

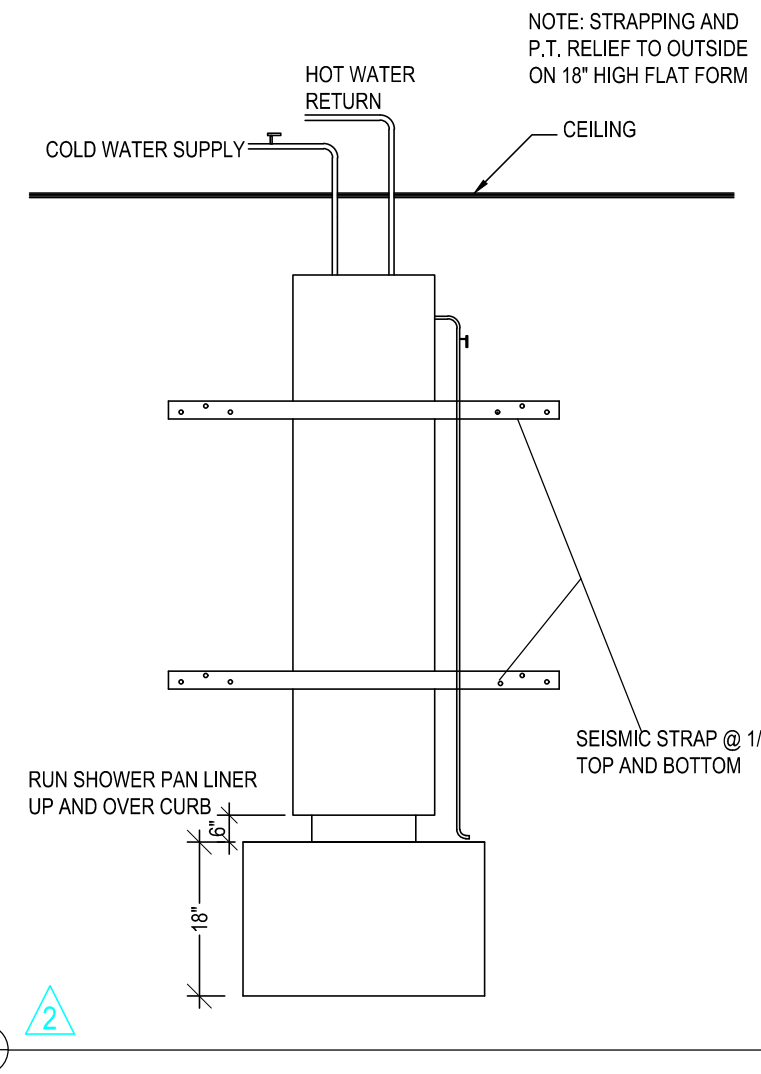
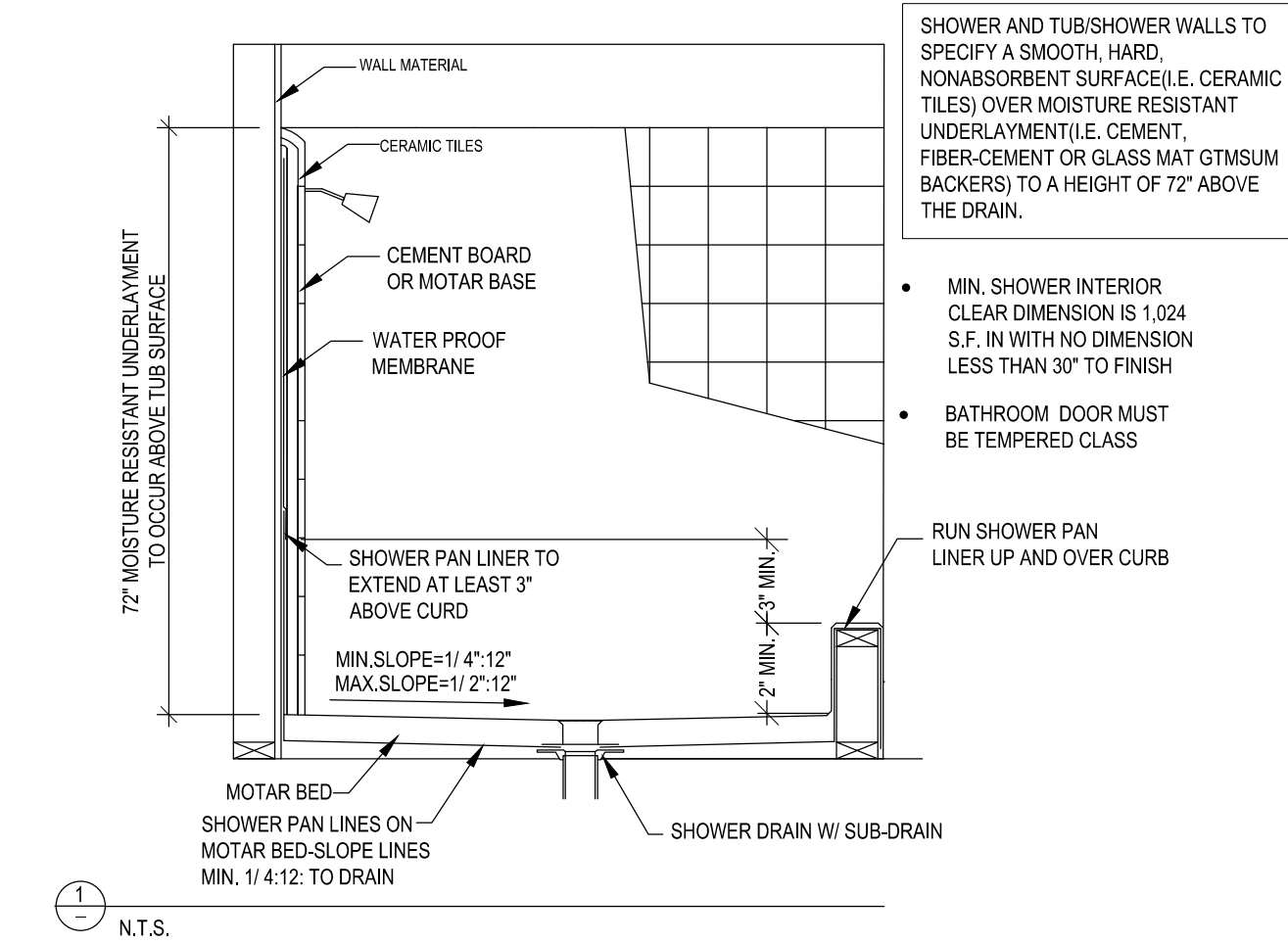
FLOOR PLAN NOTES:

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, STAR 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.O.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 3X3" 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)

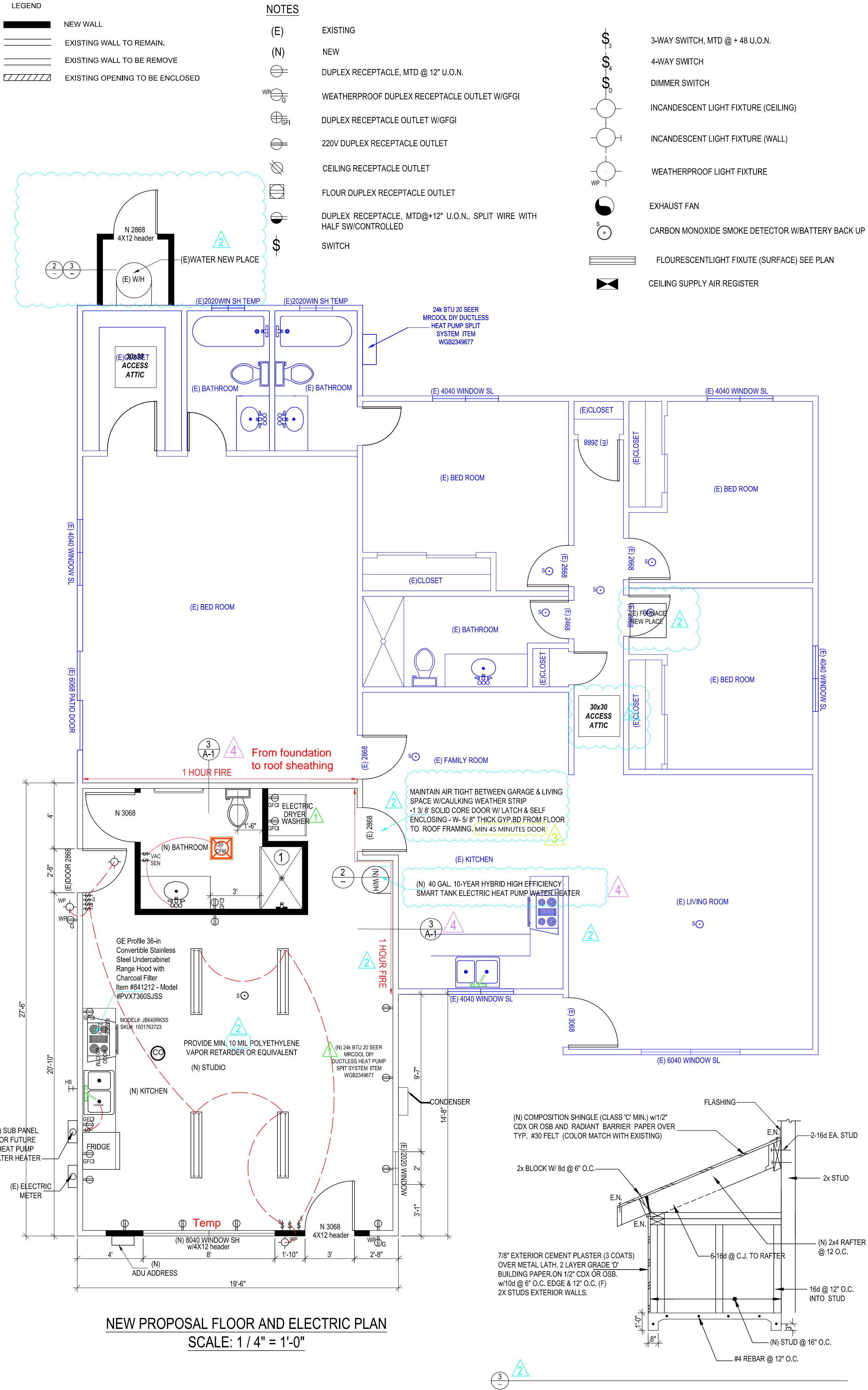
ELECTRICAL NOTES:

- 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 SIMULTANEOUSLY 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



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



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Date: AUGUST 2023

Scale: AS SHOWN

Drawn: LUyen HONG NGUYEN

Signed: *Thuy*

STAMPED FROM CITY

Reviewed for Code Compliance

City of San Jose, Building Division

☒ Building ☐ Electrical

☐ Plumbing ☐ Mechanical

Bana Divshali, P.E., (408) 535-8284

No. 23-112963 Date: 2/8/24

PROPOSAL FLOOR
AND ELECTRIC PLAN
2298 S.KING RD, SAN JOSE, CA 95122

REVISION	DATE	BY
△	10-26-2023	HL
△	12-08-2023	HL
△	01-08-2024	HL
△	01-26-2024	HL

SHEET NO:

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