

LOU & CHAU DAM'S RESIDENCE  
2075 CUNNINGHAM AVE, SAN JOSE, CA 95122

**Tommy Drafting**  
GRAPHIC DESIGN

9743 WHITE PINE WAY, ELK GROVE, CA 95624  
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## STRUCTURAL GENERAL NOTES

A. GENERAL
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1. ALL WORK SHALL CONFORM TO CURRENT 2022 CBC, CBC, CMC, CPC, 2022 NEC, 2022 CEC, LAWS & ORDINANCES
2. 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.
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 ENGINEER.
5. 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.
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) & AGGREGATE SHALL CONFORM TO ASTM C33 U.O.N.
  3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I 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, 36" 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 CVT 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 E7XX ELECTRODES.
3. ALL PLATES, ETC., TO BE BOLTED TO CONCRETE ELEMENTS. SHALL NOT BE FABRICATED UNTIL THE BOLTS HAVE BEEN LOCATED IN THE FIELD.
4. BOLTS SHALL BE ASTM A307 TYPE. THREADS MAY BE INCLUDED IN THE SHEAR PLANES
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 RECOMMENDED BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA GRADING. FOR NAILING SEE SECTION 1.1. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE FROM WASHERS.
2. WOOD PLATES: BEARING DIRECTLY UPON CONCRETE SHALL BE P.T.D.F.
3. UNLESS OTHERWISE NOTED ON DRAWINGS OR IN SPECIFICATIONS, FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADING.

CITY OF SAN JOSE BUILDING DIVISION  
PROJECT INFORMATION

Reviewed for Code Compliance

Address 2075 Cunningham Ave, San Jose, CA 95122 **Unit 2** City of San Jose, Building Division  
☒ Building ☐ Electrical

CODE EDITIONS: CBC, CRC, CPC, CMC, CEC, CGC, CEC 2019 ☐ Plumbing ☐ Mechanical  
 OCCUPANCY GROUP(S) II Kiet Pham (408) 535-7773  
 TYPE OF CONSTRUCTION V-B No. 22-006014 Date: 5/24/2023

NOTES: \_\_\_\_\_ PROPERTY LINE 50.0

**Reviewed for Code Compliance**  
City of San Jose Building Division

City of San Jose, Building Division  
☒ Building      ☐ Electrical

☐ Plumbing    ☐ Mechanical  
Kiet Pham (408) 535-7773  
No. 23-096044      Date: 5/24/2023

No. 23-096044 Date: 5/24/2023

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.

PROJECT DATA	
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OWNER:	LOU & CHAU DAM'S RESIDENCE		
EXISTING USE:	SINGLE FAMILY RESIDENCE		
LOCATION:	2075 CUNNINGHAM AVE, SAN JOSE, CA 95122		
APN:	491-16-006		
ZONING:	R4		
LOT GROSS SIZE:	4,791 S.F.		
OCCUPANCY GROUP:	R-3		
TYPE OF CONSTRUCTION:	V-B		
FIRE SPRINKLER:	NONE		
YEAR BUILT:	1965		
ALLOWABLE FLOOR AREA:	2,156 S.F		
LOT AVERAGE SLOPE:	(FLAT)		
FLOOR AREA:	EXISTING	PROPOSAL	TOTAL
DWELLING:	1,856 S.F	377 S.F	1,856 S.F
GARAGE:	362 S.F		362 S.F
TOTAL FOOTPRINT:			1,856 S.F
FAR:			38.7%

## SCOPE OF WORK

(E) FAMILY ROOM AND (E) BATHROOM 377 S.F CONVERT TO BE JADU (INCLUDED: NEW 1 BEDROOM, (E) 1 BATHROOM AND NEW 1 KITCHEN ). BUILD NEW INTERIOR WALL 104 S.F. THE ROOF AND ELEVATION TO REMAIN

## STRUCTURAL GENERAL NOTES

G. NAIL SCHEDULE	
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1. 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 @d 8" 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.
2. AT PRESSURE TREATED LUMBER USE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

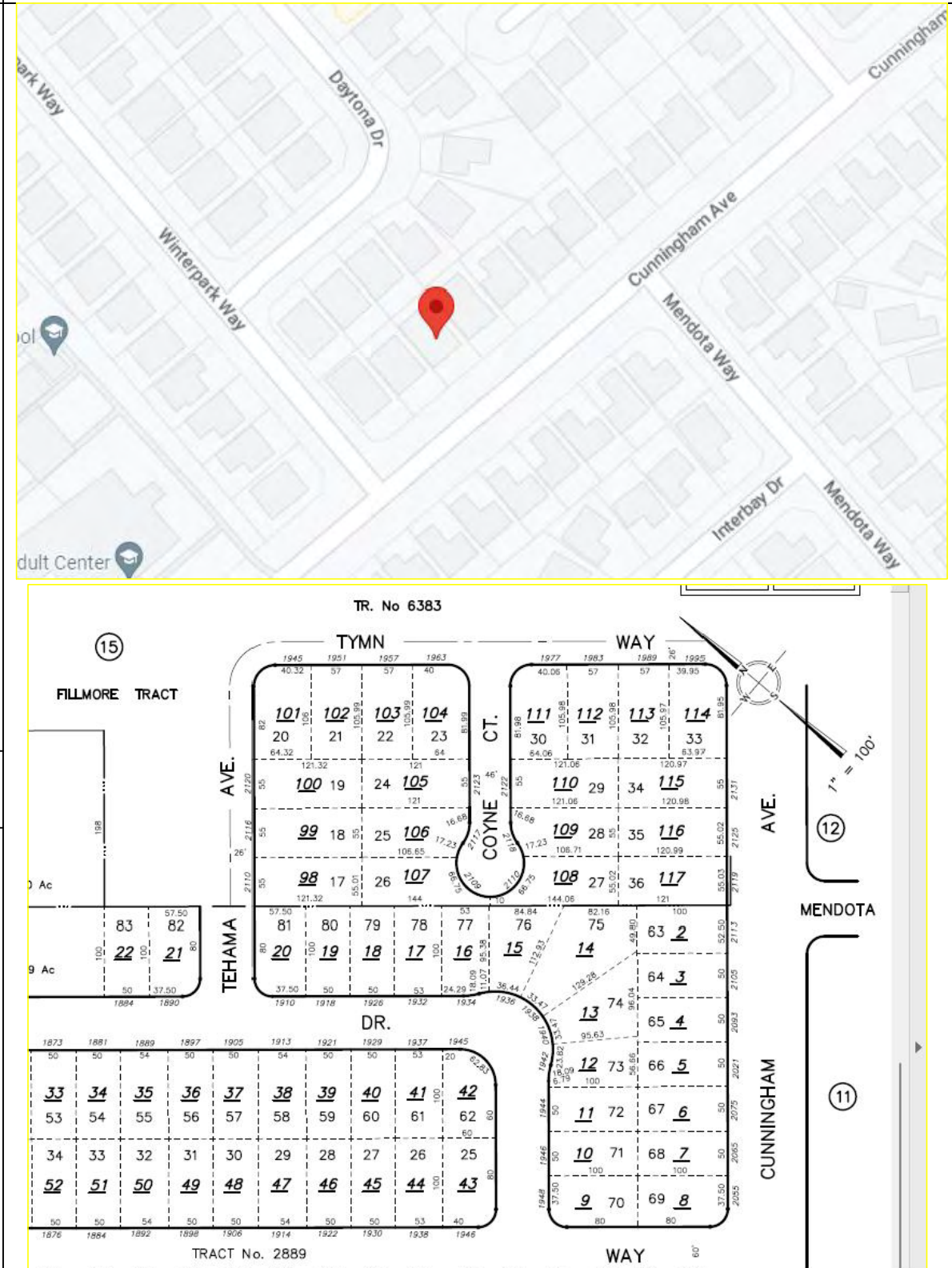
**G. FIRE SPRINKLES**  
ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISION  
OFF THE CFC CHAPTER 14 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7

APPLICABLE CODES
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CODE COMPLIANCE	
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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

ARCHITECTURE

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|-----|--|
| A-1 | SITE PLAN, SUMMARY, NOTES, AREA          |
| A-2 | PROPOSAL FLOOR AND ELECTRIC PLAN         |
| A-3 | ELEVATIONS PLANS AND INSPECTOR CHECKLIST |
| A-4 | FOUNDATION & ROOF DETAILS                |
| A-5 | T-24 ENERGY REPORT                       |
| A-6 | CG-1 CAL GREEN MANDATORY                 |
| A-7 | CG-2 CAL GREEN MANDATORY                 |

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](http://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.

PROJECT DATA - SITE PLAN

LOU & CHAU DAM'S RESIDENCE

REVISION	BY
Date:	APRIL 2023
Scale:	AS SHOWN
Drawn:	WILLIAM TRAN & LUYEN HONG NGUYEN
Signed:	<i>Thuy</i>
SHEET NO:	
A-1	



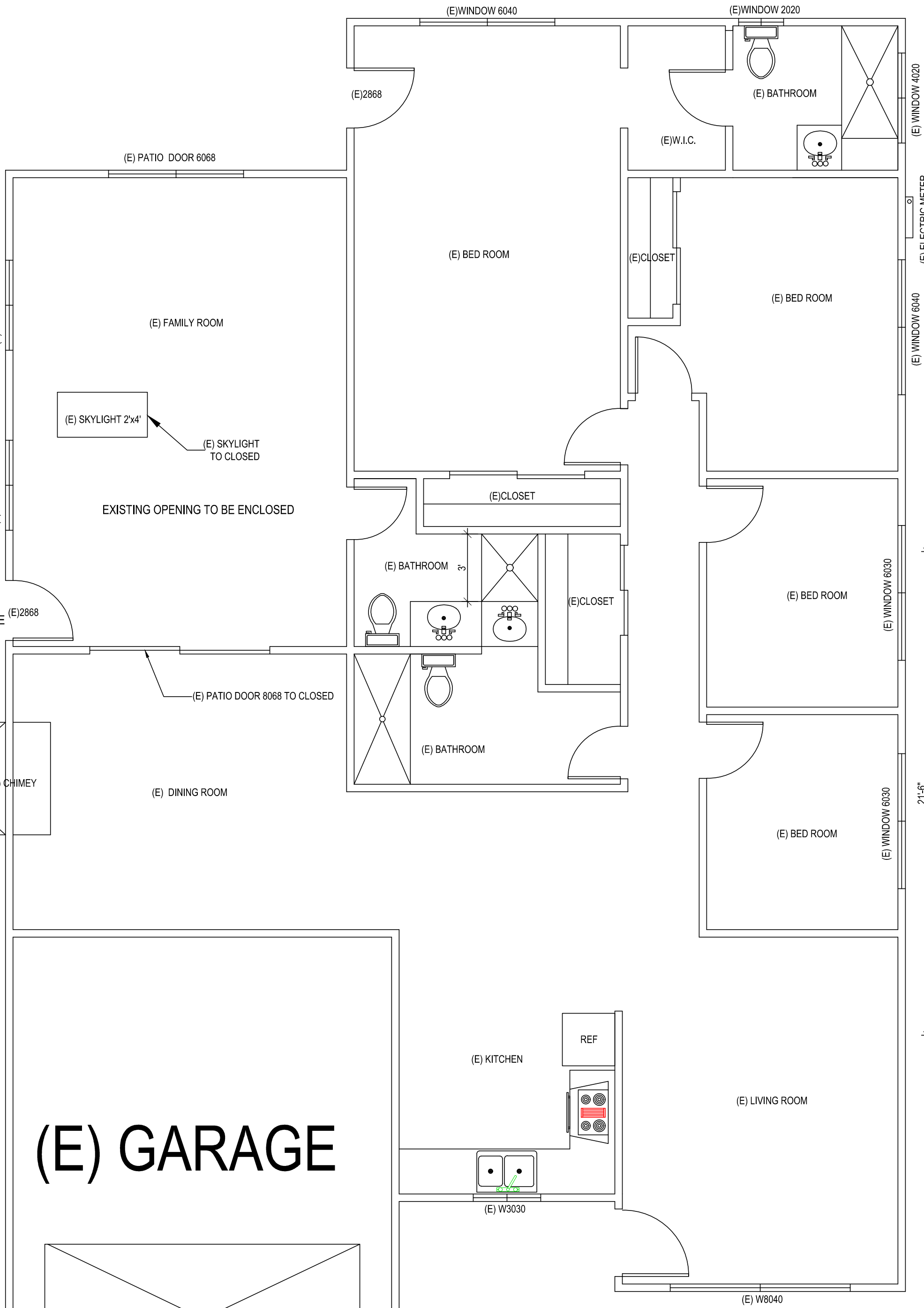
FLOOR PLAN NOTES:

- ALL CONCRETE TO BE POURED ON UNDISTURBED SOIL.
- ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE FOUNDATION GRADE RWD OR PRESSURE TREATED.
- ALL LUMBER USED IN CONSTRUCTION LOCATED NEARER THAN 8" TO EARTH SHALL BE F.G. RWD OR P.T.
- PROVIDE SOLID BLOCKING FOR ALL PONY WALLS LESS THAN 14" HIGH
- 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.
- VERIFY MIN. 22"x30" FLOOR ACCESS. ATTIC ACCESS WITH 30" CLEARING ABOVE OPENING.
- DOORS, WINDOWS, & SHOWER DOORS WITHIN HAZARDOUS AREAS TO BE TEMPERED.
- ALL POSTS, BEAMS & WALLS SUPPORTING THE FLOOR/ CEILING SHALL HAVE ONE-HOUR FIRE PROTECTION.
- ALL NEW WINDOWS AND GLASS SLIDING DOOR SHALL BE LOW-E DUAL GLAZED U.N.O.
- MATERIAL GRADE STAMPS WILL BE CHECKED ON FRAME INSPECTION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CBC, CMC, CPC, CEC, CRC AND CFC AND THE 2019 CALIFORNIA ENERGY CODE.
- 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.
- FIREBLOCKING WITH NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, FIREPLACES, AND SIMILAR OPENINGS PER CBC 708.2.1 (4).
- 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.
- 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
- NEW 3'X3' MIN. CONCRETE LANDING AT ALL NEW EXTERIOR DOOR. LANDING SHALL NOT BE LOWER THAN 7-1/2" FROM FLOOR LEVEL.
- BATHROOM SLIDING DOOR MUST BE TEMPERED GLASS.
- ALL NEW BEDROOM MUST BE AFCI CIRCUIT.
- PRESSURE OR THERMOSTATIC MIXING VALVE AT THE SHOWERS AND TUBS, WHICH LIMIT WATER TEMPERATURE TO 120 DEGREES F
- 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
- ALL HARDWIRED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON MOTION SENSOR
  - 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
  - ALL SWITCHES ON A MULTIPLE SWITCHED CIRCUIT SHALL BE CONTROLLED BY THE DIMMER SWITCH ON THAT CIRCUIT
  - ALL RECESSED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL
  - ALL HIGH EFFICACY FIXTURES AND NON-HIGH EFFICACY FIXTURES SHALL BE SWITCHED SEPARATELY
  - SMOKE DETECTOR SYSTEM SHALL BE HARD-WIRED, INTERCONNECTED TO SOUND SIMULTANEOUSLY AND EQUIPED WITH BATTERY BACK UP.
  - MIN. 50% OF WATTAGE OF LIGHTS IN KITCHEN SHALL BE HIGH EFFICACY AND THOSE THAT ARE NOT SHALL BE SWITCHED SEPARATELY
  - 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



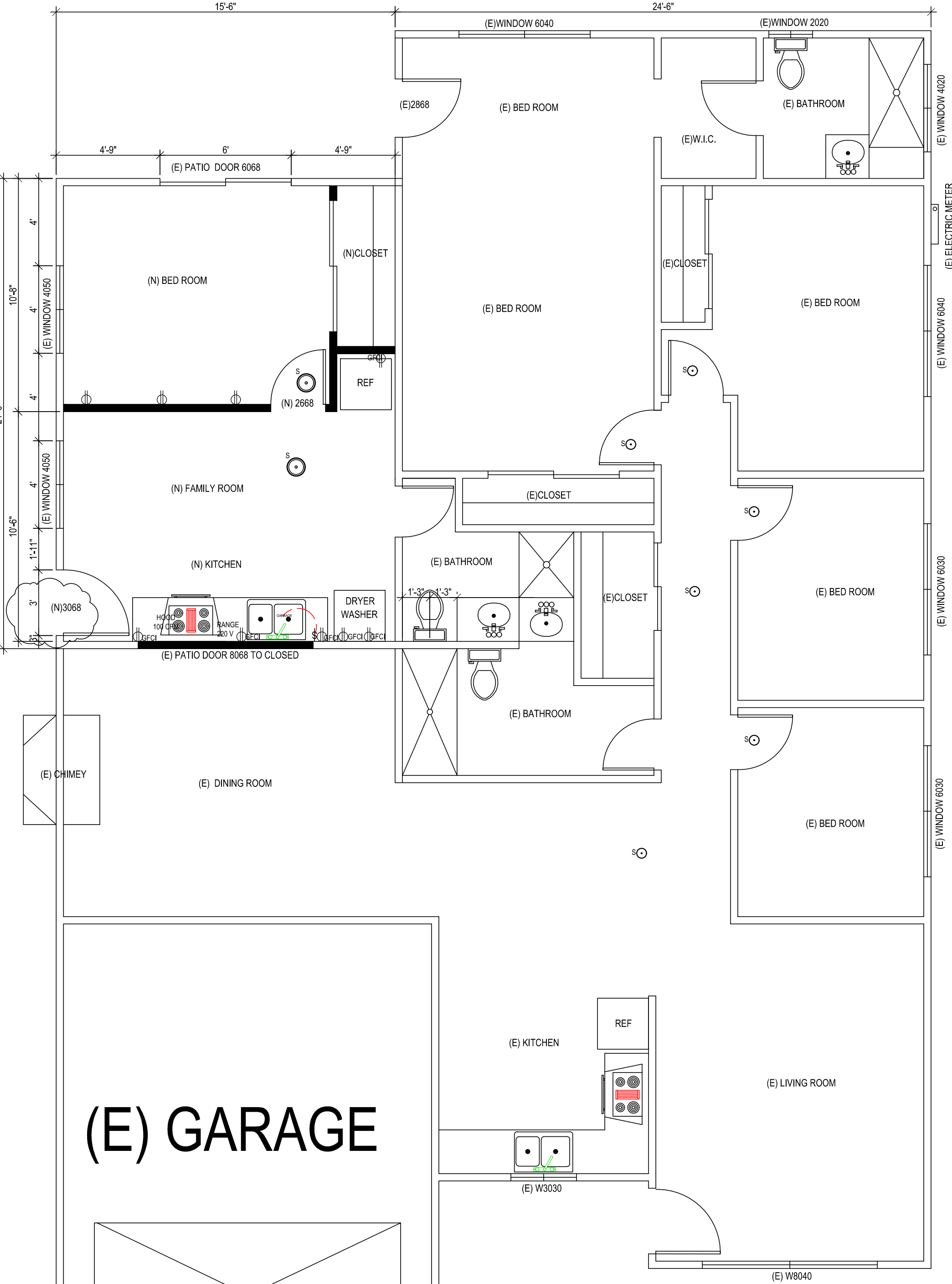
(E) FLOOR PLAN  
SCALE: 1 / 4" = 1'-0"

- LEGEND
- NEW WALL
  - EXISTING WALL TO REMAIN.
  - EXISTING WALL TO BE REMOVE
  - EXISTING OPENING TO BE ENCLOSED

NOTES

- (E) EXISTING
- (N) NEW
- DUPLEX RECEPTACLE, MTD @ 12" U.O.N.
- WEATHERPROOF DUPLEX RECEPTACLE OUTLET W/GFGI
- DUPLEX RECEPTACLE OUTLET W/GFGI
- 220V DUPLEX RECEPTACLE OUTLET
- CEILING RECEPTACLE OUTLET
- FLOOR DUPLEX RECEPTACLE OUTLET
- DUPLEX RECEPTACLE, MTD@+12" U.O.N., SPLIT WIRE WITH HALF SW/CONTROLLED
- SWITCH
- 3-WAY SWITCH, MTD @ + 48 U.O.N.
- 4-WAY SWITCH
- DIMMER SWITCH
- INCANDESCENT LIGHT FIXTURE (CEILING)
- INCANDESCENT LIGHT FIXTURE (WALL)
- WEATHERPROOF LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- FAN/LIGHT SIDE BY SIDE COMBINATION (RESCENT)
- EXHAUST FAN
- CARBON MONOXIDE SMOKE DETECTOR W/BATTERY BACK UP
- CHIMES
- PUSH BUTON
- TELEVISION OUTLET
- PHONE JACK
- TV CABLE JACK
- DOOR BELL
- ELECTRICAL DISCONNECT
- HORSE BID WITH BACKFLOW PREVENTATION DEVICE
- GAS RISER
- FLOURESCENTLIGHT FIXUTE (SURFACE) SEE PLAN

Reviewed for Code Compliance  
City of San Jose, Building Division  
☒ Building ☐ Electrical  
☐ Plumbing ☐ Mechanical  
Kiet Pham (408) 535-7773  
No. 23-096044 Date: 5/24/2023



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

Tommy Drafting  
GRAPHIC DESIGN

9743 WHITE PINE WAY, ELK GROVE, CA 95624  
1449 BOB WHITE PLACE, SAN JOSE, CA 95131  
Email: helennguyen3689@gmail.com  
william\_155@yahoo.com  
Tell: (408) 876-8402  
(916) 526-5881

Date: APRIL 2023

Scale: AS SHOWN

Drawn: WILLIAM TRAN & LUYEN HONG NGUYEN

Signed: *Thuy*

PROPOSAL FLOOR AND ELECTRIC PLAN  
2075 CUNNINGHAM AVE, SAN JOSE, CA 95122

REVISION	BY

SHEET NO:

A-2