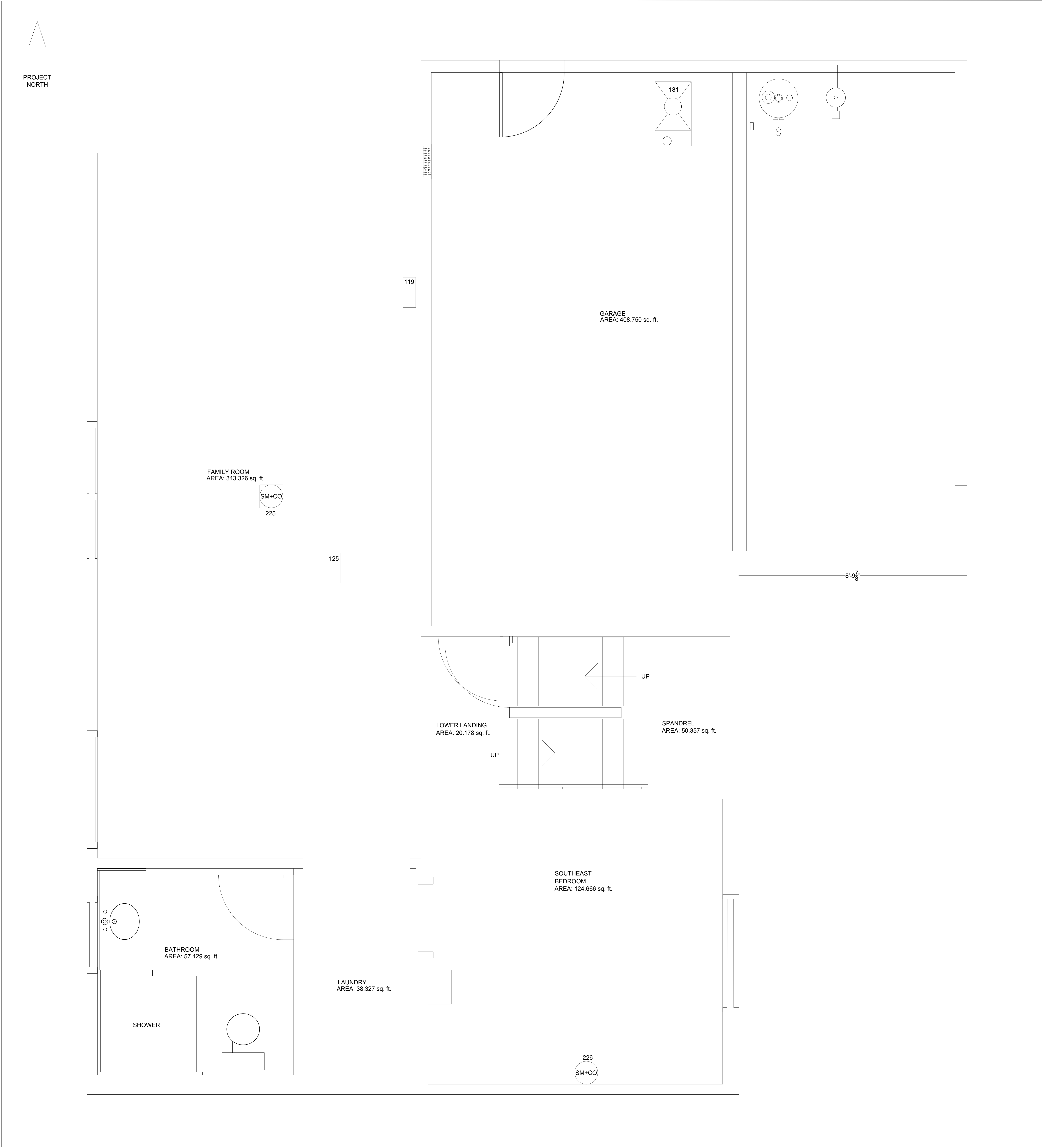
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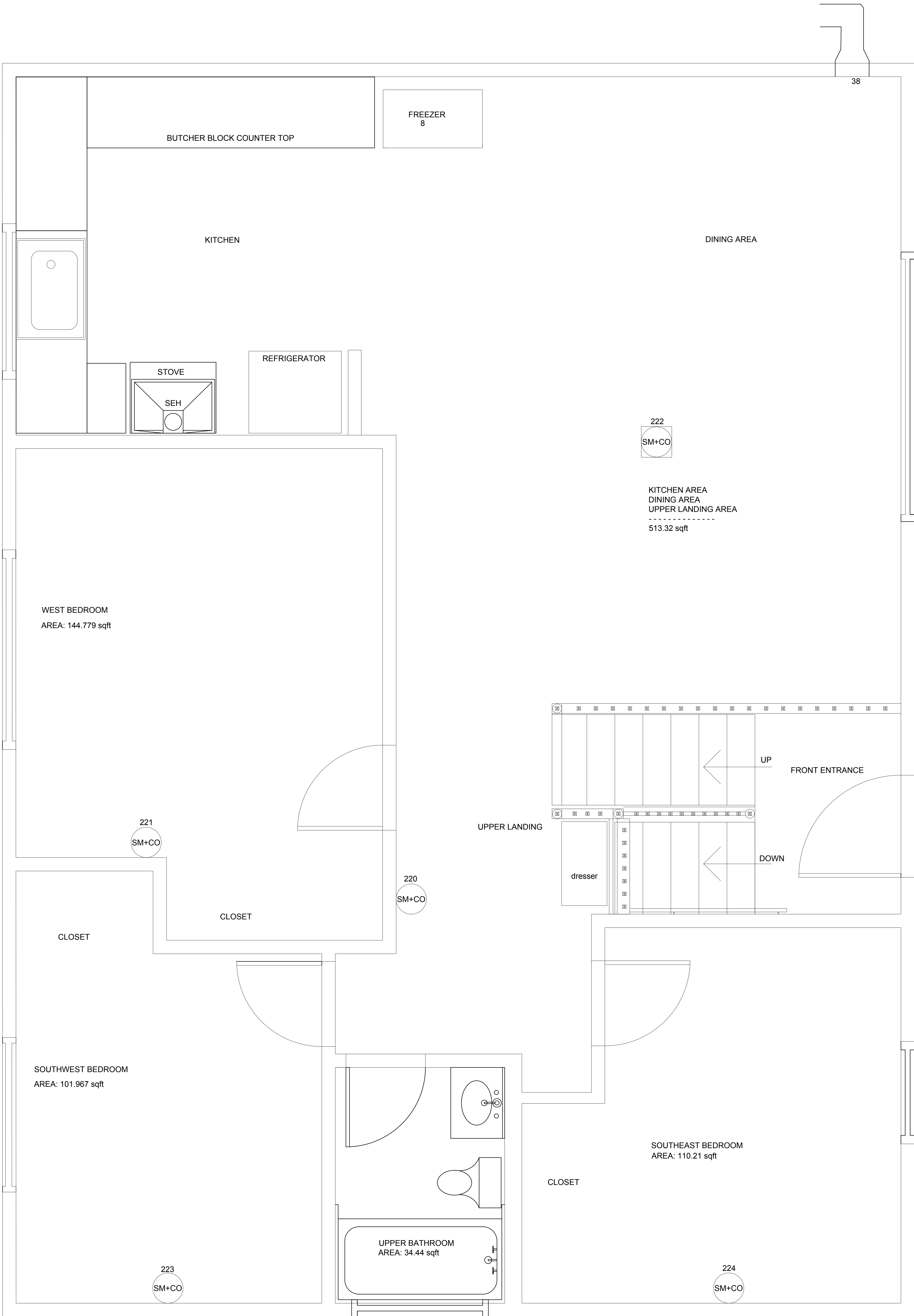
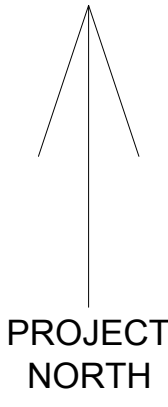
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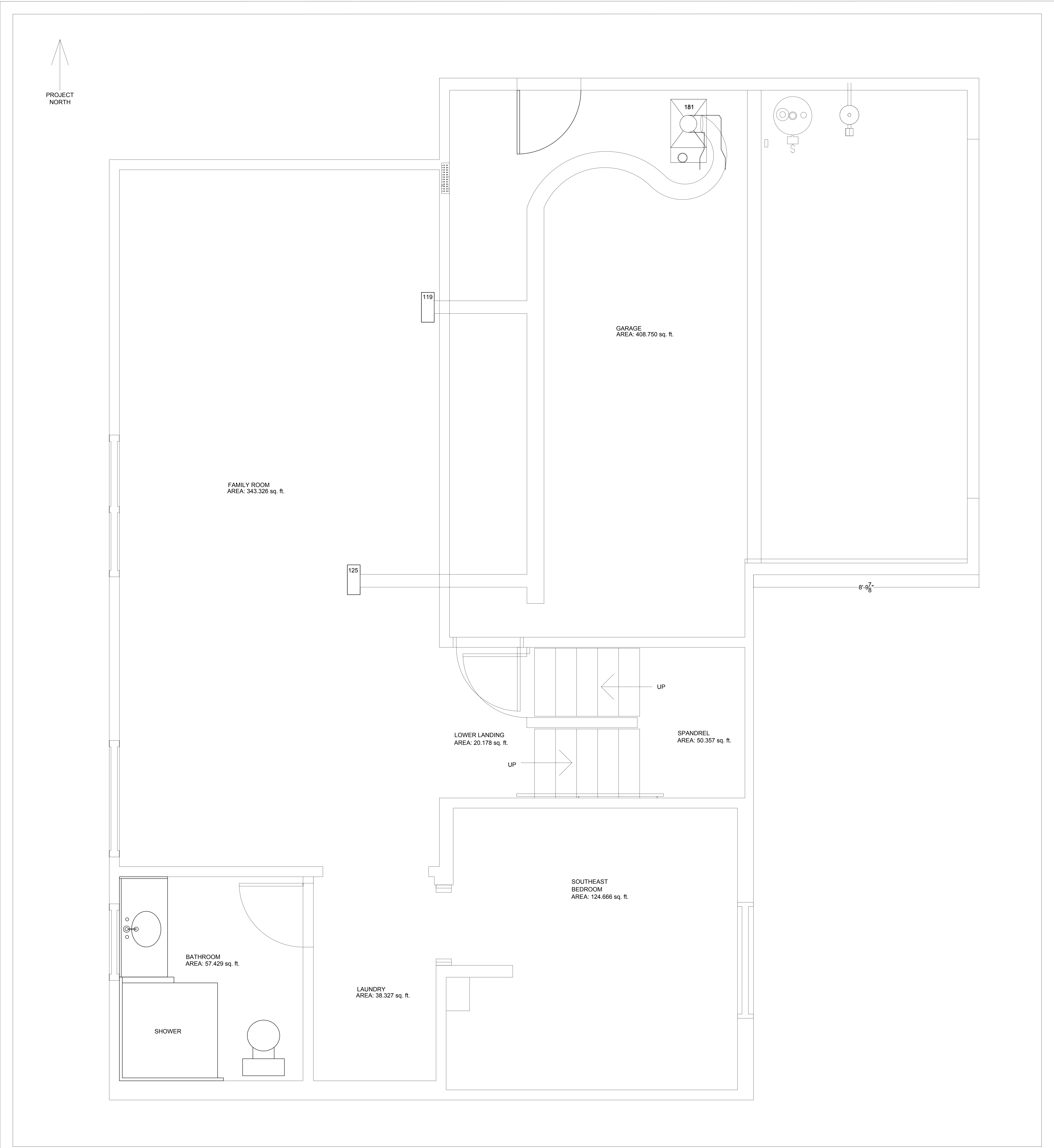
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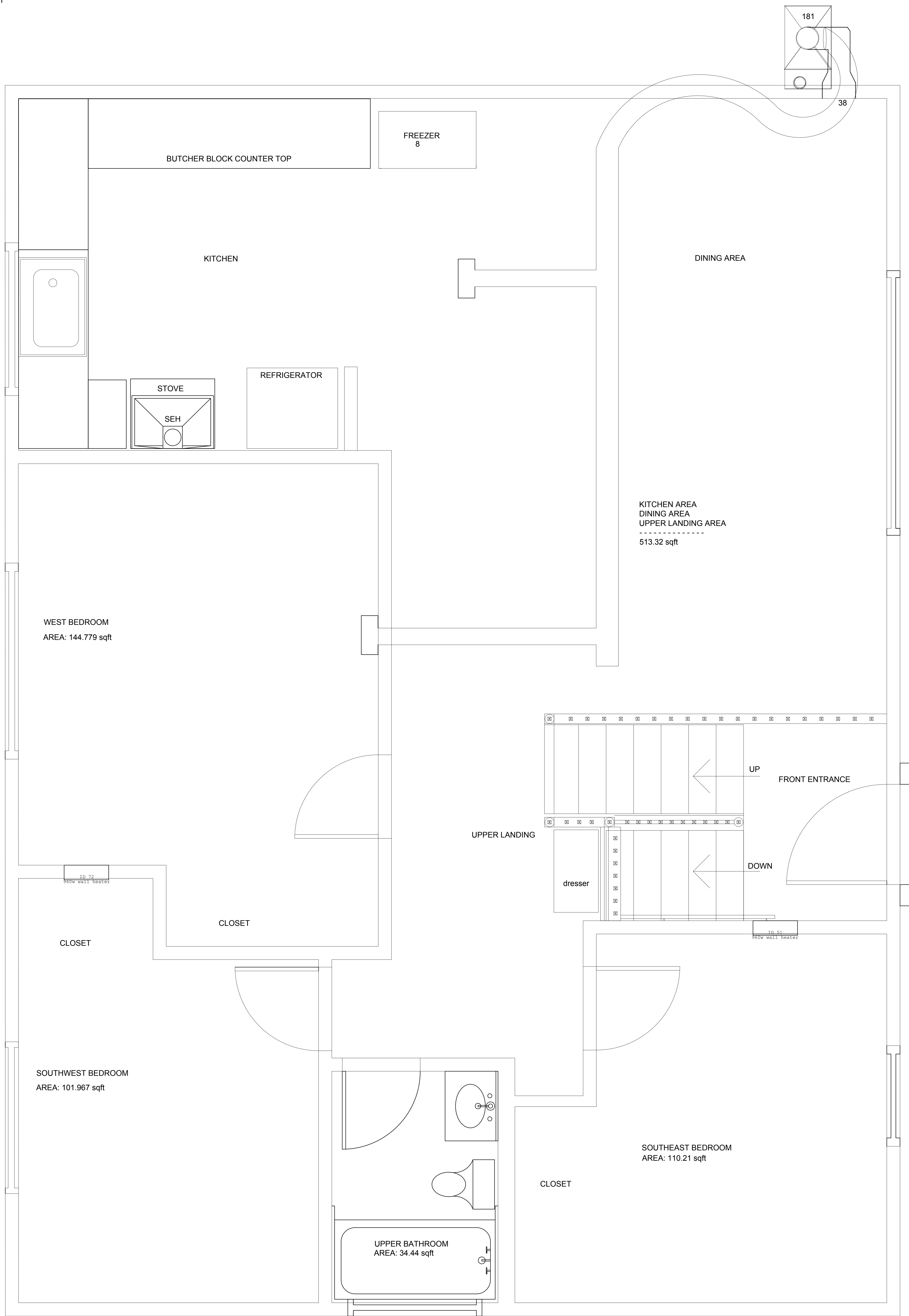
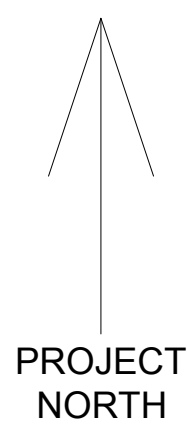
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DRAWING TITLE 2nd floor smoke+co alarm plan	PROJECT TITLE: 4431 Amador Rd. Fremont, CA 94538	DATE: 11/04/2024 MODEL SCALE: 1:1 PAPER SCALE: 14:1 DRAWN BY: ES REVISION: 003	COMPANY: Home Owners Yang Fu: angela.fuyang@gmail.com (510) 358-6728 Ernest Schleicher: ernest.schleicher@gmail.com (510) 358-6729	NOTES:	SHEET NO. F-102
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DRAWING TITLE 1st floor HVAC plan	PROJECT TITLE: 4431 Amador Rd. Fremont, CA 94538	DATE: 11/04/2024 MODEL SCALE: 1:1 PAPER SCALE: 14:1 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. M-101
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DRAWING TITLE
2nd floor HVAC plan

PROJECT TITLE:
4431 Amador Rd. Fremont, CA 94538

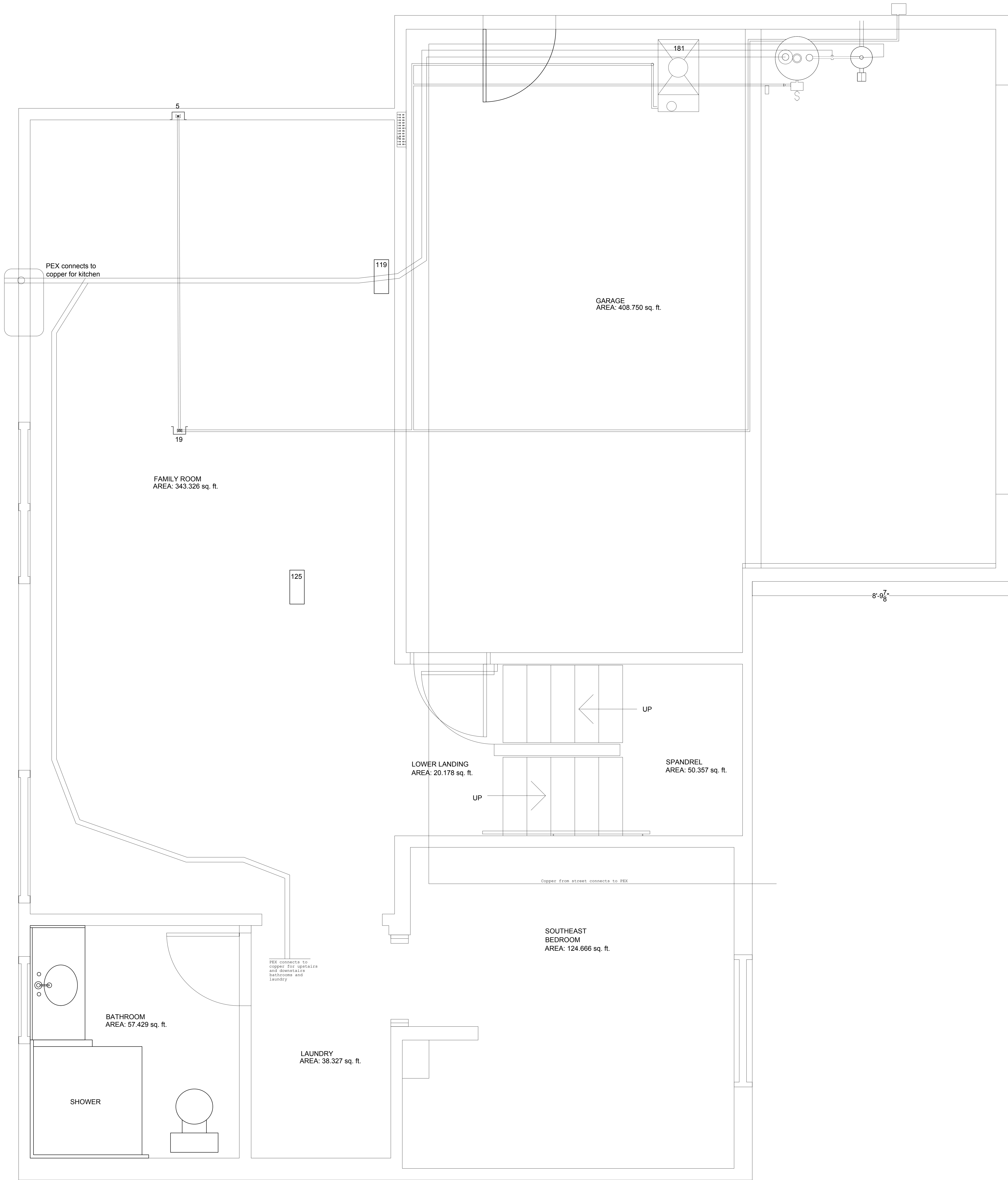
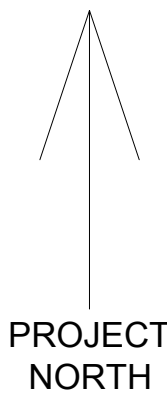
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MODEL SCALE: 1:1
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DRAWN BY: ES
REVISION: 003

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NOTES:
1. The 8-inch ductwork and 6-inch ductwork are in the garage, not on the second floor.
2. Furnace register 36 provides heat to the dining room.
3. Furnace register 119 only provides heat to the family room, not the kitchen.
4. Furnace register 125 provides heat to the second floor West bedroom and family room.
5. The 8A (960w) wall heater 51, in the SE bedroom is AFCI and GFCI protected.
6. The 8A (960w) wall heater 72, in the SW bedroom in not AFCI nor GFCI protected.

SHEET NO.

M-102



DRAWING TITLE
Plumbing plan

PROJECT TITLE:
4431 Amador Rd. Fremont, CA 94538

DATE: 11/04/2024
MODEL SCALE: 1:1
PAPER SCALE: 1/4\"/>

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NOTES:

SHEET NO.

P-101