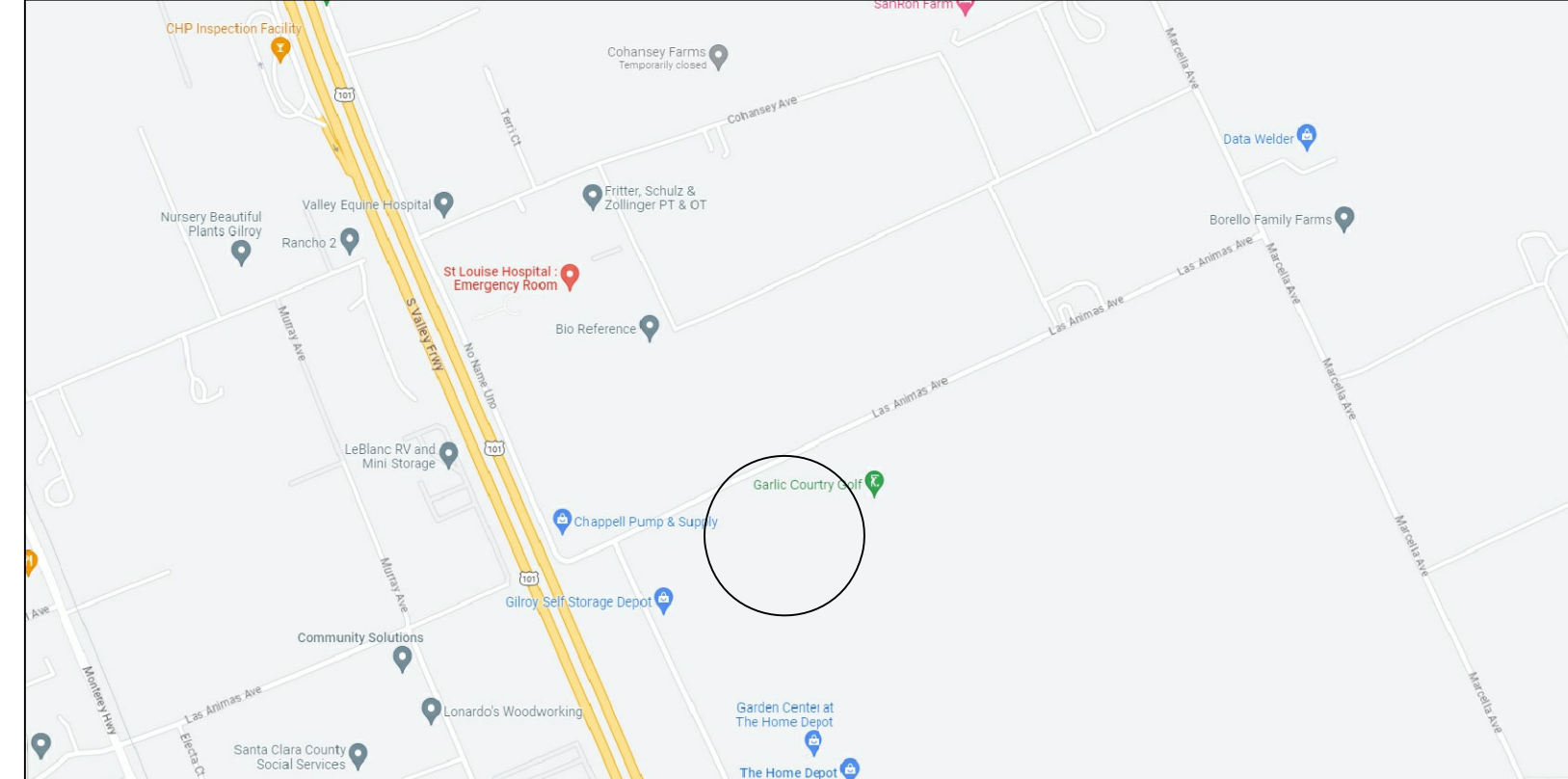



APPLICABLE CODES	DEFERRED SUBMITTALS	PROJECT INFO	SHEET INDEX	PROJECT DIRECTORY
CBC CALIFORNIA BUILDING CODE 2022 CRC CALIFORNIA RESIDENTIAL CODE 2022 CEC CALIFORNIA ELECTRICAL CODE 2022 CPC CALIFORNIA PLUMBING CODE 2022 CMC CALIFORNIA MECHANICAL CODE 2022 CENC CALIFORNIA ENERGY CODE 2022 CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 ASCE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND 2022 SDPWS SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC 2022	- PV / SOLAR TO BE A DEFERRED SUBMITTAL	<b>PROJECT DATA:</b>  APN: 835-15-050 ADDRESS: 800 LAS ANIMAS AVE. GILROY, CA 95020 FLOOD ZONE: NO BUILDING OCCUPANCY: R3/U CONSTRUCTION TYPE: VB STORIES: HOME OFFICE-2/ADU-1 HISTORIC: NO ZONING: A-40A  <b>FLOOR AREA SUMMARY:</b>  LOT AREA: 4.8 ACRES E. STORAGE: 493 S.F. HOME OFFICE REMODEL 1ST FLOOR: 506 S.F. HOME OFFICE REMODEL 2ND FLOOR: 235 S.F. TOTAL HOME OFFICE REMODEL: 741 S.F. EXISTING HOME: 669 S.F.	A0) COVER SHEET A1) SITE PLAN BMP1,2) BMP DETAILS A2) HOME OFFICE ARCH. PLANS S1) STRUCTURAL PLANS D1) FOUNDATION DETAILS D2) ROOF DETAILS MM) MANDATORY MEASURES CG) CALGREENS	<b>OWNER:</b> GURPREET SANGHA 800 LAS ANIMAS AVE. GILROY, CA 95020 GURPREETI.MANN@GMAIL.COM  <b>DESIGNER:</b> ALEX VALLES SOUTH BAY DESIGN P.O. BOX 27 HOLLISTER, CA 95024
GENERAL PROJECT NOTES	PROJECT CONST. NOTES	VICINITY MAP		
<ol style="list-style-type: none"> <li>IN CASE OF CONFLICT OR DISCREPANCIES IN THE DRAWINGS, CONTRACTOR SHALL NOTIFY THE DESIGNER PRIOR TO PROCEEDING</li> <li>PRIOR TO START OF WORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE ALL WORK IS BUILDABLE AS SHOWN.</li> <li>HOUSE SHALL MEET ASHRAE 62.2-2007 STD FOR CONTINUOUS SUPPLY, EXHAUST &amp; BALANCED VENTILATION, WITH OR WITHOUT HEAT RECOVERY.</li> <li>REDUCE FORMALDEHYDE IN INTERIOR FINISH TO MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD.</li> <li>FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED, ETC.) REFER TO THE MANUFACTURERS' GUIDELINES FOR PROPER PACEMENT.</li> <li>PRIOR TO FRAMING STAIRS, CONTRACTOR TO VERIFY ALL DIMENSIONS AND ENSURE STAIRS WILL BE BUILDABLE AS SHOWN.</li> </ol>	*IF APPLICABLE, ALL FILL MUST REACH 90% COMPACTION MINIMUM *VERIFY LAYOUT OF BUILDING PAD W/OWNER OR DESIGNER PRIOR TO TRENCHING/DRILLING *CONTRACTOR/OWNER ASSUMES RESPONSIBILITY OF LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION *VERIFY LAYOUT OF SIDEWALKS, PATIOS, & STEPS W/OWNER/CONTRACTOR PRIOR TO SETTING UP & POURING *ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE MINIMUM FOUR OF 4", 1/2 INCH MIN STROKE WIDTH, AND MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED * CHECK WITH PG&E FOR GAS SERVICE LOCATION * ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, SEE CIVIL CODE SECTION 1101.1 ET SEQ. FOR THE DEFINITION OF NON COMPLIANT PLUMBING FIXTURE, TYPES OF OTHER RESIDENTIAL BUILDINGS AFFECTED AND OTHER IMPORTANT ENACTMENT DATES SEE 2016 CALIFORNIA GREEN BUILDING CODE 301.1.1 & CIVIL CODE SECTION 1101.3 IN THE SUPPLEMENTAL BOOK  SPECIAL INSPECTIONS PER T24: NONE	SCOPE OF WORK		
		TO ABATE PORTION OF VIOLATION # VIO23-0216: **REMODEL PERMIT FOR AN EXISTING DETACHED ACCESSORY STRUCTURE WITH A CHANGE OF OCCUPANCY FROM A PUMP HOUSE TO A DETACHED OFFICE. IMPROVEMENTS INCLUDE KITCHEN, BATHROOM, RE-ROOF, NEW SIDING, WINDOWS, DOORS, ELECTRICAL, MECHANICAL, PLUMBING AND SANITATION. NEW 200 AMP PANEL UPGRADE		
		PROJECT INFO		
		DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF SOUTH BAY DESIGN AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION OF SOUTH BAY DESIGN		
		 <p style="text-align: center;"><b>PROPOSED PROJECT:</b> <b>800 LAS ANIMAS AVE.</b> <b>GILROY, CA 95020</b></p>		

REVISIONS	

  
**SOUTH BAY DESIGN**  
 DBA  
**ALEX VALLES**  
 PRINCIPAL/OWNER  
 P.O. BOX 27  
 HOLLISTER, CA 95024  
 831.207.9677  
 sdesign27@yahoo.com

REMODEL DETACHED HOME OFFICE  
 GURPREET SANGHA  
 800 LAS ANIMAS AVE.  
 GILROY, CA 95020

COVER SHEET

DRAWN BY A.V.
CHECKED
DATE 8.23.23
SCALE
JOB NO.
SHEET
<b>A0</b>

STAMP SPACE





**ARCHITECTURAL GENERAL NOTES**

**VENTILATION**

1. LOCATION AND SIZE OF FOUNDATION VENTS TO CONFORM TO CRC R408.
2. PROVIDE UNDER ROOF CROSS VENTILATION AT THE RATE OF 1/150 OF THE ATTIC AREA. CRC R806.2.
3. BATHROOMS AND LAUNDRY ROOMS SHALL BE MECHANICALLY VENTILATED (50 CUBIC FT/MIN). THE POINT OF DISCHARGE MUST BE 3' MIN. ABOVE ANY BUILDING OPENINGS WITHIN 10'. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH CLEAR OPEN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF THE ROOM.CRC.

**ACCESS**

4. PROVIDE UNOBSTRUCTED 18" MIN. BY 24" MIN. ACCESS TO ALL UNDERFLOOR SPACES WHERE JOISTS OR SUBFLOOR IS UNTREATED. CRC R408.4.
5. PROVIDE 22" MIN. BY 30" MIN. ACCESS TO ALL ATTIC SPACES WITH 30" CLEAR HEIGHT OR MORE. CRC R807. FIRE PROTECTION
6. ALL GARAGE WALLS COMMON WITH LIVING AREA TO BE 1/2" GYPSUM BOARD MINIMUM FROM FOUNDATION TOROOF SHEATHING ON THE GARAGE SIDE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. GARAGE SUPPORTING HABITABLE ROOMS ABOVE TO BE OF 1 HOUR CONSTRUCTION WITH 5/8" TYPE 'X' GYPSUM BOARD MINIMUM. DOORS FROM GARAGE TO LIVING AREA TO BE 1-3/8" MIN. SOLID WOOD DOOR OR 20-MINUTE FIRE-RATED WITH SELF-CLOSING AND SELF-LATCHING DEVICE AND WEATHER STRIPPING. PROVIDE 1/2" GYPSUM BOARD ON ALL WALLS & STRUCTURES (BEAMS, POSTS, ETC.) AT GARAGE SIDE OF THE WALL SUPPORTING 5/8" TYPE 'X' GYPSUM BOARD.
7. USABLE SPACE UNDER STAIRS AT R2 AND R3 TO BE 1/2" GYPSUM BOARD MIN. AT ALL WALLS AND CEILING PER CRC.
8. PROVIDE 6" MINIMUM CLEARANCE AT BACK OF FURNACE AND 12" TOTAL CLEARANCE ON SIDES OF FURNACE.
9. INSTALL ZERO CLEARANCE PRE-FAB FIREPLACES AS DIRECTED BY THE MANUFACTURERS INSTALLATION RECOMMENDATIONS AND ITS LISTING PER CRC. VERIFY HEARTH EXTENSION MATERIAL AND THICKNESS MEET MANUFACTURERS SPECIFICATIONS. FIRE STOPS WITH NON-COMBUSTIBLE MATERIALS SHALL BE PROVIDED AROUND THE CHIMNEY IN OPENINGS AT THE CEILING PER CRC.
10. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL. CRC R1003.

**GLAZING**

11. ALL GLASS AND GLAZING SHALL COMPLY WITH THE U.S. SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS, AND WITH FEDERAL SPECIFICATIONS.
12. VERIFY WINDOWS MEET EGRESS REQUIREMENTS (CRC R310). AT LEAST ONE ESCAPE ROUTE FROM EACH SLEEPING ROOM, 20" CLEAR WIDTH, 24" CLEAR HEIGHT, AND 5.7 SQ. FT. CLEAR OPENING, THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR (CRC).
13. SKYLIGHT DESIGN TO CARRY ALL TRIBUTARY ROOF LOADS AS SPECIFIED IN CRC R301.
14. CONSTRUCTION OF SKYLIGHT GLAZING SYSTEM TO MEET REQUIREMENTS OF CRC R308.6.
15. GLASS SHOWER AND TUB ENCLOSURES, AND WINDOWS OVER SHOWERS AND TUBS TO BE SAFETY GLASS. CRC R308.4.5.
16. GLAZING IN ANY DOOR, OR GLAZING WITHIN 24" OF ANY DOOR AND WITHIN 60" OF FLOORS TO BE TEMPERED GLASS CRC R308.4.1 AND R308.4.2. GLAZING WITHIN 18" OF THE FLOOR AS PER CRC R308.4.3 OR AT ENCLOSED WALLS AT STAIRWAYS AS PER CRC R308.4.6 AND R308.4.7 TO BE TEMPERED GLASS.

**STAIRS**

17. RISERS ON STAIRWAYS SHALL NOT BE LESS THAN 4". NOR GREATER THAN 7-3/4". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10". THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". CRC R311.7.5. HEADROOM AT STAIRWAYS TO BE 6'-8" MIN., MEASURED VERTICALLY AT ALL POINTS FORMED BY A PLANE TANGENT TO ALL TREAD NOSINGS. CRC R311.7.2. NOSING DIMENSION AND PROFILE PER CRC R311.7.5.3.
18. GUARDRAILS SHALL HAVE MINIMUM OF 42" IN HEIGHT. CRC R312.1.2. OPEN GUARDS SHALL HAVE BALUSTERS SUCH THAT 4" DIAMETER SPHERE CANNOT PASS THROUGH. CRC R312.1.3. FOR R2 AND R3 OCCUPANCY, OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW PASSAGE OF A SPHERE OF 4-3/8" OR MORE IN DIAMETER. CRC R312.1.3 EX. 2.
19. HANDRAILS TO BE 34" TO 38" ABOVE TREAD NOSING. CIRCULAR HANDGRIP TO BE MIN. 1-1/4" TO MAX. 2" IN CROSS SECTION. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF THREADS OF FLIGHT WITH FOUR RISERS OR MORE. CRC R311.7.8.

**BATHROOMS**

20. TOILETS TO HAVE A MINIMUM CLEAR STALL SPACE OF 30" AND A MINIMUM CLEAR SPACE OF 24" IN FRONT. INSTALL MAX. 1.28 GALLON PER FLUSH TOILETS.
21. SHOWERS TO HAVE A MINIMUM AREA OF 1024 SQ. IN. AND A MINIMUM CLEAR HORIZONTAL DIMENSION OF 30" MEASURED AT THE TOP OF THE CURB. WALLS SHALL BE CEMENT-BASED BACKER BOARDS TO A MIN. HEIGHT OF 72" ABOVE THE DRAIN INLET. CRC R307.2. PROVIDE INDIVIDUAL PRESSURE BALANCE OR TEMPERATURE CONTROL AT EACH SHOWER OR TUB/SHOWER.
22. INSTALL TUB WITH FULL MORTAR SET TILE SURROUND. WALLS SHALL BE CEMENT-BASED BACKER BOARDS TO THE CEILING AT SHOWERS AND TUB/SHOWERS.

**GENERAL**

23. VAULTED CEILINGS SHALL BE PROVIDED WITH A VAPOR BARRIER BENEATH THE INSULATION AND A 1" MIN. AIR SPACE ABOVE THE INSULATION. THE AIR SPACE SHALL BE VENTILATED AS PER CRC R806.
24. FURNACES AND WATER HEATERS IN GARAGES SHALL BE MOUNTED UPON PLATFORMS NOT LESS THAN 18" ABOVE THE GARAGE FLOOR.
25. WATER HEATER SHALL BE STRAPPED FOR SEISMIC LOAD AT POINTS BETWEEN THE UPPER ONE THIRD AND LOWER ONE THIRD OF ITS HEIGHT. THE LOWERS STRAP SHALL BE A MINIMUM OF 4 INCHES ABOVE THE WATER HEATER CONTROLS. SEE CPC.
26. PROVIDE ROOF DRAINS AND OVERFLOW DRAINS AT FLAT ROOFS AS PER CRC R903.4 AND CPC.

**PERFORMANCE**

27. PROVIDE FABRICATOR'S CERTIFICATE FOR GLU-LAM BEAMS TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL AT TIME OF DELIVERY AND PRIOR TO INSTALLATION AS PER CBC.
28. ALL HARDWOOD FLOORING TO BE INSTALLED IN ACCORDANCE WITH THE LATEST NOFMA SPECIFICATIONS AND RECOMMENDATIONS.
29. ALL TILE WORK TO BE INSTALLED IN ACCORDANCE WITH THE LATEST TILE COUNCIL OF AMERICA SPECIFICATIONS AND RECOMMENDATIONS.
30. ALL PLUMBING WORK SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE, SAFETY ORDERS OF THE STATE OF CALIFORNIA AND ALL LOCAL CODES AND ORDINANCES.
31. ALL H.V.A.C. WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES, THE CALIFORNIA MECHANICAL CODE, AND THE RECOMMENDED PRACTICES OF ASHRAE AND SMACNA.
32. ALL ELECTRICAL WORK SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. TOXIC MATERIALS REMOVAL

**TOXIC MATERIALS REMOVAL**

33. ALL HANDLING AND REMOVAL OF TOXIC MATERIALS TO BE DONE BY A CERTIFIED TOXIC WASTE CONTRACTOR. CERTIFICATION TO BE DONE BY THE STATE OF CALIFORNIA AND REGISTERED WITH THE LOCAL BUILDING OFFICIAL.
34. FOR ALL NEW CONSTRUCTION ALL DWELLINGS SHALL COMPLY WITH THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE. BUILDINGS SHALL BE DESIGNER TO INCLUDE THE GREEN BUILDING MEASURED SPECIFIED AS MANDATORY IN THIS CODE. FOR SITE DEVELOPMENT PER CGBC SECTION 4.106. FOR WATER EFFICIENCY AND CONSERVATION PER CGBC SECTION 4.301. FOR INDOOR AIR QUALITY PER CGBC SECTION 5.506

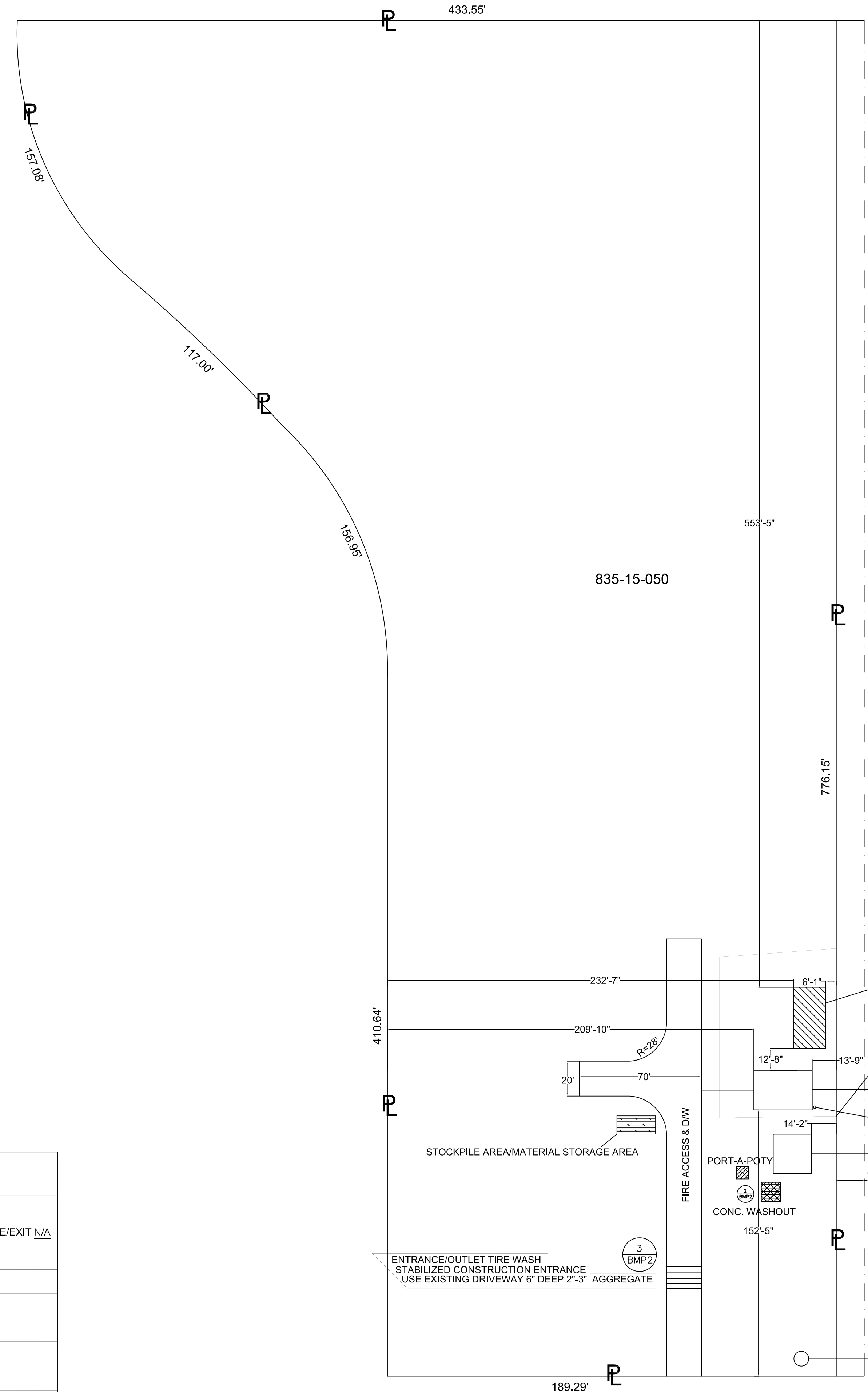
DETAIL LEGEND FOUND ON SHEETS BMP-1 & BMP-2

BMP1-1	SILT FENCE <u>N/A</u>
BMP1-2	SILT FENCE <u>N/A</u>
BMP1-3	STABILIZED CONSTRUCTION ENTRANCE/EXIT <u>N/A</u>
BMP1-4	VELOCITY DISSIPATION DEVICES <u>N/A</u>
BMP2-1	FIBER ROLLS
BMP2-2	CONCRETE WASTE MANAGEMENT
BMP2-3	ENTRANCE/OUTLET TIRE WASH
BMP2-4	STORM DRAIN INLET PROTECTION
BMP2-5	GEOTEXTILES AND MATS
BMP2-6	STORM DRAIN INLET PROTECTION
BMP2-7	GEOTEXTILES AND MATS
BMP2-8	VELOCITY DISSIPATION DEVICES

STAMP SPACE

*[Handwritten Signature]*

AREA OF DISTURBANCE -   
 AREA OF DISTURBANCE = AS-BUILT HOME OFFICE 506 S.F., AS-BUILT ADU 669 S.F.



DRAINAGE ON PROPERTY, SLOPING AWAY FROM BUILDING. (5% FOR UNFINISHED AND 2% FOR IMPERVIOUS SURFACES PER CRC R401.3).

EXISTING TANK HOUSE TO BE CONVERTED TO HOME OFFICE - 741 S.F. (SEE SHEET A2)

FIBER ROLLS PROTECTING DISTURBED AREA. 1 BMP2  
 INSTALL LEVEL AND ON CONTOUR

EXISTING 669 S.F. HOME

200 AMP ELECT. PANELLINE

E. 493 S.F. STORAGE

16' EXISTING R.O.W. ACCESS

N. WELL LOCATION

REVISIONS

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**SOUTH BAY DESIGN**  
 DBA  
 ALEX VALLES  
 PRINCIPAL/OWNER  
 P.O. BOX 27  
 HOLLISTER, CA 95024  
 831.207.9677  
 sbdesign27@yahoo.com

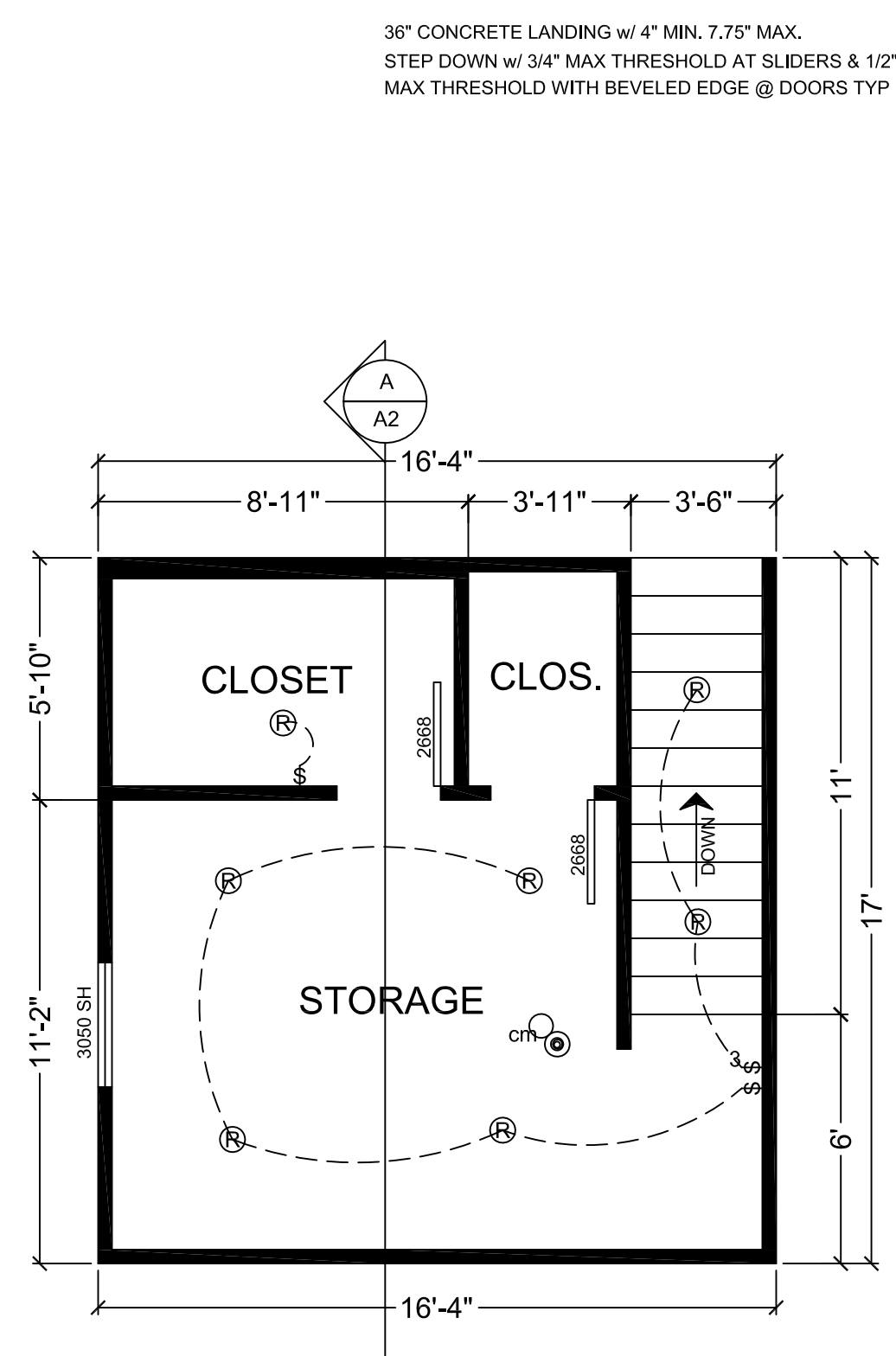
REMODEL DETACHED HOME OFFICE  
 GURPREET SANGHA  
 800 LAS ANIMAS AVE.  
 GILROY, CA 95020

SITE PLAN

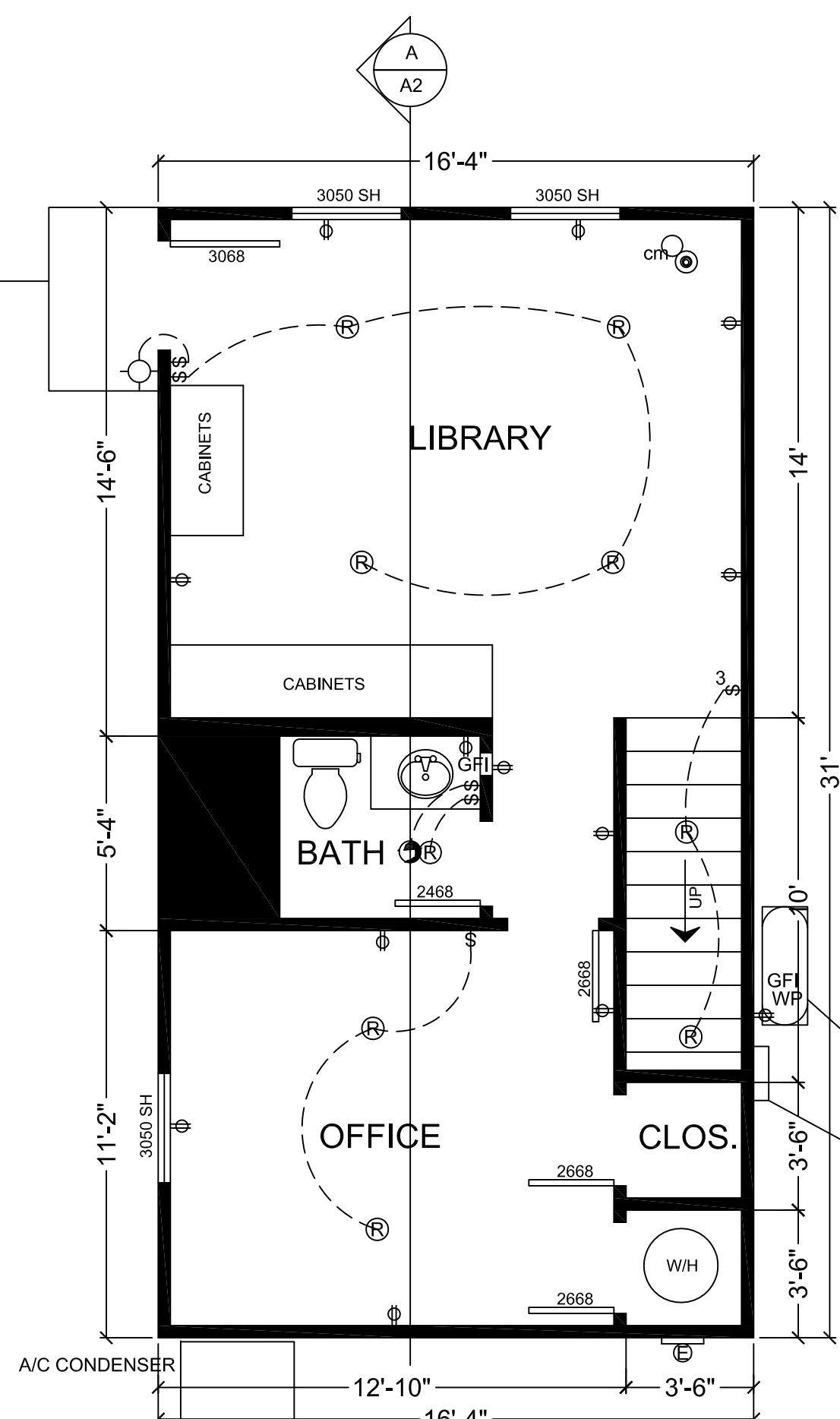
DRAWN BY  
 A.V.  
 CHECKED  
 DATE  
 7.8.23  
 SCALE  
 1" = 40'-0"  
 JOB NO.  
 SHEET  
**A 1**

**ELECTRICAL/PLUMBING**

	DUPLEX RECEPTACLE (all outlets AFCI unless noted as GFCI)
	RECESSED FIXTURE
	OUTDOOR LIGHTING FIXTURE
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	EXHAUST FAN ENERGY STAR RATED
	NEW 200 AMP PANEL UPGRADE FROM 100 AMP
	GROUND FAULT INTERRUPTOR
	WATER PROOF BUBBLE COVER FOR OUTDOOR RECEPTACLES

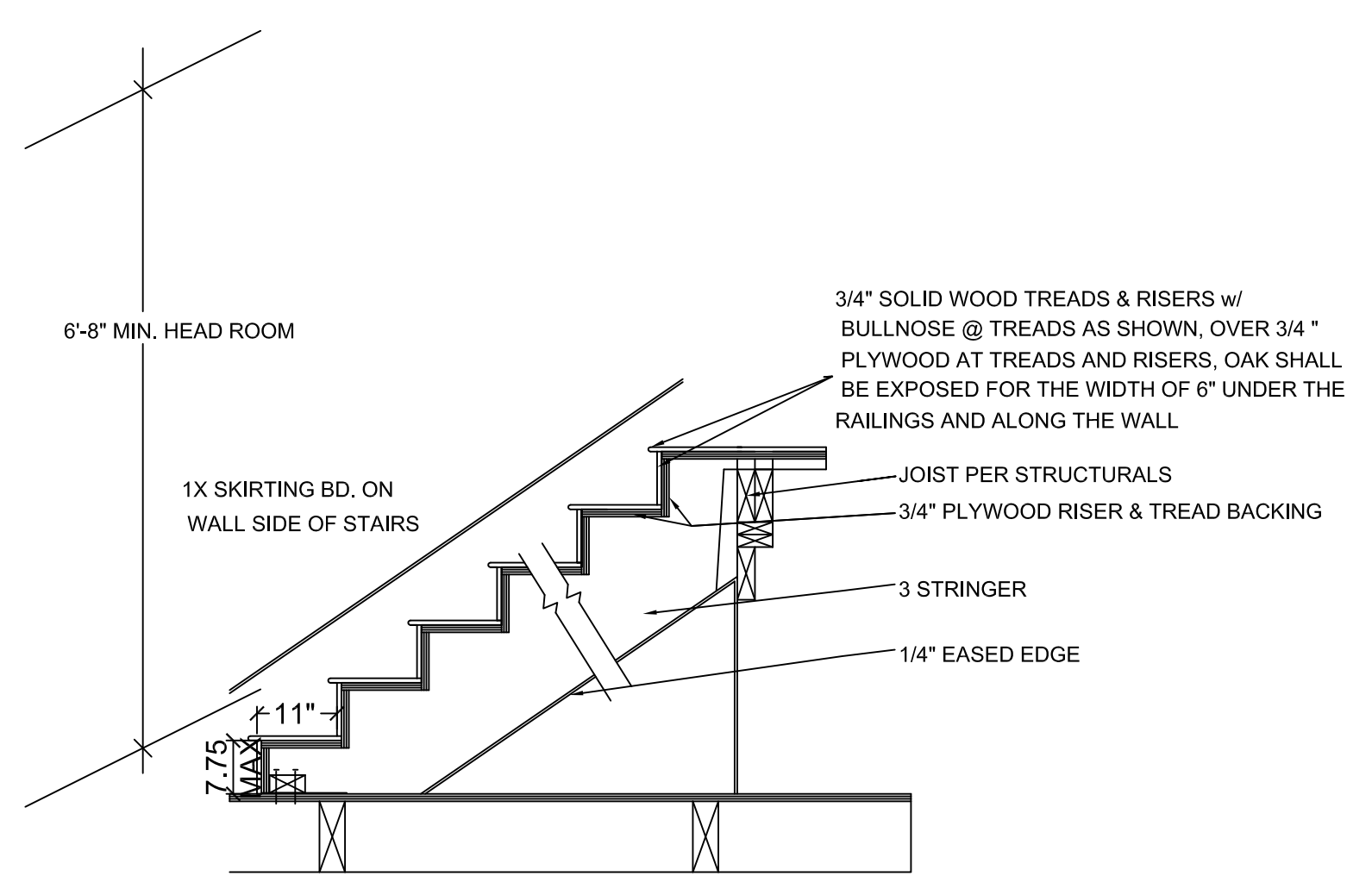
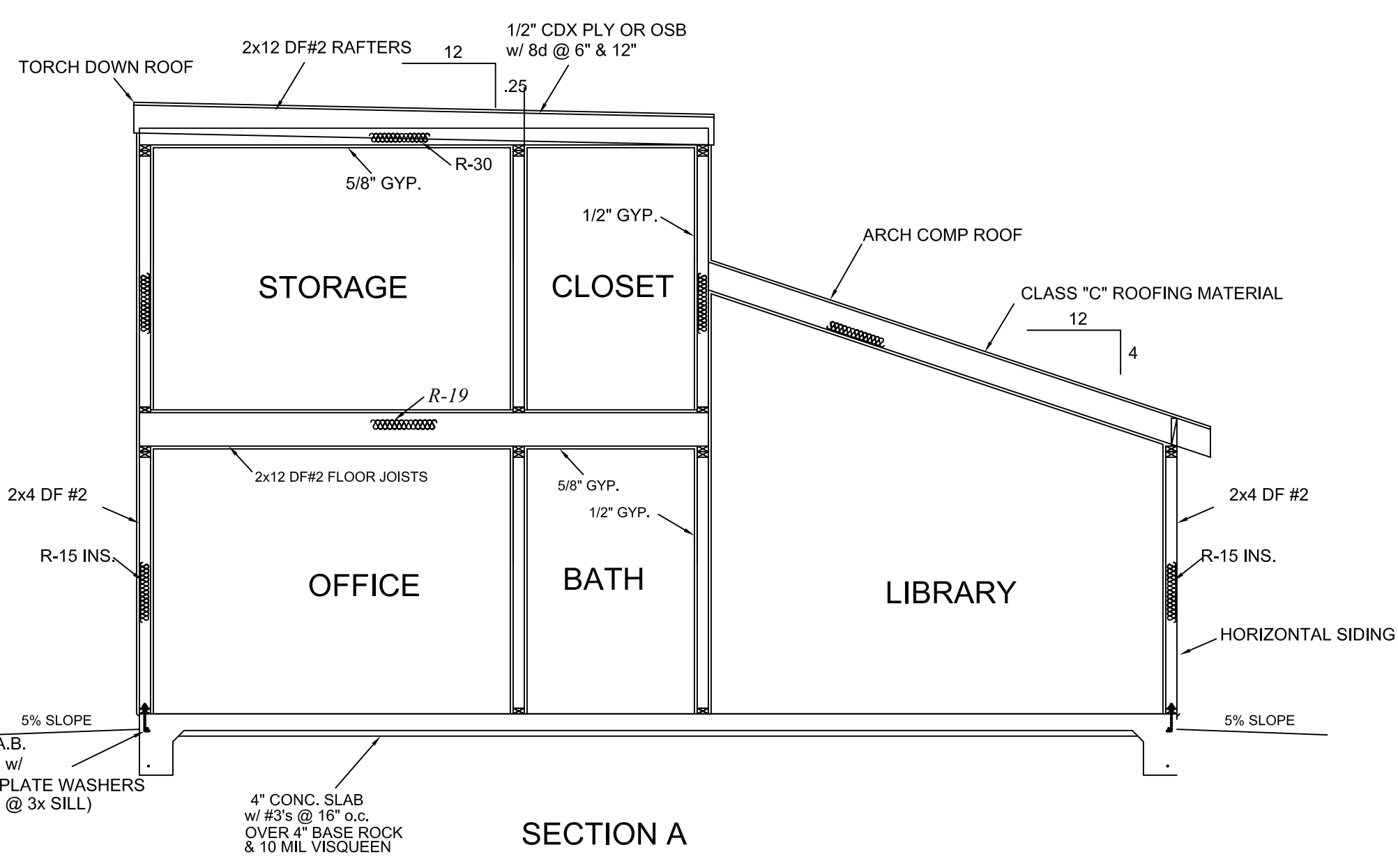
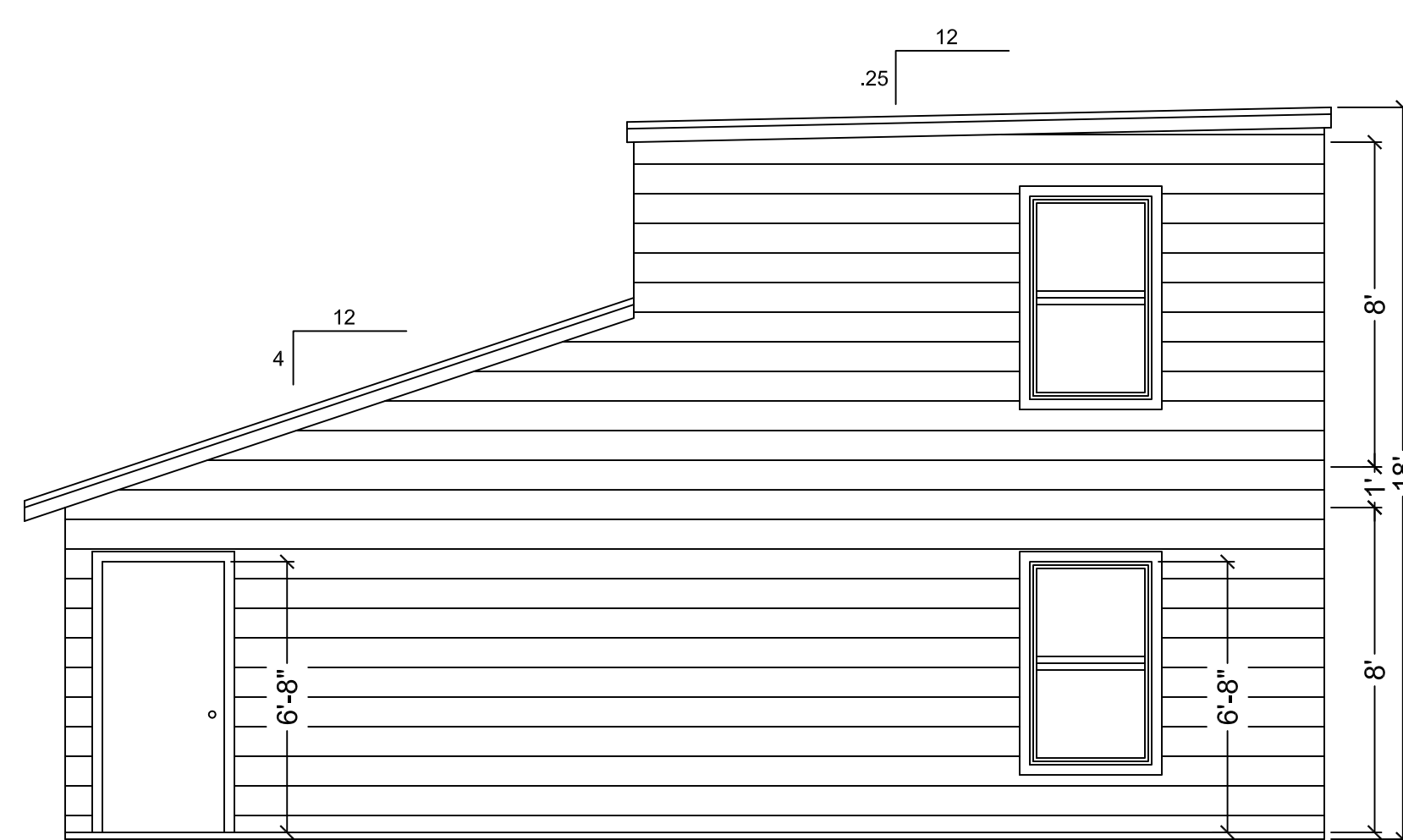
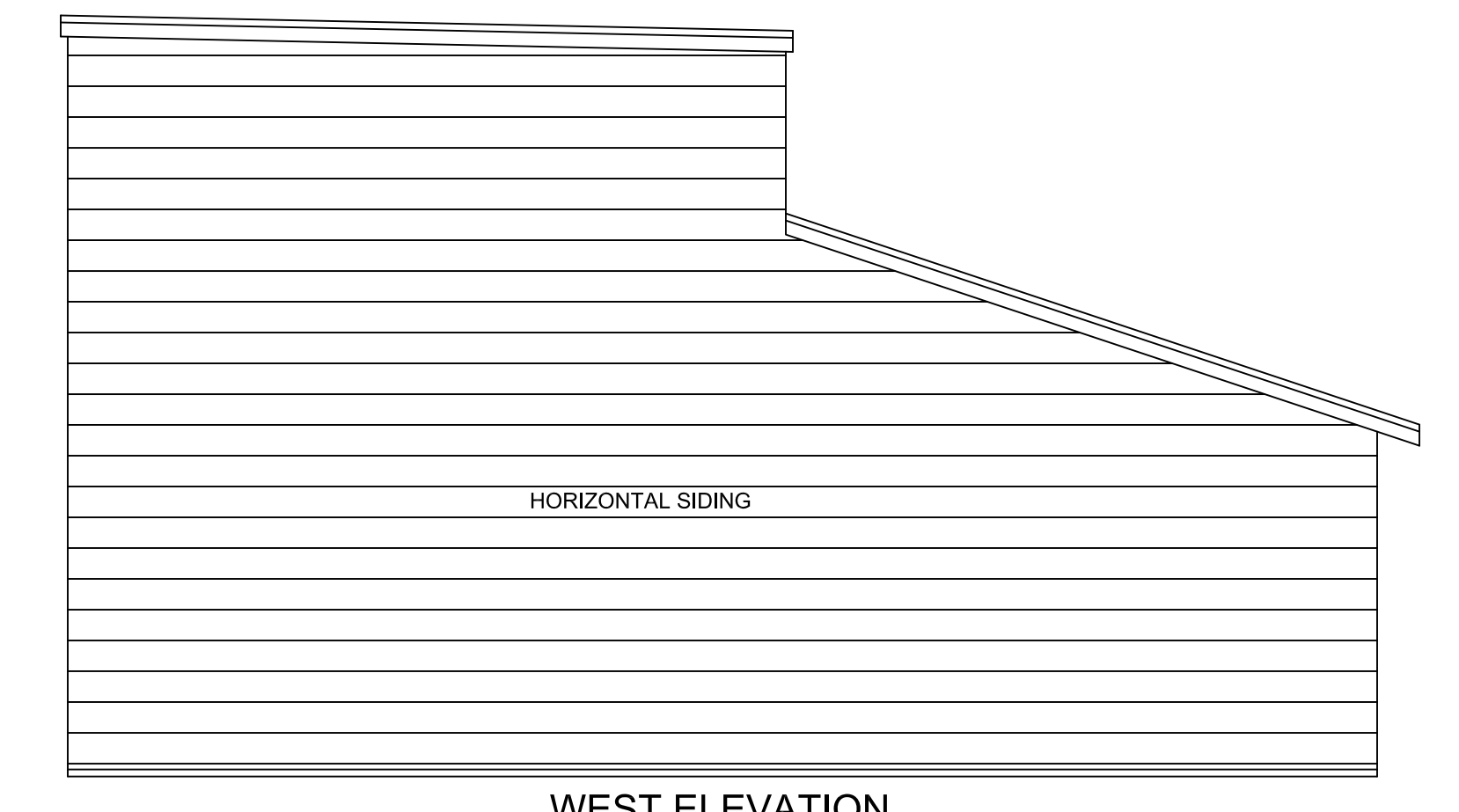
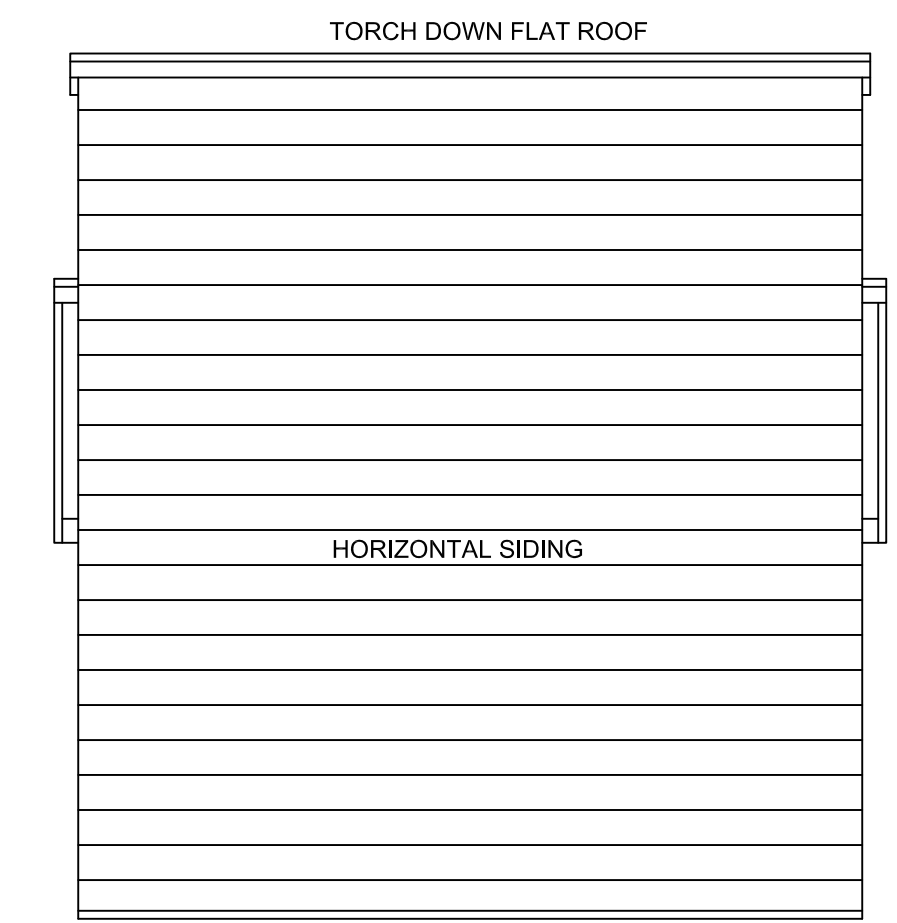
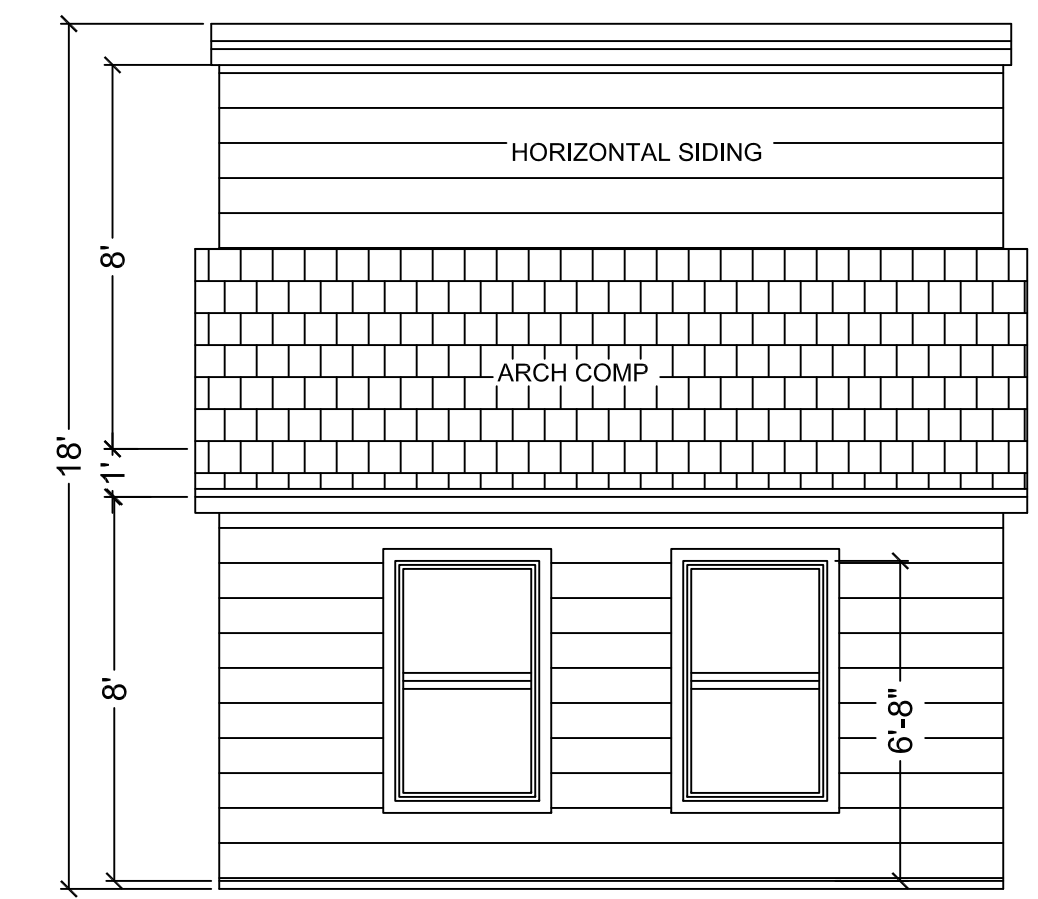


**AS-BUILT HOME OFFICE 2ND STORY**  
1ST FLOOR AREA: 506 S.F.  
2ND FLOOR AREA: 235 S.F.  
TOTAL AREA: 741 S.F.



**AS-BUILT HOME OFFICE 1ST STORY**  
1ST FLOOR AREA: 506 S.F.  
2ND FLOOR AREA: 235 S.F.  
TOTAL AREA: 741 S.F.

**ATTIC VENT CALCS**  
506 SQ. FT. / 150 = 3.37  
4.46 x 144 = 486 SQ INCHES OF NET FREE VENTILATION AREA  
PROVIDE A TOTAL OF (18) 3.5"X22" WUI APPROVED SCREENED EAVE VENTS w/ 54 SQ FT NFVA (provides 2 vents added for attic fan) (maximum of every second rafter/truss bay) net free area of proposed vents shall be used adjust calculations as necessary if another wui approved vent is used provide min 1" airspace @ roof eave vents



STAMP SPACE

*[Signature]*

**REVISIONS**

1	
2	
3	
4	
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6	
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8	

**SOUTH BAY DESIGN**  
SOUTH BAY DESIGN  
ALEX VALLES  
PRINCIPAL/OWNER  
P.O. BOX 27  
HOLLISTER, CA 95024  
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sbdesign27@yahoo.com

REMODEL DETACHED HOME OFFICE  
GURPREET SANGHA  
800 LAS ANIMAS AVE.  
GILROY, CA 95020

EXISTING HOME OFFICE PLAN

**DRAWN BY**  
A.V.  
**CHECKED**

**DATE**  
8.23.23  
**SCALE**  
1/4" = 1'-0"  
**JOB NO.**

**SHEET**  
**A2**