

## GENERAL NOTES

1. Site Review: Contractor shall verify all conditions and dimensions at the job site. If any discrepancies are found, Contractor shall notify the Architect /Project Coordinator.

2. Code Compliance: The work shall comply with and conform to all laws, rules, codes, ordinances, etc., of the governing body having Jurisdiction over the work, as well as the rules and regulations of the various utility companies serving the building. Nothing In these drawings shall be construed as directions to perform work contrary to, these requirements. Applicable codes include, but are not limited to, the following: "California Building Code" 2022 edition, State and local building codes.

3. Job Site Conditions: Contractor by accepting contract and beginning the work shall assume sole and complete responsibility for job site conditions during the course of construction including safety all persons and property. This requirement shall apply continuously and not be limited to normal working hours. Contractor shall defend, indemnify and hold the Architect, Engineer and Owner harmless from any and all liability, real or alleged, in connection with the performance or work on this Project. Contractor shall show proof of Worker's Compensation Insurance, as required prior to issuing a permit.

4. Fire Protection: Additional on Site Fire Protection during construction to be provided as required by Fire Inspector or Department.

5. Stored Materials: All materials stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

6. Utilities: Contractor shall be responsible for locating, maintaining, relocating and/or removing existing utilities as required.

7. Changes, Additions and Revisions: Prior to the start of any construction work, the General Contractor shall layout the work in conformity with these drawings. Any changes and/or revisions of the structure due to relocation or addition shall be brought to the attention of the Architect prior to the commencement of said change or revisions on. Structural members or elements that require changing or relocation shall be the responsibility of the trade or trades involved. The Architect or Owner shall not be liable for cost of the changes or revisions required.

8. Workmanship and Materials: All workmanship materials are subject to the approval of the Architect and the Owner.

9. Accessibility: All portions of the work shall be accessible to persons with disabilities as required by Chapter 11 B, of the California Building Code 2022 Edition, and Federal Laws, Rules and Regulations.

10. Details: Where certain construction features are not fully shown, the construction shall repeat similar conditions shown elsewhere.

11. Coordination: The General Contractor must coordinate all phases of the project, including work done by others, to insure the smooth progress of the project. The General Contractor is also responsible for the receiving and safekeeping of all items shipped to the job site for the project for his use or others.

12. Guarantee: All work is to be done in a first class workmanship manner. All work done by the General Contractor or subcontractors must be guaranteed for a minimum of one year and prompt repair or replacement of defective items must be provided at the notice of the Owner.

13. Safety Measures: At all times, the Contractor shall be solely and completely responsible for conditions of the Job site including the safety of persons and property and for all necessary independent engineering and/or architectural review of these conditions. The Contractor shall also provide and maintain fire extinguishers and other equipment as required by local codes for proper fire protection during construction.

14. Job Site Maintenance: The General Contractor shall maintain the premises in a clean and orderly fashion during the entire construction period, removing all trash and rubbish from the Job site. Upon completion of all construction, the General Contractor shall perform a general clean-up of the premises in order to facilitate the turnover to the Owner.

15. Mechanical: Any of the work shall be on a DESIGN/ BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfactions. All work on the mechanical system shall conform to the requirements of the "California Mechanical Code", 2022 adopted edition, California's Title 24 and state and local codes.

16. Plumbing: Any of the work shall be on a DESIGN/ BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfactions. All work on the plumbing system shall conform to the requirements of the "California Plumbing Code", 2022 adopted edition, California's Title 24 and state and local codes.

17. Electrical: Any of the work shall be on a DESIGN/ BUILD basis. The contractor shall submit all plans and other necessary information to the local Building Officials to their satisfactions. All work on the electrical system shall conform to the requirements of the "California Electrical Code", 2022 adopted edition, California's Title 24 and state and local codes.

## ABBREVIATIONS

AFFABOVE FINISH FLOOR	N.A. NOT APPLICABLE
(E)EXISTING	NTSNOT TO SCALE
FD FLOOR DRAIN	PLBR. PLUMBER
FOBFACE OF BLOCK	ROROUGH OPENING
FOCFACE OF CONCRETE	S.A.D.SEE ARCHITECTURAL DRWGS
FOMFACE OF MASONRY	S.C.D.SEE CIVIL DRAWINGS
FO5FACE OF STUDS.E.D.	S.E.D.SEE ELECTRICAL DRWGS
FOVFACE OF WALLS.M.D.	S.M.D.SEE MECHANICAL DRWGS
S.I.D.SEE INTERIOR DESIGN DRWGS	
GC.GEN. CONTRACTOR	S.P.D.SEE PLUMBING DRAWINGS
MFRMANUFACTURER	S.S.D.SEE STRUCTURAL DRAWINGS
(N)NEW	U.N.O.UNLESS NOTED OTHERWISE

## 3D VIEWS



**1 3D Existing**  
scale:



**3 3D Proposed 8th Street**  
scale:



**2 3D Proposed Buena Vista**  
scale:  
**PROPOSED 3D VIEW**

## BUILDING ADDRESS

BUILDING ADDRESS IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

- Address numbers shall be internally or externally lighting during nondaylight hours.
- Address numbers shall be at least four inches high and installed on a contrasting background.
- Address numbers shall read from left to right. Vertically positioned numbers cannot be used.
- Address numbers shall be placed in such a location that emergency crews can read the address from the street fronting the dwelling.

## PROJECT TEAM

Owner:  
Rajiv Nandanlal Jain & Supriya Sharma  
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GPM Engineers  
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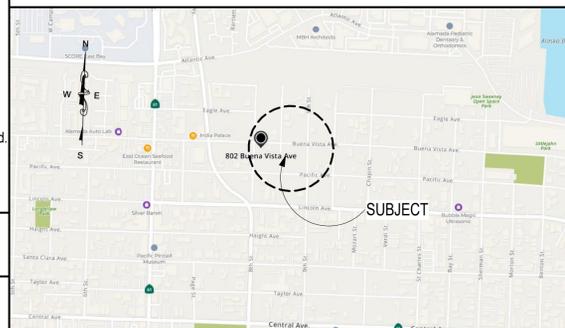
## APPLICABLE CODES

BUILDING NOTES:  
1. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY, ALL WORKSHAL COMPLY WITH APPLICABLE CODES & TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING THE:  
CITY OF ALAMEDA Local Ordinances .  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA EXISTING BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA GREEN BUILDING CODE  
2022 BUILDING ENERGY EFFICIENCY STANDARDS

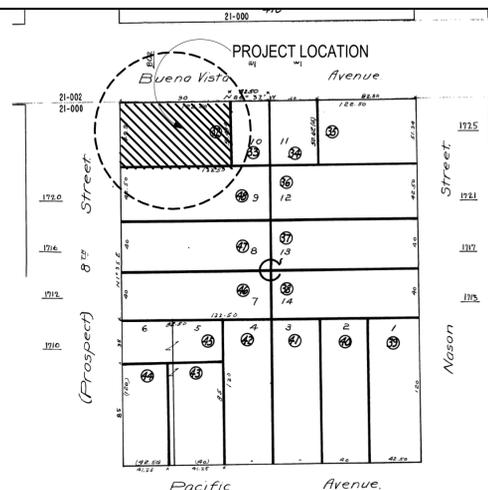
## FIRE SITE

FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

## VICINITY MAP



## PLOT MAP



## SCOPE OF WORK

EXISTING HOUSE WITH FIRE DAMAGE TO REPAIR AND SECOND FLOOR ADDITION.  
CONVERSION FROM SFR TO DUPLEX.  
EACH UNIT WITH:  
ON 2ND FLOOR  
- 2 BEDROOMS AND 2 BATHROOM  
ON 1ST FLOOR  
- 1 STUDY ROOM, 1 FULL BATHROOM, LAUNDRY, KITCHEN, LIVING AND DINING ROOM.  
- FRONT PORCH.

## PROJECT DATA

PROJECT DESCRIPTION:  
BUILDING OCCUPANCY: "R2U"  
ZONING: R-1-  
STORIES : 1 / DEMOLISH & NEW CONSTRUCTION AT STRUCTURE WITH FIRE DAMAGE  
PROPERTY ADDRESS: 802 BUENA VISTA AVE, ALAMEDA, CA 94501  
TYPE OF CONSTRUCTION V-B  
APN: 32-409-73 TRACT No BLK LOT  
LOT SIZE: 4,500 SF  
YEAR BUILT: 1913  
EXISTING STRUCTURE:  
FIRST FLOOR LIVING AREA 1,466 SF  
GARAGE AREA 198 SF  
FRONT PORCH 140 SF

PROPOSED NEW STRUCTURE  
ADDITION AREA  
NEW ADDITION 1st F.FLOOR UNIT 1 & 2 45.79 SF  
NEW SECOND FLOOR UNIT 1 & 2 1,685.53 SF  
TOTAL NEW ADDITION AREA 1,731.32 SF

INTERIOR REMODELING 1,466 SF

LOT COVERAGE:  
1,849.79 SF / 4,500\* 100 = 41.10%

## DRAWING INDEX

Sheet List	
Sheet Number	Sheet Name
A1	TITLE SHEET - GENERAL NOTES
A101.1	EXISTING & NEW SITE PLAN
A101.2	PRIMARY RECORD 1 - 73-049-32
A101.3	PRIMARY RECORD 2 - 73-049-32
A101.4	ARCHITECTURAL SURVEY OF RESIDENTIAL BUILDING
A102	EXISTING & PROPOSED F. FLOOR - NOTES
A103	PROPOSED SECOND FLOOR PLAN & NOTES
A104	EXISTING & PROPOSED ROOF PLAN
A105	(E) & (N) EXTERIOR ELEVATIONS
A106	(E) & (N) EXTERIOR ELEVATIONS
A107	(E) & (N) BUILDING SECTIONS
A108	BUILDING DETAILS
A108.1	BUILDING NOTES & WINDOW AND DOOR SCHDL.



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SECOND STORY ADDITION w/  
CONVERSION TO DUPLEX  
802 BUENA VISTA AVE.  
ALAMEDA CA 94501-2206

No.	Description	Date

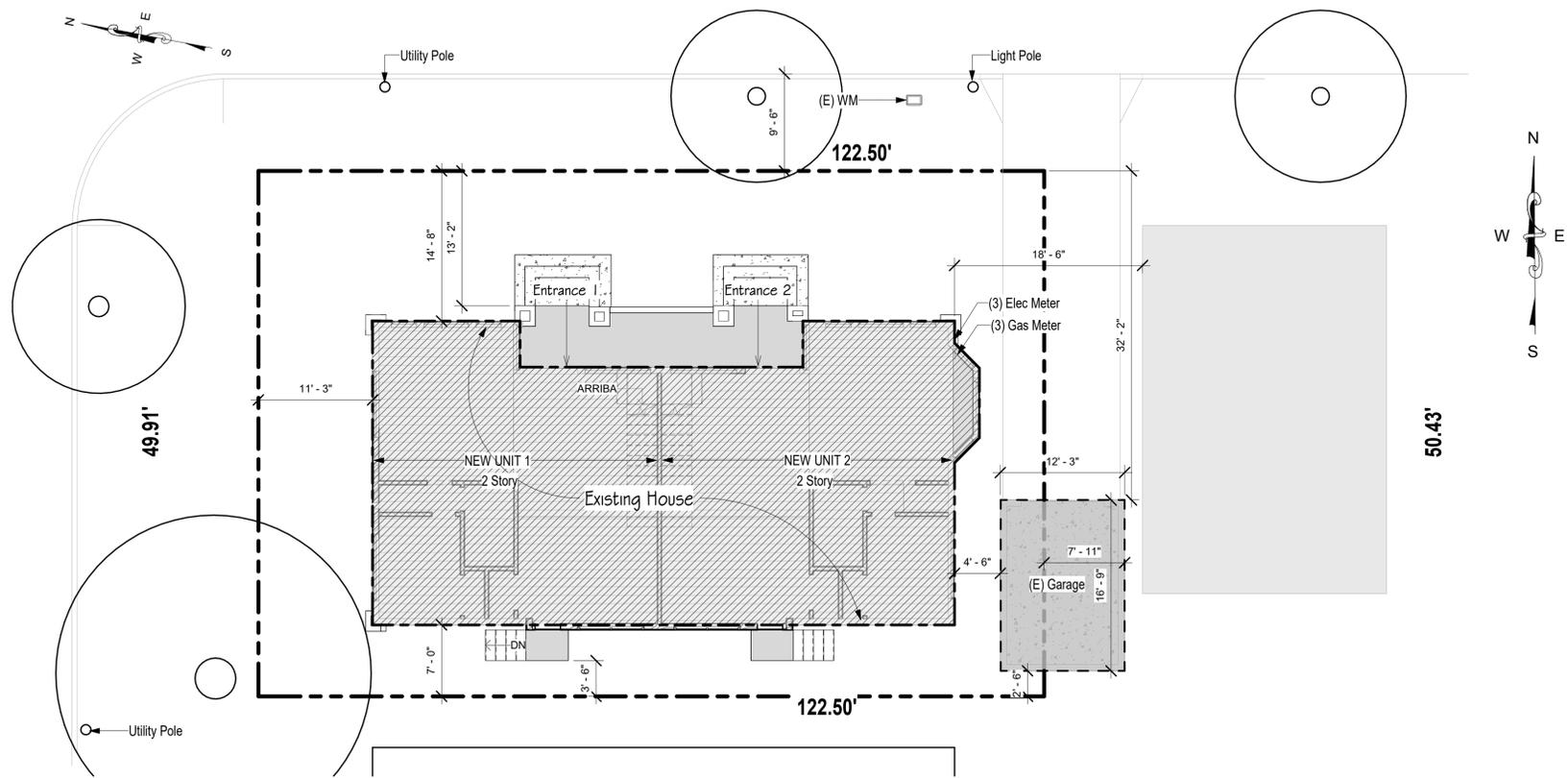
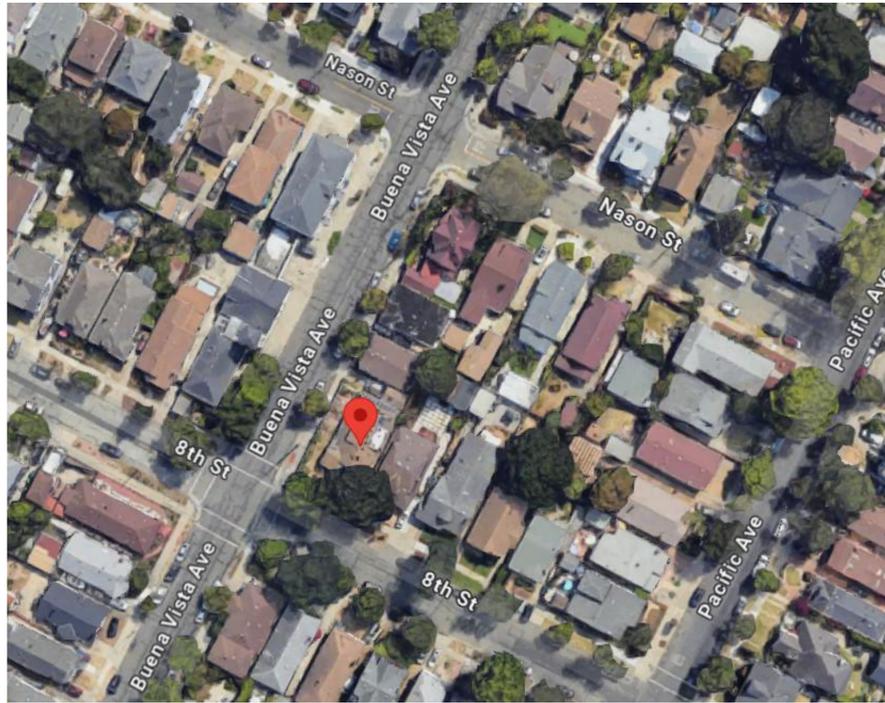
Rajiv Nandanlal Jain & Supriya  
Sharma  
TITLE SHEET - GENERAL  
NOTES

Project number 013-2024  
Date 02-2024  
Drawn by Author  
Checked by Checker

A1

Scale

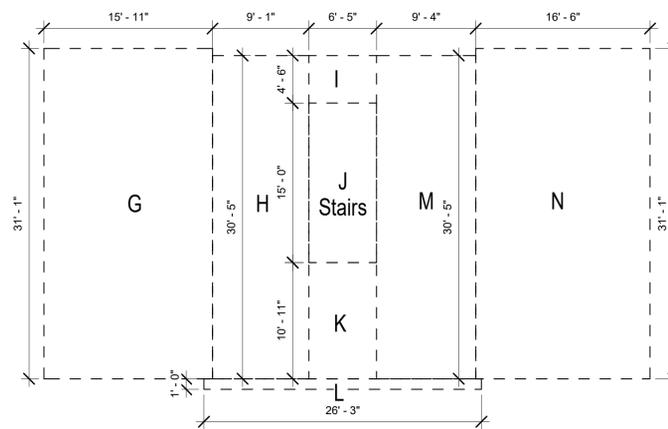
Exhibit 1 Item 4-A  
Historical Advisory Board Meeting  
July 17, 2025



**1 SITE PLAN**  
scale: 1/8" = 1'-0"



**2 NEW FIRST FLOOR PLAN**  
scale: 1/8" = 1'-0"



**3 AREAS 2nd F.F**  
scale: 1/8" = 1'-0"

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**SECOND STORY ADDITION w/  
CONVERSION TO DUPLEX**  
**802 BUENA VISTA AVE.**  
**ALAMEDA CA 94501-2206**

No.	Description	Date

**Rajiv Nandanlal Jain & Supriya Sharma**  
**EXISTING & NEW SITE PLAN**

Project number 013-2024  
Date 02-2024  
Drawn by Author  
Checked by Checker

**A101.1**  
Scale 1/8" = 1'-0"







Figure 17: Exposed rafters at upper floor of south facade.



Figure 18: East end of south facade with wood knee braces in fair condition.



Figure 11: Missing window inside west porch recess.



Figure 12: East facade next to driveway. Burn-damaged cross gable above.



Figure 5: Painted fieldstone porch piers, missing stones at furnished east pier.



Figure 6: Burn-damaged porch, looking west. Covered window openings at left.

16. The wood braces are generally in good condition (Figure 14, Figure 17); the braces and fascia of the east gable are in fair condition and exhibit weathering (Figure 18). The wood soffits are in fair condition with smoke damage, particularly at the center of the facade.

Most windows and all doors on this facade are non-original additions or replacements. The clapboard siding and trim on this facade are mostly unpainted non-original composite material with wood texture (Figure 15). A stucco-clad projection with a non-original window is centered under the gable at the east end of the facade. These non-original finishes are generally in good condition.

CONCLUSION

The front facade of 802 Buena Vista Avenue exhibits the most burn damage, particularly within and around the porch. While many elements on this facade are in poor condition, they generally retain their shape, dimensions, and proportions such that they could be reconstructed based on available pre-fire photographs (such as Google Maps Street View) and by matching elements in good condition on other facades. The side facades are generally in good condition and can likely be retained and repaired to address smoke damage and weathering. The original features of the rear facade are generally in good condition and may be salvaged to replace damaged features on the front facade or used as references for reconstruction.

As the interior was not assessed, it is unknown how original features, such as the triangular knee braces, extend into the interior and whether they served any structural function that has been compromised by fire damage. The condition of framing and substrates is also unknown. Cladding materials that appear to be in good condition on the exterior may be damaged on the interior; they may also be supported by or attached to fire-damaged framing or substrates. Salvage and reuse of any original features should be coordinated with building code requirements and construction best practices while retaining as much original material as possible.

Jennifer meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History, Aisha meets the Secretary of the Interior's Professional Qualifications Standards for Architecture and Historic Architecture.

ARCHITECTURAL SURVEY

The building's materials, elements, and features were assessed according to a "good," "fair," and "poor" rating system as defined below:



MEMORANDUM

DATE: May 2, 2025 PROJECT: 25134  
NUMBER:  
TO: Rajiv N. Jain (Owner) PROJECT: 802 Buena Vista Avenue, Alameda  
FROM: Aisha Sawatsky, Preservation Specialist, Page & Turnbull  
OF: 29523 Holyoke Avenue, Hayward, CA 94544 FROM: Aisha Sawatsky, Preservation Specialist, Page & Turnbull  
CC: Christina Dikas Brobst, Principal, Page & Turnbull VIA: Email

REGARDING: Architectural Survey of 802 Buena Vista Avenue, Alameda

INTRODUCTION

Page & Turnbull has been engaged to conduct an architectural survey of the residential building at 802 Buena Vista Avenue in Alameda, CA. The building suffered from fire damage in 2022 and has been vacant since. The purpose of this memorandum is to identify which architectural character-defining features can be salvaged and which could be successfully repaired in-kind. Updated State of California Department of Parks and Recreation (DPR) Primary Record (523A) and Building, Structure, and Object Record (523B) forms have been prepared to accompany this memorandum. The character-defining features of 802 Buena Vista Avenue are listed in the updated DPR forms.

Aisha Sawatsky and Jennifer Hembree visited the site on April 21, 2025, to survey the exterior facades. The interior of the building was not examined. Existing conditions and character-defining features were documented using digital photographs and field notes.

Jennifer meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History, Aisha meets the Secretary of the Interior's Professional Qualifications Standards for Architecture and Historic Architecture.

ARCHITECTURAL SURVEY

The building's materials, elements, and features were assessed according to a "good," "fair," and "poor" rating system as defined below:

We imagine change in historic and contemporary environments to cultural thriving, sustainable, and resilient communities.

**GOOD:** The building element/feature is intact, structurally sound, and performing its intended purpose. The component needs no repair or rehabilitation, but only routine or preventative maintenance.

**FAIR:** The building element/feature is in fair condition if either of the following conditions is present:

- There are early signs of wear, failure, or deterioration though the component and its features are generally structurally sound and performing their intended purpose; or
- There is failure of a feature or component.

**POOR:** The building element/feature is in poor condition if any of the following conditions is present:

- The features are no longer performing their intended purpose; or
- Features are missing; or
- Deterioration or damage affects more than 25% of the component; or
- The component or features show signs of imminent failure or breakdown.

**UNKNOWN:** The assembly or feature was not accessible for assessment or not enough information is available to make an evaluation.

The survey below is organized by facade. Associated images and annotated reference elevations follow the survey.

North (Primary Façade)

The main entrance to the building is on the north facade that faces Buena Vista Avenue (Figure 1). This facade exhibits the most fire damage of all exterior walls. The wood entry porch structure and railings are in poor condition and likely cannot be repaired (Figure 4). The shed roof dormer on the gable slope above the porch is in a state of collapse (Figure 9). Most of the wood triangular knee braces supporting the roof eaves are in poor condition like the porch. The stucco cladding is largely missing (Figure 2). The wood clapboard siding within the porch is in poor condition (Figure 6, Figure 7). Many of the window and door openings on this facade are covered by plywood and are presumed to be in poor condition based on the condition of the adjacent wall surfaces. Where the adjacent walls are in fair condition, removal of the plywood covers for assessment of the windows is recommended.

The fieldstone features are generally in good condition, including the chimney, piers, and porch facing. Select stones at the tops of the porch piers are missing (Figure 5). The chimney above the roofline is in fair condition and exhibits cracks and loose mortar (Figure 3). Paint coatings at the

porch piers appear to be trapping moisture and may be deteriorating the stone. The wood clapboard siding on either side of the porch is in good condition with some smoke damage. Two original window sashes are visible at the west end of the north facade; one window appears to be in good condition, while the other appears to be in fair condition and may be repaired by selectively replacing components like the bottom rail (Figure 8). As the building was not assessed from the interior, it is unknown whether the windows were burned beyond repair on their interior surfaces.

West (Secondary Façade)

This side facade faces Eighth Street and is generally in good condition (Figure 10). A smaller, secondary porch is centered on this facade. The windows on either side of this porch are covered by plywood and are in unknown condition. A small window in the recessed wall behind the porch is missing its sash but retains its trim and screen frame (Figure 11). The wood cladding, trim, rafter ends, fascia, and soffits are generally in good condition with some smoke damage at the north end of the facade and at the bottom of the small central window. The recessed cross gable above the eave of this facade is in good condition with some smoke damage.

The fieldstone corner piers are in good to fair condition. The southwest corner pier is missing several of its stones and would need to be partially rebuilt. The stones appear to have been scattered around the pier in the side yard.

East

This side facade faces the driveway and is generally in good condition (Figure 12). Stucco cladding is extant above the wood clapboard siding; both are in good condition. Limited clapboard pieces are loose and need to be re-secured to the wall. The rafter ends, fascia, and soffits are in fair condition with some smoke damage and weathering.

A plywood cover obscures the bay window at the north end of the facade. The south end of the facade has three individual window openings with exterior trim in good condition (Figure 13). Two windows are missing their sashes, and one is blocked with painted plywood that likely predates the fire. Hinges that remain at the two uncovered windows indicate that they were casement windows. The recessed cross gable above the eave of this facade exhibits burn damage and is in poor condition.

South

This rear facade retains some original features, such as wood triangular knee braces matching the north facade and a wood double-hung window that is partially obscured by a plywood cover (Figure

Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.



Legend  
Original Feature in Good Condition  
Original Feature in Fair Condition  
Original Feature in Poor Condition or Missing  
Original Feature in Unknown Condition  
Non-original Feature

Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.



Legend  
Original Feature in Good Condition  
Original Feature in Fair Condition  
Original Feature in Poor Condition or Missing  
Original Feature in Unknown Condition  
Non-original Feature

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Legend  
Original Feature in Good Condition  
Original Feature in Fair Condition  
Original Feature in Poor Condition or Missing  
Original Feature in Unknown Condition  
Non-original Feature

Note: Elevation backgrounds were extrapolated from project drawings and Google Maps Street View images predating the 2022 fire.



Legend  
Original Feature in Good Condition  
Original Feature in Fair Condition  
Original Feature in Poor Condition or Missing  
Original Feature in Unknown Condition  
Non-original Feature

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SECOND STORY ADDITION w/  
CONVERSION TO DUPLEX  
802 BUENA VISTA AVE.  
ALAMEDA CA 94501-2206

No.	Description	Date

Rajiv Nandanlal Jain & Supriya Sharma  
ARCHITECTURAL SURVEY  
OF RESIDENTIAL BUILDING

Project number	013-2024
Date	02-2024
Drawn by	Author
Checked by	Checker

A101.4  
Scale



New Window Schedule 2nd Floor					
Marca	Altura	Anchura	Fase de creación	Nivel	Comentarios
w34	5' - 0"	3' - 0"	New Construction	(N) 2nd F.F	
w35	5' - 0"	3' - 0"	New Construction	(N) 2nd F.F	
w36	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F	
w40	4' - 0"	5' - 0"	New Construction	(N) 2nd F.F	
w41	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F	
w42	5' - 0"	3' - 0"	New Construction	(N) 2nd F.F	
w43	5' - 0"	3' - 0"	New Construction	(N) 2nd F.F	
w50	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F	
w52	5' - 0"	4' - 5"	New Construction	(N) 2nd F.F	
w53	5' - 0"	4' - 5"	New Construction	(N) 2nd F.F	
w56	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F	
w66	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F	
w67	4' - 0"	6' - 6"	New Construction	(N) 2nd F.F	
w70	4' - 0"	5' - 0"	New Construction	(N) 2nd F.F	

New Door Schedule 2nd F.F					
Marca	Altura	Anchura	Fase de creación	Nivel	Comentarios
d17	7' - 0"	5' - 0"	New Construction	(N) 2nd F.F	
d22	7' - 0"	5' - 0"	New Construction	(N) 2nd F.F	
d32	6' - 8"	2' - 6"	New Construction	(N) 2nd F.F	
d33	7' - 0"	5' - 0"	New Construction	(N) 2nd F.F	
d34	6' - 8"	2' - 4"	New Construction	(N) 2nd F.F	
d35	6' - 8"	2' - 6"	New Construction	(N) 2nd F.F	
d36	7' - 0"	5' - 0"	New Construction	(N) 2nd F.F	
d37	6' - 8"	2' - 4"	New Construction	(N) 2nd F.F	

**BATHROOM NOTES**

- Minimum ceiling height in a bathroom is 7' clear, from the finished floor to the finished ceiling.
  - Insulation is required to be installed in all walls, floors and ceilings open for construction between conditioned space and unconditioned space, such as exteriors, garages, crawl spaces and attics. Type or insulation typically required: Walls: 2x4 R-13 or 2x6 R-19 Ceiling R-30 – Floor R-19)
  - Water resistant drywall (green-board (GB)) must be installed at all wet locations (Not allowed for direct tile application in a shower stall). For gypsum board used as the backer or base for ceramic tiles or other non-absorbent finish materials, provide fiber-cement, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers such as wonder board, hardy backer, dens shield or equivalent. CRC section R702.4.2. Must be installed to a point a min. of 72" above the shower drain. On the ceiling unless the ceiling joist are no greater than 12" apart.
  - 3a. Provide waterproofed material at shower walls.
  - 3b. Exhaust fan are required in all bathroom, even if an operable window is installed. (Energy Efficiency Standard section 150.)
  - 3c. Exhaust fan shall terminate a minimum of 3' from property line and 3' from openings into a building (CMC) 504.5) Exhaust fan at shower shall be listed for wet locations and shall be GFCI protected (CEC 210).
  - 3d. shower enclosure door open outward and maintain 22" clearance (CPC 408.5) Shower compartment shall be a minimum 1,024 square inches encompassing a 30" circle. ( CPC 408.6).
  - 3e. Water closet maximum (maximum 1.28 GPM) shall be clear 30" wide ( 15" on center) and 24" in front.
  - 3f. Shower heads ( Max.2.0 GPM) & Faucets Lavatory Faucets 1.2 Gallons / minute, at 60 PSI (Min. shall not be less than 0.8 gpm at 20PSI).
  - 3g. Bathtub whirlpools and shower valves shall be approved pressure balanced or thermostatic mixing type adjusted to a maximum of 120 degrees. (CPC 408.3).
  - Concrete board requires a vapor barrier to installed between it and the drywall and or framing. Corrosion resistant fasteners must be used.
  - Bathrooms with steam showers shall have a min. sloped ceilings 1" to 2" per foot. Walls and ceilings shall have an approved Water proofing system installed. GB PROHIBITED IN STEAM SHOWERS for tile backing.
  - Windows within 60" of the tub or shower drain require safety glazing. Windows within 24" of doorjamb shall be safety glazing.
  - All shower and tub door assemblies and glass splashguards shall be safety glazing.
  - Bathrooms, which open into kitchen, must have tight fitting doors.
- ELECTRICAL**
- The 20-amp bathroom circuit shall only serve receptacles within the bathroom. The circuit may serve the receptacles and lights in stand-alone bathrooms. The circuit may serve multiple bathrooms for receptacles ONLY. "No motors loads shall be on the bathroom circuit.
  - Receptacles are to be located within 36" from the edge of the sink.
  - High efficacy fixtures are required or Low efficacy fixtures may be installed but only if they are equipped with an occupancy sensor that is manual-ON and automatic-OFF.
  - Hydromassage Bathtubs are required to be GFCI protected and the disconnect must be within sight of the motor. The motor must be accessible.
  - Light fixtures located in wet location must be listed for wet location and require water resistant trims.
  - Electrical panels are prohibited in bathrooms
- PLUMBING**
- A listed anti-scald/ pressure balance valve is required in all bathtub and shower compartments.
  - The toilet must be a 1.28-gallon flush.
  - Shower waste pipe must be a minimum of 2."
  - Shower pans: minimum size 1,024 sq inches min. interior diameter 30".
  - Plastic liners and underlayment must be sloped a minimum of 1/4" to the drain and be wrapped up the wall a minimum of 3 inches above the dam. A water test is required to verify the pan does not leak and to verify the weep holes are draining correctly.
  - All new plumbing piping is required to be tested with 10' head of water above the highest fixture or Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of 15 minutes.
  - Toilets require a net clear area of 30" measured from the center of the toilet and 24" clear space in front...
  - Toilets and all plumbing fixtures must be sealed at all wall and floor penetrations
- MECHANICAL**
- Mechanical ventilation will be required in the bathroom if no operable windows or skylights with a net clear opening of a least 5% of the floor area and equaling a minimum of 1.5 sq ft are not provided.
  - Back draft damper are required on ventilation systems exhausting to the exterior. All exhaust must be a minimum of 3' from windows and doors
  - The following items are not permitted to be located in a bathrooms: \*Furnace, \*water heaters and return air plenums (\* Ok if located is an adjoining closet and direct vent units or electrical appliances)

**Bathroom Notes**

**Smoke Alarms shall be installed in the following locations:**

- In each sleeping room.
  - Outside each sleeping area in the immediate vicinity of the bedrooms.
  - On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics
- Carbon Monoxide Alarms shall be installed in the following locations:**
- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
  - On every level of a dwelling unit including basements.
- Power and Interconnection**
- Power must be supplied by the buildings primary power source for both smoke and carbon monoxide detectors and they must have a battery back up.
  - For existing buildings where walls are not being opened a battery only device may be used.
  - Where more than one smoke detectors is installed they must be interconnected
  - Where more than one Carbon monoxide alarm is installed they must be interconnected

**S D & Carbon Mon. CRC**

- EXTERIOR DOOR SHALL BE SELF-CLOSING, TIGHT FITTING 1 3/8" MIN. THICKNESS, SOLID CORE & WEATHER STRIPPED.
- ALL DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE THE NON-REMOVABLE TYPE.
- EXTERIOR SWINGING DOORS SHALL BE EQUIPPED WITH A LATCH AND KEY OPERATED DEADBOLT OR DEAD LATCH TYPE KEY LOCKING DEVICE. DEADBOLTS SHALL HAVE A HARDENED INSERT, 1" MIN. THROW AND 5/8" JAMB EMBEDMENT.
- EXTERIOR IN-SWINGING DOORS WITH WOOD JAMB SHALL HAVE ONE PIECE OR RABBETED DOOR STOPS.
- PANELS IN WOOD DOORS SHALL BE MIN. 9/16" THICK AND NOT MORE THAN 30 SQ. IN. AREA. STILES AND RAILS SHALL BE MINIMUM 1 3/8" THICK AND 3" IN WIDTH.
- ALL GLASS DOORS AND DOOR PANELS SHALL BE SAFETY-GLAZED WITH TEMPERED GLASS. IN ADDITION ALL GLASS USED WITHIN 24" OF DOORS SHALL BE TEMPERED.
- OVERHEAD AND/OR SLIDING GARAGE DOOR SHALL BE SECURED WITH A CYLINDER LOCK OR PADLOCK EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE PROVIDED ON BOTH JAMBS FOR DOORS EXCEEDING 9'-0" IN WIDTH.

**Door Notes**

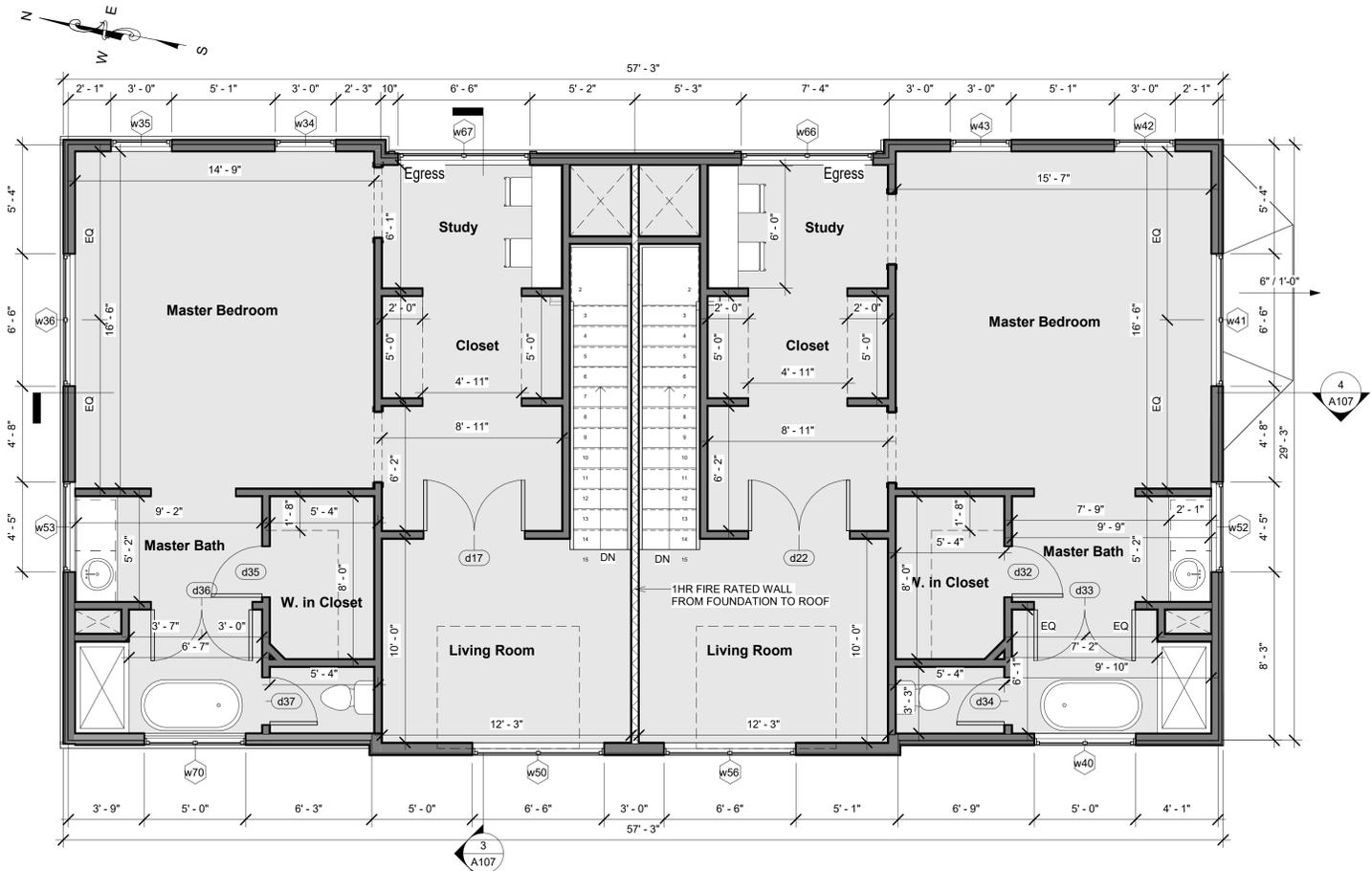
**DEMOLITION NOTES:**

- Demolition shall be done in a safe, orderly manner without damaging to other parts of the premises or adjacent properties.
- All demolished items shall be disposed of by the contractor unless otherwise directed by the owner, verify with the owner on items to be saved and stored. All removed items to be saved for reuse shall be handled with care.
- All public improvements shall be made in accordance with the latest adopted city standards if any applicable.

**GREEN REMODELING NOTES:**

- IMPLEMENT CONSTRUCTION SITE STORM WATER PRACTICES.
- MINIMIZE DISRUPTION OF EXISTING PLANTS & TREES.
- PROTECT THE NATIVE SOIL.
- RECYCLE JOB SITE CONSTRUCTION AND DEMOLITION WASTE.
- SALVAGE REUSABLE BUILDING MATERIALS.
- PROVIDE FOR ON SITE WATER CATCHMENTS / RETENTION.
- RE-USE MATERIALS OR USE RECYCLED-CONTENT MATERIAL FOR LANDSCAPE AREAS.

**Demolition Notes**



**1 (N) 2nd F.F**  
scale: 1/4" = 1'-0"



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 Address : 224301 Southland Dr  
 Suite 605D Hayward CA 94545  
 Phone : 510-828-3033  
 e-mail  
 adolfo@housecadrafting.com



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 MOHAMED GENIDY  
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 mgenidy@gpmengineers.com

**SECOND STORY ADDITION w/  
 CONVERSION TO DUPLEX**  
**802 BUENA VISTA AVE.  
 ALAMEDA CA 94501-2206**

No.	Description	Date

**Rajiv Nandanlal Jain & Supriya  
 Sharma**  
**PROPOSED SECOND FLOOR  
 PLAN & NOTES**

Project number	013-2024
Date	02-2024
Drawn by	Author
Checked by	Checker

**A103**

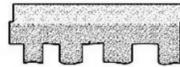
Scale 1/4" = 1'-0"

**Technical Data Sheet**  
Presidential Solaris® Shingles



**PRODUCT INFORMATION**

Presidential Solaris innovative technology produces a shingle that reflects solar energy in a traditional color palette. All colors are rated by Cool Roof Rating Council (CRRC) and meet California's Title 24 requirements for cool steep slope roofing. Presidential Solaris Gold Max Def Weathered Wood complies with ENERGY STAR® requirements. These shingles are manufactured using the same high standards as all CertainTeed roofing products and are covered by the same superior warranty protection.



Presidential Solaris Gold Max Def Weathered Wood algae-resistant (AR) shingles help protect against staining, discoloration, or black streaking caused by blue-green algae.

Presidential Solaris shingles, with unique sculptured tabs, provide the distinct styling, depth and dimension of wood shakes. It is constructed using two laminated layers of the industry's strongest, most durable roofing materials and is designed to resist blow off in high wind conditions up to 110-mph with normal installation and 130-mph with special installation.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Color	CRRC Product ID	Solar Radiative Properties				Meets California Title 24?	Energy Star Certified?		
		Solar Reflectance Initial	Solar Reflectance Aged	Thermal Emittance Initial	Solar Reflective Index Aged				
Presidential Solaris Gold									
Max Def Weathered Wood	0668-0076	0.25	0.23	0.93	0.90	27	23	Yes	Yes
Presidential Solaris									
Autumn Blend	0668-0127	0.21	Pending	0.92	Pending	21	21*	Yes	No
Country Gray	0668-0128	0.21	Pending	0.92	Pending	21	21*	Yes	No

\*Aged SRI is calculated using the California Energy Commission's Solar Reflective Index (SRI) Calculation Worksheet

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

**FIELD TESTED & PROVEN**

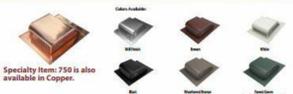
- Field Tested & Proven for Over 60 Years
- Field Tested & Proven to Prevent Roof Discoloration
- Field Tested & Proven Stack Effect for Enhanced Airflow
- Field Tested & Proven Customer Satisfaction



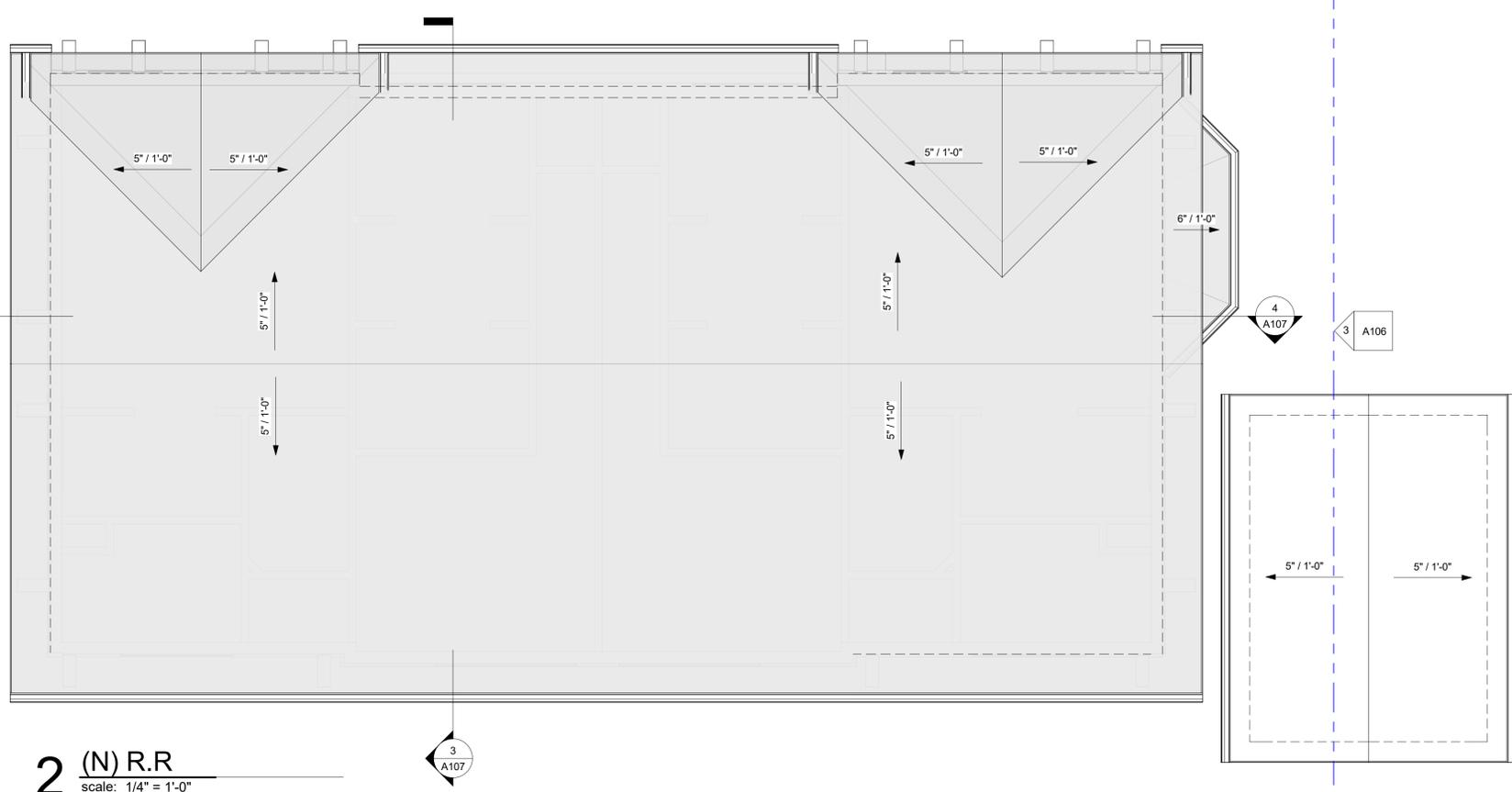
**OFTEN IMITATED NEVER DUPLICATED**

North American Contractors' "Roof Vent of Choice" for over 60 years!

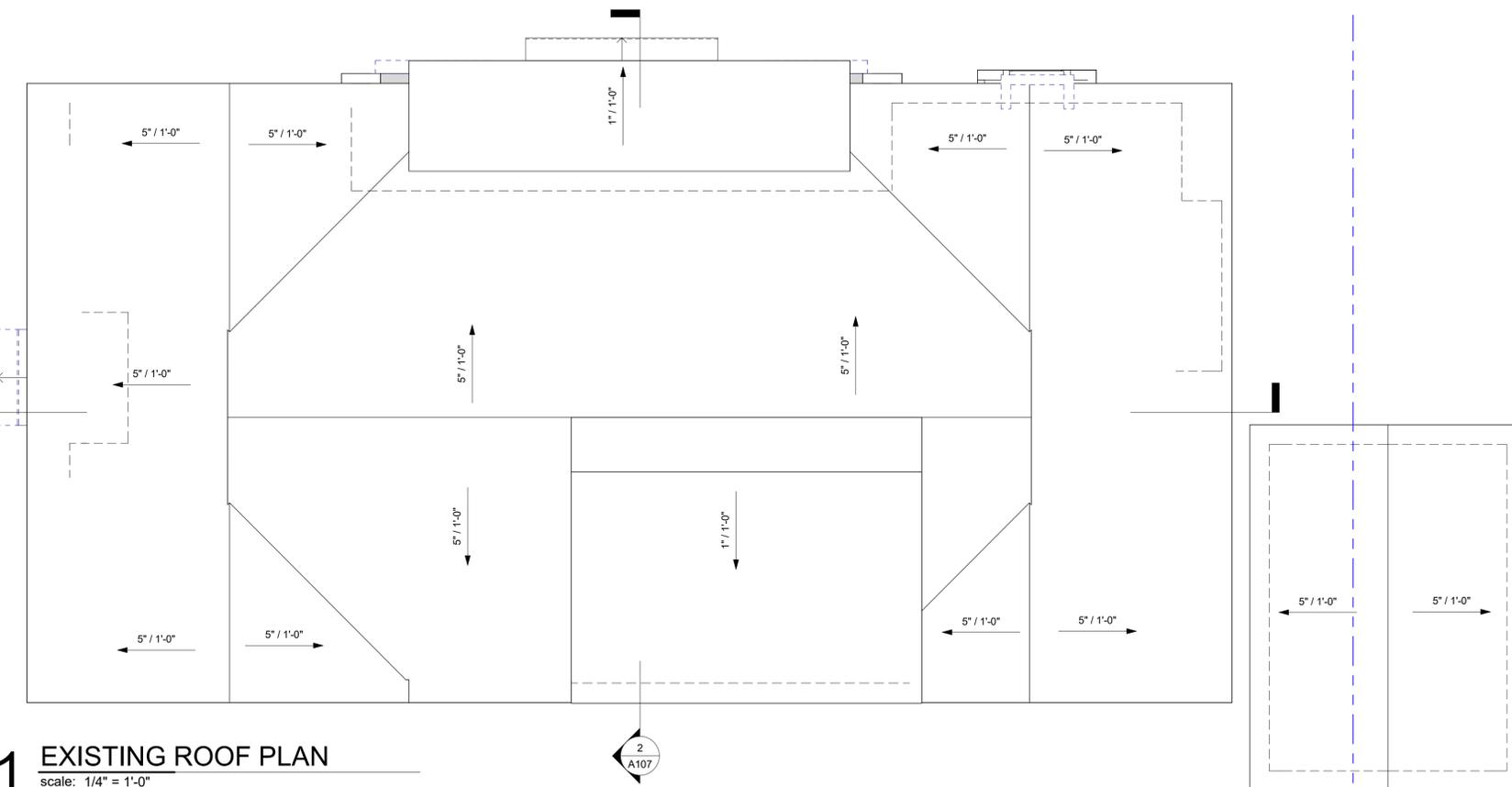
Model	Overall Size (in.)	Opening Size (in.)	Height (in.)
750-07	16 x 20 1/2 x 5	8	5 1/2
750-08	23 x 27 1/2 x 5	8	5 1/2
750-09	18 x 20 1/2 x 5	8	5 1/2
750-10	18 x 20 1/2 x 5	8	5 1/2
750-11	23 x 27 1/2 x 5	8	5 1/2



Specialty Item 750 is also available in Copper.



**2 (N) R.R**  
scale: 1/4" = 1'-0"



**1 EXISTING ROOF PLAN**  
scale: 1/4" = 1'-0"

**HouseCADrafting**  
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**Adolfo M Martinez**  
Owner:  
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**Structural Engineer:**  
GPM Engineers  
MOHAMED GENDY  
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Ph: 650-331-7264  
mgendy@gpmengineers.com

**SECOND STORY ADDITION w/  
CONVERSION TO DUPLEX**  
802 BUENA VISTA AVE.  
ALAMEDA CA 94501-2206

No.	Description	Date

**Rajiv Nandalal Jain & Supriya Sharma**  
**EXISTING & PROPOSED ROOF PLAN**

Project number	013-2024
Date	02-2024
Drawn by	Author
Checked by	Checker

**A104**  
Scale 1/4" = 1'-0"



**1 Elevation Existing 1**  
scale: 1/4" = 1'-0"



**3 New Elevation 1**  
scale: 1/4" = 1'-0"



**2 Elevation Existing 2**  
scale: 1/4" = 1'-0"



**4 New Elevation 2**  
scale: 1/4" = 1'-0"

**EXTERIOR ELEVATION NOTES:**

1. Engineered Wood (Wood Composite) LP SmartSide, Collins TruWood.
- 1a. 7/8" Cement plaster, 3 coats o/ metal lath o/ 2 Layers of "D" building paper o/ ply sheathing (LaHabra , Pacific sand x97 base 200 ) match with existing.
2. Roofing: Composition Shingle CertainTeed Saint Gobain. Presidential Solaris Shingles -Wetherwed Wood-color. 40 Years.
3. Windows: **MarvinUltimate Wood/Clad Collection Simulated divided lite (SDL), custom radius, narrow profiles.** See additional options on A103.1 ( Andersen, Pella, Kolbe and Sierra Pacific).
4. Windows Trims: **TRU WOOD SIDING / TRIM**, color to match building.
5. Weep Scred: @+4" min above finished grade or +2" above conc. Porch.
6. Fascia Gutter: G.I. Fascia gutter painted.
7. Fascia Board painted, color same as gutter.
8. G.I. wall to roof Flashing painted.
9. Window Sill: **TRU WOOD SIDING / TRIM**, color to match building, color to match building.
10. **Address shall be internally lit during non daylight hours .** Switching shall be controlled by the clock or photo sensor. Address numbers shall read from left to right with 4" high minimum on a contrasting background.
11. **Fieldstone features should be preserved and incorporated into porch columns**

Elevation Notes

www.HouseCADrafting.com  
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 Phone : 510-828-3033  
 e-mail : adolfo@housecadrafting.com

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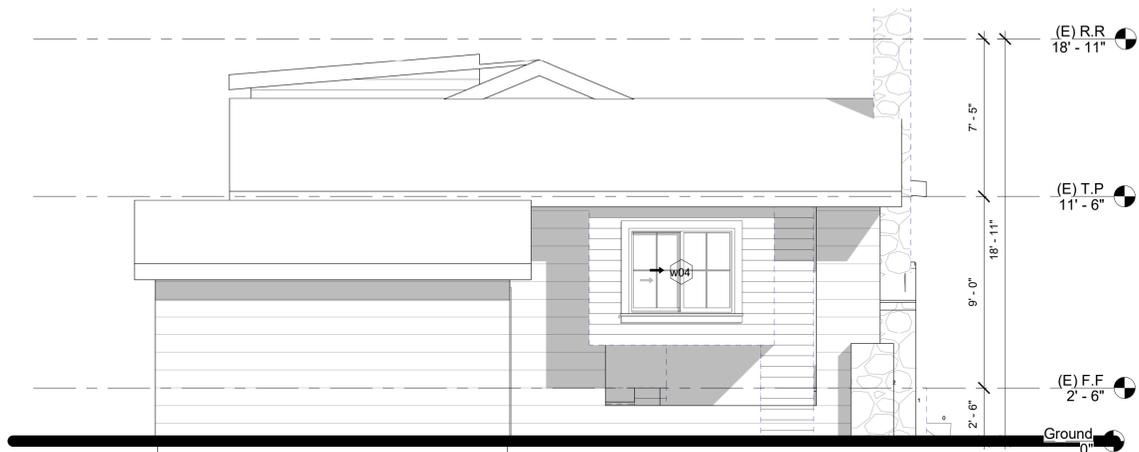
**SECOND STORY ADDITION w/  
 CONVERSION TO DUPLEX**  
**802 BUENA VISTA AVE.**  
**ALAMEDA CA 94501-2206**

No.	Description	Date

**Rajiv Nandalal Jain & Supriya  
 Sharma**  
**(E) & (N) EXTERIOR  
 ELEVATIONS**

Project number 013-2024  
 Date 02-2024  
 Drawn by Author  
 Checked by Checker

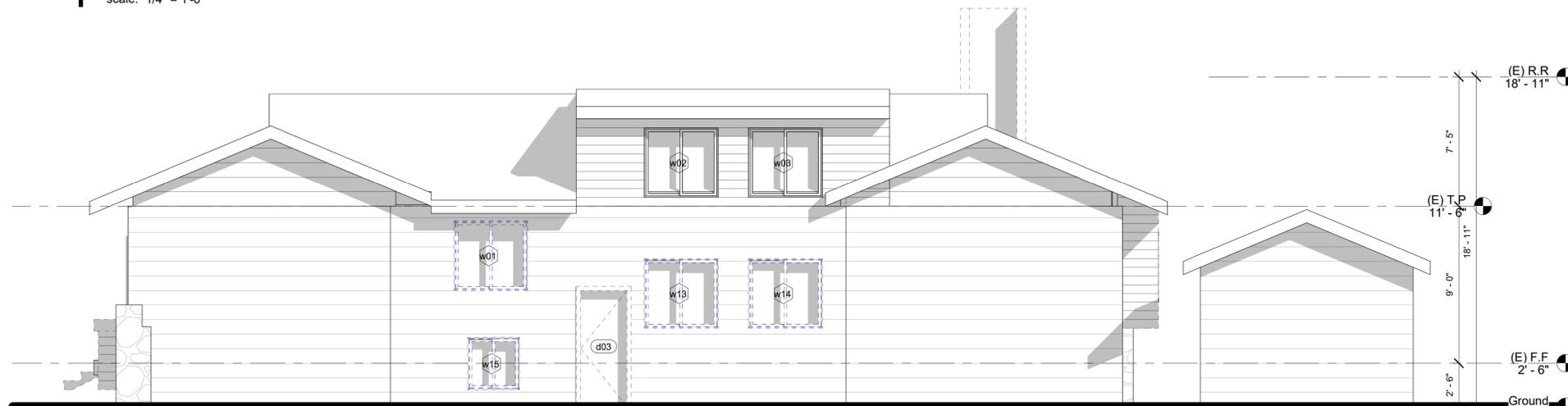
**A105**  
 Scale 1/4" = 1'-0"



**1 Elevation Existing 3**  
scale: 1/4" = 1'-0"



**3 New Elevation 3**  
scale: 1/4" = 1'-0"



**2 Elevation Existing 4**  
scale: 1/4" = 1'-0"



**4 New Elevation 4**  
scale: 1/4" = 1'-0"

**EXTERIOR ELEVATION NOTES:**

1. Engineered Wood (Wood Composite) LP SmartSide, Collins TruWood.
- 1a. 7/8" Cement plaster, 3 coats o/ metal lath o/ 2 Layers of "D" building paper o/ ply sheathing (LaHabra , Pacific sand x97 base 200 ) match with existing.
2. Roofing: Composition Shingle CertainTeed Saint Gobain. Presidential Solaris Shingles -Wetherwed Wood-color. 40 Years.
3. Windows: **MarvinUltimate Wood/Clad Collection Simulated divided lite (SDL), custom radius, narrow profiles.** See additional options on A103.1 ( Andersen, Pella, Kolbe and Sierra Pacific).
4. Windows Trims: **TRU WOOD SIDING / TRIM**, color to match building.
5. Weep Scream: @+4" min above finished grade or +2" above conc. Porch.
6. Fascia Gutter: G.I. Fascia gutter painted.
7. Fascia Board painted, color same as gutter.
8. G.I. wall to roof Flashing painted.
9. Window Sill: **TRU WOOD SIDING / TRIM**, color to match building, color to match building.
10. **Address shall be internally lit during non daylight hours** . Switching shall be controlled by the clock or photo sensor. Address numbers shall read from left to right with 4" hight minimun on a contrasting background.
11. **Fieldstone features should be preserved and incorporated into porch columns**

**Elevation Notes**

www.HouseCADrafting.com  
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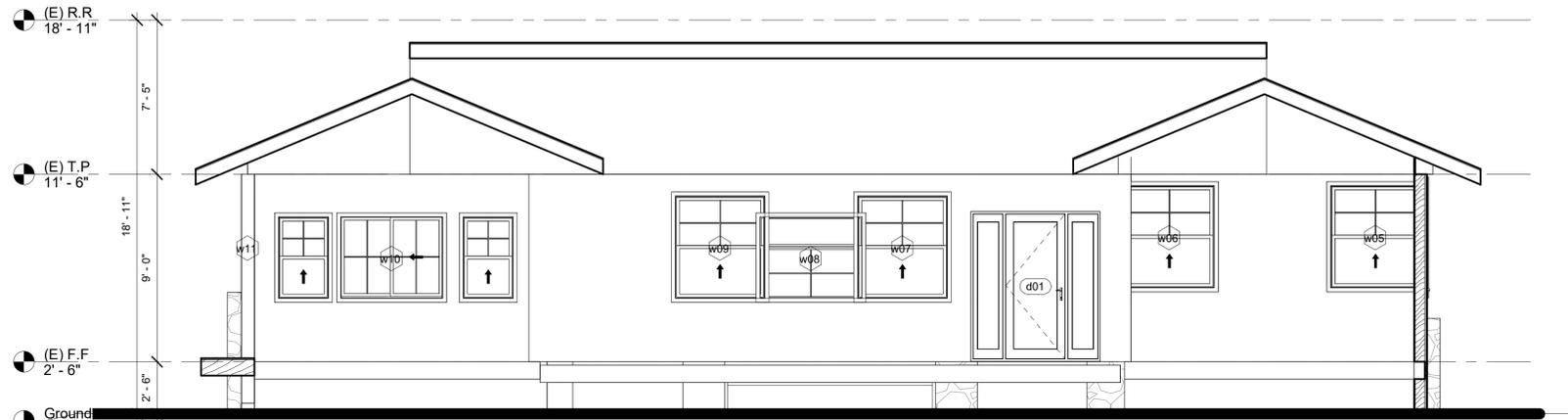
**SECOND STORY ADDITION w/  
 CONVERSION TO DUPLEX**  
**802 BUENA VISTA AVE.  
 ALAMEDA CA 94501-2206**

No.	Description	Date

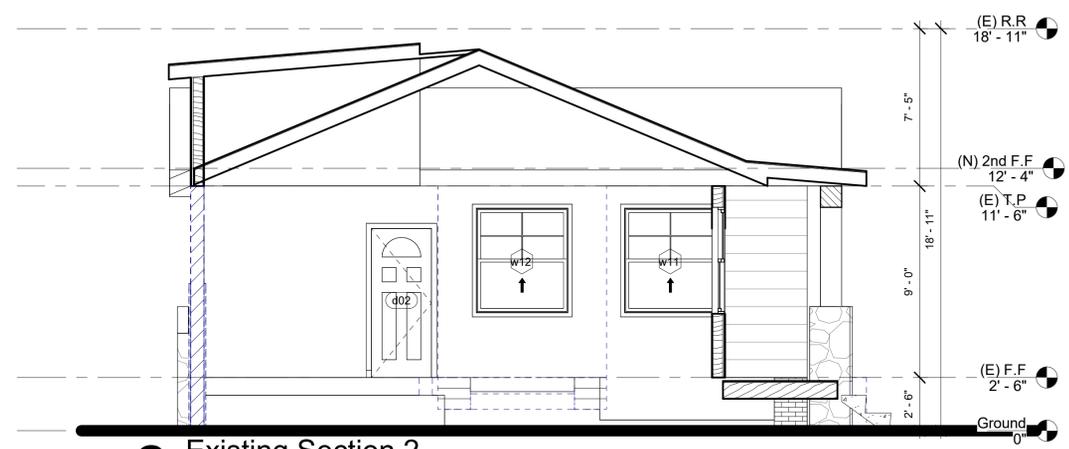
**Rajiv Nandalal Jain & Supriya  
 Sharma**  
**(E) & (N) EXTERIOR  
 ELEVATIONS**

Project number	013-2024
Date	02-2024
Drawn by	Autor
Checked by	Verificador

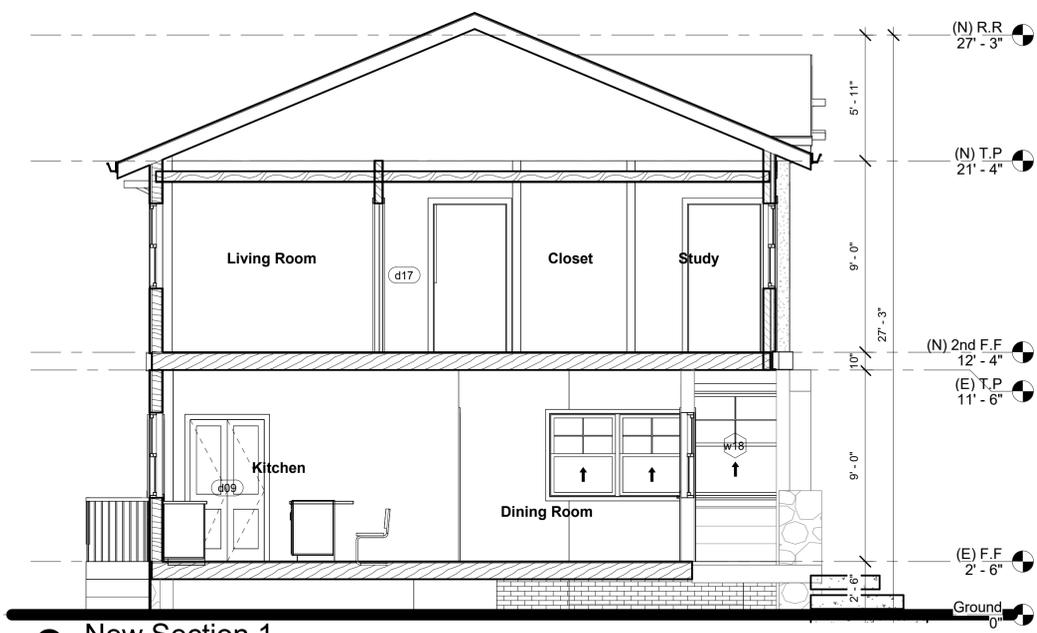
**A106**  
 Scale 1/4" = 1'-0"



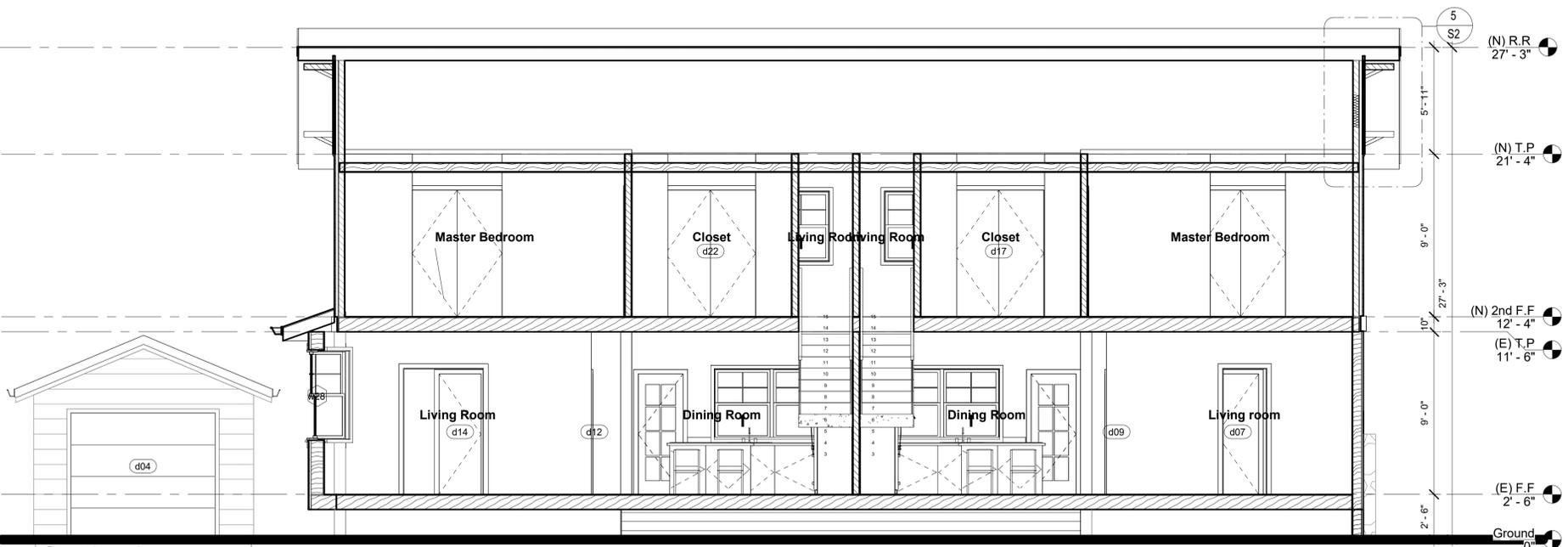
**1 Existing Section 1**  
scale: 1/4" = 1'-0"



**2 Existing Section 2**  
scale: 1/4" = 1'-0"



**3 New Section 1**  
scale: 1/4" = 1'-0"



**4 New Section 2**  
scale: 1/4" = 1'-0"

SECOND STORY ADDITION w/  
CONVERSION TO DUPLEX  
802 BUENA VISTA AVE.  
ALAMEDA CA 94501-2206

No.	Description	Date

Rajiv Nandalal Jain & Supriya Sharma  
(E) & (N) BUILDING SECTIONS

Project number 013-2024  
Date 02-2024  
Drawn by Autor  
Checked by Verificador

**A107**  
Scale 1/4" = 1'-0"

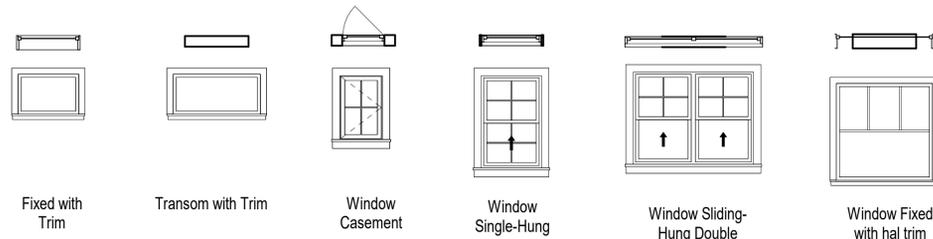
- 84.(a) Exterior Doors
1. Exterior doors on dwellings and garages and doors leading from garage areas into private residences and multiple dwelling residences shall comply with UBC Standard No. 10-5, Part 1; doors in pairs shall be tested in pairs.
  - 2) Exterior doors on dwellings and garages and doors leading from garage areas into private residences or multiple dwelling residences shall have a deadlocking latch device with a minimum throw of one-half inch and a deadbolt lock with a cylinder guard, a hardened steel insert and a minimum throw of one inch. This provision shall not apply to vehicular doors.
  - 3) All main and front entry doors shall be 1-3/4 inch in thickness, solid core. Other exterior doors on dwellings and garages shall be not less than 1-3/8 inch in thickness, solid core. Exterior doors 1-3/4 inch in thickness containing solid wood panels not less than 9/16 inch in thickness are a satisfactory alternate to solid core doors specified in this section.
  - 4) Entry Vision. All main or front entry doors to dwelling units shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer having a field of view not less than 180 degrees, through windows or through view ports.
  - 5) Hinges which are exposed to the exterior shall be equipped with non removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
  - 6) In-swinging exterior doors shall have rebated jambs.
  - 7) Strike Plate Installation. In wood frame construction any open space between trimmers and wood door jambs shall be solid shimmed by a single piece extending not less than six inches above and below the strike plate. Strike plates shall be attached to wood with not less than two No. 8 x 2 inch screws. Strike plates, when attached to metal, shall be attached with not less than two No. 8 machine screws. All strike plates of doors in pairs shall be installed, as tested.
  - 8) Jambs for all doors shall be constructed or protected so as to prevent violation of the function of the strike from the outside.
  - 9) Light panels in exterior doors or within 36 inches of the inside activating device shall be of laminated security glass which is a minimum 1/4 inch in thickness with a .060 inch vinyl interlayer or 1/4 inch polycarbonate security sheets or their equivalent.
  - 10) Garage doors shall have an inside slide bolt lock or its equivalent located at the bottom of the garage door on the inside.
- 12.
13. (b) Sliding Glass Doors
- 14.
15. 1) Sliding glass doors regulated by this Code shall have a vertical hook bolt dead lock or shall comply with UBC Standard No. 10-5, Part II or shall be labeled as "SECURITY TESTED" meeting the California Model Building Security Ordinance (CMBSO). Doors not so equipped or tested and labeled as complying with such standard shall be secured as follows:
- 16.
17. (A) Nonconforming sliding glass doors shall have a secondary bolt lock mounted on the bottom of the door. The bolt lock shall be no less than 1/4 inch in thickness and shall have a minimum throw of 2 inches. The bolt for such secondary to the frame or floor.
18. (B) Double sliding patio doors shall be capable of feign locked at the meeting rail.
19. 2) Non-crushable anti-lift devices shall be securely fastened in the top track of the door frame within three inches of each side of the moveable pane when in the closed position.
- 20.
21. c) Window security
- 22.
23. 1) Window assemblies which are designed to be open able and which are regulated by this chapter shall have a vertical hook bolt dead lock or shall comply with UBC Standard No. 10-6, or shall be labeled as "SECURITY TESTED", meeting the California Model Building Security Ordinance (CMBSO) unless such windows are protected by approved metal bars, screens or grilles. Louvered windows regulated by his chapter shall be protected by approved metal bars or grilles.
24. 2) Sliding glass windows not so equipped or tested and labeled as complying with such standard shall be secured as follows:
- 25.
26. (A) If a vertical hook bolt deadlock is used, it shall be of hardened steel and shall have a minimum thickness of 1/8 inch. The strike used for the vertical hook deadlock shall be made of hardened steel. When the vertical hook bolt deadlock is in the closed position, it shall be at least 180° around the strike.
27. (B) If a secondary lock is used, along with a lock other than a vertical hook bolt deadlock, the secondary lock shall be mounted on the bottom of the window. The secondary lock shall be a bolt lock and shall be no less than 1/8 inch in thickness, and shall have a minimum throw of one-half inch.
- 28.
29. 3) All sliding glass windows shall have the movable section of the window on the inside of the fixed portion of the window.
- 30.
31. Non-crushable anti-lift devices shall be securely fastened in the top track of the window frame within three inches of each side of the moveable pane when in the closed position.

### Exterior Doors

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

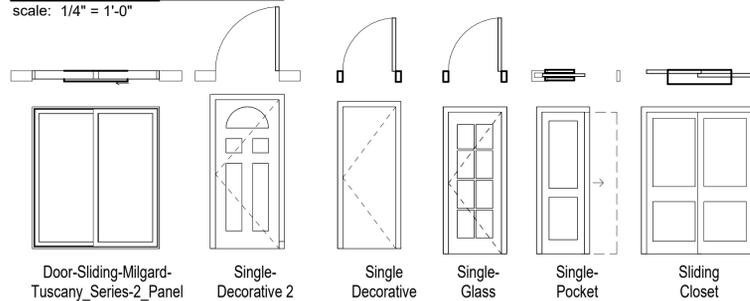
## WINDOW SCHEDULE

Milgard windows provide 1/2" additional on framing opening



### WINDOWS TYPE

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



### Door Type

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

### BrandNotable SeriesHistorical Features

<b>MarvinUltimate</b>	<b>Wood/Ciad Collection</b>	<b>Simulated divided lite (SDL), custom radius, narrow profiles</b>
Andersen	E-Series	Aluminum-clad wood with custom colors & hardware
Pella	Architect Series Reserve	Historic grille profiles, detailed sash & sill design
Kolbe	Heritage Series	Wood interior, extruded aluminum clad exterior
Sierra Pacific	H3 Series or Architectural	Narrow sightlines, authentic mill finish options

### Improved U-values / SHGC for Title 24 compliance

## DOOR SCHEDULE



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 mgenidy@gpmengineers.com

SECOND STORY ADDITION w/  
 CONVERSION TO DUPLEX  
 802 BUENA VISTA AVE.  
 ALAMEDA CA 94501-2206

No.	Description	Date

Rajiv Nandalal Jain & Supriya Sharma  
 BUILDING NOTES & WINDOW AND DOOR SCHDL.

Project number	013-2024
Date	02-2024
Drawn by	Author
Checked by	Checker

**A108.1**

Scale 1/4" = 1'-0"