Alameda County Building Division Notes: Review and approved of any proposals plans or other submissions associated therewith, shall in no way be deemed to satisfy or comply with any applicable Conditions. Covenants and Restrictions (CC&Rs).

Applicants are responsible for contacting their Homeowner Associations (if any) to ensure compliance with CC&Rs

DUONG CAM'S RESIDENCE

1515 172 AVE, HAYWARD, CA 94541

MIN.5% SLOPE FROM BLDG WITHIN 10 FEET.

(E) GARAGE 572 S.F

COVERT TO BE ADU

11/2/2023, 8:43:07 AM

A. GENERAL

- 1. ALL WORK SHALL CONFORM TO CURRENT 2022 CBC, CBC, CMC, CPC. 2022 NEC. 2022 CEC.LAWS & ORDINENCES
- 2. THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENTIONS & CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DESCREPANCIES BETWEEN ACTUAL CONDITIONS & WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEDING WITH THE WORK.
- 3. ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL STRUCTURAL & MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY INSPECTOR.
- 4. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, & ALLOW REASONABLE TIME FOR REVIEW AND APPROVAL BY THE STRUCTURAL
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFTEY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING & GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
- 6. ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE & CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.

B. FOUNDATION

1. FOUNDATION EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.

2500 PSI AT 28 DAYS.

- C. CONCRETE
- & AGREGATE SHALL CONFORM TO ASTM C33 U.O.N.
- 3. CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
- ACCORDANCE WITH ASTM C-94. SUBMIT MIX DESIGN TO TH ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE
- AS FOLLOWS

D. REINFORCING STEEL

- 1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR
- 2. ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW, #4: 24" FOR BOTTOM BARS AND 28" FOR TOP BARS; #5: 30" FOR BOTTOM BARS AND 35" FOR TOP BARS; #6: 40" FOR BOTTOM BARS AND 46" FOR TOP BARS AT SPLICES UNLESS OTHERWISE NOTED ON
- PLANS. SPLICES SHALL BE LOCATED AS DETERMINED IN THE PLANS. STAGGER ALL LAPS SPLICES.
- 3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
- 4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS PLACED, USE CYT THREAD ANCHOR BOLTS ONLY.

E. STRUCTURAL & MISC. STEEL

- 1. FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH LATEST AISC SPECIFICATIONS. STRUCTURAL STEEL SHALL BE ASTM A36, EXCEPT TUBE COLUMNS WHICH ARE ASTM A500, GRADE B.
- 2. WELDING TO BE IN ACCORDANCE WITH AWS SPECIFICATIONS. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING
- 3. ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS, SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE
- 4. BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES
- 5. STEEL TO BE SHOP PRIMED FOR, EXCEPT WHERE EMBEDDED IN CONCRETE OR TO BE WELDED.
- 6. ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDENT INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.

F. WOOD FRAME CONSTRUCTION

- 1. GENERAL WOOD FRAMING: WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA BUILDING CODE (2019) AND THE STANDARD PRACTICES RECOMENDED BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA GRADING. FOR NAILING SEE SECTION J. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS
- 3. WOOD PLATES: BEARING DIRECTLY UPON CONCRETE SHALL BE P.T.D.F.
- 4. UNLESS OTHERWISE NOTED ON DRAWINGS OR IN SPECIFICATIONS. FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING:

HERS Verifications: Door air quality ventilation Kitchen range hood Cooling System Verifications: Minimum Airflow Verified EER

. Fan Efficacy Watts/CFM Heating System Verifications: . Verified HSPF .Verified heat pump rated heating capacity **HVAC Distribution System Verifications:** . Duct leakage testing

componet, plenum, or air handling unit is altered

. Duct Sealing required if a duct system

. Ducts with high level of insulation New ductwork added is less than 25ft. In length . Non-standard duct location (any location other than attic) Solar water heating credit, single family building.

PROPERTY LINE 80.00

REQUIRED 30% PROPOSAL: 8.2 % NOTE: REAR SIDE 2,506 S.F. 2,506 S.F. REAR LOT SITE - 150 S.F. STORAGE = TOTAL = 2,356 S.F. REAR LOT SITE 2,356 S.F.: 286 S.F. EXTEND GARAGE = 8.2 %

FROM THE HOUSE TO THE BUS STOP 0.2 MILE MEET REQUIRED (IMAGE ATTACHED)

(E) HOUSE

REVIEWED 1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STEENGTH OF ALAMEDA COUNTY PUBLIC WORKS ACENCY BUILDING INSPECTION DEPARTMENT

2. CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE 50#CFonstruction shall not be changed from what is shown on this plan unless authorized by the Building Official This plan shall be kept at the building site for use by THACISE Building Inspector. Do not mark or after this plan. 4. PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE

Affixing of this stamp on these plans shall not be 5. CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN interpreted as permission to violate or omit any provisions of the adopted codes of any other law, rule, or

FORCE Construction that is applicable to this construction project. 6. PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REI

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ELOW, DY FOR OM BARS

(E) GAS METER

(N) △ ELECTRIC 100 A —SUB PAN**⊟** (E) MAIN 4 ELECTRIC100 A METER . ~~~~ SPLASH BLOCK

METER

PROPERTY LINE 80.00

Around area of work graphically demonstrate location and means of storms water management measure (e.g. straw wattles) in compliance with Cal Green Section 4.106.2.

PLACE STRAW ROLLS AROUND CONSTRUCTION AREA, TYP. CONTRACTOR SHALL GRADE LOT TO PREVENT DRAINAGE FROM CROSSING PROPERTY LINES, TYP.

(N) 4" S.S LINE - TIẾD INTO MAINLINE - OWNER IS RESPONSIBLE TO CONTACT) THE UNION SANITARY DISTRICT FOR THE SEWER SITE PLAN - SCALE: 1 / 8" = 1'-0"

PROJECT DATA DUONG CAM VAN THI **EXISTING USE** SINGLE FAMILY RESIDENCE

LOCATION: 1515 172 AVE, HAYWARD, CA 94541 ZONING: LOT GROSS SIZE: 8,800 S.F OCCUPANCY GROUP: TYPE OF CONSTRUCTION: FIRE SPRINKLER: NONE YEAR BUILT: 1941

OWNER:

ALLOWABLE FLOOR AREA: 3,960 S.F LOT AVERAGE SLOPE: EXISTING PROPOSAL DWELLING:

GARAGE: 572 S.F TOTAL FOOTPRINT: 2.150 S.F 24.44%

SCOPE OF WORK

(E) GARAGE 572 S.F + ADDITION IN THE BACK GARAGE 286 S.F

TOTAL: 858 S.F TO BE NEW ADU UNIT

(INCLUDED: 2 BEDROOMS, 2 BATHROOMS, 1 LIVING ROOM AND 1 KITCHEN)

STRUCTURAL GENERAL NOTES

G. NAIL SCHEDULE

- . WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2022 CBC UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD TENDS TO SPLIT; SPLIT WOOD MEMBERS SHOULD BE REPLACED AND REMOVED FROM THE JOB PROMPTLY. SHORT PLYWOOD NAILS FOR EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. NAIL ROOF SHEATHING 8d @ 6" O.C. AT SUPPORTED EDGES. 8d @ 10 INCHES O.C. AT INTERMEDIATE SUPPOERTS. FLOOR SHEATHING 8d @ 6" O.C. AT BOUNDARIES AND PANEL EDGES AND 8d @ 10" O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT SHEAR WALLLS, AND AT A MINIMUM OF 8d @ 6" O.C. ALL OTHER
- 2. AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

G. FIRE SPRINKES

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISION OFF THE CFC CHAPTER 14 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7

APPLICABLE CODES

CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: -2022 CALIFORNIA BUILDING CODES: CBC, CMC, CPC, CFC & CEC, CRC. -2022 CA ENERGY CODE

-COUNTY OF ALAMEDA MUNICIPAL CODE -ALL LOCAL ORDINANCES

a) Please note that a Building Permit cannot be issued until all clearances by all reviewing departments (listed above) have been approved on the project. Check the status of your permit by visiting www.sjpermits.org and contact the individual departments directly with any

NOTES

b) Revised plans, when required, must be clouded with delta number with a revision mark at each location where revision has occurred and be noted that additional comments may be triggered once revised plan are

c)When comments cite a section of code and require a revision, correction or amendment to plans, required information shall be specifically & directly provided on plans. Generic references to code section(s) is not acceptable.

TOMMY DRAFTING 9743 WHITE PINE WAY, ELK GROVE, CA 9562 Email: helennguyen3689@gmail.com Tell: (916) 526-5881 & (408) 876-8402 APRIL 2023 Scale: AS SHOWN

Drawn: LUYEN HONG NGUYEN

VICINITY MAP

SHEET IN DEX

ARCHITECTURE

SITE PLAN, SUMMARY, NOTES, AREA

PROPOSAL ELEVATIONS PLANS

FOUNDATION PLAN & DETAILS

ROOF FRAMING PLAN & DETAILS

CG-1 CAL GREEN MANDATORY

CG-2 CAL GREEN MANDATORY

T-24 ENERGY REPORT

PROPOSAL FLOOR AND ELECTRIC PLAN

DATE REVISION BY 08-31-2023 09-27-2023 SHEET NO:

FLOOR PLAN NOTES:

- 1. ALL CONCRETE TO BE POURED ON UNDISTURBED SOIL.
- 2. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE RWD OR PRESSURE TREATED.
- 3. ALL LUMBER USED IN CONSTRUCTION LOCATED NEARER THAN 8" TO EARTH SHALL BE F.G. RWD OR P.T.
- 4. PROVIDE SOLID BLOCKING FOR ALL PONY WALLS LESS THAN 14" HIGH
- 5. PROVIDE FIRESTOPS @ CONCEALED DRAFT OPENING, CEILING LINES, FLOOR LINES, FURRED AREAS, SUSPENDED CEILINGS, STAIR STRINGERS, SHOWERS, CHIMNEY ENCLOSURES, & MID HEIGHT OF WALLS OVER 10' IN HEIGHT.
- 6. VERIFY MIN. 22"x30" FLOOR ACCESS. ATTIC ACCESS WITH 30" CLEARING ABOVE OPENING.
- 7. DOORS, WINDOWS, & SHOWER DOORS WITHIN HAZARDOUS AREAS TO BE TEMPERED
- 8. ALL POSTS, BEAMS & WALLS SUPPORTING THE FLOOR/ CEILING SHALL HAVE ONE-HOUR FIRE PROTECTION.
- 9. ALL NEW WINDOWS AND GLASS SLIDING DOOR SHALL BE LOW-E DUAL
- GLAZED U.N.O.
- 10. MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.11. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC,

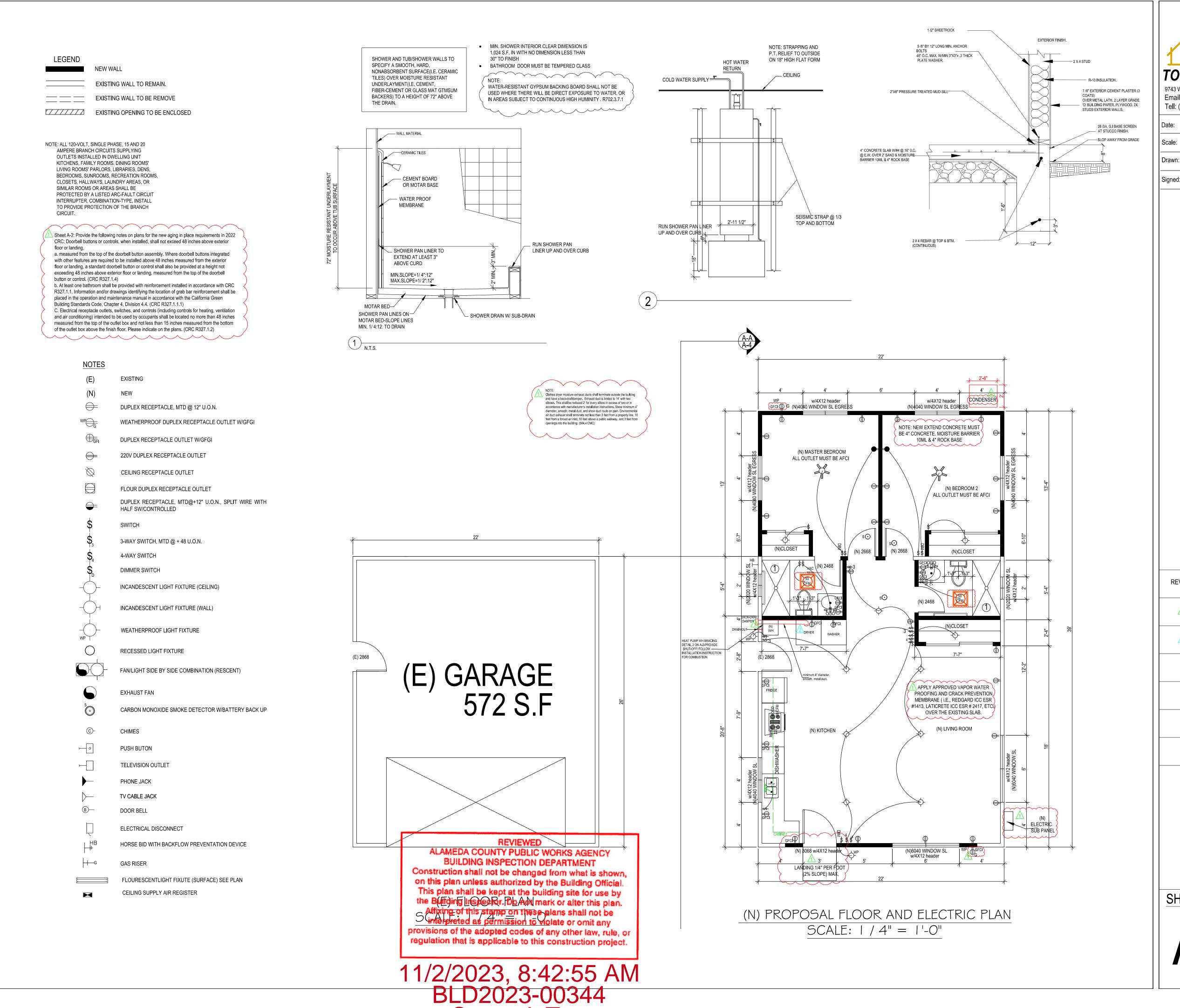
CMC, CPC, CEC, CRC AND CFC AND THE 2019 CALIFORNIA ENERGY CODE.

- 12. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN
 1.) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF
 STRUCTURE, APPROVED PLAN, 2.) INTERIOR NON-STRUCTURAL WALL FINISHES;
 SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED.
 A NEW PLAN CHECK (FOR A NEW PLAN) SHOWING CHANGES WILL BE SUBMITTED
 FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.
- 13. FIREBLOCKING WITH NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, FIREPLACES, AND SIMILAR OPENINGS PER CBC 708.2.1 (4).
- 14. PROVIDE SMOKE DETECTORS (HARDWIRED 110v W/BATT BACK-UP) IN EVERY BEDROOMS, THE HALL WAY TO THE BEDROOM, PROVIDE CARBON MONOXIDE SMOKE ALARM DETECTOR IN ALL SLEEPING ROOM.
- 15. IN EACH NEW BEDROOM, THERE IS AT LEAST ONE WINDOW, FOR EMERGENCY ESCAPE OR RESCUE: REQUIRE OPENING OF MINIMUM NET CLEAR AREA, 5.7 SQ. FT. HEIGHT 24", WIDTH 20", AND MAXIMUM FINISHED OPENING HEIGHT 44"ABOVE FINNISH FLOOR
- 16. NEW 3'X3' MIN, CONCRETE LANDING AT ALL NEW EXTERIOR DOOR. LANDING SHALL NOT BE LOWER THAN 7-1/2" FROM FLOOR LEVEL.
- 17. BATHROOM SLIDING DOOR MUST BE TEMPERED GLASS.
- 18. ALL NEW BEDROOM MUST BE AFCI CIRCUIT.
- 19. PRESSURE OR THERMOSTATIC MIXING VALVE AT THE SHOWERS AND TUBS, WHICH LIMIT WATER TEMPERATURE TO 120 DEGREES F
- 20. THE SHOWERS MUST HAVE INSIDE DEMENSION OF AT LEAST 30 INCHES, THE TOTAL FLOOR AREA OF A SHOWER MUST BE AT LIST 1,024 SQUARE INCHES, OPENING TO SHOWER MUST BE MIN. 24 INCHES WIDE, THE DOOR MUST BE TEMPERED GLASS.(SEE DETAILS)

ELECTRICAL NOTES:

- MOTION SENSOR WITH INTEGRAL PHOTOCONTROL
- 2. ALL HARDWIRED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON MOTION SENSOR
- 3. ALL HARDWIRED LIGHTING IN OTHER ROOMS (HALLWAYS, DINING ROOMS, FAMILY ROOMS AND BEDROOMS) SHALL BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR A DIMMER MUST CONTROL IT
- 4. ALL SWITCHES ON A MULTIPLE SWITCHED CIRCUIT SHALL BE CONTROLLED BY THE DIMMER SWITCH ON THAT CIRCUIT
- 5. ALL RECESSED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL
- 6. ALL HIGH EFFICACY FIXTURES AND NON-HIGH EFFICACY FIXTURES SHALL BE SWITCHED SEPARATELY
- 7. SMOKE DETECTOR SYSTEM SHALL BE HARD-WIRED, INTERCONNECTED TO SOUND SIMULTANIOUSLY AND EQUIPED WITH BATTERY BACK UP.
- 8. MIN. 50% OF WATTAGE OF LIGHTS IN KITCHEN SHALL BE HIGH EFFICACY AND THOSE THAT ARE NOT SHALL BE SWITCHED SEPARATELY
- 9. LIGHTS MOUNTED TO EXTERIOR OF BUILDING SHALL BE HIGH EFFICACY OR ON A PHOTO CONTROL/MOTION SENSOR COMBINATION

LAMP POWER RATING:	MINIMUM LAMP EFFICACY:
15 watts or less	40 lumens per watt
over 15 watts to 40 watts	50 lumens per watt
over 40 watts	60 lumens per watt



Samuel Tan



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LUYEN HONG NGUYEN

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FLOOR AND ELECTRIC PLAN JD AVE, HAYWARD, CA 94541

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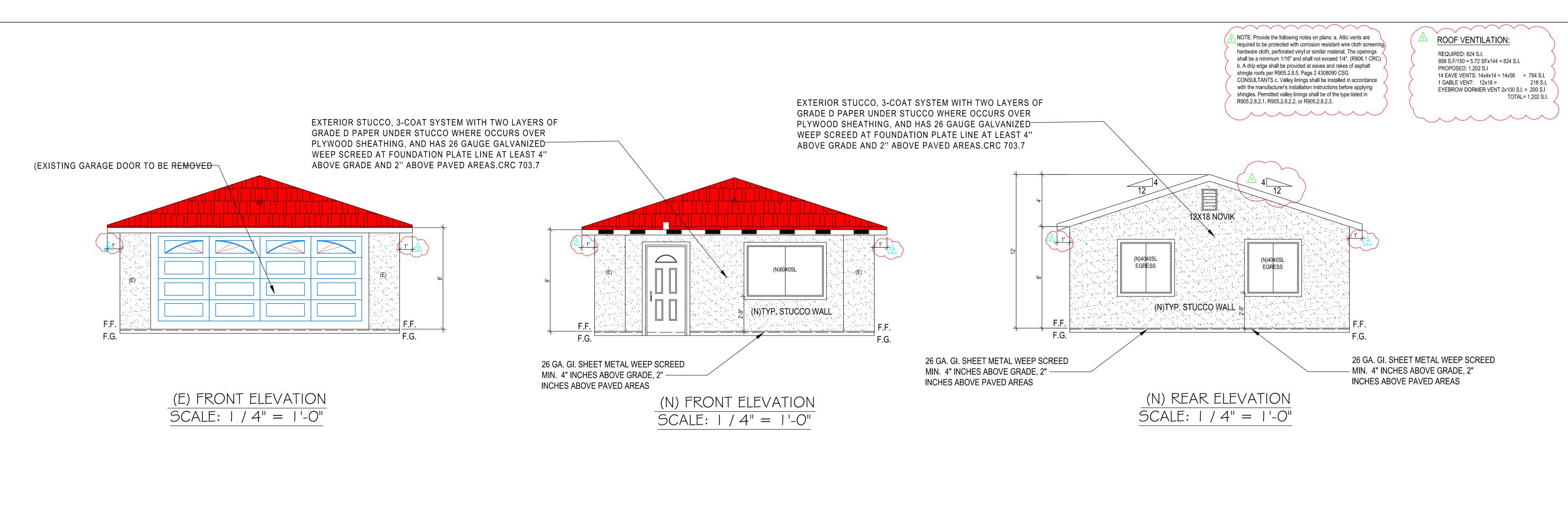
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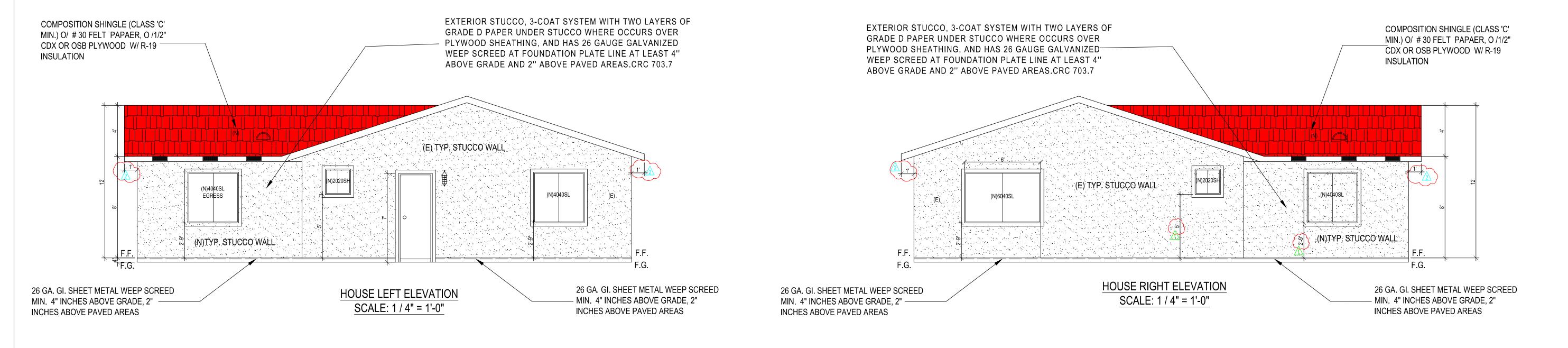
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SHEET NO:

A-2





PROPOSAL ELEVATION PLANS

SCALE: ALAMETA COUNTY PUBLIC WORKS AGENCY BUILDING INSPECTION DEPARTMENT Construction shall not be changed from what is shown, on this plan unless authorized by the Building Official.
This plan shall be kept at the building site for use by the Building Inspector. Do not mark or alter this plan.
Affixing of this stamp on these plans shall not be interpreted as permission to violate or omit any provisions of the adopted codes of any other law, rule, or regulation that is applicable to this construction project.

11/2/2023, 8:42:55 AM BLD2023-00344 Samuel Tan

TOMMY DRAFTING 9743 WHITE PINE WAY, ELK GROVE, CA 95624 Email: helennguyen3689@gmail.com Tell: (916) 526-5881 & (408) 876-8402 APRIL 2023

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ELEVATION PLANS 'E, HAYWARD, CA 9454 PROPOSAL 1515 172ND AV

REVISION DATE 08-31-2023 09-27-2023

SHEET NO: