

**FLOOR PLAN NOTES**

INSTALL 1/2" GYP BRD ON GARAGE SIDE OF WALLS COMMON TO LIVING SPACE AND 5/8" TYPE 'X' GYP, ONE-HOUR FIRE-RESISTIVE CONSTRUCTION TO BE PROVIDED ON THE GARAGE CEILING WHEN LIVING SPACE IS ABOVE THE GARAGE. APPLY TO WALLS, FOOT AND BEAMS OF GARAGE ADJACENT TO AND SUPPORTING THE RESIDENCE. APPLIED VERT. OR HORIZ. NAIL W/6d COOLER OR WALLBOARD NAILS # 11 O.C. W/ END JOINTS O' NAILING MEMBERS. STAGGER JOINTS EA. SIDE.

ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.

GYPSUM WALL BOARD SHALL BE INSTALLED PER CURRENT U.B.C.

INSTALL 5/8" TYPE 'X' GYP. BD. ON WALLS AND CEILING \* USABLE UNDER STAIR CLOSET, WHERE APPLICABLE.

WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 1" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS.

OPENINGS AROUND GAS VENTS, DUCTS & PIPING \* EACH FLOOR SHALL BE FIRE STOPPED

ALL DUCTS IN GARAGE THAT PASS THRU LIVING/GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER

PROVIDE FIRE STOPS IN OPENINGS \* FLOOR CEILING OF ALL FIREPLACES

FIREPLACE INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING & LOCAL CODES.

DRAFTSTOPPING SHALL BE INSTALLED IN ALL ATTIC SPACES AND CONCEALED ROOF SPACES SUCH THAT NO HORIZONTAL AREA EXCEEDS 3,000 S.F.

PROVIDE 1 3/8" THICK SOLID CORE DOOR W/ CLOSER FROM GARAGE TO RESIDENCE.

EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 3/8" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOORS.

VENTILATING OPENINGS SHALL BE COVERED WITH METAL MESH WITH MAX. 1/4" OPENINGS.

F.A.U. & WATER HEATER INSTALLED ON 18" HIGH WOOD PLATFORM W/ 1 1/8" FLYWOOD TOP SURFACE. INSTALL SEISMIC STRAP ON ALL WATER HEATERS WATER HEATERS AND FURNACES TO BE CEC CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE STRAPS TO BE INSTALLED AT POINTS WITHIN UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. AT LOWER POINT, A 4" CLEARANCE SHALL BE MAINTAINED ABOVE CONTROLS, WHEN LOCATED IN GARAGE. SEE DETAIL SHEET EM

WINDOWS MARKED AS "EGRESS" MUST MEET U.B.C. MINIMUM REQUIREMENTS. OF MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.1 SQ. FEET

CRAILL SPACE ACCESS TO BE 18" X 24" MIN.

ATTIC ACCESS TO BE 30" X 22" MIN.

INTERIOR HANDRAILS & GUARDRAILS TO BE WOOD. EXTERIOR HANDRAILS & GUARDRAILS TO BE W/1. UNLESS OTHERWISE NOTED.

ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOOR, GLASS SUBJECT TO HUMAN IMPACT, ETC SHALL BE SAFETY TEMPERED

PROVIDE 2 X SOLID BACKING FOR RAILINGS, CABINETS, SHELVING, ACCESSORIES, ETC. AS NEEDED.

EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16" O.C. W/ BATT INSULATION, UNLESS OTHERWISE NOTED - CHECK FLOORPLANS.

WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)

INSTALL ALL WINDOWS AND DOOR AS PER MANUF. SPECIFICATIONS. ATTICS WITH A VERTICAL HEIGHT OF 30" OR MORE REQUIRES ACCESS.

ALL ATTIC ACCESS ARE A 1/2" FLYWOOD PANEL FINISHED WITH A GRADE SIDE TO THE OCCUPIED SPACE. PAINT TO MATCH THE CEILING TO THE FLY WOOD PANEL.

ATTIC FURNACE: MINIMUM OF 5' IN HEIGHT OF CLEAR SPACE, A CONTINUOUS ACCESSIBLE OPENING AND PASSAGEWAY WITH A MIN. OF 22" X 30" IN SIZE OR AS LARGER AS THE SMALLEST PIECE OF EQUIPMENT. MAX. 20 FEET TRAVEL PATH AND 24" WIDE W/ SOLID FLOOR PASSAGEWAY. MIN. 30" X 30" WORKING PLATFORM IN FRONT OF THE ENTIRE FIREBOX. A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE. SEE DETAIL SHEET EM

ACCESSIBLE UNDER-FLOOR AREA SHALL BE PROVIDED WITH A MIN. 18" X 24" OPENING. UNDER-FLOOR AREA SHALL BE VENTILATED BY OPENINGS OF A NET AREA OF NOT LESS THAN 1/50 OF UNDER-FLOOR AREA. VENTILATED OPENINGS SHALL BE PROTECTED BY METAL MESH WITH A 1/4" MAX. OPENING.

CONTRACTOR SHALL PROVIDE GALVANIZED SHEET METAL PAN UNDER ALL CLOTHES WASHER, WHEN LOCATED ON AN UPPER FLOOR. ALL DIMENSIONS ARE TO THE FACE OF STUDS.

FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

CABINET MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR CONTRACTOR, OWNER, OR HIS AGENT'S APPROVAL FOR ALL CABINET SIZES AND FINISHES. MATERIAL ETC.. SHOP DRAWING SUPERCEDE ALL INTERIOR ELEVATIONS.

MINIMUM 26 GAUGE IN THICKNESS FOR ALL AIRDUCTS PASSING THRU THE WALL TO THE GARAGE.

LANDINGS SHALL HAVE A WIDTH NOT LESS THAN A WIDTH OF THE DOOR OR A STAIRWAY.

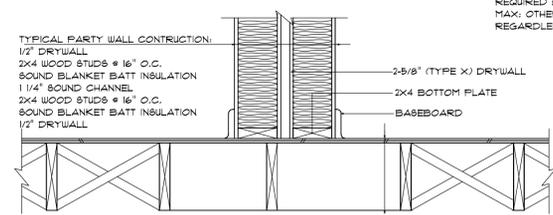
STAIRWAYS: 36" MINIMUM WIDTH, 1 3/4" MAX. RISE, 10" MIN. RUN AND 6'-8" MIN. HEAD ROOM

TOILETS TO HAVE MIN. 30" WIDE X 24" DEEP CLEARANCE.

PROVIDE WALL CLEAN-OUT FOR ALL SINKS

CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.

PROVIDE COMBUSTION AIR FOR SOLID FUEL BURNING APPLIANCES

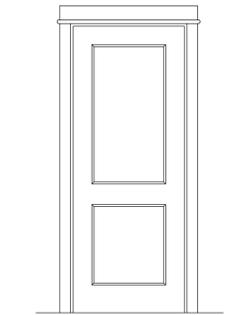


TYPICAL PARTY WALL CONSTRUCTION

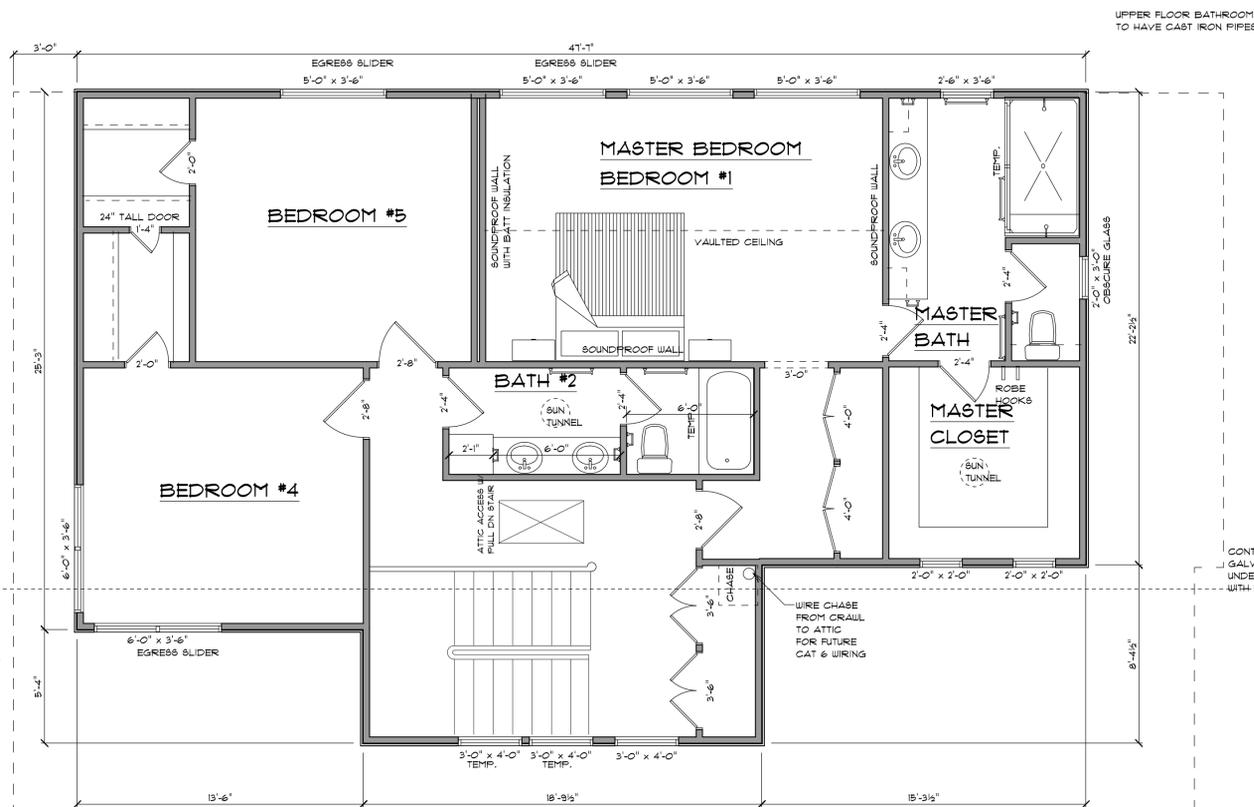
REQUIRED EGRESS DOOR THRESHOLD MAY BE 1 1/2" IN HEIGHT MAX. OTHER DOORS MAY HAVE A THRESHOLD OF 1.18" REGARDLESS OF DOOR SWING. CRC. R311.31



PARTY WALL AT FLOOR

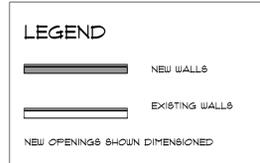


INTERIOR DOORS AND TRIM

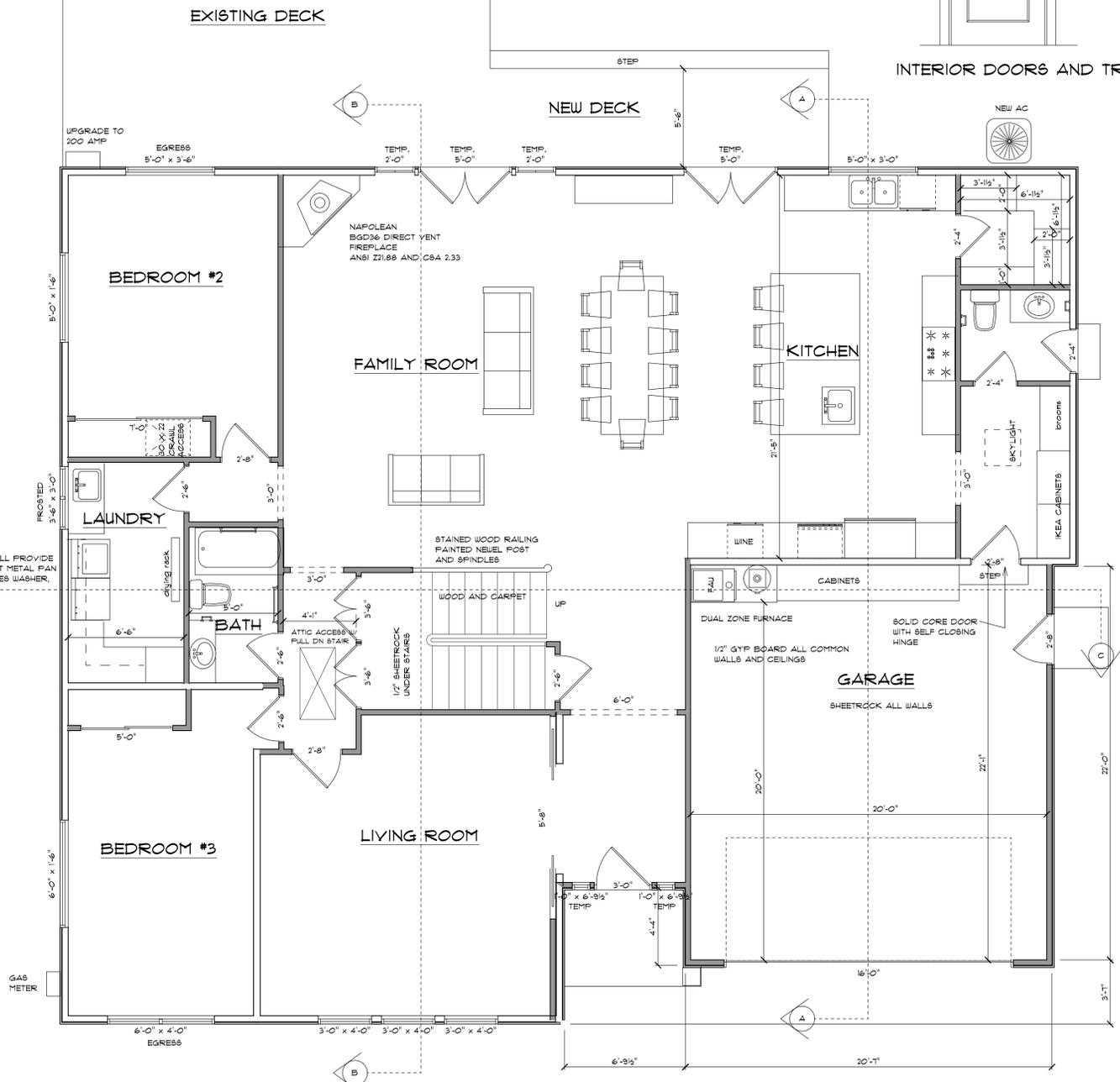


**FOUNDATION VENTILATION CALC'S:**

1604 S.F. / 150 / .56 = 20 VENTS SPACED EQ.  
 FOR CROSS VENTILATION. USE 6" X 14" SCREENED  
 FND VENTS OR APPROVED EQ.  
 REPLACE ALL VENTS THAT ARE COVERED  
 BY NEW CONSTRUCTION



1/4" NEW UPPER FLOOR PLAN



1/4" NEW LOWER FLOOR PLAN

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Addition for:  
**Kevin & Elizabeth Shen**  
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SCALE	AS SHOWN
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SHEET	3

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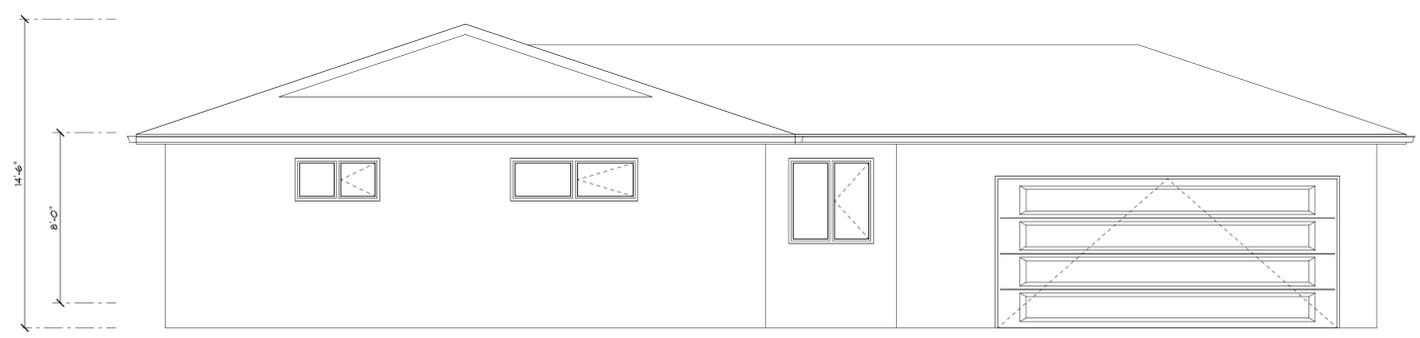
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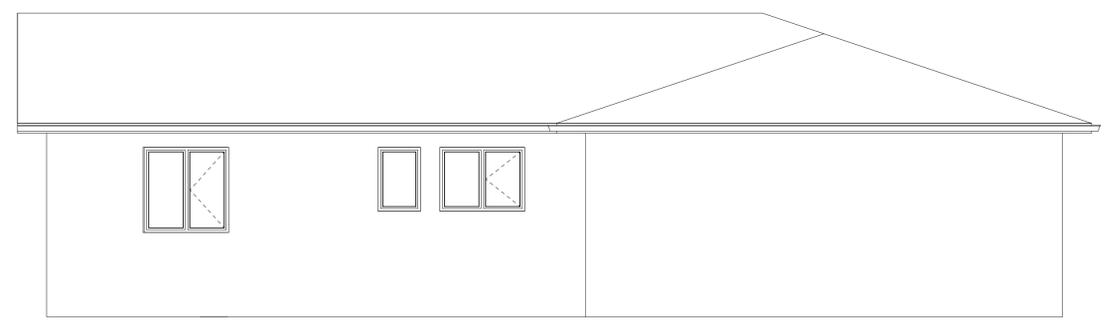
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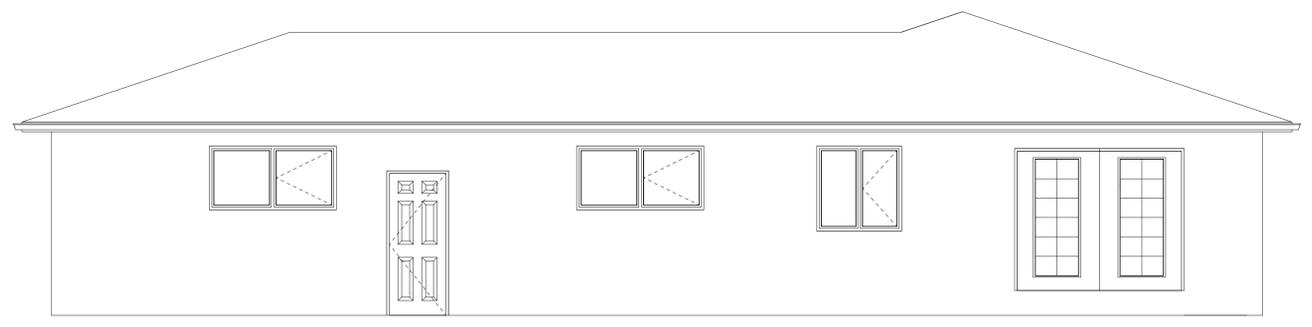

1/8" STREET SCAPE



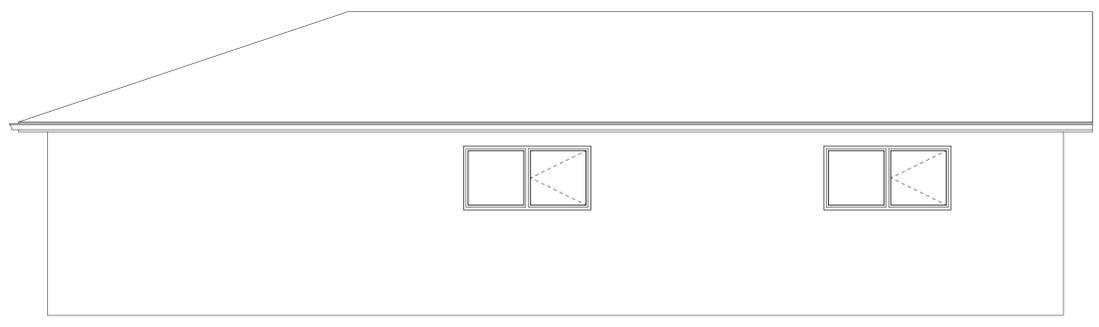
1/4" EXISTING FRONT ELEVATION



1/4" EXISTING RIGHT ELEVATION



1/4" EXISTING REAR ELEVATION



1/4" EXISTING LEFT ELEVATION

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**ELEVATION NOTES**

Stucco shall be 1/8" thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide weep screed (CBC 2510.6/CRC R703.6)

Siding shall be applied over one layer grade D building paper. (CBC 1404.2/CRC R703.2)

Provide a spark arrester for any new or existing chimney. (CBC 2119.5.1/CRC 1003.5.1)

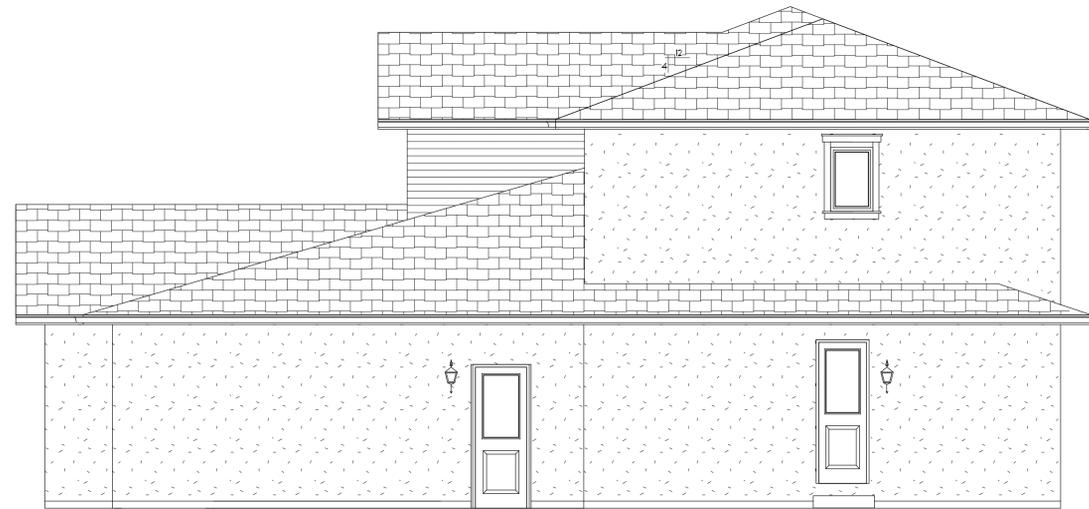
Roof Slopes 3:12 and 4:12 with asphalt shingles shall have two layers of 15 lbs. felt applied shingle style. (CRC 1507.2.2/CRC 905.2.2)

Provide all under-floor areas with cross ventilation at 1/50 for the entire area with one vent within 3' of each corner. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 1203/CRC R806)

Attic areas shall have cross ventilation at 1/50 for the entire area with 50% of the required vent area to be ventilators located a minimum of 3' above eave or cornice vents. Screens over the openings shall have 1/8" to 1/4" openings. (CBC 1203/CRC R806)

Provide attic access (20"x30") and under-floor access (18"x24") for new areas. (CBC 1209/CRC R408.4)

Provide under floor clearance of 18" from girders to earth and 12" clearance from girders to earth. (CBC 2304.11.2/CRC R311)



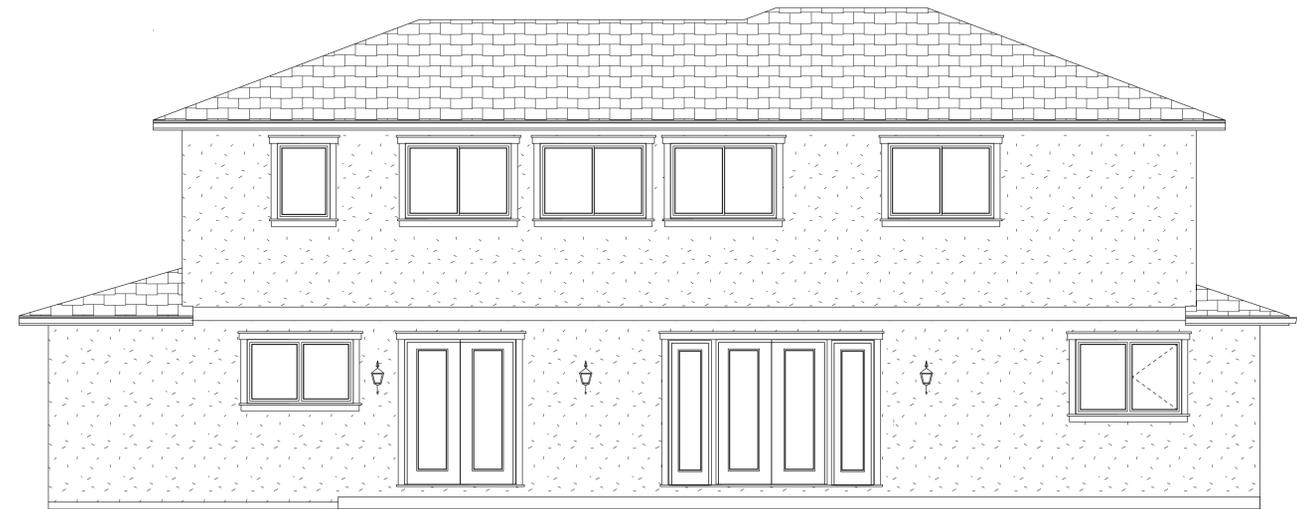
1/4" RIGHT SIDE ELEVATION



1/4" LEFT SIDE ELEVATION



1/4" FRONT ELEVATION



1/4" REAR ELEVATION

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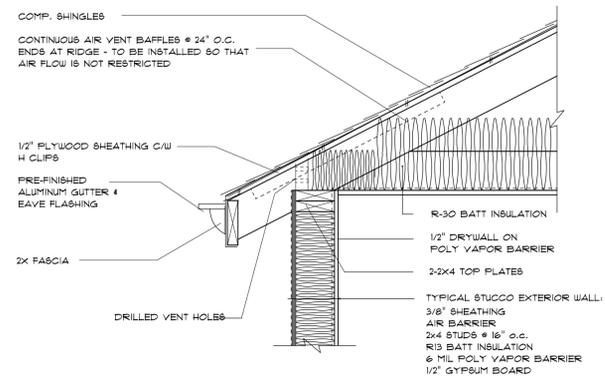
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EAVE

**ROOF PLAN NOTES**

**ROOFING:**  
 CLASS "A" COMPOSITION SHINGLES,  
 COLOR TO BE SELECTED BY OWNER.  
 OVER 30 LB. ROOFING  
 FELT. INSTALL PER MANUF.  
 SPECS.

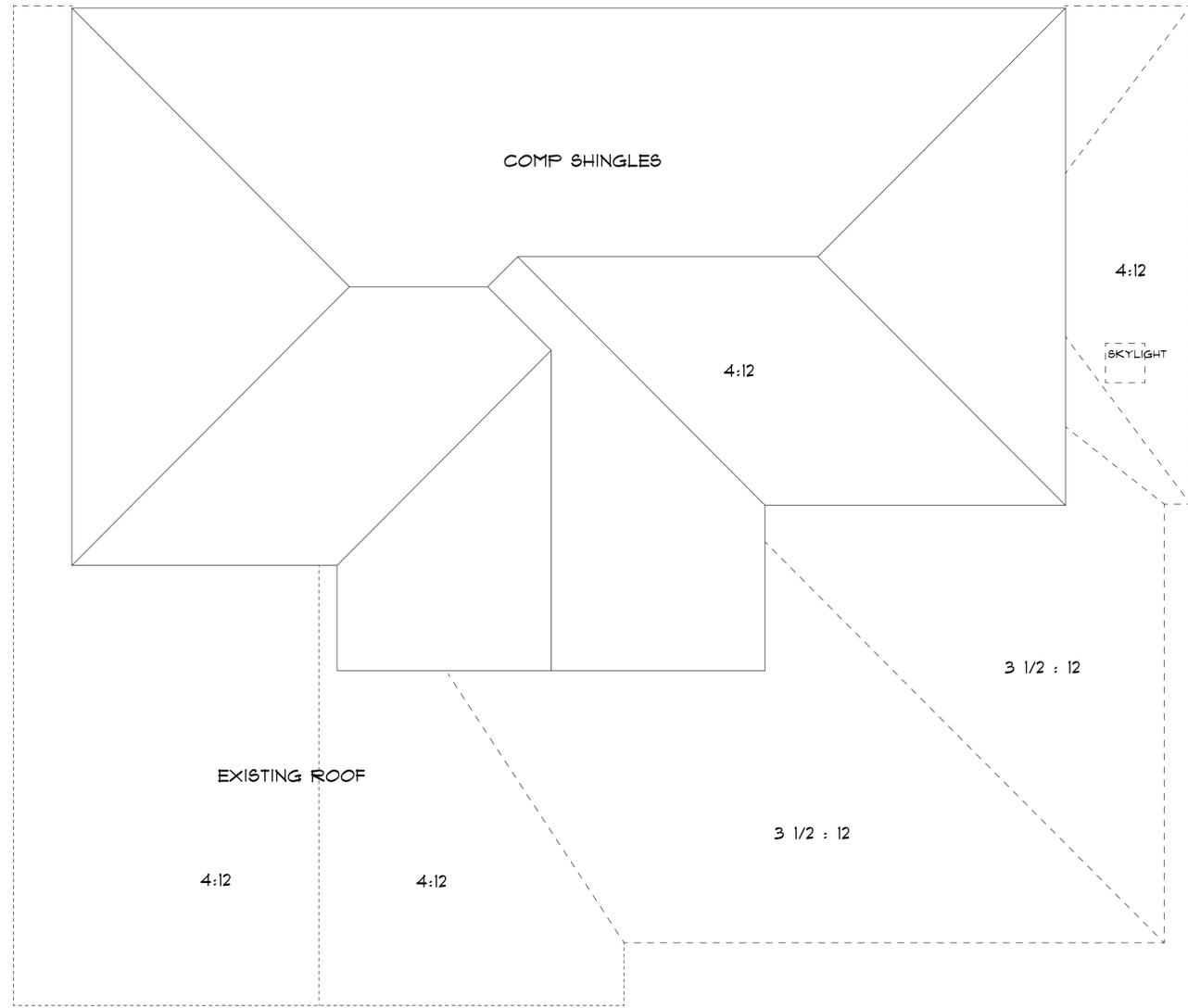
**BUILT-UP ROOF, CLASS "A"**  
 28 LB BASE PLY, ATTACHED  
 MECHANICALLY 9" OC EDGES,  
 AND 18" OC FIELD. INNER FLIES,  
 11 LB. FELT W/ MIN. 25 LB. MOPPING.  
 18 LB. MINERAL SURFACE CAP SHEET.

**FLASHING & COUNTERFLASHING:**  
 26 GAUGE STEEL, U.O.N., AS  
 REQUIRED AT JUNCTURE OF  
 ROOF AND VERTICAL SURFACES.  
 SEE SHEET METAL NOTES ON  
 SHEET SP.

**VALLEY FLASHING:**  
 26 GAUGE GALV. STEEL OVER  
 15 LB. FELT. CRICKETS SIMILAR.

**DOWNSPOUTS:**  
 2 1/4" DIA ROUND GALV.  
 STEEL DOWN SPOUTS. PROVIDE  
 BASKET STRAINER AND SPLASH-  
 BLOCK AT EACH DOWNSPOUT.

**GUTTERS:**  
 5" GALV. STEEL GUTTER



1/4" ROOF PLAN



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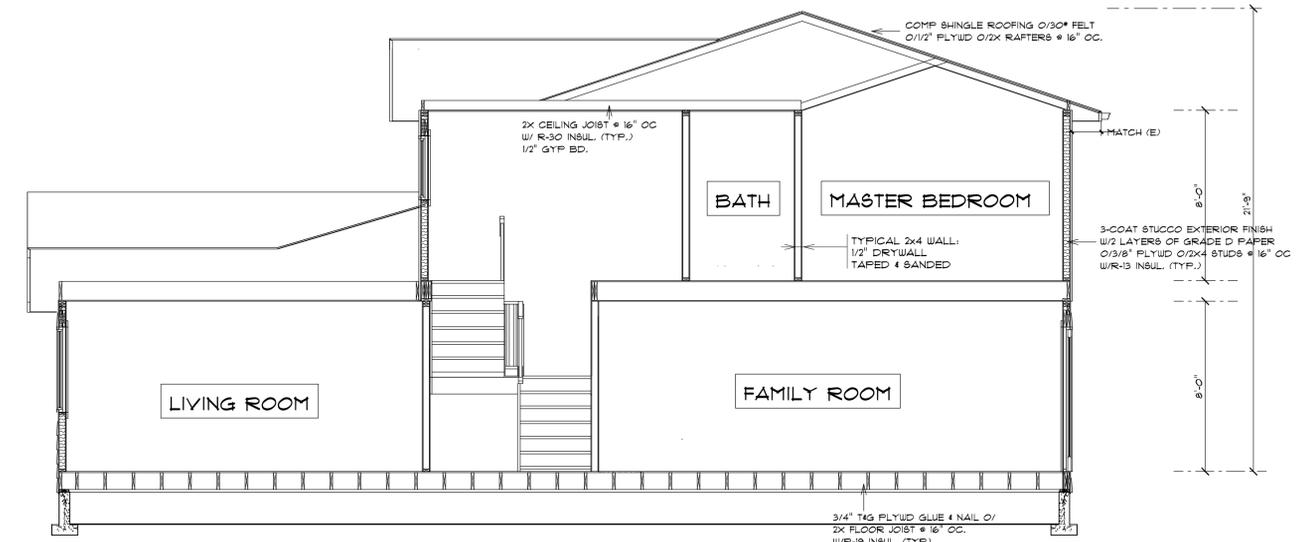
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**ATTIC VENTILATION CALC'S:**

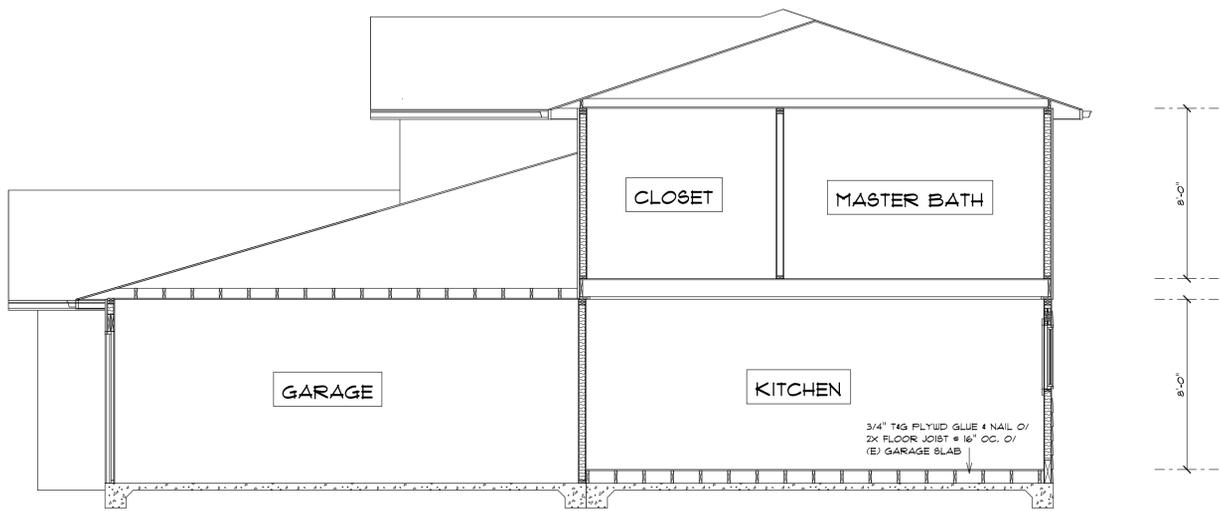
LOWER FLOOR  
950 S.F./ 150 = 6.3 S.F.  
6.3 S.F. (144) = 907.2 S.I.  
98 L.F./ 1.33 = 73.5 BLKS  
73 BLKS (3) = 219 HOLES  
219 (3,142X1,563) = 1075 S.I.

UPPER FLOOR  
1165 S.F./ 150 = 8 S.F.  
8 S.F. (144) = 1152 S.I.  
147 L.F./ 1.33 = 110 BLKS  
110 BLKS (3) = 330 HOLES  
330 (3,142X1,563) = 1620 S.I.

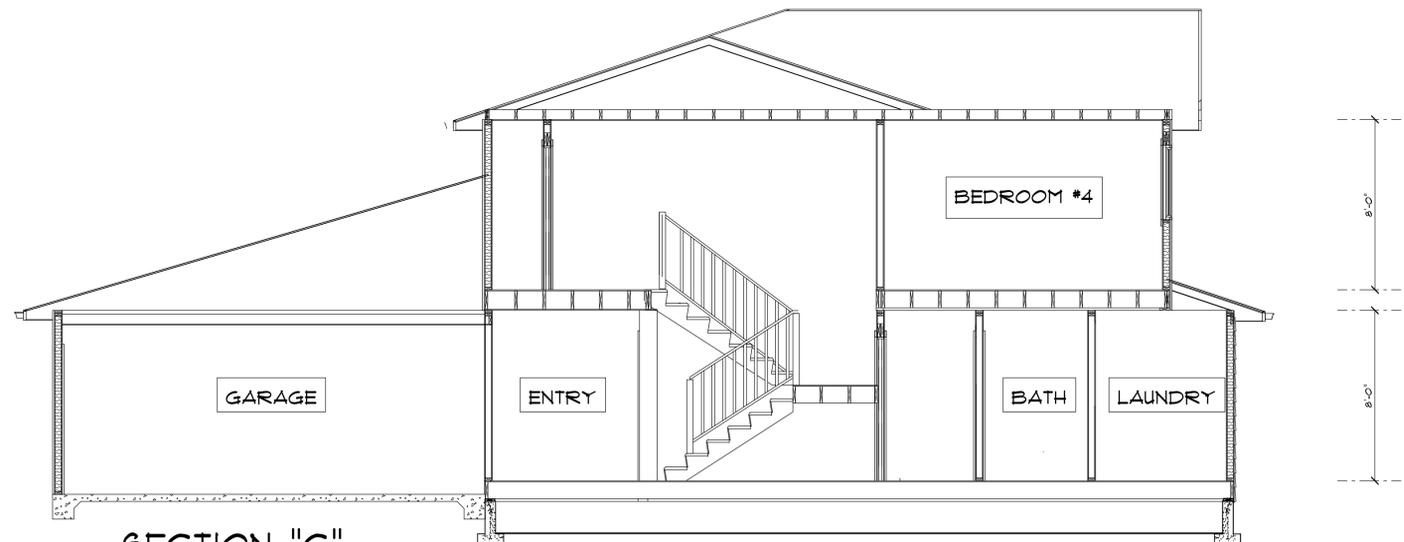
- \* DRILL ALL 2X BLOCKING W/ (3) 2 1/2" DIA. HOLES
  - \* 2" CONT. SCREENED VENTS
- 50% OF THE REQUIRED VENTILATING AREA WILL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.



**SECTION "A"**



**SECTION "B"**



**SECTION "C"**

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