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SYMBOLS

	SECTION OR DETAIL NUMBER SHEET NUMBER		SECTION OR ELEVATION NUMBER SHEET NUMBER
	DOOR NUMBER		PLAN NUMBER ELEVATION NUMBER SHEET NUMBER
	WINDOW TYPE		GRID NUMBER

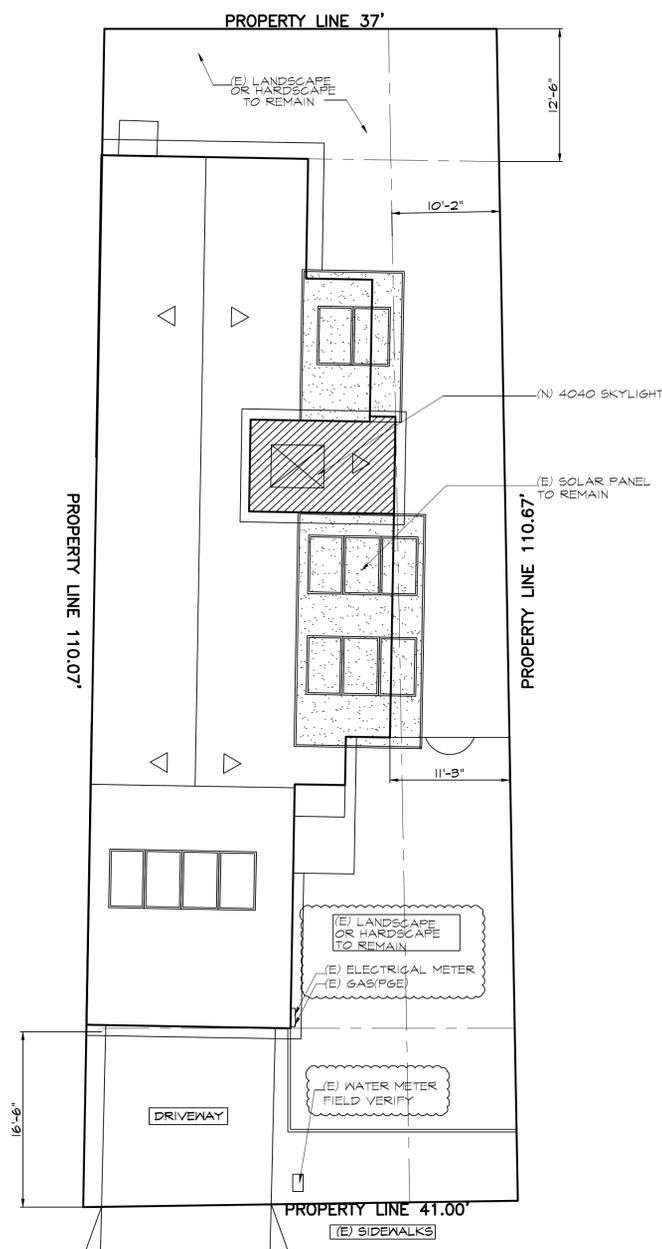
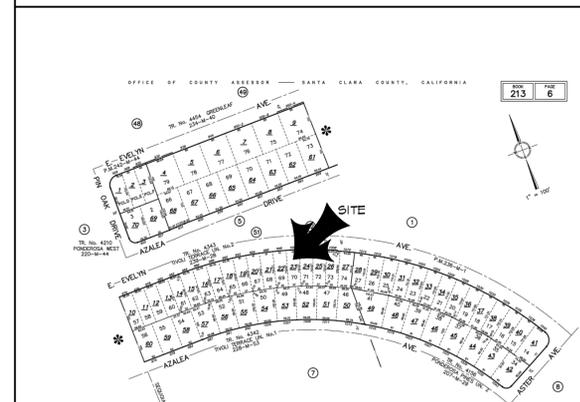
PROJECT INFO

PARCEL:	APN# 213-06-023
LOT AREA:	4,399 S.F. ACRES :
(E) LIVING FLOOR AREA	1,389 SQ. FT.
(E) GARAGE	441 SQ.FT.
TOTAL (E) FLOOR AREA	1,830 SQ.FT.
PROPOSED ADDITION AREA:	
1ST FLOOR	119 SQ. FT
TOTAL FLOOR AREA (E)+(N)+(GARAGE)	1,949 SQ. FT
TYPE OF CONSTRUCTION	V-B
OCCUPANCY GROUP	R-3/U
ZONING	R2
NO. OF STOREYS (ADDITION)	ONE STORY (E) 1 STORY)
FLOOR AREA RATIO	1,949 = 44%

SCOPE OF WORKS:

PROPOSED ADDITION 119 SQ.FT.

VICINITY MAPS



NOTE:
ALL DIMENSIONS ARE APPROXIMATES.
FIELD VERIFY ALL THE DIMENSIONS,
AND BRING ATTENTION TO THE ARCHITECTURAL
DESIGNER FOR ANY DISCREPANCIES.



CODE COMPLIANCE:

CALIFORNIA FIRE CODE	2013 EDITION	#24-2013
CALIFORNIA BUILDING CODE	2013 EDITION	#23-2013
CALIFORNIA RESIDENTIAL CODE	2013 EDITION	#23-2013
CALIFORNIA MECHANICAL CODE	2013 EDITION	#23-2013
CALIFORNIA PLUMBING CODE	2013 EDITION	#23-2013
CALIFORNIA ELECTRIC CODE	2013 EDITION	#23-2013
ENERGY CEC EFFICIENCY STANDARDS	2013 EDITION (TITLE 24)	

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

- BUILDING DEPARTMENT NOTES:**
- THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS. IN ADDITION, NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES NOR RELATED ITEMS MAY BE STORED IN THE PUBLIC RIGHT-OF-WAY OF A COUNTY-MAINTAINED ROAD, WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT ISSUED BY THE DEPARTMENT OF ROADS AND AIRPORTS
 - EXISTING WATER SERVICE IS SUFFICIENT FOR NEW ADDITION/CONVERSION
 - EXISTING ELECTRICAL SERVICE IS SUFFICIENT FOR NEW ADDITION/CONVERSION

NOTE:
FINISH GRADE WITHIN 10'-0" OF THE NEW STRUCTURE/ADDITION SHALL BE SLOPED A MINIMUM 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.

E. EVELYN AVE.

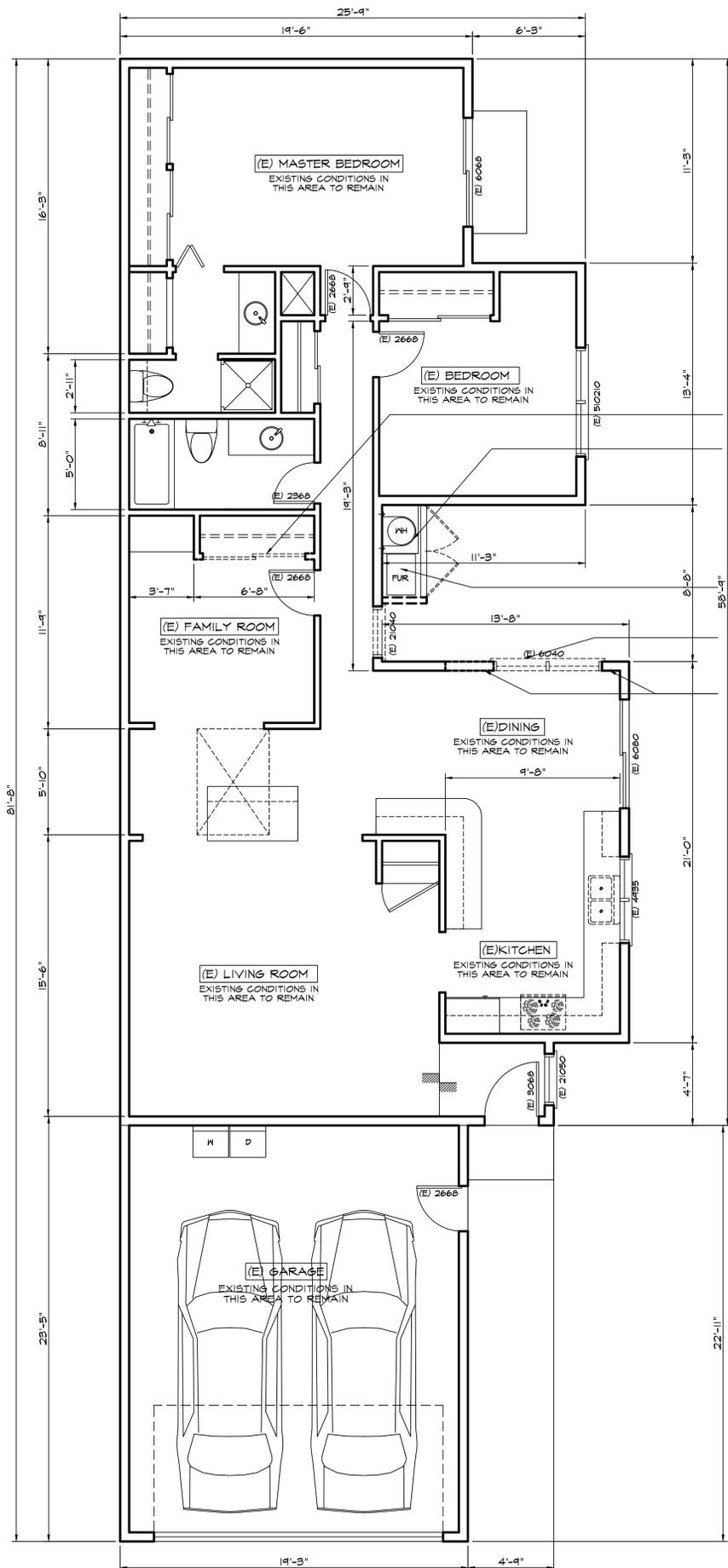
SITE PLAN
SCALE: 1/8" = 1'-0"

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PROJECT ADDRESS: 1002 E. EVELYN AVE. SUNNYVALE, CA.PROJECT TITLE: DAVIS RESIDENCE
OWNER: MR. JOHN DAVIS

NO.	BY	REVISIONS	DATE
1	MBB	PLANNING COMMENTS	03/24/2014

PROJECT NUMBER: RM131204
DATE: 02/22/2014
DRAWN: PC
SCALE: AS SHOWN
SHEET TITLE: SITE PLAN
SHEET SP OF



WALL LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING TO BE DEMOLISHED

DEMOLITION NOTES:

- DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO THE REMOVAL OF ANY EXISTING SUPPORT STRUCTURES.
- CAP-OFF PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED.

(E) CLOSET TO BE DEMOLISHED PREP TO RECEIVE FURNACE HOUSING.
 (E) WATER HEATER TO BE REMOVED. PREP TO RECEIVE TANKLESS
 (E) FURNACE TO BE RELOCATED
 (E) WINDOW TO BE REMOVED
 REMOVE EXTERIOR WALL. CONTRACTOR TO SHORE EXISTING STRUCTURE FOR STABILITY UNTIL NEW CONSTRUCTION IS IN PLACE. (TYP.)

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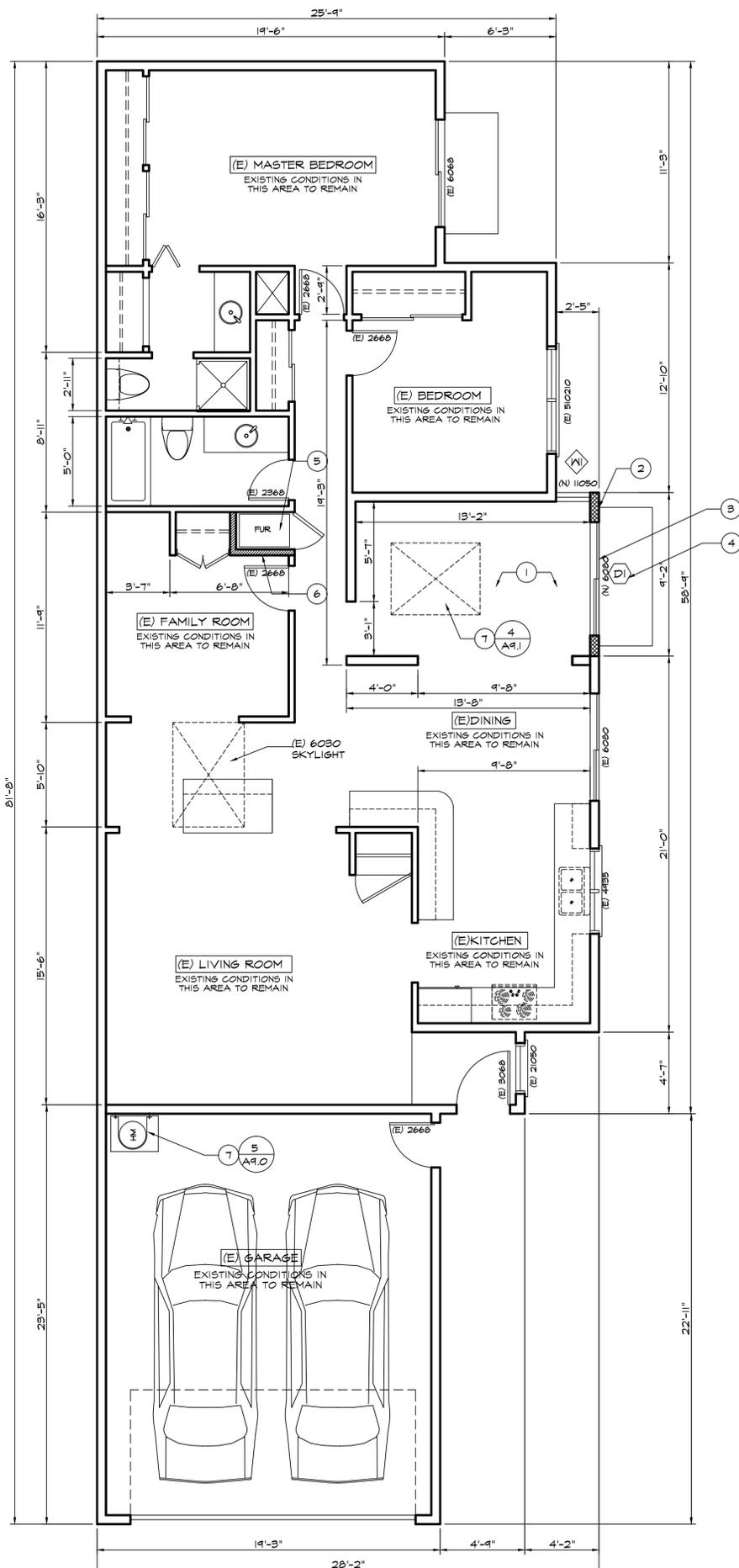
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PROJECT TITLE: DAVIS RESIDENCE
 OWNER: MR. JOHN DAVIS

PROJECT NUMBER: RM131204
 DATE: 02/22/2014
 DRAWN: PC
 SCALE: AS SHOWN

SHEET TITLE: EXISTING/DEMOLITION PLAN
 SHEET: A1.0 OF



PROPOSED FLOOR PLAN

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

WALL LEGEND

- EXISTING WALLS TO REMAIN, EXTERIOR WALLS 2X4 FRAMING W/ CEMENT PLASTER FINISH OUTSIDE 1/2" SHEET ROCK INSIDE, INTERIOR WALLS 2X4 FRAMING W/ 1/2" SHEET ROCK BOTH SIDES.
- (N) 3/4" CEMENT PLASTER FINISH-TWO COAT SMOOTH PLASTER FINISH, LAST COAT TO BE 2 COATS ELASTOMETRIC PAINT, O/ STUCCO LATH O/ 2 LAYERS BUILDING PAPER O/PLYWOOD SHEATHING O/ 2X FRAMING W/ R-13 BATT INSULATION O/ 1/2" GYP BD. SMOOTH TEXTURE TO MATCH EXISTING.
- (N) INTERIOR WALLS 2X4 @ 24" O.C., 1/2" SHEET ROCK EA. SIDE SMOOTH FINISH R-13 INSULATION (OPTIONAL)

FLOOR PLAN KEY NOTES

- 1 NEW FLOORING TO BE SELECTED BY OWNER
- 2 (N) EXTERIOR WALL 3/4" CEMENT PLASTER FINISH -TREE COAT SMOOTH PLASTER FINISH OVER STUCCO LATH OVER 2 LAYERS GRADE "D" BUILDING PAPER
- 3 PROVIDE WEATHER STRIP ON ENTRANCE DOOR
- 4 CONCRETE SLAB AT PORCH REINFORCED #3 @ 16" O.C. WITH MAX. 7 3/4" RISERS. (5/49.0) (4/49.0)
- 5 60,000 BTU FURNACE MUST BE ON 18" PLATFORM
- 6 (N) INTERIOR WALLS 2x4 @ 24" O.C., 1/2" SHEET ROCK EA. SIDE SMOOTH FINISH R-13 INSULATION (OPTIONAL)
- 7 50 GAL. WATER HEATER ON 18" HIGH PLATFORM SEE WATER HEATER NOTES. STRAP THE WATER HEATER AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION, LOWER POINT IS TO BE MINIMUM 4" ABOVE CONTROLS PER CPC 509.2. (5/49.0)

NOTES:
SHADED WALLS INDICATE NEW CONSTRUCTION, DASHED WALLS INDICATE EXISTING TO BE REMOVED. ALL OTHER WALLS EXISTING ARE TO REMAIN UNCHANGED.

FLOOR PLAN NOTES:

- WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBER SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
- ALL HEADERS SHALL BE @ 6'-8" WHERE CEILING IS 8'-0"
- ALL EXTERIOR DOORS SHALL BE AT LEAST 1.75" THICK
- ALL GLASS DOORS, CLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFELY TEMPERED
- PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES AS REQUIRED
- OPENINGS AROUND GAS VENTS, DUCTS & PIPING @ EACH FLOOR SHALL BE FIRE STOPPED
- PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL
- LANDINGS OR FLOOR AT THE REQUIRED EGRESS DOOR SHALL NOT BE NORMAL THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD PER CRC R31.3 UNLESS THE EXCEPTIONS APPLY.
- COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES, HOWEVER WHERE HEAT-PRODUCING DEVICES ARE LISTED FOR LESSER CLEARANCES, COMBUSTIBLE INSULATION COMPLYING WITH THE LISTING REQUIREMENTS SHALL BE SEPARATED IN ACCORDANCE WITH THE CONDITIONS STIPULATED IN THE LISTING. RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE CALIFORNIA ENERGY CODE FOR RECESSED LUMINAIRES INSTALLED IN INSULATED CEILING.
- THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SGHC FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR, AND SHALL REFLECT THE VALUES LISTED IN THE ENRGY REPORT. CRC R30.1
- ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER. TESTS FOR CRITICAL RADIANT FLUX SHALL BE MADE ACCORDANCE WITH ASTM 470, CRC R302.10.4, CRC R302.10.5

NOTES:

- A. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11
- B. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12 (B).
- C. (N) TOILETS SHALL HAVE A MAX. OF 1.28 GALLON/FLUSH, SHOWER HEAD TO HAVE A MAX FLOW OF 2.5 GPM, AND FAUCETS TO HAVE A MAX FLOW OF 2.2GPM PER CPC 402.2
- D. SPECIFY THAT A NON-REMOVABLE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. CPC 603.4.7.
- E. PLUMBING VENTS TO BA A MINIMUM OF 10 FEET AWAY FROM, OR AT LEAST 3 FEET ABOVE ANY OPERABLE SKYLIGHTS, WINDOW/DOOR AND AIR INTAKE. CPC 906.2

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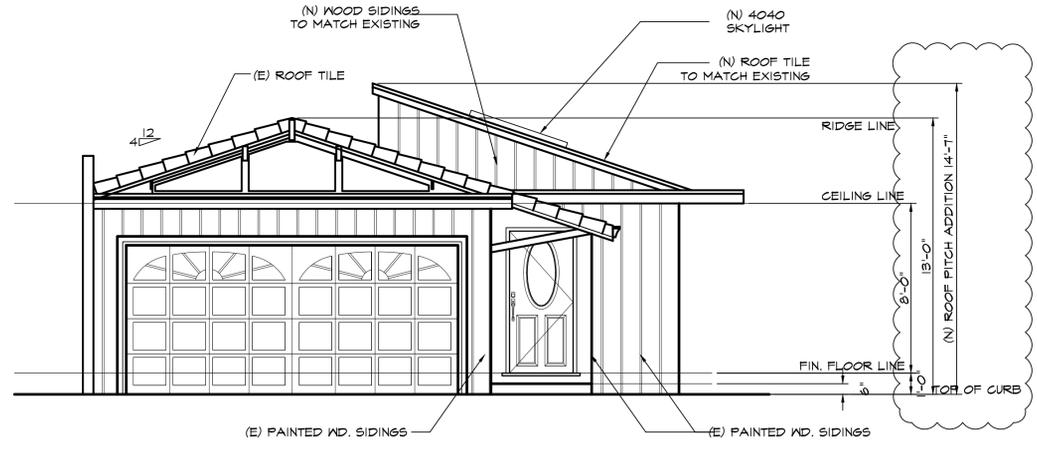
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SUNNYVALE, CA.

PROJECT TITLE
DAVIS RESIDENCE
OWNER
MR. JOHN DAVIS

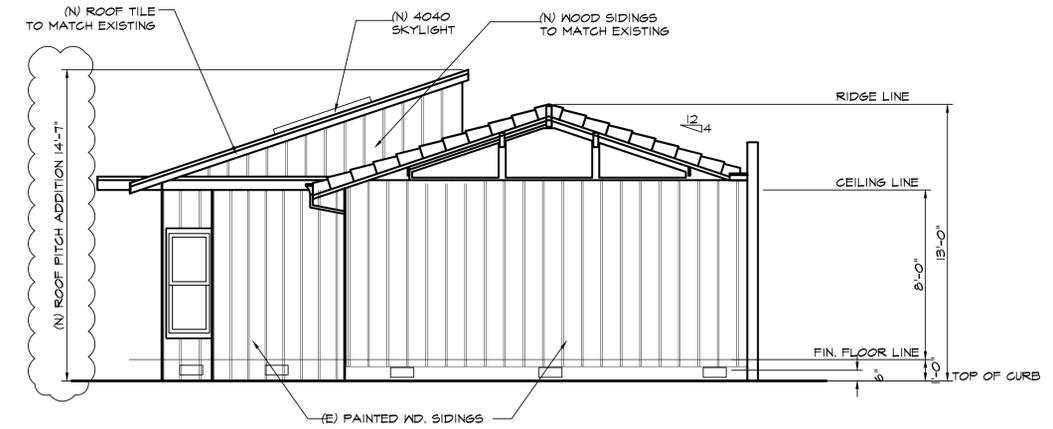
PROJECT NUMBER
RM31204
DATE: 02/22/2014
DRAWN: DRAWN
SCALE: AS SHOWN
SHEET TITLE
PROPOSED FLOOR PLAN

SHEET OF
A2.0

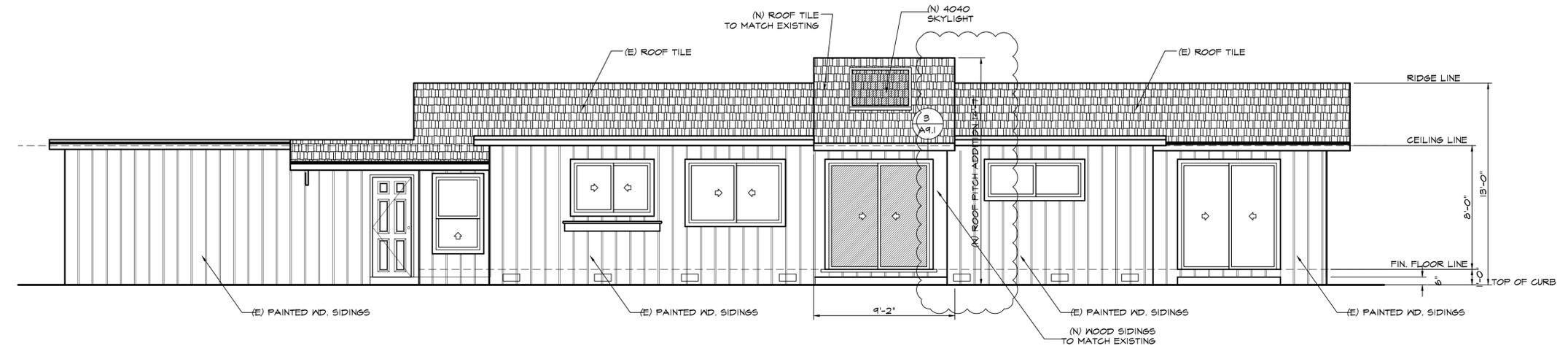
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

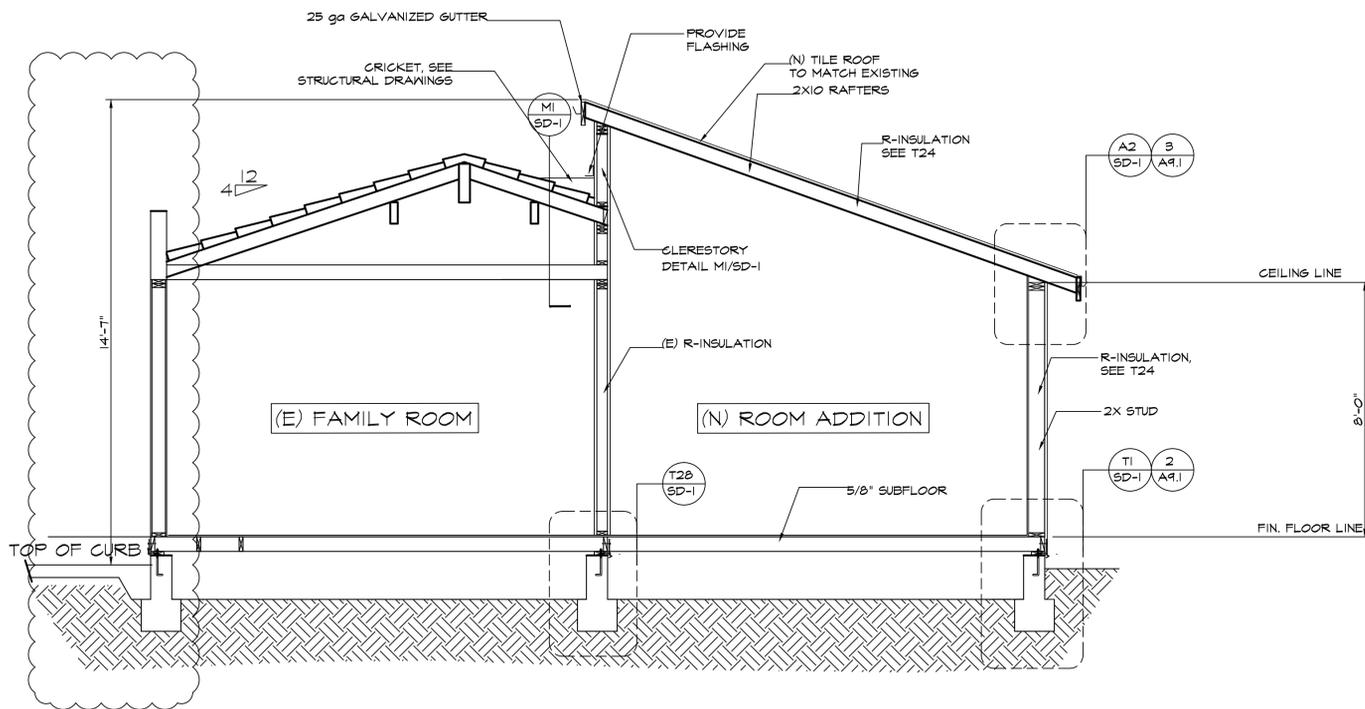
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1	MBB	PLANNING COMMENTS	03/24/2014

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SUNNYVALE, CA.

PROJECT TITLE
DAVIS RESIDENCE
OWNER
MR. JOHN DAVIS

PROJECT NUMBER
RM131204
DATE: 02/22/2014
DRAWN: 606
SCALE: AS SHOWN

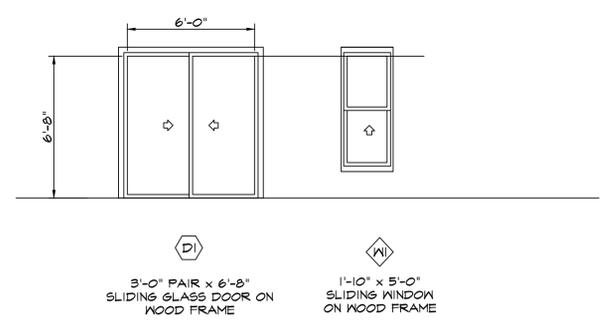
SHEET TITLE
PROPOSED ELEVATIONS
SHEET **A3.0** OF



SECTION THRU A-A
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE												
WALL THICKNESS	DOOR NO.	DOOR TYPE	FIRE RATING OF DOOR & FRAME	DOOR					FRAME		HARDWARE GROUP	REMARKS
				SIZE			MATERIAL	FINISH	MATERIAL	FINISH		
				WIDTH	HEIGHT	THK.						
5.975	I	C	-	3'-0" (1 PAIR)	6'-8"	1 3/4"	WOOD	NATURAL WOOD	WOOD	NATURAL WOOD	I	

WINDOW SCHEDULE						
WINDOW	SIZE	TYPE	FRAME	HDR.	GLASS	REMARKS
I	1'-10" x 5'-0"	FIBERGLASS / GLASS	WOOD	6'-8"	CLEAR	SLIDING WINDOW



HARDWARE LIST		HARDWARE GROUPS	
1.	LOCK SET	"SCHLAGE" - D-SERIES, RHODE, NO. NDD50PD LOCK	GROUP #1: LOCK SET - FRONT ENTRY DOOR
2.	LATCH SET	"SCHLAGE" - D-SERIES, RHODE, NO. NDI05 PASSAGE	BUTTS: ITEM #3
3.	BUTTS	"IVES" - FULL MORTISE HINGES, 5 KNUCKLE, 4 BALL BEARING, HEAVYWEIGHT HINGES, 4 1/2" X 4 1/2" X 3 PAIRS PER DOOR - 5BB1H	DOORSTOPS: ITEM #4
4.	DOOR STOPS	"IVES" PER DOOR/LEAF NO. FS-13 OR FS-17	LOCK SET ITEM #10 (EXTERIOR DOORS ONLY)
5.	CLOSURE	LGN CLOSURES 1070 SERIES PER DOOR WHERE REQUIRED	GROUP #2: LOCK SET:
6.	AUTOMATIC FLUSH BOLTS	"IVES" NO. FB41P AND NO. FB61P (FOR WOOD DOORS), FB51P (METAL DOORS) INCLUDING STRIKES, GLIDES, SUB PLATES AND SCREWS	BUTTS: ITEM #3
7.	PANIC BAR	TOUGH BAR EXIT DEVICE "VON DUPRIN" - 22 SERIES - 22 FIRE EXIT RIM DEVICE - FOR RATED DOORS AND 22 RIM DEVICE FOR NON-RATED DOORS UNLATCHING FORCE NOT TO EXCEED 8.5# WHEN APPLIED IN THE DIRECTION OF EXIT TRAVEL PER T-24-2, SEC. 1004.5.1	DOORSTOPS: ITEM #4
8.	OCCUPANCY	ONE (1) HOUR LABEL. TO BE GASKETED SEPARATION DOORS FOR SMOKE AND DRAFT CONTROL	LOCK SET ITEM #10 (EXTERIOR DOORS ONLY)
9.	WEATHER STRIP/GASKETING	WEATHER-STRIPPING AND GASKETING TO EXTERIOR DOORS TO MEET TITLE-24 REQUIREMENTS	GROUP #3: LATCH SET
10.	ASTRASAL	FOR ALL DOUBLE DOORS PROVIDE ASTRASALS FOR EXTERIOR DOORS, IN ADDITION, PROVIDE WITH GASKET	BUTTS: ITEM #3
11.	FINGER PULL	"IVES" (FOR CABINETS) 223 FLUSH PULL, ONE PER DOOR OR 521 ROUND KNOB FOR KITCHEN CABINETS. SIZE 1-1/8"	DOORSTOPS: ITEM #4
12.	PUSH PULL	"IVES" 830S AND 830EZ PULL PLATE	LOCK SET ITEM #10 (EXTERIOR DOORS ONLY)
13.	DOOR KNOB	"SCHALE" D-SERIES NO. D170 SINGLE DUMMY TRIM	BUTTS: ITEM #3
14.	PRIVACY LOCK	"SCHALE" D-SERIES NO. D40S BATH/BEDROOM PRIVACY LOCK	DOORSTOPS: ITEM #4
15.	ENTRY LOCKS	"SCHALE" H-SERIES NO. H110 ENTRANCE SINGLE, LOCKING	PRIVACY LATCH ITEM #1
16.	SINGLE DUMMY TRIM	"SCHLAGE" - D-SERIES, RHODE, NO. ND170 SINGLE DUMMY TRIM	INSIDE LOCK SET
NOTES			
A. ALL DOOR HARDWARE TO OPEN TO BE "SINGLE EFFORT" AND "NON-GRASP" TYPE HARDWARE CENTERED BETWEEN 30" AND 44" A.F.F.		GROUP #5: LOCK SET (KEYED OUTSIDE)	
B. ALL HARDWARE TO BE BRONZE/SATIN FINISH, APPROVED BY THE ARCHITECT		BUTTS: ITEM #3	
C. KEYING - ALL LOCKSETS SHALL BE MASTER KEYPED AND MINIMUM DUPLICATE ORIGINALS TO BE SUPPLIED TO OWNERS		DOORSTOPS: ITEM #4	
D. SEE HARDWARE GROUPS FOR SPECIFIC HARDWARE USED FOR CERTAIN DOORS AND SEE FLOOR PLANS FOR DOOR NUMBERS, DOOR TYPES AND HARDWARE GROUPS.		CLOSURE: ITEM #5	
E. MAXIMUM DOOR OPENING EFFORTS: EXTERIOR DOORS: 8.5 # INTERIOR DOORS: 5.0 # FIRE DOORS: 15.0 #		PRIVACY LATCH ITEM #1	
F. DOOR HARDWARE AT ALL EXIT DOORS ALLOWS DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT		GROUP #6: SINGLE DUMMY TRIM	
G. ELECTRIC CARD KEY ACCESS IS USED FOR GETTING INTO AREAS BUT NEVER REQUIRED TO EXIT OUT OF ANY AREA OR OUT OF THE BUILDING. UBC 1003.3.1.8.		BUTTS: ITEM #3	
H. ALL TOILET COMPARTMENT DOORS TO HAVE SLIDING LATCH AND LOOP TYPE HANDLE BELOW THE LATCH		DOORSTOPS: ITEM #4	
I. ALL RATED DOORS TO HAVE CLOSURES AND SMOKE SEALS.		SINGLE DUMMY TRIM ITEM #2	
J. ALL AUTOMATIC OPENING DOORS TO HAVE AUTOMATIC DOOR SENSORS		GROUP #7: LATCH SET / LATCH-LATCH (BATHROOMS/ BEDROOMS)	
		BUTTS: ITEM #3	
		DOORSTOPS: ITEM #4	
		PRIVACY LOCK ITEM #14	
		GROUP #8: CLOSET STD. HARDWARE	
		FINGER PULL: ITEM #12	

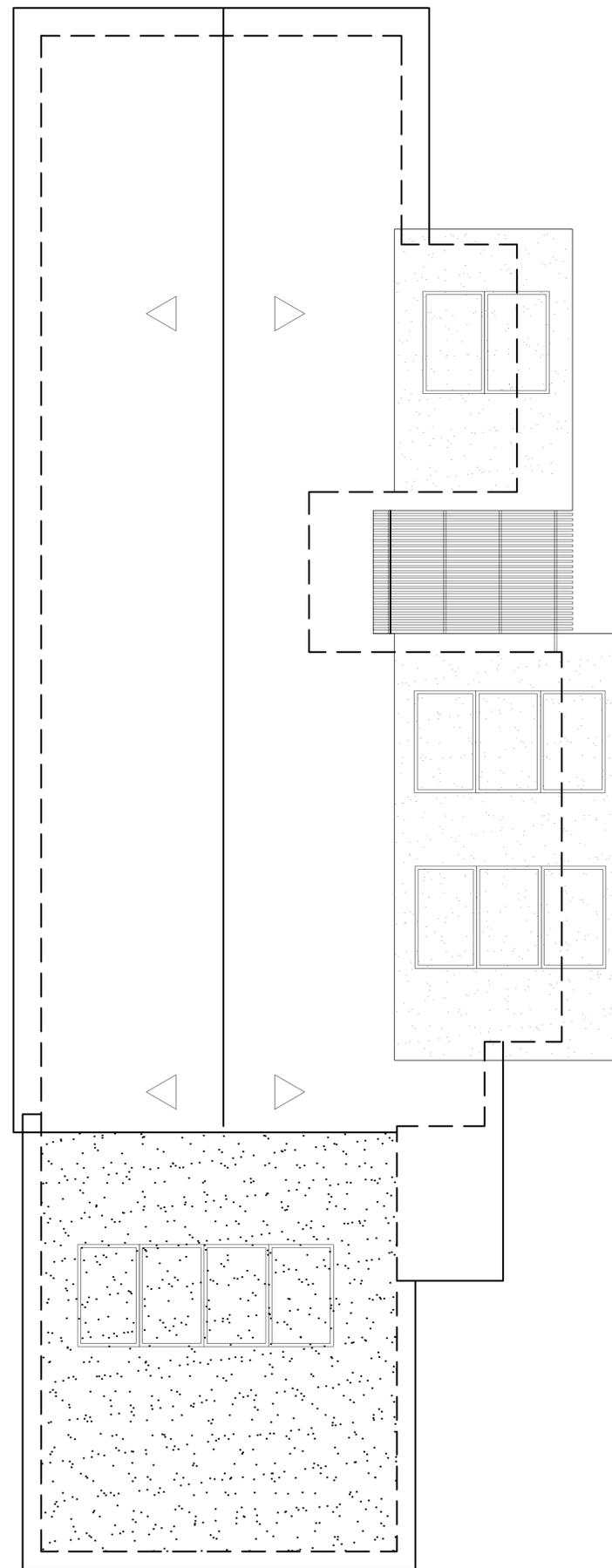
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PROJECT TITLE: DAVIS RESIDENCE
OWNER: MR. JOHN DAVIS

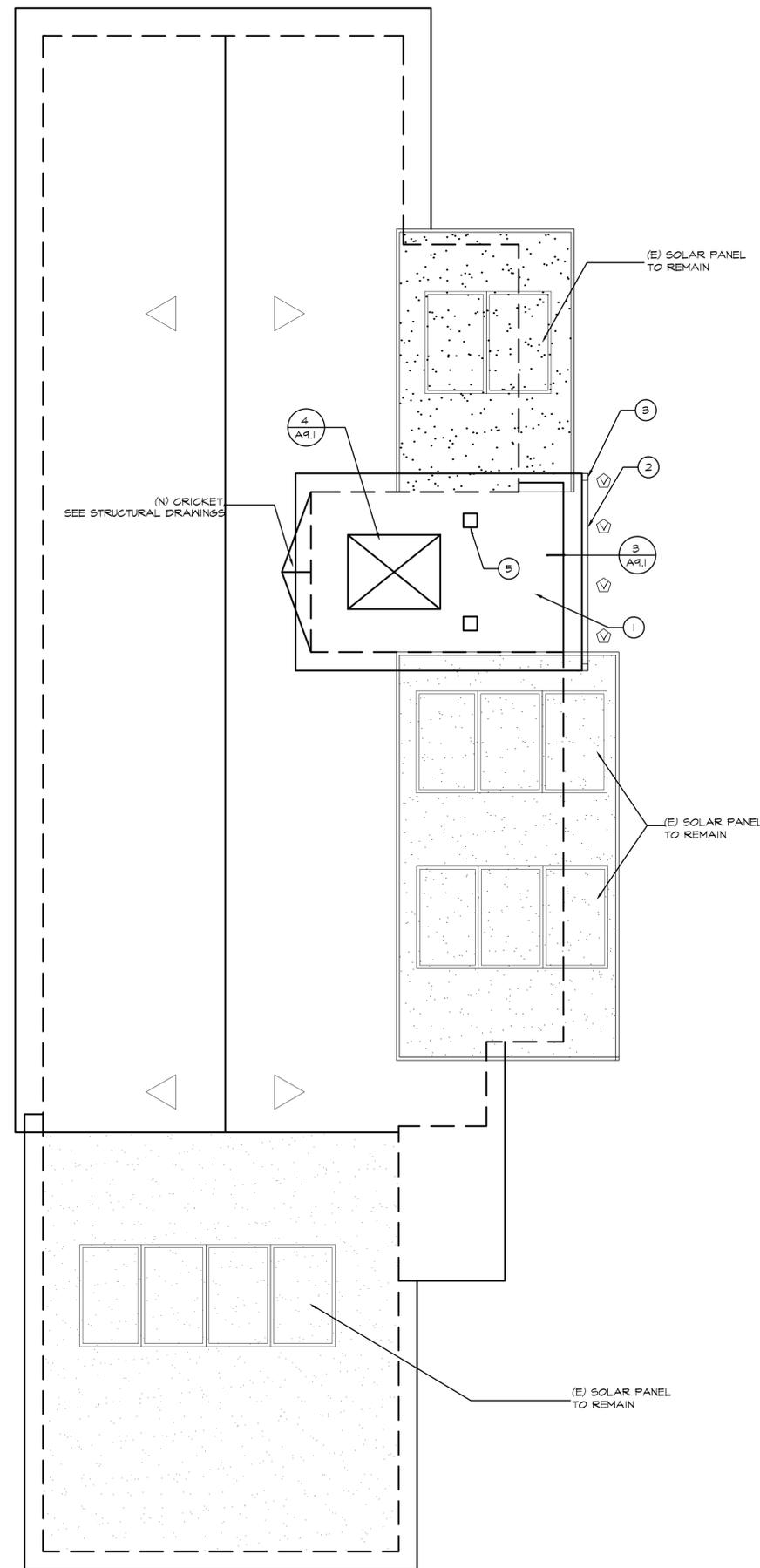
PLANNING COMMENTS: 09/24/2014
REVISIONS: NO. BY

PROJECT NUMBER: RM131204
DATE: 02/22/2014
DRAWN: GGE
SCALE: AS SHOWN
SHEET TITLE: SECTIONS
SHEET OF: A4.0



EXISTING ROOF PLAN

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



PROPOSED ROOF PLAN

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

NOTES	
①	(N) COMPOSITION ROOF, TO MATCH EXISTING
②	25 GA GALVANIZED SHEET METAL GUTTERS (PAINTED)
③	DOWN SPOUT, GALVANIZED SHEET METAL
④	VENT AT EAVES
⑤	DORMER VENT

VENTS	
◇ = VENTING OF ATTIC SPACE CALCULATION: AREA OF ATTIC = 199 SQ. FT. $199/50 = 1.33$ SQ. FT. $1.33 \times 144 = 191.52$ $191.52 / 2 = 95.76$ SQ. IN. @ EAVE	
50% VENTING ACHIEVED BY THE LOW PROFILE DORMER VENTS AT A HEIGHT OF ABOVE 3' FROM THE EAVE	
ABOVE EAVE: DORMER VENT = 81 SQ. IN. $95.76 / 81 = 1.18$ OR 2 VENTS 2 VENTS @ EAVE = $2 \times 81 = 162$ SQ. IN.	
AT EAVE: 4 BLOCKS WITH 3 HOLES OF 2 3/8" EACH BLOCK HAS 9.42 SQ. IN. $4 \times 9.42 = 37.68$ SQ. IN.	
TOTAL VENT AREA PROVIDED: $95.76 + 162 + 37.68 = 295.44$ SQ. IN. > 191.52 SQ. IN. (IN COMPLIANCE)	

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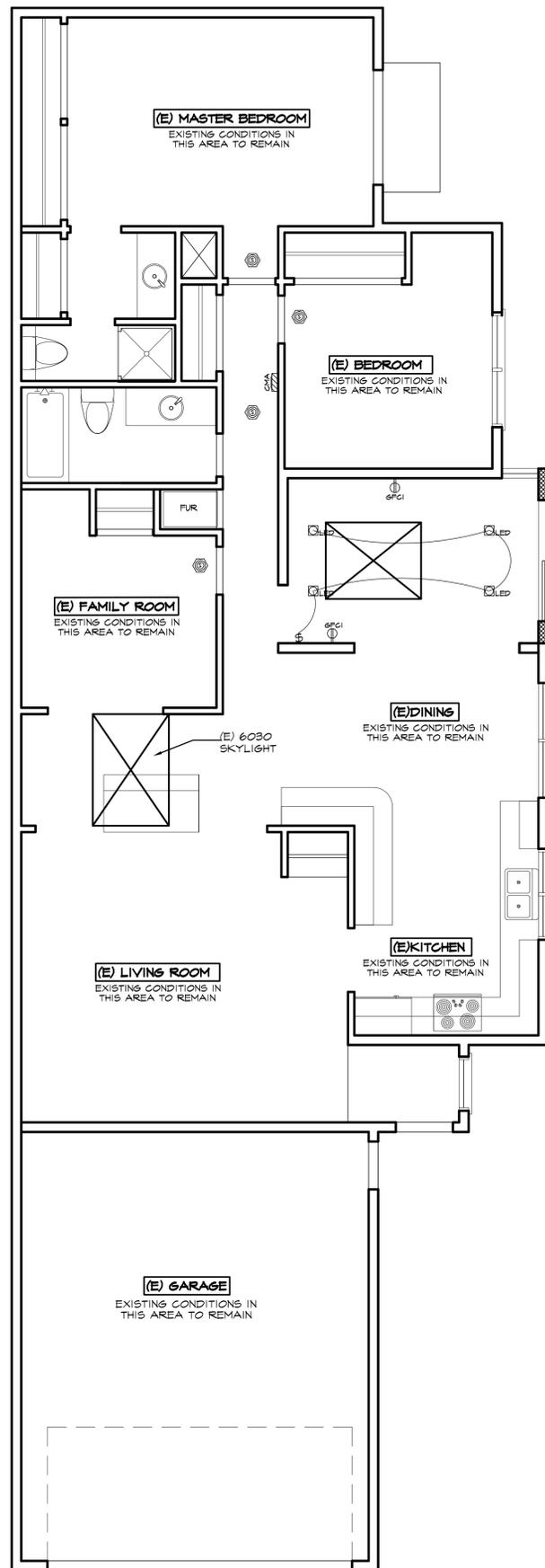
PROJECT TITLE
 DAVIS RESIDENCE
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PROJECT NUMBER	RM31204
DATE:	02/22/2014
DRAWN:	GGE
SCALE:	AS SHOWN
SHEET TITLE	
ROOF PLAN	
SHEET	OF
A5.0	

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PROJECT TITLE: DAVIS RESIDENCE
OWNER: MR. JOHN DAVIS
PROJECT NUMBER: RM131204
DATE: 02/22/2014
DRAWN: GSE
SCALE: AS SHOWN
SHEET TITLE: ELECTRICAL / REFLECTED CEILING PLAN
SHEET OF: A6.0



NOTES

1) BATHROOM MUST BE ON DEDICATED CIRCUIT.
2) KITCHEN MUST BE ON DEDICATED CIRCUIT.
3) BEDROOM MUST BE EQUIPPED WITH ARC-FAULT INTERRUPTER
4) MECHANICAL CONTRACTOR TO PROVIDE FURNACE AND HVAC CALCULATIONS
5) ANTI SCALDED VALVE MUST BE INSTALLED IN THE NEW SHOWER/BATH
6) NO PLASTIC PLUMBING TO BE INSTALLED IN THE INTERIOR OF THE HOUSE

SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

1. HVAC SYSTEM SHALL BE DESIGNED AND INSTALLED ACCORDING TO ACCA MANUAL J & D.
2. USE MASTIC ON ALL DUCT JOINTS AND SEAMS.
3. INSTALL HIGH EFFICIENCY HVAC FILTER (MERV 6+).
4. PROTECT DUCTS DURING CONSTRUCTION AND CLEAN ALL DUCTS BEFORE OCCUPANCY.

MECHANICAL NOTES

- ANY NEW AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26GA (MIN) PER CRC SECTION R502.5.2
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENING INTO THE BUILDING (i.e. DRYERS, BATH AND UTILITY FANS, ETC.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS. CMC 504.5

USE APPLICABLE NOTES

1) BATHROOM MUST BE ON DEDICATED CIRCUIT.
2) KITCHEN MUST BE ON DEDICATED CIRCUIT.
3) BEDROOM MUST BE EQUIPPED WITH ARC-FAULT INTERRUPTER
4) MECHANICAL CONTRACTOR TO PROVIDE FURNACE AND HVAC CALCULATIONS
5) ANTI SCALDED VALVE MUST BE INSTALLED IN THE NEW SHOWER/BATH
6) NO PLASTIC PLUMBING TO BE INSTALLED IN THE INTERIOR OF THE HOUSE

LIGHTING: (MANDATORY MEASURES)

KITCHEN: AT LEAST HALF OF WATTAGE MUST BE HIGH EFFICACY. HIGH EFFICACY AN NON-HIGH EFFICACY MUST BE CONTROLLED SEPARATELY.

BEDROOM: HIGH EFFICACY OR MANUAL ON OCCUPANT SENSOR OR DIMMER SWITCH CONTROLLED IF NON-HIGH EFFICACY

KITCHEN LIGHTING

AT LEAST 50% OF THE TOTAL RATED WATTAGE OF INSTALLED LUMINAIRES IN KITCHEN MUST BE IN LUMINAIRES THAT ARE HIGH EFFICACY LUMINAIRES AS DEFINED IN TABLE 150-C. LUMINAIRES THAT ARE NOT HIGH EFFICACY MUST BE SWITCHED SEPARATELY.

LUMINAIRE TYPE	HIGH EFFICACY ?	WATTS	QUANTITY	HIGH EFFICACY WATTS	OTHER WATTS
FL1-FLUORESCENT 18W/2'x3' - 18W	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	18	3	39	
FL2 - FLUORESCENT 4PIN - 18 W	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	18	5	65	
HALOGEN 18 W	YES <input type="checkbox"/> NO <input type="checkbox"/>	15	3		45
TOTAL A: 104 TOTAL B: 45					
COMPLIES IF A > B: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>					

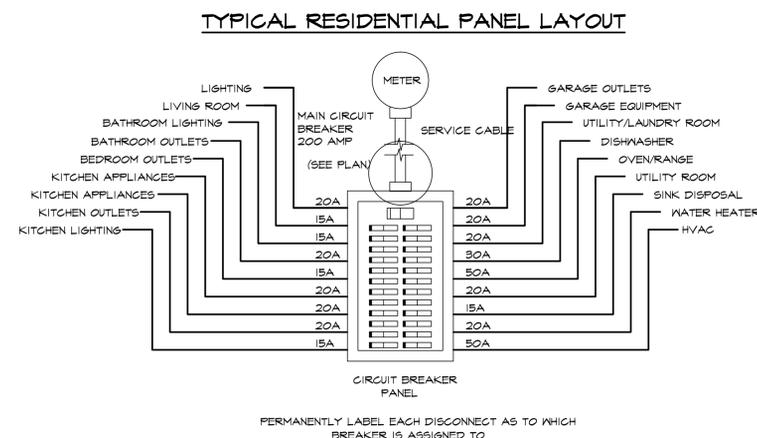
NOTE:
CARBON MONOXIDE DEVICES MUST BE APPROVED AND LISTED BY THE STATE FIRE MARSHAL AND THAT EVIDENCE OF APPROVAL AND LISTING MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO INSTALLATION, CRC SECTION R155.1.4

- GENERAL NOTES:**
- ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND THOROUGHLY EXAMINE ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS WORK PRIOR TO SUBMITTING BID. HE SHALL VERIFY ALL ELECTRICAL WORK SHOWN AND SHALL INCLUDE ALL NECESSARY LABOR AND MATERIALS IN HIS PROPOSAL TO CONNECT SERVICES AND LIGHTING CIRCUITS TO PROVIDE FULLY OPERATIONAL SYSTEMS. ANY DISCREPANCIES NOTED SHALL BE REPORTED TO THE DESIGNER / OWNER PRIOR TO
 - CONTRACTOR TO PROVIDE ALL MATERIALS AND LABOR FOR A COMPLETE AND OPERABLE SYSTEM.
 - TEST ALL ELECTRICAL SYSTEMS AS A WHOLE AT COMPLETION OF WORK TO THE SATISFACTION OF THE OWNER.
 - COORDINATE ALL WORK WITH OTHER TRADES FOR THE EXTENT OF WORK AND OTHER TECHNICAL REQUIREMENTS.
 - VERIFY EXISTING CONDITIONS IN THE FIELD. INSTALL NEW WORK WITH MINIMUM INTERFERENCE.
 - ALL WORK PERFORMED SHALL COMPLY WITH THE 2013 CALIFORNIA ELECTRICAL CODE AND ALL OTHER APPLICABLE LOCAL CODES STANDARDS.
 - ALL ELECTRICAL EQUIPMENT AND DEVICES ARE TO BE NEW AND BEAR UNDERWRITER'S LABORATORY LABEL (UL)
 - ALL PENETRATIONS OF FIRE RATED CONSTRUCTION SHALL COMPLY WITH 2013 CBC REQUIREMENTS.
 - ALL GROUNDING FOR ANY PURPOSE SHALL BE DONE IN STRICT COMPLIANCE WITH ARTICLE #250 OF THE NATIONAL ELECTRICAL CODE (N.E.C.)
 - ALL CONDUIT SHALL BE CONCEALED. MINIMUM SIZE SHALL BE 1/2" TRADE SIZE. ENT SHALL BE USED IN HUNG CEILINGS AND NON-MASONRY WALLS. INSTALLATION OF ALL FLEXIBLE METAL CONDUIT SHALL BE IN ACCORDANCE WITH NEC-350. CONDUIT PENETRATIONS FROM OUTSIDE WALLS SHALL BE WATERPROOFED.
 - ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSET, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. CEC 210.12(B)
- PRODUCTS:**
- ALL CONDUCTORS ARE TO BE COPPER WITH TYPE THHN INSULATION. PROVIDE QUALITY WIRES AS REQUIRED. USE #12 AWG MIN. U.O.N.
 - ALL ELECTRICAL DISTRIBUTION AND OVER CURRENT PROTECTION EQUIPMENT MUST MEET OR EXCEED THE MINIMUM SHORT CIRCUIT CURRENT RATING CALCULATED BASED UPON THE ACTUAL RATING SUPPLIED BY THE UTILITIES.
 - TELEPHONE CONDUIT SHALL BE MIN. OF 3/4" CONDUIT FOR SINGLE SINGLE OUTLETS AND MIN. 1" CONDUIT FOR DUAL (2) OUTLETS WITH A MAXIMUM OF 2 OUTLETS PER RUN.
 - ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY HUBBELL, SIERRA OR LEVITON.
- EXECUTION:**
- WHERE GROUPED TOGETHER, INSTALL TELEPHONE AND ELECTRICAL WALL DEVICES AT 6" CENTER TO CENTER, U.O.N.
 - FOR OUTLETS INDICATED AT SPECIAL MOUNTING HEIGHTS, THE HEIGHT DIMENSION IS MEASURED FROM THE FINISH FLOOR TO THE CENTERLINE OF THE OUTLET MEASURED VERTICALLY.
 - ALL FIXTURES CALLED OUT AS SURFACE MOUNTED SHALL BE SECURELY ATTACHED TO THE BUILDING STRUCTURE WITHOUT EXCEPTION.
 - MOUNT BOXES TO BUILDING STRUCTURE WITH SUPPORTING FACILITIES INDEPENDENT OF RACEWAYS ENTERING OR LEAVING BOXES. SET BOXES SQUARE AND TRUE WITH BUILDING FINISH.
 - ALL WALL SWITCHES SHALL BE MOUNTED AT A MAX. OF 48" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED. ALL RECEPTACLES SHALL BE MOUNTED AT A MIN. 15" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL COORDINATE WITH OWNER EXACT LOCATION AND HEIGHT PRIOR TO ROUGH-IN.
 - RECEPTACLE ELEVATION IS MINIMUM 15" CENTER AFF FOR OUTLETS OF CKTS OF 30 AMPERES OR LESS.
 - ALL SWITCHES TO BE GROUNDED TYPE.

TYPICAL APPLIANCE WATTAGE, VOLTAGE, WIRE SIZE AND BREAKER

LOAD	TYPICAL WATTAGE	VOLTS	AVG WIRE SIZE (COPPER)	CIRCUIT BREAKER	COMMENTS
KITCHEN					
RANGE	12,000	120/240	3 NO. 6	50A - 2P	DIRECT TO SERVICE ENTRANCE
RANGE (DBL OVEN)	21,000	120/240	3 NO. 4	10A - 2P	DIRECT TO SERVICE ENTRANCE
BUILT-IN OVEN	5,000	120/240	3 NO. 10	30A - 2P	DIRECT TO SERVICE ENTRANCE
RANGE TOP	6,800	120/240	3 NO. 8	40A - 2P	DIRECT TO SERVICE ENTRANCE
DISHWASHER	1,200	120	2 NO. 12	20A - 1P	SEPARATE CIRCUIT
WASTE DISPOSAL	300	120	2 NO. 12	20A - 1P	COMBINE WITH DISHWASHER
COFFEE MAKER	100	120	2 NO. 12	20A - 1P	KITCHEN RECEPT. CIRCUIT
EXHAUST FAN	300	120	2 NO. 12	20A - 1P	COMBINE WITH LIGHTING CIRCUIT
KITCHEN RECEPTACLES	1,420	120	2 NO. 12	20A - 1P	MIN. TWO CIRCUITS 120/240 3-WIRE
REFRIGERATOR	300	120	2 NO. 12	20A - 1P	SEPARATE CIRCUIT
FREEZER	350	120	2 NO. 12	20A - 1P	SEPARATE CIRCUIT
LAUNDRY					
WASHER	1,200	120	2 NO. 12	20A - 1P	SEPARATE CIRCUIT
DRYER	5,000	120/240	2 NO. 10	30A - 2P	DIRECT TO SERVICE ENTRANCE
BUILT-IN IRON	1,000	120	2 NO. 12	20A - 1P	LAUNDRY CIRCUIT
WATER HEATER	5,000	240	2 NO. 10	30-40A - 2P	SEPARATE CIRCUIT

EXISTING WATER SERVICE IS SUFFICIENT FOR NEW ADDITION/CONVERSION
EXISTING ELECTRICAL SERVICE IS SUFFICIENT FOR NEW ADDITION/CONVERSION



ELECTRICAL / MECHANICAL LEGEND

⊙	SINK GRINDER	⋮	CHIME
⊙	SURFACE MOUNTED MOTION SENSOR LIGHT FIXTURE AT WALL	⊙	DOORBELL PUSH BUTTON
▨	CLOSE WALLS	⊙	COMB. EXHAUST & LIGHT FIX.
⊙	DUPLEX RECEPTABLE OUTLET	⊙	CEILING FAN
⊙	GROUND FAULT CIRCUIT INTERRUPTER	⊙	HEAT LAMP
⊙	DUP. REC. OUTLET W/GROUND	⊙	HEATER REGIST.
⊙	FOUR PLEX RECEPTACLE	⊙	CEILING AIR REGISTER
⊙	RECESSED LED LIGHT	⊙	WATER HEATER
⊙	RECESSED CEILING LIGHT	⊙	FURNACE
⊙	HIGH EFFICACY LIGHT	⊙	HOSE BIBB
⊙	WALL LIGHT	⊙	CARBON MONOXIDE ALARM
⊙	WATERPROOF WALL LIGHT FIXTURE	⊙	INTERCOM
⊙	FLUORESCENT LIGHT	⊙	ELECT. METER & MAIN PANEL
⊙	FLUORESCENT FIXTURE	⊙	ELECTRICAL SUB-PANEL
⊙	SPOTLIGHT	⊙	ETHERNET
⊙	WALL SWITCH	⊙	VENT
⊙	TWO-WAY SWITCH	⊙	CONCRETE
⊙	SUN TUNNEL	⊙	SKYLIGHT
⊙	SMOKE DETECTOR	⊙	HORIZONTAL SLIDER
⊙	TELEPHONE OUTLET	⊙	FIXED GLASS

ELECTRICAL / REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"