

LEE & CHIN FAMILY TRUST 'S RESIDENCE

759 S MONROE ST, SAN JOSE, CA 95128

SMOKE ALARMS – CRC 314
INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM;
OUTSIDE EACH SEPARATE SLEEPING AREA IN THE
IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EACH
ADDITIONAL STORY OF THE DWELLING INCLUDING
BASEMENTS AND HABITABLE ATTICS

CARBON MONOXIDE ALARMS – CRC 315
INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE
DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE
VICINITY OF THE BEDROOMS; AND ON EVERY LEVEL OF
THE DWELLING UNIT, INCLUDING BASEMENTS

**ITEMS RELATED TO PLUMBING,
MECHANICAL AND ELECTRICAL TRADES
HAVE NOT BEEN REVIEWED. VERIFICATION
OF CODE COMPLIANCE FOR THESE ITEMS IS
TO BE DONE AT THE SITE BY THE CITY'S
FIELD INSPECTION STAFF. PLEASE CALL
(408) 535-3555 FOR REFERRAL TO SPECIALTY
TRADE SUPERVISORS), IF YOU HAVE
QUESTIONS OR WOULD LIKE TO SCHEDULE
A SITE VISIT.**



Date: JANUARY 2023

Scale: AS SHOWN

Drawn: LUYEN HONG NGUYEN

Signed: *Thuy*

STAMP FROM THE CITY OF SAN JOSE

PROJECT DATA - SITE PLAN
LEE & CHIN FAMILY TRUST 'S RESIDENCE
(408) 623-6290 & Philylee@gmail.com

23-130309 BEPM

STRUCTURAL GENERAL NOTES

A. GENERAL

- ALL WORK SHALL CONFORM TO CURRENT 2022 CBC, CBC, CMC, CPC, 2022 NEC, 2022 CEC LAWS & ORDINANCES
- THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS & WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL STRUCTURAL & MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY INSPECTOR.
- 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 ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING & GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION.
- ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE & CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.

B. FOUNDATION

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

C. CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE(150#CF) & AGGREGATE SHALL CONFORM TO ASTM C33 U.O.N.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
- PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301.
- CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94. SUBMIT MIX DESIGN TO THE ARCHITECT FOR APPROVAL PRIOR TO PLACING CONCRETE.
- PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS

D. REINFORCING STEEL

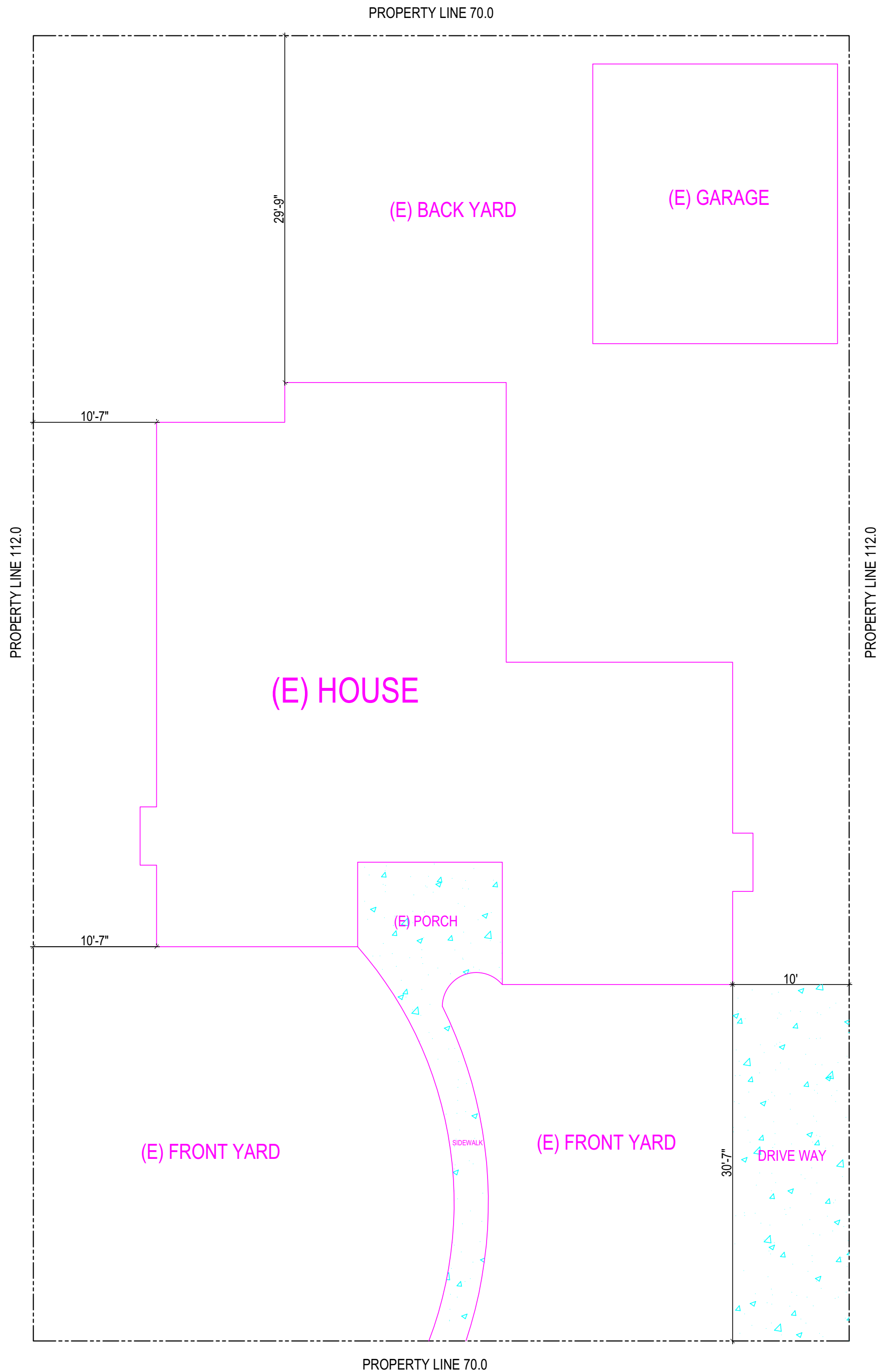
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR #3 & #4.
- ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW, #4: 24" FOR BOTTOM BARS AND 28" FOR TOP BARS; #5: 30" FOR BOTTOM BARS AND 35" FOR TOP BARS; #6: 40" FOR BOTTOM BARS AND 46" FOR TOP BARS AT SPLICES UNLESS OTHERWISE NOTED ON PLANS. SPLICES SHALL BE LOCATED AS DETERMINED IN THE PLANS. STAGGER ALL LAPS SPLICES.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
- 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

- 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.
- WELDING TO BE IN ACCORDANCE WITH AWS SPECIFICATIONS. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS USING E77XX ELECTRODES.
- ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS, SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE FIELD.
- BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES
- STEEL TO BE SHOP PRIMED FOR, EXCEPT WHERE EMBEDDED IN CONCRETE OR TO BE WELDED.
- ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDENT INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.

F. WOOD FRAME CONSTRUCTION

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



SITE PLAN - SCALE: 1 / 8" = 1'-0"

PROJECT DATA

OWNER: LEE & CHIN FAMILY TRUST
EXISTING USE: SINGLE FAMILY RESIDENCE
LOCATION: 759 S MONROE ST, SAN JOSE, CA 95128
APN: 279-03-032
ZONING: C1 - W4
LOT GROSS SIZE: 7,949 S.F.
OCCUPANCY GROUP: R-3U
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLER: NONE
YEAR BUILT: 1953
ALLOWABLE FLOOR AREA: 3,580 S.F.
LOT AVERAGE SLOPE: (FLAT)
FLOOR AREA: EXISTING PROPOSAL TOTAL
DWELLING: 1,758 S.F. 1,758 S.F.
GARAGE: 504S.F. 504S.F.
TOTAL FOOTPRINT: 1,758 S.F.
FAR: 22.1 %

SCOPE OF WORK

- REMODELING KITCHEN
- REPLACE KITCHEN WINDOW BY NEW CONSTRUCTION WINDOW
- REMODELING 2 BATHROOMS
- OPENING EXISTING WALL 7' AT KITCHEN AND ADDITIONAL 26" WALL
- ADD NEW SUB ELECTRIC PANEL 50 AMP

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 SUPPORTS. 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 WALLS, AND AT A MINIMUM OF 8d @ 6" O.C. ALL OTHER EDGES.
- AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

G. FIRE SPRINKLES

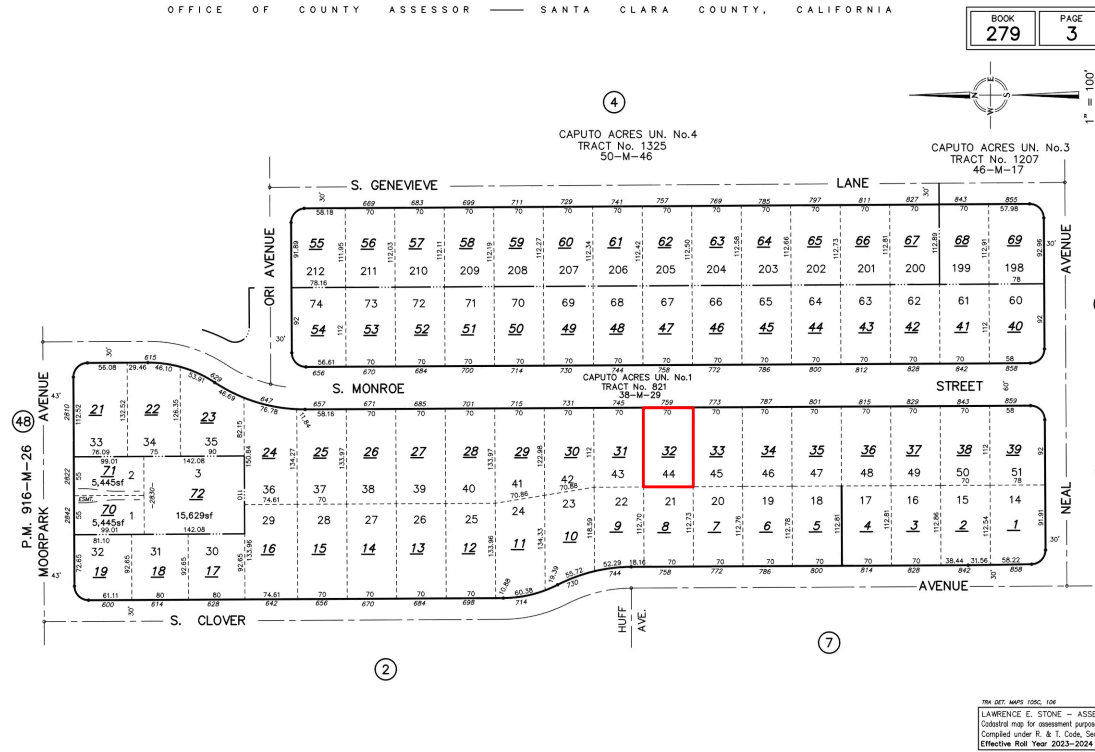
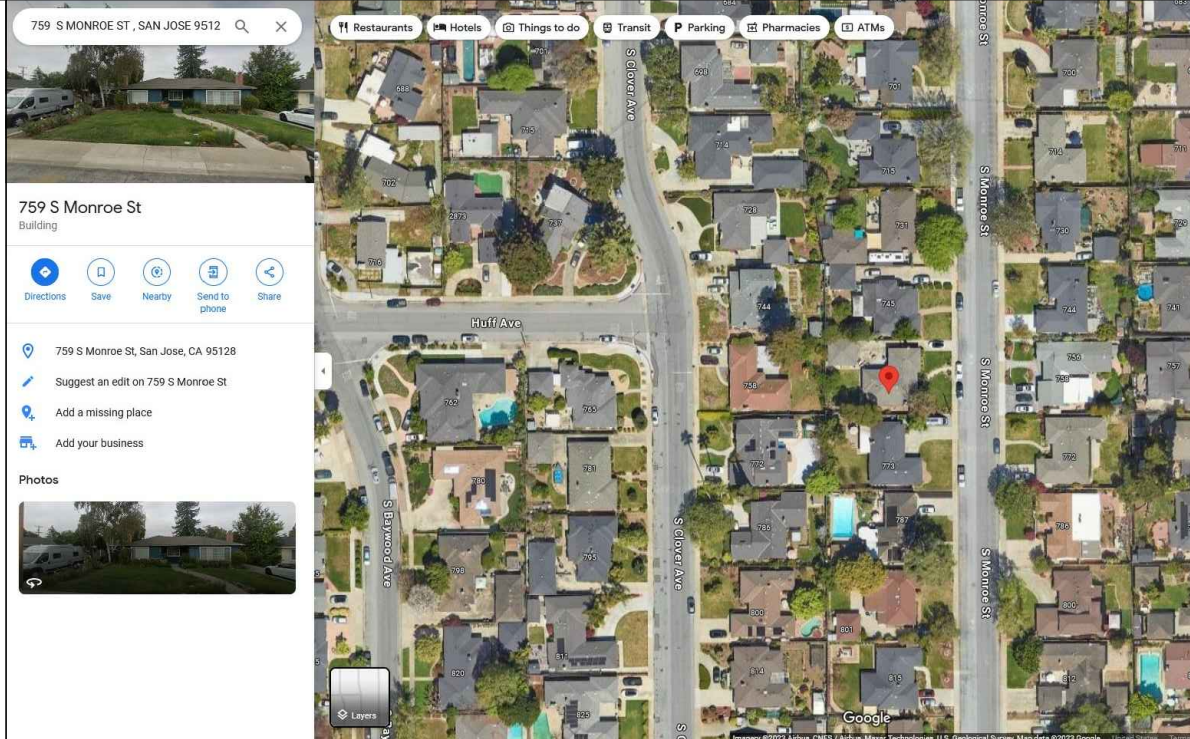
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISION OFF THE CFC CHAPTER 14 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7

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
-CITY OF SAN JOSE MUNICIPAL CODE
-ALL LOCAL ORDINANCES

VICINITY MAP



SHEET IN DEX

- A-1 SITE PLAN, SUMMARY, NOTES, AREA A-2
A-2 PROPOSAL FLOOR AND ELECTRIC PLAN

Reviewed for Code Compliance

City of San Jose, Building Division

☒ Building ☐ Electrical

☐ Plumbing ☐ Mechanical

Bruce Butler (408) 535-7647

No. 23-130309 Date: 1-10-24

CITY OF SAN JOSE BUILDING DIVISION PROJECT INFORMATION

Address 759 S. Monroe St.

CODE EDITIONS: CBC, CRC, CPC, CMC, CEC, CCG, CEC 2022

OCCUPANCY GROUPS: R-3

TYPE OF CONSTRUCTION: V-B

NOTES:

NOTES

- 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 questions.
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 reviewed.
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.

HERS Verifications:

- Door air quality ventilation
- Kitchen range hood
- Cooling System Verifications:
 - Minimum Airflow
 - Verified EER
 - Verified SEER
- Fan Efficacy Watts/CFM
- Heating System Verifications:
 - Verified HSPF
 - Verified heat pump rated heating capacity HVAC Distribution
- System Verifications:
 - Duct leakage testing

SHEET NO:

A-1

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 FINISH 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

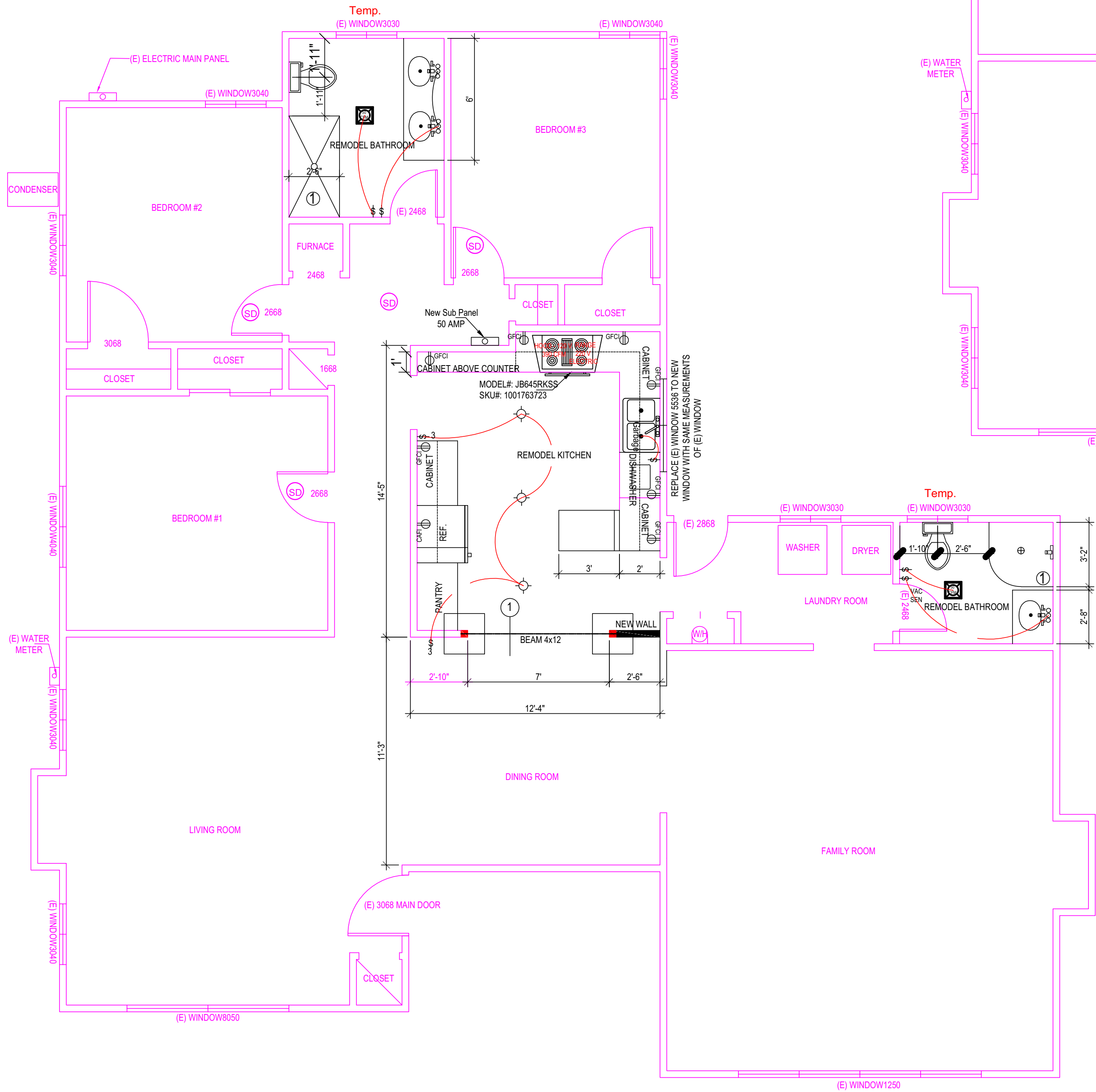
LAMP POWER RATING:	MINIMUM LAMP EFFICACY:
15 watts or less	40 lumens per watt
over 15 watts to 40 watts	50 lumens per watt
over 40 watts	60 lumens per watt

NOTES:

NOTE:
WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. R702.3.7.1

Note:
on plan the fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing or rated floor/ceiling assembly.

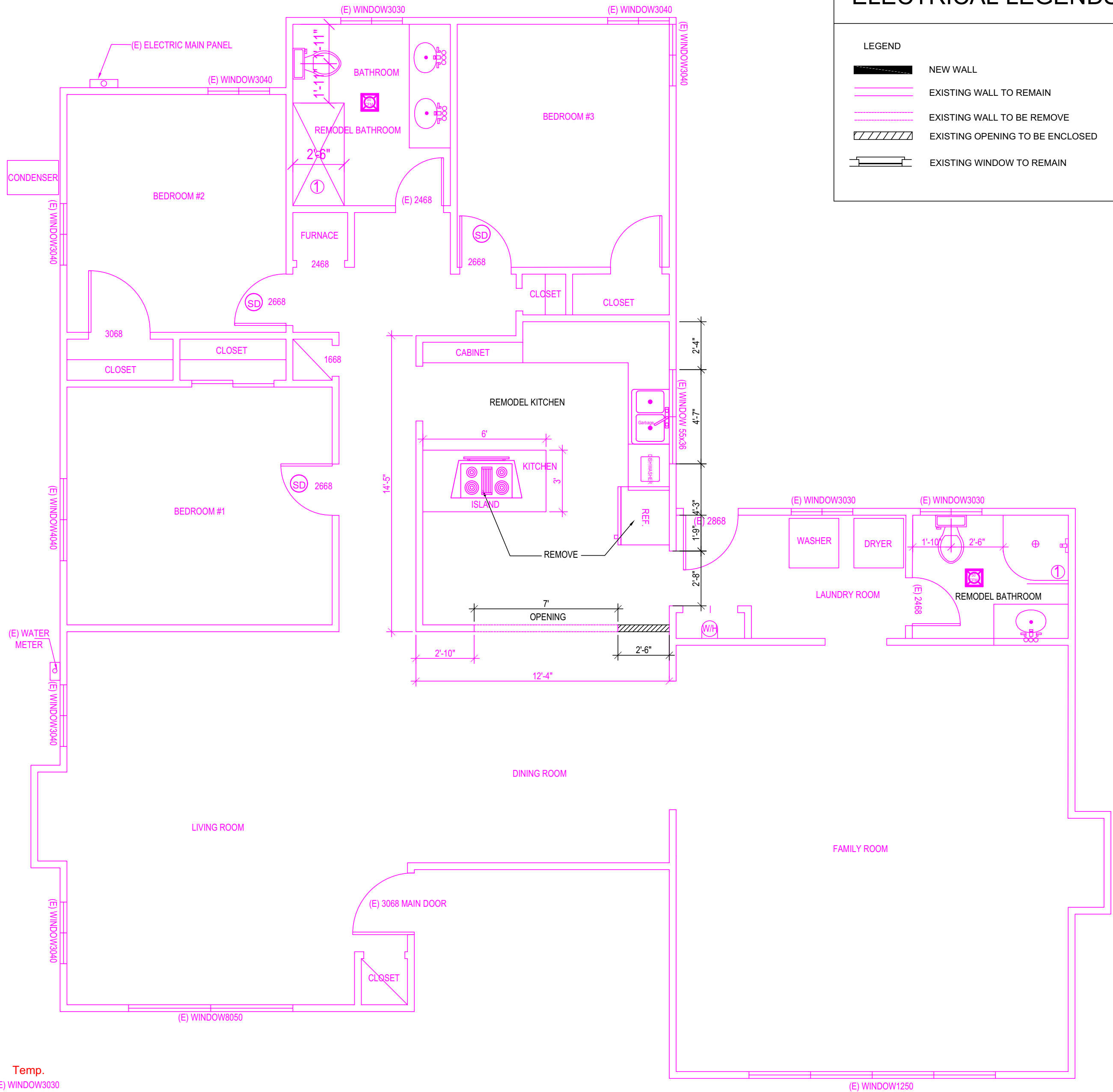
R303.3.1 Bathroom Exhaust Fans
Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the CMC Chapter 4. Minimum 50 CFM and humidity controlled.
CPC402.5 Setting Water Closet
Water closet and bidets shall have 15" from center to side walls and the clear space in front not less than 24".
CPC408.5 Shower Doors
Shower doors shall open so as to maintain not less than a 22" unobstructed opening for egress. **CPC408.6 Shower Compartment**
Shower pan dimensions shall have a minimum 1024 sq. in. and also capable of encompassing a 30" circle.
CPC 408.9 Location of Valves and Heads
Control valves and shower heads shall be located so that the head does not discharge directly at the entrance to the compartment.



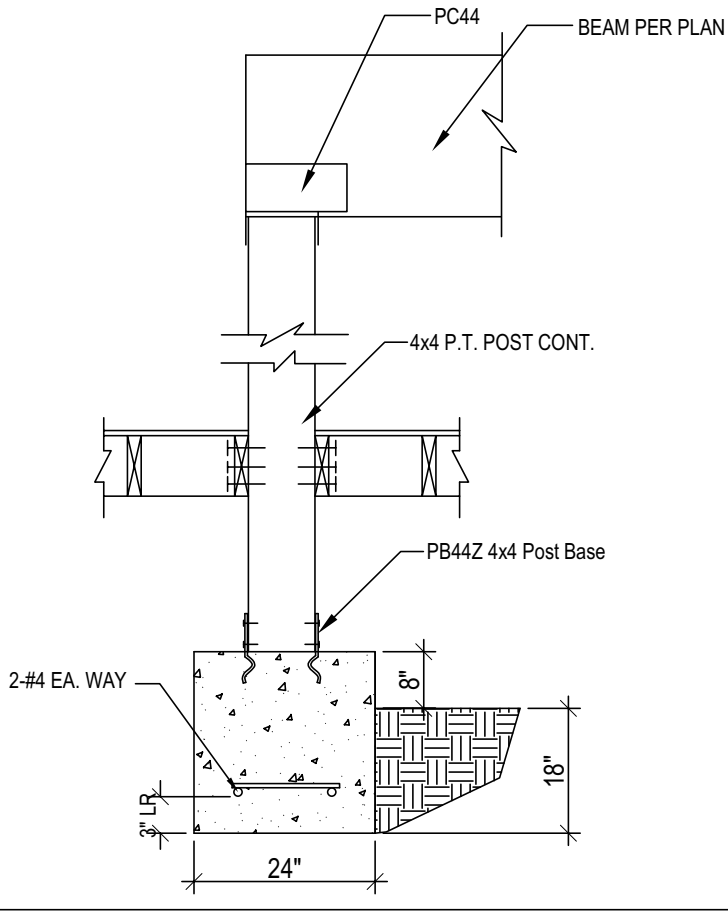
PROPOSAL FLOOR AND ELECTRIC PLAN
SCALE: 1 / 4" = 1'-0"

ELECTRICAL LEGENDS

LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVE
	EXISTING OPENING TO BE ENCLOSED
	EXISTING WINDOW TO REMAIN



EXISTING FLOOR PLAN
SCALE: 1 / 4" = 1'-0"



1 N.T.S.

Reviewed for Code Compliance
City of San Jose, Building Division
☒ Building ☐ Electrical
☐ Plumbing ☐ Mechanical
Bruce Butler (408) 535-7647
No. 23-130309 Date: 1-10-24



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

Date: JANUARY 2023

Scale: AS SHOWN

Drawn: LUYEN HONG NGUYEN

Signed:

Thuy

STAMP FROM THE CITY OF SAN JOSE

PROPOSAL FLOOR AND ELECTRIC PLAN
759 S MONROE ST,
SAN JOSE, CA 95128

REVISION	DATE	BY
		HL
		HL
		HL
		HL
		HL
		HL
		HL

SHEET NO:

A-2