

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

DATE	REVISION	DATE	REVISION
6-20-16	PROGRESS SET		

MAC

DESIGN

510.400.4133 OFFICE  
408.394.8664 CELL  
510.742.9514 FAX

PROPOSED HOUSE ADDITION TO:  
**BRIAN AND HENRIETTE VIERRA RESIDENCE**  
1454 HAMPTON DRIVE  
SUNNYVALE, CALIFORNIA 94087

PROJECT SCOPE	SITE DATA	PROJECT DIRECTORY
		<div>OWNER: TIM &amp; CARY/ BRIAN &amp; HENRIETTE VIERRA 1454 HAMPTON DRIVE SUNNYVALE, CALIFORNIA 94087</div> <div>DESIGNER: MAC DESIGN - MOLLYANNE SHERMAN CID, CKD, CBD, CGBP, CAPS 48860 MILMONT DRIVE, SUITE 101C FREMONT, CALIFORNIA 94538 TEL.: (510) 400-4133 E-MAIL: info@macdesignstudio.com</div> <div>STRUCTURAL ENGINEER: ELEMENT STRUCTURAL ENGINEERS, INC. 39615 CEDAR BLVD., SUITE 245C NEWARK, CALIFORNIA 94560 TEL.: (510) 513-1551 E-FAX: (913) 424-0663</div> <div>GENERAL CONTRACTOR: MCKINNON CONSTRUCTION 711 SOUTH L STREET LIVERMORE, CALIFORNIA 94550 CONTRACTOR LICENSE #434934</div>
GENERAL NOTES	BATHROOM REQUIREMENTS	PROJECT DATA
<div>1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PERFORMING ANY WORK.</div> <div>2. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS OF PROPERTY BOUNDARIES FOR THE SITE AND VERIFY ALL SETBACK AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE FURTHER COMMENCEMENT OF WORK.</div> <div>3. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER AND BE RESPONSIBLE FOR CORRECTING ERRORS OR OMISSIONS IN THE DRAWINGS WHEN PERFORMING THE WORK.</div> <div>4. NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS AND THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL CONSTRUCTION DEFICIENCIES.</div> <div>5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER AND SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.</div> <div>6. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS AND OTHER ASSOCIATED MATERIALS FROM THE STRUCTURE AND THE SITE.</div> <div>7. THE PROJECT SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM RUBBISH AND ACCUMULATIONS OF WASTE.</div> <div>8. ALL UNDERGROUND UTILITIES AND SERVICES TO BE VERIFIED PRIOR TO ANY EXCAVATION.</div> <div>9. THESE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.</div> <div>10. PROVIDE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS AND SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2".</div> <div>11. INSTALL ALL FIXTURES PER MANUFACTURER'S SPECIFICATIONS.</div> <div>12. NEW WINDOWS TO HAVE A MAX. GLAZING U-FACTOR OF 0.34 AND A MAX. SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.34 OR AS INDICATED PER TITLE-24 REPORT.</div> <div>13. EXTERIOR WINDOWS SHALL BE TESTED IN ACCORDANCE WITH ASTM E830.</div> <div>14. ALL WEATHERSTRIPPING, CAULKING AND THE SEALING OF EXTERIOR DOORS, WINDOWS AND BUILDING ENVELOPE SHALL BE AS REQUIRED BY C.E.C.</div> <div>15. DESIGN ELEMENTS USED IN ADDITIONS TO EXISTING BUILDINGS, INCLUDING BUT NOT LIMITED TO EXTERIOR MATERIALS, COLORS, WINDOWS, RAILINGS, PORCHES, AND DECORATIVE ELEMENTS, SHALL BE DESIGNED IN A MANNER WHICH IS SUBSTANTIALLY AND COMPATIBLE WITH THE DESIGN ELEMENTS OF THE EXISTING BUILDING.</div> <div>16. ALL INTERIOR DIMENSIONS SHALL BE VERIFIED BY PRODUCT SUPPLIER.</div>	<div>• PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.</div> <div>• ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT (CEC 210.8).</div> <div>• A MINIMUM OF ONE HIGH EFFICACY LUMINARIES SHALL BE INSTALLED IN EACH BATHROOM; AND ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.</div> <div>• EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT SHALL BE INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECT CIRCUIT BASE ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(0)).</div> <div>• EXHAUST FAN AND LIGHTING SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINE AND 3' FROM OPENINGS INTO A BUILDING. (CMC 504.5) EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. (CEC 210) UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.</div> <div>• EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED.(CA ENERGY EFFICIENCY STANDARDS SECTION 150).</div> <div>• SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22" CLEARANCE (GPC 408.5) SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30' CIRCLE. (GPC 408.6).</div> <div>• WATER CLOSETS (MAXIMUM 1.28 GPM) SHALL BE CLEAR 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT.</div> <div>• SHOWER HEADS (MAXIMUM 2.0 GPM) &amp; FAUCET ( MAXIMUM 1.5 GPM) (GPC 403.0).</div> <div>• BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED ON THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. (GPC 408.3).</div>	<div>A.P.N.: 313-13-021 ZONING: R-O SINGLE FAMILY RESIDENTIAL (LOW DENSITY) OCCUPANCY GROUP: R-3U TYPE OF CONSTRUCTION: V-B NUMBER OF FLOORS: 1 LOT AREA: 7,068 SQ. FT. MAX. LOT COVERAGE: 45% x 7,068 = 3,181 SQ. FT. MAX. FLOOR AREA RATIO (F.A.R.): 45% x 7,068 = 3,181 SQ. FT.</div>
GENERAL NOTES	ADOPTED CODES	CITY APPROVAL
	<div>• 2013 CALIFORNIA BUILDING CODE</div> <div>• 2013 CALIFORNIA RESIDENTIAL CODE</div> <div>• 2013 CALIFORNIA MECHANICAL CODE</div> <div>• 2013 CALIFORNIA PLUMBING CODE</div> <div>• 2013 CALIFORNIA ELECTRICAL CODE</div> <div>• 2013 CALIFORNIA GREEN BUILDING CODE</div> <div>• 2013 CALIFORNIA FIRE CODE</div> <div>• 2013 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS</div> <div>• 2013 BUILDING ENERGY EFFICIENCY STANDARDS</div> <div>• CITY OF SUNNYVALE ZONING AND MUNICIPAL CODE</div>	<div>DEFERRED SUBMITTAL</div> <div>1. THE AUTOMATIC FIRE SPRINKLER SYSTEM IS DEFERRED SUBMITTAL. A SEPARATE PERMIT IS REQUIRED PRIOR TO WORK ON ANY FIRE PROTECTION SYSTEM OR COMPONENTS.</div>





