

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 2022 EDITION OF THE CBC, CMC, CPC, CEC, CRC AND CFC AND THE 2022 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 PLANN, 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 FINNISH 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 SIMULTANOUSLY 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

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 HUMIDITY. R702.3.7.1

Note:
on plan the fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be light against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing or rated floor/ceiling assembly.

NOTES:

- MIN. SHOWER INTERIOR CLEAR DIMENSION IS 1'02.4 S.F. IN WITH NO DIMENSION LESS THAN 30" TO FINISH

BATHROOM DOOR MUST BE TEMPERED GLASS

SHOWER AND TUB/SHOWER WALLS 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.

Note: 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 assembly.

NOTE: LANDING SHALL NOT BE MORE THAN 7.75 INCHES BELOW THE TOP OF THE THRESHOLD. CRC.SR311.3.1

(1) N.T.S.

(A) ELEVATION

(B) PLAN

(2) N.T.S.

Aging-In Design note added For reinforcement installation:

 - Reinforcement shall not be less than 2x8 nominal lumber or other construction material providing equal he and load capacity. Reinforcement shall be located between 32 inches and 39-1/4 inches above the finish floor flush with the wall framing.
 - Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
 - Shower reinforcement shall be continuous where wall framing is provided.
 - Bathub and combination bathub/shower reinforcement shall be continuous on each end of the bathub and the back wall. Additionally, backwall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathub rim.
 - On electrical plan: Receptacles, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches measured from the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finish box.
 - Doorbell buttons or controls, when installed, shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell butt or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control.

MIRACOL

DIV 36,000 BTU 3-Ton 3-Zone 21.5 SEER Ductless Mini-Split AC and Heat Pump with 9K+9K+18K & 25,25,25ft Lines

☆☆☆☆☆ Questions & Answers (8)

Hoover Image to Zoom

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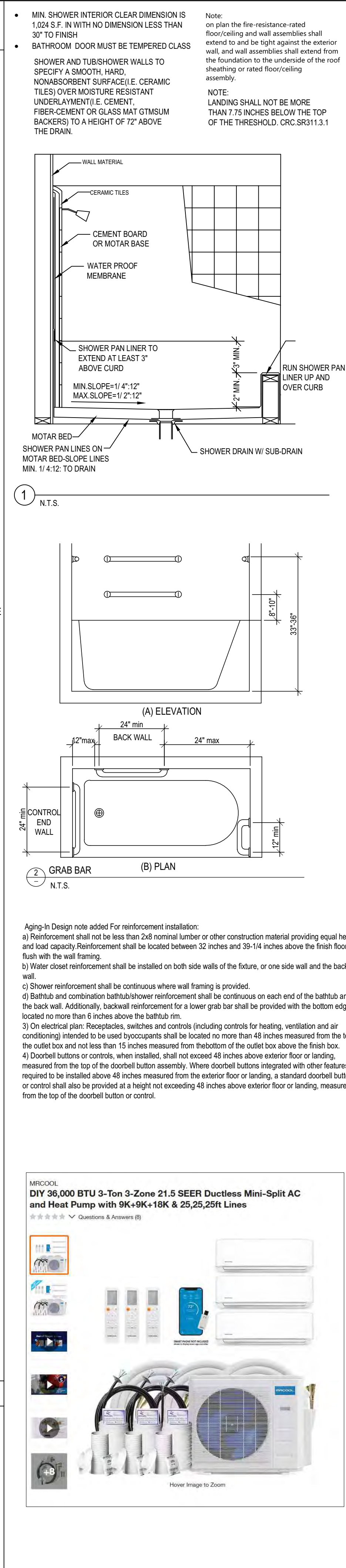
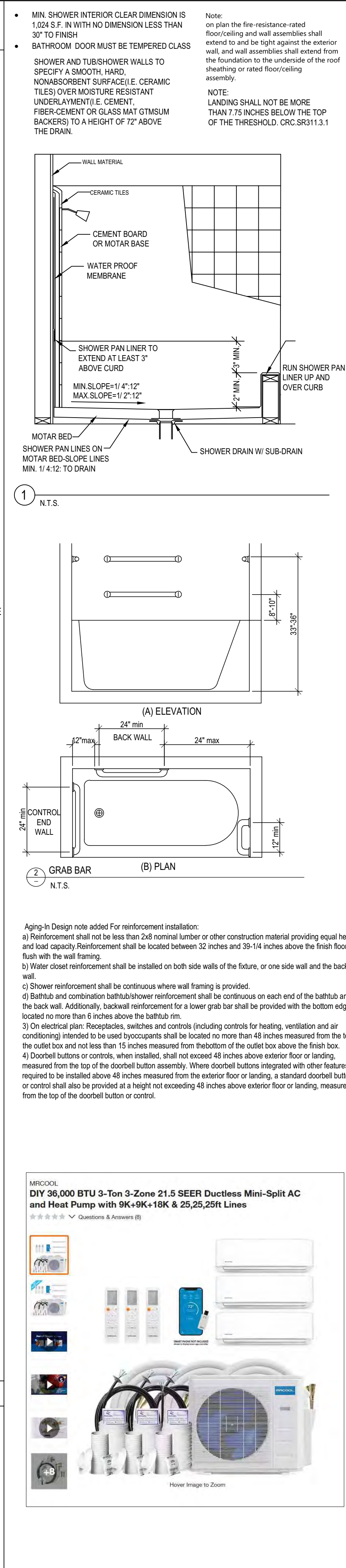
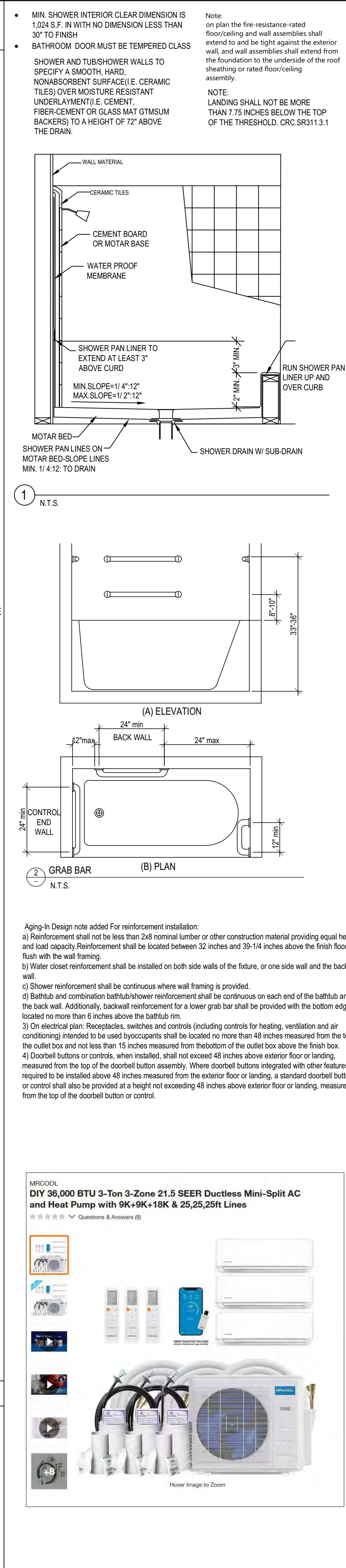
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- Shower reinforcement shall be continuous where wall framing is provided.
- Bathub and combination bathub/shower reinforcement shall be continuous on each end of the bathub and the back wall. Additionally, backwall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathub rim.

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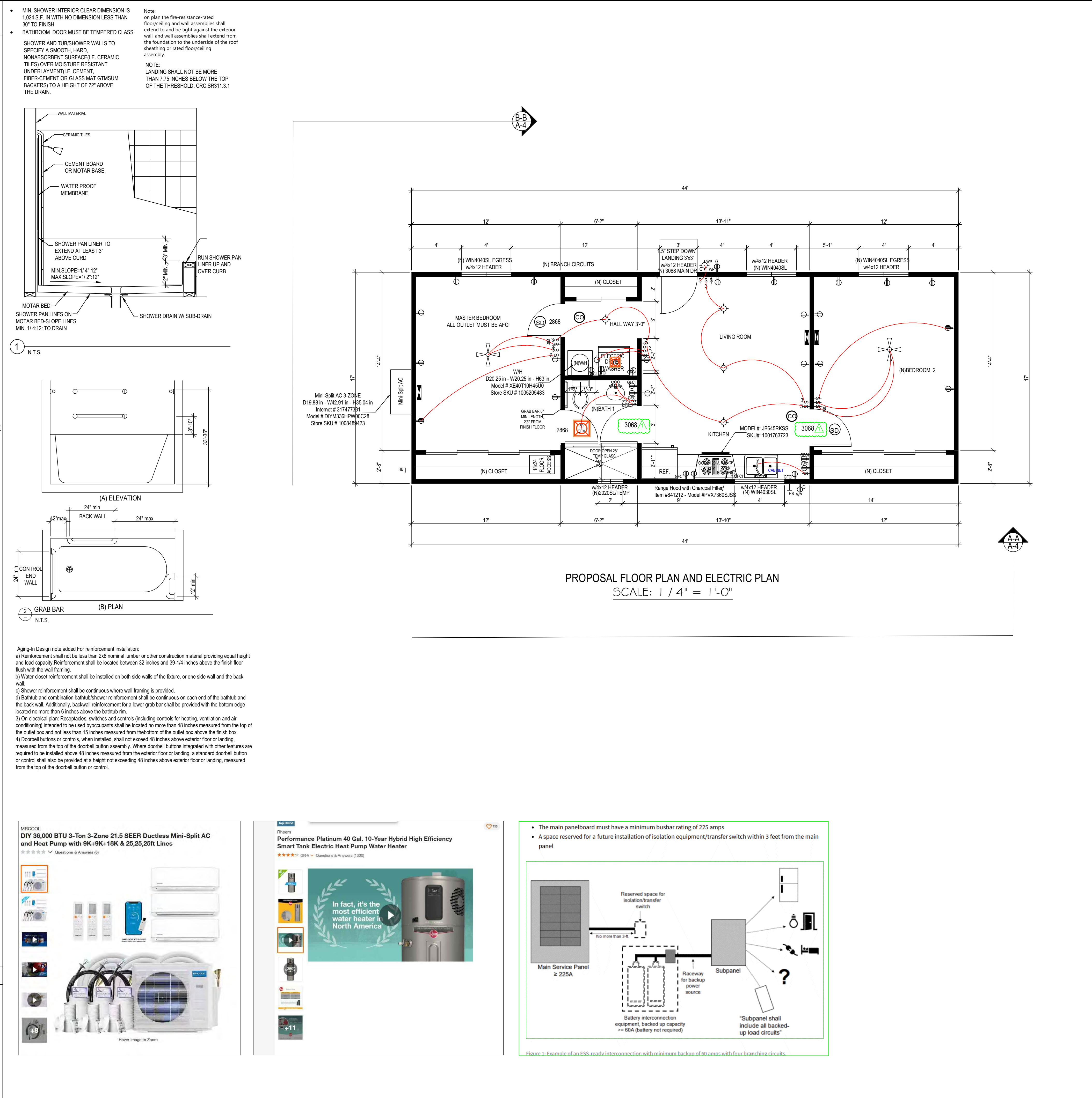
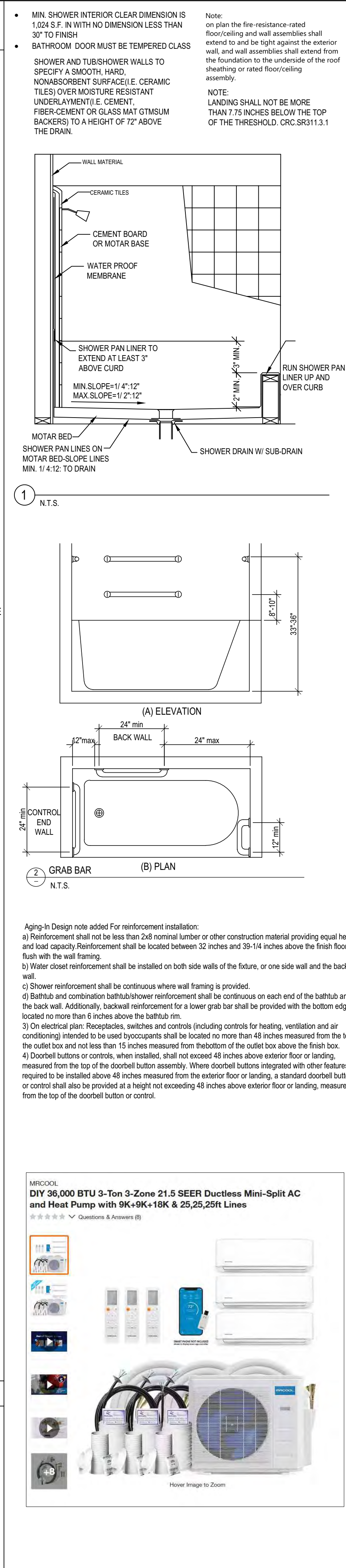
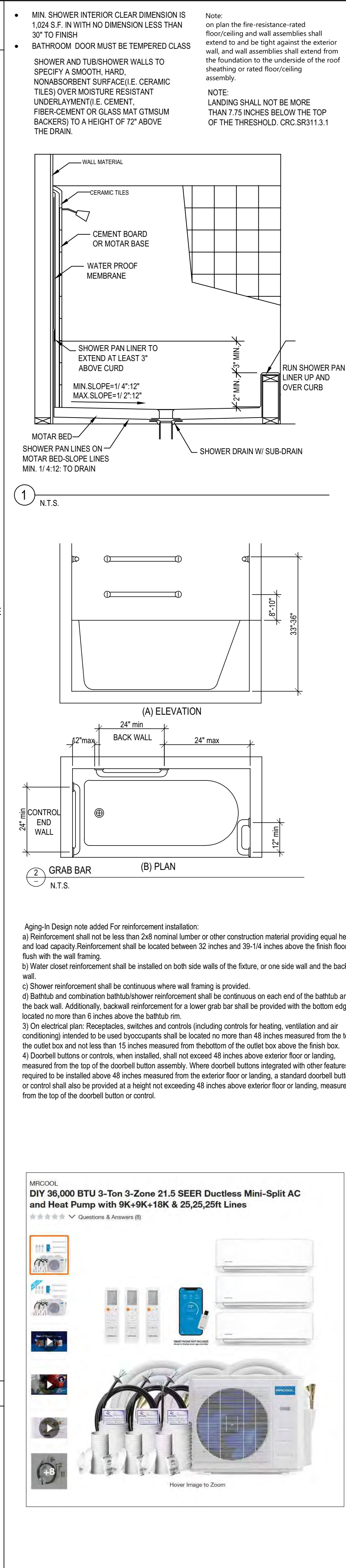
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ELECTRICAL LEGENDS

	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
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	DISPOSAL
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	PUSH BUTTON
	GAS RISER
	GAS STUB
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	HOSE BIBB SHUT OFF VALVE
	BELL / BUZZER
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	FLOOR SUPPLY AIR REGISTER
	CEILING SUPPLY AIR REGISTER
	FLOURESCENTLIGHT FIXTURE (SURFACE) SEE PLAN
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LEGEND

	NEW WALL
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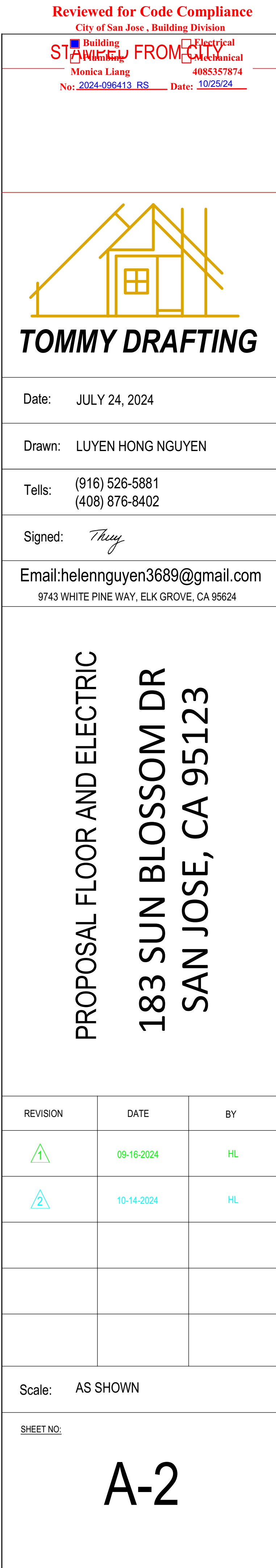
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<div>Reviewed for Code Compliance City of San Jose , Building Division</div> <div><div><div>■ Building ■ Plumbing</div><div>STAMPED FROM CITY</div><div>Monica Liang</div></div><div><div>■ Electrical ■ Mechanical</div><div>4085357874</div><div></div></div></div> <div>No: 2024-096413_RS Date: 10/25/24</div>		
<div><h1>TOMMY DRAFTING</h1></div>		
Date: JULY 24, 2024		
Drawn: LUYEN HONG NGUYEN		
Tells: (916) 526-5881 (408) 876-8402		
Signed: <i>Thuy</i>		
Email:helennguyen3689@gmail.com 9743 WHITE PINE WAY, ELK GROVE, CA 95624		
<div>PROPOSAL FLOOR AND ELECTRIC</div> <div>183 SUN BLOSSOM DR</div> <div>SAN JOSE, CA 95123</div>		
REVISION	DATE	BY
1	09-16-2024	HL
2	10-14-2024	HL
Scale: AS SHOWN		
SHEET NO: <h1>A-2</h1>		


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