

REVISION	DATE	BY
△	03-04-2024	HL
△	03-29-2024	HL

# YEN NGUYEN'S RESIDENCE

## 1648 QUEENS CROSSING DR, SAN JOSE, CA 95132 Unit 2

### 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 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.
- 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 ORDINANCES. 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) & AGGREGATE 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 (2019) 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:

#### HERS FEATURES:

- USE 2x4 STDS FOR ALL WALLS
- QUALITY INSULATION INSTALLATION (QII) NOT REQUIRED
- CEILING INSULATION R-30, RAFTER INSULATION R-13 REQUIRED
- FOR WINDOWS USE U-F OF 0.3 OR LOWER, SHGC OF 0.23 OR LOWER
- RADIANT BARRIER NOT REQUIRED
- GAS NOT ALLOWED-ALL ELECTRIC HOME

Around area of work graphically demonstrate location and means of storms water management measures (e.g. straw wattles) in compliance with Cal Green Section 4.106.2.

#### HERS Verifications:

- Door air quality ventilation
- Kitchen range hood
- Cooling System Verifications:
  - Minimum Airflow
  - Verified EER
  - Verified SEER
  - Fan Efficacy Watts/CFM
- Heating System Verifications:
  - Verified HSPF
  - Verified heat pump rated heating capacity
- HVAC Distribution System Verifications:
  - Duct leakage testing

Around area of work graphically demonstrate location and means of storms water management measures (e.g. straw wattles) in compliance with Cal Green Section 4.106.2.

#### FIRE NOTE:

Premises Identification - The address of the residence shall be provided and legible in position that is readily visible and legible from the street fronting the property.

That this address sign should be minimum 4" high with 1/2" strike.  
Put a note on the plan and will be double checked during Fire inspection during the course of construction.

### PROJECT DATA

OWNER:	YEN NGUYEN
EXISTING USE:	SINGLE FAMILY RESIDENCE
LOCATION:	1648 QUEENS CROSSING DR, SAN JOSE, CA 95132
APN:	586-24-3527
ZONING:	R-E1-W4
LOT GROSS SIZE:	6,300 S.F
OCCUPANCY GROUP:	R-3U
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLER:	NONE
YEAR BUILT:	1972
ALLOWABLE FLOOR AREA:	2,835 S.F
LOT AVERAGE SLOPE:	(FLAT)
FLOOR AREA:	EXISTING 1,480 S.F PROPOSAL 748 S.F TOTAL 2,228 S.F
DWELLING:	418 S.F
GARAGE:	418 S.F
TOTAL FOOTPRINT:	2,228 S.F
FAR:	23.5 %

### SCOPE OF WORK

- DETACHED NEW ADU IN THE BACK 748 S.F.  
(INCLUDED: 3 BEDROOMS, 1 LIVING ROOM, 2 BATHROOMS AND 1 KITCHEN)
- (E) ELECTRIC MAIN PANEL UPGRADE TO 200 AMP
- EXISTING HOUSE IN THE BACK (E) PATIO DOOR 5068 TO CLOSED
- EXISTING HOUSE IN THE RIGHT AND IN THE LEFT OPEN 2 WINDOWS 40x40

### STRUCTURAL GENERAL NOTES

#### G. NAIL SCHEDULE

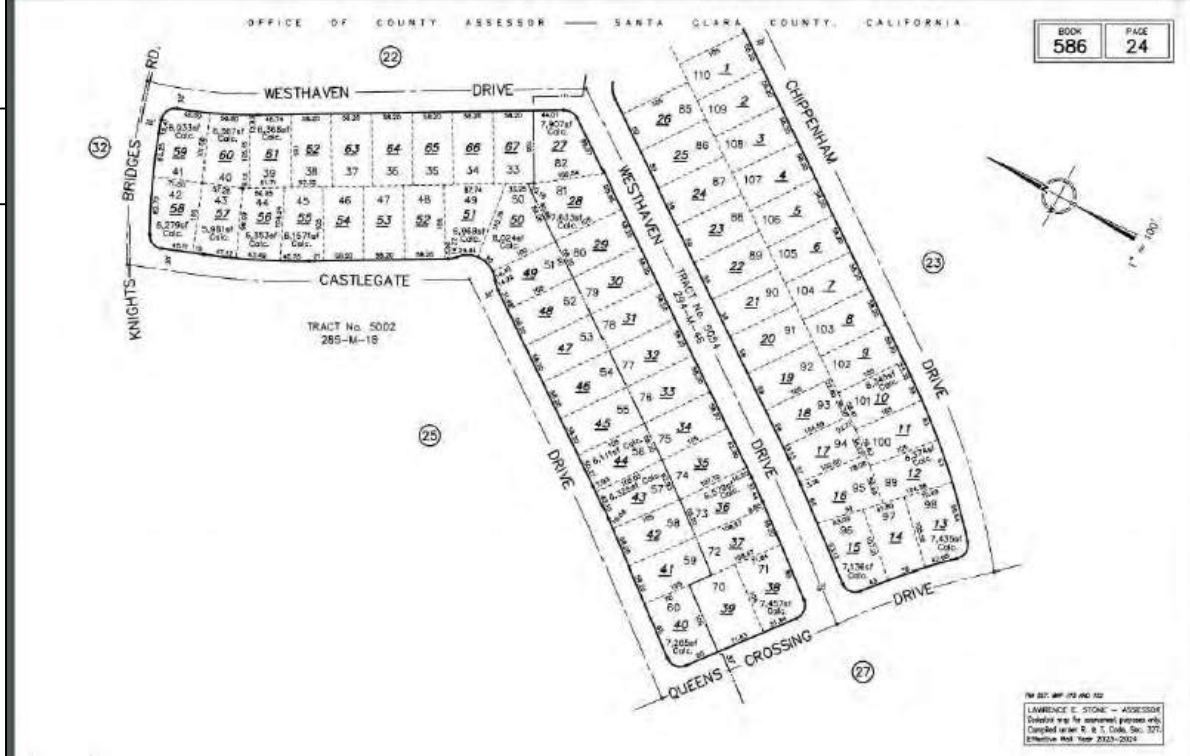
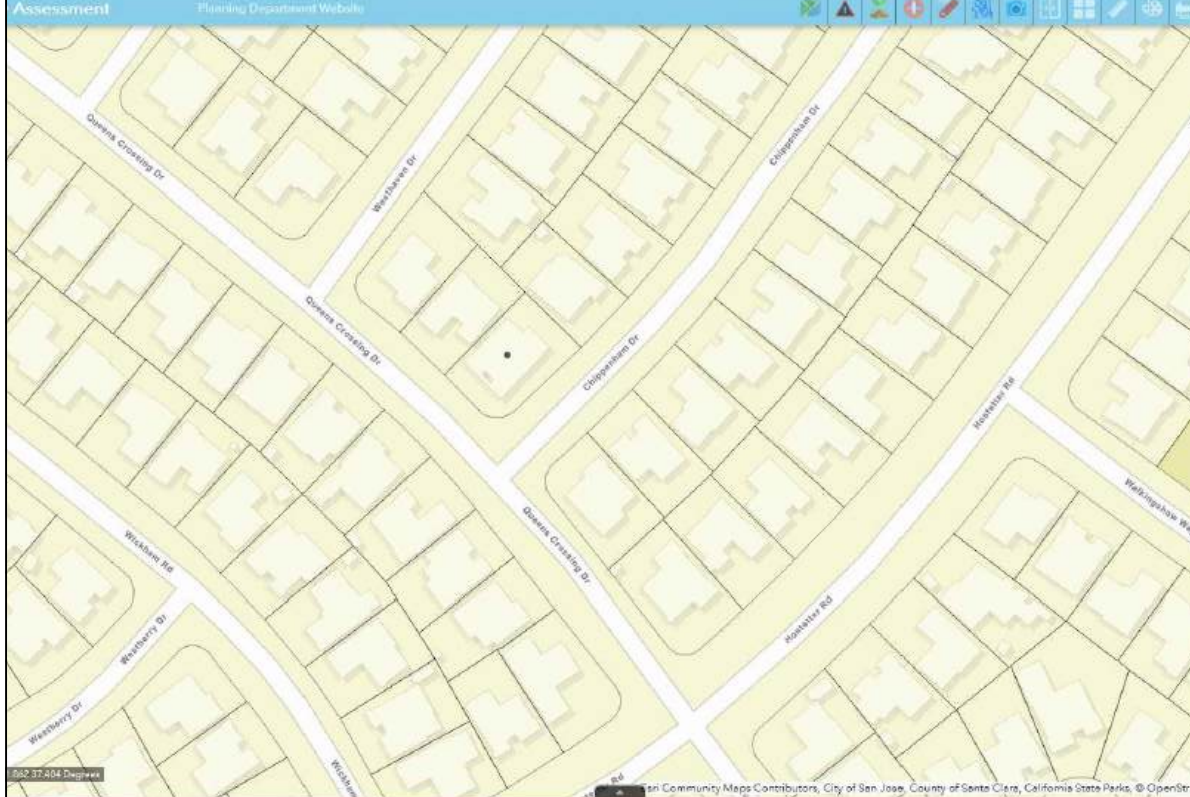
- WOOD MEMBERS SHALL BE CONNECTED WITH NAILING INDICATED IN TABLE 2304.9.1 OF 2022 CBC UNLESS GREATER SIZES AND NUMBER OF NAILS ARE SHOWN OR NOTED ON DRAWINGS; NAILS EXPOSED TO WEATHER SHALL BE GALVANIZED; NAILS SHALL BE COMMON WIRE NAILS; HOLES FOR NAILS SHALL BE PROVIDED WHERE THE WOOD TENDS TO SPLIT; 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 @ 8" O.C. AT SUPPORTED EDGES. 8d @ 10 INCHES O.C. AT INTERMEDIATE SUPPORTS. FLOOR SHEATHING 8d @ 8" 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.

### 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

### VICINITY MAP



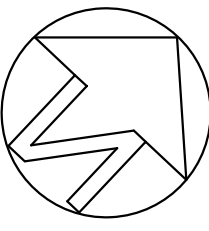
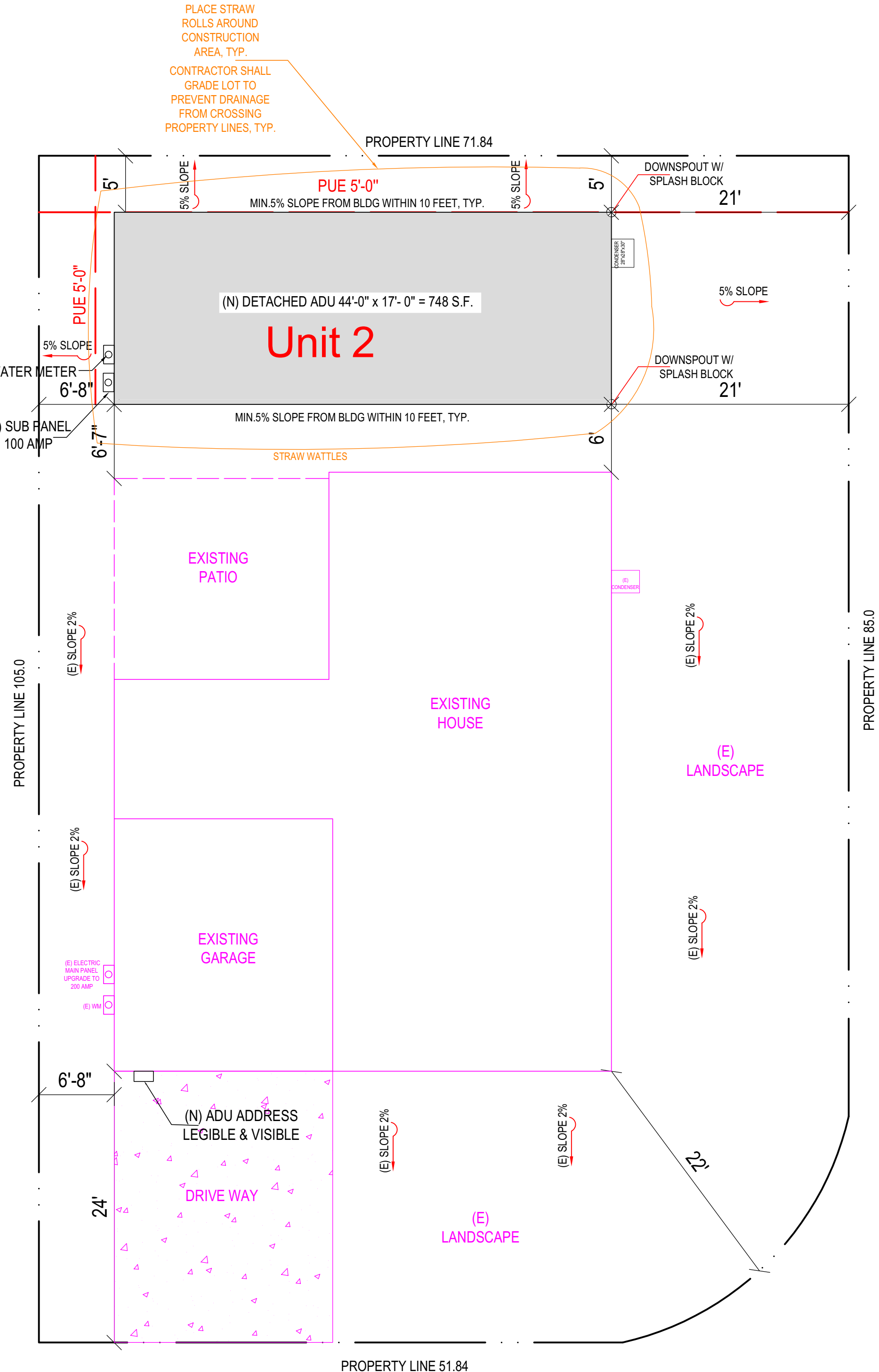
### SHEET

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### 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 **ITEMS RELATED TO PLUMBING, MECHANICAL AND ELECTRICAL TRADES HAVE NOT BEEN REVIEWED.**  
b) Revised plans, when submitted, shall be reviewed by the **VERIFICATION OF CODE COMPLIANCE FOR THESE ITEMS IS TO BE DONE AT THE SITE BY 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.**  
c) When comments cite a section or code, the reviewer shall provide a revision, correction or clarification. The information shall be provided in the **SMOKE ALARMS-CRC 314**  
**INSTALL SMOKE ALARM 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 BEDROOM; AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS**



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



