

STRUCTURAL GENERAL NOTES

- A. GENERAL
- 2019 CEC, LAWS & ORDINANCES
1. ALL WORK SHALL CONFORM TO CURRENT 2019 CBC, CMC, CPC, 2019 CEC 2019. LAWS & ORDINANCES
  2. THE CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENTIONS & 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 SAFTY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING & GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDNANCES. 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 A62 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 MISC 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 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 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:

SHEET INDEX:

1. SITE DEMOLITION PLAN

G. NAIL SCHEDULE

1. WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2019 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 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

LOT INFORMATION

OWNER:	KAYLEE BUI RESIDENCE		
LOCATION:	481 POCATELLO Dr. SAN JOSE, CA 95111		
EXISTING USE:	SINGLE FAMILY RESIDENCE		
A.P.N.:	497-27-027		
LOT GROSS SIZE:	5,616 S.F.		
CONSTRUCTION TYPE:	V B		
OCCUPANCY:	R-1		
SPRINKLER SYSTEM:	NO		
ALLOWABLE FLOOR AREA:	1,204 S.F.		
LOT AVERAGE SLOPE:	(FLAT)		
FLOOR AREA:	EXISTING	PROPOSAL	TOTAL
DWELLING:	1,204 S.F.	60 S.F.	1,264 S.F.
GARAGE:	426 S.F.	426 S.F.	426 S.F.
TOTAL FOOTPRINT:			1,690 S.F.
F.A.R.:			30.00 %

SCOPE OF WORK

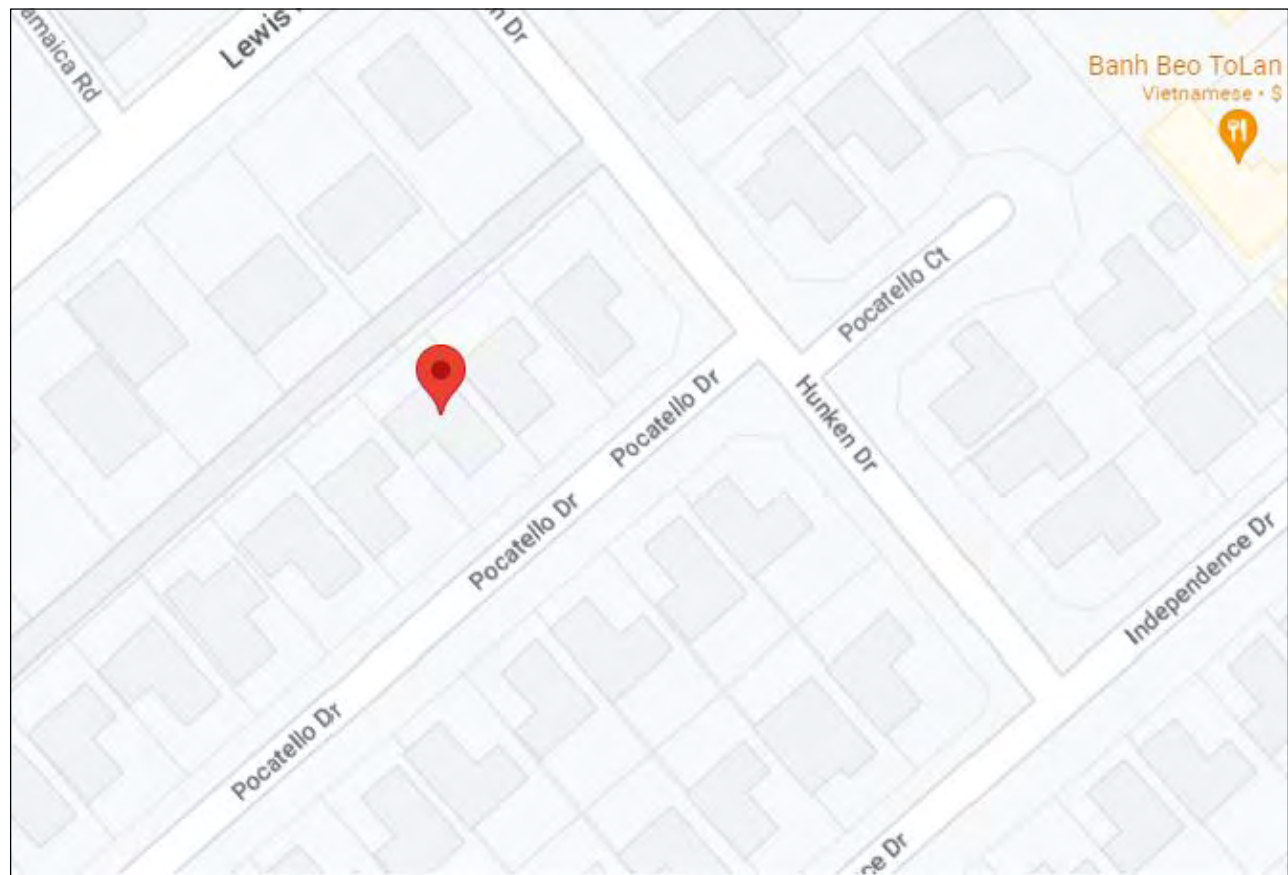
DEMOLITION UN PERMIT WALLS, 2 DOORS, 2 WINDOWS, SHEETROCK CEILING, LAMINATE FLOORING. DEMOLITION UN PERMIT WALLS, 2 DOORS, 2 WINDOWS, SHEETROCK CEILING, LAMINATE FLOORING. ALL ELECTRICAL, PLUMBING, MECHANICAL AND FULL BATHROOM AT GARAGE 426 S.F. DEMOLITION UN PERMIT PATIO IN THE BACK HOUSE ALL RAFTER AND POST 455 S.F. DEMOLITION UN PERMIT PATIO IN THE BACK GARAGE ALL RAFTER AND POST 235 S.F. DEMOLITION UN PERMIT PATIO IN THE LEFT ALL RAFTER AND POST 135 S.F. DEMOLITION UN PERMIT PATIO IN THE RIGHT ALL RAFTER AND POST 255 S.F.

NEW SCOPE OF WORK APPLY FOR A PERMIT

(E) GARAGE 426 S.F. CONVERT TO BE JADU INCLUDE: 2 BEDROOMS, 1 KITCHEN AND 1 BATHROOM ADDITION LAUNDRY ROOM IN THE BACK 60 S.F TOTAL: 486 S.F

CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
-2019 CALIFORNIA BUILDING CODES: CBC, CMC, CPC, CFC & CEC, CRC.  
-2019 CA ENERGY CODE  
-2019 CALIFORNIA CALGREEN BUILDING STANDARD CODE  
-CITY OF SAN JOSE MUNICIPAL CODE  
-ALL LOCAL ORDINANCES



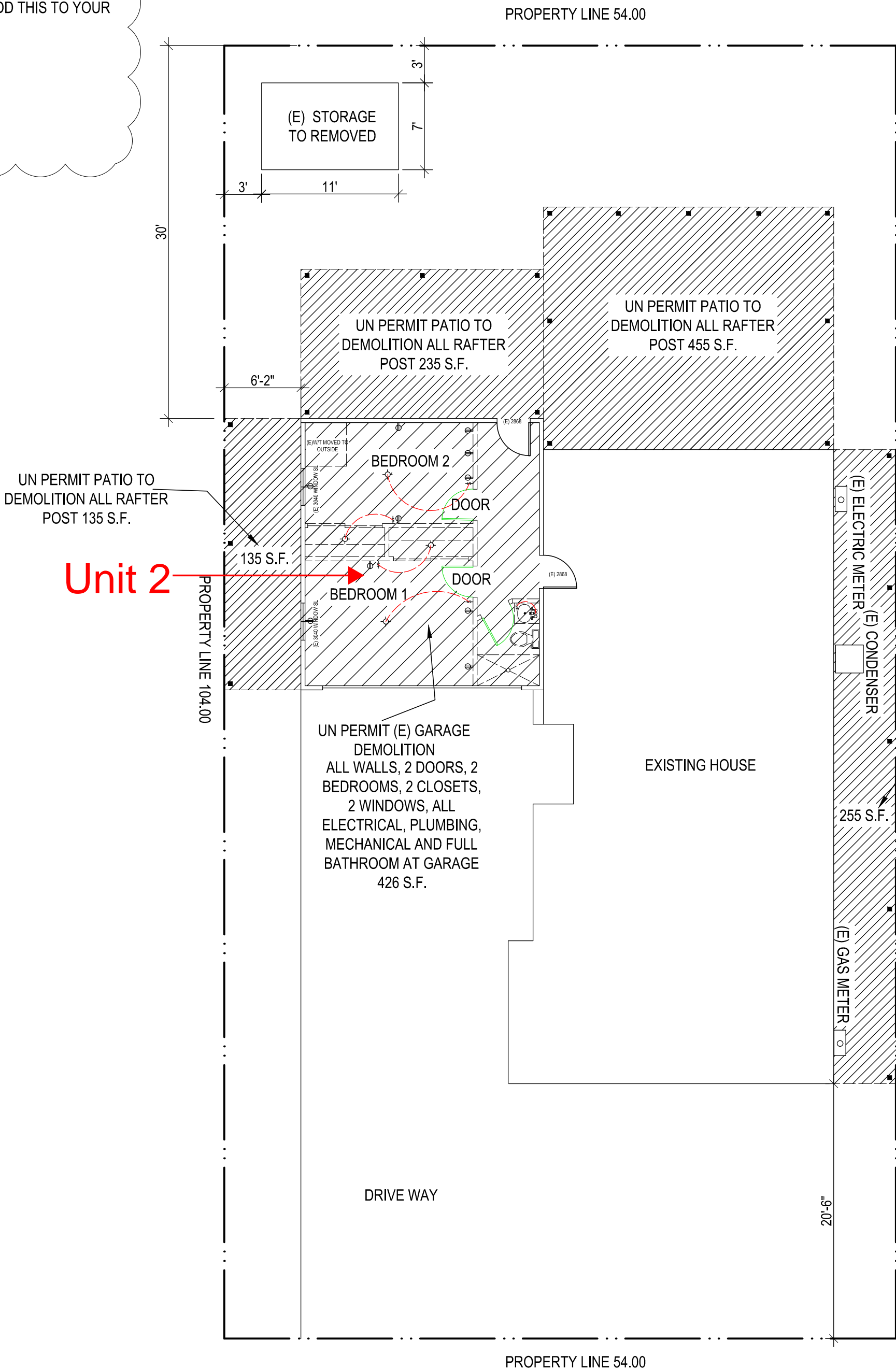
VICINITY MAP

2-21-23 BUILDING PC COMMENTS 22-696847  
481 POCATELLO DRIVE

EMAIL COMMENTS TO: william\_155@yahoo.com, LEEYUL.04@GMAIL.COM  
PLEASE REFER TO PLAN PAGES FOR RED LINE COMMENTS. PLEASE ADDRESS ALL COMMENTS. THE FIRST ROUND COMMENTS WERE NOT ADDRESSED.

SCOPE OF WORK HAS CHANGED TO NEW JADU. PLEASE ADD THIS TO YOUR SCOPE OF WORK.

CORTNEY ATSATT  
SENIOR BUILDING INSPECTOR  
CITY OF SAN JOSE  
408-535-7769  
cortney.atsatt@sanjoseca.gov



Unit 2

CITY OF SAN JOSE BUILDING DIVISION  
PROJECT INFORMATION

Address 481 POCATELLO DRIVE Unit 2

CODE EDITIONS: CBC, CRC, CPC, CMC, CEC, CGC, CEC 2019

OCCUPANCY GROUP(S) R-3U

TYPE OF CONSTRUCTION V-B

NOTES: ADU INSPECTION CHECKLIST ON 2ND PAGE

Reviewed for Code Compliance

City of San Jose, Building Division

☒ Building ☐ Electrical

☐ Plumbing ☐ Mechanical

Cortney Atsatt (408) 535-7769

No. 22-696847 Date: 04/13/2023

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 SUPERVISORS, IF YOU HAVE QUESTIONS OR WOULD LIKE TO SCHEDULE A SITE VISIT.

**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

SPECIAL INSPECTION IS REQUIRED BY THE CITY FOR EPOXY INSTALLATION OF ALL RETROFIT HOLD DOWN ANCHORS. INSPECTION MAY BE PERFORMED BY CITY FIELD INSPECTOR FOR THIS PROJECT

SHEET INDEX:

1. SITE PLAN / ROOF PLAN, SUMMARY, NOTES, AREA.
2. PROPOSAL FLOOR AND ELECTRIC PLAN
3. ELEVATION PLAN
4. FOUNDATION AND DETAILS
5. ROOF FRAMING PLAN AND DETAILS
6. T-24 ENERGY REPORT
7. CG-1 CAL GREEN

Reviewed for Code Compliance

City of San Jose, Building Division

☒ Building ☐ Electrical

☐ Plumbing ☐ Mechanical

Cortney Atsatt (408) 535-7769

No. 22-696847 Date: 04/13/2023

Tommy Drafting  
GRAPHIC DESIGN

Date: MAY 2022

Scale: AS SHOWN

Drawn: WILLIAM TRAN & LUUYEN HONG NGUYEN

Email: william\_155@yahoo.com & helennguyen388@gmail.com

Phone: (408) 876-8402 & (916) 526-8881

Address: 9743 WHITE PINE WAY, ELK GROVE, CA 95624

1448 9028 WHITE PLANE, SAN JOSE, CA 95131

License Number: 0351303210

Signed: *Thuy*

Owner: 481 POCATELLO DR. SAN JOSE, CA 95111

(408) 767-1234 & EMAIL: JULIA0228@YAHOO.COM

KAYLEE BUI SITE PLAN

DEMOLITION PLAN

481 POCATELLO Dr. SAN JOSE, CA 95111

BEPM 22-696847

REVISION

SHEET NO:

A-0



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G. FIRE SPRINKLES

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

NOTE: STORM WATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL STAGE OF CONSTRUCTION ACTIVITY THROUGH THE USE OF A BARRIER SYSTEM, WATTLE, OR OTHER APPROVED METHOD

- 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.

LOT INFORMATION

OWNER:	KAYLEE BUI RESIDENCE		
LOCATION:	481 POCATELLO Dr. SAN JOSE, CA 95111		
EXISTING USE:	SINGLE FAMILY RESIDENCE		
A.P.N.:	497-27-027		
LOT GROSS SIZE:	5,616 S.F.		
CONSTRUCTION TYPE:	V B		
OCCUPANCY:	R-1		
SPRINKLER SYSTEM:	NO		
ALLOWABLE FLOOR AREA:	1,204 S.F.		
LOT AVERAGE SLOPE:	(FLAT)		
FLOOR AREA:	EXISTING	PROPOSAL	TOTAL
DWELLING:	1,204 S.F.	60 S.F.	1,264 S.F.
GARAGE:	426 S.F.	426 S.F.	426 S.F.
TOTAL FOOTPRINT:	1,690 S.F.		
F.A.R.:	30.00 %		

SCOPE OF WORK

DEMOLITION UN PERMIT WALLS, 2 DOORS, 2 WINDOWS, SHEETROCK CEILING, LAMINATE FLOORING.

ALL ELECTRICAL, PLUMBING, MECHANICAL AND FULL BATHROOM AT GARAGE 426 S.F.

DEMOLITION UN PERMIT PATIO IN THE BACK HOUSE ALL RAFTER AND POST 455 S.F.

DEMOLITION UN PERMIT PATIO IN THE BACK GARAGE ALL RAFTER AND POST 235 S.F.

DEMOLITION UN PERMIT PATIO IN THE LEFT ALL RAFTER AND POST 135 S.F.

DEMOLITION UN PERMIT PATIO IN THE RIGHT ALL RAFTER AND POST 255 S.F.

(E) STORAGE TO REMOVED

ALL OF THE ABOVE HAS BEEN REMOVED

NEW SCOPE OF WORK APPLY FOR A PERMIT

(E) GARAGE 426 S.F. CONVERT TO BE JADU INCLUDE: 2 BEDROOMS, 1 KITCHEN AND 1 BATHROOM

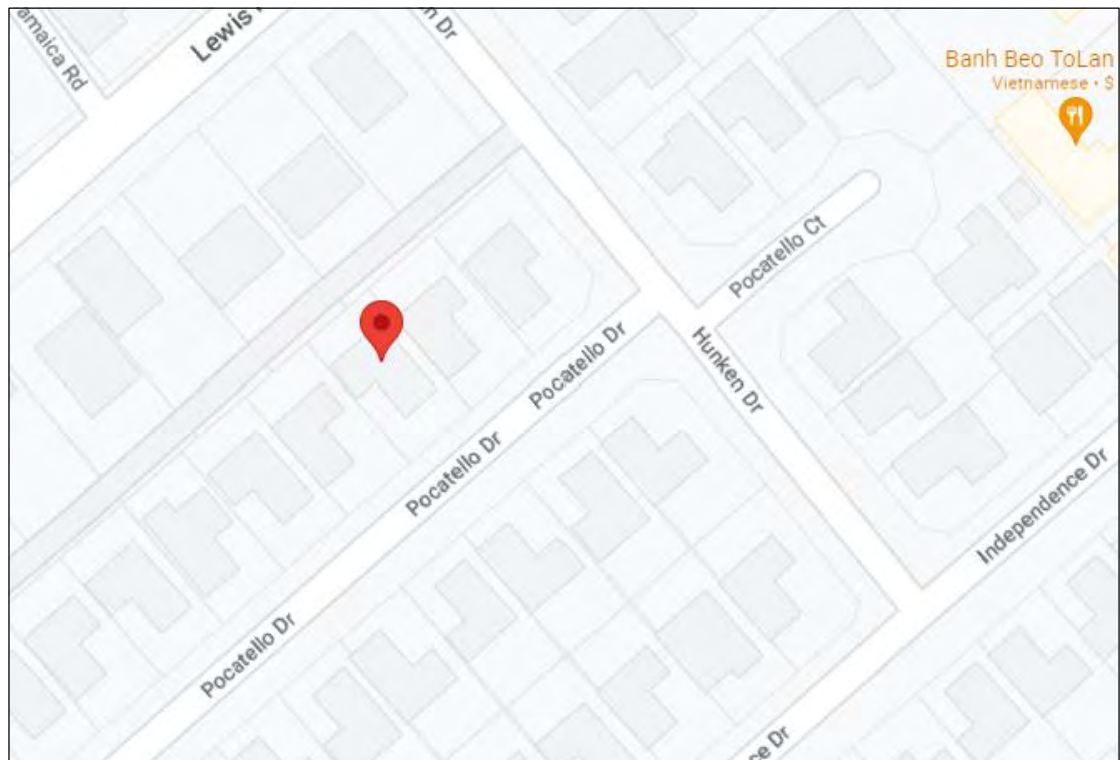
ADDITION LAUNDRY ROOM IN THE BACK 60 S.F

TOTAL: 486 S.F

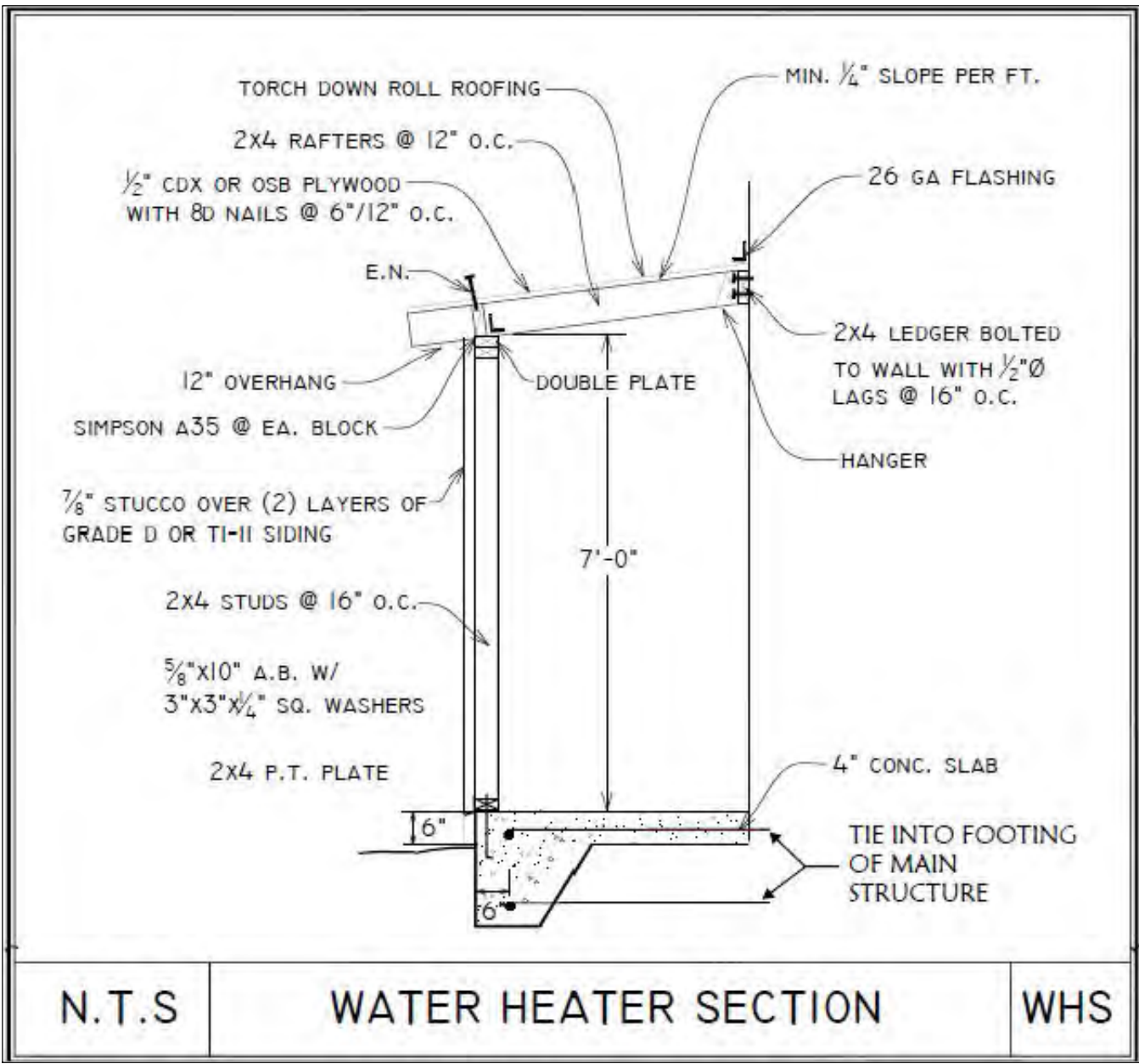
CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2019 CALIFORNIA BUILDING CODES: CBC, CMC, CPC, CFC & CEC, CRC.
- 2019 CA ENERGY CODE
- 2019 CALIFORNIA CALGREEN BUILDING STANDARD CODE
- CITY OF SAN JOSE MUNICIPAL CODE
- ALL LOCAL ORDINANCES

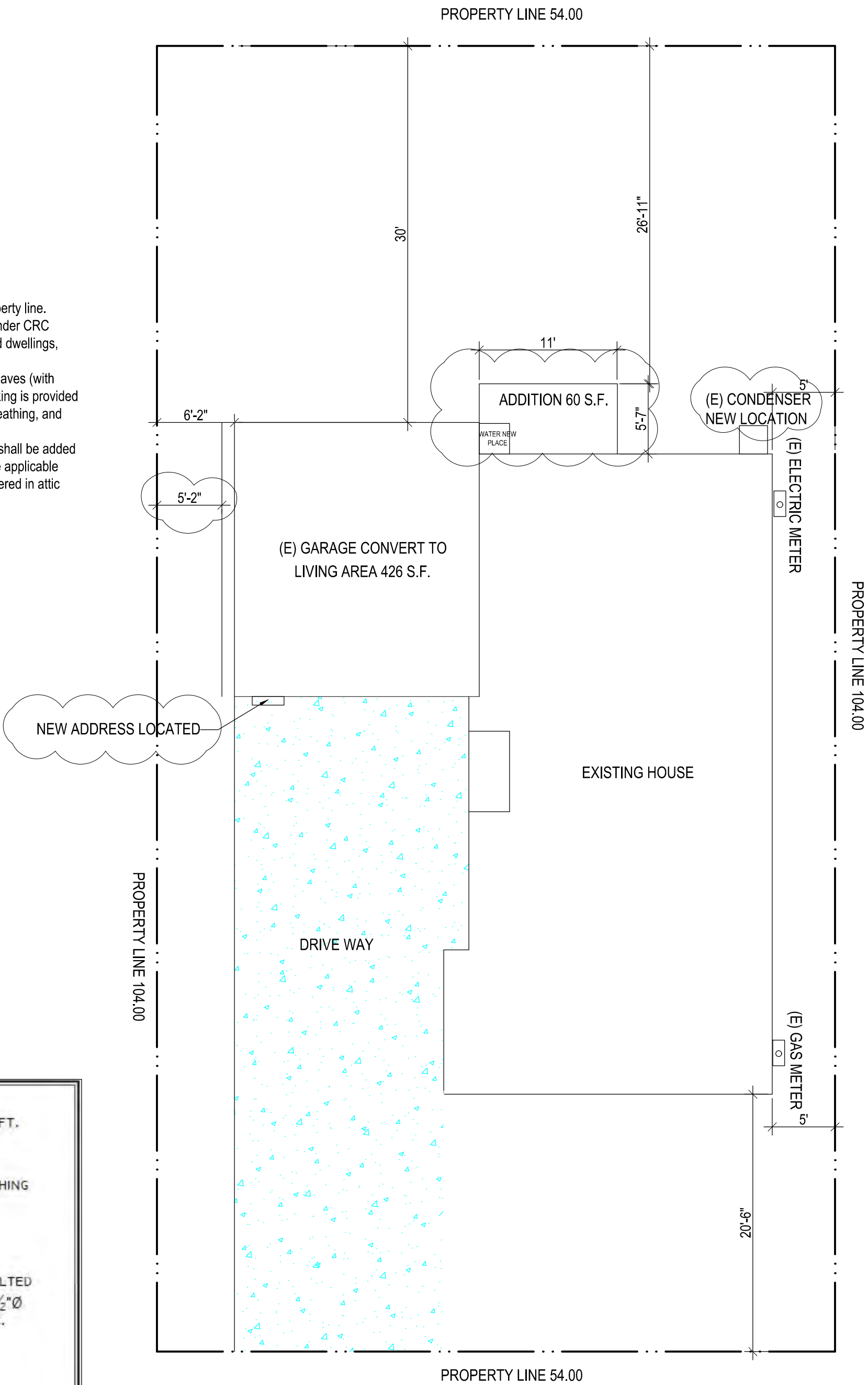


VICINITY MAP

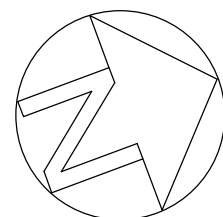


2-21-23 BUILDING PC COMMENTS 22-696847  
481 POCATELLO DRIVE  
EMAIL COMMENTS TO: [william\\_155@yahoo.com](mailto:william_155@yahoo.com), [LEEYUL.04@GMAIL.COM](mailto:LEEYUL.04@GMAIL.COM)  
PLEASE REFER TO PLAN PAGES FOR RED LINE COMMENTS. PLEASE ADDRESS ALL COMMENTS. THE FIRST ROUND COMMENTS WERE NOT ADDRESSED.  
SCOPE OF WORK HAS CHANGED TO NEW JADU. PLEASE ADD THIS TO YOUR SCOPE OF WORK.  
CORTNEY ATSATT  
SENIOR BUILDING INSPECTOR  
CITY OF SAN JOSE  
408-535-7769  
[cortney.atsatt@sanjoseca.gov](mailto:cortney.atsatt@sanjoseca.gov)

Dimension eave projections and their distance to property line. Verify that they conform to the limitation prescribed under CRC section R302 and Table R302.1(1) for non-sprinklered dwellings, or Table R302.1(2) for sprinklered dwellings. Provide construction details for 1-hour fire protected eaves (with approved listing) Where they occur, unless fire - blocking is provided from the wall top plate to the underside of the roof sheathing, and vent openings are not installed. Note that if vent holes are omitted, appropriate notes shall be added on plans to indicate no vent holes are permitted at the applicable side of building and loss of vent holes shall be considered in attic vent calculations and be compensated.



481 POCATELLO Dr. SAN JOSE, CA 95111  
SITE PLAN SCALE: 1 / 8" = 1'-0"



**Reviewed for Code Compliance**  
City of San Jose, Building Division  
☒ Building ☐ Electrical  
☐ Plumbing ☐ Mechanical  
Cortney Atsatt (408) 535-7769  
No. 22-696847 Date: 04/13/2023

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- T-24 ENERGY REPORT
- CG-1 CAL GREEN

Tommy Drafting  
GRAPHIC DESIGN

Date: MARCH 2023  
Scale: AS SHOWN  
Drawn: WILLIAM TRAN & LUUYEN HONG NGUYEN  
Email: [william\\_155@yahoo.com](mailto:william_155@yahoo.com) & [helennguyen369@gmail.com](mailto:helennguyen369@gmail.com)  
Phone: (408) 876-8402 & (816) 526-6881  
Address: 8743 WHITE PINE WAY, ELK GROVE, CA 95624  
1449 BOB WHITE PLACE, SAN JOSE, CA 95131  
License Number: 0351303210  
Signed: *They*  
Owner: 481 POCATELLO Dr. SAN JOSE, CA 95111  
(408) 750-7224 & EMAIL: [JULIA22BUI@YAHOO.COM](mailto:JULIA22BUI@YAHOO.COM)

KAYLEE BUI SITE PLAN  
RESIDENCE NEW ADDITON  
481 POCATELLO Dr. SAN JOSE, CA 95111

REVISION	BY

SHEET NO:

A-1



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 ONE-HOUR FIRE PROTECTION.
9. ALL NEW WINDOWS AND GLASS SLIDING DOOR SHALL BE LOW-E DUAL GLAZED U.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 BEDROOM, 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 CLEARING AREA, 5.7 SQ. FT. HEIGHT 24", WIDTH 20", AND MAXIMUM FINISHED OPENING HEIGHT 44" ABOVE FINISH FLOOR
16. NEW 3'X3' MIN. CONCRETE LANDING AT ALL NEW EXTERIOR DOOR. LANDING SHALL NOT BE LOWER THAN 1'-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 DIMENSION OF AT LEAST 30 INCHES, THE TOTAL FLOOR AREA OF A SHOWER MUST BE AT LEAST 1,024 SQUARE INCHES, OPENING TO SHOWER MUST BE MIN. 24 INCHES WIDE. THE DOOR MUST BE TEMPERED GLASS. (SEE DETAILS)

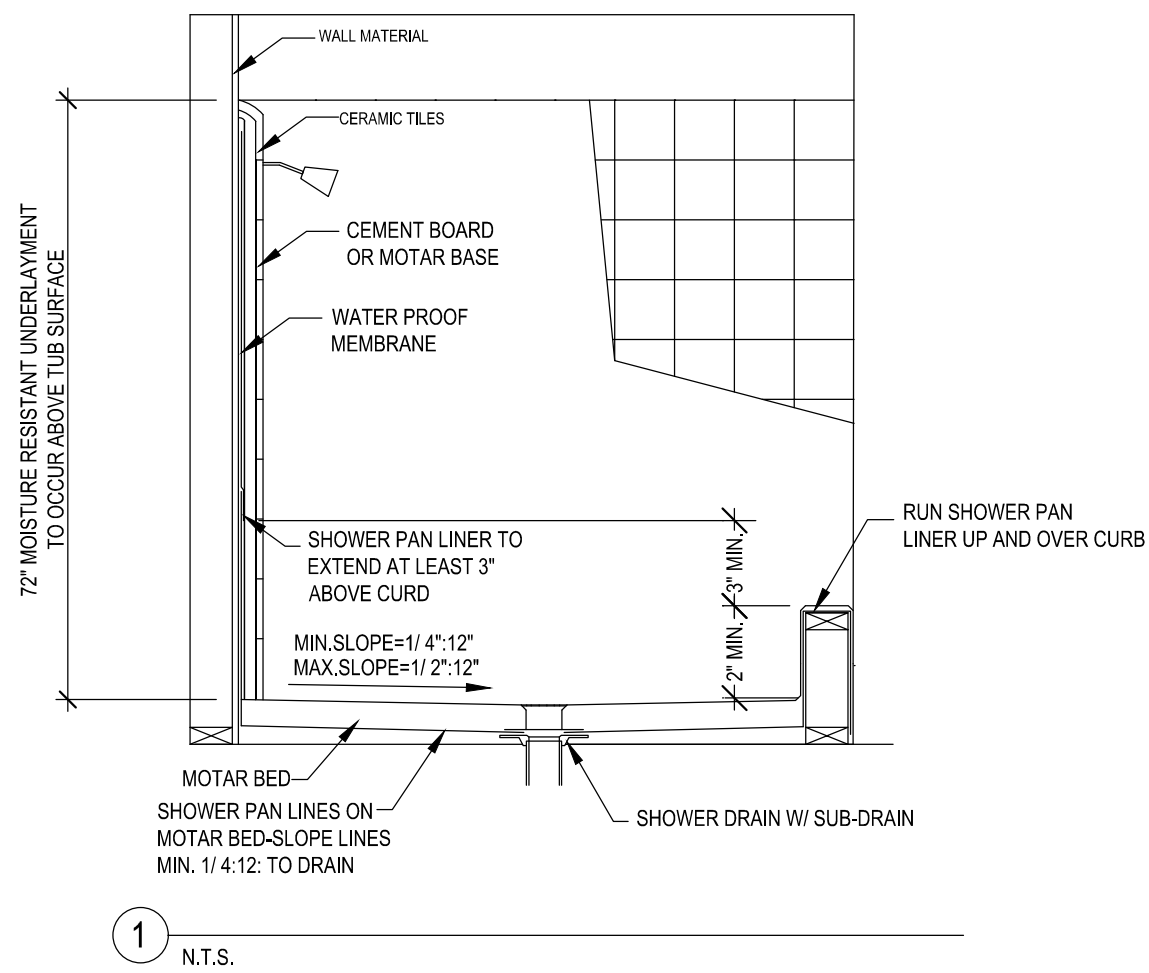
1. MOTION SENSOR WITH INTEGRAL PHOTOCONTROL
2. ALL HARDWIRED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR CONTROLLED BY A MANUAL-ON MOTION SENSOR
3. ALL HARDWIRED LIGHTING IN OTHER ROOMS (HALLWAYS, DINING ROOMS, FAMILY ROOMS AND BEDROOMS) SHALL BE HIGH EFFICACY 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

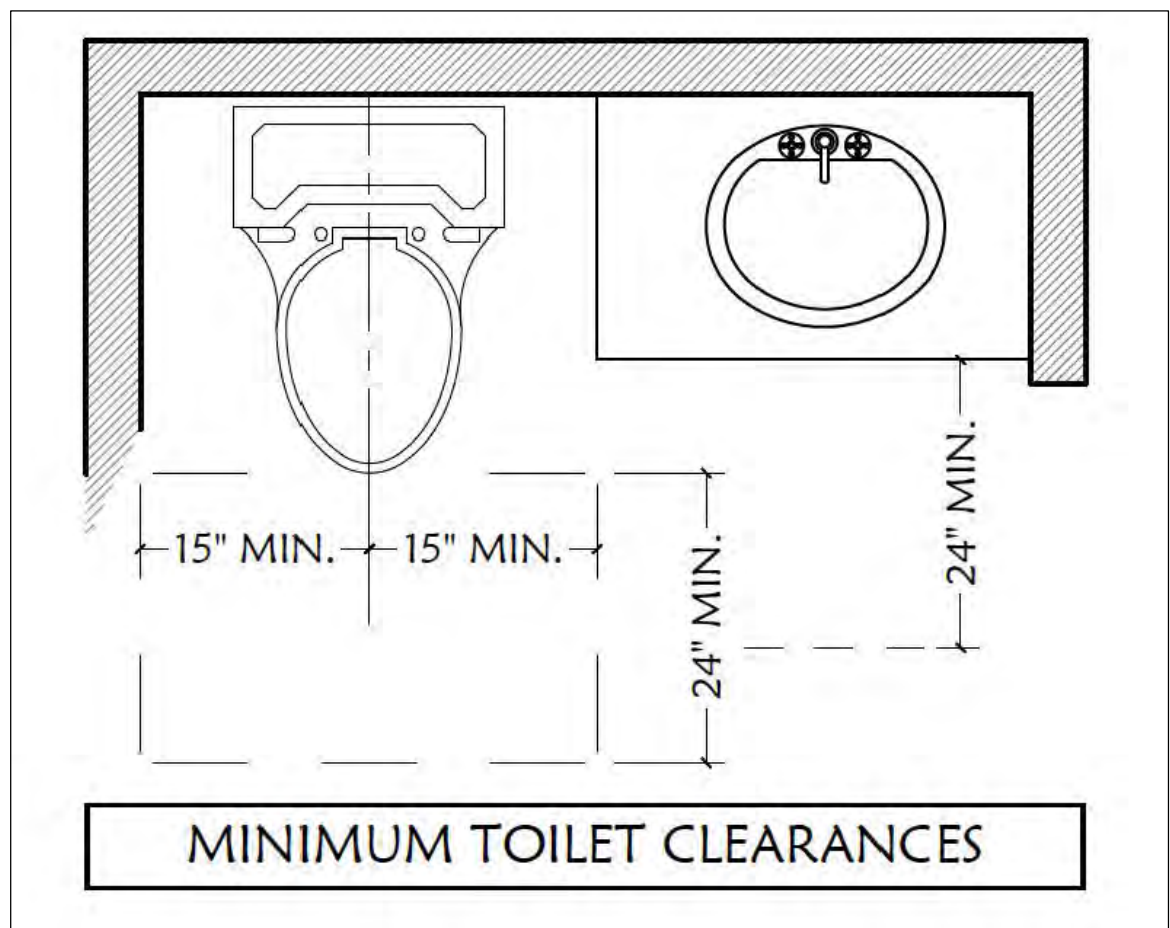
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**NOTE: ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS' LIVING ROOMS' PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALL TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.**

TO SPECIFY A SMOOTH, HARD, NONABSORBENT SURFACE (I.E. CERAMIC TILES) OVER MOISTURE RESISTANT UNDERLAYMENT (I.E. CEMENT, FIBER-CEMENT OR GLASS MAT GTMSUM BACKERS) TO A HEIGHT OF 72" ABOVE THE DRAIN.	<ul style="list-style-type: none"> <li>• MIN. SHOWER INTERIOR CLEAR DIMENSION IS 1,024 S.F. IN WITH NO DIMENSION LESS THAN 30" TO FINISH</li> <li>• BATHROOM DOOR MUST BE TEMPERED GLASS</li> </ul>
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(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
	FANLIGHT 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 SUPPLY
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	TANKLESS WATER HEATER
	FLouRESCENTLIGHT FIXTUE (SURFACE) SEE PLAN



Owner: 481 POCATELLO Dr. SAN JOSE, CA 95111  
(408) 750-7224 & EMAIL: JULIA22BUI@YAHOO.COM

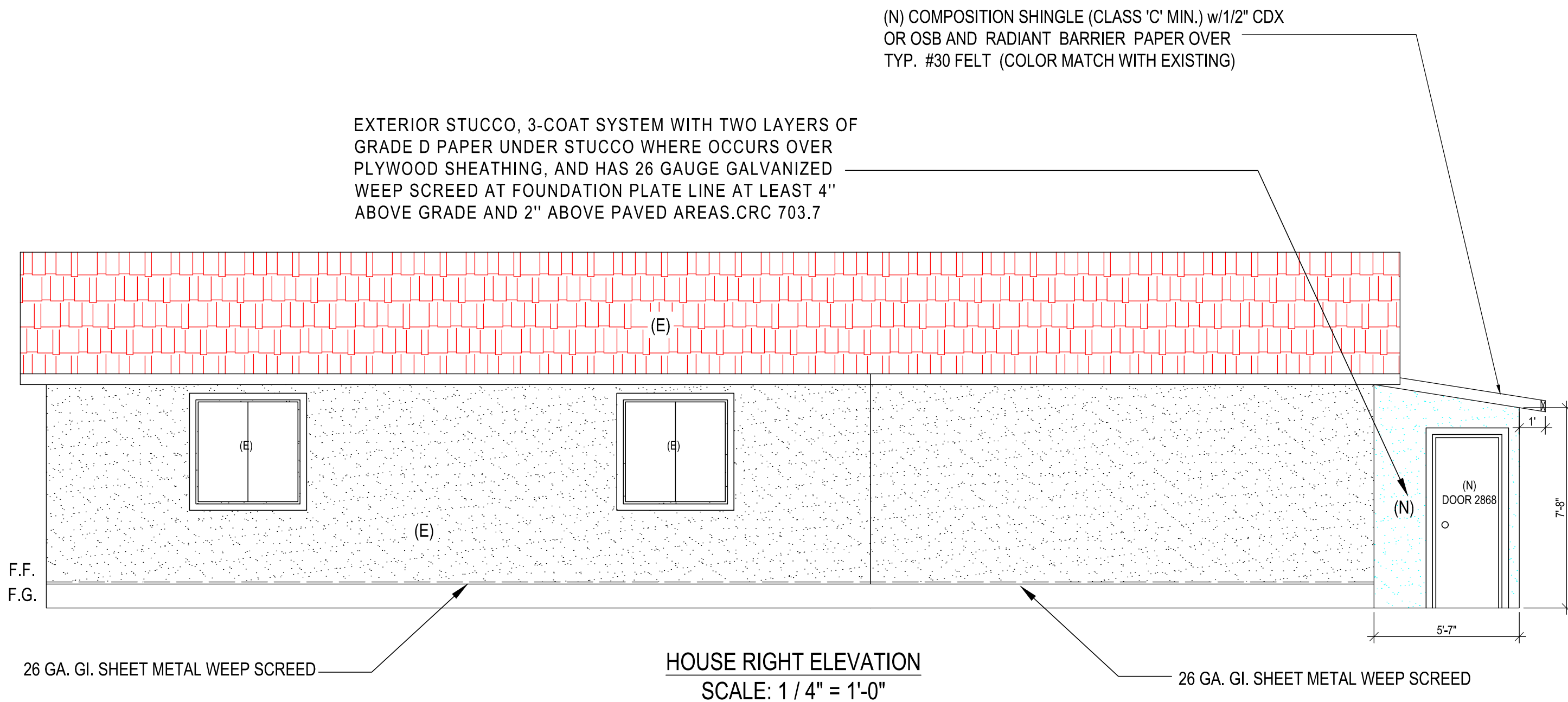
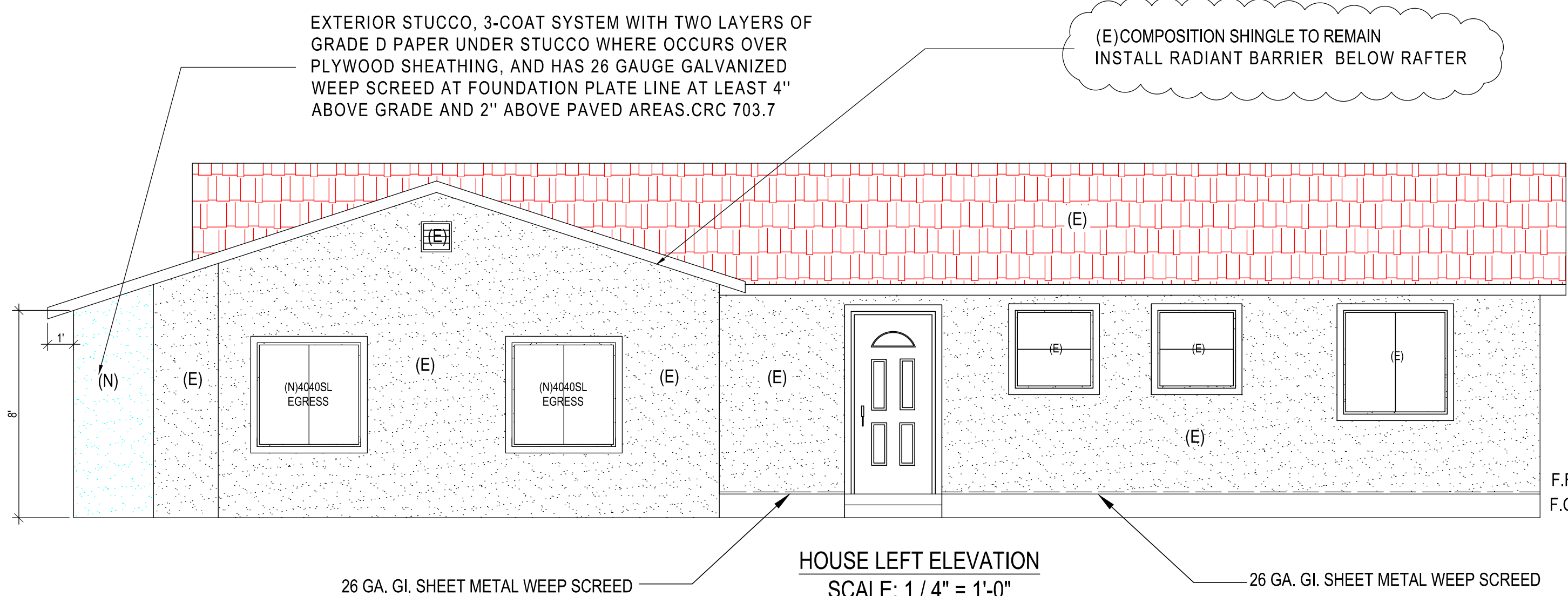
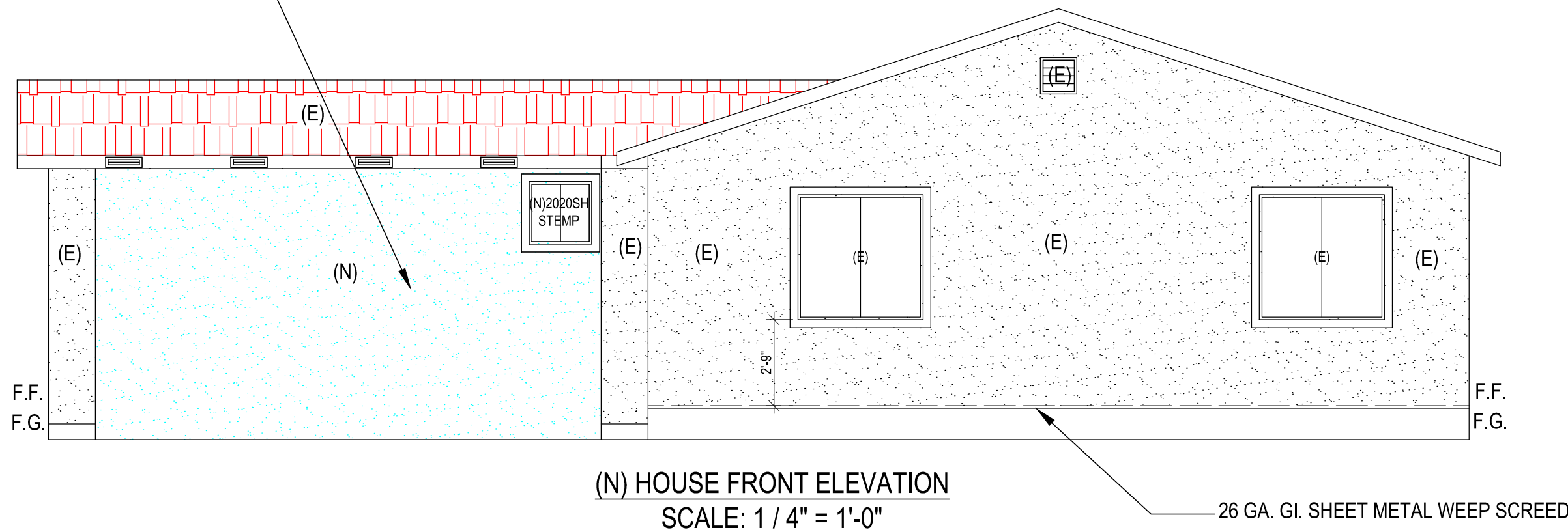
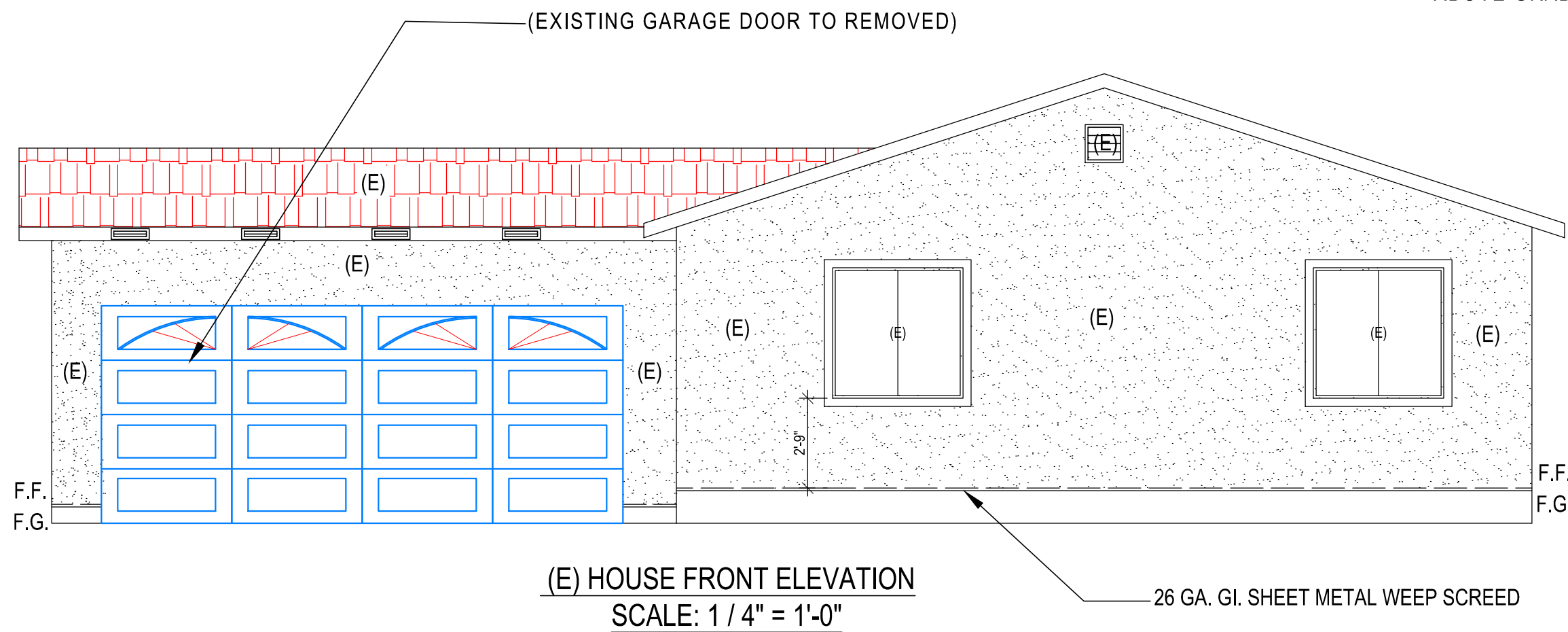
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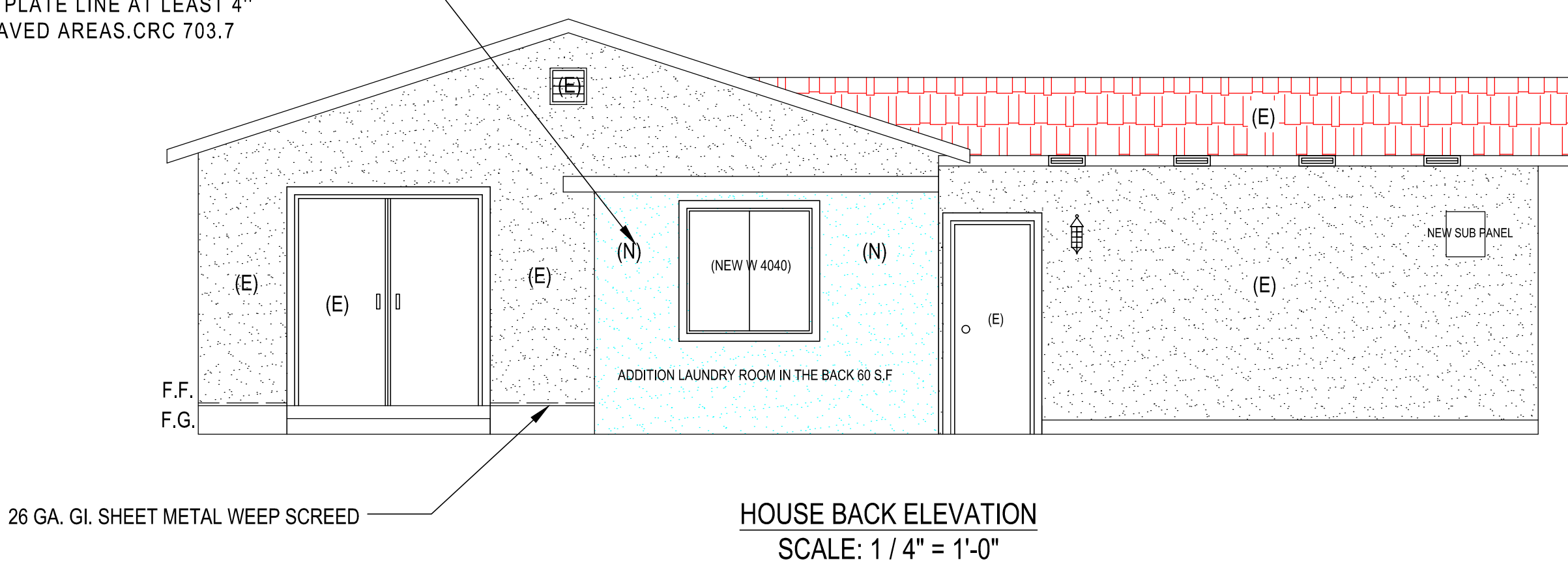


REVISION	BY

EXTERIOR STUCCO, 3-COAT SYSTEM WITH TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE AND 2" ABOVE PAVED AREAS.CRC 703.7



EXTERIOR STUCCO, 3-COAT SYSTEM WITH TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE AND 2" ABOVE PAVED AREAS.CRC 703.7



**R703.7.3 Water-Resistive Barriers**  
**R703.7.3.1 Dry Climates**  
The 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. The individual layers shall be installed independently such that each layer 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.

**Reviewed for Code Compliance**  
City of San Jose, Building Division  
☒ Building ☐ Electrical  
☐ Plumbing ☐ Mechanical  
Cortney Atsatt (408) 535-7769  
No. 22-696847 Date: 04/13/2023