

code summary & project data

ADDRESS: 503 WEST WASHINGTON, SUNNYVALE, CA

CODES : CBC 2016    CPC 2016    CRC 2016  
CMC 2016    CEC 2016  
2016 TITLE 24 CALIFORNIA ENERGY CODE

CONSTRUCTION TYPE: V-1 (CBC 602.5=VB & TABLE 601)

OCCUPANCY: R3 & U    APN: 029315110

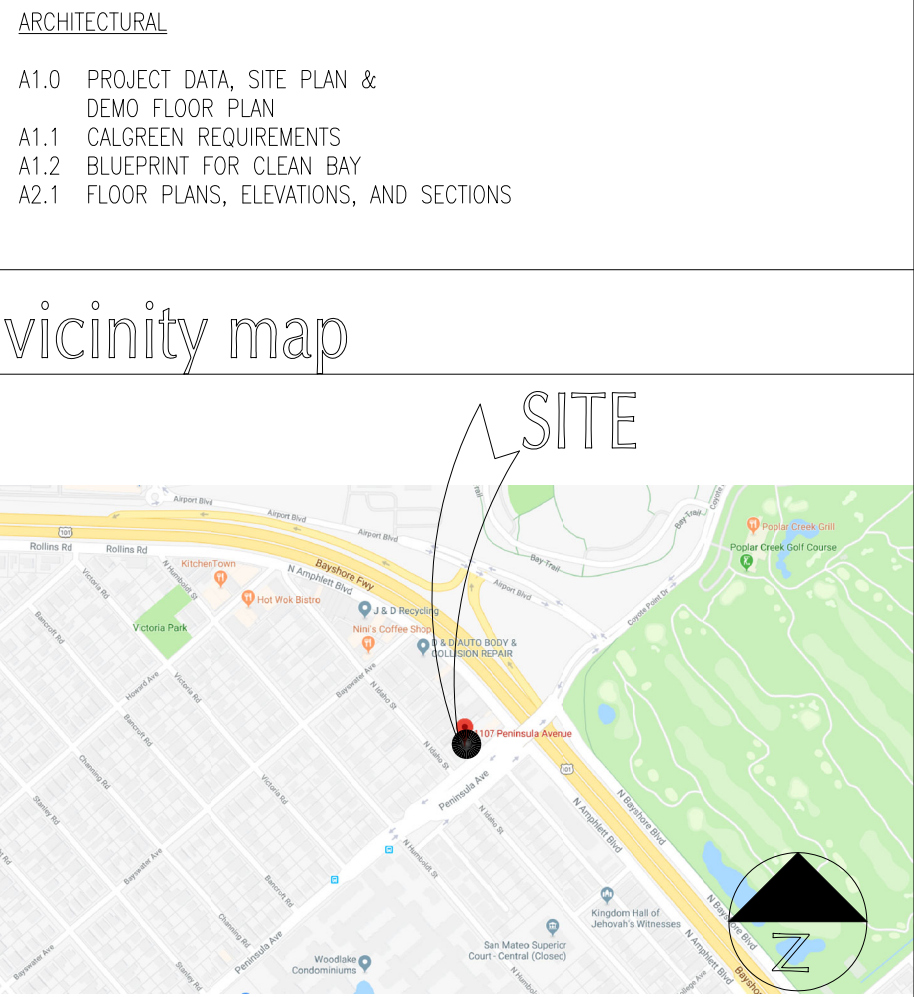
JURISDICTION:  
PLANNING and BUILDING: CITY OF SUNNYVALE  
EXISTING USE: SINGLE FAMILY HOME – SINGLE STORY

SIZE OF LOT: 4000 SQ. FT.

1. EXISTING BUILDING AREA: 1,017 S.F.  
2. EXISTING 2 CAR GARAGE: 411 S.F.  
3. PROPOSED NEW SHOP (OCCUPYING ½ OF (E) GARAGE): (207 S.F.)  
4. REDUCED 1 CAR GARAGE: (204 S.F.)

SCOPE OF WORK:  
1. NEW ACCESSORY DWELLING UNIT WITHIN (E) 2 CAR GARAGE (TO BE CONVERTED INTO 1 CAR GARAGE)  
2. PROVIDE NEW CONC DRIVEWAY FOR ADDITIONAL PARKING  
3. WIDEN EXISTING DRIVE ACCESS.

sheet index



general notes

GENERAL NOTES:  
1- SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK.  
2- WINDOWS MUST PROVIDE. (CBC 1026.2, 1026.3 and 1026.5)  
A) A MINIMUM 5.7 SQUARE FEET OR CLEAR OPENABLE AREA  
B) A MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24"  
C) A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.  
D) DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY  
3- SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED (CBC 2406.3) FOR WINDOWS:  
A) ADJACENT TO BATHTUBS, SHOWERS, HOT TUBS, WHIRLPools, AND SAUNAS, AND WITHIN 60" OF THE FLOOR;  
B) WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF THE FLOOR;  
C) WITHIN 18" VERTICALLY AND 36" HORIZONTALLY OF A WALKING SURFACE, WHERE THE INDIVIDUAL PANE IS GREATER THAN 9 FT. AND THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR;  
D) ADJACENT TO STAIRWAYS, RAMPS, AND LANDINGS, OR WITHIN 5'-0" HORIZONTALLY OF THE BOTTOM OF STAIRWAYS, WHERE THE BOTTOM EDGE IS WITHIN 60" OF THE WALKING SURFACE.

project team

**OWNER**  
MRS. BARBARA ENCISO  
503 WEST WASHINGTON  
SUNNYVALE, CA

**DESIGNER**  
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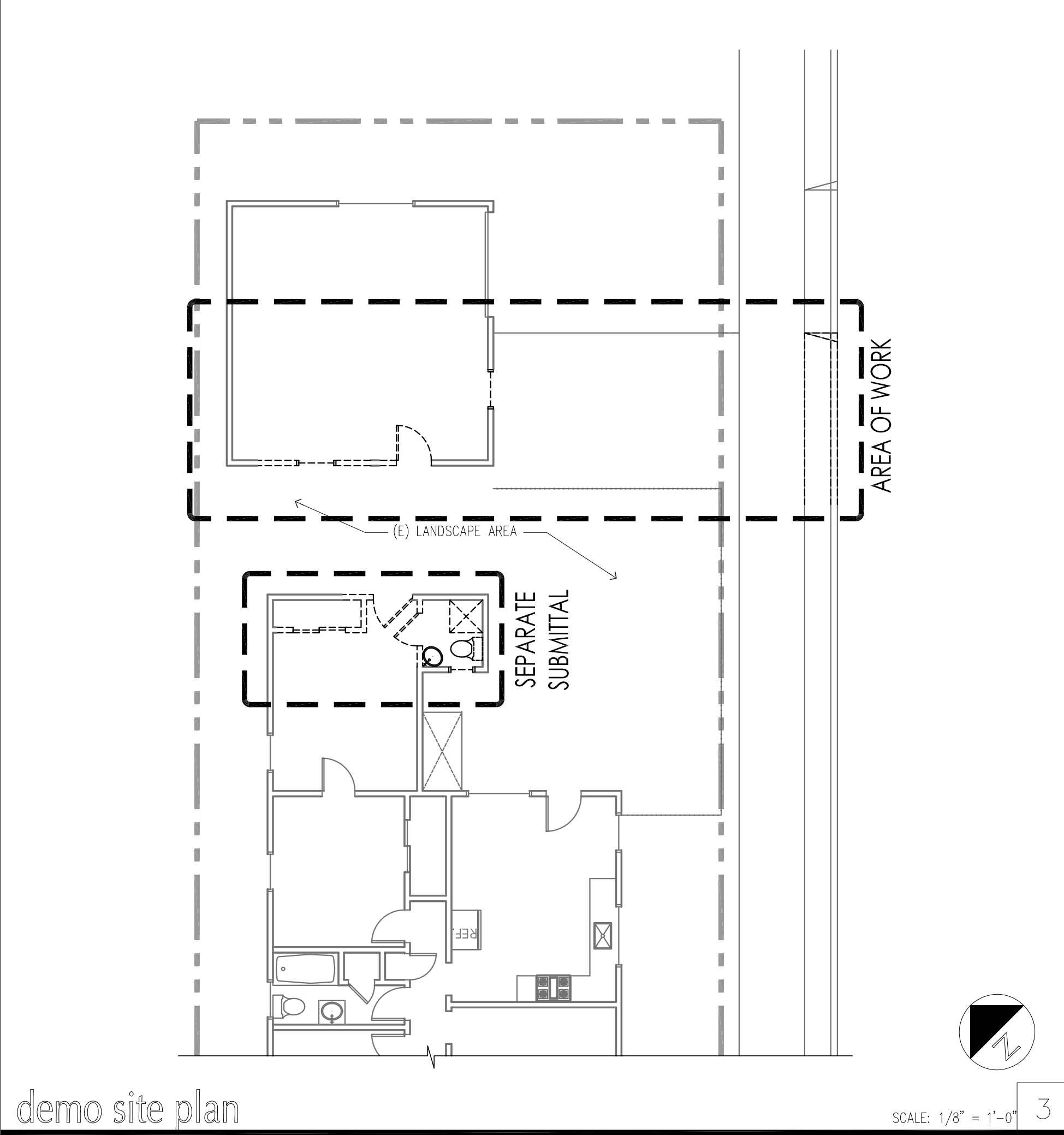
electrical notes

1- WALL RECEPTACLES. ELECTRICAL RECEPTACLES SHALL BE PROVIDED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE, 2'-0" OR MORE IN WIDTH, IS MORE THAN 6'-0" FROM OUTLET. FIXED GLAZED PANELS IN EXTERIOR WALLS ARE CONSIDERED WALL SPACE. CEC ARTICLE 210-52(a).  
2- BATHROOM RECEPTACLES. AT LEAST ONE WALL RECEPTACLE SHALL BE INSTALLED IN EACH BATHROOM WITHIN 36" OF THE OUTSIDE EDGE OF THE LAVATORY. CEC ARTICLE 210-52(d).  
3- OUTDOORS RECEPTACLES. FOR A SINGLE-FAMILY DWELLING AND EACH DWELLING UNIT OF A DUPLEX, AT LEAST ONE ELECTRICAL RECEPTACLE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE LEVEL SHALL BE INSTALLED AT FRONT AND BACK OF BUILDING. CEC ARTICLE 210-52(e).  
4- HEIGHT ABOVE FINISHED FLOOR OR WORKING SURFACE. THE CENTER OF 15, 20, AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE.CEC ARTICLE 210-50(e), TITLE 24 AMENDMENT.  
5- GROUND-FAULT CIRCUIT-INTERRUPTERS (GFCI). GFCI PROTECTED RECEPTACLES SHALL BE INSTALLED IN BATHROOMS, GARAGES, NON-HABITABLE ACCESSORY BUILDING WITH ELECTRICAL POWER, UNFINISHED BASEMENT, OUTDOOR WITH DIRECT ACCESS TO GRADE, ROOF TOPS, AT KITCHEN COUNTERTOPS AND WITHIN 6'-0" OF A WET BAR SINK. CEC ARTICLE 210-8.  
6- WEATHER PROTECTION. ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER OR IN OTHER WET LOCATIONS SHALL BE IN A WEATHERPROOF ENCLOSURE, CEC ARTICLE 410-57.  
7- LIGHTING. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET IS REQUIRED IN EACH HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, GUEST ROOM, ATTACHED GARAGE AND DETACHED GARAGE WITH ELECTRICAL POWER, AND AT OUTDOOR ENTRANCES. IN HABITABLE ROOMS OTHER THAN KITCHEN AND BATHROOMS ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH ARE PERMITTED. CEC ARTICLE 210-70(c).  
8-HALLWAY RECEPTACLES. AN ELECTRICAL OUTLET SHALL BE PROVIDED IN EACH HALLWAY OF 10'-0" OR MORE IN LENGTH. HALLWAY LENGTH IS AS MEASURED ALONG THE CENTERLINE WITHOUT PASSING THROUGH A DOORWAY. CEC ARTICLE 210-52(h).  
9- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNITS, EXCEPT WHERE REQUIRED TO BE GFCI PROTECTED, SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (A.F.C.I.) LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT PER CEC.  
10- ALL PHONE LINES TO BE (2) CATEGORY 5 TWISTED PAIR LINES & CABLE LINES ARE TO BE HOME RUN TO BOX IN RESIDENCE. COORDINATE SYSTEM WITH OWNER.  
11- LIGHT FIXTURES OVER TUB SHALL BE PROTECTED BY A GFCI & MEET THE FOLLOWING REQUIREMENTS: RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS & NONMETALLIC OR ELECTRICALLY ISOLATED TRIM, & SHALL BE SUITABLE FOR USE IN DAMP LOCATION.  
12- AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE HIGH EFFICACY. LOW EFFICACY LIGHT FIXTURES, IN ADDITION TO THE ONE HIGH EFFICACY FIXTURE, ARE ALLOWED IF THEY ARE CONTROLLED BY A VACANCY SENSOR THAT IS MANUAL-ON & AUTOMATIC-OFF PER TITLE 24 LIGHTING REQUIREMENTS.  
13-ALL BEDROOMS, DINING ROOM & SIMILAR ROOM LIGHTING SHALL BE CONTROLLED BY DIMMER SWITCHES UNLESS LIGHTING MEETS THE CRITERIA FOR HIGH EFFICACY PER TITLE 24. COORDINATE WITH OWNER.  
14-ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL HAVE MOTION-SENSOR + PHOTO-CONTROL.  
15-ALL 125-VOLT 15 & 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.12.  
16-BATHROOM EXHAUST FANS SHALL BE SEPARATELY SWITCHED FROM ANY LIGHTING PER TITLE 24 SECTION 150.0(k)2b.  
17-LIGHTING IN GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY & CONTROLLED BY VACANCY SENSORS PER TITLE 24 SECTION 150.0(k)6.

plumbing notes

1- PROVIDE 24" CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT. CBC SECTION 2904, CPC SECTION 408.6.  
2- PROVIDE MINIMUM 1,024 SQUARE INCH AREA AND 30" DIAMETER IN SHOWER COMPARTMENT. CPC SECTION 412.7.  
3- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 70" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN. CBC SECTION 2512, CPC SECTION 412.7.  
4- PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLIP JOINTS. CPC SECTION 405.2.  
5- PROVIDE LOW FLOW TOILETS (1.28 GALLON PER FLUSH), SHOWERHEADS (2.5 GPM) AND FAUCETS (2.5 GPM). CPC SECTION 402.

driveway approach city of sunnyvale standard detail

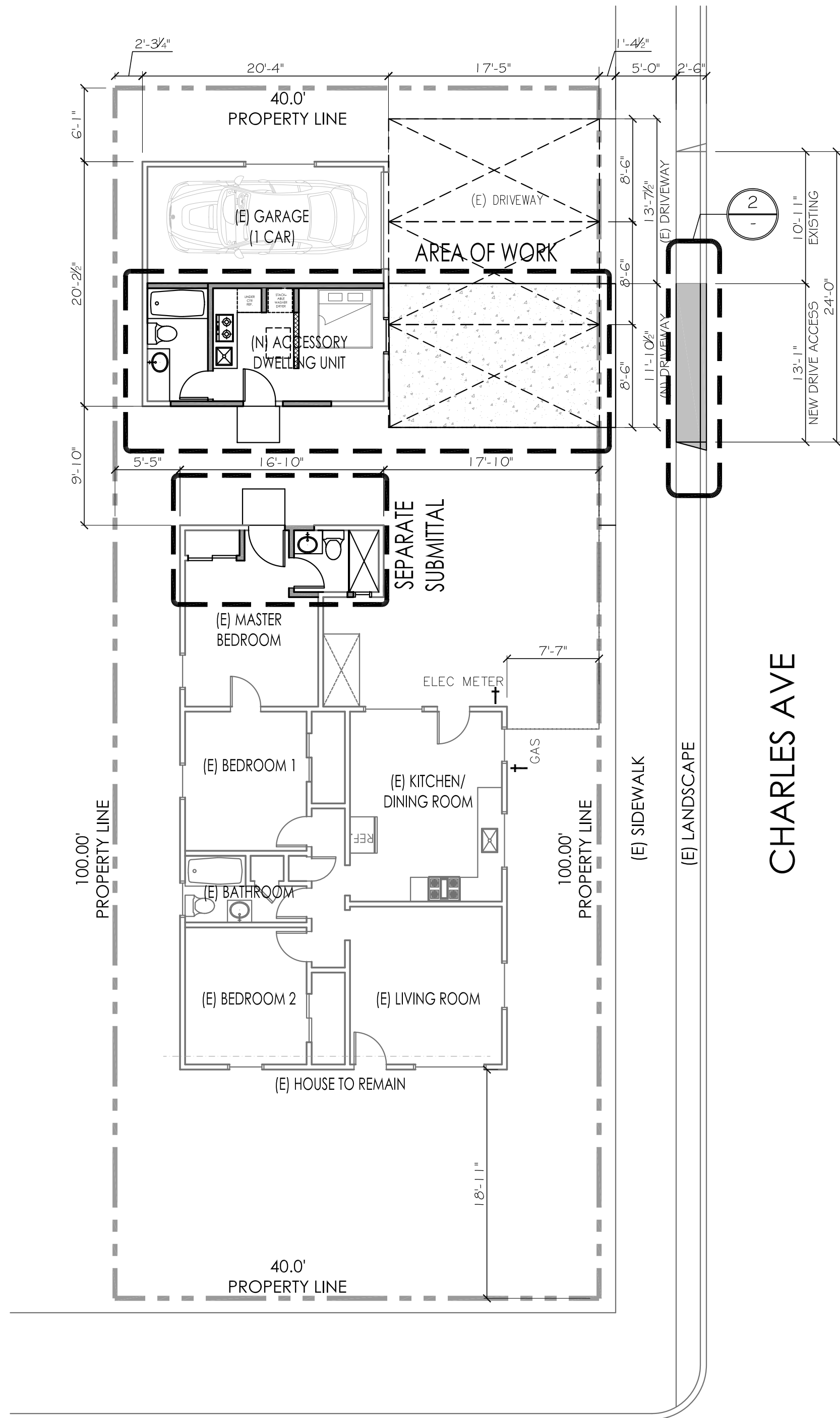


demo site plan

site plan

# Enciso's Residence

site plan legend



WEST WASHINGTON AVE

CHARLES AVE

slcdesign

\* scaling station - 2401 Farrol Ave, Union City, CA 94587  
\* phone #: 510.377.8802

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general notes

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Enciso's Residence

New Shop Accessory Room

503 W. Washington Sunnyvale, CA

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site plan

A1.0



4.5 Environmental Quality	<b>4.505.2 Concrete slab foundations.</b> Vapor retarder and capillary break is installed at slab-on-grade foundations.	N/A	Initials: _____ Date: _____
4.5 Environmental Quality	<b>4.503.3 Moisture content of building materials.</b> Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet:	Initials: _____ Date: _____
4.5 Environmental Quality	<b>4.507.2 Heating and air-conditioning system design.</b> Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	A2.1 Sheet:	Initials: _____ Date: _____
Chapter 7 Installer and Special Inspector Qualifications	<b>702.1 Installer Training.</b> HVAC system installers are trained and certified in the proper installation of HVAC systems. <b>702.2 Special Inspection.</b> Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. <b>703.1 Documentation.</b> Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	A2.1 Sheet:	Initials: _____ Date: _____

4.3 Water Efficiency and Conservation	<b>4.304.1 Outdoor potable water use in landscape areas.</b> After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWEL0), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWEL0's Appendix D Prescriptive Compliance Option. <b>Notes:</b> 1. The Model Water Efficient Landscape Ordinance (MWEL0) and supporting documents are available at: <a href="http://www.water.ca.gov/wateruseefficiency/landscapeordinance/">www.water.ca.gov/wateruseefficiency/landscapeordinance/</a> 2. A water budget calculator is available at: <a href="http://www.water.ca.gov/wateruseefficiency/landscapeordinance/">www.water.ca.gov/wateruseefficiency/landscapeordinance/</a>	N/A Sheet:	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	<b>4.406.1 Rodent proofing.</b> Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.	N/A Sheet:	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	<b>4.408.1 Construction waste management.</b> Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4.The waste stream reduction alternative, per Section 4.408.4.	A1.0 + A2.1 Sheet:	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	<b>4.410.1 Operation and maintenance manual.</b> An operation and maintenance manual shall be provided to the building occupant or owner.	N/A Sheet:	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	<b>4.410.2 Recycling by Occupants.</b> Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.	A1.0 + A2.1 Sheet:	Initials: _____ Date: _____
4.5 Environmental Quality	<b>4.503.1 Fireplace.</b> Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	N/A Sheet:	Initials: _____ Date: _____

4.5 Environmental Quality	<b>4.504.1 Covering of duct openings and protection of mechanical equipment during construction.</b> Duct openings and other related air distribution component openings shall be covered during construction. <b>4.504.2 Finish material pollutant control.</b> <b>4.504.2.1 Adhesives, sealants and caulks.</b> Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. <b>4.504.2.2 Paints and coatings.</b> Paints, stains and other coatings shall be compliant with VOC limits. <b>4.504.2.3 Aerosol paints and coatings.</b> Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. <b>4.504.2.4 Verification.</b> Documentation shall be provided to verify that compliant VOC limit finish materials have been used. <b>4.504.3 Carpet systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF/ ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. <b>4.504.3.1 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. <b>4.504.3.2 Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 4.504.1. <b>4.504.4 Resilient flooring systems.</b> Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). <b>4.504.5 Composite wood products.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.	Sheet:	Initials: _____ Date: _____
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## CALGREEN MANDATORY CHECKLIST RESIDENTIAL PROJECTS

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2017

Following is a standardized checklist of the 2016 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
4.1 Planning and Design	<b>4.106.2 Storm water drainage and retention during construction.</b> A plan is developed and implemented to manage storm water drainage during construction.	A1.2 Sheet:	Initials: _____ Date: _____
4.1 Planning and Design	<b>4.106.3 Grading and paving.</b> Construction plans shall indicate how site grading or a drainage system will manage all surface water flows keep water from entering buildings.	A1.0 Sheet:	Initials: _____ Date: _____
4.1 Planning and Design	<b>4.106.4 EV Charging.</b> Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 12.5% of total parking spaces, as specified, for multi-family dwellings.	N/A Sheet:	Initials: _____ Date: _____
4.2 Energy Efficiency	<b>4.201.1 Scope</b> Building meets or exceeds the requirements of the California Building Energy Efficiency Standards	A2.1 Sheet:	Initials: _____ Date: _____

4.3 Water Efficiency and Conservation	<b>4.303.1 Water conserving plumbing fixtures and fittings.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4303.1.1 through 4303.1.4.4. <b>4.303.1.1 Water closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. <b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average t flush volume of two reduced flushes and one full flush. <b>4.303.1.2 Urinals.</b> The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. <b>4.303.1.3 Showerheads.</b> <b>4.303.1.3.1 Single showerhead.</b> Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. <b>4.303.1.3.2 Multiple showerheads serving one shower.</b> When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. <b>Note:</b> A hand-held shower shall be considered a Showerhead. <b>4.303.1.4 Faucets.</b> <b>4.303.1.4.1 Residential lavatory faucets.</b> The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. <b>4.303.1.4.2 Lavatory faucets in common and public use areas.</b> The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. <b>4.303.1.4.3 Metering faucets.</b> Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle. <b>4.303.1.4.4 Kitchen faucets.</b> The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. <b>Note:</b> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	A2.1 Sheet:	Initials: _____ Date: _____
4.3 Water Efficiency and Conservation	<b>4.303.2 Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	A2.1 Sheet:	Initials: _____ Date: _____

\* Building Station - 2401 Leland Ave, Union City, CA 94597  
\* Phone #: 310-537-6802

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Enciso's  
Residence

New Accessory  
Dwelling Unit

503 W. Washington  
Sunnyvale, CA

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cal-green  
requirements

A1.1

sheet number



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general notes

Enciso's  
Residence

New Accessory  
Dwelling Unit

503 W. Washington  
Sunnyvale, CA

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