LINA NGUYEN'S RESIDENCE 1952 S KING Rd, SAN JOSE, CA 95122

STRUCTURAL GENERAL NOTES

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.

C. CONCRETE

- 1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- 2. CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK TYPE(150#CF) & AGREGATE SHALL CONFORM TO ASTM C33 U.O.N.
- 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

D. REINFORCING STEEL

- 1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND GRADE 40 FOR #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.
- 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 E77XX ELECTRODES.
- 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
- 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 FEATURES: 1. USE 2x4 STDS FOR ALL WALLS 2. QUALITY INSULATION INSTALLATION (QII)
- NOT REQUIRED 3. CEILING INSULATION R-30. RAFTER **INSULATION R-13 REQUIRED** 4. FOR WINDOWS USE U-F OF 0.3 OR LOWER, SHGC OF 0.23 OR LOWER 5. RADIANT BARRIER NOT REQUIRED

6. GAS NOT ALLOWED-ALL ELECTRIC HOME

Minimum Airflow Verified EER Verified SEER Fan Efficacy Watts/CFM

PROPERTY LINE 50.00

(E) HOUSE

HERS Verifications:

Kitchen range hood

Door air quality ventilation

Cooling System Verifications:

Verified HSPF Verified heat pump rated heating capacity **HVAC Distribution System Verifications:**

[™] WM

(E) ELECTRIC

METER

EXTEND 5/8" TYPE-X

FIRE-RATED GYPSUM

BOARD TO ROOF DECKING

5/8" GYP. TYPE-X BOARD

(ONE HOUR FIRE)

PLS SEE DETAIL

4" O.C. EDGE

8" O.C. FIELD

5/8" TYPE-X GYPSUM-

Heating System Verifications:

Duct leakage testing

water management measures (e.g. straw wattles) in compliance with Cal Green Section 4.106.2.

SAN JOSE Inspection Checklist for ADUS

Around area of work

graphically demonstrate

FIRE NOTE:

location and means of storms the residence shall be provided and

> from the street fronting the property. That this address sign should be minimum 4" high with 1/2" strike.

Premises Identification - The address of

position that is readily visible and legible Put a note on the plan and will be double checked during Fire inspection during the course of construction.

—DOUBLE 2x BLOCKING

—STUCCO COVERING

EXISTING USE SINGLE FAMILY RESIDENCE LOCATION: 1952 S.KING RD, SAN JOSE, CA 95122 491-27-006 ZONING: LOT GROSS SIZE: 5.000 S.F OCCUPANCY GROUP: R-3/U TYPE OF CONSTRUCTION: NONE FIRE SPRINKLER: 1967 YEAR BUILT: ALLOWABLE FLOOR AREA: 2,250 S.F LOT AVERAGE SLOPE: (FLAT) EXISTING FLOOR AREA: PROPOSAL TOTAL DWELLING: 1,780 S.F. 1,780 S.F. GARAGE: 415 S.F. 415 S.F. TOTAL FOOTPRINT: 1,780 S.F

SCOPE OF WORK

36,0 %

PROJECT DATA

- . (E) GARAGE COVERT TO BE ADU UNIT 415 S.F INCLUDED:
- 1 BEDROOM, 1 LIVING ROOM, 1 BATHROOM AND 1 KITCHEN)
- 2. (E) FURNACE WILL MOVE TO THE ATTIC AND (E) W/H WILL CHANGE TO
- HIGH EFFICIENCY PLUS 7.5 GPM RESIDENTIAL 180,000 BTU

EXTERIOR GAS TANKLESS WATER HEATER.

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

SHEET INDEX

TRACT No. 2588

7 6 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 99

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2

VICINITY MAP

- SITE PLAN, SUMMARY, NOTES, AREA.A-2
- EXISTING PLAN
- PROPOSAL FLOOR AND ELECTRIC PLAN **ELEVATIONS PLANS**
- **FOUNDATION & DETAILS**
- ROOF FRAMING PLAN & DETAILS
- T-24 ENERGY REPORT CG-1 CAL GREEN MANDATORY
- CG-2 CAL GREEN MANDATORY

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

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.sipermits.org and contact the individual call th VERIFICATION OF CODE-COMPLIANCE FOR THESE b) Revised plans, whell TEMS IS TO BE DONE AT THE SITE BY CITY'S FIELD delta number with a re INSPECTION STAFF. PLEASE CALL (408) 535-3555 FOR REFERRAK TO SPECIALITY TRADE SUPERVISOR(S), where revision has octif you have questions or would like to comments may be trigiSCHEDULE A SITE VISIT.

NOTES

SMOKE ALARMS-CRC 314 c)When comments cite a section or code and require NSTALL SMOKE ALARM IN EACH SLEEPING ROOM: a revision, correction courside Each SEPARATE SLEEPING AREA IN THE information shall be spimmediate vicinity of the Bedrooms: and on plans. Generic referen EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITALE ATTICS acceptable.

> **CARBON MONOXIDE ALARMS-CRC 315** INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM: AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS

STAMPED FROM CIT\

Reviewed for Code Compliance City of San Jose, Building Division

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

JANUARY 2024

Scale: AS SHOWN

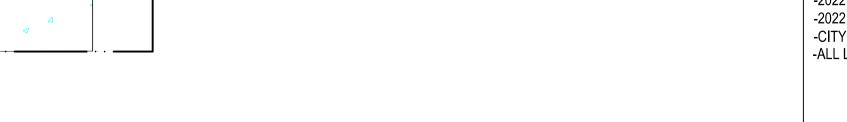
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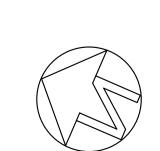
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DATE REVISION 03-01-2024

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SHEET NO:





1952 S KING Rd., SAN JOSE, CA 95122 SITE PLAN SCALE: 1 / 8" = 1'-0"

PROPERTY LINE 50.00

(E) GARAGE CONVERT TO BE

(N) ADU 415 S.F.

Unit 2

DRIVE WAY

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

9. ALL NEW WINDOWS AND GLASS SLIDING DOOR SHALL BE LOW-E DUAL GLAZED U.N.O.

ONE-HOUR FIRE PROTECTION.

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

11. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMC, CPC, CEC, CRC AND CFC AND THE 2022 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

50 lumens per watt

60 lumens per watt

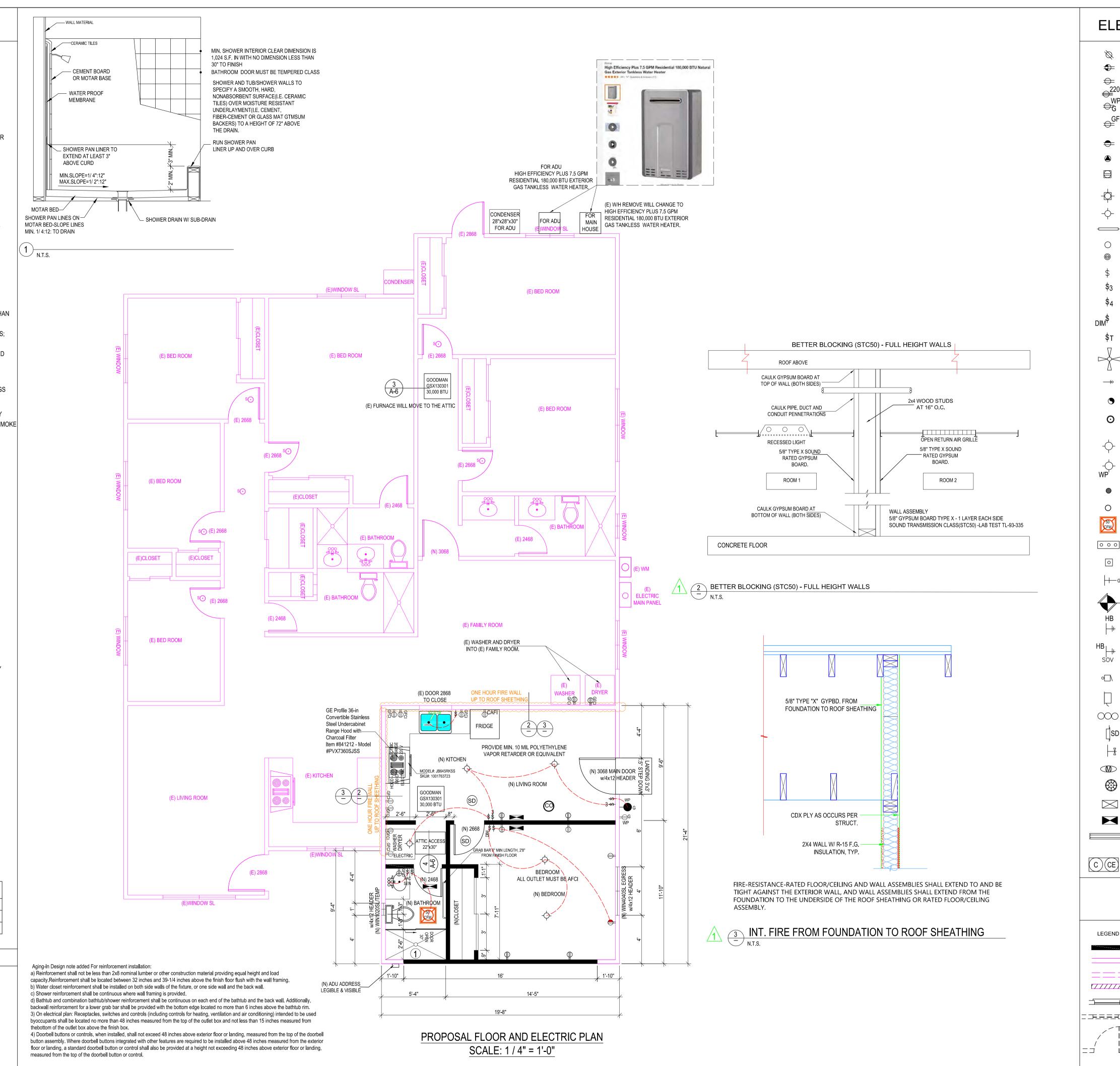
NOTES:

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

over 15 watts to 40 watts

over 40 watts

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



ELECTRICAL LEGENDS

Reviewed for Code Compliance City of San Jose, Building Division

☐ Plumbing ☐ Mechanic

No: 2023-130038 RS Date: 04/17/24

TOMMY DRAFTING

9743 WHITE PINE WAY, ELK GROVE, CA 95624

Email: helennguyen3689@gmail.com

Tell: (916) 526-5881 & (408) 876-8402

Date: JANUARY 2024

Scale: AS SHOWN

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Drawn: LUYEN HONG NGUYEN

Thuy

STAMPED FROM CITY

☼ CEILING RECEPTACLE OUTLET

DUPLEX RECEPTACLE, MTD @ 12" U.O.N.

 ⇔ SINGLE OUTLET **€**220V_{220V} OUTLET

⊕G WEATHERPROOF DUPLEX OUTLET W/GFGI 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

CEILING LIGHT (SURFACE MOUNTED)

−CEILING LIGHT

→ FLUORESCENT LIGHT

RECESSED CANISTER

SWITCH

\$3 3 WAY SWITCH

\$4 4 WAY SWITCH

\$T TIMER SWITCH

DIMMER 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

O RECESSED LIGHT FIXTURE

FAN TO OUTSIDE AIR

OOO CHIME

PUSH BUTTON

⊢⊢ G GAS RISER

GAS STUB

HB HORSE BID WITH BACKFLOW PREVENTATION → DEVICE

HB HOSE BIBB SOV SHUT OFF VALVE

∘□\ BELL / BUZZER

ELECTRICAL DISCONNECT

DECORATIVE ABOVE MIRROR **BATHROOM LIGHT** SD CIRCUIT BREAKER

₩ KEY

MOTION SENSOR

CHANDELIER

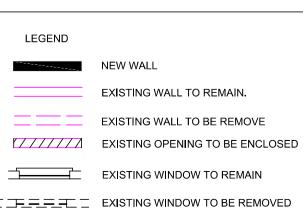
FLOOR SUPPLY AIR REGISTER CEILING SUPPLY AIR REGISTER

FLOURESCENTLIGHT FIXUTE (SURFACE) SEE PLAN

CO DETECTORS U.L./SFM LISTED APPROVED



□ □ EXISTING DOORS TO REMAIN



SHEET NO: