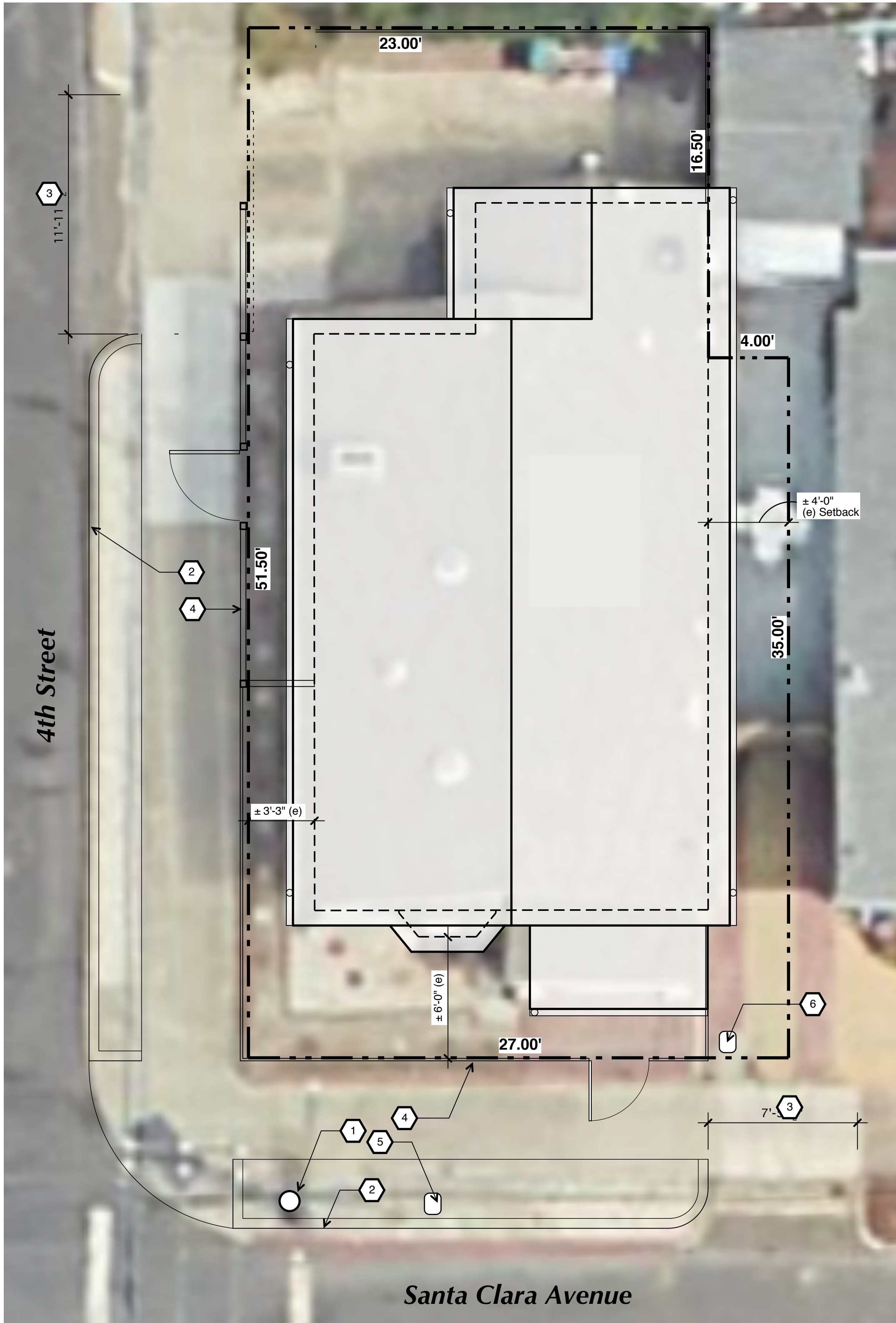


Chindavong House

House Remodel

401 Santa Clara Ave, Alameda, CA 94501

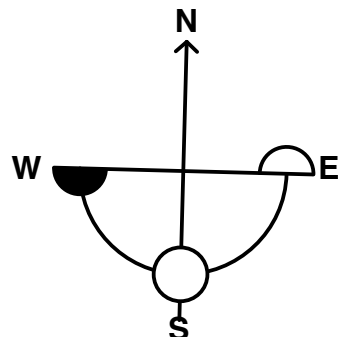


Legend:

- Site boundary
- Line of exterior wall below roof

Site Plan Notes

- (e) Power utility pole
- (e) Curb
- (e) Driveway cut
- (e) Fence
- Water meter
- Sewer



Site Plan

Scale: 1/4" = 1'-0"

1

General Notes

Applicable to all drawings:

- The following notes are hereby made an integral part of each and every drawing of the contract documents.
- All drawings are complimentary and what is part of one drawing shall be considered part of all the drawings.
- Dimensions are to face of stud, or face of concrete unless noted otherwise.
- The General Contractor shall verify all dimensions in the field to assure proper construction tolerances prior to beginning work. Notify the Architect immediately of any discrepancies prior to proceeding with work.
- In case of discrepancies:
 - Dimensions shall take precedence over scale measurements of drawings.
 - Large scale drawings and details shall take precedence over smaller scale drawings and details.
 - The more restrictive and costly shall apply unless otherwise approved by the architect.
- Where a material or item is indicated on the drawings, the material or items shall be used unless otherwise noted as follows:
 - Throughout the entire length and height of walls, partitions, panels, windows, etc.
 - In detail for which it occurs in other similar functional areas throughout the project.
 - In detail for which it occurs in other similar locations throughout the project.
- All work shall comply with applicable requirements of national, state and local codes, ordinances and regulations including rules and regulations of the Americans with Disabilities Act (ADA) and the Life Safety Code and Occupational Safety and Health Acts and all amendments thereto.
 - The preceding shall take precedence over all work that does not conform to the minimum requirements.
 - All work that is equal to or exceeds the minimum requirements of the preceding shall be constructed as shown.
- The General Contractor shall be responsible for the coordination of the work of all trades. The General Contractor shall notify the Architect in writing of any and all conflicts between trades and shall obtain written resolution from the Architect prior to proceeding with construction in all areas affected by the conflict.
- Utilities affected by construction shall be protected and/or capped off in accordance with applicable codes and utility companies.
- When and if future construction is planned all utility companies, public and private, must be contacted, including any in control of utilities not shown on these plans.
- The Contractor shall strictly follow all manufacturer's installation instructions and recommendations for all materials, products and equipment used in this project.
- All doors and windows are dimensioned to centerline of openings unless noted otherwise.
- All interior stud walls are continuous to structure above unless noted otherwise.
- Provide solid wood blocking in walls at all work counters, bathroom vanities and cabinetry.
- On continuous wall surface where construction includes more than one material finish or material thickness, align face of adjacent finishes, unless otherwise noted.

CALgreen Notes

Applicable to all drawings:

- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits (CALgreen 4.504.2.1)
- Paints, stains and other coatings shall be compliant with VOC limits (4.504.2.2)
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds (CALgreen 4.504.2.3). Verification of compliance shall be provided.
- At least 80% of floor area to receive resilient flooring shall comply with CALgreen Section 4.504.4.
- Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards (CALgreen 4.504.5).

Directory

Owner	Nittaya Chindavong PO Box 390044 Mountain View CA 94039 obnittaya@gmail.com
Architect	Stephanie Allen P.O. Box 335 Moffett Field, CA 94035 steph@jmarsh.com (408) 646-4919
Structural	CPS Structural Engineering 3478 Buskirk Ave #235 Pleasant Hill CA 94523 tewert@cps-global.com (925) 381-4748
Contractor	TBD

Location Map



Chindavong House

401 Santa Clara Ave,
Alameda, CA94501

House Remodel

Data

A.P.N.	74-448-31
Code	2022 CRC, 2022 CEC, 2022 CPC, 2022 CMC, 2022 CA Green Building & Energy Code (as amended by the state of California and local jurisdiction)
Occupancy	R-3
Construction Type	VB
Sprinklers	No
Zoning	R-2 Two Family Residential
Stories	1
Site Area	1,324 s.f

Description of Work

- Remodel interior of existing house. No additional floor area.
- Front elevation to remain unchanged. Maintain existing exterior style.
- Replace & reconfigure windows with similar style windows.
- Reconfigure interior with new layout.
- Relocate fireplace.

Lot Summary Table

Existing		Proposed	
First Floor	648 s.f.	First Floor	No change

Floor Area Ratio			
Existing F.A.R.	=	Floor Area Site Area	= 648 s.f. x 100 = 48.9% 1,324 s.f.
Proposed F.A.R.	=	No change	

	Required	Existing	Proposed
Setbacks			
Front	20'-0"	± 6'-0"	No change
Rear	20'-0"	78'-7"	No change
Interior side	4'-0" min.	4'-0"	No change
Corner side	10'-0"	3'-3"	No change
Building Coverage	53% max.	48.9%	No change
Height	30'-0" max.	± 15'-8"	No change

Drawing Index

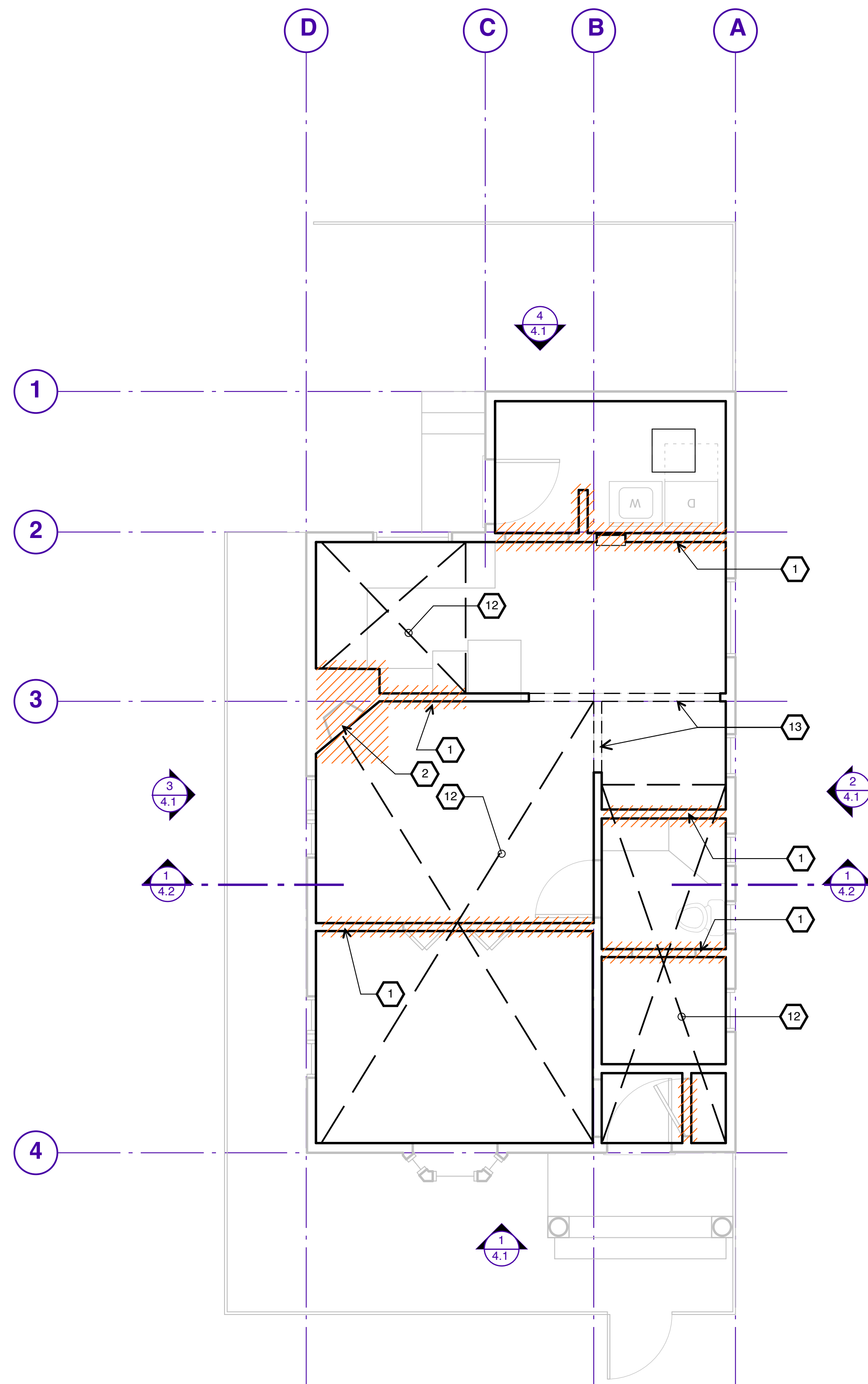
0.1	Title, Data & Site Plan
-	Blueprint for a Clean Bay
A2.0	Architectural
A2.1	Demolition Plan
A2.2	Floor and Reflected Ceiling Plans
A4.1	Roof & Plumbing Plans
A4.2	Exterior Elevations
A4.2	Building Sections
S0.1	Structural
S0.1	General Notes & Abbrev.
S1.1	Structural Foundation / 1st Floor Framing Plan
S1.2	Structural Ceiling & Roof Framing Plan
S3.1	Structural Building Section
S5.1	Structural Details
S5.2	Structural Details

Title, Data & Site Plan

Scale:
1/4" = 1'-0"

0.1

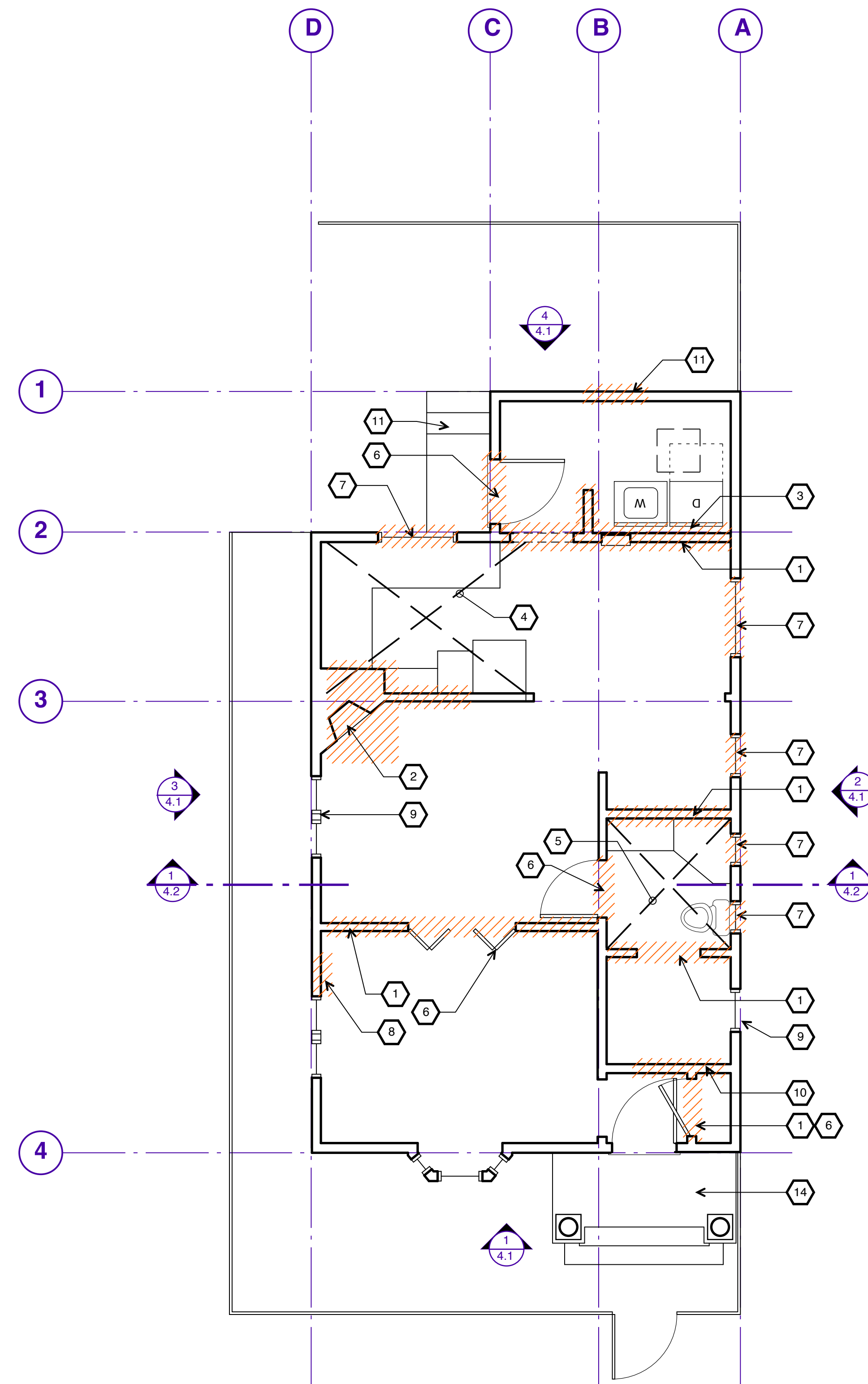
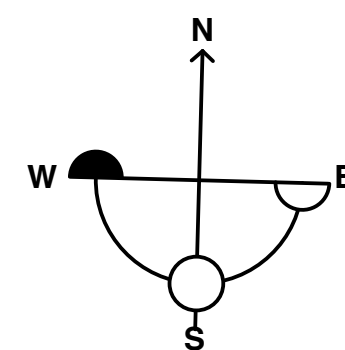
File: Chindavong House/A0 Data



Demo Reflected Ceiling Plan

Scale: 1/4" = 1'-0"

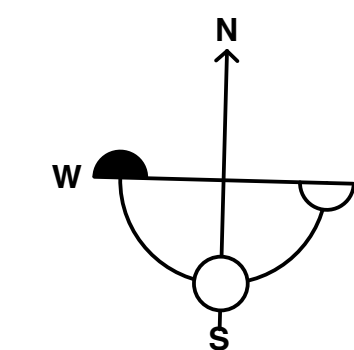
2



Demo Plan

Scale: $1/4'' = 1'-0''$

1



Legend:

== (e) Stud wall



Area of demolition

Chindavong House

401 Santa Clara Ave,
Alameda, CA 94501

House Remodel

Room Number Index

01	Entry
02	Living / Dining
03	Kitchen
04	Powder
05	Bedroom
06	Hall / Laundry
07	Bathroom
08	Study
09	Deck

Demolition Plan Notes:

- a. Install roof collar ties and sistered roof joists before removing the ceiling joists, where occurs. SSD
- b. All dimensions shown are existing and approximate. Verify all dimensions in field.
- c. Retain all existing doors for possible reuse.
- d. Retain wood floor finish where occurs.
- e. Where existing walls to remain are damaged due to new work, they shall be patched to align and match with adjacent walls.
- f. Waste Disposal
 - i. Contractor is responsible for removal and disposal of all materials designated for demolition.
 - ii. 85% of concrete and asphalt and 65% of all other construction debris hauled from the jobsite must be diverted from landfill through reuse or recycling.
 - iii. Submit a waste management plan prior to start of construction.
 - iv. Submit receipts and weight tickets demonstrating the project meets the required diversion rate.

Sheet Notes:

1. Remove wall
2. Remove fireplace and chimney.
3. Remove washer / dryer connection.
4. Remove kitchen cabinets, appliances, finishes. Cap plumbing for reuse.
5. Remove bathroom cabinets, shower, toilet, sink, plumbing, and finishes.
6. Remove door.
7. Remove window.
8. Enlarge window opening for new window.
9. Remove window to be replaced.
10. Create opening for new door.
11. Create opening for new window.
11. Remove wood steps.
12. Area of vaulted ceiling. Install roof collar ties and sistered roof joists before removing the ceiling joists. SSD.
13. Remove nailer from below ceiling.
- (e) Porch to remain.

-	Permit	02-20-24
-	Coordination	02-12-24
-	Coordination	01-04-24
No.	Revision	Date

Demo Plans

Scale:
1/4" = 1'-0"

A2.0

Chindavong House/A2 Plan

401 Santa Clara Ave,
Alameda, CA 94501

Room Number Index






Room Number Index	
01	Entry
02	Living / Dining
03	Kitchen
04	Powder
05	Bedroom
06	Hall / Laundry
07	Bathroom
08	Study
09	Deck

- a. All dimensions are to face of plywood or lath, face of concrete, to centerlines of columns and other grid points, and to center lines of doors and other scheduled openings unless otherwise noted. Verify in field all dimensions at existing construction.
- b. Slope grade a minimum of 1% away from foundation and adjacent property lines.
- c. All walls are 2x4 stud U.N.O.
- d. Provide 2x8 wooden backing in bathroom walls for towel bars, toilet hooks, and toilet paper dispensers.
- e. All shower and tub/shower walls to have ceramic or porcelain tile finish over water resistant gyp. board to a height of 6'-0" minimum above drain inlet.
- f. Tub / shower mixing valve shall be pressure balancing set at a max. 120°F.
- g. Cover duct openings during construction.
- h. Underfloor access:
Provide underfloor access through perimeter wall (18" x 24" min.), or through the floor (18" x 24" min.). (R408.4)
- i. Rodent proofing: Annular spaces around pipes, electric cables, conduits or other openings in sole/ bottom plates at exterior walls shall be protected against rodents.
- j. Construction waste management:
Recycle or salvage for reuse 50% of non-hazardous construction and demolition waste.
- k. Moisture content of building materials: check moisture content of building materials in wall and floor framing before enclosure.

Safety glazing shall be installed in the following locations:
(R308.4)

- a. Glazing in all swinging and sliding doors.
- b. Glazing at wall enclosing a tub / shower where the bottom exposed edge of the glazing is < 60" above the standing surface and drain inlet.

== Existing construction

- New Construction**
-  Window number, see window schedule / for additional information.
-  Door number, see door schedule / for additional information.
-  Area of underfloor heating: NuHeat standard 120V mat, w/ 7-day programmable thermostat or similar
-  Double power outlet @ + 18" AFF UNO
-  EV Charger

1. (e) Concrete steps and porch to remain
2. Wood steps from deck.
3. Trellis post.
4. (e) Sliding gate.
5. (e) Metal rail fence: $\pm 36"$ tall.
6. (e) Fence: 6'-0" tall.
7. Electric car charging outlet.
8. Freepace: Valor H3 1000K vented gas .
9. Medicine cabinet.
10. Bar sink w/ cold water only.
11. Sound wall between Room #04 and #05 staggered 2x4 studs.
12. Underfloor access.
13. Garbage disposal.
14. TV / Data

- a. Provide general use electrical receptacles spaced so that no point along the floor line is more than 6' from a receptacle and any wall space 2' or greater has a receptacle (except in bathrooms and kitchen countertops. (CFC 210.52)
- b. All electrical non-GFCI circuits are to be ARC fault protected.
- c. All bathroom receptacles to be GFCI protected and tamper resistant, with listed VOA circuit. (CFC 210.8 & 210.11)
- d. Lighting fixtures within 3'-0" horizontally, or 3'-0" vertically of the bathtub rim shall be listed for damp location, or wet location where subject to shower spray.
- e. At least one bathroom light shall be a high efficiency fixture. The remainder shall be controlled with an occupancy sensor with controls that require a 30 minutes and automatic shut off. (T24 Section 150)
- f. Provide smoke detectors in all bedrooms and provide smoked detectors / carbon monoxide detectors in hallways adjacent to bedrooms, multi-levels and basements. All bedrooms shall be with a battery back-up and interconnected. (R314 R315). Alarms in existing areas where access to the area above the ceiling is not possible may be powered by a D/C battery source.

	Ceiling height
	Area of horizontal gyp.bd. ceiling
	Smoke Alarm
	Combined smoke alarm / carbon monoxide detector
	Recessed LED pot light
	Wet location light fixture
	Wall mounted LED light
	LED Chandelier
	Magnetic track lighting
	LED strip lighting: horizontal
	LED strip lighting: vertical
	LED triple downlight
	Exterior wall mounted light
	Low voltage landscape lighting
	Thermostat
	Double power outlet + 18" AFF U.N.O.
	Skylight motor
	Exhaust fan with vent rate of 50 cfm controlled separately from the lig. Min. 3'-0" from shower.
	Wall mounted supply register
	Ceiling mounted supply register
	Electrical panel
	Switch
	Motion sensor
	Programmable switch

1. Attic access door 24" x 30"
2. Range hood.
3. Return air vent.

Scale: 1/4" = 1'-0"

[illegible]

Door #	Size	Type	Material		Glazing	Detail	Remarks
			Door	Frame			
01a	3'-0" x 6'-8"	ETR					---
02a	3'-3" x 8'-0"	A	MTL	MTL	Double Tempered		---
04a	2'-0" x 6'-8"	B	SC	Wd	—		---
05a	2'-8" x 6'-8"	B	SC	Wd	—		
06a	3'-6" x 6'-8"	B	SC	Wd	—		Sliding barn door
07a	2'-4" x 6'-8"	B	SC	Wd	—		
08a	2'-0" x 6'-8"	A	SC	Wd	—		Pocket door

Scale:
1/4" = 1'-0"

A2.1

Chindavong House/A2 Plan

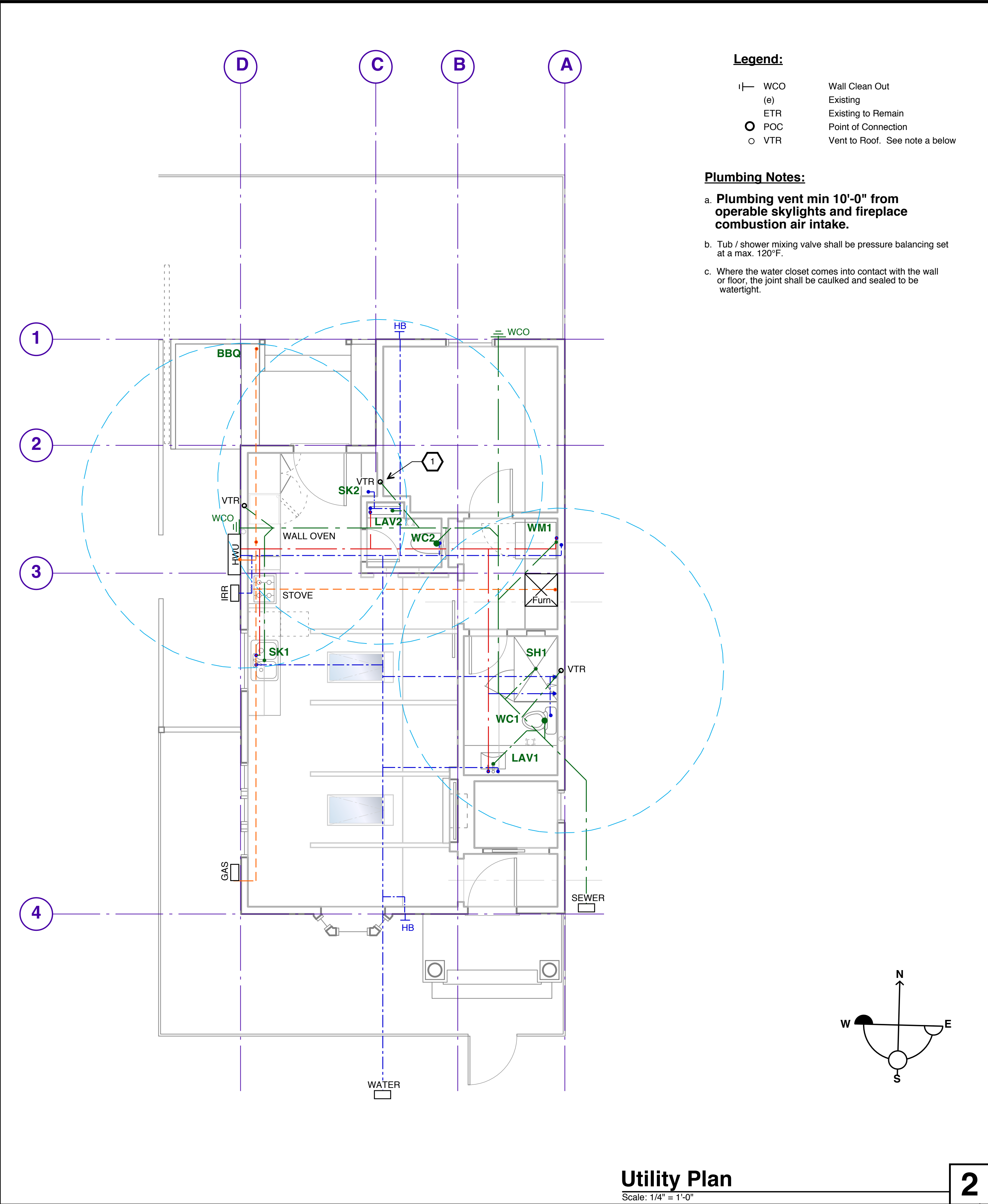
Chindavong House

401 Santa Clara Ave,
Alameda, CA 94501

House Remodel

Room Number Index

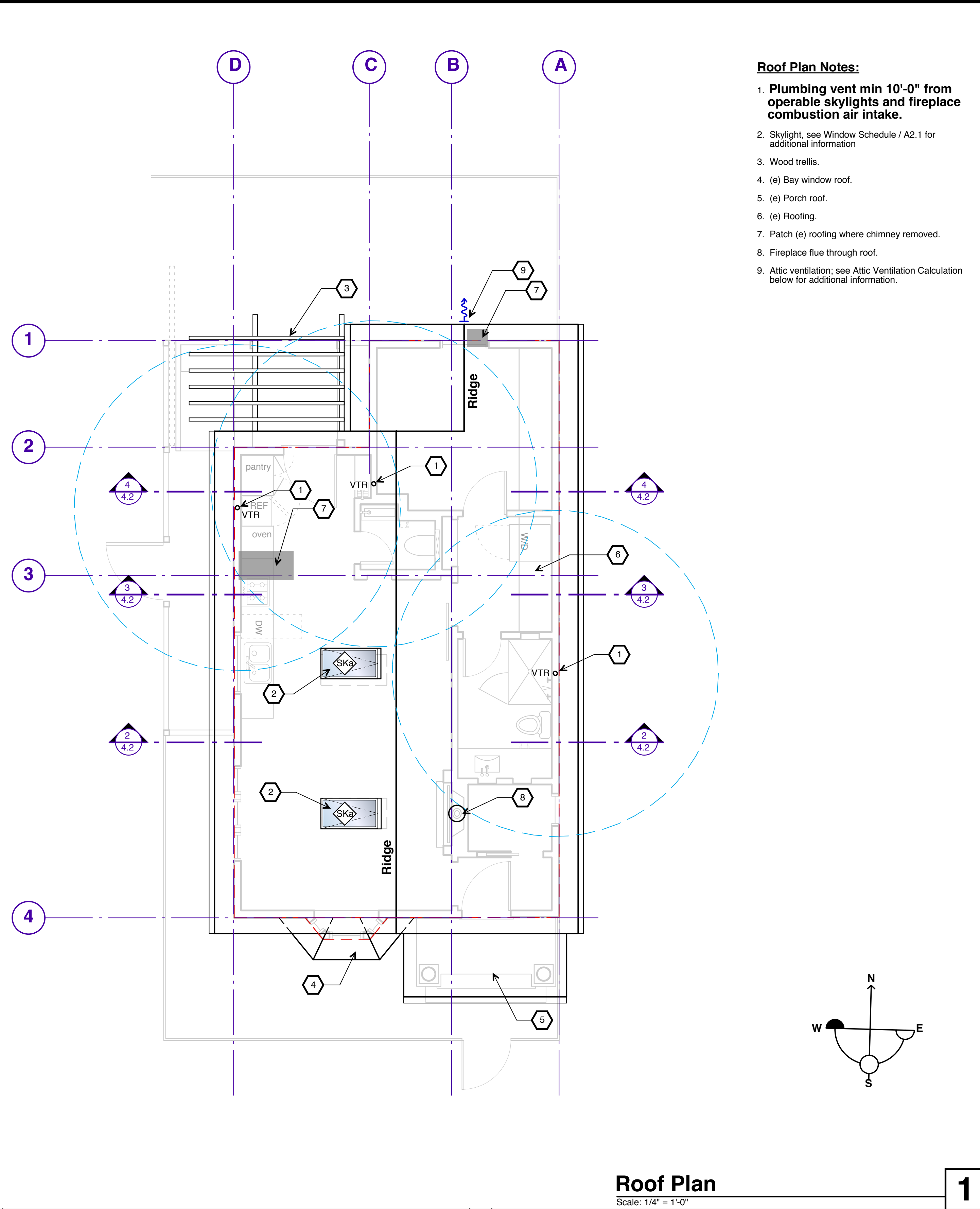
- 01 Entry
- 02 Living / Dining
- 03 Kitchen
- 04 Powder
- 05 Bedroom
- 06 Hall / Laundry
- 07 Bathroom
- 08 Study
- 09 Deck



Utility Plan

Scale: 1/4" = 1'-0"

2



Roof Plan

Scale: 1/4" = 1'-0"

1

Fixture Unit Chart and Connection Size

Fixture	Mark	Water Supply Fixture Units			Fixture Connections					Notes
		Quantity	DFU	Total DFU	CW	HW	W	Vent	Max. Flow Rate	
Water Closet	WC1	1	3	3	1/2"	---	3"	2"	1.28 GPF	
Water Closet	WC2	1	3	3	1/2"	---	3"	2"	1.28 GPF	
Lavatory	LAV1	1	1	1	1/2"	1/2"	1-1/2"	1-1/2"	1.5 GPM	
Lavatory	LAV2	1	1	1	1/2"	1/2"	1-1/2"	1-1/2"	1.5 GPM	
Shower	SH1	1	2	2	1/2"	1/2"	2"	1-1/2"	2.0 GPM	
Sink	SK1	1	2	2	1/2"	1/2"	2"	1-1/2"	1.8 GPM	
Sink	SK2	1	2	2	1/2"	---	2"	1-1/2"	1.8 GPM	
Washing Machine	WM1	1	2	2	1/2"	1/2"	2"	1-1/2"		
TOTAL				16						

Plumbing Material Schedule

	Location	Material	Remarks
Water	Above ground Below ground / slab	Copper Type L w/ 95/5 solder Copper Type K w/ silver braze	• R-8 insulation on hot • Fitting: Wrought copper • Solder: Non lead
Sanitary	Above ground Below ground / slab	ABS DWV Schedule 40 Cast iron C.I. no hub	• Slope: 1/4" = 1'-0"
Gas	Above ground	Black iron - threaded	-
Valves	-	Solid brass	Chrome finish

Attic Ventilation Calculations

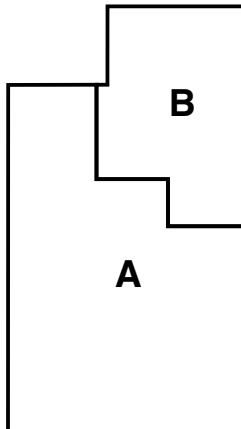
Area A

CBC 1202.3 Unvented Attic
Use open cell spray insulation applied directly to the underside of the roof sheathing. See sections 2 and 3 / A4.2 for additional information.

Area B

CBC 1202.2 Vented Attic
Use open cell spray insulation applied directly to the underside of the roof sheathing, and R-15 high density batt insulation above the ceiling. Vent attic through gable wall. See sections 4 / A4.2 for additional information.

Area of ventilation req'd = 1/500 s.f. of attic area
= 200 s.f. attic / 150 = 1.33 s.f.
w/ 50% NFA louver is 1'-6" x 1'-10"



Roof & Plumbing Plans

Scale:
1/4" = 1'-0"

A2.2

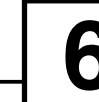
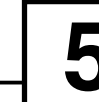
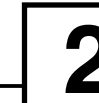
Chindavong House/A2 Plan

Chindavong House
401 Santa Clara Ave,
Alameda, CA94501

Elevation Notes:

- | | | |
|------------|-----------------|-------------|
| - | Permit | 02-20-24 |
| - | Coordination | 02-12-24 |
| - | Coordination | 01-04-24 |
| No. | Revision | Date |

Scale: 1/4" = 1'-0"	A4.1
Chindavong House/A2 Plan	









Cross Section Drawing

Ultra Single Hung Window
Block Frame

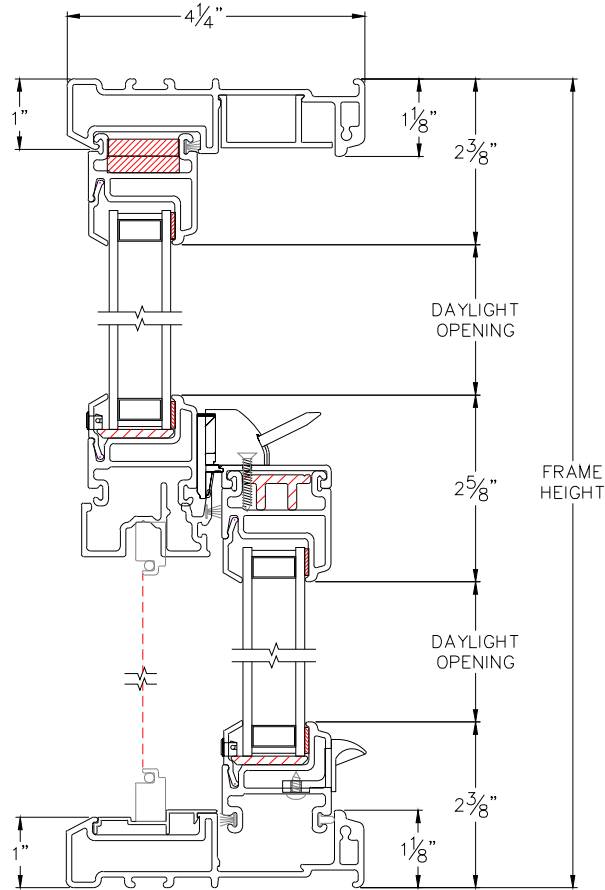


Clearly the best.

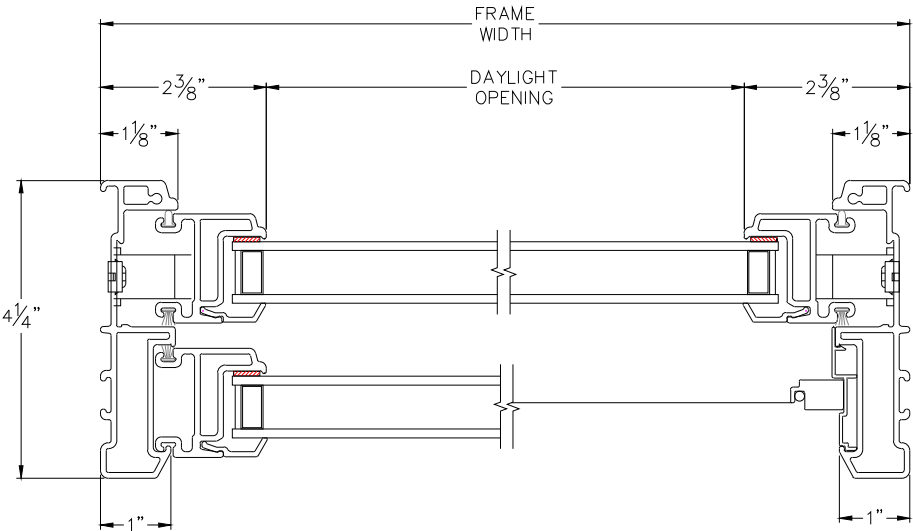
CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	3210U-01 SH	Inch

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SINGLE HUNG
SERIES 3210



HEAD & SILL



JAMBS