

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION DRAWINGS. ALL WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF LOCAL, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION. AIASSA DESIGNERS ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION NOR PROPER EXECUTION FOR THE WORK SHOWN ON THESE DRAWINGS, NOR FOR ANY EXISTING CONSTRUCTION. IN ANY FORM OR PART THERE OF, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF AIASSA DESIGNERS.

No.	Revision/Issue	Date

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Project Name and Address
 493 SQ. FT. ADDITION TO THE FRONT OF THE HOUSE
 1111 1/2 S. HAZARD RD.
 SAN JOSE, CA 95131

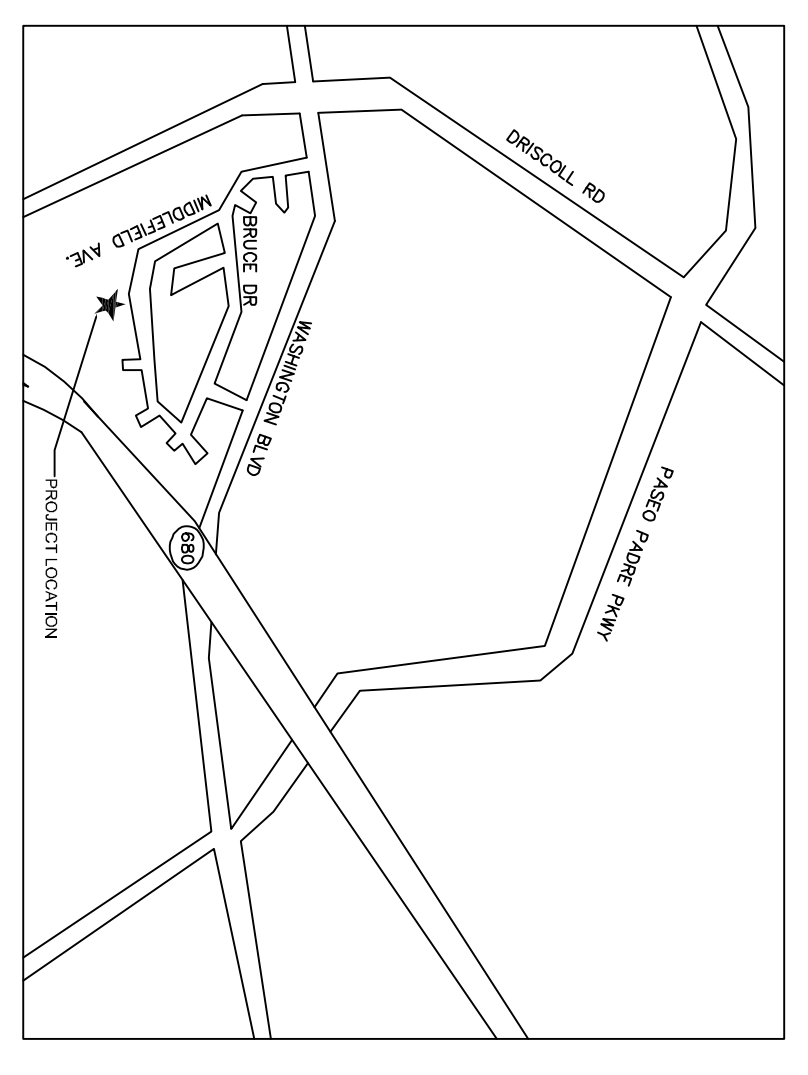
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493 SQ. FT. ADDITION TO THE FRONT OF THE HOUSE	T 1

GENERAL NOTES

1. CONTRACTOR AND SUB CONTRACTOR SHALL VERIFY ALL TRADES, DIMENSIONS, AND CONDITIONS BEFORE PROCEEDING WITH JOB AND SHALL NOTIFY THE DESIGNER, IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
2. THE DRAWING AND SPECIFICATIONS ARE PREPARED FROM INFORMATION PROVIDED BY CLIENT/OWNER. THE DESIGNER HAS MADE EVERY EFFORT TO MAINTAIN A HIGH STANDARD OF ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN DRAWINGS AND FIELD CONDITIONS, IT SHALL BE BROUGHT TO ATTENTION OF GENERAL CONTRACTOR AND TO DESIGNER FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR WORK THAT DIFFERS FROM THAT SHOWN ON, OR FOR WORK NOT PERFORMED IN A GOOD WORKMANSHIP MANNER.
3. DO NOT SCALE THE DRAWING. IF NEEDED, CONSULT DESIGNER FOR CLARIFICATION.
4. IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OF WHOLE, THE CONTRACTOR SHALL FINISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION OF THE WORK IN EQUIVARIANT QUALITY OF SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, DESIGNER, MECHANICAL AND PLUMBING REQUIREMENTS PRIOR TO THE START OF THE JOB.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING NOT LIMITED TO, STRUCTURAL, FOUNDATION, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS.
6. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE UBC, UMC, UPC AND MEC, T-24 ENERGY STANDARDS, AND ALL LOCAL ORDINANCES.
7. THE PROPOSED BUILDING IS LOCATED IN THE HAZARDOUS FIRE AREAS PER CITY OF FREMONT ORDINANCE 2334, SECTION 7-1221.
 - A. PROVIDE ROOF COVERING CLASS "A". (FMC 7-1221, ITEM 3601.2)
 - B. PROVIDE ONE HOUR FIRE-RESISTIVE ASSEMBLY AT ALL EXTERIOR WALLS. (FMC 7-1221, ITEM 3601.3.1)
 - C. PROVIDE BUILDING PROTECTION ENCLOSURE TO MEET ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. (FMC 7-1221, ITEM 3601.3.6) THE SOFFIT OF THE FRONT PORCH SHALL BE STUCCO.
 EXCEPTION: DOUBLE BLOCKED WITH 2X MEMBER AT THE TOP OF THE PLATE LINE.

STRUCTURAL GENERAL NOTES

- 1) Confirm with the requirements and standards of UBC 1997.
- 2) Notify the Architect when conflicts of drawings arise before proceeding with the work.
- 3) Provide special inspection for all items as required/specified.
- 4) Materials:
 - a) Concrete: F'c+2500psi
 - b) Reinforcement: ASTM A615, grade 60-#5, #3 and #4 grade 40.
 - c) Wood:
 - Plywood-Structural, CDX
 - 2 x joist-DF larch #2
 - 4 x beam- DF larch #2
 - 6 x beam- DF larch #1
 - Stud- DF construction
 - 4 x post-DF construction
 - 6 x post-DF #1
- 5) Pressure treated sill plates, and any wood in contact with concrete.
- 6) Anchor bolts: 5/8" x 10 AB at 48" O.C. Max. with 2x2x3/16 bearing plate.
- 7) Embed anchor bolt a minimum of 7" into concrete, minimum 2 bolts per piece, located no more than 12" or less than 6" from each end, 14" or longer per shear wall requirements.
- 8) Epoxy for dowels and anchor bolts shall be Simpson SET Epoxy, ICBO ER#5279.
- 9) All headers are to be 4 x 12.
- 10) Provide MSTA24 strap at alk window headers and sills, and door headers.



SCOPE OF WORK

ADD NEW 493 SQ. FT. SF ADDITION TO THE FRONT OF THE HOUSE. THIS ADDITION INCLUDES MASTER BEDROOM SUITE, NEW MASTER BATH, HALF BATH, NEW ENTRY HALL, NEW COVERED PORCH, NEW SMALL ATTIC SPACE ABOVE THE BATHROOMS.

PROJECT DISCRPTION

