LINA MCCONNELL'S RESIDENCE

2298 S.KING RD, SAN JOSE, CA 95122

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

STRUCTURAL GENERAL NOTES asements, Habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basement contain one or more sleeping rooms A. GENERAL an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yang of Red with the state of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way, or to a yang of the shall open directly into a public way. 1. ALL WORK SHALL CONFORM TO CURRENT 2022 CBC, CBC, CMC, CPC. 2022 NEC. 2022 CEC.LAWS & ORDINENCES opening of not less than 5.7 square feet. The net clear 2. THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL —DOUBLE 2x BLOCKING DIMENTIONS & CONDITIONS AT THE JOB SITE AND SHALL NOTIFY eight of the opening shall be not less than 24 inches and the neg THE ARCHITECT OF ANY DESCREPANCIES BETWEEN ACTUAL EXTEND 5/8" TYPE-X clear width shall be not less than 20 inches. Window sill height CONDITIONS & WHAT IS SHOWN ON THE DRAWINGS BEFORE shall be no greater than 44 inches measured from the floor. FIRE-RATED GYPSUM PROCEDING WITH THE WORK. **BOARD TO ROOF DECKING** STUCCO COVERING 3. ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURAL Fasteners for preservative treated STRUCTURAL & MECHANICAL DRAWINGS SHALL BE BROUGHT TO THE 4" O.C. EDGE ATTENTION OF THE CITY INSPECTOR. 8" O.C. FIELD vood. CRC 317.3. 4. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, & ALLOW asteners, including nuts and washers, for preservative-REASONABLE TIME FOR REVIEW AND APPROVAL BY THE STRUCTURAL (1-hr wall) reated wood shall be of hot-dipped, zinc-coated palvanized steel, stainless steel, silicon bronze or copper. Staples shall be of stainless steel. Coating types and 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 shall be in accordance with the connector manufacturer's DEVIATIONS MUST BE APPROVED PRIOR TO ERECTION. mendations. In the absence of manufactu(E) GONDENSER (E) CONDENSER mendations, not less than ASTM A653 type G185 6. ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE & CHARACTER AS THOSE SHOWN FOR SIMILAR zinc- coated galvanized steel, or equivalent, shall be used CONDITIONS. B. FOUNDATION **SMOKE ALARMS – CRC 314** RELATED TO PLUMBING, INSTALL SMOKE ALARMS IN EACH SLEEPING ROO 4" O.C. EDGE MECHANICAL AND ELECTRICAL TRADES 1. FOUNDATION EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL OUTSIDE EACH SEPARATE SLEEPING AREA IN THE HAVE NOT BEEN REVIEW(E). HOUSE ICATION PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE. IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EACH OF CODE COMPLIANCE FOR THESE ITEMS IS ADDITIONAL STORY OF THE DWELLING INCLUDING TO BE DONE AT THE SITE BY THE CITY'S BASEMENTS AND HABITABLE ATTICS FIELD INSPECTION STAFF. PLEASE CALL 5/8" GYP. BOARD UP TO-408) \$35 3555 FOR REFERRAL TO SPECIALTY 1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF CARBON MONOXIDE ALARMS – CRC 3 SUPERVISOR(S), IF YOU HAVE 2500 PSI AT 28 DAYS. INSTALL CO ALARMS OUTSIDE OF EACH \$EPARAT TONS OR WOULD LIKE TO SCHEDULE DWELLING UNIT OUSEPING AREA IN THE IMMEDIATE 2. CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE(150#CF) VICINITY OF THE BEDROOMS; AND ON EVERY LEVEL OF & AGREGATE SHALL CONFORM TO ASTM C33 U.O.N. THE DWELLING UNIT, INCLUDING BASEMENTS 3. CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2. 4. PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301 5. 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. 6. PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS 5/8" GYP. TYPE-X BOARD (ONE HOUR FIRE) D. REINFORCING STEEL PLS SEE DETAIL Unit 2 1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR CONVERT THE EXISTING 520 Sq.ft.GARAGE IN TO AN ADU. #3 & #4. 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. 5/8" TYPE "X" GYPBD, FROM 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 CDX PLY AS OCCURS PER -STRUCT. DRIVE WAY 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) INT. FIRE FROM FOUNDATION TO ROOF SHEATHING 3. ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS, SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE PROPERTY LINE 55.26 4. BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES CITY OF SAN JOSE BUILDING DIVISION **PROJECT INFORMATION** 5. STEEL TO BE SHOP PRIMED FOR, EXCEPT WHERE EMBEDDED IN REQUIRED INSPECTIONS IN ADDITION TO CONCRETE OR TO BE WELDED. **BUILDING DIVISION INSPECTIONS** Address 2298 S King Rd Unit 2 SPECIAL INSPECTION REQUIRED ☑YES □NO 6. ALL WELDING SHALL BE CONTINUOUSLY INSPECTED BY AN INDEPENDENT STRUCTURAL OBSERVATION DYES NO INSPECTOR APPROVED BY THE BUILDING DEPARTMENT. CODE EDITIONS: CBC, CRC, CPC, CMC, CEC, CGC, CEC 2022 SOILS ENGINEER INSPECTION REQ'D □YES □NO OCCUPANCY GROUP(S) R-3 COMPACTION REPORT REQ'D □YES □NO F. WOOD FRAME CONSTRUCTION TYPE OF CONSTRUCTION V-B FLOOD ELEVATION CERT. REQ'D YES NO PUBLIC WORKS INSPECTION REQ'D □YES □NO NOTES: BEPM #23-112463 1. GENERAL WOOD FRAMING: WOOD FRAMING THROUGHOUT THE BUILDING FIRE DEPT. INSPECTION REQ'D YES NO SHALL BE CONSTRUCTED IN ACCORDANCE WITH CALIFORNIA BUILDING COMMENTS Epoxy bolts 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:

PROJECT DATA **VICINITY MAP** LINA MCCONNELL **EXISTING USE** SINGLE FAMILY RESIDENCE LOCATION: 2298 S.KING RD, SAN JOSE, CA 95122 5491-28-011 ZONING: LOT GROSS SIZE: 5,665 S.F. OCCUPANCY GROUP: TYPE OF CONSTRUCTION: Suggest an edit on 2298 S King Rd NONE FIRE SPRINKLER: Add a missing place Add your business YEAR BUILT: 1964 Add a label ALLOWABLE FLOOR AREA: 2,549 S.F LOT AVERAGE SLOPE: (FLAT) EXISTING PROPOSAL TOTAL DWELLING: 1,545 S.F. 1,545 S.F. GARAGE: 520 S.F. 520 S.F. 520 S.F. TOTAL FOOTPRINT 2,065 S.F. 36,5 % SCOPE OF WORK CONVERT THE EXISTING 520 Sq.ft.GARAGE TO AN ADU. INCLUDING 1 STUDIO, 1 BATHROOM AND 1 KITCHEN (E) FURNACE WILL MOVE TO THE ATTIC (E) W/H REMOVE WILL CHANGE TO PERFORMANCE PLATINUM 40 GAL.10-YEAR HYBRID HIGH EFFICIENCY SMART TANK ELECTRIC HEAT PUMP WATER HEATER 7 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 STRUCTURAL GENERAL NOTES SHEET IN DEX **ARCHITECTURE** G. NAIL SCHEDULE SITE PLAN, SUMMARY, NOTES, AREA.A-2 1. WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2022 CBC UNLESS GREATER SIZES AND NUMBER OF PROPOSAL FLOOR AND ELECTRIC PLAN NAILS ARE SHOWN OR NOTED ON DRAWINGS: NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE **ELEVATIONS PLANS** NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD **FOUNDATION & DETAILS** TENDS TO SPLIT; SPLIT WOOD MEMBERS SHOULD BE REPLACED AND REMOVED FROM THE JOB PROMPTLY. SHORT PLYWOOD NAILS FOR ROOF FRAMING PLAN & DETAILS EQUIVALENT SHEAR VALUE MAY BE USED. SEE PLANS FOR NAIL SPACING. NAIL ROOF SHEATHING 8d @ 6" O.C. AT SUPPORTED T-24 ENERGY REPORT EDGES. 8d @ 10 INCHES O.C. AT INTERMEDIATE SUPPOERTS. FLOOR SHEATHING 8d @ 6" O.C. AT BOUNDARIES AND PANEL EDGES CG-1 CAL GREEN MANDATORY AND 8d @ 10" O.C. AT INTERMEDIATE SUPPORTS. PLYWOOD WALL SHEATHING SHALL BE NAILED PER SHEAR WALL SCHEDULE AT CG-2 CAL GREEN MANDATORY 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 NOTES APPLICABLE CODES a) Please note that a Building Permit cannot be issued CODE COMPLIANCE until all clearances by all reviewing departments (listed above) have been approved on the project. Check the ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES status of your permit by visiting www.sjpermits.org and AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: contact the individual departments directly with any -2022 CALIFORNIA BUILDING CODES: CBC, CMC, CPC, CFC & CEC, CRC. -2022 CA ENERGY CODE b) Revised plans, when required, must be clouded with -CITY OF SAN JOSE MUNICIPAL CODE delta number with a revision mark at each location where revision has occurred and be noted that additional -ALL LOCAL ORDINANCES 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 95624 Email: helennguyen3689@gmail.com Tell: (916) 526-5881 & (408) 876-8402 Date: AUGUST 2023 Scale: AS SHOWN Drawn: LUYEN HONG NGUYEN STAMPED FROM CITY

wed for Code Compliance ana Divshali, P.E. (408) 535-8284

REVISION DATE 10-26-2023 01-26-2024 SHEET NO:



- 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
- 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.
- 11. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC, CMC, CPC, CEC, CRC AND CFC AND THE 2019 CALIFORNIA ENERGY CODE.

10. MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.

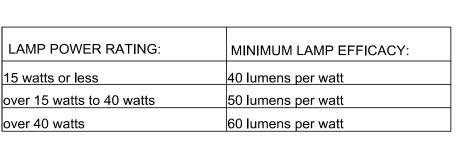
- 12. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1.) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, APPROVED PLAN, 2.) INTERIOR NON-STRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN) SHOWING 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)

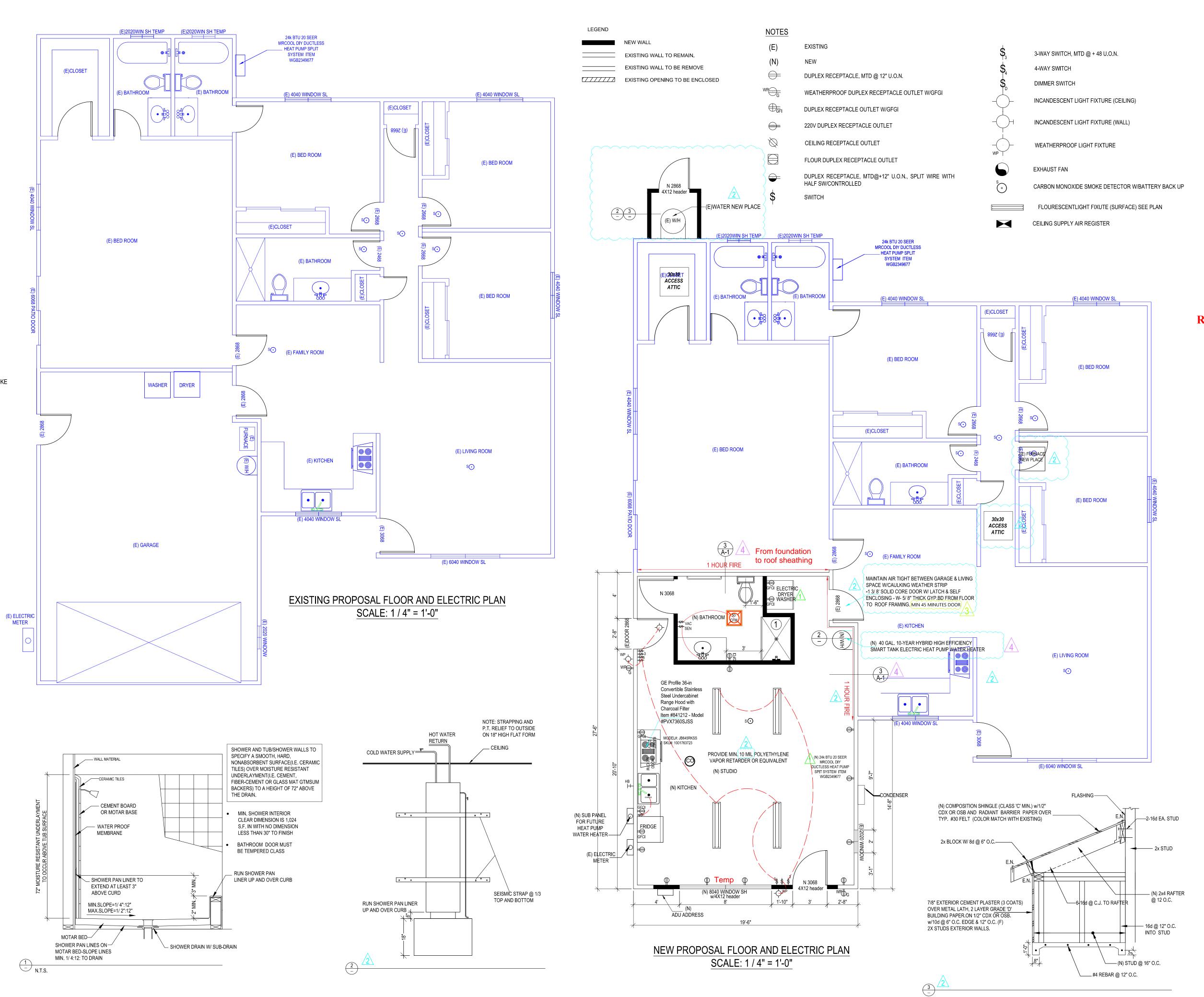
ELECTRICAL NOTES:

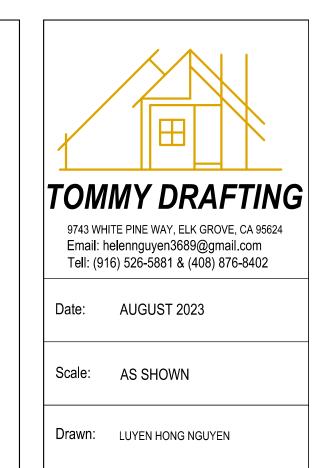
MOTION SENSOR WITH INTEGRAL PHOTOCONTROL

- 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







Reviewed for Code Compliance

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STAMPED FROM CITY

Signed:

City of San Jose, Building Division lacktriangleq Building \Box Electrical ☐ Plumbing ☐ Mechanical Bana Divshali, P.E. (408) 535-8284

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REVISION	DATE	ВҮ
\triangle	10-26-2023	HL
<u>/2</u>	12-08-2023	HL
<u>3</u>	01-08-2024	HL
<u> </u>	01-26-2024	HL

SHEET NO: