

PROJECT GENERAL NOTES: (SEE ALSO STRUCTURAL GENERAL NOTES)

- ALL WORK SHALL CONFORM TO PART 2, 2013 CALIFORNIA BUILDING CODE; PART 2.5, 2013 CALIFORNIA RESIDENTIAL CODE; PART 3, 2013 CALIFORNIA ELECTRICAL CODE; PART 4, 2013 CALIFORNIA MECHANICAL CODE; PART 5, 2013 CALIFORNIA PLUMBING CODE; PART 9, 2013 CALIFORNIA FIRE CODE AND ANY ORDINANCES OF CITY OF SUNNYVALE AND ANY OTHER REGULATORY LOCAL AND STATE AGENCIES WHICH HAVE ANY AUTHORITY OVER ANY PORTION OF THE WORK INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES AND SPECIFICATIONS;
- REGARDLESS OF DIMENSIONS SHOWN, ALL NEW WORK SHALL ALLIGN EXACTLY WITH EXITING WORK WITH RESPECTS TO FLOOR ELEVATIONS, COLUMN, CENTER LINES, WALL FOCES, ETC.;
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PLANS AND AT THE BUILDING SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING;
- THE CONTRACTOR SHALL INSURE THAT ALL WORK IS CARRIED OUT IN A SAFE ENVIRONMENT. IT SHALL BE HIS RESPONSIBILITY TO SEE THAT ALL CONSTRUCTION SAFETY REGULATIONS APPLICABLE ARE OBSERVED;
- THE INSTALLATION OF ALL SPECIFIED MATERIALS INCLUDING THE PREPARATION OF SURFACES, SHALL CONFORM TO THE MATERIAL MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. ALL WORK SHALL BE PERFORMED BY MECHANICS SKILLED IN THE APPLICATION MATERIALS SPECIFIED;
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING WHERE REQUIRED;
- METHODS OF DEMOLITION SHALL BE DEVISED BY THE CONTRACTOR BUT WITHIN THE REQUIREMENTS OF ALL APPLICABLE CODES AND LOCAL ORDINANCES;
- ALL MATERIALS UNLESS NOTED OTHERWISE ARE TO BE NEW;
- DETAILS SHOWN ARE BASED ON DATA TAKEN FROM EXISTING FIELD OBSERVATIONS AND MAY NOT AGREE WITH EXISTING CONSTRUCTION. WHERE A DIFFERENCE OCCURS WORK SHALL BE STOPPED ON THAT AREA IMMEDIATELY AND DESIGNER SHALL BE NOTIFIED;
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT EXISTING OR NEW STRUCTURES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS;
- CONTRACTOR SHALL VERIFY WITH THE OWNER LOCATIONS OF EXISTING UNDERGROUND CABLES, CONDUITS, UTILITY PIPES, ETC. AND SHALL NOT DAMAGE SAME DURING EXCAVATIONS. CONCRETE AND ASPHALT TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A CLEAN STRAIGHT EDGE;
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTING, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE DESIGNER;
- THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE, UNTIL THE STRUCTURE ITSELF (INCLUDING THE ROOF AND FLOOR DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF;
- ALL CONCRETE OR MASONRY RETAINING WALLS SEPARATING EXTERIOR AND INTERIOR SPACES SHALL BE EQUIPPED WITH VAPOR BARRIERS AND PERFORATED DRAINS SURROUNDED BY GRAVEL;
- IN THE EVENT OF DISSIMILAR REQUIREMENTS, THE MOST STRINGENT ONE SHALL APPLY;
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSABILITY FOR ALL BUILT DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN AVOIDED FROM SUCH AN EXAMINATION;
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION WORK;
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK;
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN;
- ALL CLEAR DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT;
- ALL SHOWN DIMENSIONS ARE TO THE FACE OF THE STUD, CONCRETE OR CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED;
- TYPICAL (TYP.) SHALL INDICATE SIMILAR TREATMENT IN ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT;
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES;

CONSTRUCTION HOURS:

NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND RADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE FOLLOWING HOURS EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC HEALTH AND SAFETY, AND THEN ONLY WITH PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL, WHICH APPROVAL SHALL BE GRANTED FOR A PERIOD NOT TO EXCEED THREE DAYS. HOLIDAYS ARE THE FIRST DAY OF JANUARY, THE THIRD MONDAY OF FEBRUARY, THE LAST MONDAY OF MAY, THE FOURTH DAY OF JULY, THE FIRST MONDAY OF SEPTEMBER, THE ELEVENTH DAY OF NOVEMBER, THE FOURTH THURSDAY IN NOVEMBER AND THE TWENTY-FIFTH DAY OF DECEMBER. IF THE FIRST DAY OF JANUARY, THE FOURTH DAY OF JULY, THE ELEVENTH DAY OF NOVEMBER, OR THE TWENTY-FIFTH DAY OF THE DECEMBER FALLS UPON A SUNDAY THE FOLLOWING MONDAY IS A HOLIDAY.

MONDAY THROUGH FRIDAY: 7 AM TO 6 PM
SATURDAYS: 8 AM TO 5 PM
SUNDAYS AND NATIONAL HOLIDAYS: NO ACTIVITY ALLOWED

EXCEPTIONS:

AS DETERMINED BY THE CHIEF BUILDING OFFICAL :

- NO LOUD ENVIRONMENTALLY DISRUPTIVE NOISES, SUCH AS AIR COMPRESSORS WITHOUT MUFFLERS, CONTINUOUSLY RUNNING MOTORS OR GENERATORS, LOUD PLAYING MUSICAL INSTRUMENTS, RADIOS, ETC. WILL BE ALLOWED WHERE SUCH NOISES MAY BE A NUISANCE TO ADJACENT PROPERTIES.
- WHERE EMERGENCY CONDITIONS EXIST, CONSTRUCTION ACTIVITY MAY BE PERMITTED AT ANY HOUR OR DAY OF THE WEEK. SUCH EMERGENCIES SHALL BE COMPLETED AS RAPIDLY AS POSSIBLE TO PREVENT ANY DISRUPTION TO OTHER PROPERTIES.
- WHERE ADDITIONAL CONSTRUCTION ACTIVITY WILL NOT BE A NUISANCE TO SURROUNDING PROPERTIES, BASED ON LOCATION AND TYPE OF CONSTRUCTION, A WAIVER MAY BE GRANTED TO ALLOWED HOURS OF CONSTRUCTION OTHER THAN AS STATED IN THIS SECTION. TO REQUEST A WAIVER, COMPLETE THE FORM.

CODE ANALYSIS

CURRENT CITY OF CUPERTINO ZONING AND BUILDING CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ELECTRIC, MECHANICAL, PLUMBING CODES
2013 CALIFORNIA ENERGY BUILDING STANDARDS
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
2013 CALIFORNIA FIRE CODE

SPECIAL INSPECTION

SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF EPOXY ANCHORS AND WILL BE PERFORMED BY THE ENGINEER OF RECORD.



APN: 198-13-071
ADDRESS: 1222 SUSAN WAY
ZONING DISTRICT: R-0
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: VB
LOT SIZE: 5,800SF

SCOPE OF WORK

GARAGE ADDITION AND REMODEL EXISTING KITCHEN AND FAMILY ROOM.



General Notes

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No.	Revision/Issue	Date

Firm Name

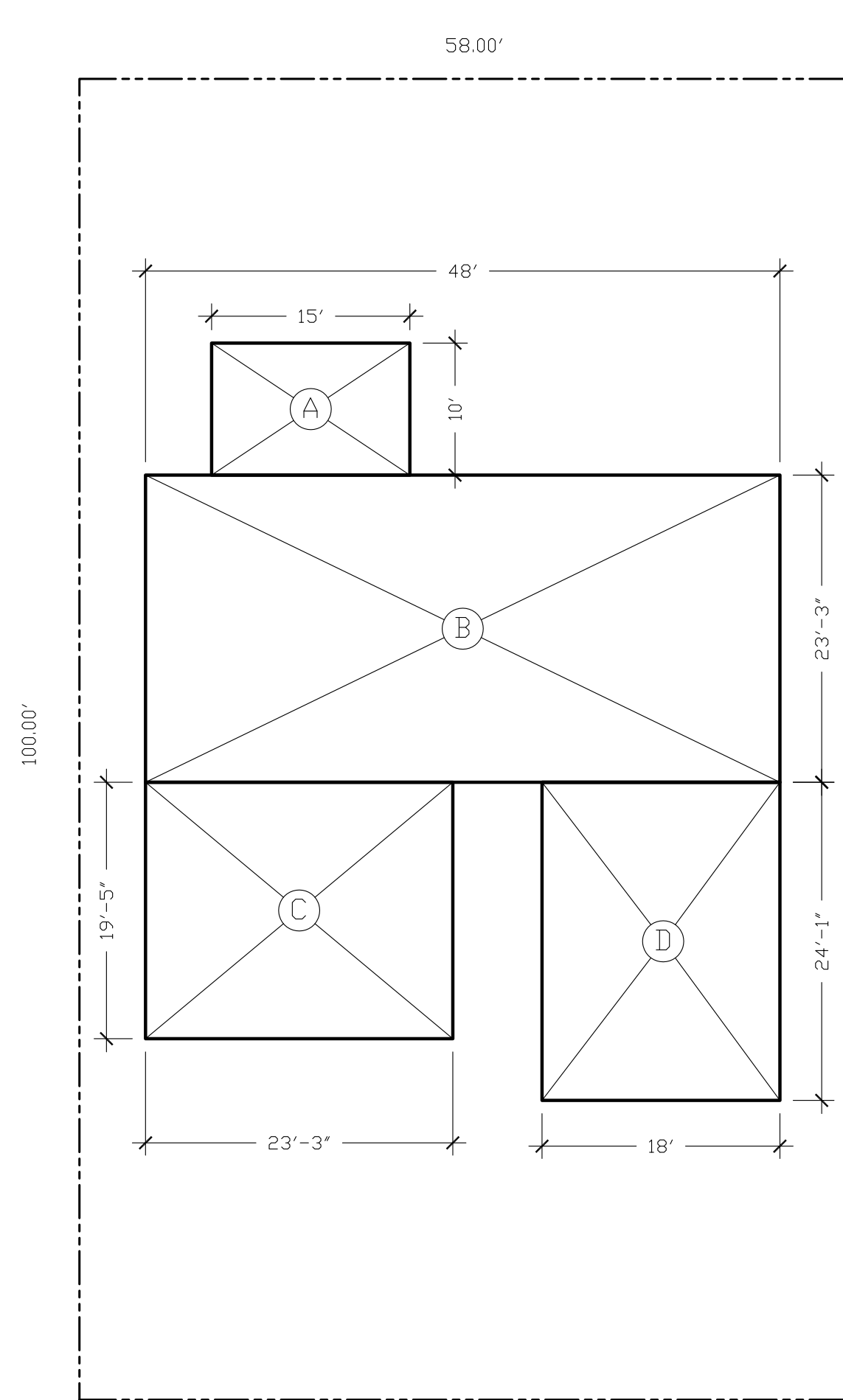
ArchDesign Group
Michael Tsao
2463 Marjorie Ct.
Mountain View, CA 94043
650.676.7882

Project Name and Address

Pietila's Residence

1222 Susan Way
Sunnyvale, CA 94087

Date May 27, 2015	Sheet A1.0
Project	

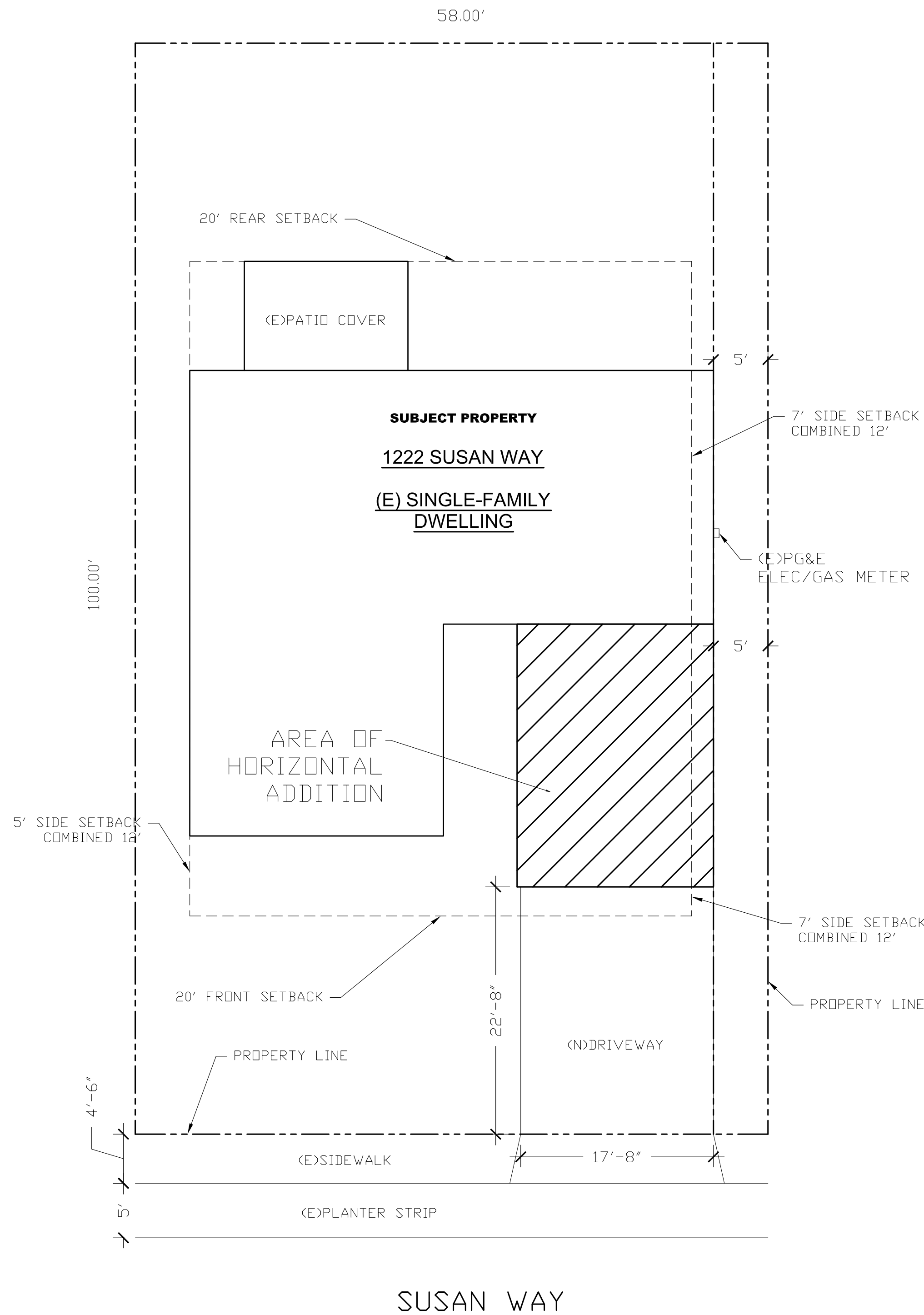


LOT COVERAGE CALCULATION
(INCLUSIVE OF PATIO COVER)

LABEL	DIMENSIONS	AREA
A	15'0" X 10'0"	150.00
B	48'0" X 23'3"	1,116.00
C	23'3" X 19'5"	451.50
D	18'0" X 24'1"	433.00
TOTAL		2,150.50 SF

MAXIMUM ALLOWABLE LOT COVERAGE
= 2,320 SF / 5,800 SF
= 40%

PROPOSED LOT COVERAGE
= 2,150.50 SF / 5,800 SF
= 37.08%



(N) SITE PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
NORTH ROTATED

SITE ANALYSIS:

APN: 198-13-071
ADDRESS: 1222 SUSAN WAY
ZONING DISTRICT: R-0
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: VB
LOT SIZE: 5,800SF

MINIMUM REQUIREMENTS

FRONT SETBACK MINIMUM: 20 FT
SIDE SETBACK: 12 FT COMBINED (20% OF 58' LOT WIDTH)
REAR SETBACK MINIMUM: 20 FT
HEIGHT: 30 FT
LOT COVERAGE/2-STORY = 2,320 SF (40% OF 5,800 SF)
FLOOR AREA RATION (FAR) = 2,610 SF (45% OF 5,800 SF)

EXISTING

GARAGE AREA = 0 SF
LIVING AREA = 1ST FLOOR + 2ND FLOOR = 1573 + 603 = 2,176 SF
GROSS FLOOR AREA = 2,176 SF
LOT COVERAGE/2-STORY = 1,717.50 SF = 29.61%
EXISTING FAR = 2,176 SF / 5,800 SF = 37.52%

PROPOSED

NEW GARAGE AREA = 406 SF
NEW LIVING AREA = LIVING AREA + ADDITION
= 2,176 + 27
= 2,203 SF
NEW GROSS FLOOR AREA = NEW LIVING AREA + NEW GARAGE
= 2,203 + 406
= 2,609 SF
NEW LOT COVERAGE/2-STORY = EXISTING LOT COVERAGE + ADDITION + NEW GARAGE
= 1,717.50 + 27+ 406
= 2,150.50
= 37.08%
NEW FAR = 2,609 SF / 5,800 SF = 44.98%



General Notes

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ArchDesign Group
Michael Tsao
2463 Marjorie Ct.
Mountain View, CA 94043
650.676.7882

Project Name and Address

Pietila's Residence
1222 Susan Way
Sunnyvale, CA 94087

Date May 27, 2015	Sheet A2.0
Project	

SITE ANALYSIS:

APN: 198-13-071
ADDRESS: 1222 SUSAN WAY
ZONING DISTRICT: R-0
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: VB
LOT SIZE: 5,800SF

MINIMUM REQUIREMENTS

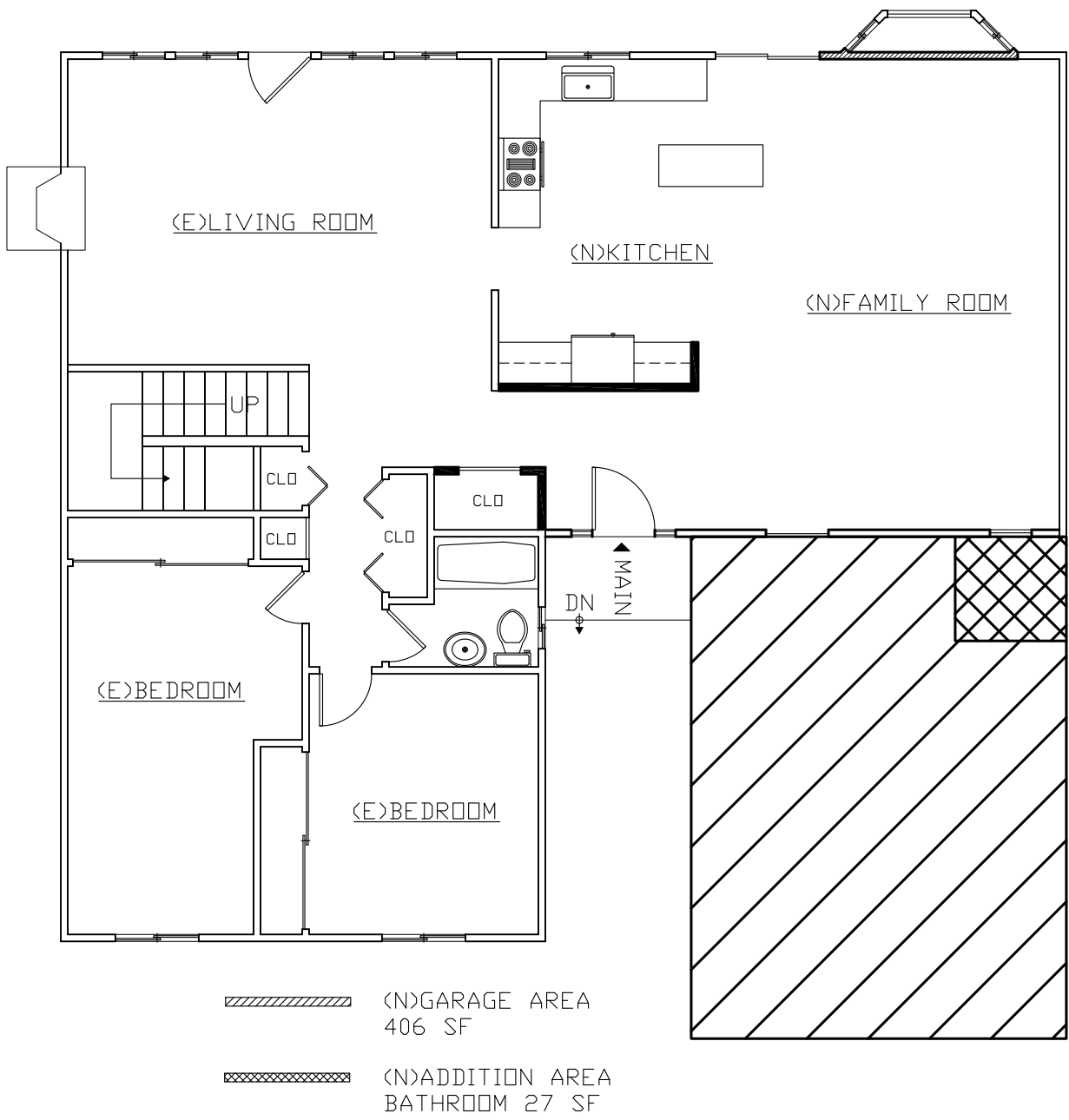
FRONT SETBACK MINIMUM: 20 FT
SIDE SETBACK: 12 FT COMBINED (20% OF 58' LOT WIDTH)
REAR SETBACK MINIMUM: 20 FT
HEIGHT: 30 FT
LOT COVERAGE/2-STORY = 2,320 SF (40% OF 5,800 SF)
FLOOR AREA RATION (FAR) = 2,610 SF (45% OF 5,800 SF)

EXISTING

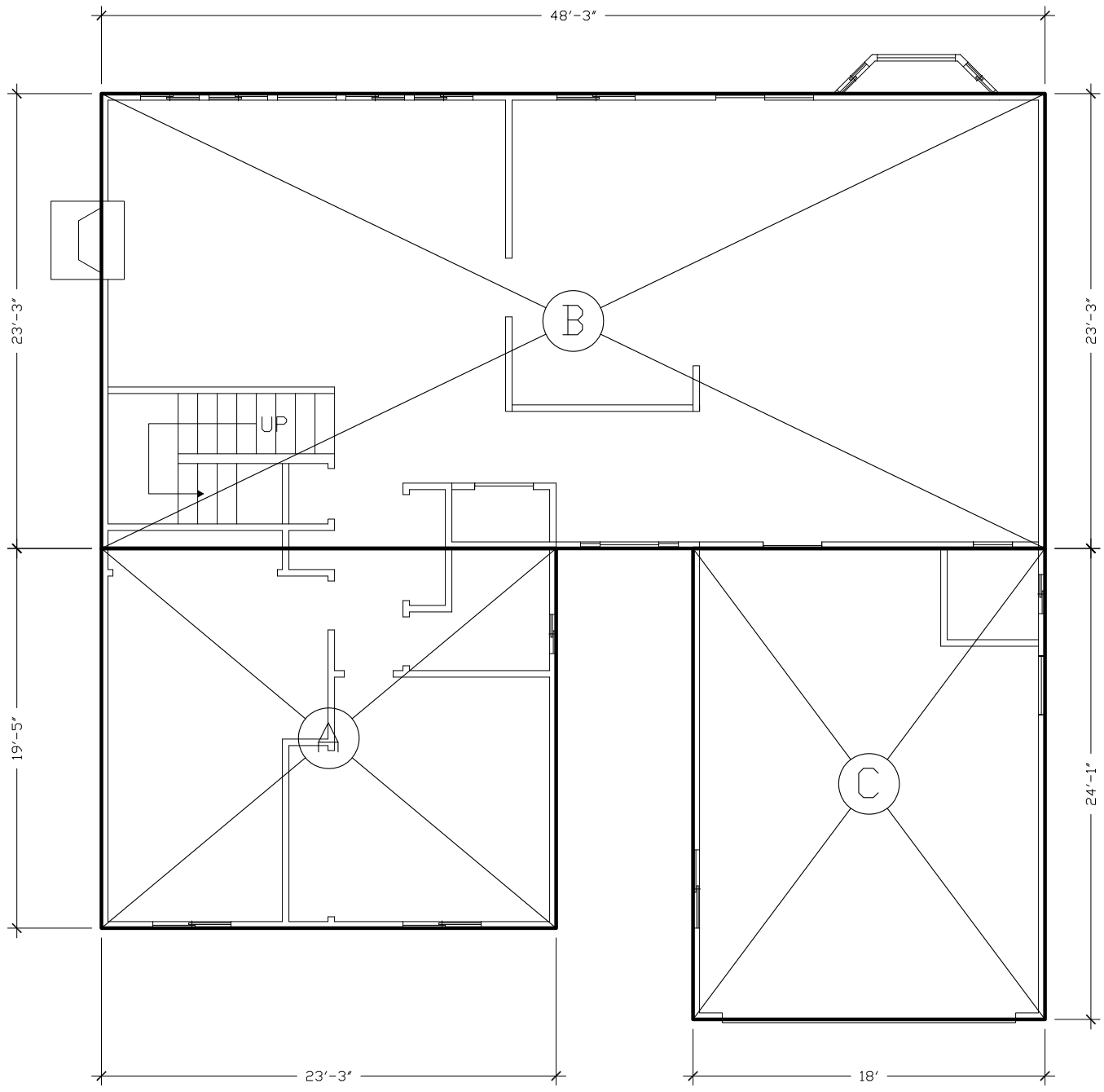
GARAGE AREA = 0 SF
LIVING AREA = 1ST FLOOR + 2ND FLOOR = 1573 + 603 = 2,176 SF
GROSS FLOOR AREA = 2,176 SF
LOT COVERAGE/2-STORY = 1,717.50 SF = 29.61%
EXISTING FAR = 2,176 SF / 5,800 SF = 37.52%

PROPOSED

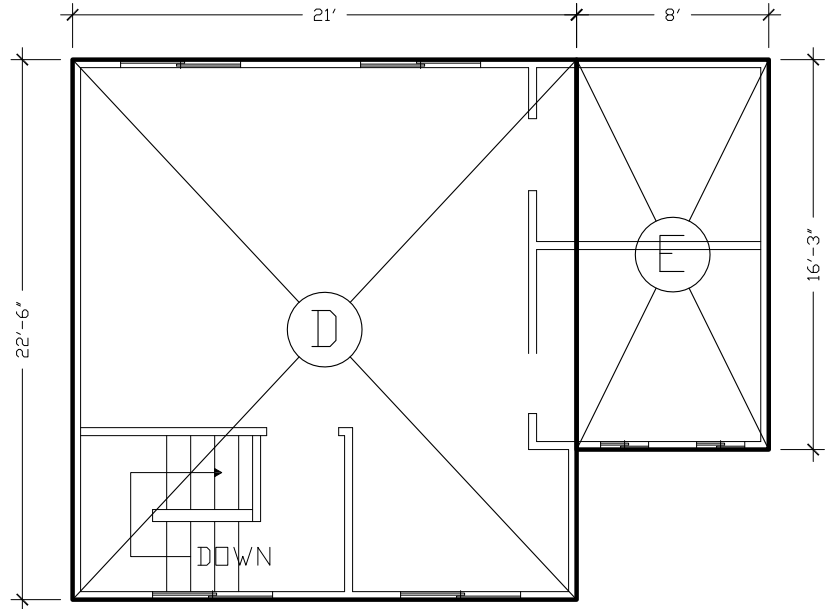
NEW GARAGE AREA = 406 SF
NEW LIVING AREA = LIVING AREA + ADDITION
= 2,176 + 27
= 2,203 SF
NEW GROSS FLOOR AREA = NEW LIVING AREA + NEW GARAGE
= 2,203 + 406
= 2,609 SF
NEW LOT COVERAGE/2-STORY = EXISTING LOT COVERAGE + ADDITION + NEW GARAGE
= 1,717.50 + 27+ 406
= 2,150.50
= 37.08%
NEW FAR = 2,609 SF / 5,800 SF = 44.98%



AREA CALCULATION



FIRST FLOOR



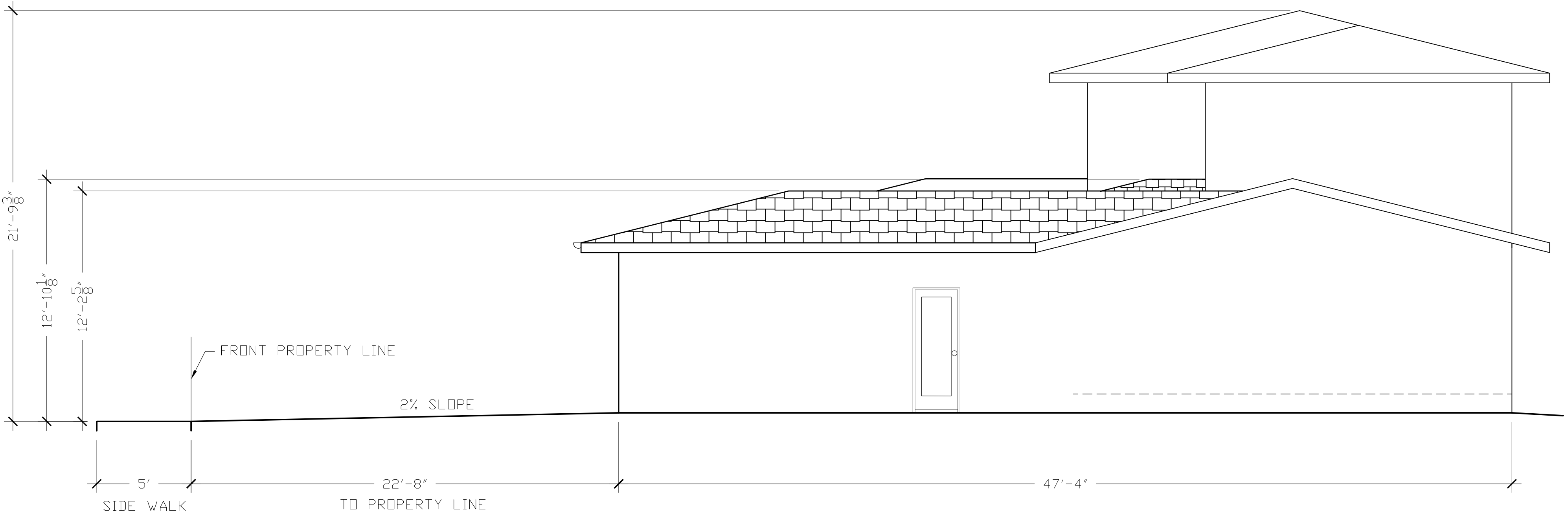
SECOND FLOOR

PROPOSED BUILDING F.A.R. DIAGRAM

FLOOR AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	23'3" X 19'5"	451.50
B	48'3" X 23'3"	1,121.50
C	18'0" X 24'1"	433.50
D	21'0" X 22'6"	472.50
E	8'0" X 16'3"	130.00

TOTAL: 2,609.00 SF



ELEVATION HEIGHTS FROM TOP OF CURB

SCALE: 1/4" = 1'-0"



General Notes

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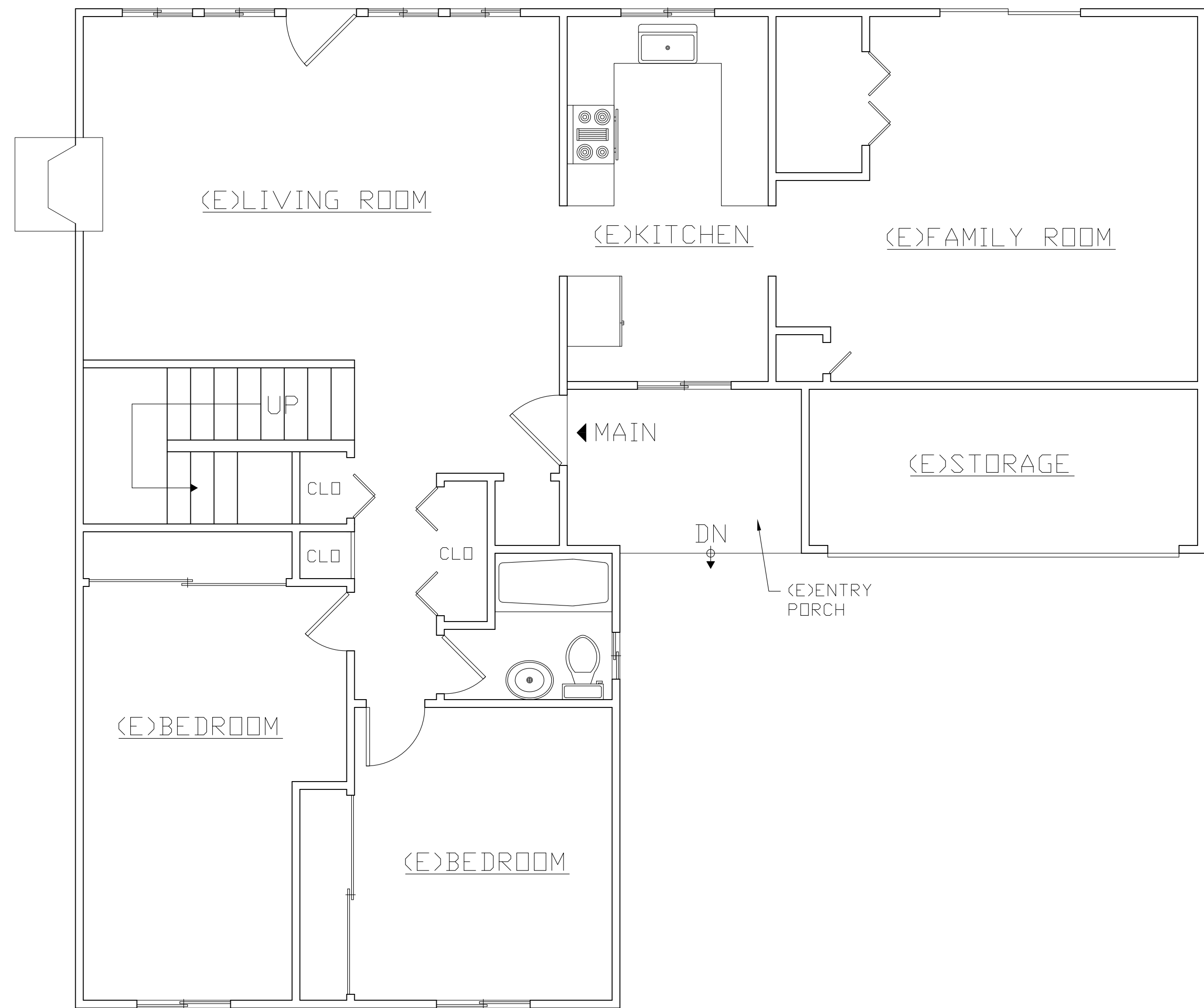
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2463 Marjorie Ct.
Mountain View, CA 94043
650.676.7882

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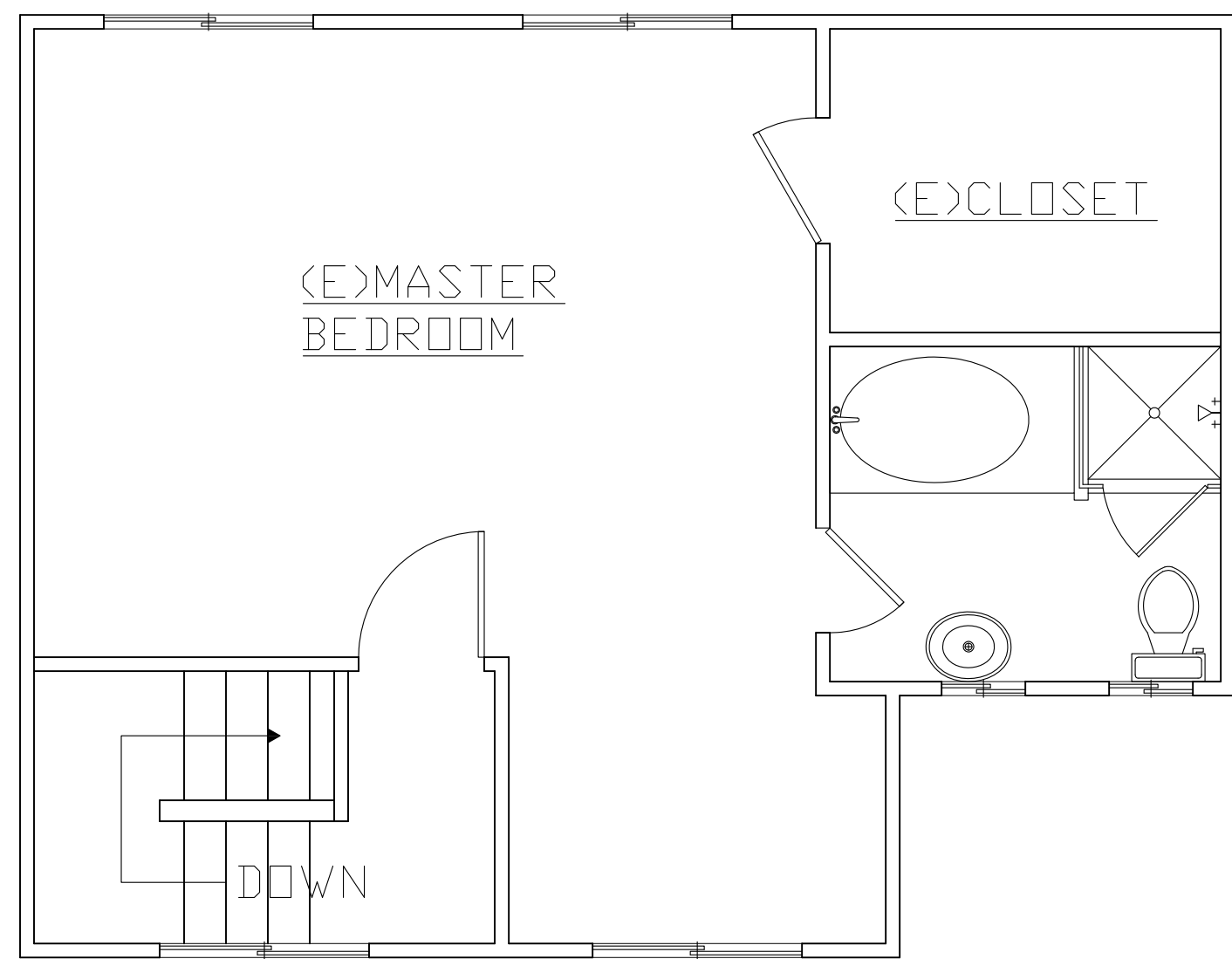
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Project	



(E) FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



(E) SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

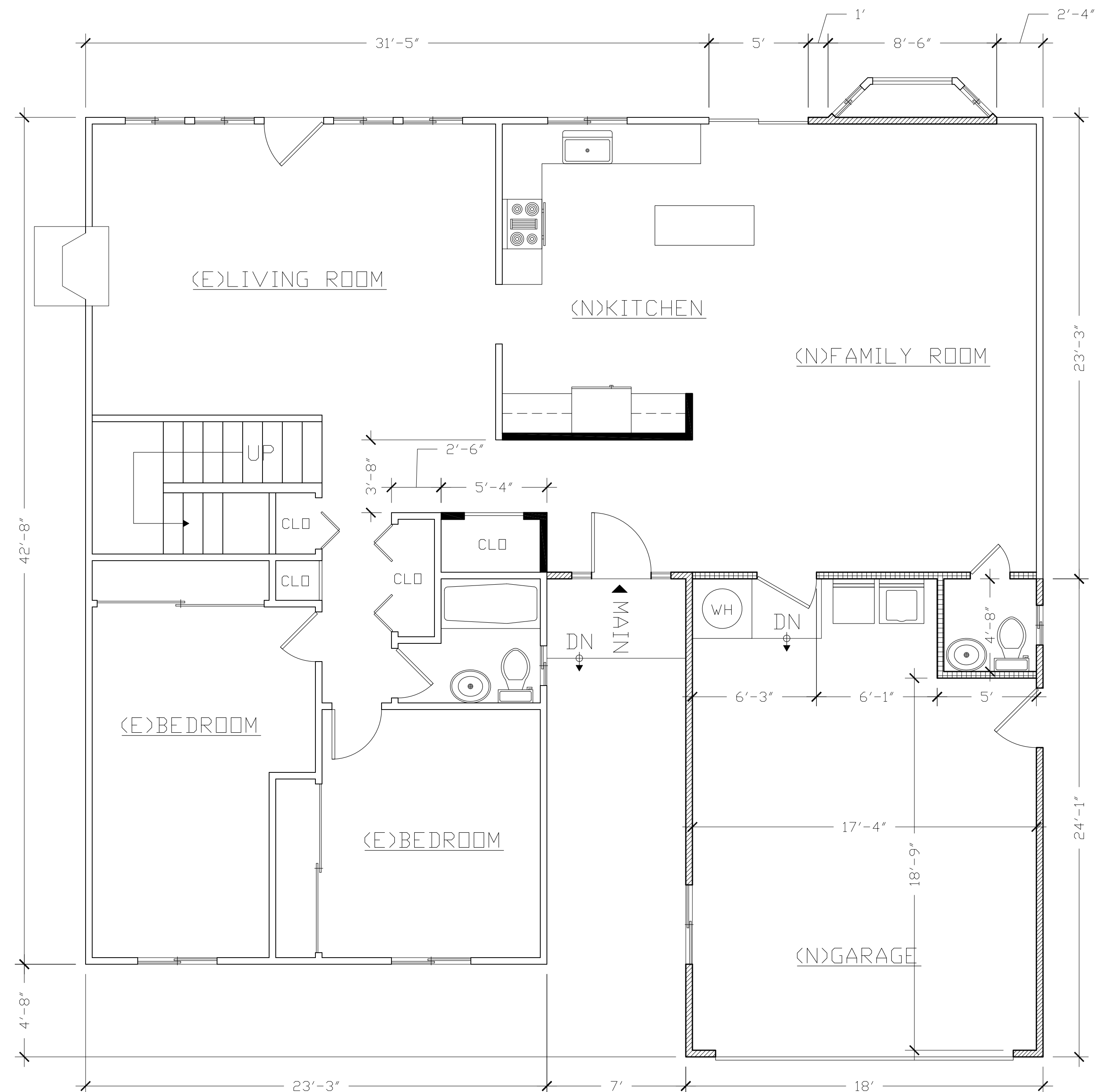
- (E) WALLS
- (N) WALLS
- (N) WALLS W/R13 BATT. INSULATION
- (N) WALLS W/1-HOUR FIRE RESISTANCE RATING AND WITH R13 BATT. INSULATION

ALL (N) WALLS ARE 2X4, U.O.N.

GARAGE NOTES:

MINIMUM TWO-CAR GARAGE SIZE REQUIREMENTS
400 SQ. FT. AND MINIMUM INTERIOR DIMENSIONS OF 17' (W) AND 18' (D).

PROPOSED NEW TWO-CAR GARAGE
406 SQ. FT. WITH WIDTH OF 17'4" AND DEPTH OF 18'9".



(N) FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



General Notes

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ArchDesign Group
Michael Tsao
2463 Marjorie Ct.
Mountain View, CA 94043
650.676.7882

Project Name and Address

Pietila's Residence
1222 Susan Way
Sunnyvale, CA 94087

Date May 27, 2015	Sheet A3.0
Project	

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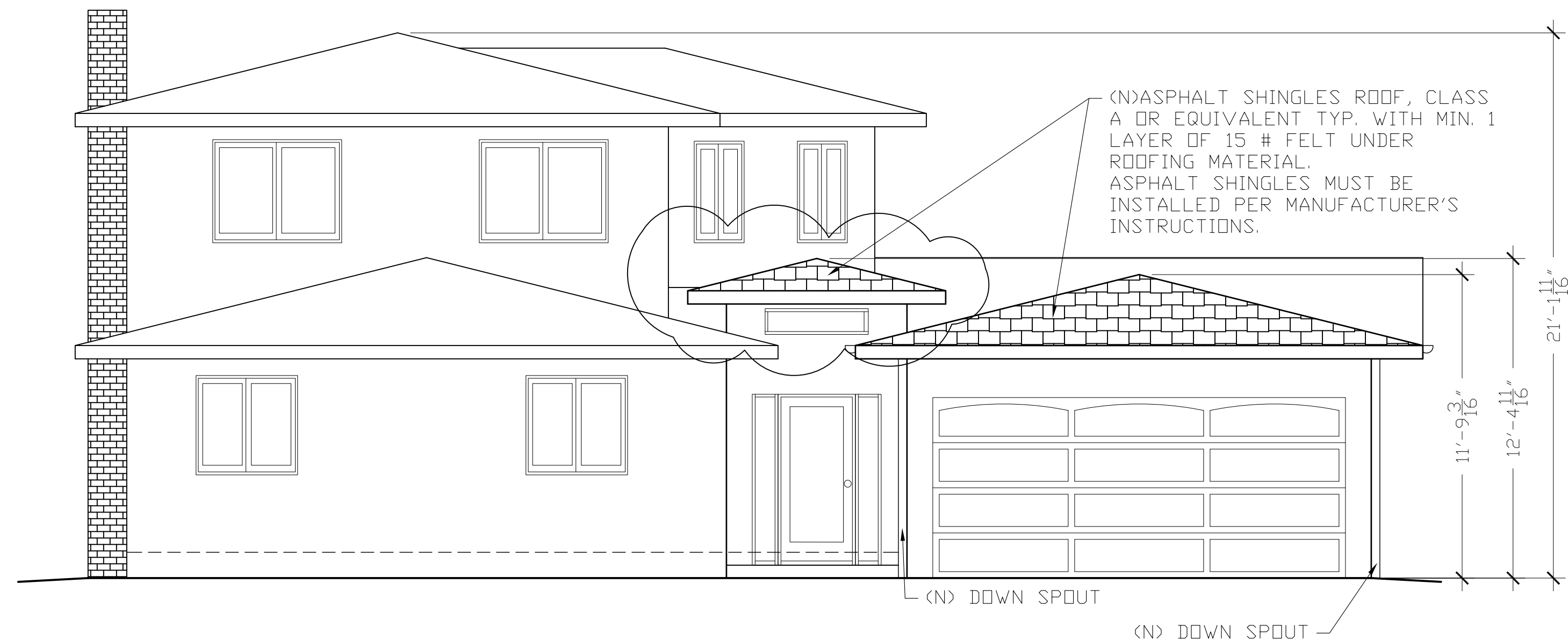
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ArchDesign Group
Michael Tsao
2463 Marjorie Ct.
Mountain View, CA 94043
650.676.7882

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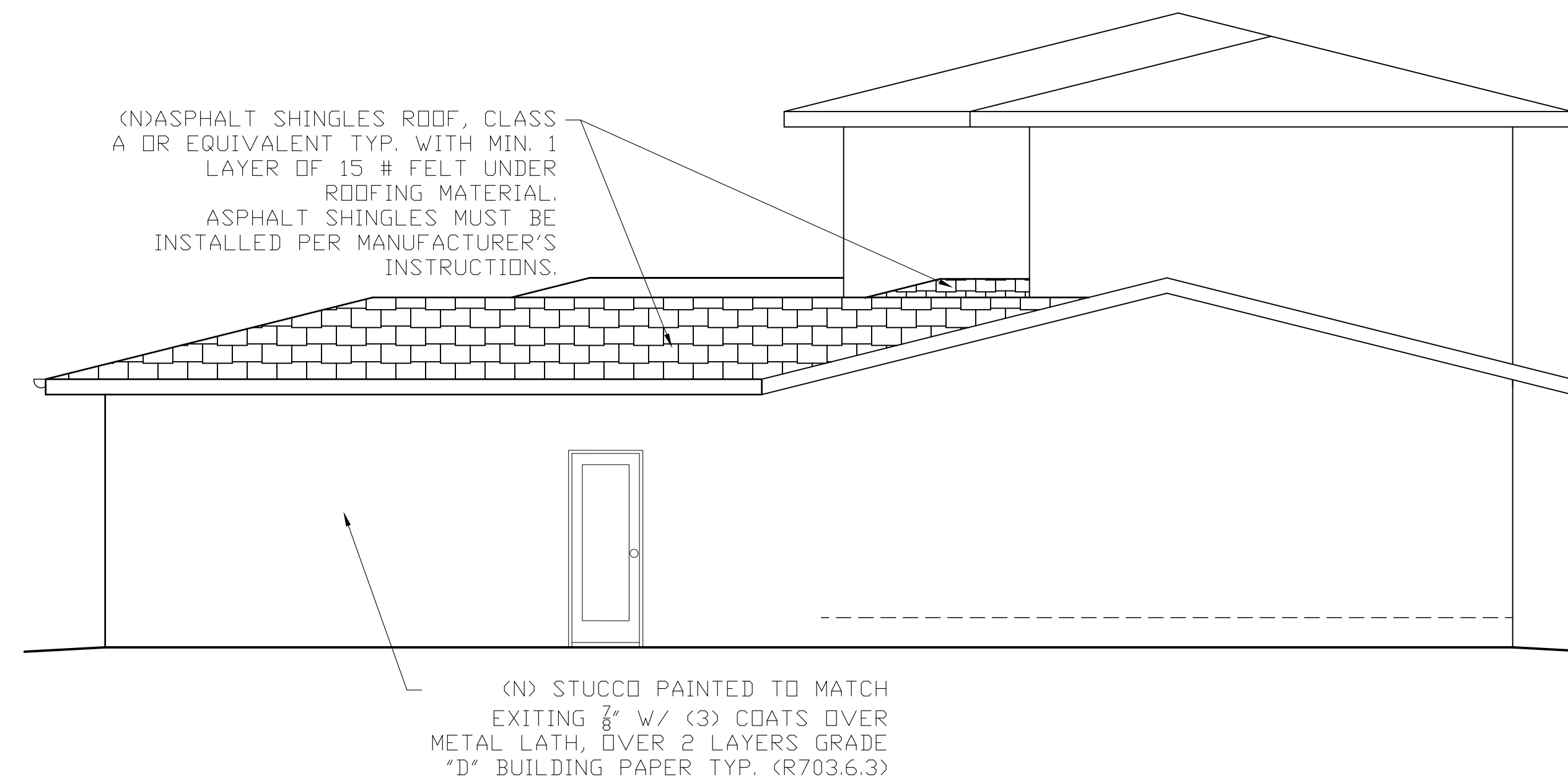
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Date May 27, 2015	Sheet A4.0
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(N) FRONT ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$



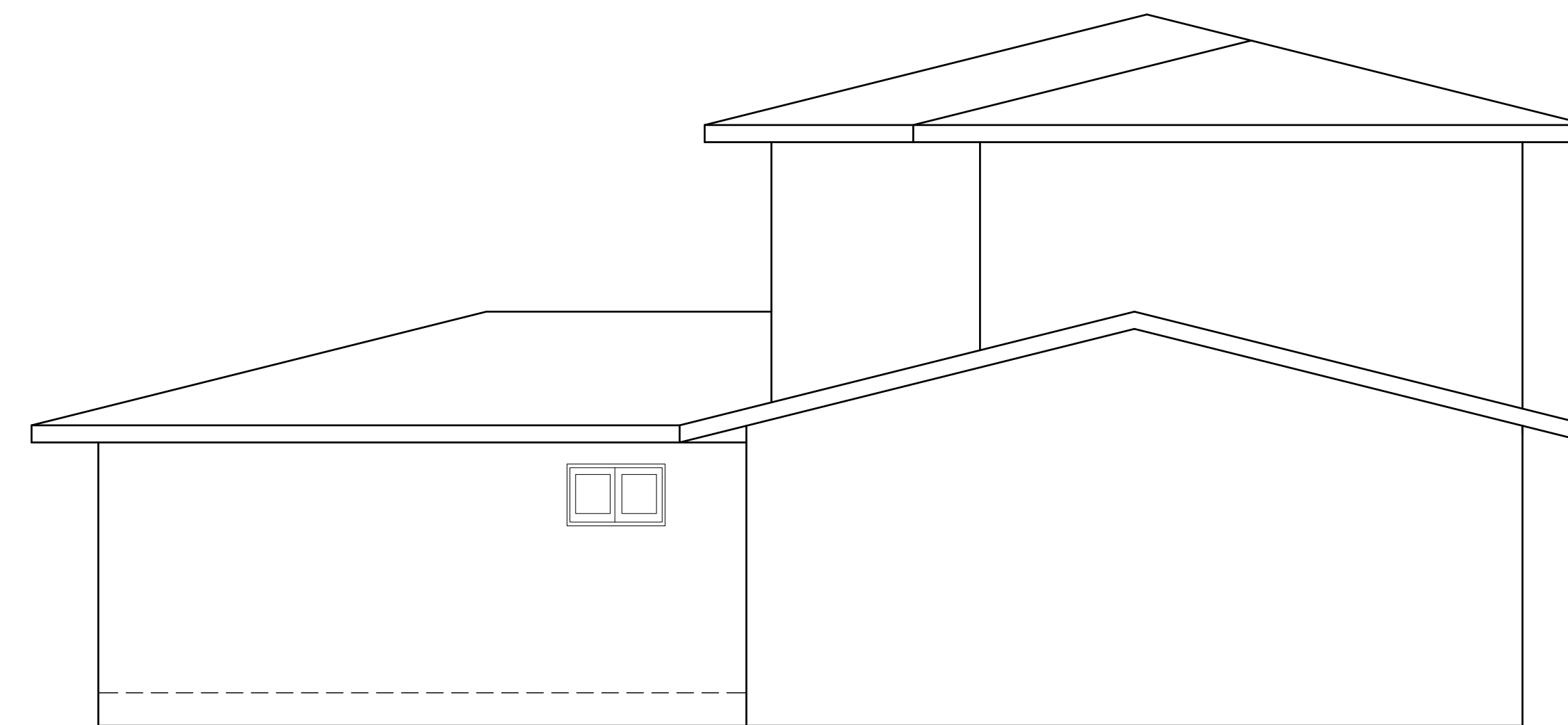
(N) RIGHT ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$



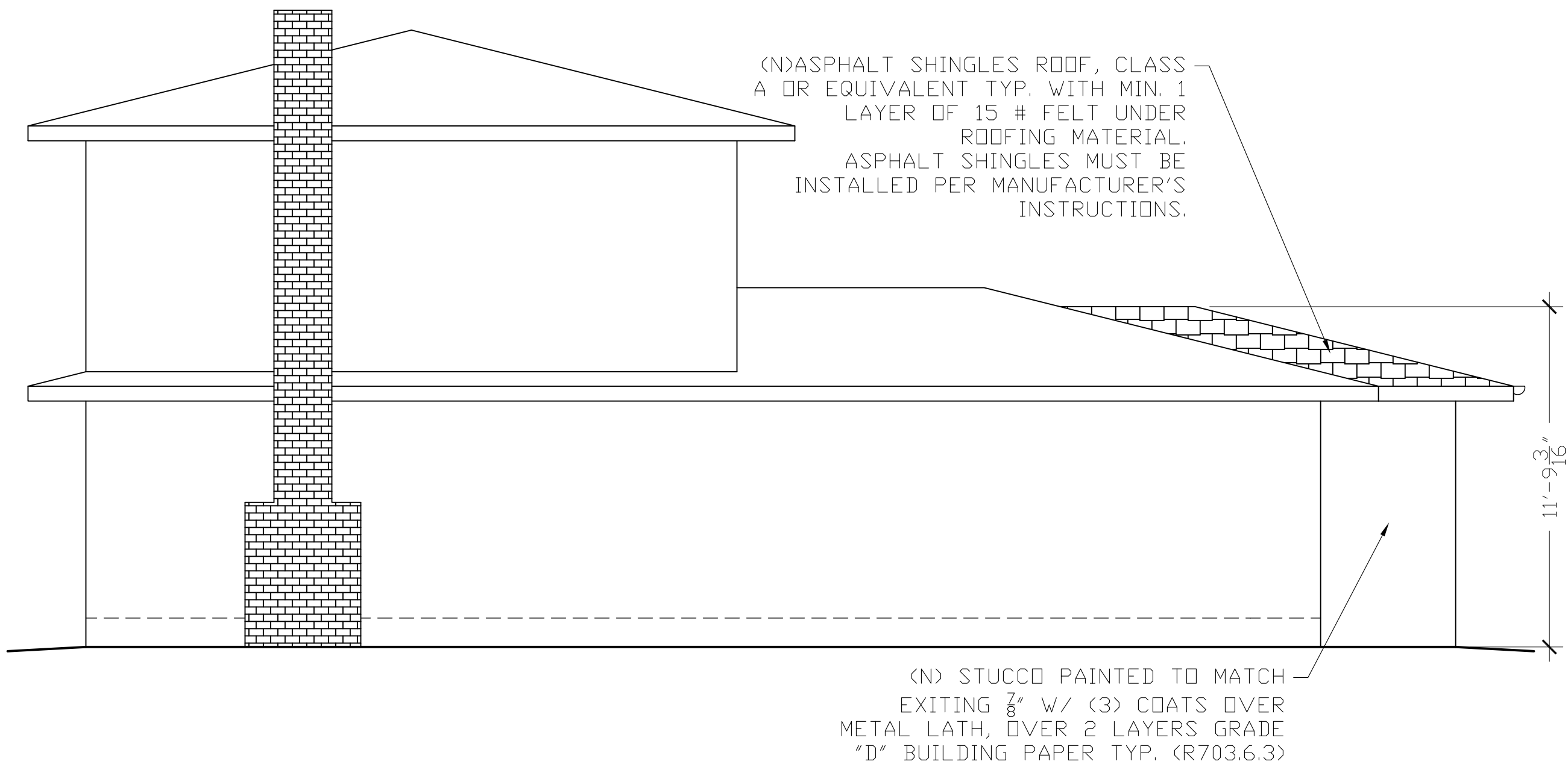
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SCALE: $\frac{1}{4}'' = 1'-0''$

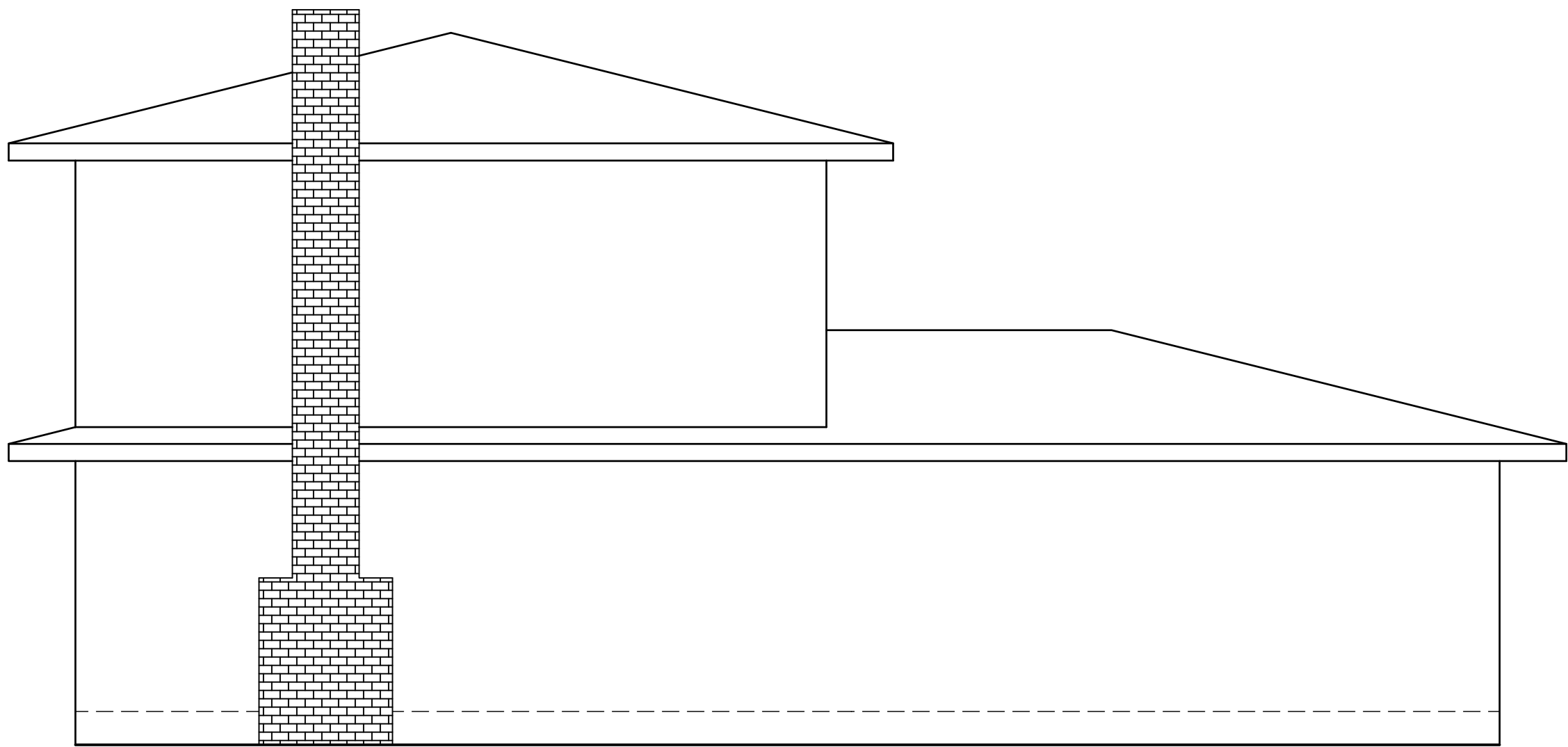


(E) RIGHT ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$



(N)LEFT ELEVATION
SCALE: 1/4" = 1'-0"



(E)LEFT ELEVATION
SCALE: 1/4" = 1'-0"



(N)REAR ELEVATION
SCALE: 1/4" = 1'-0"



(E)REAR ELEVATION
SCALE: 1/4" = 1'-0"



General Notes

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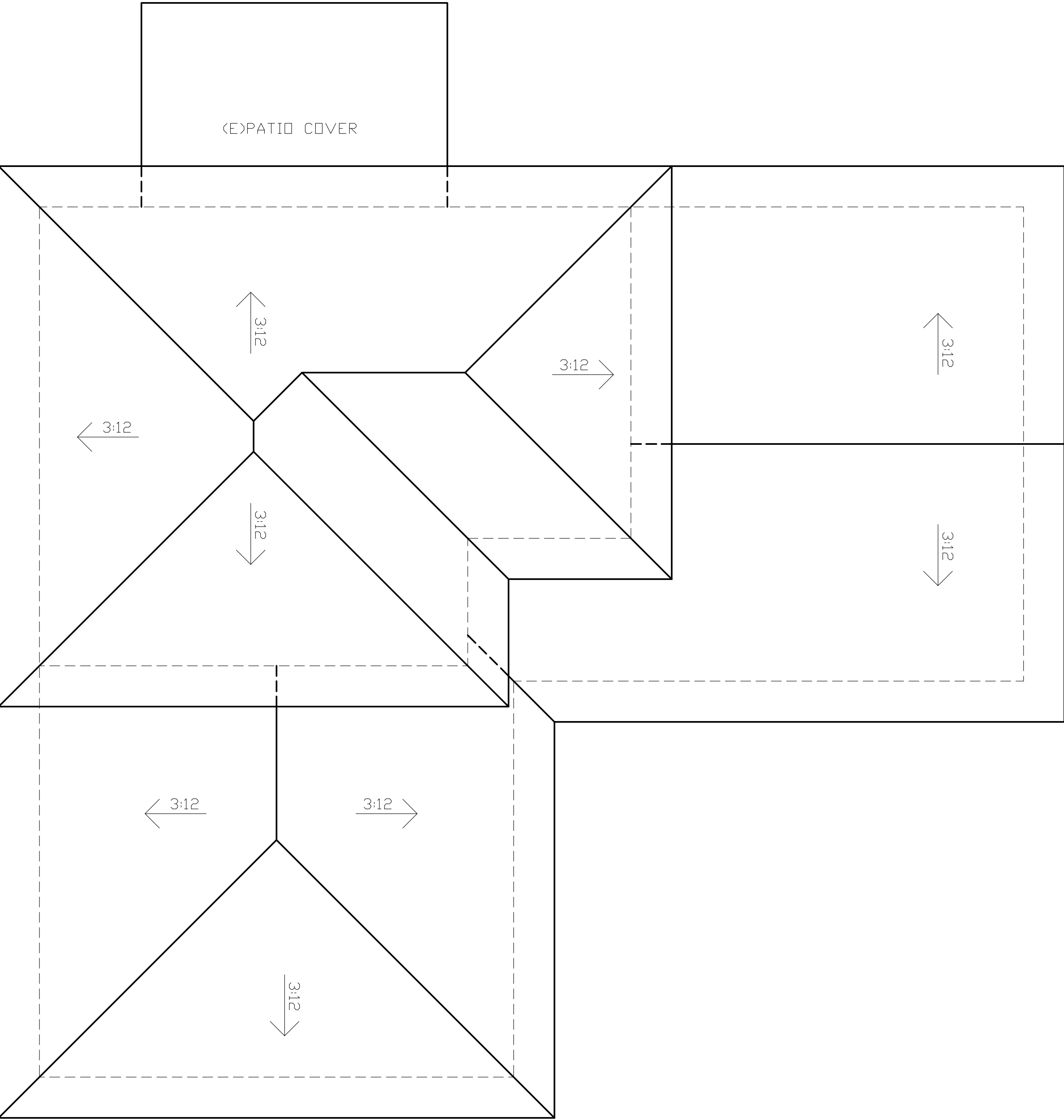
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ArchDesign Group
Michael Tsao
2463 Marjorie Ct.
Mountain View, CA 94043
650.676.7882

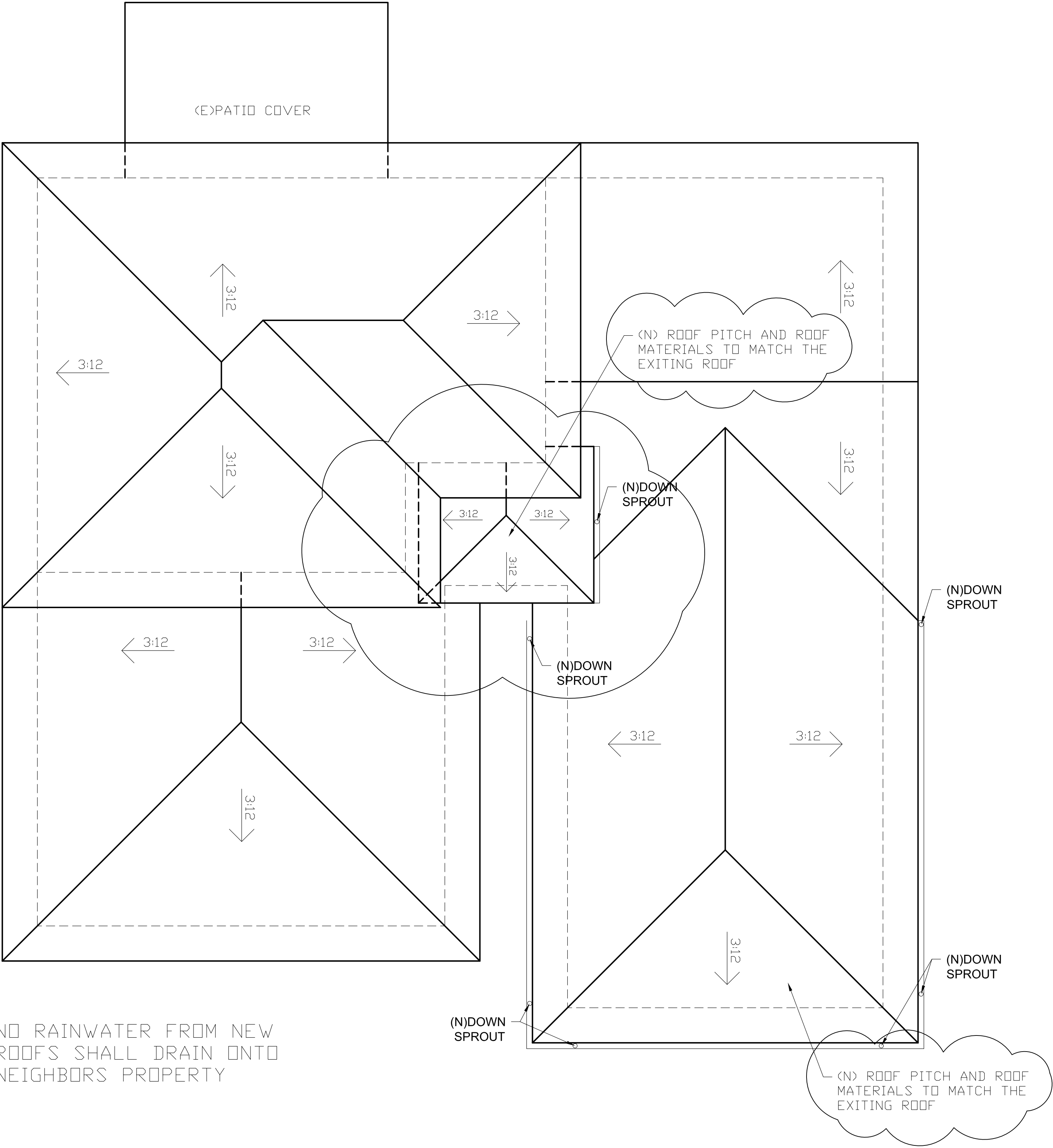
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Sunnyvale, CA 94087

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(E)ROOF PLAN
SCALE: 1/4"= 1'-0"



(N)ROOF PLAN
SCALE: 1/4"= 1'-0"



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