

SCOPEGEN SCOPE

Hillside Residence — ADU Scope of Work

JOB SITE

1400 Meridian Ave, Sunnyvale, CA 94087

TRADES

17

SITEWORK / DEMOLITION / CIVIL

Provide construction staging, dust control, and site protection for work at the rear ADU area, including protection of adjacent improvements and cleanup of construction debris from the work zone. Coordinate with all noted public works and tree-protection requirements.

Reference: (A-S1, pages 1 and 3) · Location: Rear of property / ADU site area

Install fiber rolls at the addition area for drainage control during construction per detail note, including temporary BMPs for any soil-disturbing activities.

Reference: (A-S1, page 3) · Location: ADU addition area

Provide and maintain tree protection measures, including 4-foot-high fencing around protected tree drip lines, armor as needed, and hand-digging of trenching within protected zones where required by the tree-protection notes.

Reference: (A-S1, page 3) · Location: Protected trees on and adjacent to the lot

Perform grading, drainage, and erosion-control work required for the ADU site, including maintaining existing drainage during construction, directing roof drainage and downspouts to landscape areas, and providing drainage away from foundations with the noted minimum slope requirements or swales/drains where needed.

Reference: (A-S1, page 3) · Location: ADU site / around foundation

Coordinate underground utility service routing for new electrical/communication service as shown, including underground installation where required by the site notes.

Reference: (A-S1, page 3) · Location: Site utility routes to ADU

Coordinate and protect existing site utilities shown on the survey and site plan, including existing gas meter, water meter, sewer cleanout, and existing drainage/utility conditions that remain in place.

Reference: (page 2, A-S1) · Location: Existing site utilities

Provide or coordinate encroachment permit requirements and any public right-of-way work associated with the proposed concrete walkway and any street/ROW impacts.

Reference: (A-S1, page 3) · Location: Street frontage / public right-of-way interface

Street sweeping, utility-company work, city-maintenance replacement, or other third-party public works tasks are excluded unless specifically contracted otherwise; the plans identify these as owner/prime coordination responsibilities or public-agency requirements.

Reference: (A-00.01, A-S1) · Location: Public right-of-way / city interfaces

FOUNDATIONS / CONCRETE

Construct the ADU on slab-on-grade foundation as indicated, including all required concrete foundation work, stem walls/footings, and slab work shown in the structural foundation plan and footing details.

Reference: (A-02, A-03, HFX3) · Location: Detached ADU foundation

Provide vapor barrier / vapor retarder at slab and foundation conditions where noted, including coordination with structural notes and any existing slab interface conditions called out on the plans.

Reference: (A-02, A-03, A-05, HFX3) · Location: ADU slab and foundation interface

Install concrete pads/embeds required for exterior canopy support posts and AC/heat pump equipment pad as shown, including the minimum pad under the AC and heat pump unit noted on the floor plan.

Reference: (A-02, A-03, structural details) · Location: Exterior canopy support locations and mechanical equipment pad

Provide anchor bolts, hold-downs, rebar, and footing reinforcement required by the structural HFX panel details, including the specific anchorage configurations shown in HFX1 through HFX3.

Reference: (HFX1, HFX2, HFX3) · Location: ADU foundation / structural hold-down points

Form and place concrete for exterior landing and entry support conditions at exterior doors where required by the plan and code notes, including the 36-inch minimum landing depth requirement noted on the architectural sheets.

Reference: (A-02, A-04, A-05) · Location: Exterior entries / landings

FRAMING

Frame the new detached ADU shell, including exterior walls, interior partitions, roof framing, and all structural wall/roof connections shown on the architectural and structural sheets.

Reference: (A-02, A-03, S/HFX sheets) · Location: Detached ADU

Frame the flat-ceiling portions and roof framing associated with the ADU massing, including the lower roof framing configuration and any beam/post support conditions shown in the structural details.

Reference: (A-02, A-03, HFX3) · Location: ADU roof / ceiling framing

Provide framing for the exterior open canopy cover shown on the ADU roof plan, including the 5-inch diameter steel pipe supports noted on the plans.

Reference: (A-00.01, A-02) · Location: Exterior canopy at ADU

Provide and install the HFX structural panel system and associated framing connections, including back-to-back reinforced anchorage, reinforced anchorage, unreinforced anchorage, top plate connections, curb installations, floor-system installations, and beam-to-foundation load-path connections as selected by the structural design.

Reference: (HFX1, HFX2, HFX3) · Location: Structural panel locations throughout ADU

Install required fire-rated wall assemblies, including 1-hour rated wall conditions noted at the ADU/existing interface and any garage separation wall noted on the plans, with 5/8-inch Type X gypsum where specified.

Reference: (A-02, A-03, A-05, A-S1) · Location: ADU / existing house interface and other rated wall locations

Provide framing for the attic opening, landing edges, and any roof or wall openings shown on the floor plan and section callouts, including required headers, trimmers, and blocking.

Reference: (A-02, A-03, A-05) · Location: ADU roof and opening locations

ROOFING

Install the detached ADU roof assembly shown on the elevation and notes sheets, including the noted metal roof material at the ADU and two layers of #15 underlayment.

Reference: (A-03, A-05) · Location: Detached ADU roof

Provide roof-to-wall flashing, step flashing, counterflashing, and any required exterior roof intersection flashing noted in the architectural notes and elevation material notes.

Reference: (A-03, A-05) · Location: ADU roof perimeters and wall intersections

Provide roof ventilation elements as shown, including eyebrow vent(s) / attic venting components used to satisfy the ventilation calculation notes.

Reference: (A-02, A-03) · Location: ADU roof / attic ventilation locations

Coordinate roof drainage and downspout discharge to grade/landscape areas as called out on the site plan and drainage notes.

Reference: (A-S1) · Location: ADU roof drainage points

WATERPROOFING / WEATHERPROOFING

Provide exterior weather-resistive barrier, stucco backing, and related wall weatherproofing assemblies required by the elevations and notes, including the 7/8-inch stucco system and type D underlayment where called out.

Reference: (A-03, A-05) · Location: Exterior ADU walls

Install flashing, weep screed, and moisture-resistive details at stucco walls and roof/wall intersections as indicated in the architectural notes.

Reference: (A-03, A-05) · Location: Exterior wall and roof junctions

Provide waterproofing or moisture protection at shower and tub wet areas using cement board substrate and nonabsorbent finishes where indicated by the plan notes.

Reference: (A-02, A-04, A-05) · Location: Bath and shower areas

Provide waterproofing and drain cover coordination for the outdoor shower area as specifically noted on the plan.

Reference: (A-02) · Location: Outdoor shower

INSULATION / AIR SEALING

Install wall and ceiling insulation per the plan notes, including R-15 wall insulation and R-30 attic insulation where shown, and any Title 24-required insulation certificates and installer documentation.

Reference: (A-02, A-04, A-05, T24.1) · Location: Detached ADU envelope

Install closed-cell foam insulation at the underside of the roof where the section and ventilation notes indicate an unvented attic assembly, with the noted R-38 minimum value and specified product reference.

Reference: (A-02, A-03) · Location: Unvented attic / roof assembly

Air seal and seal all envelope penetrations, duct openings during construction, and rodent-proof annular spaces at plates and penetrations as required by the notes and green-code checklist.

Reference: (A-04, A-05, CG checklist) · Location: ADU envelope and mechanical penetrations

DRYWALL / WALL FINISHES

Install gypsum board assemblies required for rated walls and general interior finishes, including Type X gypsum board where the notes call for fire-rated wall separation.

Reference: (A-02, A-03, A-05) · Location: ADU interior and rated wall conditions

Provide cement board substrate in shower and tub surround areas where the plan notes require a nonabsorbent wall finish and cement board backing.

Reference: (A-02, A-04) · Location: Bath / shower wet areas

Install wall finishes at the garage separation or other rated wall conditions as detailed in the notes, including any one-layer or two-layer gypsum requirements shown in the plan set.

Reference: (A-02, A-03, A-05) · Location: Rated wall locations

DOORS / WINDOWS / GLAZING

Provide and install the ADU windows listed in the schedule: 2 W01 windows and 1 W02 window, both noted as 3080SC / single casement with HR tempered glazing.

Reference: (A-02) · Location: Detached ADU exterior walls

Provide and install the ADU doors listed in the schedule: D01, D02, D03, D04, D05 (2 each), D06, D07, and D08, with the sizes and door types shown on the schedule and plan.

Reference: (A-02) · Location: Detached ADU

Install exterior sliding glass panel doors and shower glass slab door assembly as scheduled, including weatherstripping, thresholds, and safety glazing where required by code notes.

Reference: (A-02, A-05) · Location: ADU exterior entries and shower enclosure

Provide tempered/safety glazing at shower, bath, and adjacent door-opening conditions as required by the plan notes and code callouts.

Reference: (A-02, A-04, A-05) · Location: Shower, bath, and adjacent glazed openings

Provide and install the panoramic exterior opening/door assembly shown in the plan image and notes, including the locking/master swing door function noted by the designer.

Reference: (A-02) · Location: ADU exterior opening shown in plan image

INTERIOR / EXTERIOR FINISHES

Provide exterior stucco finish on the detached ADU as noted, including the 7/8-inch stucco thickness and 3-coat application where required by the notes.

Reference: (A-03, A-05) · Location: Detached ADU exterior walls

Install interior flooring finishes including hardwood flooring where noted in the architectural notes and any other finish flooring shown on the plans.

Reference: (A-05) · Location: Detached ADU interior

Provide finish trim, casings, and other interior finish carpentry required to complete the ADU, including any finish conditions around rated doors, windows, and openings.

Reference: (A-02, A-03, A-05) · Location: Detached ADU interior and openings

CABINETRY / MILLWORK

Provide kitchen cabinetry, counters, and built-in millwork necessary to support the compact ADU kitchen layout shown, including the sink/counter/fridge/range arrangement. Exact cabinet configuration, dimensions, and materials should be verified from the plan image and field conditions.

Reference: (A-02, A-04) · Location: ADU kitchen

Provide bathroom/lavatory millwork and related built-ins as required to complete the bath layout shown. Exact vanity size and finish are not clearly legible and should be verified from the plans.

Reference: (A-02) · Location: ADU bathroom

APPLIANCES

Provide and coordinate installation of the electric range and range hood shown in the kitchen notes, including electrical rough-in and venting coordination.

Reference: (A-02, A-04) · Location: ADU kitchen

Provide and coordinate the stackable washer and dryer unit shown in the notes, including required electrical and venting rough-ins.

Reference: (A-02, A-04) · Location: Laundry closet

Provide and coordinate the tankless water heater specified for the ADU, model Rheem RTEX-18 240V 2, with 0.94 EF efficiency as noted on the plans.

Reference: (A-02, A-04) · Location: ADU mechanical / utility area

Owner-supplied appliances, if any, are excluded unless separately identified in a signed addendum or revised schedule. The plans do not explicitly identify any owner-supplied appliances.

Reference: (plan set general)

PLUMBING

Rough and finish plumbing for the ADU bathroom, kitchen, laundry closet, and exterior shower, including supply, waste, vent, and fixture connections for the plumbing fixtures shown.

Reference: (A-02, A-04, A-05) · Location: Detached ADU

Install the outdoor shower plumbing and shower head/control valve assembly shown on the plans, including any drain and waterproofing coordination required.

Reference: (A-02, A-04) · Location: Rear exterior shower

Provide the hot-water piping, insulation at piping in unconditioned spaces, and tie-ins associated with the ADU tankless water heater.

Reference: (A-04, A-05) · Location: ADU water heating system

Provide plumbing fixtures and trim to satisfy the schedule and code notes, including toilet, lavatory, shower, and kitchen sink rough-in and finish coordination. Exact fixture counts beyond the visible room layout should be verified from the drawings.

Reference: (A-02, A-04, A-05) · Location: ADU bathroom, kitchen, and laundry

Provide hose bibs / exterior water fixtures if required by the applicable code notes and field conditions, with GFCI language not applicable to plumbing but the backflow prevention note applying to hose bibs.

Reference: (A-04) · Location: Exterior of ADU

MECHANICAL / HVAC

Provide the ADU heat pump heating and cooling system shown in the scope summary and electrical notes, including outdoor unit, indoor equipment, and all required controls and rough-ins.

Reference: (A-00.01, A-04, A-05) · Location: Detached ADU

Install the bathroom exhaust fan(s) required by the plans, with minimum 50 CFM, backdraft damper, and humidistat or other control where indicated.

Reference: (A-04, A-05, T24.1) · Location: ADU bathroom

Install kitchen hood exhaust with minimum 100 CFM intermittent airflow and exterior venting as noted, including backdraft damper and local exhaust routing.

Reference: (A-04, A-05) · Location: ADU kitchen

Provide mechanical ventilation and any Title 24 / HERS-required documentation or startup certification for the HVAC system, including equipment sizing and design per accepted methods.

Reference: (T24.1, T24.2, A-05) · Location: Detached ADU

ELECTRICAL

Provide a new ADU subpanel and connect it to the existing main house panel as shown on the electrical and site plans. The plans show a new subpanel at 110 AMP on A-04, with other notes referencing 120 AMP and 150 AMP; verify final panel size and feeder requirements before procurement.

Reference: (A-S1, A-04) · Location: ADU electrical service

Provide all branch wiring, outlets, switches, lighting, weatherproof devices, GFCI protection, AFCI protection, and high-efficacy lighting required for the detached ADU electrical plan.

Reference: (A-04, A-05) · Location: Detached ADU

Install smoke and carbon monoxide alarm devices, hardwired/interconnected where required for new construction, with battery backup and locations per code notes and floor plan symbols.

Reference: (A-04) · Location: ADU sleeping areas, hallways, and each level as required

Provide dedicated electrical rough-in and disconnect provisions for the tankless water heater, range hood, electric range, washer/dryer, bathroom fan(s), AC/heat pump equipment, and exterior receptacles/lights shown on the plans.

Reference: (A-04) · Location: Kitchen, laundry, mechanical area, and exterior

Provide exterior weatherproof GFCI receptacles with bubble covers and exterior lighting controls using astronomical time switch, motion sensor, or photocell as noted.

Reference: (A-04) · Location: Exterior of ADU

Provide low-voltage/data/audio rough-in if any symbols on the legend or plan require it; exact low-voltage scope is not clearly quantified in the parsed text and should be verified from the plan image.

Reference: (A-04) · Location: ADU as indicated

LOW-VOLTAGE / SECURITY / AV

Provide any data/audio cabling or low-voltage outlets indicated by the electrical legend and symbols on the plan. Exact quantity and device locations should be verified from the drawing image.

Reference: (A-04) · Location: Detached ADU

LANDSCAPING / IRRIGATION

Restore landscape areas disturbed by construction and coordinate the discharge of roof water to landscape areas as shown in the site drainage notes.

Reference: (A-S1) · Location: ADU perimeter / landscape interface

Protect existing trees, lawn, paving, and landscaping shown to remain, and repair disturbed landscape areas after completion of the ADU work.

Reference: (A-S1, survey) · Location: Sitewide

ENERGY / TITLE 24 / GREEN CODE

Provide all Title 24, HERS, CALGreen, and Sunnyvale green-code compliance documentation, including CF1R/CF2R/CF3R or equivalent forms, installer certificates, and owner closeout documentation required by the plans and checklist sheets.

Reference: (A-00.01, A-05, CG-1 through CG-3, T24.1, T24.2) · Location: Project documentation / closeout

Comply with the plan-set requirements for construction waste diversion, including the 65% diversion target and any municipal waste tracking documentation required by Sunnyvale Public Works.

Reference: (A-00.01, CG checklist) · Location: Project closeout / waste management

Provide HERS verification support and any separate permit coordination identified for PV and fire sprinkler systems. The cover sheet explicitly notes a 1.61 kW photovoltaic system under a separate permit and fire sprinklers required for the ADU.

Reference: (A-00.01) · Location: Project-wide compliance / separate permits

Fire sprinkler design and installation are excluded from this bid unless separately included, because the cover sheet states that the ADU requires a separate fire permit and separate sprinkler coordination.

Reference: (A-00.01) · Location: Detached ADU

Photovoltaic system installation is excluded from this bid unless separately included, because the cover sheet notes a 1.61 kW PV system to be under a separate permit.

Reference: (A-00.01) · Location: Roof / energy compliance