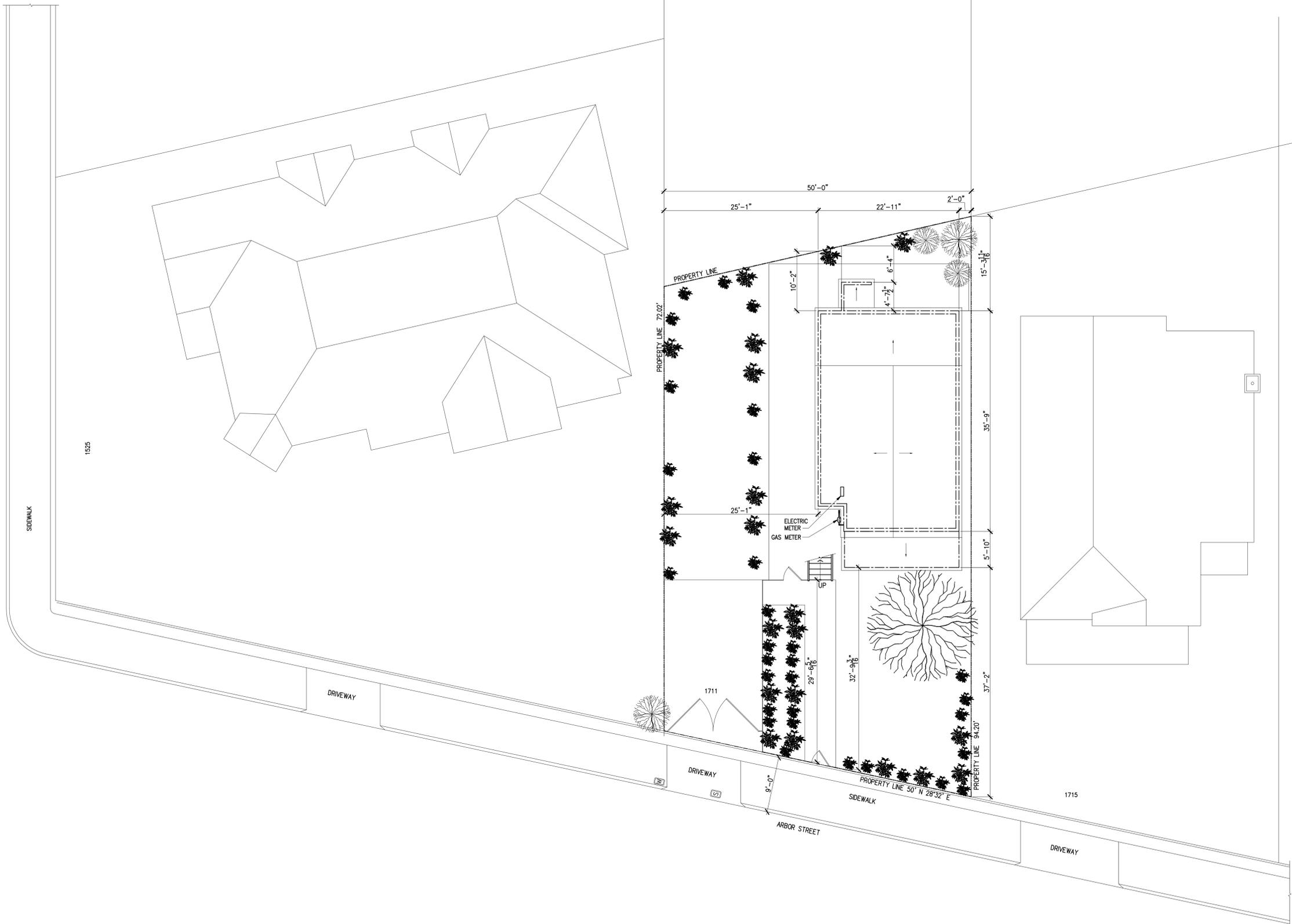


ABBREVIATIONS	LOCATION MAP (N.T.S.)	APPLICABLE CODES	SITE PLAN S (SEE A1.0A AND A1.0B)	6 5 4 3 2 1	
<p>A.B. ANCHOR BOLT A/C AIR CONDITION A.F.F. ABOVE FINISHED FLOOR APP APPROVED ARCH. ARCHITECT ARCH'L ARCHITECTURAL BD. BOAED BLDG. BUILDING BLK'G BLOCKING BM. BEAM B.O. BY OWNER BOT. BOTTOM B.O.W. BASE OF WALL B.U. BUILT-UP CL. CENTER LINE CLR. CLEAR CLG. CEILING COL. COLUMN CSK. COUNTER SINK COMP. COMPOSITION CONC. CONCRETE CONT. CONTINUOUS CONTR. CONTRACTOR CRC. COLD-ROLLED CHANNEL C.T. CERAMIC TILE DBL. DOUBLE DEL. DETAIL DWR. DRAWER DIM. DIMENTION (E) EXISTING EA. EACH ELEV. ELEVATION EQ. EQUAL EXH. EXHAUST EXP. EXPANSION EXT. EXTERIOR F.A. FLOOR AREA F.D. FLOOR DRAIN FDN. FOUNDATION F.G. FIXED GLAZING FIN. FINISH FL./F.L.R. FLOOR FLOURESCENT F.O. FACE OF FTG. FOOTING GA. GAUGE CALV. GALVANIZED G.B. GYPSUM BOARD G.I. GALVANIZED IRON GLB. GLUE-LAMINATED BEAM GFI. GROUND FAULT INTERRUPT GFRG. GLASS FIBER REINFORCED GYPSUM GAM. GALVANIZED SHEET METAL H.B. HOSE BIB H.C. HOLLOW CODE H.D. HOLLOWDOWN HDR. HEADER HT. HEIGHT INCL. INCLUDE(D) INSUL. INSULATION INT. INTERIOR JST. JOIST JT. JOINT L.H. LEFT HAND L.H.R. LEFT HAND REVERSE L/S. LANDSCAPE LT. LIGHT MAX. MAXIMUM M.B. MACHINE BOLT MECH. MECHANICAL MEM. MEMBRANE MTL. METAL MFR. MANUFACTURER MIN. MINIMUM MTD. MOUNTED NEW (N) NOT IN CONTRACT N.L.C. NOT TO SCALE N.L.S. O.A. OVERALL O.C. ON CENTER OP. OPERABLE OPC. OPENING OPP. OPPOSITE PL. PLATE P-LAM. PLASTIC LAMINATE PLY. PLYWOOD PROP. PROPERTY P.T. PRESSURE-TREATED R. RISER (R) RE-LOCATE(D) R.D. ROOF DRAIN REC. RECESSED REG. REGISTER REINF. REINFORCED REQ'D. REQUIRED REV. REVERSE R.H. RIGHT HAND R.H.R. RIGHT HAND REVERSE RM. ROOM RW. REDWOOD R.W.L. RAINWATER LEADER S.C. SOLID CORE S.D. SMOKE DETECTOR SHT'G. SHEATING SIM. SIMILAR SQ. SQUARE S.S.D. SEE STRUCTURAL DRAWINGS T. TREAD TAG. TONGUE & GROOVE TBC. TO BE DETERMINED TEMP. TEMPERED THK. THICK T.O.C. TOP OF CURB T.O.W. TOP OF WALL TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTE UHW. ULTRA HIGH MOLECULAR WEIGHT POLY-ETHELENE W/ WITH W.C. WATER CLOSET W.H. WATER HEATER W.P. WATERPROOF W.W.M. WELDED WIRE MESH WIN. WINDOW W/O. WITHOUT WD. WOOD</p>		<p>2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA FIRE CODE 2022 EDITION OF THE TITLE 24 STANDARDS CITY / COUNTY CODES AND ORDINANCES</p>	<h1 style="text-align: center; color: red;">Exhibit 1 Item 4-A Historical Advisory Board October 2, 2025</h1>	<p>DESIGNER JRP DISIGN 5867 CARMEL WAY UNION CITY, CA 94587 (510) 449-5647</p>	
		<p>DRAWING INDEX</p> <p>A1.0 PROJECT INFORMATION A1.0A (E) SITE PLAN A1.0B (N) SITE PLAN A1.1 (E) FLOOR PLANS A1.2 (N) PLANS A2.0 ELEVATIONS A2.0A ELEVATIONS A2.1 ELEVATIONS A3.0 DETAILS S1.1 (N) FOUNDATION & FLOOR FRAMING PLAN (N) 2ND FLOOR FRAMING PLAN S1.2 (N) CEILING FRAMING PLAN, (N) ROOF FRAMING PLAN S1.3 SECTIONS, DETAILS S3.0 DETAILS</p>			
	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> CONSTRUCTOR TO ENSURE THAT ALL WORKS ARE IN CONFORMANCE WITH ALL GOVERNING CODES AND REGULATIONS, WHETHER OR NOT INDICATED ON THE PLANS CONSTRUCTOR SHALL FIELD VERIFY EXISTING SITE/BUILDING CONDITION AND DIMENSIONS, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCY WITH THE PLANS PRIOR TO COMMENCEMENT OF ANY RELATED WORKS. LIVING SPACES CEILING HEIGHT TO BE 7'-6" MIN., BATHROOM, AND HALLWAY CEILING HEIGHT TO BE 7'-0" MIN., TYP. BEDROOM WINDOWS FOR PURPOSES OF EMERGENCY ESCAPE AND RESCUE SHALL HAVE A MIN. CLEAR OPEN-ABLE WIDTH DIMENSION OF 20" MIN., AND CLEAR OPERABLE HEIGHT OF 24" MIN., OPEN-ABLE OF 5.7 SQFT MIN. FURTHERMORE WINDOW SILL SHALL BE NOT MORE THAN 44" ABOVE FINISH FLOOR. ALL HABITABLE ROOMS TO BE PROVIDED WITH NATURAL LIGHT AND VENTILATION BY MEANS OF EXTERIOR OPENINGS, FOR NATURAL LIGHT THE GLAZED AREA OF THE OPENING TO BE MIN. 8% FLOOR AREA OF THE ROOM BEING SERVED, FOR VENTILATION THE OPERABLE AREA TO BE MIN. 4% FLOOR AREA OF THE ROOM BEING SERVED. ALL EXTERIOR PROPERTY LINE WALLS TO CONFORM WITH THE REQUIRED FIRE RESISTANCE RATING PER CBC TABLE 602, OR SHALL BE REPLACED AND RETROFIT TO PROVIDE THE REQUIRED FIRE RETED ASSEMBLY. ALL MANUFACTURED ITEMS SHALL BE INSTALLED AS PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS UNLESS OTHERWISE NOTED. TEMPERED GLASS TO HAVE A PERMANENT LABE. INSTALLATION FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO FIELD INSPECTOR AT THE TIME OF INSPECTION. BY USING OF ARCHITECT'S PLANS THE OWNER AND GENERAL CONTRACTOR HAVE AGREED TO INDEMNIFY THE ARCHITECT FOR ALL LEGAL COSTS ASSOCIATED WITH ANY DISPUTES AND HOLD ARCHITECT HARMLESS; THE ARCHITECT'S LIABILITY OF THIS PROJECT IS LIMITED TO FEES RECEIVED FOR SERVICE RENDERED. RELOCATED (E) FURNACE PROVIDE COMBUSTION AIR FROM EXTERIOR AND PROVIDE 25 GA. SHEET METAL DUCTS PER CMC 2013 CHP. AND CMC 802.6 & 802.8 FLOOR GAS VENT & SFCM 802.6.2. RELOCATE 50 GALLON TANK WATER HEATER WITH NEW SCISMIC ANCHOR TO WALL. PROVIDE +18" RAISED PLATFORM. 	<p>PLUMBING NOTES</p> <ol style="list-style-type: none"> KITCHEN FAUCET TO HAVE A MAX FLOW RATE OF 1.8 gpm. PROVIDE SINGLE FLUSH TOILETS WITH MAX FLOW RATE OF 1.28 gpm. SHOWER HEAD TO EMIT MAX. 1.8 gpm. IF MULTIPLE SHOWER HEADS SERVE ONE SHOWER, THE COMBINED FLOW CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 gpm @ 80 psi OR THE SHOWER TO ALLOW ONLY ONE OUTLET TO BE IN OPERATION AT A TIME. FAUCETS NOT TO EXCEED 1.5 gpm. LAVATORY FAUCETS SHALL HAVE A MAX FLOW RATE OF 1.2 gpm AND 0.8 gpm MIN. SHOWER COMPARTMENT SHALL HAVE A MIN FINISHED INTERIOR OF 1,024 SQ INCHES AND SHALL ENCOMPASS A 30 INCHES DIAMETER CIRCLE, TO BE MEASURED AT A HEIGHT EQUAL TO THE TOP IF THE THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THEN THE FIXTURE VALVE OR VALVES, SHOWER HEAD, SOAP DISHES, SHELVES AND SAFETY GRAB BARS OR RAILS. SHOWER AND SHOWER/ TUB WALLS SHALL BE PROVIDED WITH A NON-ABSORBENT SURFACE TO THE HEIGHT OF NOT LESS THEN 6' ABOVE THE FLOOR. USE CEMENT BOARD BACKING AT THE WALL. SHOWER AND TUB/ SHOWERS SHALL BE PROVIDED WITH PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE CONTROLS. WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING AT THE TUB/ SHOWER IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE, SAFETY GLAZING IS TO BE PROVIDED. SHOWER DOORS TO BE 22 INCHES MIN WIDE, WITH A OUTWARD SWING. LOCATE ONE RECEPTACLE OUTLET WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN OR ON THE SIDE OR THE FACE OF THE BASIN CABINET NOT MORE THEN 12 INCHES BELOW THE COUNTERTOP. PROVIDE A DEDICATED 20 amp CIRCUIT AT EACH BATHROOM TO SERVE OUTLETS ONLY (NOT LIGHTING). ALL OUTLETS TO BE GFCI PROTECTED. ALL ADDED/ REPLACED 125 volt, 15 AND 20 amp RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXHAUST FAN TO BE MIN 50 cfm AND DUCT TO TERMINATE AT ROOF UNO AND TO BE SWITCHED SEPARATED FROM LIGHTING. ALL BATHROOM EXHAUST FANS TO BE CONTROLLED BY A HUMIDISTAT AND BE ENERGY START RATED (REQUIRED IF NO WINDOW WITH AN OPENING OF 1.5 SQFT). ALL HOT WATER LINES THRU ANY UNCONDITIONED OR UN-INSULATED SPACES AND THE FIRST 6 FEET OF THE COLD WATER LINE TO ANY HOT WATER HEATER SHALL BE INSULATED. 	<p>PROJECT DIRECTORY</p> <p>OWNER: Eddie Kuang 906 Central Ave Alameda, CA 94501</p> <p>Tell: (510) 213 0727</p>		<p>OWNER: Eddie Kuang 906 Central Ave Alameda, CA 94501</p> <p>Tell: (510) 213 0727</p>
			<p>PROJECT DESCRIPTION</p> <p>1st FLOOR: ADD 1 BEDROOM, 1 BATH AND LIVING ROOM.</p> <p>2nd FLOOR: REMODEL KITCHEN AND BATH, RECONFIGURE THE KITCHEN, RECONSTRUCT BALCONY.</p>		
	<p>ELECTRICAL & LIGHTING NOTES</p> <ol style="list-style-type: none"> ALL DIMENSIONS MEASURED TO CENTERLINE OF BOXES. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS INCLUDING FINAL PLANS, ELECTRICAL PLANS AND MECHANICAL PLANS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATION, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT RECESSED LIGHT FIXTURES DO NOT FALL ON FRAMING MEMBERS. AFTER FRAMING IS COMPLETED REVIEW FINAL LOCATION OF ALL SWITCHES, LIGHTS, OUTLETS, T.V., AUDIO, PHONE, ETC. WITH OWNER ARCHITECT PRIOR TO GYP. BD. CLOSE-IN. All 125-VOL T, SINGLE PHASE 15 AND 20-AMP RECEPITS TO SERVE COUNTERTOP SURFACES, INSTALLED WITH IN 6 FEET OF A WET BAR OR KITCHEN SINK, LAUNDRY OR UTILITY SHALL HAVE GROUND FAULT INTERRUPTER PROTECTION. PER NED SECT 210-8. PROVIDE AT LEAST 2 SEPARATE 20 amp CIRCUITS FOR SMALL KITCHEN APPLIANCES WHICH ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLET ONLY. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE FORALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING NEW OUTLETS LOCATED IN THE KITCHEN, DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS, TO PROTECT BRANCH CIRCUIT. ALL TO BE LISTED TAMPER RESISTANT RECEPTACLES. SMOKE AND CO ALARM TO BE LOCATED AS REQUIRED BY CODE. HIGH EFFICACY AND LOW EFFICACY LIGHTING MUST BE SWITCHED SEPARATELY. ALL LIGHTING IN KITCHEN AND BATH AND IN AREAS OF WORK TO BE HIGH EFFICACY. AT THE BATHROOM AND LAUNDRY, ONE LIGHT MIN TO BE CONTROLLED BY A VACANCY SENSOR. LIGHTING IN ROOMS OTHER THAN KICHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS LESS THAN 70 SQ FT AND DETACHED STORAGE BUILDING LESS THAN 1,000 SQ FT SHALL BE HIGH EFFICACY OR CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS. RECESSED LUMINAIRES IN INSULATED CEILINGS SHALL BE RATED FOR ZERO CLEARANCE INSULATION COVER (IC) AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT DESIGNATION (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCAL. THEY SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING. IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, THEY SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING THE CUTTING OF HOLES ON CEILING. THEY SHALL NOT CONTAIN SCREW BASE SOCKETS. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO RESIDENTIAL BUILDING OR BUILDINGS OF SAME LOT SHALL BE HIGH EFFICACY OR CONTROLLED BY A MANUAL ON AND OFF SWITCH WITH MOTION SENSOR AND EITHER PHOTO CONTROL, ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM. OUTDOOR LIGHT FIXTURE TO BE WATERPROOF. ANY SCREW BASED LUMINAIRES INSTALLED SHALL CONTAIN LAMPS MARK JAS-2016 OR JAB-2016-E AND BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER SWITCH. ALL OUTDOOR RECEPTACLES TO HAVE GFCI PROTECTION. LIGHT FIXTURES LOCATED IN TUB AND SHOWER ENCLOSURES ARE TO BE LABELED "SUITABLE FOR WET LOCATIONS". PROVIDE DEDICATED 20-AMP BRANCH CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. CIRCUIT CAN NOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC., EXCEPTION WHERE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIP. W/IN SAME BATHRRM SHALL BE ALLOWED. 		<p>PROJECT DATA</p> <p>PARCEL NUMBER: 72-355-9 USE CODE: SINGLE FAMILY RES HOME WITH NON-ECONOMIC 2ND UNIT R-1-6 ZONING: R-3 OCCUPANCY GROUP: V-B CONSTRUCTION TYPE: 1894 CONSTRUCTION YEAR: 2 NUMBER OF UNIT: 2 NUMBER OF STORES: 2 (E) MAIN HOUSE: 1341.00 SQ FT (N) MAIN HOUSE: 3066.50 SQ FT LOT SIZE: 3735.00 SQ FT</p>		<p>1711 Arbor St Alameda, CA 94501</p>
		<p>MECHANICAL NOTES</p> <ol style="list-style-type: none"> VENTS FOR GAS APPLIANCES SHALL TERMINATE NOT LESS THAN 5 FEET FROM PROERTY LINES WHEN PENETRATING AN EXTERIOR WALL OR 4 FEET FROM OPENING INTO BUILDINGS. FAN AND DUCT OPENINGS (ENVIRONMENTAL AIR DUCTS) SHALL TERMINATE A MINIMUM OF 3 FEET FROM PROERTY LINES WHEN PENETRATING AN EXTERIOR WALL OR 3 FEET FROM OPENINGS INTO BUILDINGS. FURNACE IN ATTIC OR CRAWL SPACE MUST HAVE AN ACCESS PLATFORM, LIGHTING SWITCH AND RECEPTACLE. PROVIDE A RECEPTACLE WITH A FUSIBLE LINK FOR THE FURNACE. PROVIDE AN AUTOMATIC SHUT OFF VALVE FOR ALL NEW GAS PIPING. COVER ALL DUCT OPENINGS AND PROTECT MECHANICAL EQUIPMENT DURING CONSTRUCTION. 	<p>LEGEND</p> <p>NEW WALL NEW WALL WITH R-13 INSULATION EXISTING WALL TO REMAIN EXISTING WALL TO BE REMOVED CARBON DETECTOR SMOKE DETECTOR SMOKE DETECTOR (110v) WASHER DRYER SINK WATER HEATER FURNACE FLOURESCENT LIGHT WITH VENT AND BACKDRAFT DAMPER MECHANICAL VENTILATOR CAPABLE TO PROVIDE 5 AIR CHANGE PER HOUR FOR BATHROOM RECESSED CEILING EXHAUST FAN 12"x12" RECESSED CEILING SUPPLY AIR GRILL 12"x6" RECESSED CEILING SUPPLY AIR GRILL SINGLE SWITCH 3 WAY SWITCH DIMMER SWITCH SPRINKLER HEAD CEILING LIGHT WALL OUTLET WALL OUTLET (GROUND FAULT INTERRUPT) FLOURESCENT LIGHT WALL LIGHT DROPPED PENDANT LIGHT LIGHTING WITH SENSOR TRACK LIGHT EYE BALL LIGHT SURFACE MOUNTED CEILING LIGHT FIXTURE</p>	<p>PROJECT INFORMATION</p> <p>DRAWN: CHECKED: DATE: 02-11-24 SCALE: AS SHOWN SHEET/FILE: A1.0</p>	<p>NOTES PROJECT INFORMATION</p>
		<p>DRAWING SYMBOLS</p> <p>FIN. FL. DATUM POINT, DIMENSION POINT 4'-0"</p> <p>1 (DRAWING NUMBER) SECTION TAG A1.0 (SHEET NUMBER)</p> <p>1 (DRAWING NUMBER) DETAIL TAG A1.0 (SHEET NUMBER)</p> <p>1 (DRAWING NUMBER) EXTERIOR ELEVATION TAG A1.0 (SHEET NUMBER)</p> <p>1 DOOR NUMBER 1 WINDOW NUMBER</p>			<p>OF / SHEETS</p>



1 (E) SITE PLAN
1/8"=1'-0"

6
5
4
3
2
1

DESIGNER
JRP DESIGN
 5867 CARMEL WAY
 UNION CITY, CA 94587
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OWNER:
 Eddie Kuang
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1711 Arbor St
 Alameda, CA 94501

(E) SITE PLAN

DRAWN:
 CHECKED:
 DATE: 02-11-24
 SCALE: AS SHOWN
 SHEET/FILE:

A1.0A
 OF SHEETS

- 6
- 5
- 4
- 3
- 2
- 1

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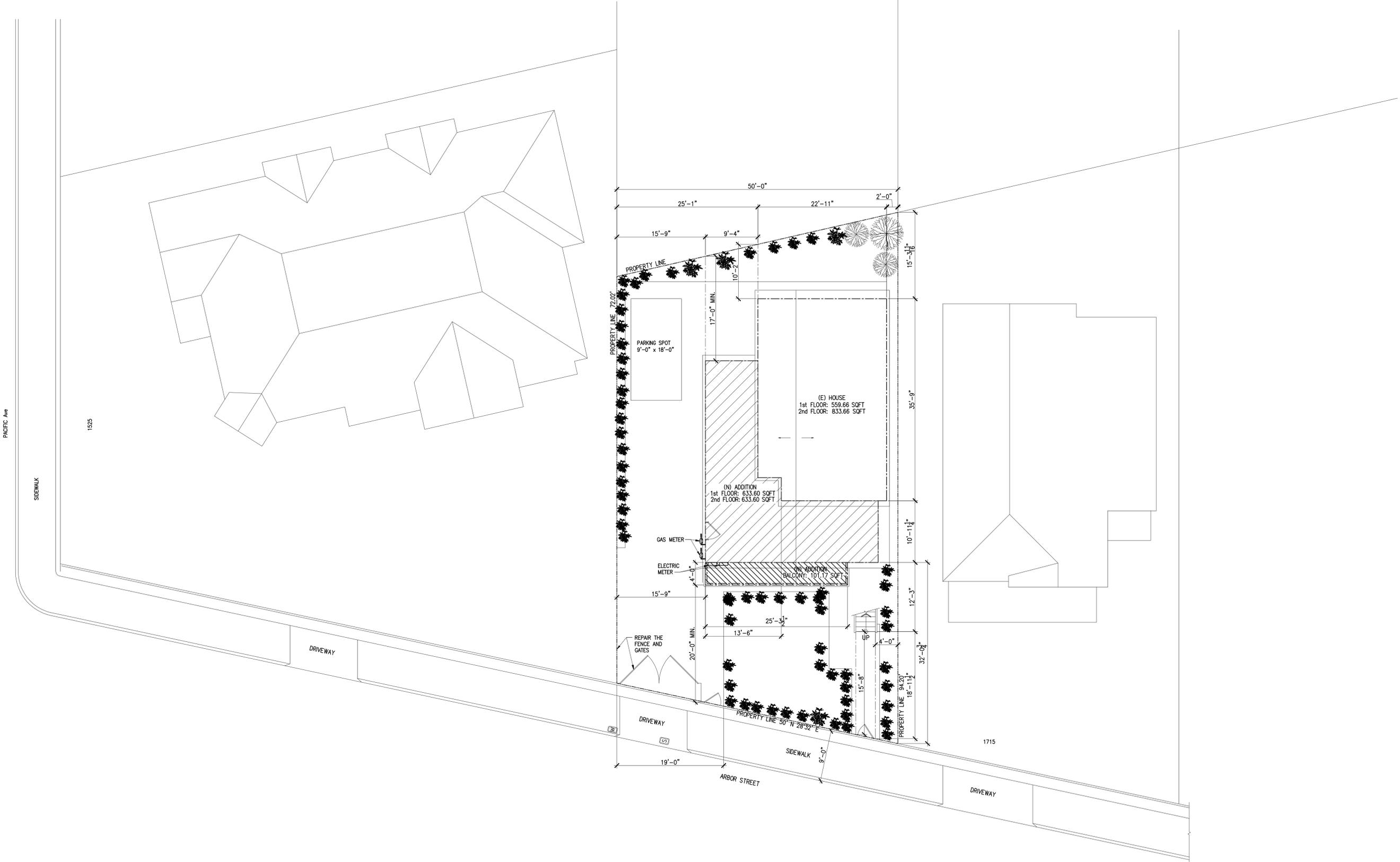


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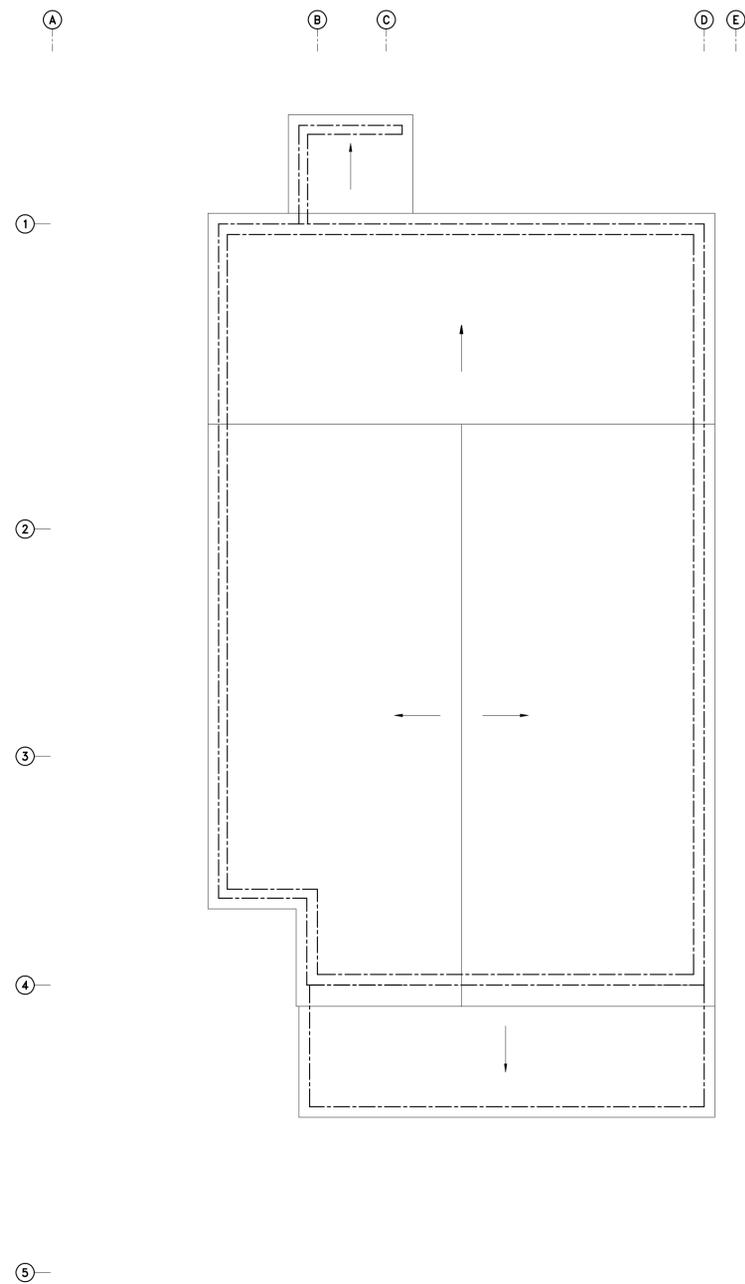
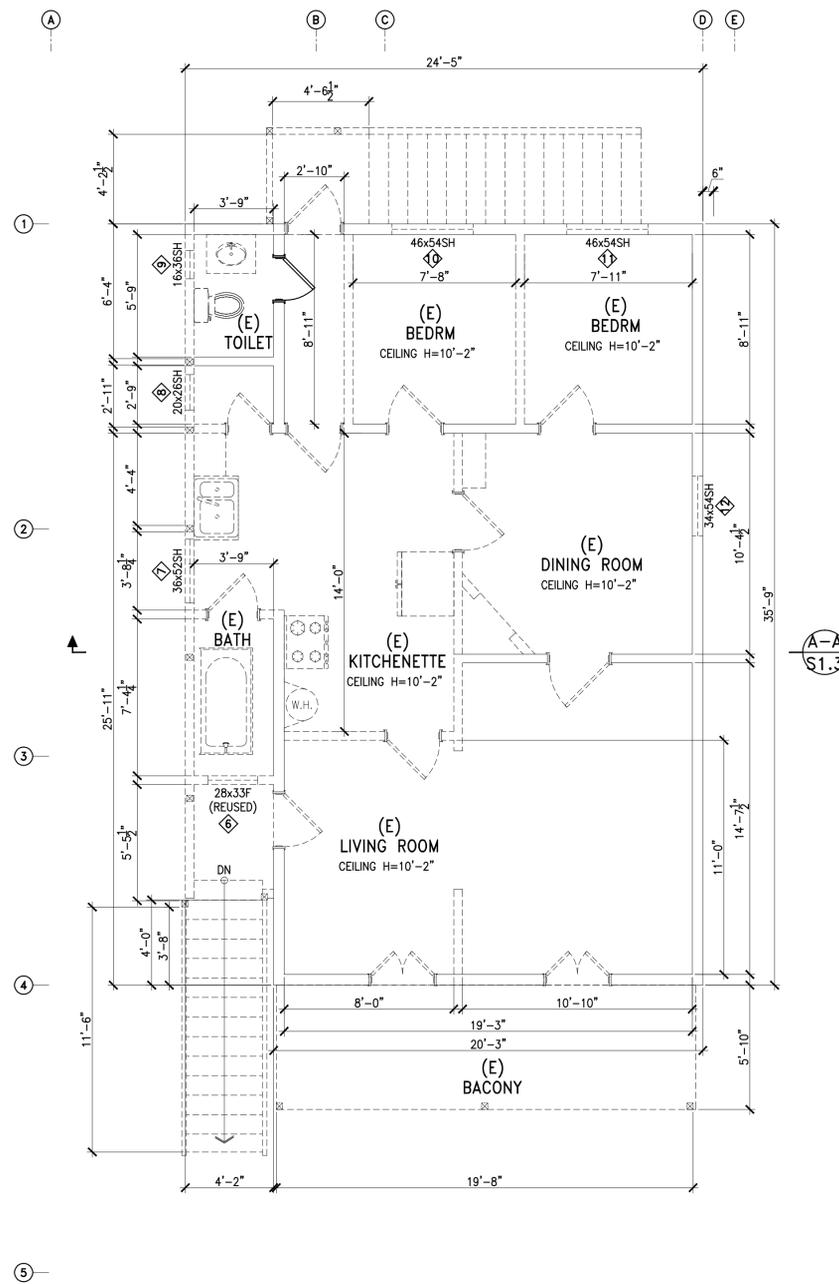
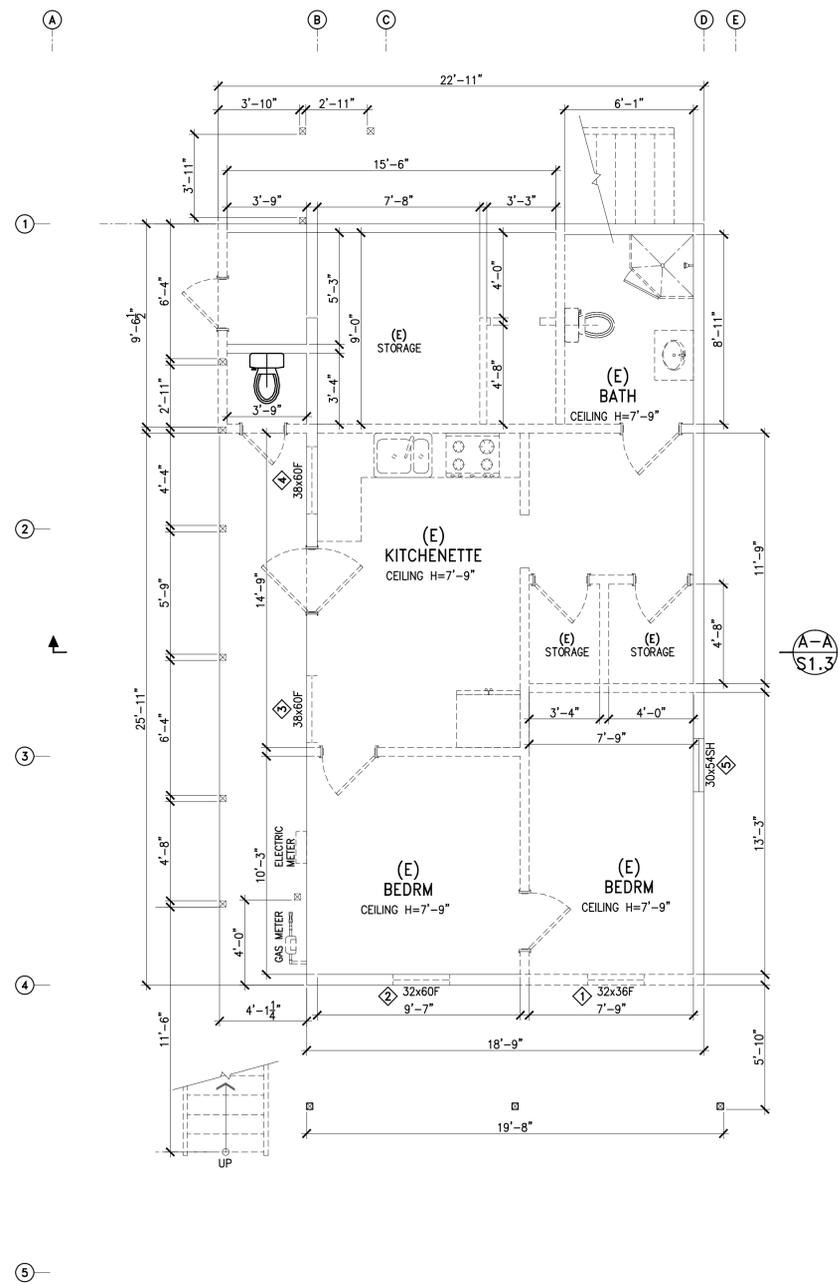
1711 Arbor St
 Alameda, CA 94501

(N) SITE PLAN

DRAWN:
 CHECKED:
 DATE: 02-11-24
 SCALE: AS SHOWN
 SHEET FILE:
A1.0B
 OF SHEETS



1 (N) SITE PLAN
 1/8"=1'-0"



- NEW WALL
- NEW WALL WITH R-13 INSULATION
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

6
5
4
3
2
1

DESIGNER
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 Alameda, CA 94501
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1711 Arbor St
 Alameda, CA 94501

(E) PLANS

DRAWN:
 CHECKED:
 DATE: 02-11-24
 SCALE: AS SHOWN
 SHEET/FILE:

A1.1
 OF SHEETS

WINDOW SCHEDULE										
No.	ROOM		WINDOW TYPE		WINDOW MATERIAL		WINDOW SIZE		MUNTINS /GRIDS	COMMENTS
	EXISTING	NEW	EXISTING	NEW	EXISTING	NEW	EXISTING W"xD"	NEW W"xD"		
1	BED		FIXED		WOOD		32x36	5/8x5/8		
2	BED		FIXED		WOOD		32x60	5/8x5/8		
3	KITCHEN		FIXED		WOOD		38x60			
4	KITCHEN		FIXED		WOOD		38x60			
5	BED		SINGLE HUNG		WOOD		30x54			
6	BATH		FIXED		WOOD		28x33			REUSED
7	KITCHEN		SINGLE HUNG		WOOD		36x52			
8	KITCHEN		SINGLE HUNG		WOOD		20x26			
9	TOILET		SINGLE HUNG		WOOD		16x36			
10	BED		SINGLE HUNG		WOOD		46x54			
11	BED		SINGLE HUNG		WOOD		46x54			
12	DINING		SINGLE HUNG		WOOD		34x54			
13	KITCHEN		SINGLE HUNG		FIBREX		36x46	5/8x5/8		
14	LIVING		SINGLE HUNG		FIBREX		36x60	5/8x5/8		
15	LIVING		SINGLE HUNG		WOOD		36x60			
16	BED		SINGLE HUNG		WOOD		36x60			
17	EXERCISE		SINGLE HUNG		WOOD		36x60			
18	EXERCISE		SINGLE HUNG		WOOD		36x60			
19	EXERCISE		SINGLE HUNG		WOOD		30x60			
20	BATH		SINGLE HUNG		WOOD		24x46			
20	EXERCISE		SINGLE HUNG		WOOD		36x60			

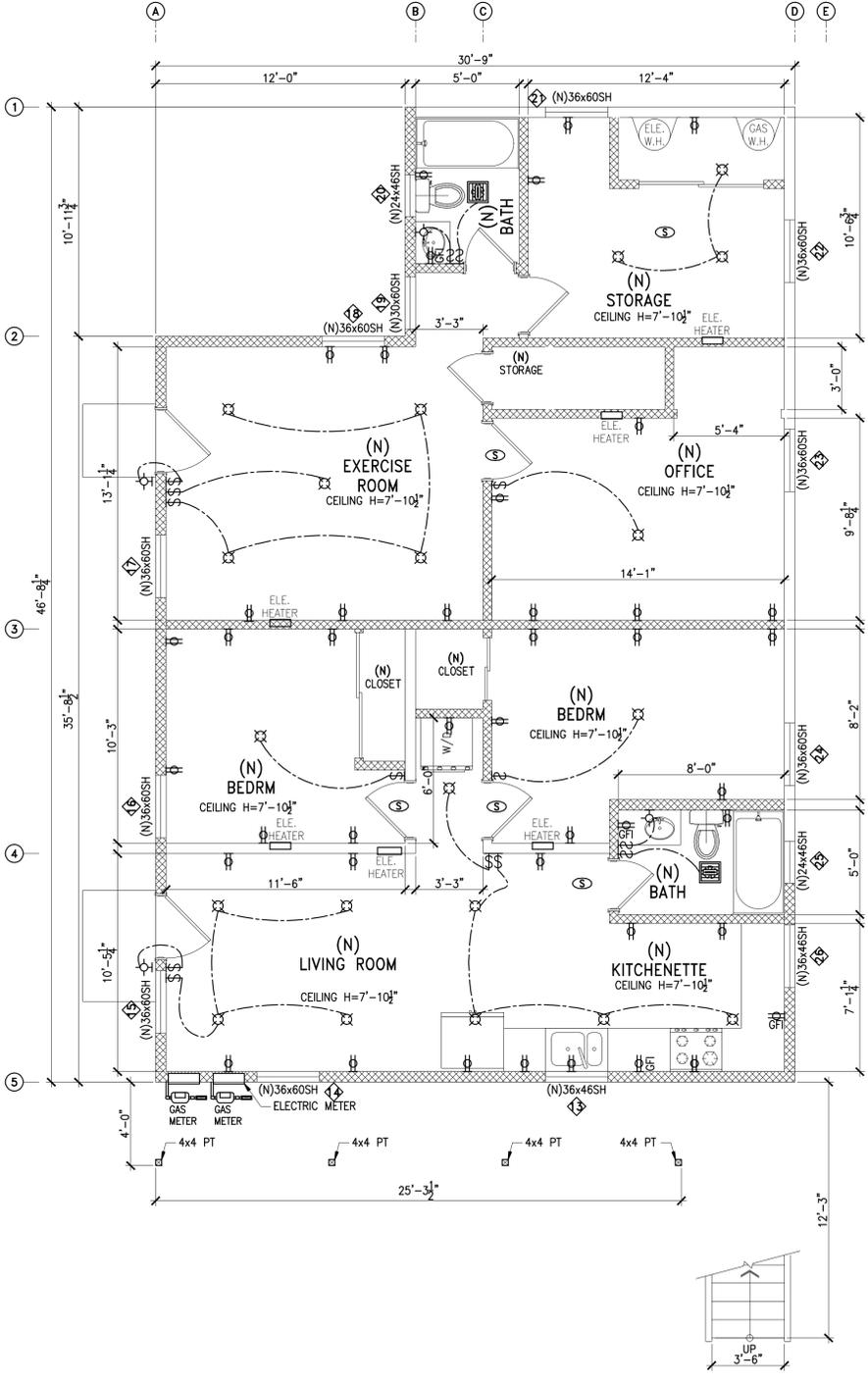
WINDOW SCHEDULE										
No.	ROOM		WINDOW TYPE		WINDOW MATERIAL		WINDOW SIZE		MUNTINS /GRIDS	COMMENTS
	EXISTING	NEW	EXISTING	NEW	EXISTING	NEW	EXISTING W"xD"	NEW W"xD"		
21	STORAGE		SINGLE HUNG		WOOD		36x60			
22	STORAGE		SINGLE HUNG		WOOD		36x60			
23	OFFICE		SINGLE HUNG		WOOD		36x60			
24	BED		SINGLE HUNG		WOOD		36x60			
25	BATH		SINGLE HUNG		WOOD		24x46			
26	KITCHEN		SINGLE HUNG		WOOD		36x60			
27	KITCHEN		SINGLE HUNG		WOOD		36x60			
28	BED		SINGLE HUNG		WOOD		36x60			
29	BATH		SINGLE HUNG		WOOD		24x46			
30	BED		SINGLE HUNG		WOOD		36x60			
31	LAUNDRY		SINGLE HUNG		WOOD		30x60			
32	LAUNDRY		SINGLE HUNG		WOOD		36x60			
33	BATH		SINGLE HUNG		WOOD		24x46			
34	BATH		SINGLE HUNG		WOOD		36x46			
35	BED		SINGLE HUNG		WOOD		36x60			
36	LIVING		SINGLE HUNG		WOOD		36x60			
37	LIVING		SINGLE HUNG		WOOD		36x60			
38	DINING		SINGLE HUNG		WOOD		36x60			
39	DINING		FIXED		WOOD		28x33			REUSED

NOTE: ALL ESCAPE WINDOW MIN. NET OPENING 5.7 SF. MIN. OPENING HEIGHT 24" AFF ABOVE FINISH FLOOR AND WIDTH 20". SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.

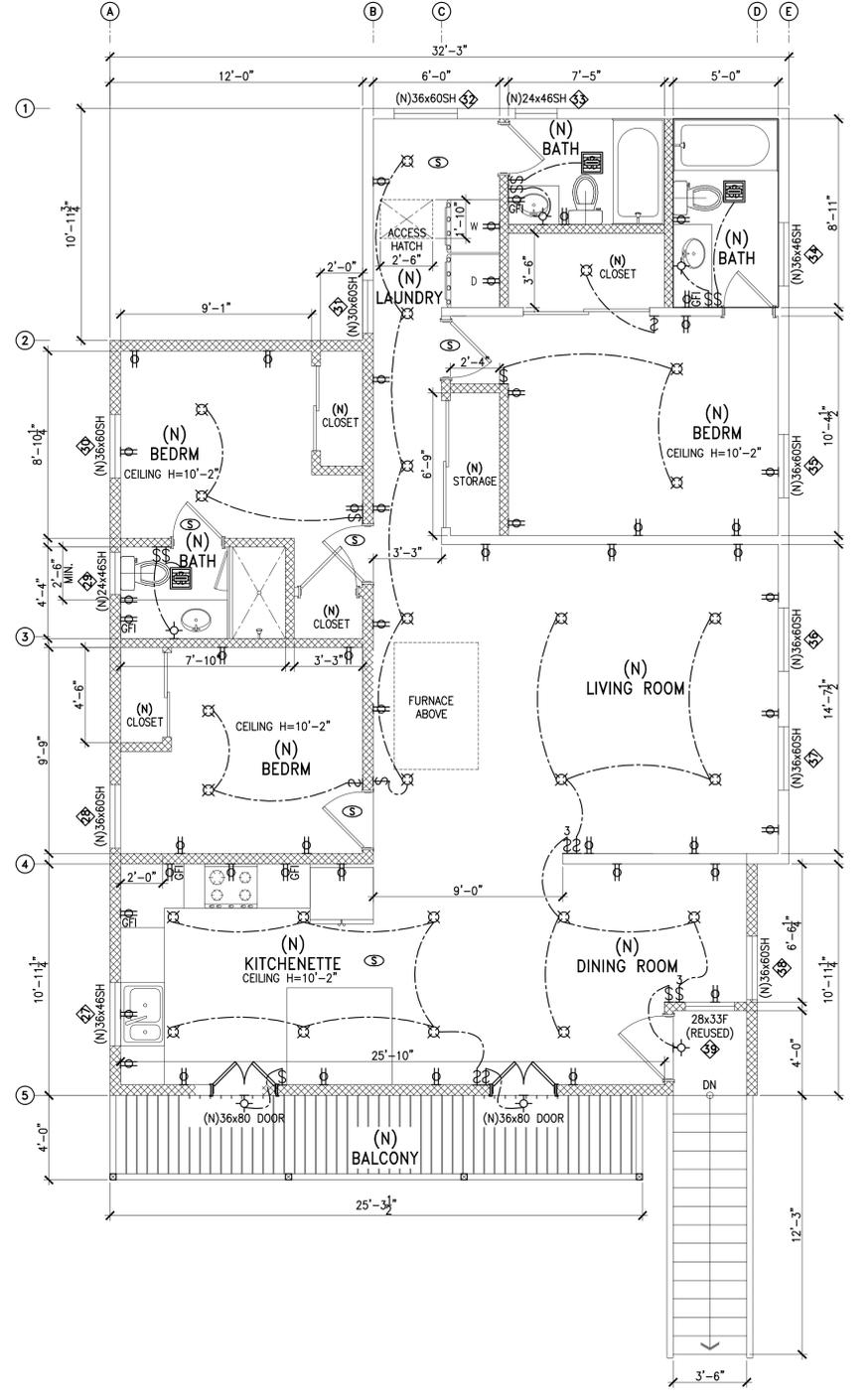
ABBREVIATION: AFF ABOVE FINISH FLOOR, DH DOUBLE HUNG, F FIXED, SH SLIDER, SL SINGLE HUNG

- GENERAL NOTES:**
- GRAZED SHOWER ENCLOSURE PANELS AND SHOWER DOOR TO BE TEMPERED.
 - SHOWER AND TUB/SHOWER WALLS ARE TO BE SMOOTH, HARD, NON-ABSORBENT SURFACES OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET.
 - EXTERIOR LANDING AT DOOR NOT TO BE MORE THAN 72" LOWER THAN EXTERIOR DOOR THRESHOLD.
- UTILITY NOTES:**
- (N) WATER LINE TO TAP ONTO (E) WATER LINE AT MAIN HOUSE, NO (N) WATER METER OR METER UPGRADE.
 - (N) ELECTRICAL LINES TO CONNECT TO (E) ELECTRICAL SERVICE METER.
 - (N) GAS PIPE TO CONNECT TO (E) MAIN HOUSE GAS LINE, NO (N) GAS METER OR SERVICE UPGRADE.
 - (N) WASTE WATER AND SEWER LINE TO CONNECT TO (E) MAIN HOUSE SEWER AND WASTE LINES.

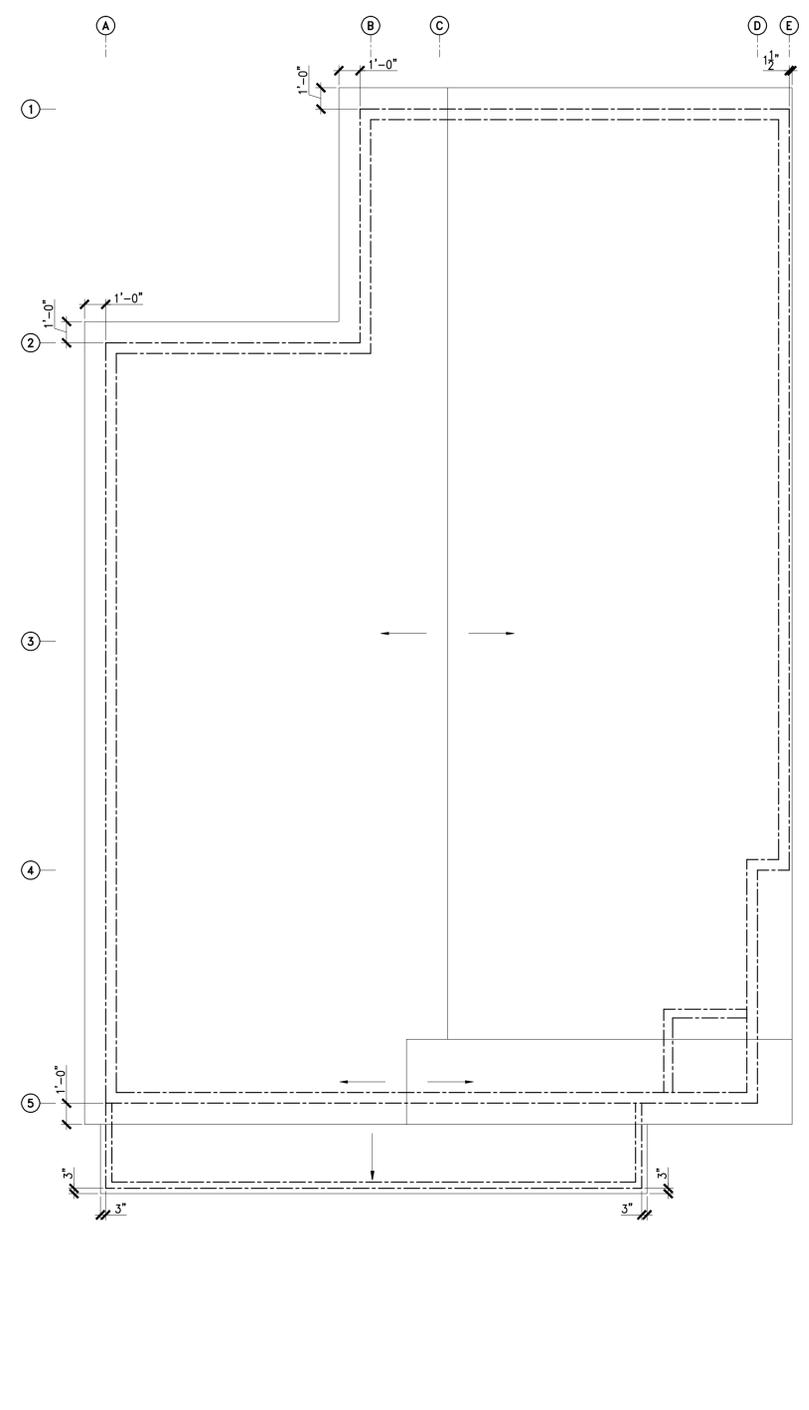
- LIGHTING NOTES:**
- INSTALL MOTION SENSOR SWITCH FOR KITCHEN AND BEDROOM LIGHTING FIXTURES.
 - ALL NEW CIRCUITS ARE ARC FAULT PROTECTIVE.
 - ALL RECESS CAN LIGHTS ARE IC RATED AND CERTIFIED AIR TIGHT.
 - GRAZED SHOWER ENCLOSURE PANELS AND SHOWER DOOR TO BE TEMPERED.
 - SHOWER AND TUB/SHOWER WALLS ARE TO BE SMOOTH, HARD, NON-ABSORBENT SURFACES OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET.
 - EXTERIOR LANDING AT DOOR NOT TO BE MORE THAN 72" LOWER THAN EXTERIOR DOOR THRESHOLD.
 - LL 125 VOLT 15 AMP AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT PER NEC 406.11.



1 (N) 1ST FLOOR PLAN
1/4"=1'-0"



2 (N) 2ND FLOOR PLAN
1/4"=1'-0"



3 (N) ROOF PLAN
1/4"=1'-0"

DESIGNER
JRP DESIGN
5867 CARMEL WAY
UNION CITY, CA 94587
(510) 449-5647

REGISTERED PROFESSIONAL ARCHITECT
Jason R. Phoen
No. 57553
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

OWNER:
Eddie Kuang
906 Central Ave
Alameda, CA 94501
Tel: (510) 213 0727

1711 Arbor St
Alameda, CA 94501

(N) PLANS
DRAWN:
CHECKED:
DATE: 02-11-24
SCALE: AS SHOWN
SHEET/FILE:
A1.2
OF SHEETS

- 6
- 5
- 4
- 3
- 2
- 1

DESIGNER
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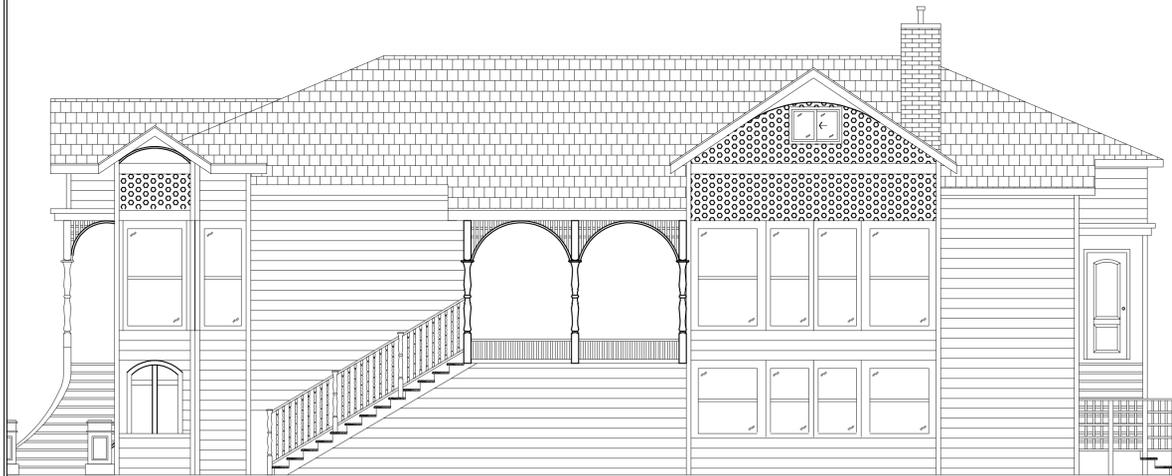


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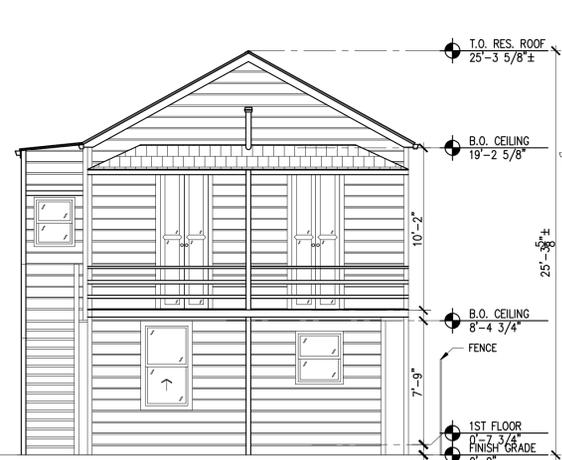
1711 Arbor St
 Alameda, CA 94501

ELEVATIONS

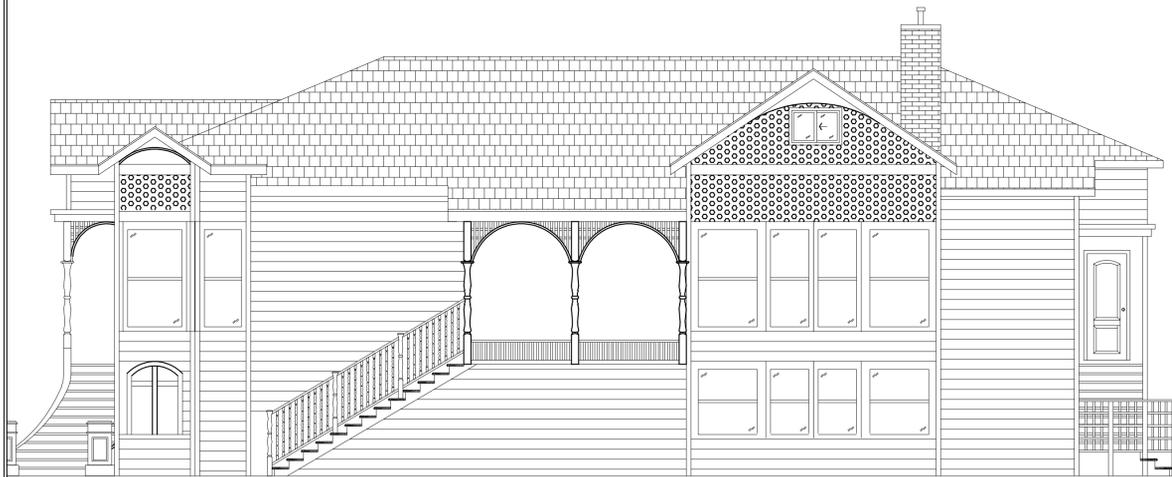
DRAWN:
 CHECKED:
 DATE: 02-11-24
 SCALE: AS SHOWN
 SHEET/FILE:
A2.0
 OF SHEETS



FENCE



① (E) EAST ELEVATION
 3/16"=1'-0"



FENCE



③ (N) EAST ELEVATION
 1/4"=1'-0"

- 6
- 5
- 4
- 3
- 2
- 1

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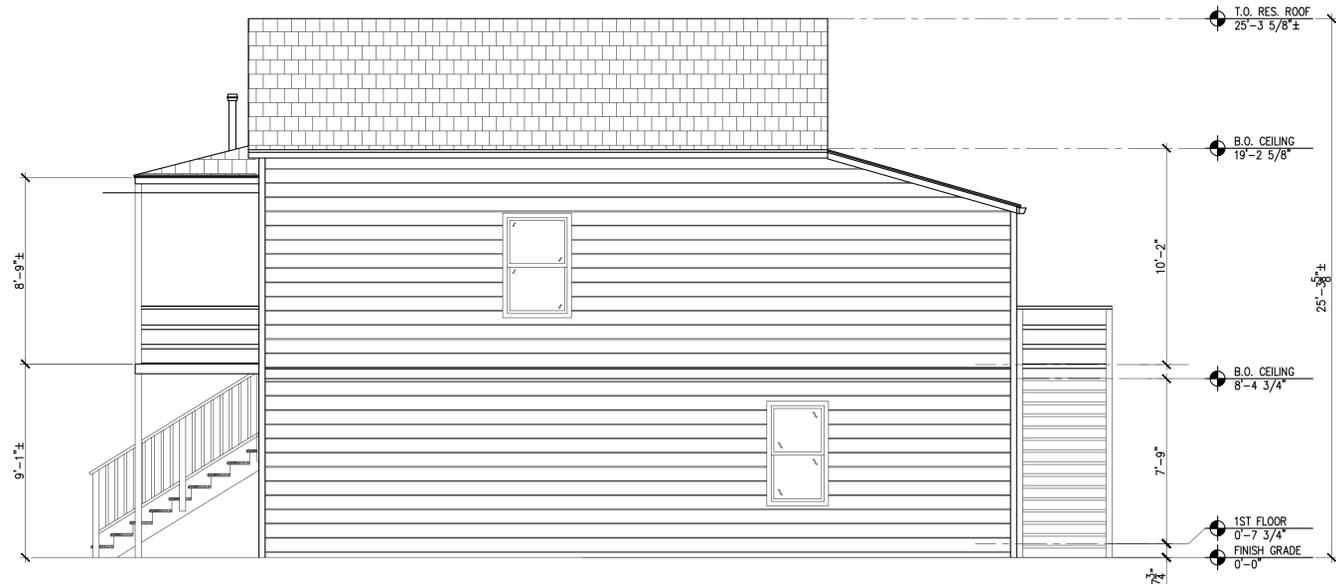


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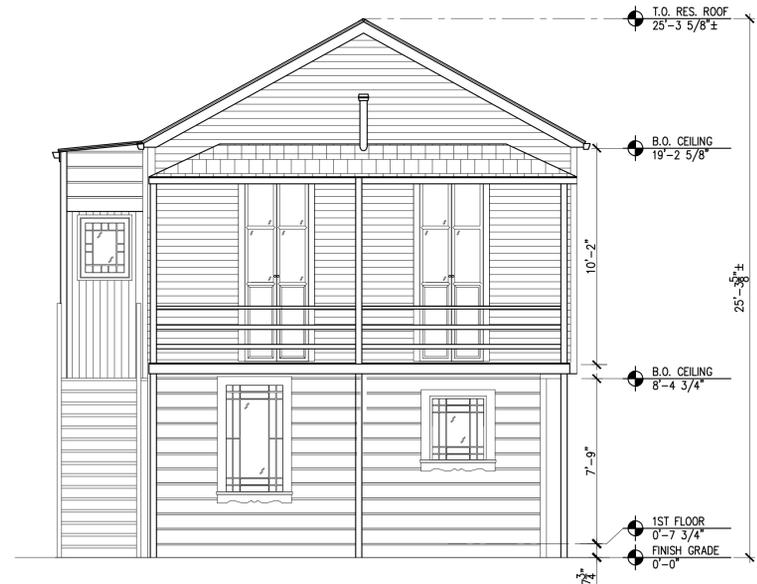
1711 Arbor St
 Alameda, CA 94501

ELEVATIONS

DRAWN:
 CHECKED:
 DATE: 02-11-24
 SCALE: AS SHOWN
 SHEET/FILE:
A2.0A
 OF / SHEETS



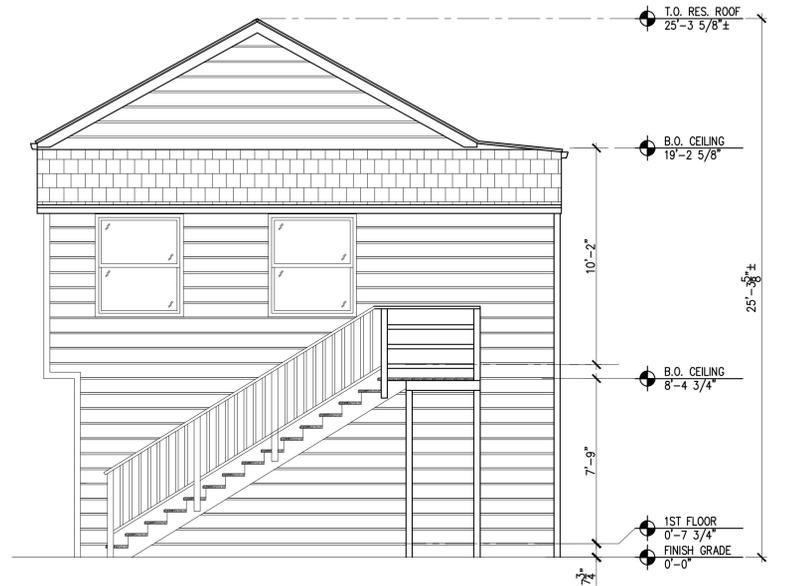
4 (E) NORTH ELEVATION
 1/4"=1'-0"



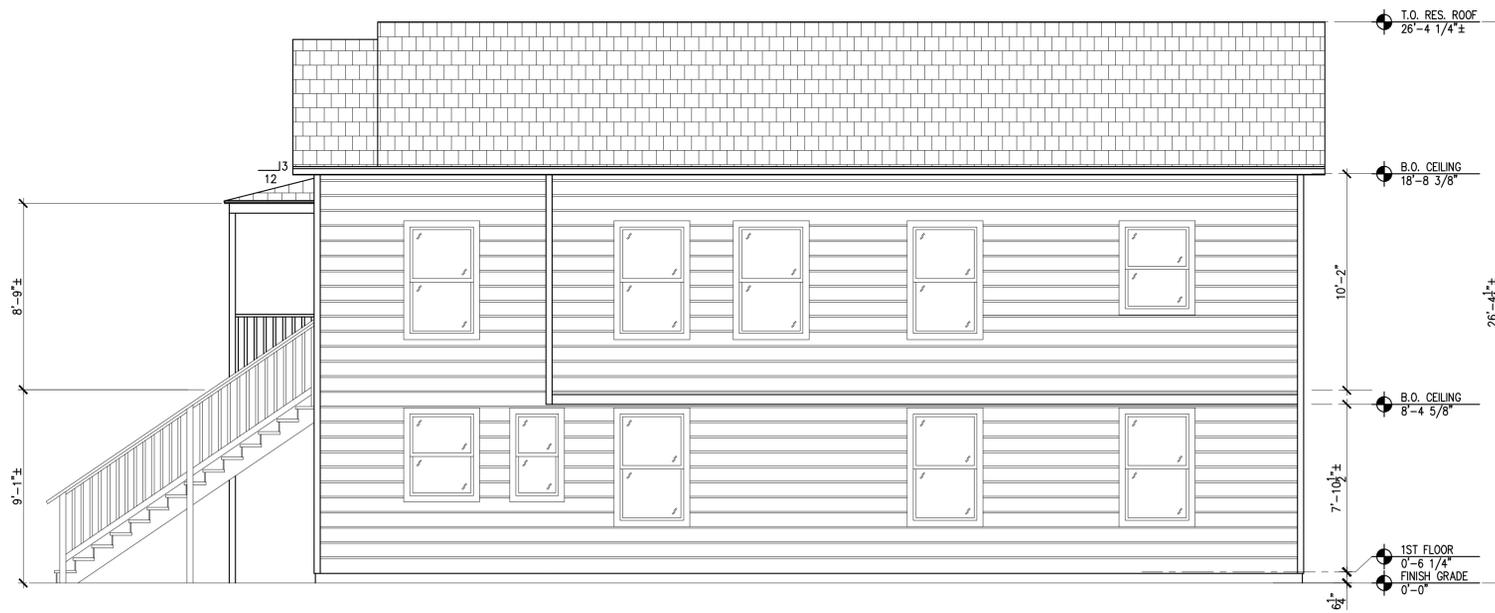
3 (E) EAST ELEVATION
 1/4"=1'-0"



2 (E) SOUTH ELEVATION
 1/4"=1'-0"



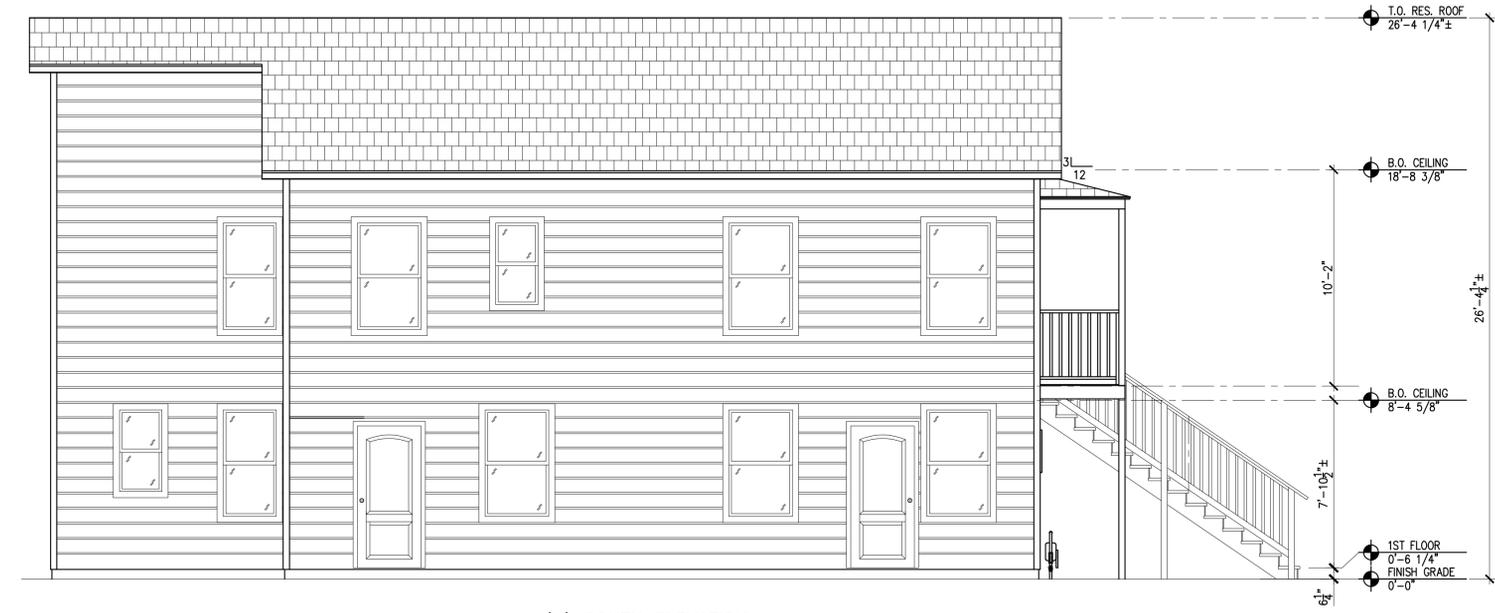
1 (E) WEST ELEVATION
 1/4"=1'-0"



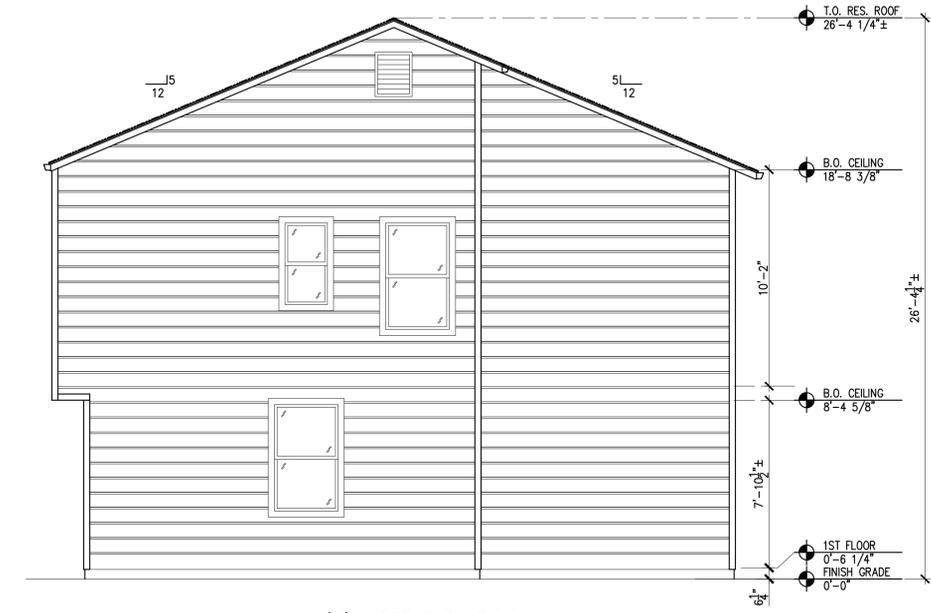
4 (N) NORTH ELEVATION
1/4"=1'-0"



3 (N) EAST ELEVATION
1/4"=1'-0"



2 (N) SOUTH ELEVATION
1/4"=1'-0"



1 (N) WEST ELEVATION
1/4"=1'-0"

- 6
- 5
- 4
- 3
- 2
- 1

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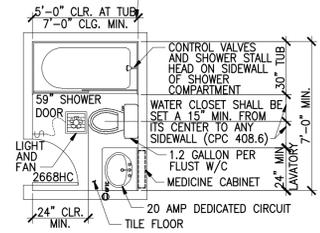
1711 Arbor St
Alameda, CA 94501

ELEVATIONS

DRAWN:
CHECKED:
DATE: 02-11-24
SCALE: AS SHOWN
SHEET/FILE:

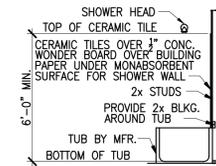
A2.1
OF SHEETS

USE SAFETY GLASS DOOR AT TUB WAINSCOT SHALL BE CERAMIC TILE MIN. 72" ABOVE DRAIN INLET, SHOWER HEAD SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GAL. PER MINUTE. NOTE: SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVE OF PRESSURE BALANCE OR THERMOSTIC MIXING TYPE VALVE.



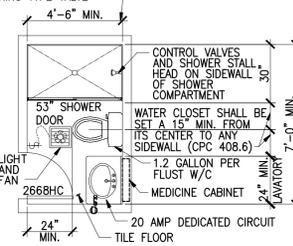
NOTES:
FULL BATH. PROVIDE EXHAUST FAN/FL. LT. WITH HUMIDITY CONTROL 3'-0" AWAY FROM P.L. AND OPENINGS TO OUTSIDE, WITH BACK DRAFT DAMPER. TILE FLOOR FINISH 7'-0" MIN. CLG.

1 BATH REFERENCE PLAN
NTS



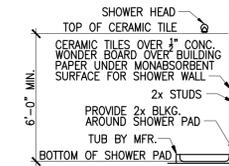
2 TUB WALL DETAIL
NTS

USE SAFETY GLASS DOOR AT WAINSCOT SHALL BE CERAMIC TILE MIN. 72" ABOVE DRAIN INLET, SHOWER HEAD SHALL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GAL. PER MINUTE. NOTE: SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVE OF PRESSURE BALANCE OR THERMOSTIC MIXING TYPE VALVE.



NOTES:
FULL BATH. PROVIDE EXHAUST FAN/FL. LT. WITH HUMIDITY CONTROL 3'-0" AWAY FROM P.L. AND OPENINGS TO OUTSIDE, WITH BACK DRAFT DAMPER. TILE FLOOR FINISH 7'-0" MIN. CLG.

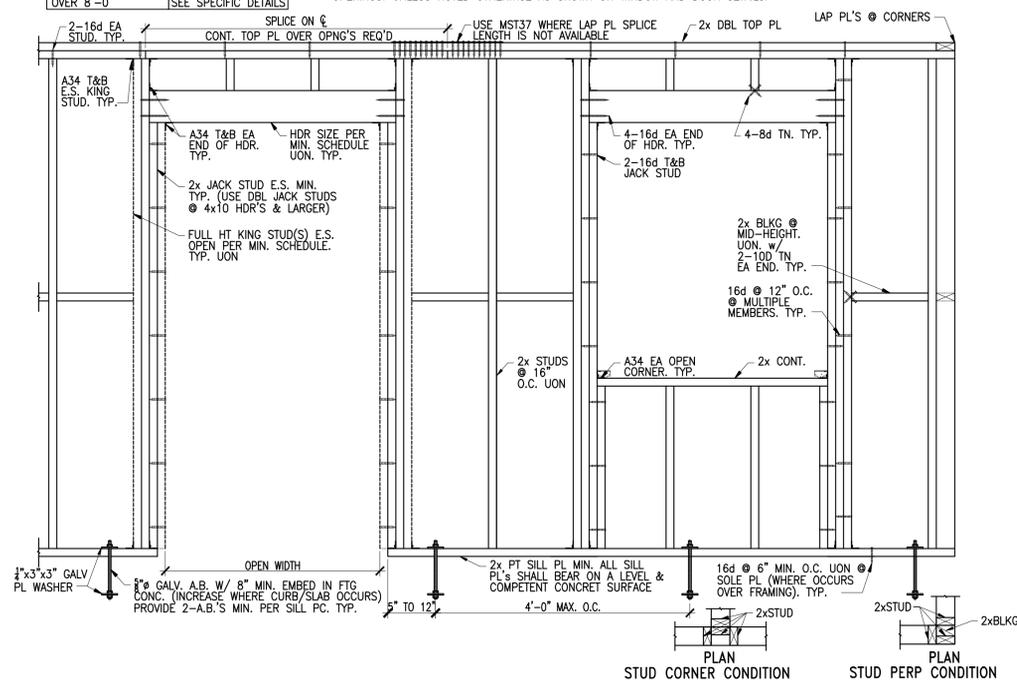
3 BATH REFERENCE PLAN
NTS



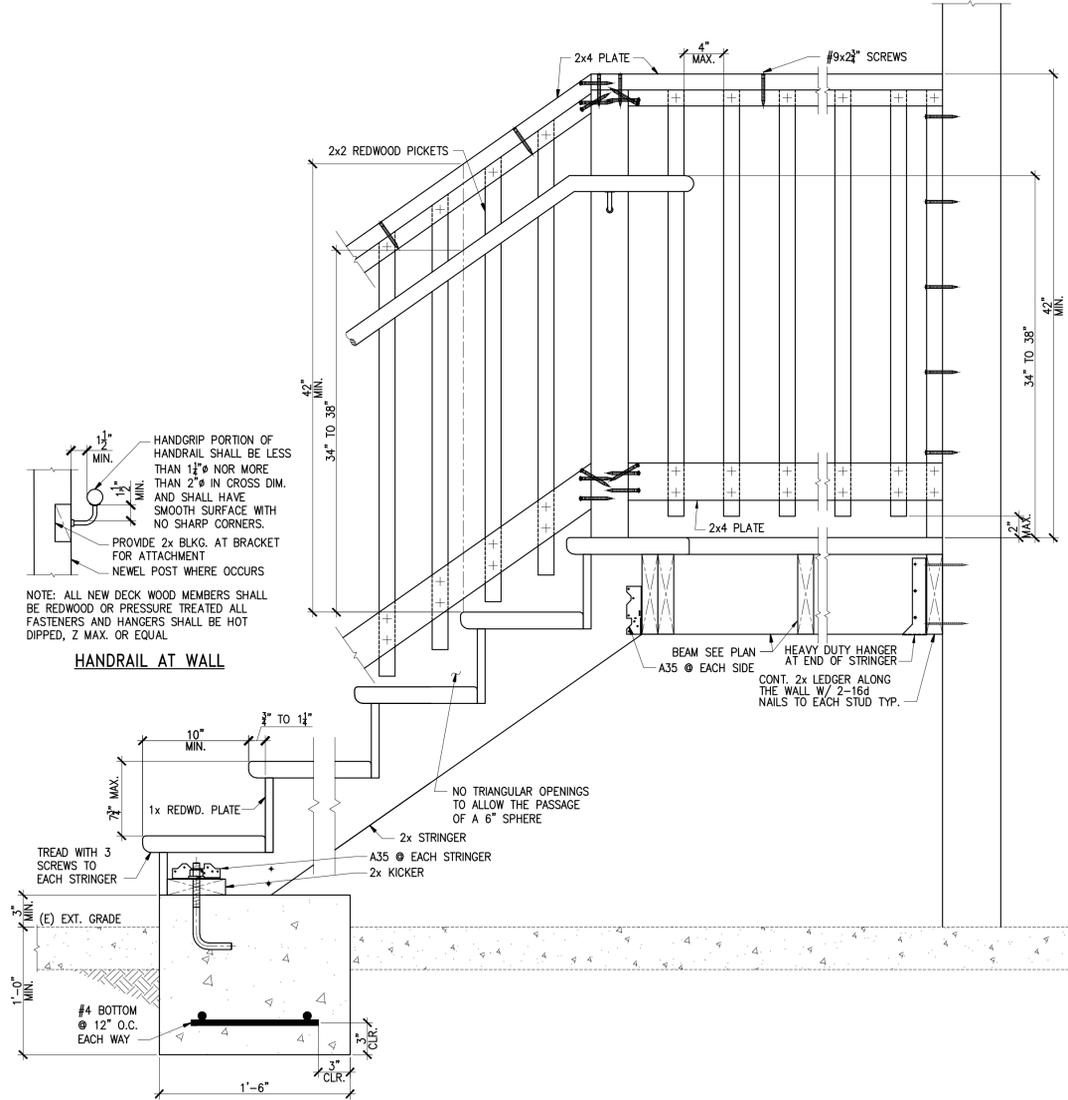
4 SHOWER WALL DETAIL
NTS

WIDTH OF OPENING	STUD WIDTH	STUD SIZE
3'-0" MAX.	2x4	2x8
4'-0" MAX.	4x8	6x8
5'-0" MAX.	4x8	6x8
6'-0" MAX.	4x10	6x10
OVER 6'-0"	SEE SPECIFIC DETAILS	

NOTE:
AT EXTERIOR AND INTERIOR WALLS, A 4x12 MIN. HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE. (OMIT JACK STUDS IF 4x12 IS USED.) TYP. HEADERS NOTED IN THE TABLE SHALL BE PROVIDED OVER ALL WINDOWS, DOOR, AND OTHER OPENINGS, UNLESS NOTED OTHERWISE AS SHOWN ON WINDOW AND DOOR DETAILS.



5 TYP. OPENING IN EXTERIOR WALL ELEVATION
NTS



6 TYP. STAIR
NTS

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