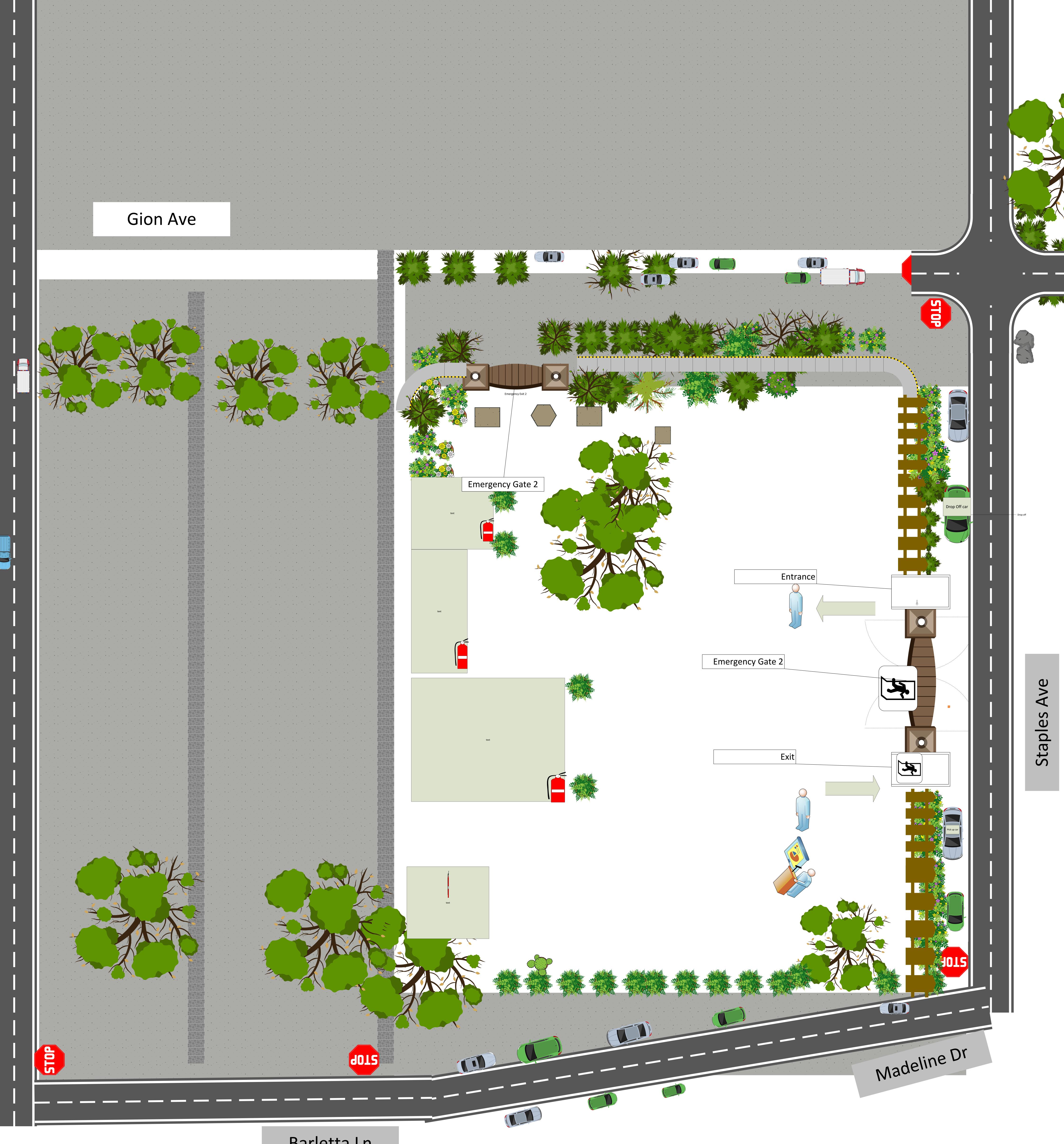
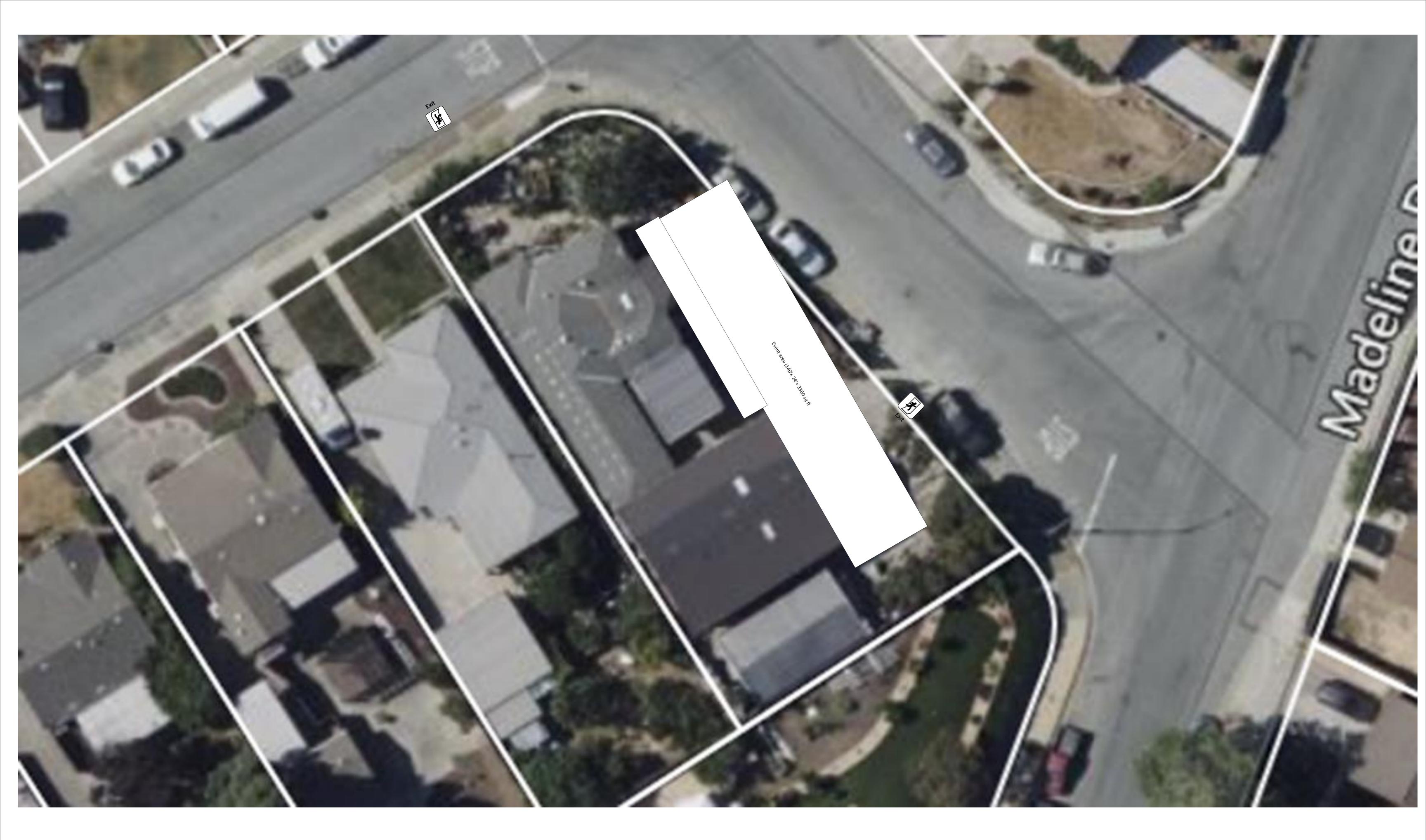
- Emergency gate Staples
 Emergency gate Gion
 Entrance is different exit
- 4 three fire extinguishers





GENERAL NOTES

1. ALL CONSTRUCTION WORK AND ITS FINISHED PRODUCT SHALL COMPLY WITH THE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, LAWS, AND REGULATIONS. IN CASE OF CONFLICTS, THE MOST RESTRICTIVE SHALL APPLY 2. THE ISSUANCE OF A BUILDING PERMIT SHALL NOT NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE

NO GUARANTEE OF CONSTRUCTION QUALITY IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ANY OR ALL CONSTRUCTION DEFICIENCIES. 3. BUILDER SET DEFINITION: THESE PLANS ARE A "BUILDER SET", IT CONTAINS INFORMATION FOR BUILDING PERMIT AND GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR ARE FULLY SPECIFIED. THIS HAVE BEEN PRODUCED FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, SELECT, SOLVE, AND INSTALL ALL MATERIALS & EQUIPMENT.

4. BY EXECUTING CONTRACTS, PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL, CONTRACTOR REPRESENT THAT THEY HAVE:

4.1. VERIFIED EXISTING JOB SITE CONDITIONS AND SURROUNDINGS LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUBSURFACE STRUCTURES, ETC. AND OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK AND MADE DUE ALLOWANCES FOR DIFFICULTIES.

4.2. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS WHICH SUPERCEDES SCALE OF DRAWINGS. 5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER OF ANY CONFLICTS, INCONSISTENCIES THEY DISCOVER WITHIN THE DRAWINGS OR EXISTING FIELD CONDITION PRIOR TO CONTINUE THE WORK IN THE AFFECTED AREA. IF THE AFFECTED AREA WORK IS CONTINUED WITHOUT ARCHITECT/ ENGINEER CLARIFICATION, INSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CHANGES, DEFECT.

- 6. THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND HIS/HER CONSULTANTS FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT AND ITS ASSOCIATES CONSULTANT.
- 7. UNLESS NOTICED AND ARRANGED BY OWNER, THERE WILL BE NO ARCHITECT OR ENGINEER OBSERVATION DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS OF THIS PROJECT. CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN ADDITIONAL
- PAYMENT FOR 1. FAILURE TO BE FAMILIAR WITH THE ABOVE MENTIONED CONDITION 2. WORK RELATED TO CONDITIONS THEY CAN DETERMINE BY EXAMINING

THE SITE AND PLANS AND OTHER CONTRACT DOCUMENTS.

- CONTRACTOR SHALL ACCEPT AND MAINTAIN THE EXISTING SITE, SURROUNDING, CONDITION. AND PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS. DAMAGES CAUSED BY CONTRACTOR NEGLECTNESS, SHALL BE REPAIRED, REPLACED AS GOOD CONDITION AS BEFORE, AT THE EXPENSE OF THE CONTRACTOR.
- 10. DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGING TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES.
- 11. ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER. VERIFY WITH THE OWNER ON ITEMS TO BE SAVED AND STORED. ALL REMOVED ITEMS TO BE SAVED FOR REUSE SHALL BE HANDLED WITH CARE.
- 12. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS, IF ANY APPLICALBLE.

PROJECT DATA

A.P.N. NO 601-02-047 ZONING R-1 OCCUPANCY GROUP TYPE OF CONSTRUCTION V-B 8,276 S.F.

LOT AREA

: 1,598 S.F. EXISTING FLOOR EXISTING GARAGE TO BE REMOVED : 240 S.F. NEW ATTACHED GARAGE/WORKSHOP : 1,282 S.F.

C. TOTAL BUILDING AREA : 1,598 - 240 + 1,282 = 2,640 S.F.

BUILDING/LOT SIZE 2,640 / 8,276 = 32%

FIRE SPRINKLERED? NO

SCOPE OF WORK

- REMOVE EXISTING 240S.F. GARAGE
- 2. CONSTRUCT NEW 1,282S.F. ATTACHED GARAGE & WORKSHOP

ABREVIATIONS:

& A. B.	AND ANCHOR BOLT	EXP EXT	EXPANSION EXTERIOR	P/L PT PERIM	PROPERTY LINE PAINT
BD BLDG BLK'G	BOARD BUILDING BLOCKING	F. F.D. F.F.	FILLER FLOOR DRAIN FINISH FLOOR	PLAS PLYWD	PERIMETER PLASTIC PLYWOOD
BM B.N. BOT BET	BEAM BOUNDARY NAIL BOTTOM BETWEEN	F.G. FT FIN FL	FINISH GRADE FEET OR FOOT FINISH FLOOR	RAD REIN REQ RM RWD	RADIUS REINFORCED REQUIRED ROOM REDWOOD
CAB CONC CONT C.J.	CABINET CONCRETE CONTINUOUS CONSTRUCTION	FOS FRM FTG	FACE OF STUD FRAME FOOTING	S. SECT SHT	SOUTH/STAIN SECTION SHEET
C.L.	JOINT CENTER LINE	GYP BD	GYPSUM BOARD	SF SIM	SQUARE FEET SIMILAR
CLG CLR CMU	CEILING CLEAR CEMENT MASONRY UNIT	HDR HORZ HR HT	HEADER HORIZONTAL HANDRAIL HEIGHT	SPECS SQ STD	SPECIFICATIONS SQUARE STANDARD
COL CONC	COLUMN CONCRETE	IN.	INCHES	TYP T.P.	TYPICAL TOP PLATE
CONN CONT C.P.	CONNECTION CONTINUOUS CEMENT	INSUL INT	INSULATION INTERIOR	UON	UNLESS OTHERWISE
CPT CTR	PLASTER CARPET CENTER	JST JT	JOIST JOINT	VERT	NOTED VERTICAL
DBL	DOUBLE	MAT MAX	MATERIAL MAXIMUM	V.I.F. V.T.	VERIFY IN FIELD VINYL TILE
DEF DET DR	DEFLECTION DETAIL DOOR	MECH MIN	MECHANICAL MINIMUM	W. W/	WEST WITH
DW DWG	DISHWASHER DRAWING	N. (N)	NORTH NEW	WC WD WIN	WALL COVERING WOOD WINDOW
E. (E)	EAST EXISTING	NIĆ	NOT IN CONTRACT	W.O. W/O	WHERE OCCURS WITHOUT
ÈÁ ELEC	EACH ELECTRICAL	N.T.S.	NOT TO SCALE	WP	WATERPROOF
E.N. E.S.	EDGE NAILING EACH SIDE	O.C. O.H.	ON CENTER OVERHANG		

APPLIED CODES

PROJECT TEAM

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CALIFORNIA FIRE CODE

County of Santa Clara Code of Ordinances

2019 CALIFORNIA MECHANICAL CODE

ALL CONTRACTORS SUBCONTRACTORS AND VENDORS BE LICENSED TO DO BUSINESS IN THE CITY OF FREMONT

SHEET INDEX

EACH SIDE

EACH WAY

E.W.

- A-0 COVER SHEET, SITE PLAN & NOTES
- A-0.1 BEST MANAGEMENT PRACTICES
- A-1 EXISTING AND PROPOSED FLOOR PLANS A-2 ROOF AND ELECTRICAL PLANS
- A-3 ELEVATION PLANS
- A-4 SECTION & DETAIL S-0 STRUCTURAL NOTES
- S-1 STRUCTURAL PLANS

ANY ALTERATIONS, ADDITIONS OR IMPROVEMENT SHALL REQUIRE ALL NON-COMPLAINT PLUMBING FIXTURES TO BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. NON-COMPLAINT FIXTURES SHALL BE REPLACED PRIOR TO FINAL PERMIT APPROVAL OR ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY (SB 407)

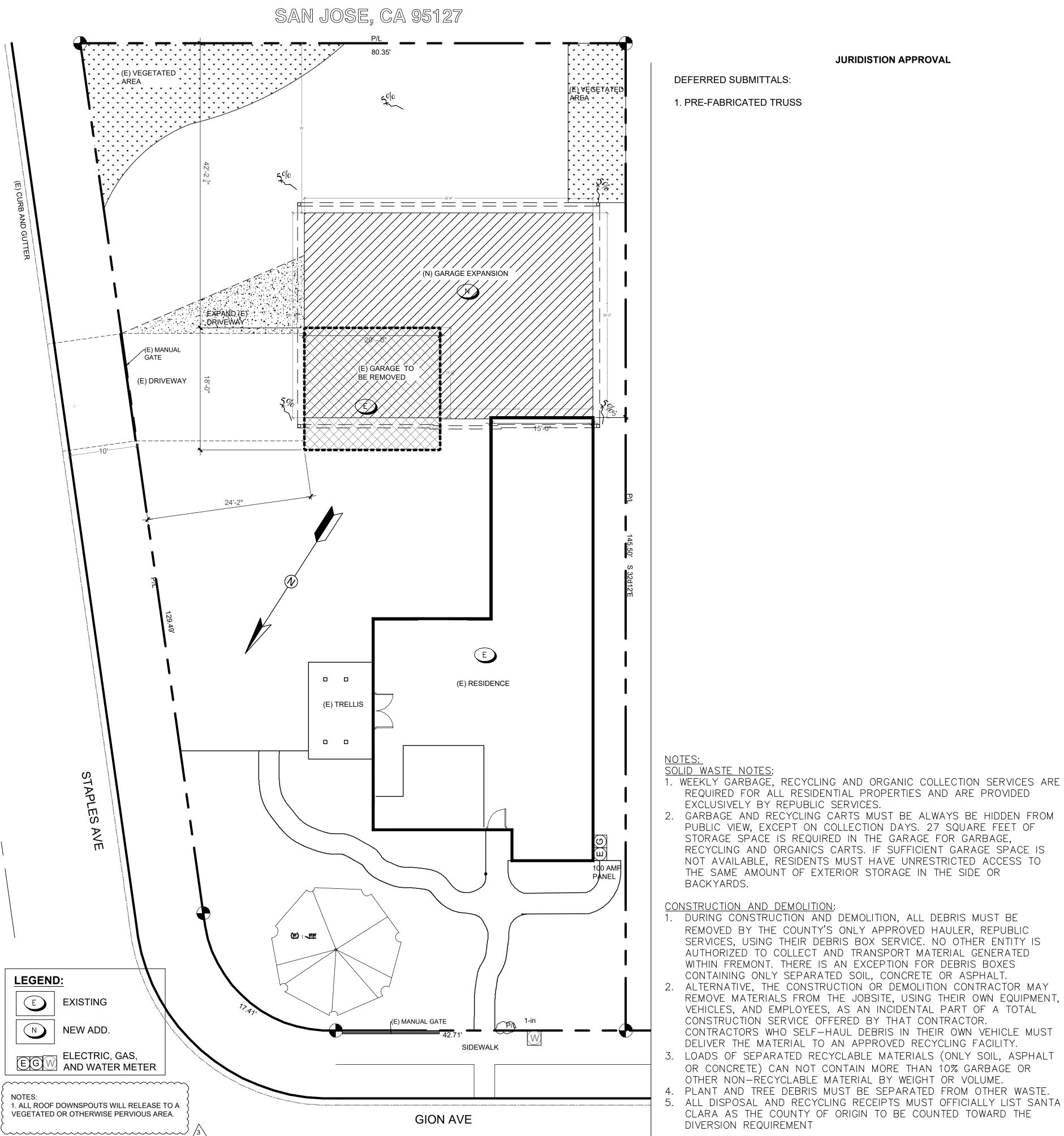
Per California Civil Code Article 1101.4 and CALGreen 4.303.1, for all building alterations or improvements to a single family residential property, existing non-compliant plumbing fixtures in the entire house shall be upgraded. Water closets with a flow rate in excess of 1.6 gpf will need to be replaced with water closets with a maximum flow rate of 1.28 gpf. Shower heads with a flow rate greater than 2.5 gpm will need to be replaced with a maximum 1.8 gpm shower head. Lavatory and kitchen faucets with a flow rate greater than 2.2 gpm will need to be replaced with a faucet with maximum flow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets)

Google

PROJECT_ LOCATION WNER: PHAN THANH THIEN 4198 GION AVE

ANH TRAN 408-607-0097 ANHTRAN1679@GMAIL.COM CIVIL ENGINEER;

SAN JOSE, CA DESIGNER: ANH TRAN LIC# C87379 (E) FIRE HYDRANT 4198 GION AVE.



JURIDISTION APPROVAL

DEFERRED SUBMITTALS:

1. PRE-FABRICATED TRUSS

CIVIL ENGINEER TIM TRAN P.E.

T 408-607-0097

SINGLE **FAMILY** HOUSE

4198 GION AVE SAN JOSE, CA 95127

NEW GARAGE /WORKSHOP

AMERICAN BASELINE INC

> DESIGN SERVICES

T: 408.607.0097 anhtran1679@gmail.com

SHEET TITLE

CONSTRUCTION AND DEMOLITION: 1. DURING CONSTRUCTION AND DEMOLITION, ALL DEBRIS MUST BE REMOVED BY THE COUNTY'S ONLY APPROVED HAULER, REPUBLIC SERVICES, USING THEIR DEBRIS BOX SERVICE. NO OTHER ENTITY IS AUTHORIZED TO COLLECT AND TRANSPORT MATERIAL GENERATED WITHIN FREMONT. THERE IS AN EXCEPTION FOR DEBRIS BOXES CONTAINING ONLY SEPARATED SOIL, CONCRETE OR ASPHALT.

REQUIRED FOR ALL RESIDENTIAL PROPERTIES AND ARE PROVIDED

RECYCLING AND ORGANICS CARTS. IF SUFFICIENT GARAGE SPACE IS

NOT AVAILABLE, RESIDENTS MUST HAVE UNRESTRICTED ACCESS TO

STORAGE SPACE IS REQUIRED IN THE GARAGE FOR GARBAGE,

THE SAME AMOUNT OF EXTERIOR STORAGE IN THE SIDE OR

EXCLUSIVELY BY REPUBLIC SERVICES.

2. ALTERNATIVE, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOBSITE, USING THEIR OWN EQUIPMENT, VEHICLES, AND EMPLOYEES, AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLE MUST DELIVER THE MATERIAL TO AN APPROVED RECYCLING FACILITY.

3. LOADS OF SEPARATED RECYCLABLE MATERIALS (ONLY SOIL, ASPHAL) OR CONCRETE) CAN NOT CONTAIN MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL BY WEIGHT OR VOLUME.

4. PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE ALL DISPOSAL AND RECYCLING RECEIPTS MUST OFFICIALLY LIST SANTA CLARA AS THE COUNTY OF ORIGIN TO BE COUNTED TOWARD THE DIVERSION REQUIREMENT

Revised for <u>∕¹\</u>comments on 4/16/20 ∴Revised for comments on 9/22/2 _on 11/17/20

11/17/20 DRAWN AT SCALE AS SHOWN

A-0

SITE PLAN 4198 Gion Ave

San Jose, CA 95127

Parcel ID: 601-02-047

VICINITY MAP

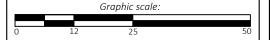
Lot area: 0.20 Acres

Paper Size: 11"x17"





scale 1"=30'



SITE PLAN 4198 Gion Ave

San Jose, CA 95127

Parcel ID: 601-02-047

VICINITY MAP

Lot area: 0.20 Acres

Paper Size: 11"x17"





scale 1"=30'

