

General Notes			Mechanical Electrical and Plumbing Notes		
Work Included Scope of Work to be provided shall include all material and labor necessary to provide a complete and functional product, whether as depicted on the Documents, unless specifically noted otherwise.			1. All work shall conform to all local codes and other applicable ordinances including, but not limited to the California Plumbing Code (2013 edition) California Mechanical Code (2013 Edition), California Electrical Code (2013 Edition), California Building Code (2013 Edition) and Title 24 Standards (2013 Edition).		
the intent of these documents is to provide necessary information for a complete and functional project, whether or not such information is expressly shown, it shall be inferred that the Contractor will provide all material and labor required for a complete and functional project, unless specifically noted otherwise.			Mechanical 1. Mechanical Contractor is responsible for selecting furnace(s) as well as duct sizing and system balancing. Minimum efficiencies for the HVAC system shall be as noted on the Title 24 Documentation prepared for this project. Please review the Title 24 Compliance for any HERS required measures and include them in the scope of your work. If required, scope of work shall include retaining a qualified HERS inspector to verify that the works complies with the requirements. 2. Exhaust fans shall connect directly with the outside air and shall be capable of a minimum of 5 air changes per hour and shall be equipped with a back draft damper. Termination shall be a minimum of three feet away from any operable doors/windows/skylights or fixed attic vents per CMC Section 504.5 3. Provide a Carbon Monoxide detector in hallway adjacent to Bedrooms (on each level, if applicable). 4. All appliances/equipment shall be registered and labeled indicating energy usage and efficient per CEC requirements. 5. Provide and install all grills, registers, and ductwork with dampers. Balance to provide uniform distributoun. Insulate per CMC 2013 Edition. 6. Provide back draft dampers and weather louvers at exhaust ducting and outlets. 7. Dryer vent (if applicable) shall be smooth metal extending to the outside with a back draft damper. Exhaust length and termination shall be in accordance with the CMC, 2013 Edition. 8. Provide combustion air ro the water heater and furnace(s) per CMC and CPC (2013 Editions) 9. All work shall conform to the following industry standards: California Code of Regulations Title 24 2013 Standards American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE)		
Permit The Plan Check Fee (if any) has already been paid by the Owner. School Fees (if applicable) will be paid for directly by the Owner. The permit will be taken out in the Contractor's license. Contractor is to provide proof of Workman's Compensation Insurance to both the Owner and the Building Department. Contrator to obtain adn pay for all other permit costs.			Electrical 1. Provide and install ground fault circuits and grounding at all outlets, switches, motors etc in kitchen, garage, and baths (within the area of work) per CEC 2013 Edition. 2. Verify with Owner the style and finish of all new electrical outlets, switches, and other misc trim . At remodels, renovations, and additions, assume that all new switches outlets etc will match existing, however, verify with Owner prior to ordering materials. 3. All wire within the home to be copper, 12 gauge for 20 amp circuits and 14 gauge for 15 amp circuits. 4. Electrical sub contractor shall arrange a "walk thru" with the Owner (s) a minimum of 72 hours prior to beginning rough in. Purpose is to verify the exact location of all lights, switches outlets etc. 5. provide and/or upgrade power service , meters, panels, sub panels, feeds and other wiring as required by code to meet the requirements of the work. Contractor to pull separate permit for upgrade of Electrical Main Panel (if required) and shall coordinate with the appropriate jurisdictions for al inspections. Power shall be shut off by appropriate jurisdiction and shall be turned back on only after appropriate inspections and approvals. 6. Receptacle outlets shall be installed in all have-bitable rooms such that any point along a wall shall be within six (6) feet of an outlet. Any point along a kitchen counter shall be within 24 inches of an outlet.Any outlet within six feet of a sink! shall be on a GFI circuit. Receptacle outlets installed in new rooms and existing rooms being rewired (other than bathrooms and kitchens) shall be on Arc Fault Interrupter (AFCI). 7. All smoke detectors installed shall be interconnected and shall be 100 volt hard wired with battery backup. See Floor Plan for locations. 8. Exterior Lights (if indicated on the plans)shall be marked for "wet use"per CEC, 2013 Edition. 9. Closet lights (if indicated on the plans)shall be installed per CEC 2013 Edition. 10. Exhaust fans with integral lighting shall be switched separately. 11. Recessed lighting in tub/shower or shower compartments shall be "wet listed"type if subject to spray. 12. Provide a separate 20 amp branch circuit serving the required bathroom outlet(s) per CEC Section 210.11 (C)(3). Note that this circuit cannot supply any other receptacles in the bathroom such as lights, fans etc. unless a separate circuit is provided for each bathroom. 13. Provide a minimum of two separate 20-amp small appliance branch circuits serving the kitchen counter outlets per the CEC (2013 Edition). 14. Provide a 20 amp branch circuit serving the laundry roomoutlets per the CEC , 2013 Edition. 15. All work shall conform with the following industry standards California Code of Regulations Titel 24 2013 Standards National Electrical Manufacturer's Association (NEMA) Underwriter's Laboratory (UL)		
Prior to Bidding It is imperative that the Contractor (and all relevant subcontractors) visit the job site for purposes of observing the existing conditions that may affect his/her bid. By submitting a bid, the Contractor is certifying that he/she (and allrelevant subcontractors) have visited the site for the purpose of observing how existing conditions may affect the scope of the work. As a result of this visit, should the Contractor (or any relevant subcontractors) have any questions, consult with the Architect prior to formulating and submitting thier bid. You may reach teh Architect at 510 623 9861 or by email at jlbarch100@msn.com. Should the Contractor not consult with the Architect, the Contractor will assume all liability for resolving these issues, including time and material expended by the Architect. This shall not apply to "Hidden Conditions."			Plumbing Notes 1. Provide and install meter connections, upgrades to meter, water and gas supply piping, waster and vent lines, clean-outs, valves, stops, traps, fittings connections and matching trim for a complete and functional installation. 2. Size or upsze all lines per code requirements and insure full flow pressure to all users when multiple fixtures are in use in different locations at the same time. 3. Caulk around all tubs, sinks, toilets, etc with DAP or other approved sealant. 4. All new water lines to be copper, including water main from the street (if indicated on the plans). Solder used in all joints to be free of lead or cadmium. 5. Drain lines between floors, and in first and second floor walls shall be cast-iron. Drain lines below the lower floor may be ABS if allowed by the local jurisdiction. Vent lines may be ABS if allowed by local jurisdiction. 6. All plumbing fixtures shall be IAMPO or UPC approved. 7. Provide nonremovable backflow prevention device on all new hose-bibs. 8. Provide ultra low fish toilets (1.28 gallons per flush)at allnew toilets. 9. Storage gas water heaters (if within the scope of the work) shall be installed on a min 18 inch high platform whenlocated within the garage. provide seismic anchorage of the water heater including anchors or straps at points within the upper and lower 1/3 of its vertical dimension. The lower strap shall be located a minimum of 4 inches above the controls per CPC, 20103Edition. 10. Provide a pressure temperature relief valve to outside of all new waste heaters or water heaters to be relocated per CPC 2013 Edition. 11. Provide pressure balance or thermostatic mixing valves at all new tubs and/or showers. 12. Provide approved high-pressure device (hammer) for quick acting valves (at clothes washers, dishwashers) in the water supply line per CPC 2013 Edition.		
Hidden vs Apparent Conditions "Hidden Conditions" refers to those conditions that a competant Contractor could not reasonably have observed during a pre-bid visit to the site. For example, the presence of termite damage may be considered a "Hidden Condition"			Structural Notes A. GENERAL 1. All work shall conform to the 2013 Editions of the California Building Code (CBC), the California Electrical Code (CEC), the California Plumbing Code (CPC), and all other local codes and ordinances. 2. The Contractor shall verify and be responsible for all dimensions and conditions at the job site and shall notify the Archtect of any discrepancies between the actual conditions and what is shown on the documents prior to proceeding with the work. 3. The Contractor shall be responsible for the safety of the structure during construction and/or demolition. The contractor shall provide adequate shoring and bracing and guys in accordance with all national, state and local safety ordinances. Any deviations must be approved prior to proceeding.		
Contractor to note the possible prescence of any hazardous materials (if readily observable) in the area of the proposed construction, along with a proposal of how it would be removed, sealed, or otherwise disposed, the proposal shall be in compliance with all applicable codes, ordinances , and laws and shall indicate who would remove/seal/dispose the hazardous material and who would bear the cost for removing/sealing/disposing.			B. FOUNDATION 1. The foundation design is based upon a bearing capacity of 1500 psf.		
Prior to Commencing Work Contractor shall verify all site conditions, dimensions, and setback clearances prior to beginning any excavations or demolition. Should any field conditions conflict with those depicted on the documents, consult with the Architect prior to proceeding.			C. CONCRETE 1. All concrete shall have a minimum compressive strength of 2500 psi (28 day ultimate strength), maximum 4 inch slump, and shall have a maximum aggregates size of 3/4 inch. 2. Concrete shall be regular weight hard rock type (150#/#ft). Aggregate shall conform to ASTM C33, unless otherwise noted. 3. Cement shall conform to ASTM C-150, type 1 or type 2. 4. Placement of concrete shall be in conformance with ACI 301. 5. Concrete shall be machine mixed and delivered in accordance with ASTM C-94. Submit mix design to the Architect for approval prior to placing concrete. 6. Provide minimum clear cover of concrete over reinforcingf steel as follows: A. To surfaces in contact with earth 3 inches B. To formed surfaces 2 inches C. Between bars 2 inches		
Hazardous Materials Contractor to test for the presence of any hazardous materials (including but not limited to asbestos and/or lead paint) that may be present or affected by the construction. removal of any hazardous materials (if required) shall be done in strict accordance with all local, county, state and or federal ordnices. laws and or regulations.			D. REINFORCING STEEL 1. All reinforcing steel shall conform to ASTM specifications A615 grade 40 for #5 and larger bars and grade 60 for # 4 and smaller bars. All bars shall be clean dn free from rust. 2. All reinforcing steel shall be lapped as noted below: A. #4 Bars 24 inches for bottom bars and 28 inches for top bars B. #5 bars 30 inches for bottom bars and 35 inches for top bars C. #6 bars 40 inches for bottom bars and 45 inches for top bars 3. Welded wire fabric shall conform to ASTM A82 and A185. 4. Anchor bolts, dowels, and other embedded items shall be firmly secured and tied in place prior to placing concrete.		
Construction Management Reasonable care has been taken in the preparation of these Documents. However, since many conditions are hidden until construction begins, it is imperative that the Contractor notify the Architect should the field conditions differ from those depicted on the Documents.			E. WOOD 1. Unless specifically noted on the documents, all framing members shall be Douglas Fir (DF)and shall have the following grades: 2x rafters and joists #2 or better 3x and 4x beams #2 or better 6x and larger beams #1 or better Studs #2 or better 4x and larger posts/columns h#2 or better		
In the case of conflicts between the various parts of the Documents, the stricter interpretation shall prevail.Report all conflicts to the Architect for resolution.			2. All wood bearing directly on or incontact with concrete or masonry shall be Pressure Treated Douglas Fir (PTDF). 3. Plywood sheathing shall be cdx exterior grade and shall be clearly stamped with the DFPA grade mark of the APA. 4. Glued Laminated Beams (Glu-Lams) A. Glu-Lam Beams shall be Douglas Fir combination 24F, V-4 or V-8, industrial appearance and shall conform to Voluntary product standards PS56-73. Structural Glued Laminated Timber, unless noted otherwise. Use tension lams at top of cantilevered beams. B. All beams shall be stamped with identifying number, accompanied by a certificate of inspection by an approved ICBO testing laboratory and AITC, which shall be submitted to the Architect prior to delivery. C. All surfaces shall be given one factory coat of moisture sealer and all cut ends coated with end sealer. Beams further cut at the job site shall have the cut surfaces sealed at the job site prior to installation.		
The Documents indicate location, dimension, reference and typical details of construction. The documents do not illustrate every condition. Work not specifically detailed shall be of similar construction to corresponding parts that are detailed. Consult with the Architect for additional information where required.			5. Paralam or Microlam or Versallam beams A. All parallam (PSL), microlam (ML), or versallam beams (VSL)shall be as manufactured by Trus Joist MacMillanor equal and shall comly with FHA 689, FHA925, NER 119, NER 126 and NER 292.		
Do not scall the documents. Larger scale documents shall govern over smaller scale documents. Consult with Architect in the casue of any discrepancies.			6. Wood Trus Joists A. All Trus Joists are TJI as manufactured by Trus Joist Corporation.. B. TJI joists shall be sized and detailed as shown on the drawings unless specifically approved by the Archtitect. C. All TJI joists shall be manufactured in a plant approved for fabrication by the Building Department. D. All material shall be stored adequately as recommended by manufacturer to avoid damage due to weather. E. Brace and supprt all members for temporary construction loads. Erection bracing in addition to specified bridging is to be provided to keep the TJI joists straight and plumbas required and to assure adequate lateral support for the individual TJI joists and the entire system until the sheathign has been applied. All framing shall be inspected prior to lywood application.		
The Documents and specifications are intended to complement each other.Anything indicated in one and not th eother shall be executed in both,in cases of direct conflict, the more restrictive shall take precedence.			7. Wood framing members not bearing directly on bearing points shall be supported by means of framing hardware as manufactured by Simpson Strong Tie or Trus Joist Macmillan. Install and nail hangers in accordacne with the manufacturer's ICB0 reports.		
All work shall be plumb,level, square, true land in alignment with adjacent floors, walls and ceilings (to industry standards), unless noted otherwise.			8. Wood framing shall be in accordance with the 2013 California Building Code (CBC) and the standard practices recommended by the American Institute of Timber Constructin (AITC). A. Ceiling and Floor joists shall have cross bridging at 8' oc maximum B. Block joists over all suppts and provide double joists under parallel walls. Nail doubled joists with 2 rows of 16d at 16"oc. 9. Contractor shall protect the work from any damages due to weather conditions at the time of construction. 10. Wood members shall be connected with nailing per the 2013 CBC unless greater sizes and number of nails are shown and noted on the documents. Nails exposed to weather shall be galvanized. Nails shall be common wire nails/holes for nails shall be provided where the wood members tend to split. Split wood members shall be replaced and removed from the job. 11. Unless noted otherwise on the documents, plywood sheathing shall be nailed as follows:		
Contractor to provide adequate protection for all existing building items and finishes that are to remain. All cutting and demolition of existing materials and finishes shall be done in a manner that does not jeopardize teh existing conditions. Patching or repairing of damage caused by the contractor and/or subcontractors shall be with materials that match kind, quality, and performance of the original.			Roof Sheathing 1/2" cdx min 8d at 6 inches oc at edge and 12 inches oc at all field areas. Edge nailing occurs over allsupported edges, over last rafter aligned over exterior walls, over eave blocking as well as rafters blocking designated as collectors.		
The Contractor shall be soley responsible for the safety and security of the project site in accordance with applicable laws and ordinances.			Wall Sheathing 1/2" cdx min 8d at 6 inches oc and 12 inches oc at all field areas. See details for nailing around openings etc.		
All material and equipment to be permanently installed as part of the project shall be new, unless stated otherwise.			Floor Sheathing 3/4" T&G 10d ring shanks at 6 inches oc at edge and 12 inches oc at all field areas. Edge nailing occurs over all supported edges and over blocking and framing designated a collectors.		
Provide barriers as required to protect asjacent property from construction dirt, dust, and other damage.					
Keep the job site premises clean at all times during construction, Contractor shall remove all construction debris, equipment and materials from the site, and thouroughly clean all areas of construction, prior to final acceptance of work by the Owner.					
Provide and maintain temporary sanitary facilities for those engaged in the work as required by City and County ordinances. Upon completion of the work, remove all temporary facilities from the site.					
Comply with the local jurisdiction's Construction and Demolition recycling ordinance (or similar and if applicable)or any other similar ordince enforced by the local jurisdiction.					
Where products or workmanship is specified by reference to a document not included in the Documents, comply with the requirements of the document, except where more stringent requirements are specified.					
Concrete American Concrete Institute (ACI) Standards Concrete Reinforcing Steel Institute (CRSI) Standards ASTM A1615-Concrete Reinforcement ASTM C94 Ready Mix Concrete ASTM C33 Aggregates					
Wood and Plastics American Institute of Timber Construction (AITC) Standards National Forest Products Association Design Specifications American Woodwood Association (APA) Western Wood Products Association (WWPA) Woodwork Institute of California (WIC): Manual of Wood Work					
Thermal and Moisture Protection The California Energy Commission: Procedures for Proper Installation of Insulation. ASTM C1015-Standard Practicefor Installation of Cellulosic and Mineral Fiber Loose-Fill Insulation National Roofing Constructors' Association (NRCA): Roofing and Waterproofing Manual Sheet Metal and Air Conditioning Contractors National Association (SMACNA): Architectural Sheet Metal Manual ASTM C1193-Standard Guide for Use of Joint Sealers					
Finishes G. Tile Council of North America: Handbook for Ceramic Tile Installations. Master Painters Institute: Architectural Painting Specification Manual					

Custom Remodel and Renovation

FOR Arvind and Bharti Goel

540 Rockport Drive Sunnyvale CA

Applicable Codes and Ordinances

CALIFORNIA BUILDING CODE
CALIFORNIA FIRE CODE
CALIFORNIA MECHANICAL CODE
CALIFORNIA PLUMBING CODE
CALIFORNIA ELECTRICAL CODE
CALIFORNIA GREEN BLDG STANDARDS
CALIFORNIA ENERGY CODE

2013 EDITION
2013 EDITION
2013 EDITION
2013 EDITION
2013 EDITION
2013 EDITION
2013 EDITION

Scope of Work

Add a totol of738 SF on a single level to an existing single level home. The kitchen will be renovated as will three bathrooms (and one added bathroom). The Entry will be expanded and the Dining Room will be relocated.

SHEET INDEX

T-1 Cover Sheet
A-1 Site Plan
A-2 Existing Floor Plan
A-3 Proposed Floor Plan
A-4 Exterior Elevations
A-5 Roof Plan

LOCATION 540 Rockport Drive
Sunnyvale, CA

Owner Arvind & Bharto Goel
540 Rockport Drive
Sunnyvale CA

ARCHITECT JOHN BARTON ARCHITECT
359 DE LEON AVENUE
FREMONT CA 94539

CONTACT JOHN BARTON
510 623 9861
JBARCH100@MSN.COM

CONTRACTOR TBS

Building and Lot Information

Zoning R-1
Lot Area 9,129 SF
Existing House 2,430 SF
Existing Garage 625 SF
Total Existing 3,055 SF

Existing Coverage 33.5%

Addition 738 SF
New Living Area 3,168 SF
Total Bldg 3,793 SF
Covered Porch 44 SF

Proposed Coverage 3,837 SF
42.0%

Stories One
Fire Sprinklers None

Occupancy R-3/U
Type of Construction V-B-N

General Bidding Notes

As stated in the General Notes (Sheet T-1) of the documents, it is imperative that the Contractor (and the relevant subcontractors) visit the job site prior to formulating their bid for the purpose of observing all relevant job-site conditions that may influence the project. The Contractor shall contact the owner directly for the purpose of coordinating access to the existing site and/or building. The expectations is that the Contractor will use his/her knowledge and experience to observe those conditions that might affect the cost of providing a complete, functional, and turen key project. Due to the nature of the competitive bidding process, the Contractor may be tempted to neglect these items whenpreparing his bid. Do not do so. Include the costs of those items in your bid as a separate line item. An example of how this may be formatted is given below (For illustration purposes only).

Item 1 Fruit tree at rear yard
Why Necessary Plans indicate that the addition will be located in the right rear corner of the existing house. There is currently a fruit tree in this area. This tree will have to be removed
Cost \$500 to remove tree
Alternate Action Owner to remove tree

Item 2 Furnace
Why Necessary Plans do not specifically indicate any upgrade to the existing furnace. However, due to the size of the addition, it may be necessary to replace the existing furnace with a new (larger/more efficient) unit
Cost \$5000 to replace furnace

Alternate Action Utilize existing furnace (if allowed by code)

Item 3 Water Shut-off Valve
Why Necessary Plans show the location of the addition. However, in order to locate the new addition per plans, the existing water shut off valve will have to be relocated. The plans to not indicate this.
Cost \$450 to relocate valve.
Alternate Action None

It is imprtant to note that these are just examples and there may be other possibel conditions that should be noted in the Contractor's bid. Contractor understands that unless they specifically note that an item is excluded from the scope of the work, they will be responsible for all material and labor necessary to complete the project, whether or not the item is specifically noted.

Existing Conditions
It is not uncommon for existing structures to have unexpected costs to remedy existing conditions, not readily observable. For example, the Archtitect did not crawl under the existing structure to recisely locate the existing foundation piers. The direction, size, and spacing of existing framing members may be assumed but is always subject to field verification once demolition is underway. The adequacy of the existing framing cannot be fully known until it is fully exposed. For this reason, it is imperative that the Contractor/Bidder notify the Archtitect should any conditions be exposed that may require additional work to discuss possible solutions. If any of the solutions proposed result in an additional cost to the Owner, the Contractor shall obtain Owner approval prior to proceeding. If the Contractor does not consult with the Archtect regarding possible solutions, the Archtitect will assume no liability for the success/failure or cost of implementing these changes.

Conflicting Conditions
It is possible that there may be some conflicting conditions on he Documents, between what is depicted on the documents and the existing conditions. For example, a beam shown on the Floor Framing Plan may indicate a 4x12 DF #1 while a detail may indicate a 3 1/2" by 11 1/4" PSL. In such cases, the stricter interpretation shall prevail. In the case indicated above, the Contractor should assume the beam to be the PSL, not the DF. In these instances, contact the Archtict for clarification as soon as the conflict is discovered. The Archtitect assumes no liability for correcting similar situations if the Contractor does not ask for clarification.

Hazardous Materials
The Contractor's bid should detail a process or procedure for the removal/sealing/disposal of any hazardous materials that may be present on the job site or disturbed by the work.

Revisions

JOHN BARTON ARCHITECT

Custom Remodel & Renovation

Cover Sheet

Date

February 2016

Scale"

Drawn By

JB

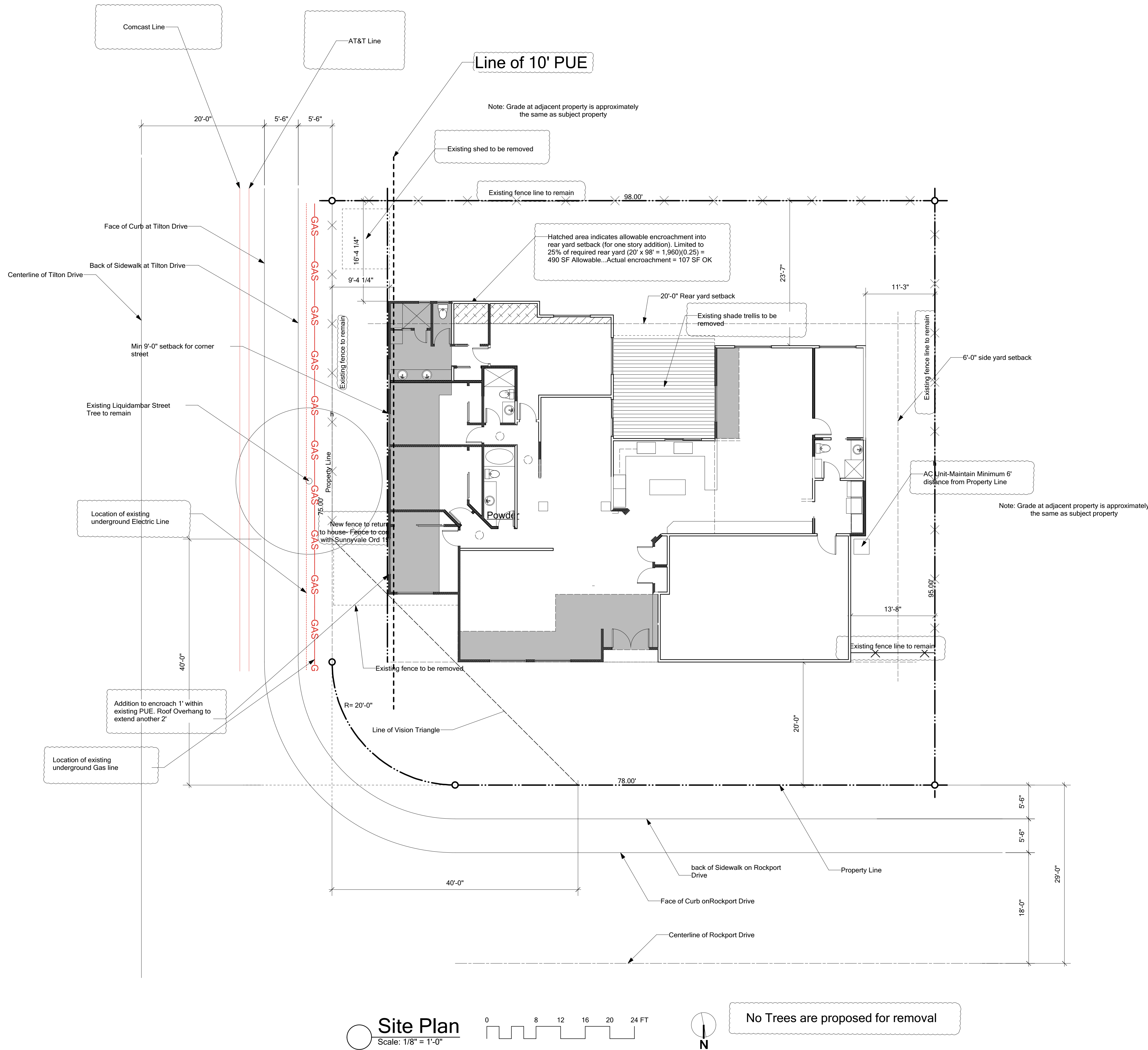
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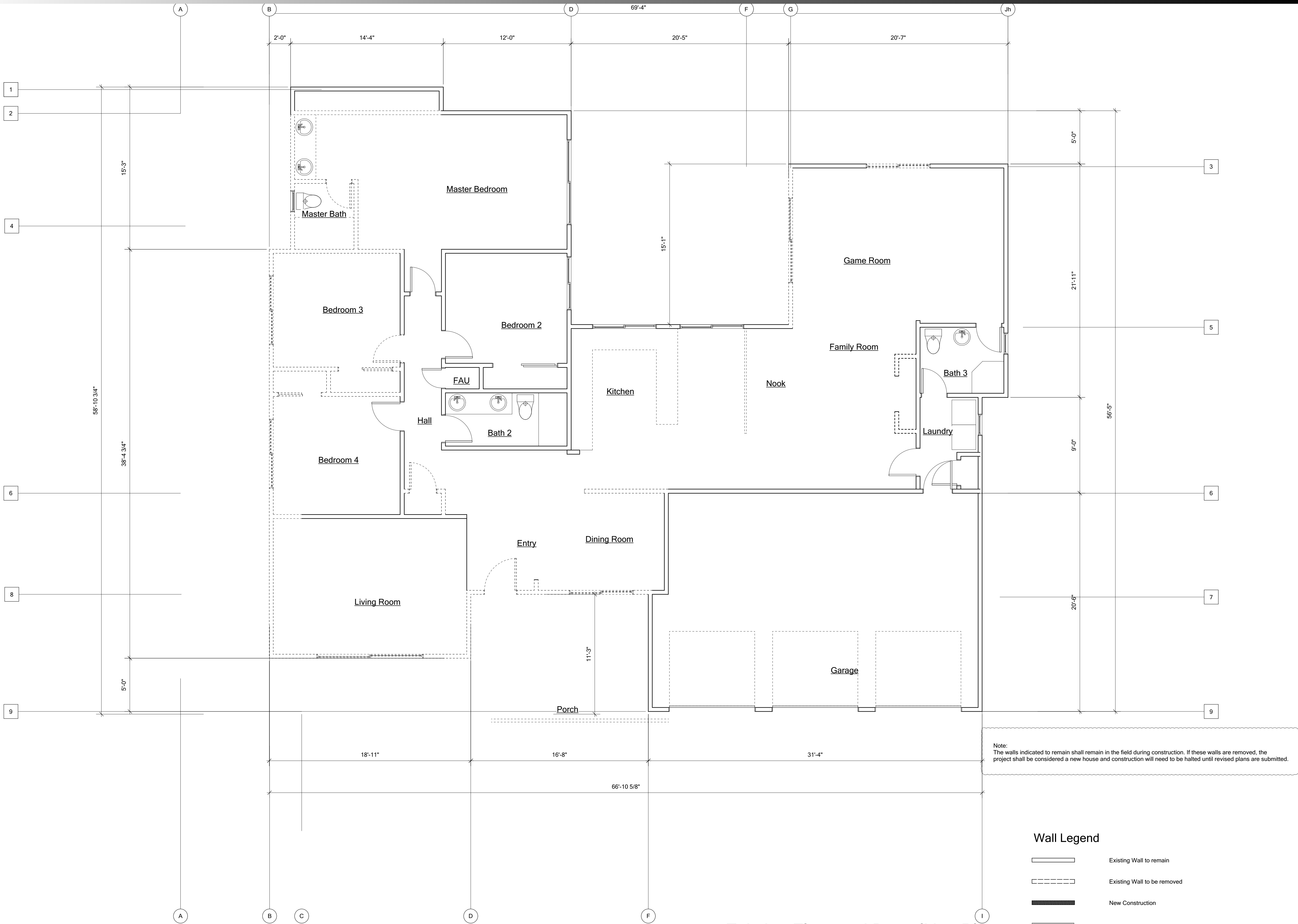
Preliminary Review

Sheet

T-1

Of Sheets





Existing Floor and Demolition Plan
Scale: 1/4" = 1'-0"

Revisions

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Custom Remodel & Addition
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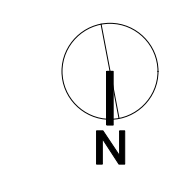
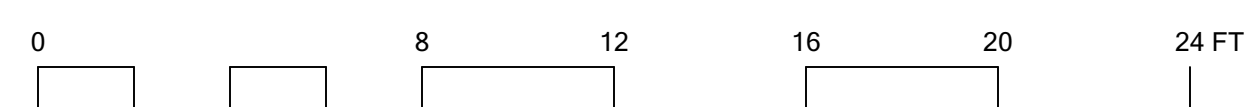
Existing Floor and Demo Plan

Date
January 2016
Scale
NA
Drawn By
JB
Status
Design Review
Sheet

A-2
Of Sheets



Proposed Floor Plan
Scale: 1/4" = 1'-0"



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Proposed Floor Plan

Date
January 2016

Scale

NA

Drawn By

JB

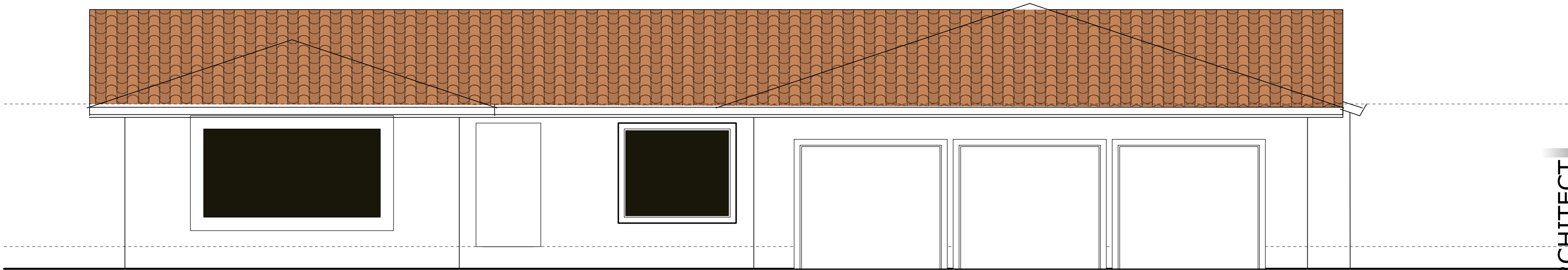
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Design Review

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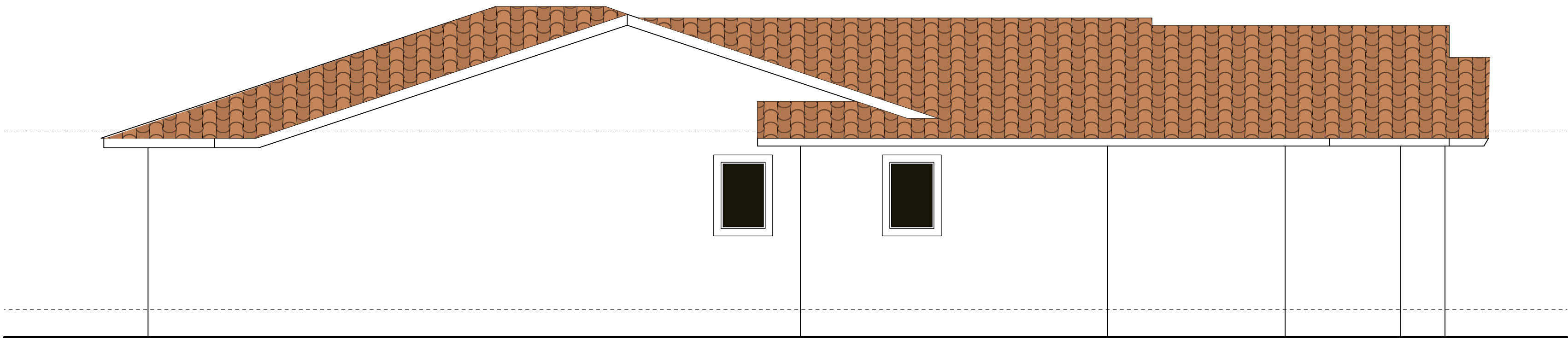
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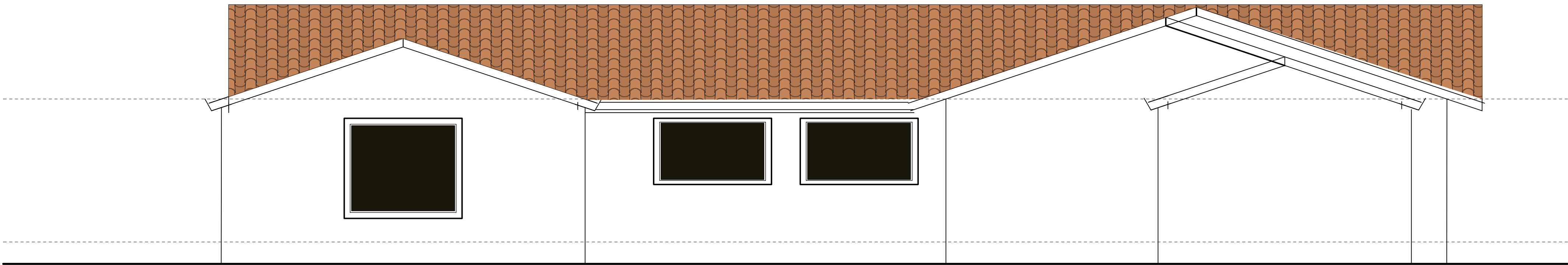
Existing Front Elevation

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



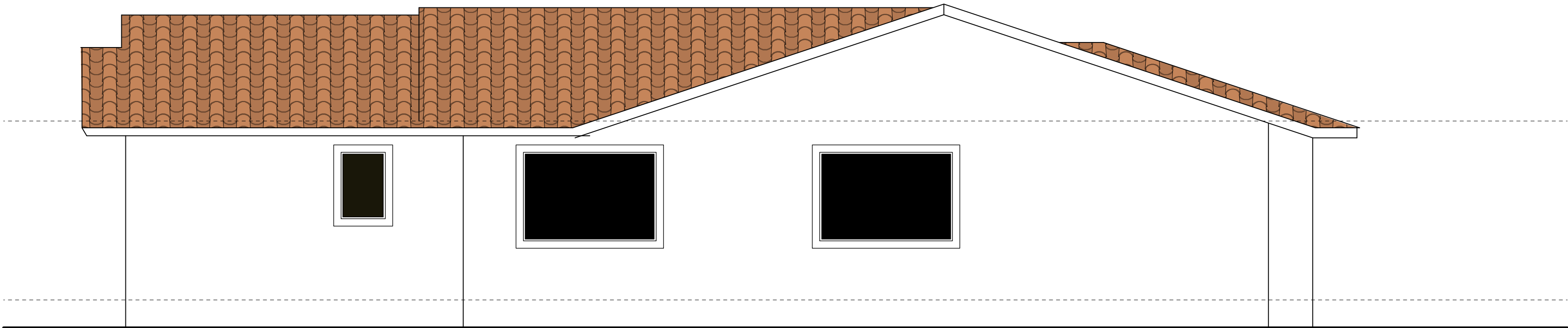
Existing Right Side Elevation

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



Existing Rear Elevation

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



Existing Left Side Elevation

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

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Existing Exterior Elevations

Date
January 2016

Scale

NA

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JB

Status

Design Review

Sheet

A-4

Of Sheets



○ **Proposed Front Elevation**
Scale: 1/4" = 1'-0"

Note: All materials and colors to match existing

Roof: Tile "S-Shape" roof to match existing (min 50 year lifetime)
Walls: 3 Coat Stucco Finish -Paint to match existing
Accent Stone: Stone veneer by El Dorado Stone (or similar)
Trim: 2x6 Resawn cedar to match existing

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Proposed Elevations

Date
January 2016

Scale

NA

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JB

Status

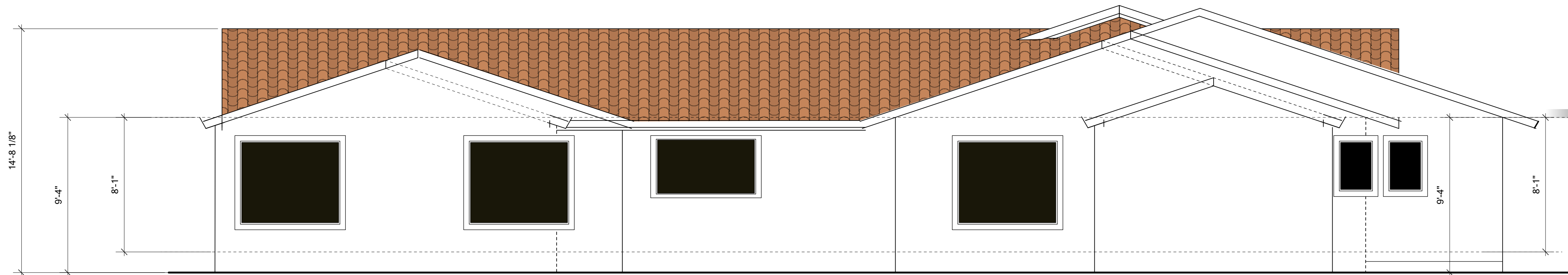
Design Review

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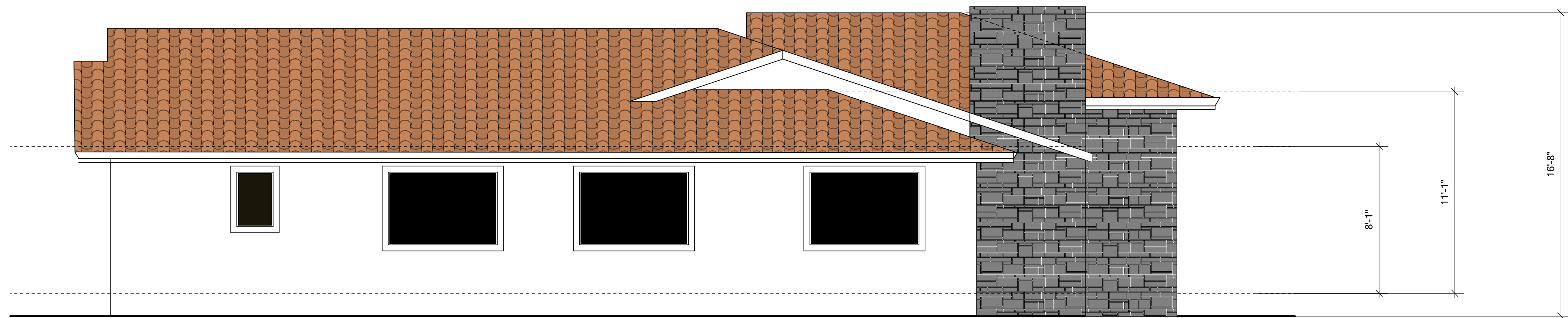
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Of Sheets

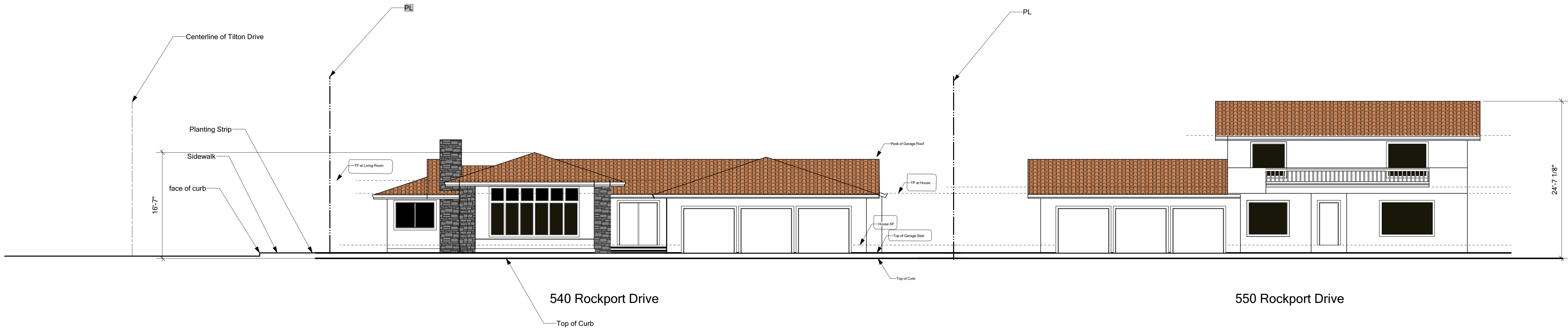
○ **Proposed Right Side Elevation**
Scale: 1/4" = 1'-0"



○ **Proposed Rear Elevation**
Scale: 1/4" = 1'-0"



○ **Proposed Left Side Elevation**
Scale: 1/4" = 1'-0"



Streetscape along Rockport Drive
Scale: 1/8" = 1'-0"



Streetscape along Tilton Drive
Scale: 1/8" = 1'-0"

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Proposed Streetscape Elevations

Date
January 2016

Scale

NA

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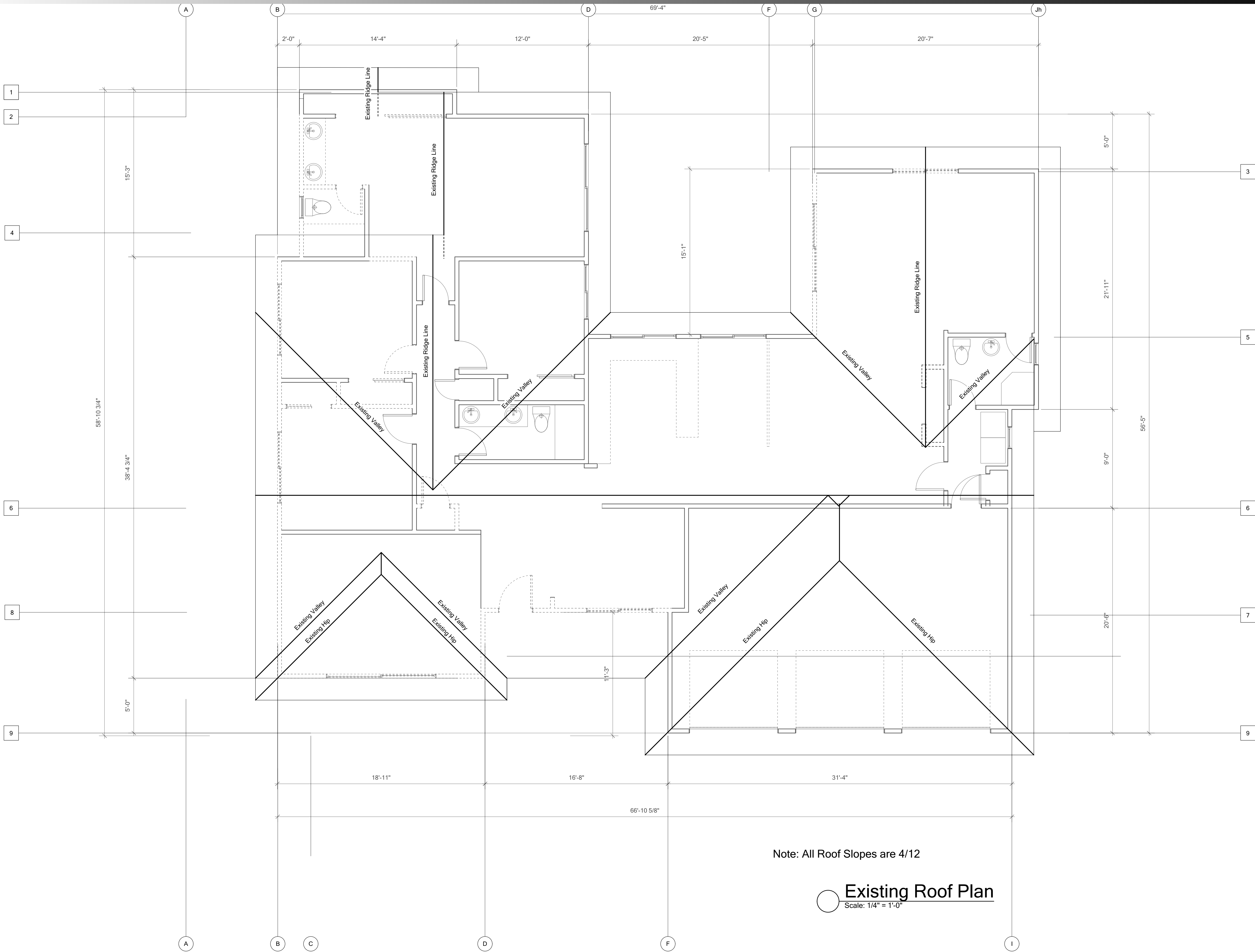
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Design Review

Sheet

A-6

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Custom Remodel & Addition
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Existing Roof Plan

Date
January 2016

Scale

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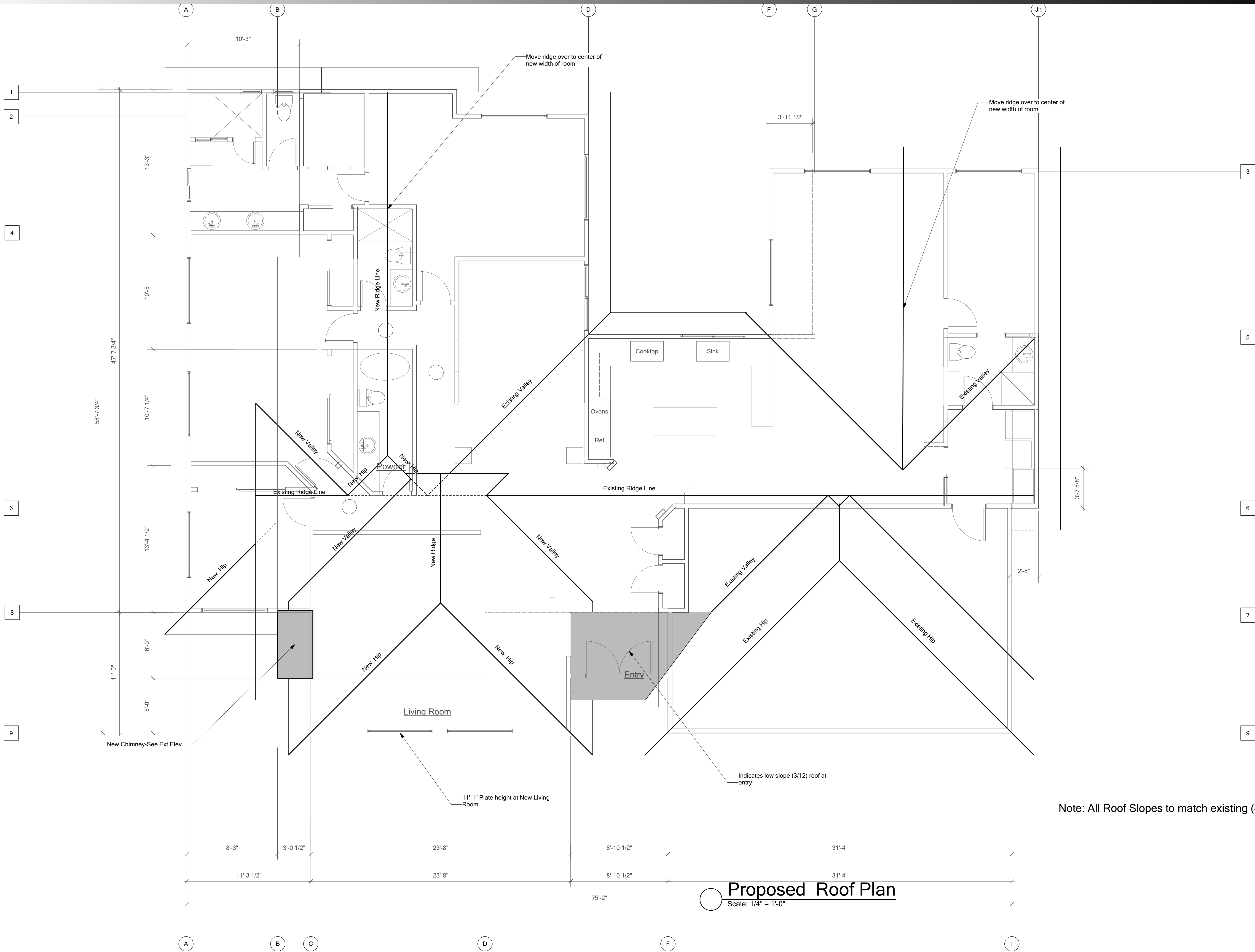
Status

Design Review

Sheet

A-6

Of Sheets



Note: All Roof Slopes to match existing (4/12)

Proposed Roof Plan
Scale: 1/4" = 1'-0"

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Proposed Roof Plan

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Status

Design Review

Sheet

A-7

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