

DO ANNA NGA'S RESIDENCE
97 N.KING ROAD, UNIT A, SAN JOSE, CA 95116

CITY OF SAN JOSE BUILDING DIVISION
PROJECT INFORMATION

Address 97 N King Rd.

CODE EDITIONS: CBC, CRC, CPC, CMC, CEC, CGC, CEC 2022
OCCUPANCY GROUP(S) R-3
TYPE OF CONSTRUCTION VB

NOTES:

STAMPED FROM CITY

Reviewed for Code Compliance

City of San Jose, Building Division

☒ Building

☐ Electrical

☐ Plumbing

☐ Mechanical

Bruce Butler (408) 535-7647

No. 24-119365 Date: 4-3-25



TOMMY DRAFTING

Date: JANUARY 2025

Drawn: LUYEN HONG NGUYEN

Tells: (408) 876-8402
(916) 526-5881

Signed: *Thuy*

Email:helennguyen3689@gmail.com

9743 WHITE PINE WAY, ELK GROVE, CA 95624

PROJECT DATA - SITE PLAN

DO ANNA NGA

TEL: (408) 499-2601

EMAIL: ado.2013@yahoo.com

REVISION	DATE	BY
1	02-24-2025	HL

Scale: AS SHOWN

SHEET NO:

A-1

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 DIMENTIONS & CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DESCREANCIES 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 ORDANCES. 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) & AGREGATE 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

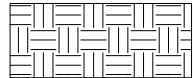
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR #3 & #4.
- ALL REINFORCING STEEL SHALL BE LAPPED AS NOTED BELOW, #4: 24" FOR BOTTOM BARS AND 28" FOR TOP BARS; #5: 30" FOR BOTTOM BARS AND 35" FOR TOP BARS; #6: 40" FOR BOTTOM BARS AND 46" 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 (2022) CBC ADOPTED BY CSJ. AND THE STANDARD PRACTICES RECOMMENDED 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.
- 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:



NATURAL GRASS

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

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.

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 SUPERVISOR(S), IF YOU HAVE QUESTIONS OR WOULD LIKE TO SCHEDULE A SITE VISIT.

A-1

A-2

A-3

A-4

A-5

A-6

A-7

A-8

A-9

A-10

A-11

SITE PLAN, SUMMARY, NOTES, AREA.

PROPOSAL FLOOR AND ELECTRIC PLAN

ELEVATIONS PLANS

ROOF PLANS AND SECTIONS PLANS

FOUNDATION PLANS AND DETAILS

ROOF FRAMING AND DETAILS

T-24 ENERGY REPORT

CG-1 CAL GREEN MANDATORY

CG-2 CAL GREEN MANDATORY

LOW - RISE - MANDATORY - MEASURES - SUMMARY

FASTENING SCHEDULE

INDEX

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 GREEN BUILDING STANDARDS CODE
-2022 CA ENERGY CODE
-CITY OF SAN JOSE MUNICIPAL CODE
-ALL LOCAL ORDINANCES

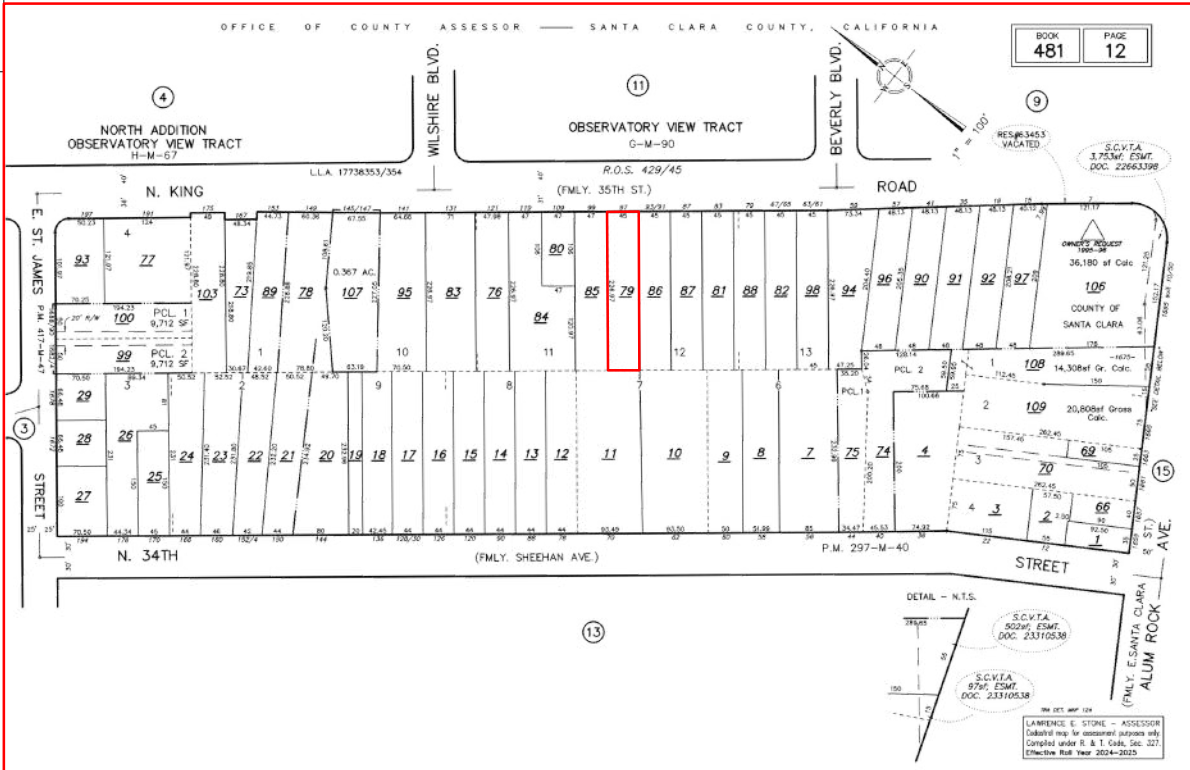
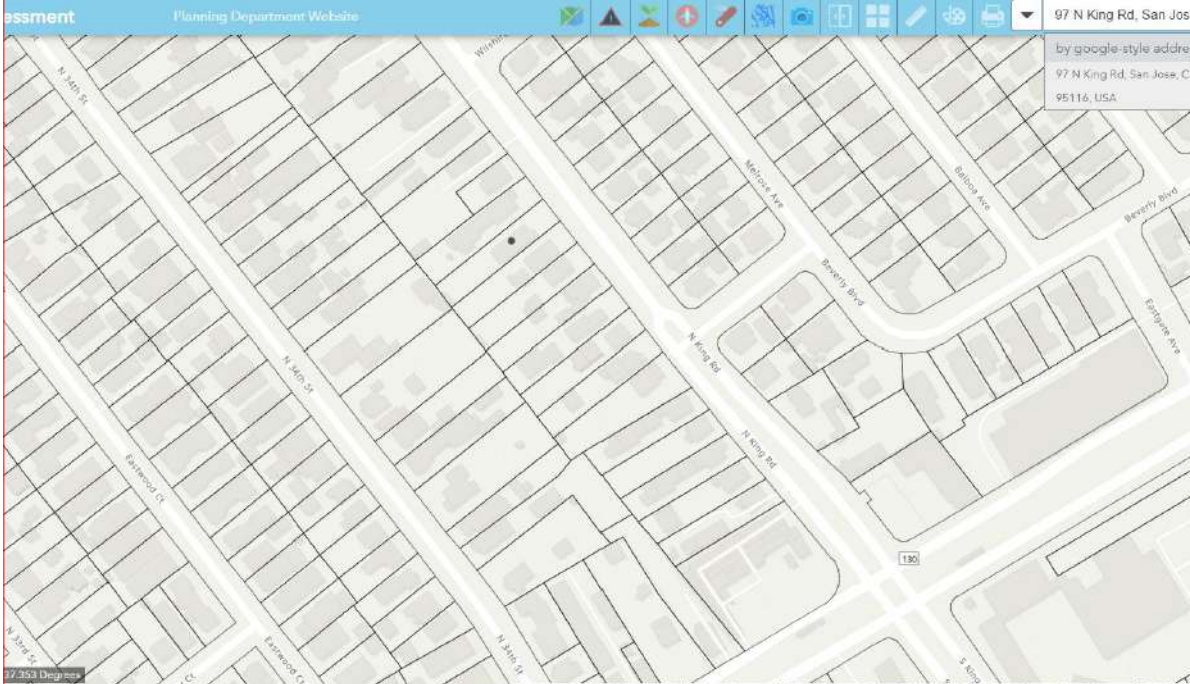
PROJECT DATA

OWNER: DO ANNA NGA 'S RESIDENCE
EXISTING USE: DUPLEX RESIDENCE
LOCATION: 97 N.KING ROAD, UNIT A, SAN JOSE, CA 95116
APN: 481-12-079
ZONING: R-2
LOT GROSS SIZE: 10,213.65 S.F
OCCUPANCY GROUP: R-3U
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLER: NONE
YEAR BUILT: 1978
ALLOWABLE FLOOR AREA: 459,585 S.F
LOT AVERAGE SLOPE: (FLAT)
FLOOR AREA: EXISTING PROPOSAL TOTAL
DWELLING: 2,000 S.F 199 S.F. 2,199 S.F.
(E) PORCH 55 S.F 55 S.F.
TOTAL FOOTPRINT: 2,199 S.F.
FAR: 21.5 %

SCOPE OF WORK

- PROPOSE TO ADD 199 S.F. TO THE FRONT UNIT A OF A DUPLEX TO CREATE A NEW LIVING ROOM.
- THE EXISTING LIVING ROOM IS TO BE CONVERTED INTO A MASTER BEDROOM.

VICINITY MAP

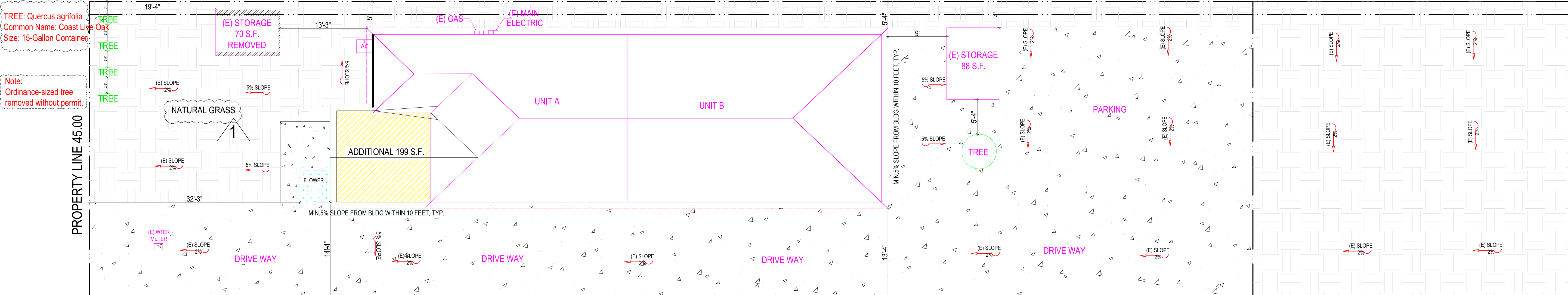


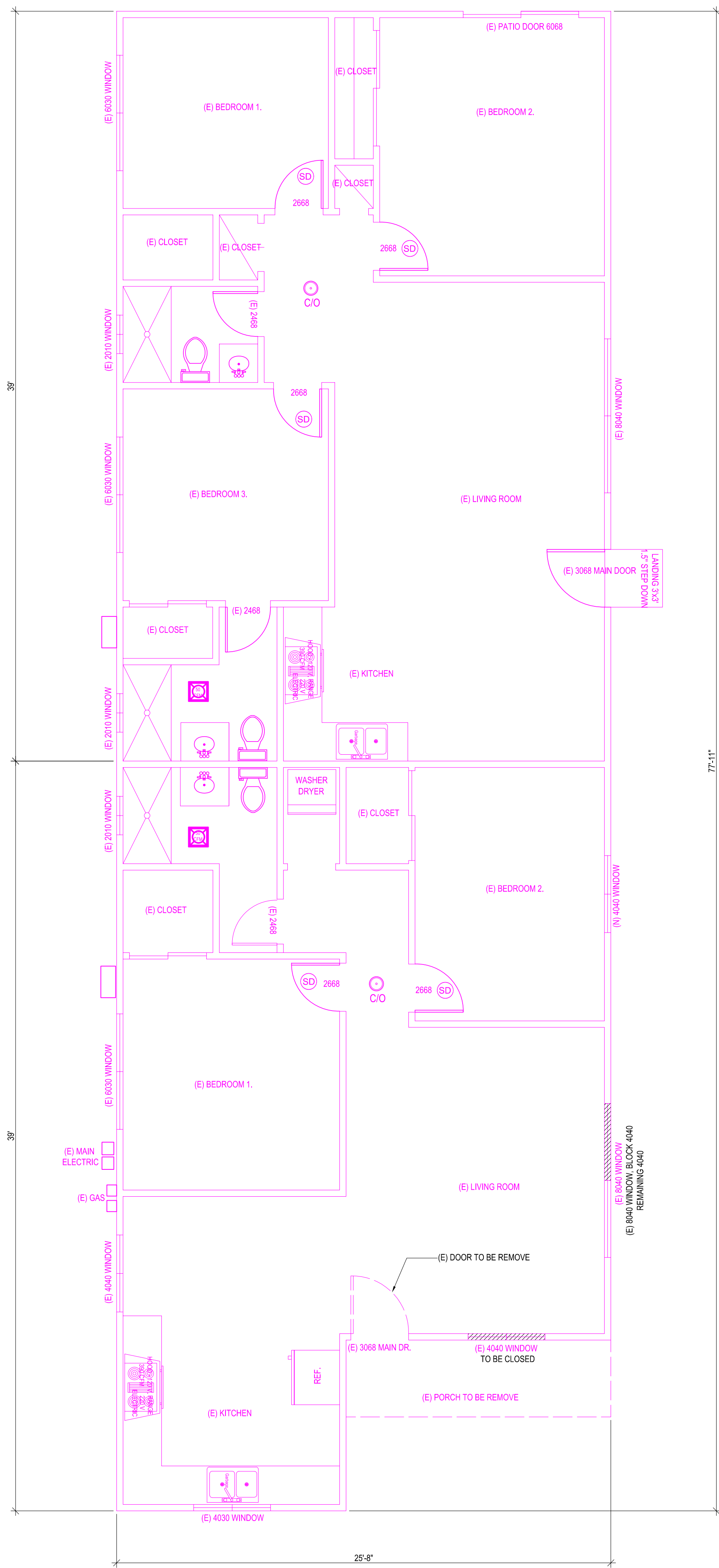
SMOKE ALARMS – CRC 314
INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM; OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS

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

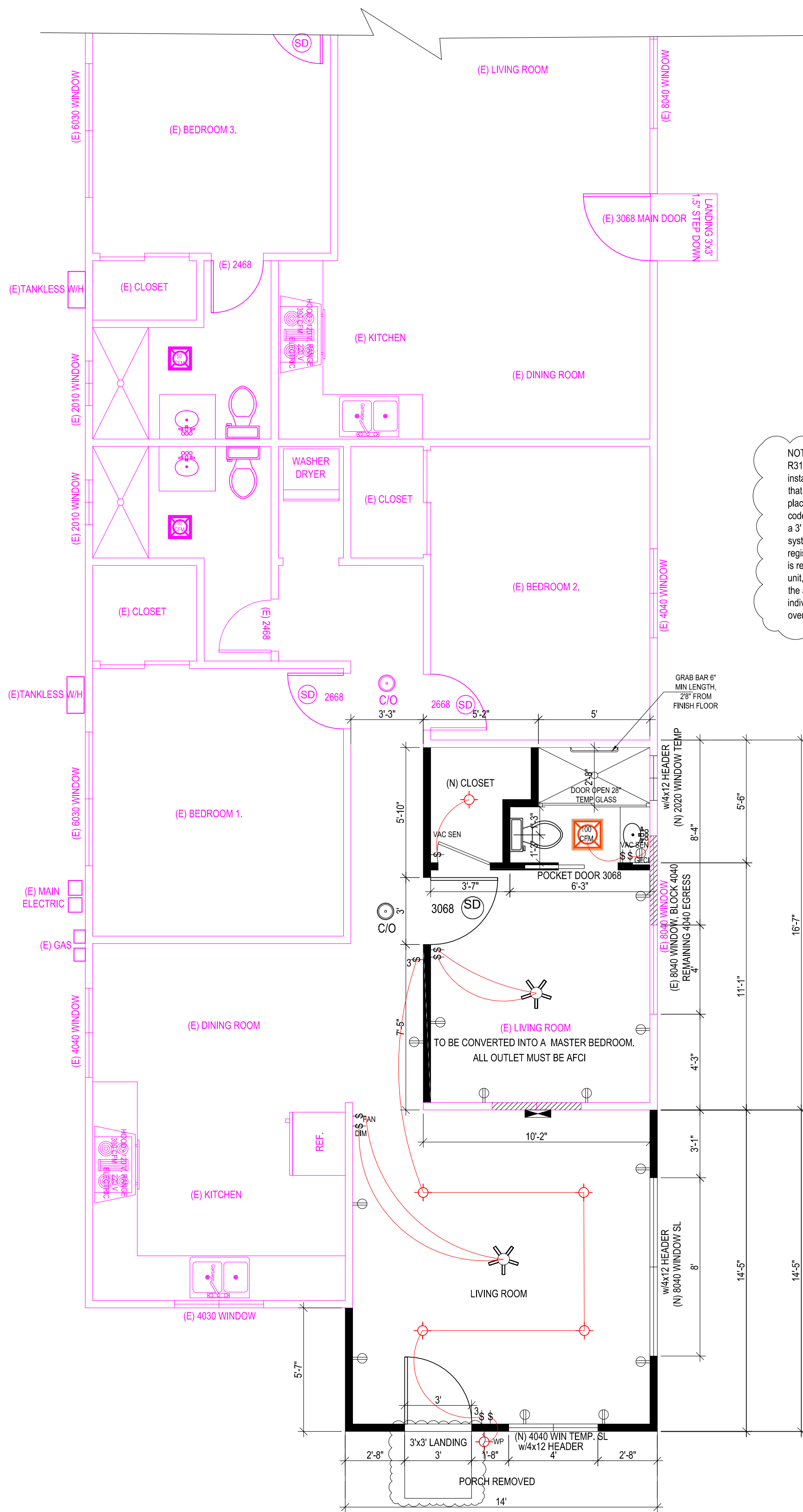
SITE PLAN - SCALE: 1 / 8" = 1'-0"

NOTE:
R401.3 DrainageSurface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6" within the first 10'.





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



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

UNIT A

ELECTRICAL LEGENDS

- CEILING RECEPTACLE OUTLET
- DUPLEX RECEPTACLE, MTD @ 12" U.O.N.
- SINGLE OUTLET
- 220V OUTLET
- WEATHERPROOF DUPLEX OUTLET W/GFI
- GFI DUPLEX OUTLET W/GROUND FAULT INTERRUPTER
- DUPLEX RECEPTACLE, MTD@+12" U.O.N. SPLIT WIRE WITH HALF SW/CONTROLLED SPECIAL PURPOSE
- FLOOR DUPLEX RECEPTACLE OUTLET
- CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
- CEILING LIGHT
- FLUORESCENT LIGHT
- RECESSED CANISTER
- FLOOR OUTLET (DBL)
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- TIMER SWITCH
- CEILING FAN
- FUEL GAS
- FAN TO OUTSIDE AIR
- CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
- INCANDESCENT LIGHT FIXTURE (CEILING)
- WEATHERPROOF LIGHT FIXTURE
- DISPOSAL
- RECESSED LIGHT FIXTURE
- GreenBuilder Series 100 CFM Wall or Ceiling Bathroom Exhaust Fan with Adjustable Humidity Sensor, ENERGY STAR (MODEL GB100H)
- CHIME
- PUSH BUTTON
- GAS RISER
- GAS STUB
- HORSE BID WITH BACKFLOW PREVENTATION DEVICE
- HOSE BIBB SHUT OFF VALVE
- BELL / BUZZER
- ELECTRICAL DISCONNECT
- DECORATIVE ABOVE MIRROR BATHROOM LIGHT
- CIRCUIT BREAKER
- KEY
- MOTION SENSOR
- CHANDELIER
- FLOOR SUPPLY AIR REGISTER
- CEILING SUPPLY AIR REGISTER
- FLUORESCENT LIGHT FIXTURE (SURFACE) SEE PLAN
- CO DETECTORS U.L./SFM LISTED APPROVED

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVE
- EXISTING OPENING TO BE ENCLOSED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING DOORS TO REMAIN

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Signed: *They*

Email: helennnguyen3689@gmail.com

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PROPOSAL FLOOR AND ELECTRIC

97 N KING RD, UNIT A
SAN JOSE, CA 95116

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A-2

ROOF VENTILATION:

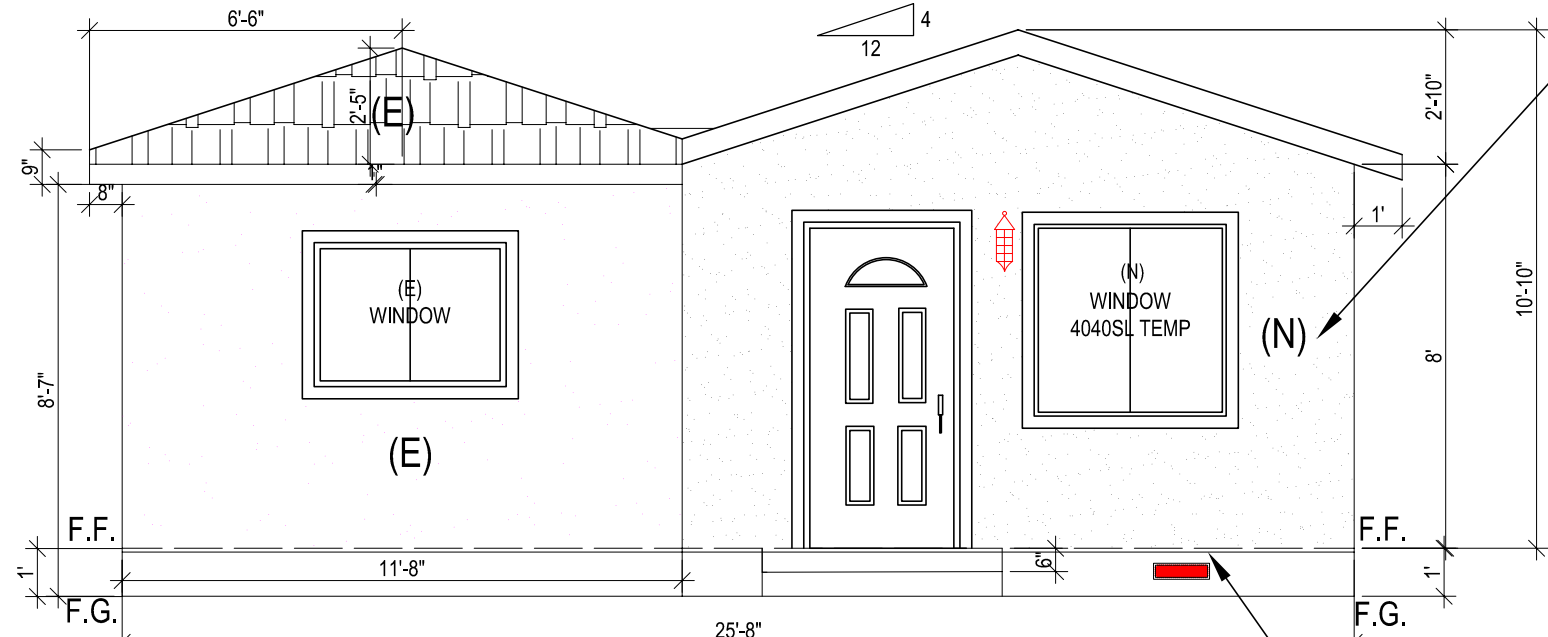
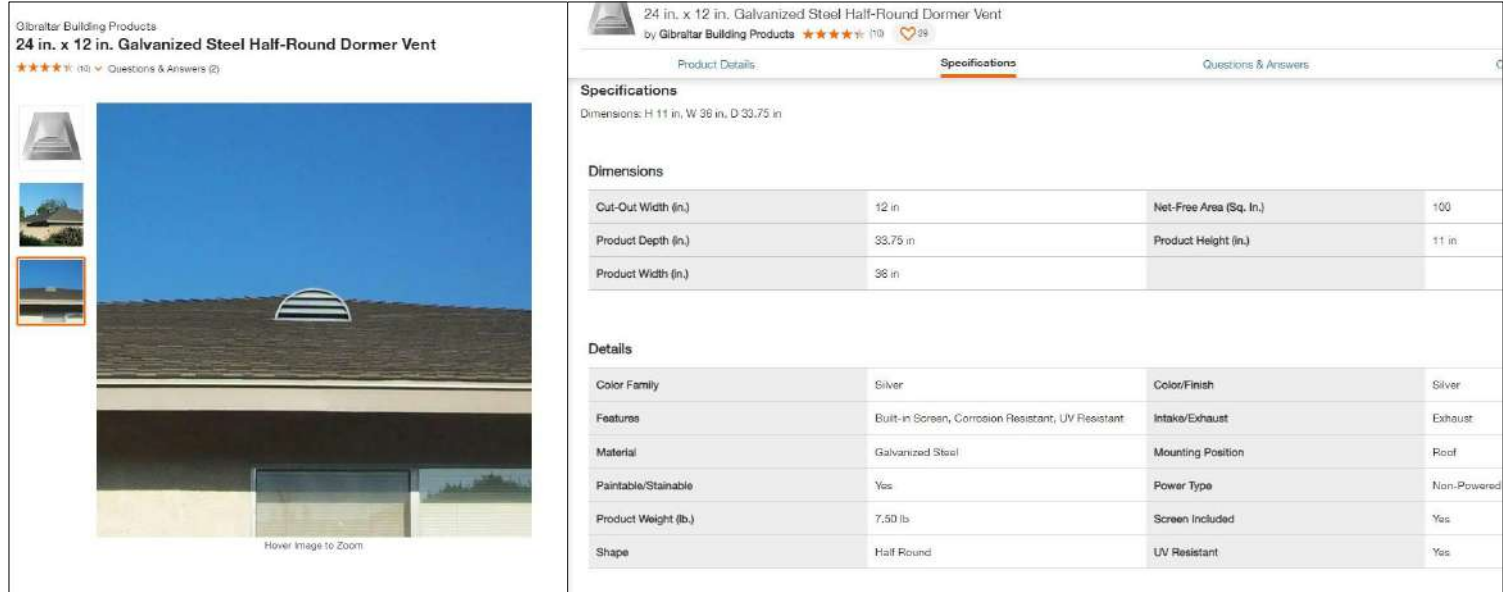
REQUIRED: ADDITION 199 S.F.
199 SF/150 = 1.33 SFx144= 191 S.F.
PROPOSED: 200 S.F.
2 DORMER VENTS: 2x 24x12 = 2x100 = 200 S.F.
TOTAL = 200 S.F.

FLOOR VENTILATION:

REQUIRED: FLOOR AREA 199 sq.ft.
199 sq.ft./150 = 1.33 x144= 191 S.F.
PROPOSED: 325 S.F.
EAVE VENTS:
VENT SIZE: 4-1/2" x 5-1/2" = 79.75 S.F.
NFVA= 79.75 S.F. x0.65 = 65 S.F.
EAVE VENTS: 5 x 65 S.F. = 325 S.F.
TOTAL = 325 S.F.

EAVE VENTS:
Internet # 310197982
Model # SV145-18
Store SKU # 1004553109

NOTE:
R402.2 Openings for Under-Floor VentilationThe minimum net area of ventilation openings shall be not less than 1 SF for each 150 SF of under-floor area. One ventilation opening shall be within 3' of each external corner of the under-floor space. Ventilation openings shall be covered and vent hole openings shall not exceed 1/4".



HOUSE FRONT ELEVATION
SCALE: 1 / 4" = 1'-0"

7 / 8" EXTERIOR CEMENT
PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE
"D" BUILDING PAPER
1/2" CDX OR OSB, 2x STUDS
EXTERIOR WALL (MATCH EXISTING)

26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS

NOTE:

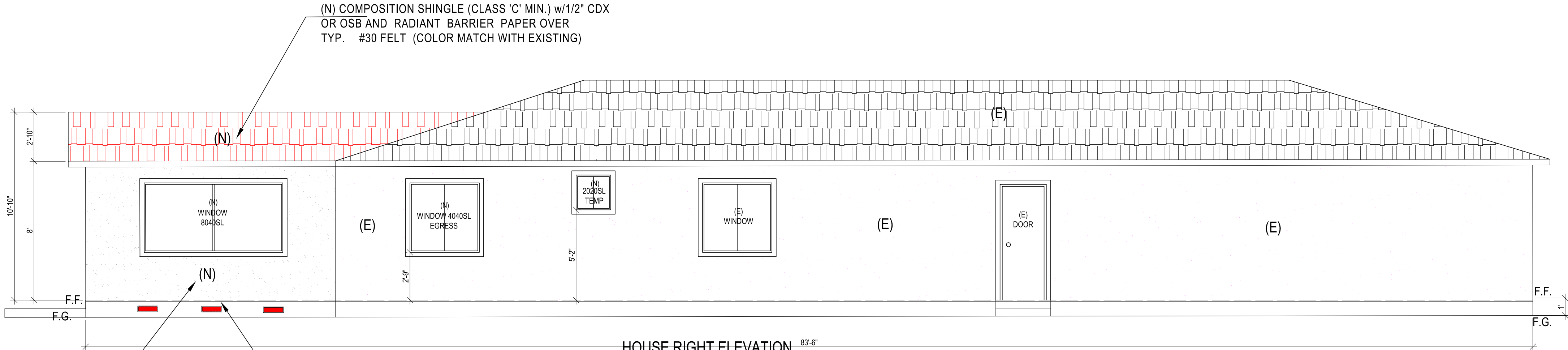
Required Attic Ventilation The net free ventilating area shall not be less than 1/150 of the area of the space ventilation. CRC R806-2 for exceptions.
a)Where roof areas are isolated from adjacent roof areas, provide the required ventilation for each isolated area.
b)Provide ventilation for the California framed portion of the roof.
When exception to CRC16 SR806.2 is used (1/300 of the area of vented space) not less than 40 percent and not more than 50 percent of the required ventilating area shall be provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave vents.

NOTE:

R703.7.3 Water-Resistive BarrierThe water-resistive barrier shall be two layers of 10-minute Grade D paper or have a water resistance equal to or greater than two layers of a water-resistive barrier complying with ASTM E2556, Type I. Individual layers shall be installed independently of each layer and provides a separate continuous plane. Flashing installed in accordance with Section R703.4 and intended to drain to the water-resistive barrier shall be directed between the layers.

NOTE:

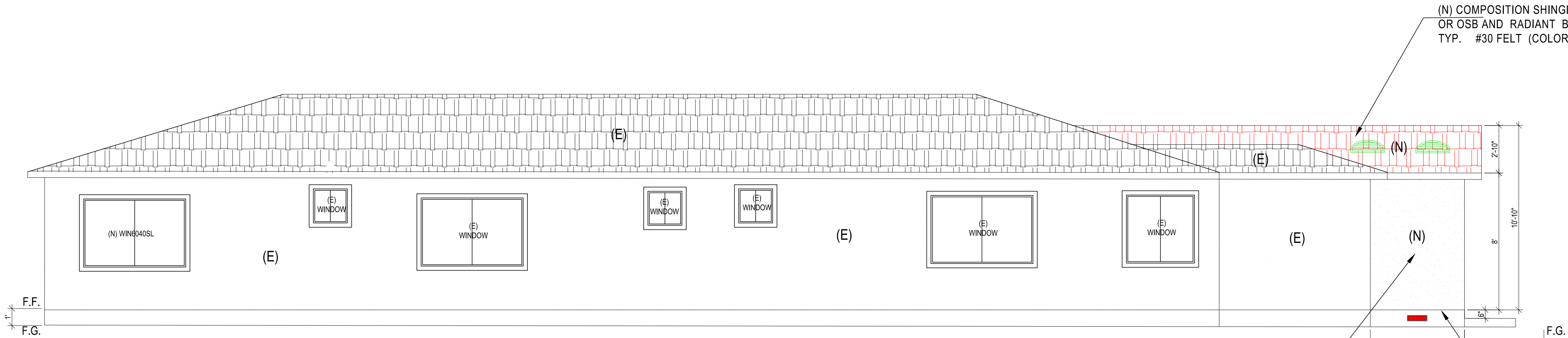
R703.7.2.1 Weep ScreedsA minimum 0.019" or 26 gage galvanized sheet metal, corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2", shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C526. The weep screed shall be placed not less than 4" above the earth or 2" above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.



HOUSE RIGHT ELEVATION
SCALE: 1 / 4" = 1'-0"

7 / 8" EXTERIOR CEMENT
PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE
"D" BUILDING PAPER
1/2" CDX OR OSB, 2x STUDS
EXTERIOR WALL (MATCH EXISTING)

26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS



HOUSE LEFT ELEVATION
SCALE: 1 / 4" = 1'-0"

7 / 8" EXTERIOR CEMENT
PLASTER (3 COATS) OVER
METAL LATH, 2 LAYER GRADE
"D" BUILDING PAPER
1/2" CDX OR OSB, 2x STUDS
EXTERIOR WALL (MATCH EXISTING)

26 GA. GI. SHEET METAL WEEP SCREED
MIN. 4" INCHES ABOVE GRADE, 2"
INCHES ABOVE PAVED AREAS

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ELEVATION PLAN
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SAN JOSE, CA 95116

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A-3