

STEINER-ZHANG RESIDENCE

BASEMENT ADDITION & REMODEL

276 DELPHI CIRCLE, LOS ALTOS, CA 94022

PROJECT INFORMATION

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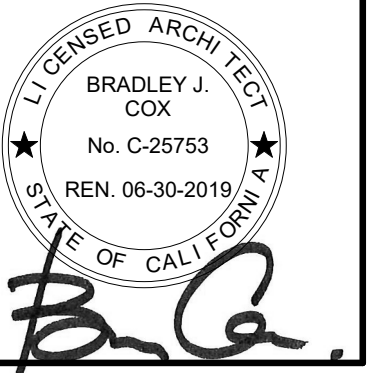
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FORMATION

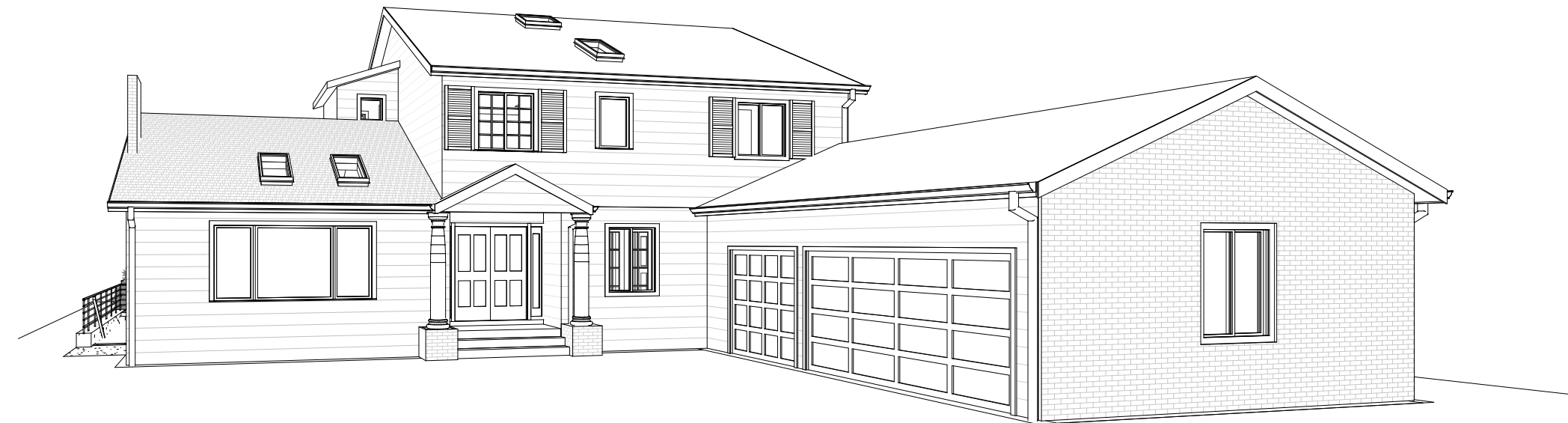
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ABBREVIATIONS

A.B.	ANCHOR BOLT	GA.	GAUGE	REM	REMOVE
A.C.	ASPHALT CONCRETE	GALV.	GALVANIZED	RAD.	RADIUS
ACOUS	ACOUSTICAL	GB.	GRAB BAR	R.D.	ROOF DRAIN
A.D.	AREA DRAIN	GLS.	GLASS	R.E.	RM ELEVATION
ADJ.	ADJUSTABLE	GRD.	GRADE	REV.	REVISION
ALUM.	ALUMINUM	G.S.	GALVANIZED STEEL	RSR.	RISER
>	ANGLE	GYP.	GYPSPUM	REINF.	REINFORCING
@	AT	G.S.M.	GALVANIZED SHEET	RM.	ROOM
A.P.	ACCESS PANEL	H.B.	HOSE BIBB	REQ.	REQUIRED
ARCH.	ARCHITECT	H.C.	HOLLOW CORE	R.H.	RIGHT HAND
BRD.	BOARD	HDR.	HEADER	ROUGH	ROUGH OPENING
BET.	BETWEEN	HDW.	HARDWARE	R.O.	REDWOOD
BLDG.	BUILDING	HORIZ.	HORIZONTAL	RWD.	RAIN
BLKG.	BLOCKING	HR.	HOUR	RWL.	WATER LEADER
B.M.	BENCH MARK	HT.	HEIGHT	SNK	SINK
BOT.	BOTTOM	HWD.	HARDWOOD	S.C.	SOLID CORE
B.S.	BOTH SIDES	H.M.	HOLLOW MTL.	S.D.	SASH DIMENSION
BSMT.	BASEMENT	I.D.	INSIDE DIAMETER	SDU	SECOND DWELLING
B.W.	BOTH WAYS	INCL.	INCLUDE	SHT.	SHEET
CAB.	CABINET	INSUL.	INSULATION	SHTG.	SHEETING
C.B.	CHALK BOARD	INT.	INTERIOR	SIM.	SIMILAR
CER.	CERAMIC	INV.	INVERT	S.M.	SHEET METAL
CFL.	COUNTER FLASHING	JAN.	JANITOR	SPEC.	SPECIFICATION
C.B.	CATCH BASIN	J.H.	JOIST HANGER	SQ.	SQUARE
CBLT.	COUNTER BOLT	J.H.	JOIST HANGER	S.S.	STAINLESS STEEL
Q	CENTER LINE	K.D.	KILN DRIED	S/S	SERVICE SINK
C.G.	CORNER GUARD	L.V.R.	LOUVER	STRUC.	STRUCTURAL
CH.	CHANNEL	LAM.	LAMINATED	STOR.	STORAGE
CHT.	CEILING HEIGHT	LAV.	LAVATORY	STL.	STEEL
CONST.	CONSTRUCTION	L.D.	LOUVER DIMENSION	SUS.	SUSPENDED
CONSTR.	CONSTRUCTION	L.M.	LAMINATED PLASTIC	TRD.	TREAD
CLG.	CEILING	L.O.	LOUVER	T.B.	TACKBOARD
C.I.	CAST IRON	L.D.	LOUVER DIMENSION	T.C.	TOP OF CURB
C.J.	CONSTRUCTION JOINT	L.M.	LAMINATED PLASTIC	TEL.	TELEPHONE
CLR.	CLEAR	M.	MEN	T&G.	TONGUE & GROOVE
COL.	COLUMN	M.A.S.	MASONRY	T.J.	TOP OF JOIST
COM.	COMMON	MAX.	MAXIMUM	TRPL.	TRIPLE
CONC.	CONCRETE	MAT.	MATERIAL	TYP.	TYPICAL
CONT.	CONTINUOUS	M.B.	MACHINE BOLT	TEMP.	TEMPERED
CORR.	CORRUGATED	MECH.	MECHANICAL	U.L.	UNDERWRITERS LABEL
CTRS.	COUNTERSINK	M.E.	METAL EDGE	U.O.S.	UNLESS OTHERWISE SHOWN
C.A.H.R.	CLEAR ALL HEART CERAMIC TILE	M.F.R.	MANUFACTURER	U.N.O.	UNLESS NOTED OTHERWISE
D	DRAIN	MIN.	MINIMUM	V.C.T.	VINYL COMPOSITION TILE
DBL	DOUBLE	MISC.	MISCELLANEOUS	V.B.	VINYL BASE
DET.	DETAIL	M.L.	MACHINE LATH	V.I.F.	VERIFY IN FIELD
DF.	DOUGLAS FIR	MUL.	MULLION	V.G.	VERTICAL GRAIN
D.F.	DRINKING FOUNTAIN	M.S.	MACHINE SCREW	VERT.	VERTICAL
DIA.	DIAMETER	M.T.	METAL THRESHOLD	V.C.P.	VITRIFIED CLAY PIPE
DIAG.	DIAGONAL	N.	NORTH	V.T.R.	VENT TO ROOF
DIM.	DIMENSION	N.I.C.	NOT IN CONTRACT	V.T.W.	VENT TO WALL
DR.	DOOR	NO.	NO	W	WITH
D.S.	DOWNSPOUT	N.O.	NOT TO SCALE	W.C.	WATER CLOSET
DWG.	DRAWING	O.C.	ON CENTER	W.D.	WINDOW DIMENSION
E.A.	EACH	O.D.	OUTSIDE DIAMETER	W.D.	WOOD
E.B.	EXPANSION BOLT	O.F.	OVERFLOW DRAIN	W.P.	WATERPROOF
E.J.	EXPANSION JOINT	O.F.S.	OUTSIDE FACE OF STUD	W.S.	WOOD SCREW
EL.	ELEVATION	OPP.	OPPOSITE	WSCT.	WAINSCOT
ELEC.	ELECTRICAL	PARTN.	PARTITION	W.W.F.	WELDED WIRE FABRIC
ELEV.	ELEVATOR	P.B.	PANIC BOLT		
EMER.	EMERGENCY EQUIPMENT	P.L.	PLATE LINE		
EQUIP.	EQUIPMENT	PLAS.	PLASTER		
(E)	EXISTING	PL.	PLATE		
EXH.	EXHAUST	P.L.	PROPERTY LINE		
EXP.	EXPOSED	PLWD.	PLYWOOD		
EXT.	EXTERIOR	P.T.	PRESSURE TREATED		
EQ.	EQUAL	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		
F.A.	FIRE ALARM	QT.	QUARRY TILE		
F.B.	FACE BRICK				
F.D.	FLOOR DRAIN				
F.E.	FIRE EXTINGUISHER				
FIN.	FINISH				
FLR.	FLOOR				
FLRG.	FLOORING				
FND.	FOUNDATION				
F.O.C.	FACE OF CONCRETE				
F.O.F.	FACE OF FINISH				
F.O.S.	FACE OF STUD				
F.P.	FIRE PLACE	F.P.	FOOTING		
FTG.	FOOTING	FTG.	FIXED GLASS		
FG.	FIXED GLASS	FG.			

NOTES



RENDERING

FLOOR AREA

	EXISTING	ADDITION	TOTAL PROPOSED
INCLUDED SPACES ¹			
FIRST FLOOR	2,258	0	2,258
1ST FL. STAIR	69	0	69
SECOND FLOOR	1,101	56	1,157
2ND FL. STAIR	69	0	69
TOTAL AREA	3,497 SF	56 SF	3,553 SF
F.A.R.	(32.3%)		(32.8%)
SPACES NOT INCLUDED ²			
CELLAR	0	251	251
CELLAR STAIRWELL	0	51	51
GARAGE	0	3,569	3,569
BASEMENT STAIRWELL	0	69	69
GARAGE	596	0	596
FIRST FLOOR PORCH	30	0	30
SUBTOTAL	626 SF	3,940 SF	4,566 SF
TOTAL AREA	4,123 SF	3,996 SF	8,119 SF
ALLOWED FLOOR AREA:		3,791 SF	35%

LOT COVERAGE

	EXISTING	ADDITION	TOTAL PROPOSED
MAIN HOUSE	2,327	0	2,327
GARAGE	596	0	596
FRONT PORCH	30	0	30
CHIMNEY	21	< 7 >	14
TOTAL COVERAGE	2,974 SF	< 7 > SF	2,967 SF
PERCENT	(27.4%)		(27.4%)
ALLOWED LOT COVERAGE:		3,791 SF	35%

SQUARE FOOTAGE BREAKDOWN

	EXISTING	ADDITION	TOTAL PROPOSED
HABITABLE AREA	3,497	3,638	7,135
NON-HABITABLE AREA	626	302	928

NOTES:
1. INCLUDED SPACES REFERS TO THE AREA OF SPACES THAT ARE COUNTED AS FLOOR AREA ACCORDING TO THE LOCAL BUILDING DEPARTMENT.
2. SPACES NOT INCLUDED REFERS TO THE AREA OF SPACES THAT ARE NOT COUNTED AS FLOOR AREA ACCORDING TO THE LOCAL BUILDING DEPARTMENT.

DEFERRED SUBMITTALS

- FIRE SPRINKLER DRAWINGS.

REGULATORY APPROVAL STAMP

THIS SET OF DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION, AND SHALL NOT BE PRESENT AT THE JOBSITE, UNLESS THIS COVER SHEET CONTAINS THE PERMIT STAMP OF APPROVAL FROM THE CORRESPONDING REGULATORY BODY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CURRENT CITY APPROVED DOCUMENTS ON SITE, INCLUDING ANY APPROVED SUBSEQUENT REVISIONS TO THE PERMIT SET, ADDENDA, SHOP DRAWINGS, AND SUBMITTALS.

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ADDITION OF A BASEMENT FLOOR THAT INCLUDES TWO BEDROOMS, THREE BATHROOMS, A GYM ROOM, A WINE CELLAR, A SHOP ROOM, AND A PLAYROOM. THERE WILL BE THREE PERIMETER EXTERIOR LIGHT WELLS. IN ADDITION, A BATHROOM ADDITION OCCURS ON THE SECOND FLOOR.

SHEET INDEX

ARCHITECTURAL

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- A-7.3 BUILDING SECTIONS
- A-7.4 BUILDING SECTIONS
- A-7.5 BUILDING SECTIONS
- A-13.0 SITE DRAINAGE PLAN

VICINITY MAP

SITE



LOT CALCULATIONS

NET LOT AREA:	10,832 SF
FRONT YARD HARDSCAPE AREA (E) PAVED WALKWAY (E) DRIVEWAY	189 SF 363 SF 552 SF
TOTAL	6,724SF
LANDSCAPING BREAK DOWN TOTAL HARDSCAPE AREA (E) AND (N) EXISTING SOFTSCAPE (UNDISTURBED AREA) NEW SOFTSCAPE (N) OR REPLACED	4,108 SF 0 SF 10,832 SF
TOTAL	

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REVISIONS

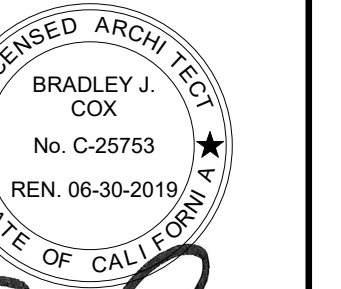
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COVER SHEET

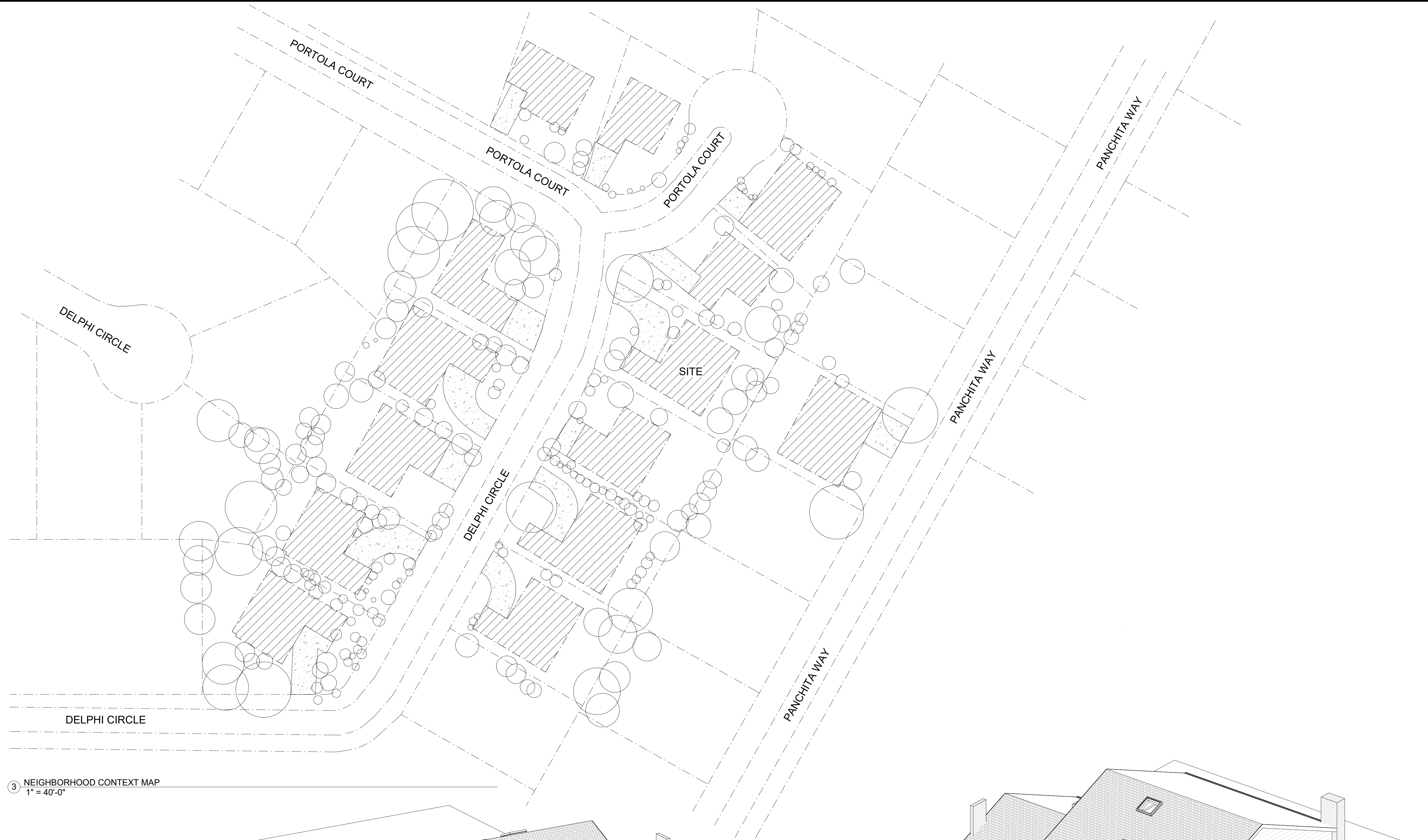
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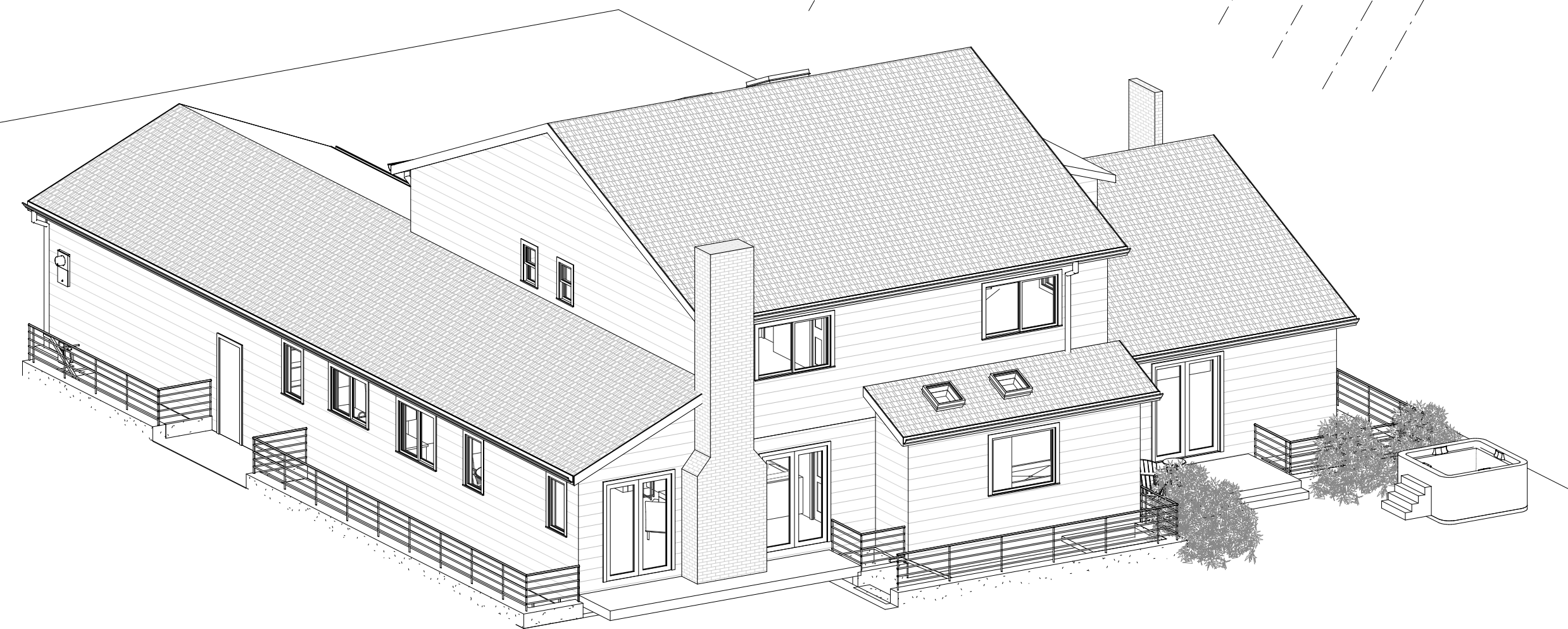


B.C.

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BASEMENT ADDITION & REMODEL
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3 NEIGHBORHOOD CONTEXT MAP
1" = 40'-0"



2 ISOMETRIC RENDERING (NOT TO SCALE)



1 ISOMETRIC RENDERING (NOT TO SCALE)

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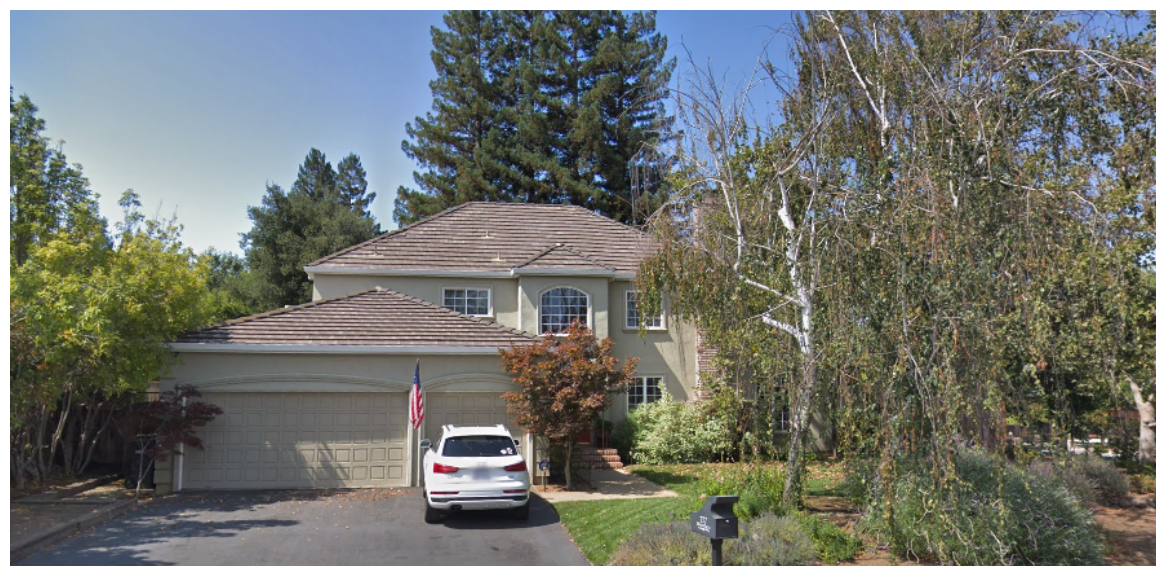
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NEIGHBORHOOD
CONTEXT MAP

A-0.6
SHEET



291 PORTOLA COURT



277 DELPHI CIRCLE



273 DELPHI CIRCLE



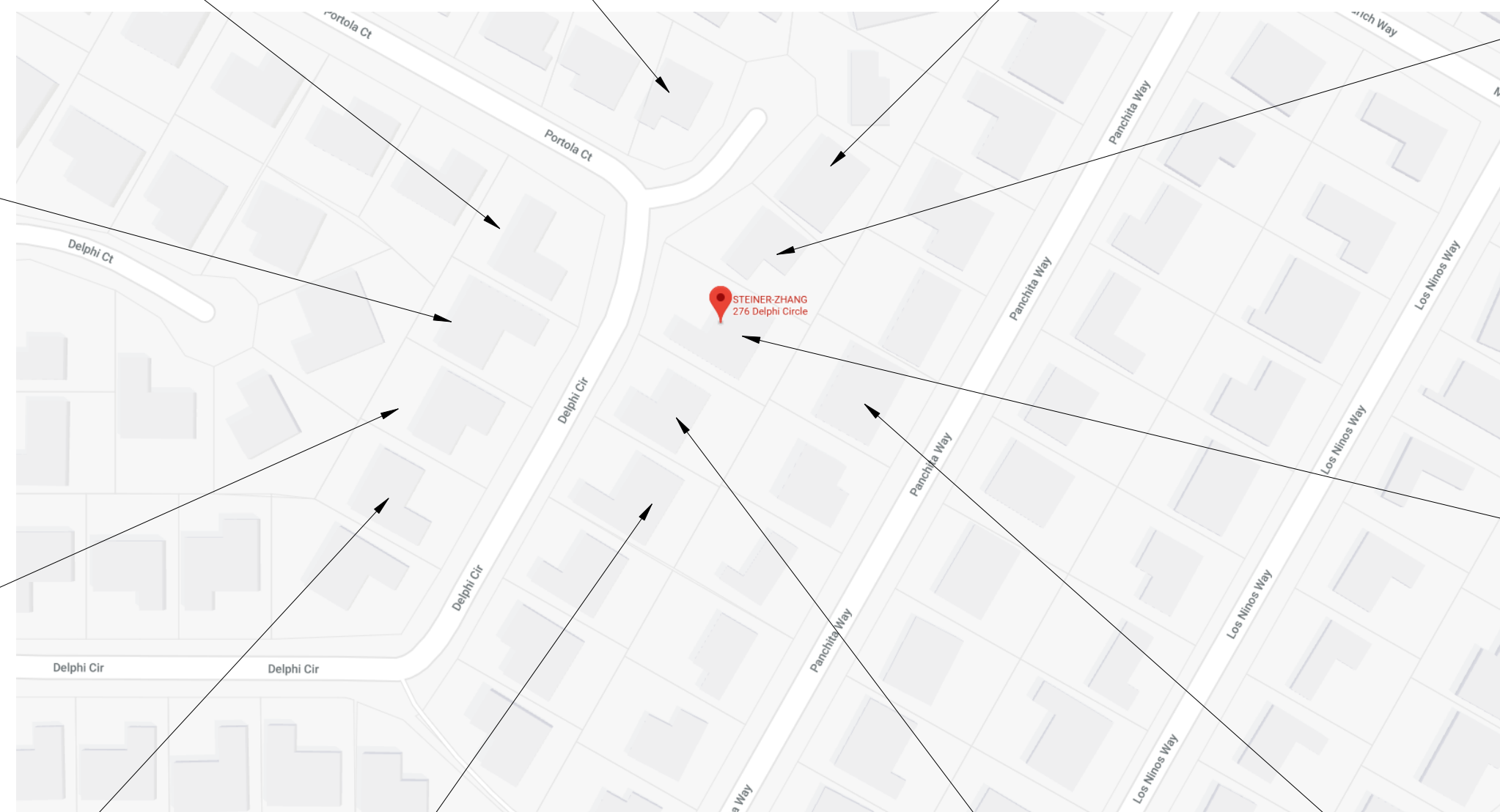
269 DELPHI CIRCLE



265 DELPHI CIRCLE



268 DELPHI CIRCLE



294 PORTOLA COURT



270 PORTOLA COURT



276 DELPHI CIRCLE



704 PANCHITA WAY

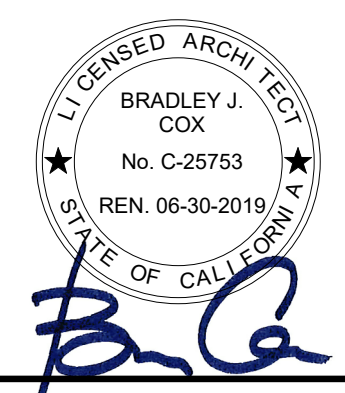


272 DELPHI CIRCLE

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FORMATION

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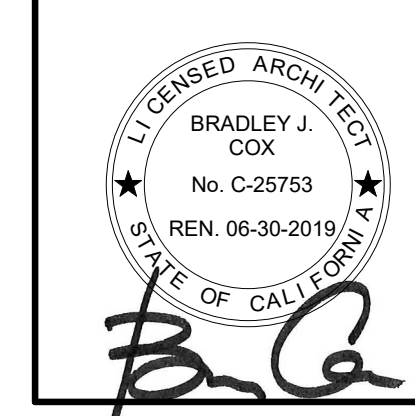
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PHOTOGRAPHS

A-0.7
SHEET

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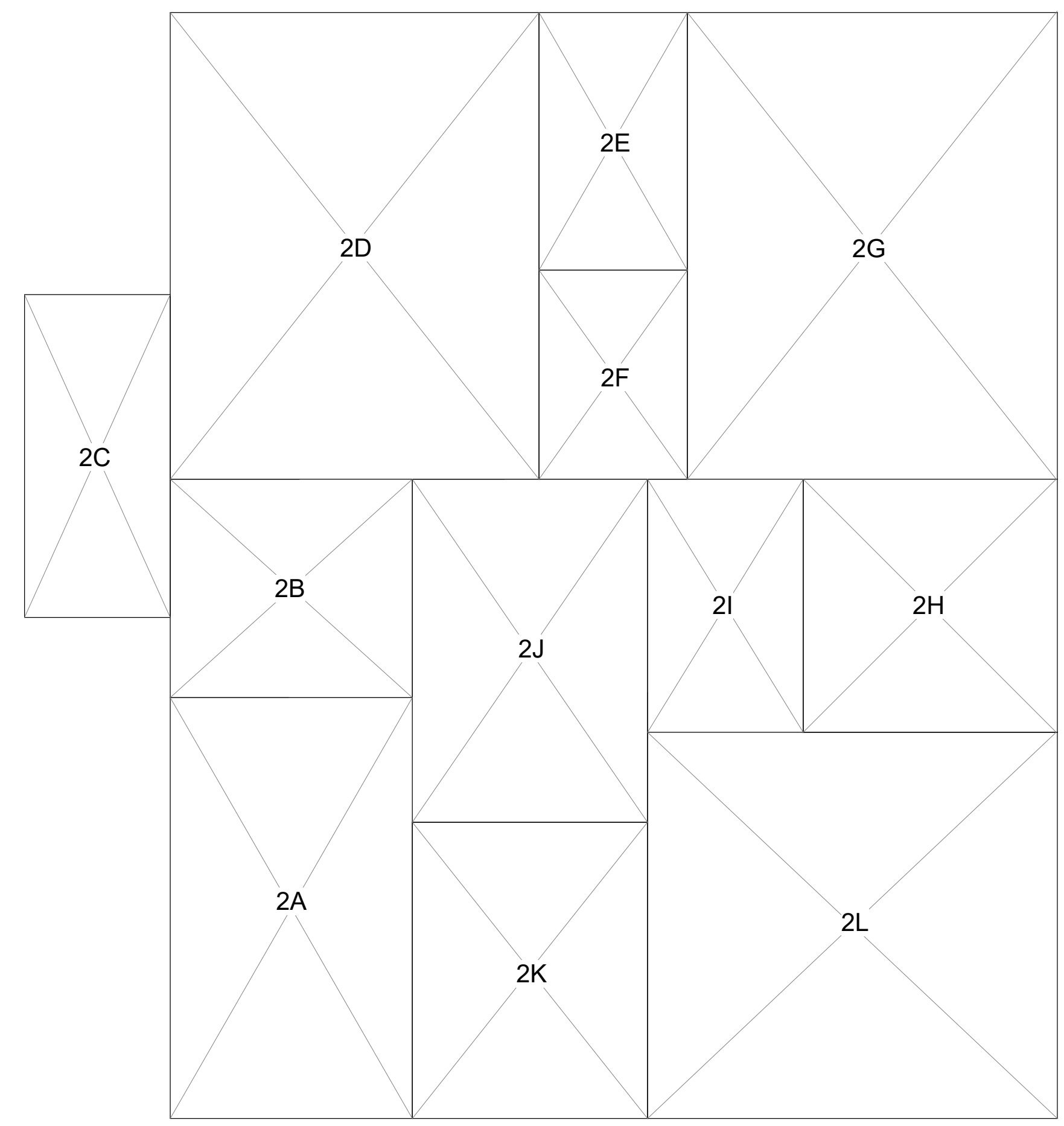
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FLOOR AREA
DIAGRAM

A-0.8
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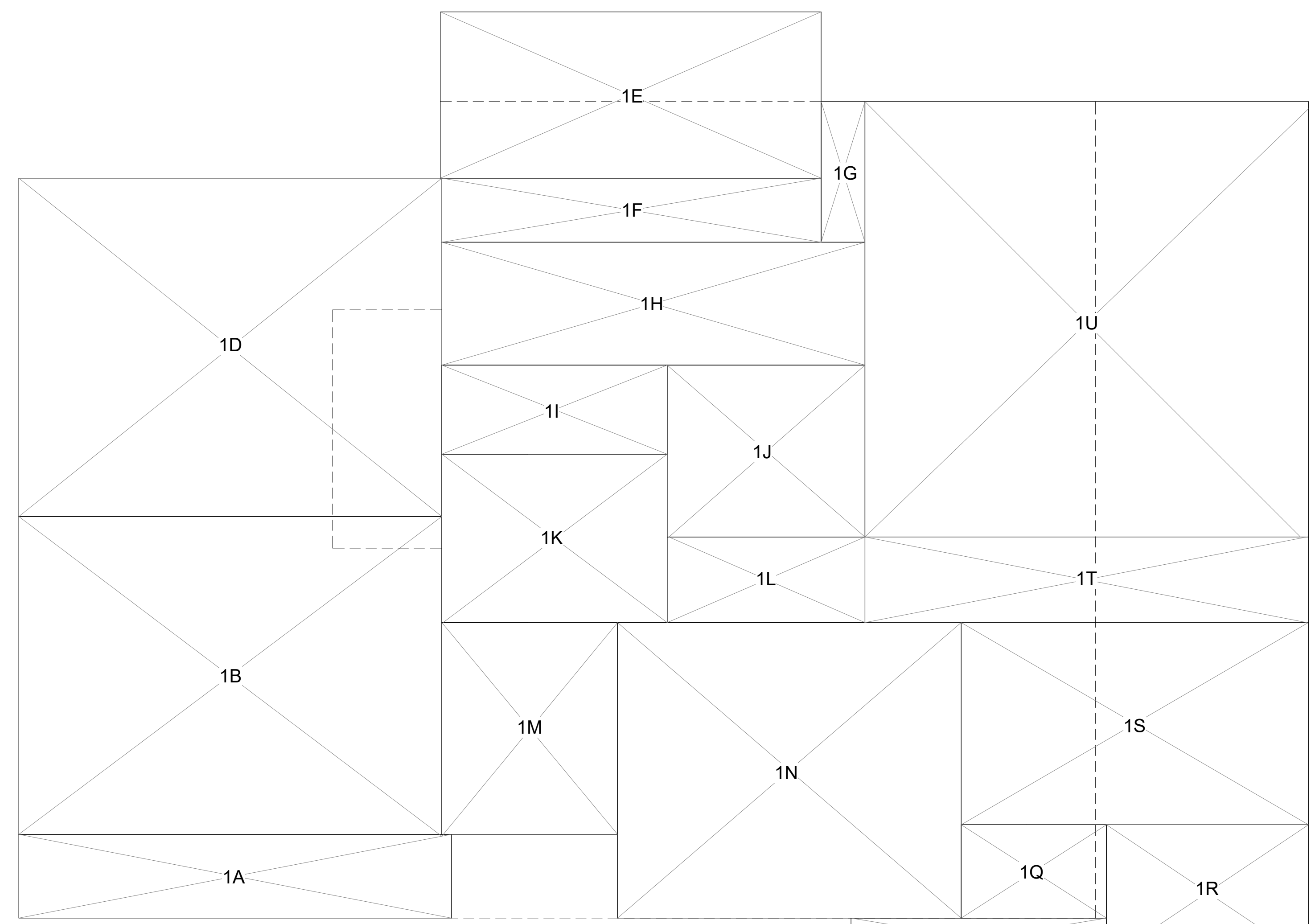


SECTION	DIMENSIONS	DIMENSIONS (SQ. FT.)
2A	8'-4.5" x 14'-6.5"	121.55
2B	8'-4.5" x 7'-6.5"	63.08
2C	5'-0.5" x 11'-2"	56.08
2D	12'-9" x 16'-1.5"	205.29
2E	5'-1.5" x 8'-11"	45.59
2F	5'-1.5" x 7'-2.5"	37.00
2G	12'-9.5" x 16'-1.5"	205.96
2H	8'-9.5" x 8'-9"	76.74
2I	5'-4.5" x 8'-9"	46.98
2J	8'-1.5" x 11'-10"	96.23
2K	8'-1.5" x 10'-3"	83.11
2L	14'-2" x 13'-4"	188.75

SECOND FLOOR SUBTOTAL = 1,226

TOTAL FLOOR AREA = 4,149

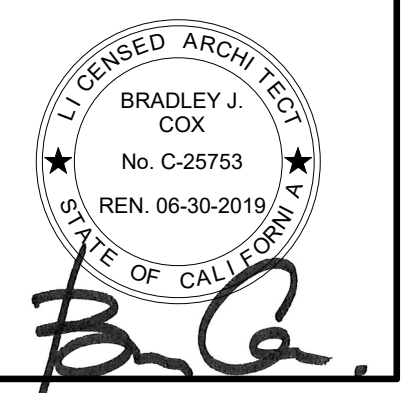
② SECOND FLOOR AREA
1/4" = 1'-0"



SECTION	DIMENSIONS	DIMENSIONS (SQ. FT.)
1A	20'-3" x 3'-11"	79.23
1B	19'-9.5" x 14'-10.5"	294.04
1D	19'-9.5" x 15'-10"	313.00
1E	17'-10" x 07'-9.5"	138.60
1F	17'-9" x 3'-0"	53.14
1G	2'-0.5" x 6'-7"	13.50
1H	19'-9.5" x 5'-9"	113.69
1I	10'-6.5" x 4'-2"	43.92
1J	9'-3" x 8'-0.5"	74.39
1K	10'-6.5" x 7'-10.5"	83.02
1L	9'-3" x 4'-0"	37.00
1M	8'-2.5" x 9'-11"	81.42
1N	16'-1" x 13'-10"	222.17
1O	11'-11.5" x 1'-11.5"	23.52
1P	21'-5" x 28'-3"	596.41
1Q	6'-9.5" x 4'-4.5"	29.64
1R	9'-5.5" x 6'-4"	60.23
1S	16'-3" x 9'-5.5"	153.60
1T	20'-09" x 04'-00"	82.96
1U	20'-9" x 20'-4.5"	422.35

FIRST FLOOR SUBTOTAL = 2923

① FIRST FLOOR AREA
1/4" = 1'-0"



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SITE PLAN
DEMOLITION &
NEW

A-1.0
SHEET

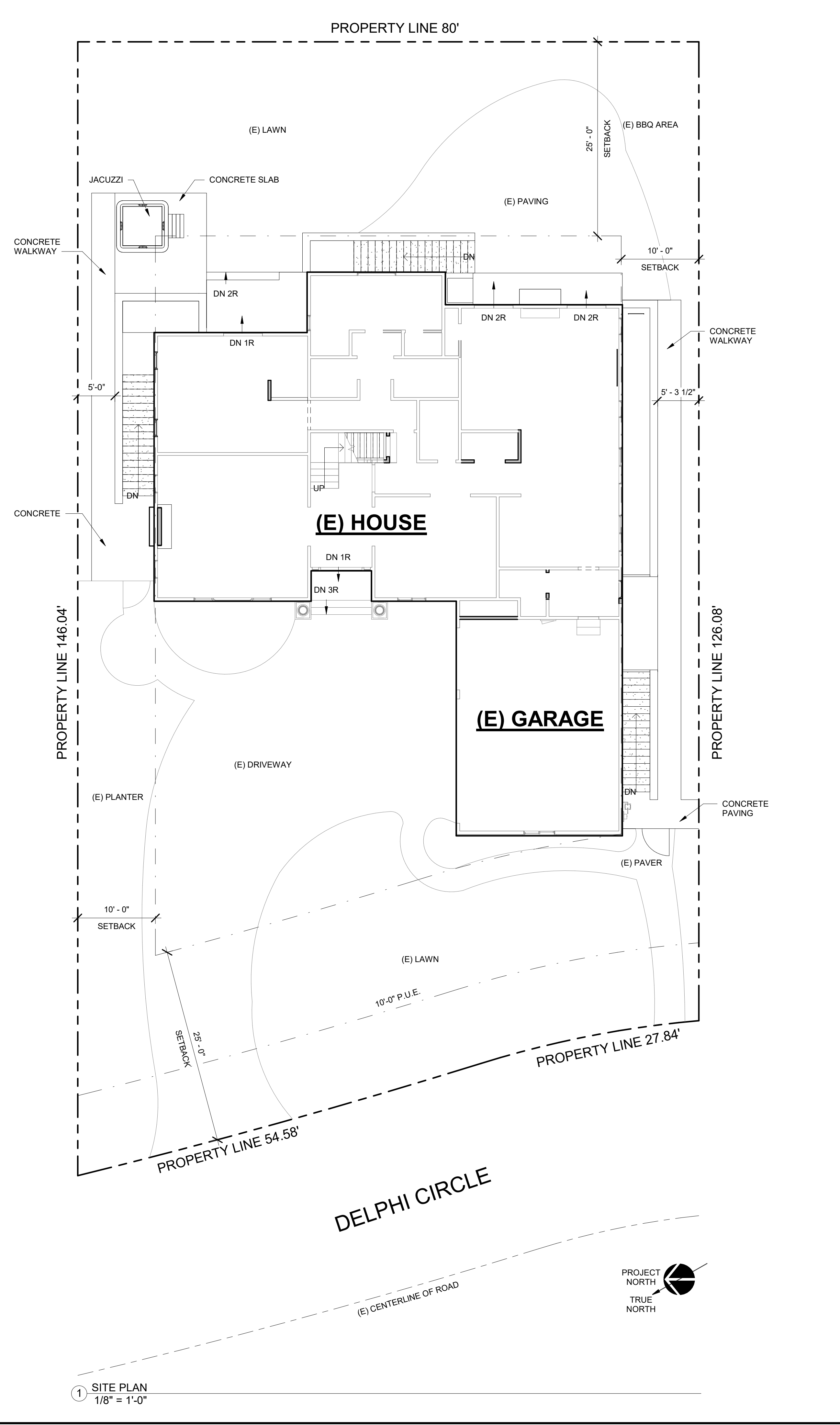
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KEYNOTES

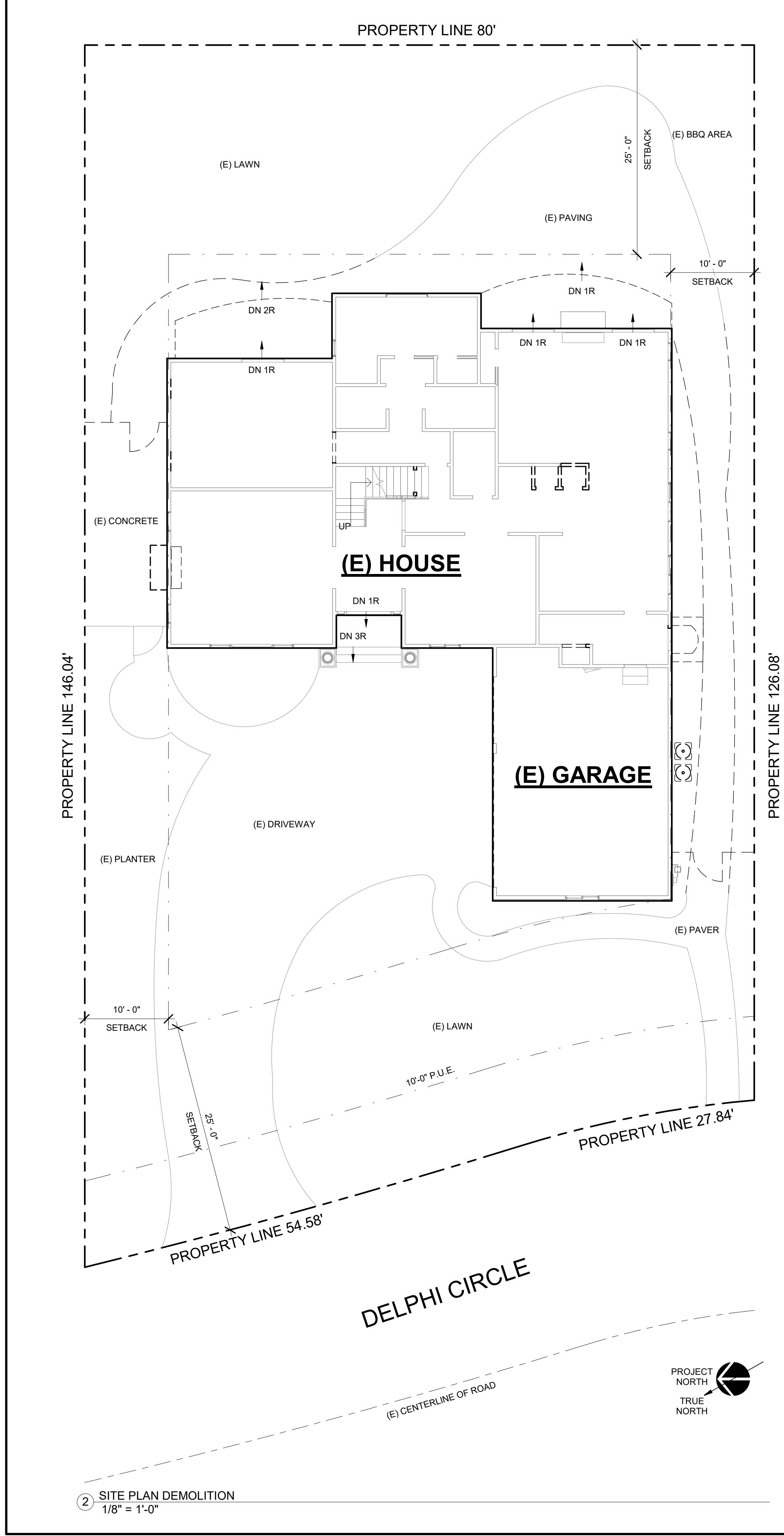
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SITE GENERAL NOTES

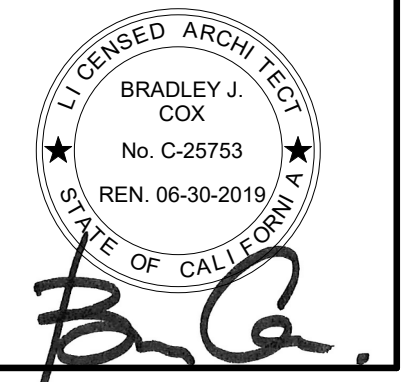
- CRC R401.3 DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 5 PERCENT, OR 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
- PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR OF RECORD SHALL PROVIDE WRITTEN CERTIFICATION THAT ALL THE BUILDING SETBACKS & PAD ELEVATIONS ARE AS PER APPROVED PLANS.
- NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIP LINE OF ANY ORDINANCE PROTECTED TREES ON THE SITE.
- PROVIDE SEWAGE BACKFLOW DEVICE / CHECK VALVE PER SANITATION DISTRICT REQUIREMENTS.
- GENERAL CONTRACTOR TO DIRECT WATER FLOW TO VEGETATED/LANDSCAPED AREAS AND ALLOW STORM WATER TO PERCOLATE INTO THE SITE AS MUCH AS POSSIBLE.



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



2 SITE PLAN DEMOLITION
1/8" = 1'-0"



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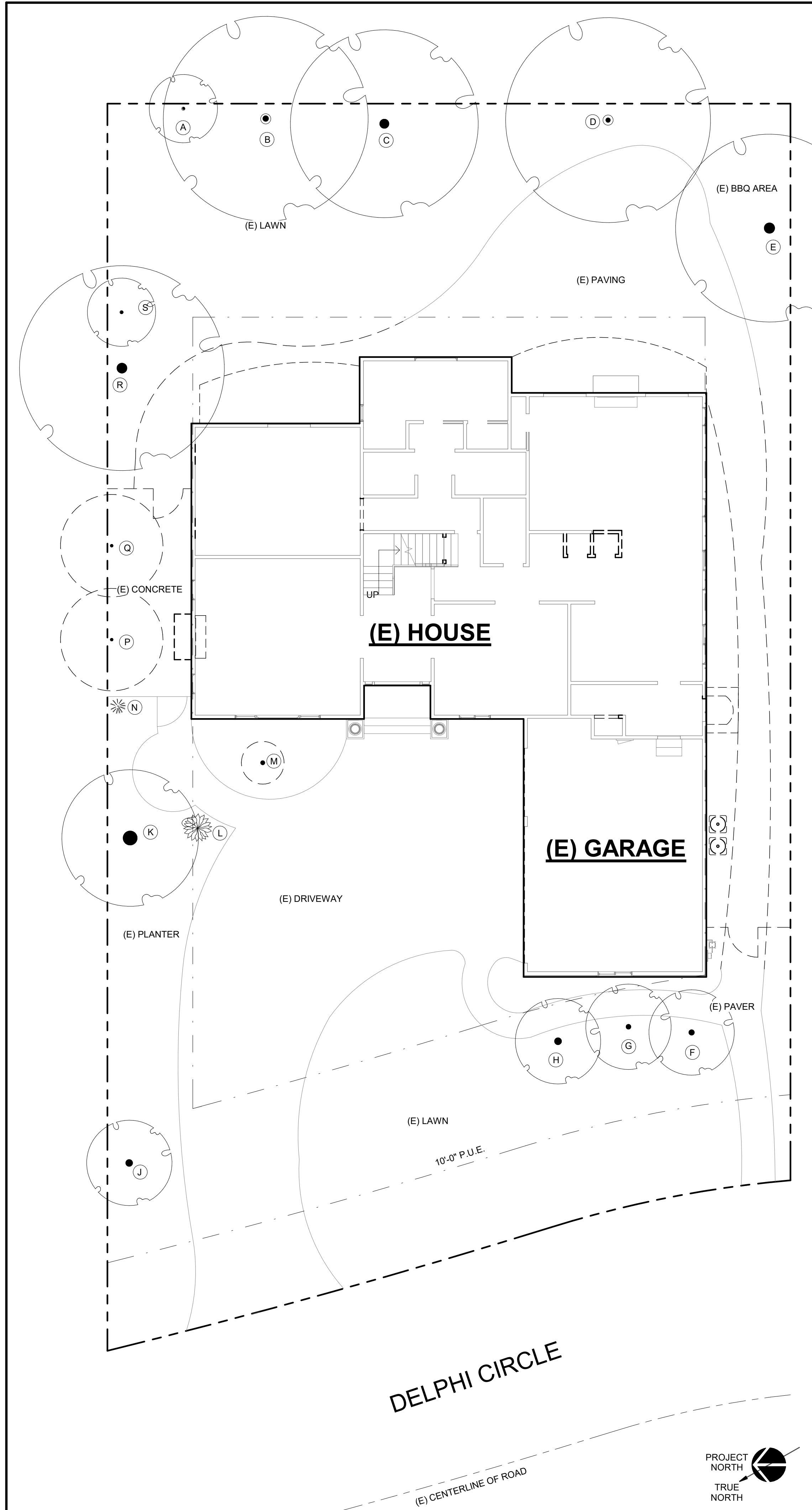
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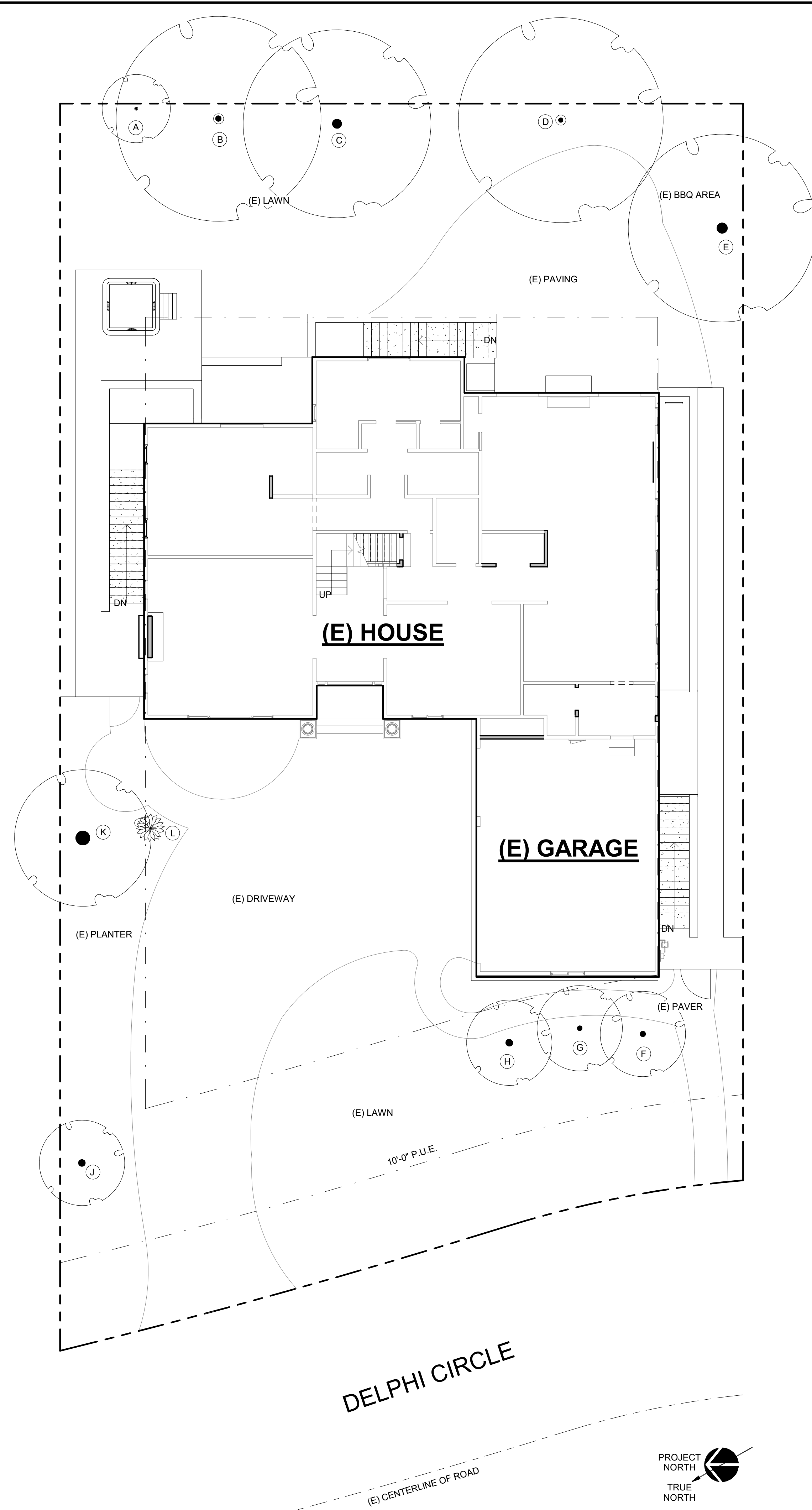
LANDSCAPING
PLAN

A-1.1
SHEET

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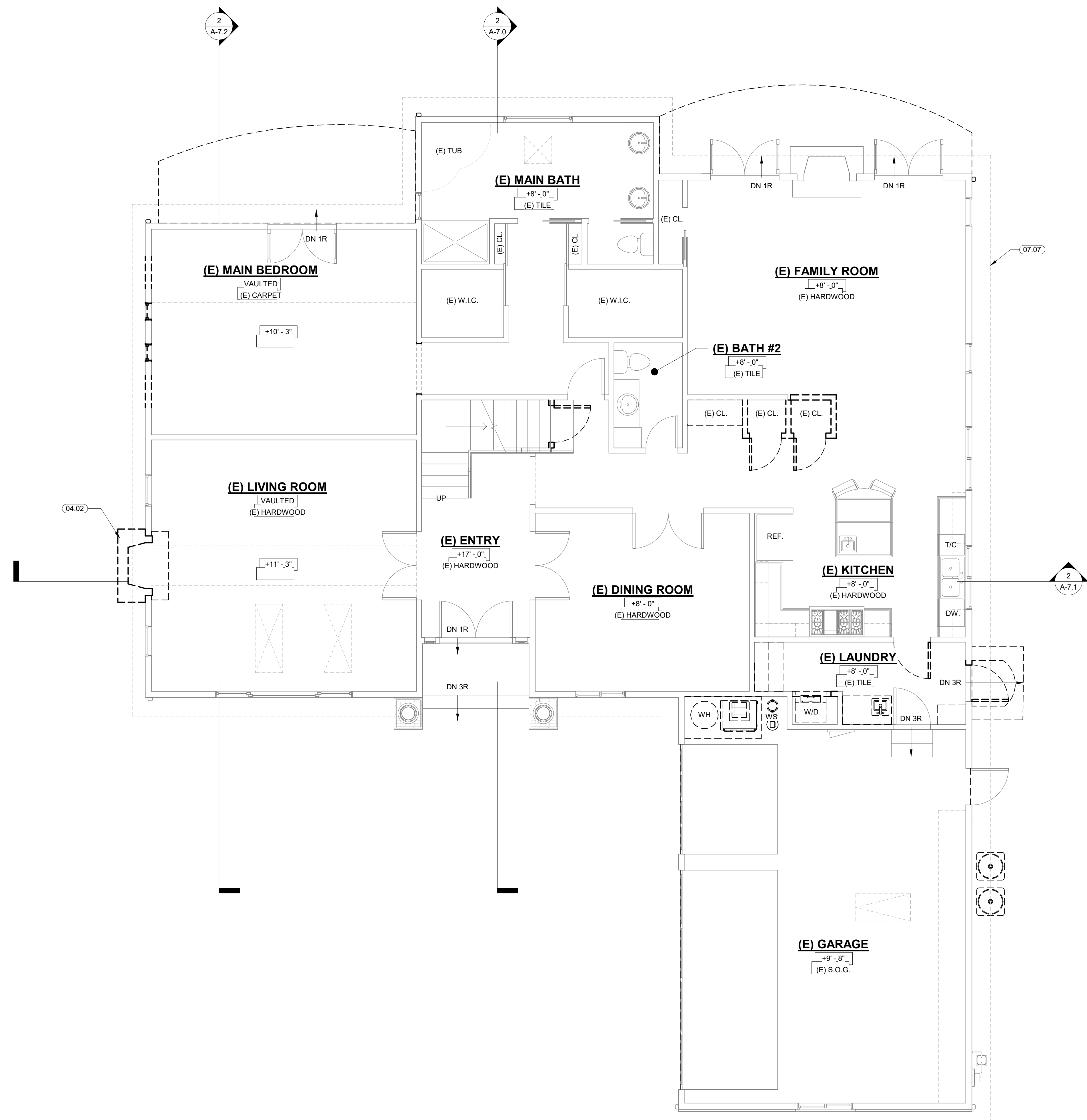
2 LANDSCAPING PLAN DEMOLITION
1/8" = 1'-0"



1 LANDSCAPING PLAN
1/8" = 1'-0"

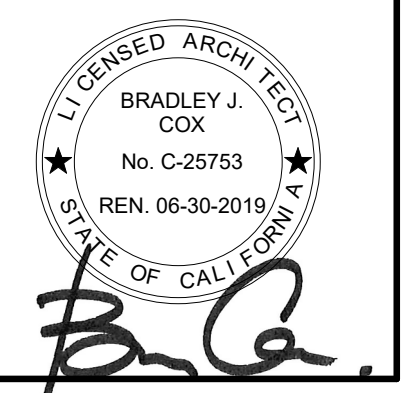
TREE LEGEND:

NO.	DIAMETER	TYPE
A	3"	LEMON
B	4"	WHITE BIRCH
C	11"	WHITE BIRCH
D	7"	CYPRESS
E	15"	PALM
F	8"	BIRCH
G	8"	BIRCH
H	10"	BIRCH
J	10"	HIBISCUS
K	10"	BUSH
L	2"	CHINESE JUNIPER
M	6"	CREPE MYRTLE
N	3"	IVY
P	4"	CREPE MYRTLE
Q	4"	CREPE MYRTLE
R	14"	PALM
S	4"	LEMON



KEYNOTES	
NO.	KEYNOTE
04.02	(E) FIREPLACE AND CHIMNEY TO BE DEMOLISHED.
07.07	(E) ROOF OVERHANG ABOVE, TYPICAL.

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FORMATION
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STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
276 DELPHI CIRCLE, LOS ALTOS, CA 94022

DEMOLITION PLAN LEGEND:

	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
(E) XXXX	EXISTING WINDOW OR DOOR TO REMAIN (WHERE "XXXX" INDICATES THE SIZE)
(R) XXXX	RETROFIT WINDOW OR DOOR TO BE REMOVED (WHERE "XXXX" INDICATES THE SIZE)

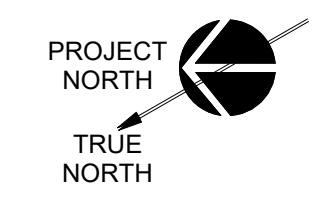
- DEMOLITION PLAN GENERAL NOTES:**
- THE GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY EXISTING SUPPORTING STRUCTURES.
 - CAP-OFF ALL PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.
 - THE GENERAL CONTRACTOR IS TO PROVIDE PROTECTION FOR ALL REMAINING CABINERY DURING CONSTRUCTION OPERATIONS.
 - THE GENERAL CONTRACTOR IS TO COORDINATE WITH OWNER ON ALL ITEMS TO BE SALVAGED.
 - SEE CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.
 - COORDINATE WITH OWNER EQUIPMENT TO BE REMOVED AND REINSTALLED PRIOR TO DEMOLITION.
 - PROVIDE DEMOLITION ON ROOF AS REQUIRED TO COMPLETE SCOPE OF WORK.
 - WHERE APPLICABLE TO THE PROJECT, COORDINATE WITH HAZARDOUS MATERIALS REPORT FOR SPECIAL DEMOLITION REQUIREMENTS.

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REVISIONS		
NO.	DATE	DESCRIPTION

12.17.18
DATE
**FIRST FLOOR
PLAN
DEMOLITION**
A-2.2
SHEET
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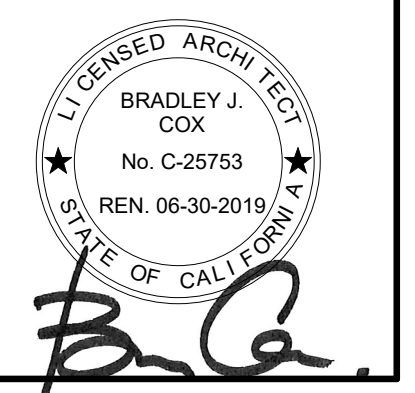
1 FIRST FLOOR DEMOLITION
1/4" = 1'-0"





NO.	KEYNOTE
07.07	(E) ROOF OVERHANG ABOVE, TYPICAL.
08.12	(E) ATTIC SPACE ACCESS OPENING TO REMAIN. 22"X30" MINIMUM (24"X30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY.

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STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
276 DELPHI CIRCLE, LOS ALTOS, CA 94022

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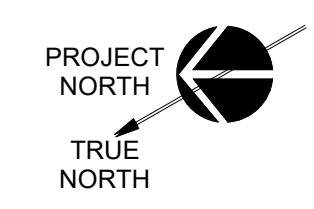
REVISIONS		
NO.	DATE	DESCRIPTION

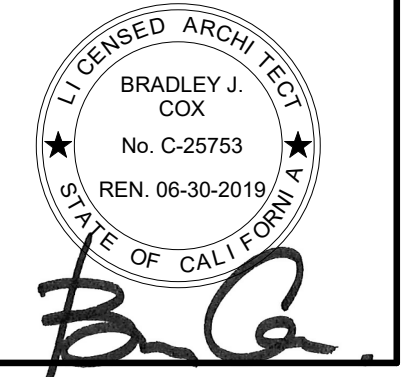
12.17.18
DATE
SECOND FLOOR PLAN DEMOLITION

A-2.3
SHEET

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1 SECOND FLOOR PLAN DEMOLITION
1/4" = 1'-0"





STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
276 DELPHI CIRCLE, LOS ALTOS, CA 94022

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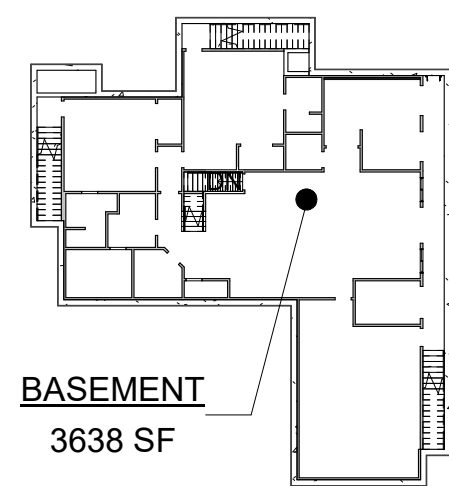
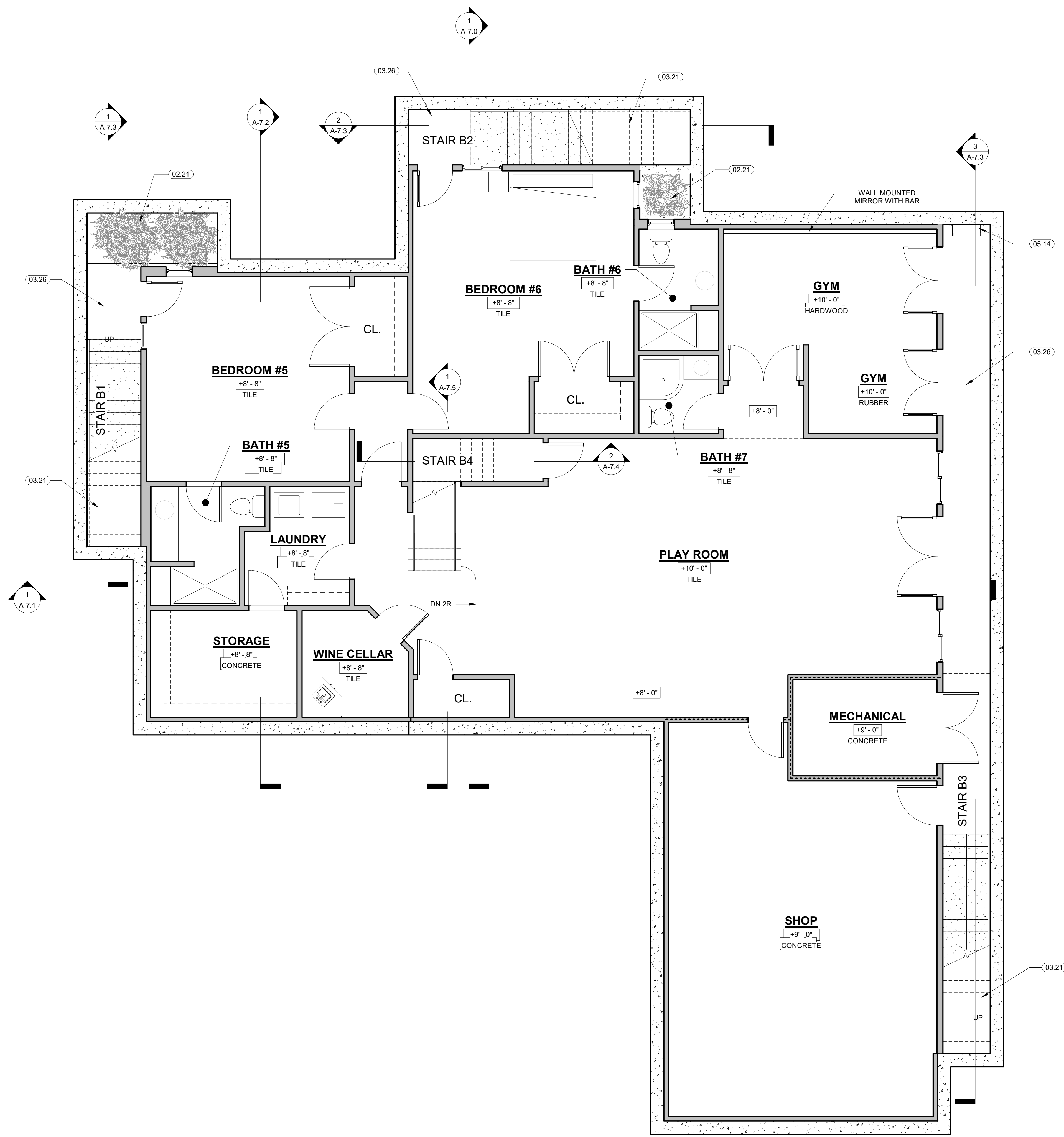
12.17.18
DATE

BASEMENT
FLOOR PLAN

A-3.1
SHEET

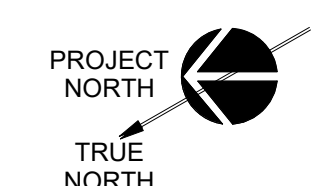
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KEYNOTES	
NO.	KEYNOTE
02.21	PLANTER.
03.21	CONCRETE STEPS.
03.26	LIGHT WELL.
05.14	EMERGENCY ESCAPE LADDER.



2 BASEMENT FLOOR AREA PLAN
1/32" = 1'-0"

1 BASEMENT FLOOR PLAN
1/4" = 1'-0"





STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
276 DELPHI CIRCLE, LOS ALTOS, CA 94022

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REVISIONS		
NO.	DATE	DESCRIPTION

12.17.18
DATE

FIRST FLOOR
PLAN

A-3.2
SHEET

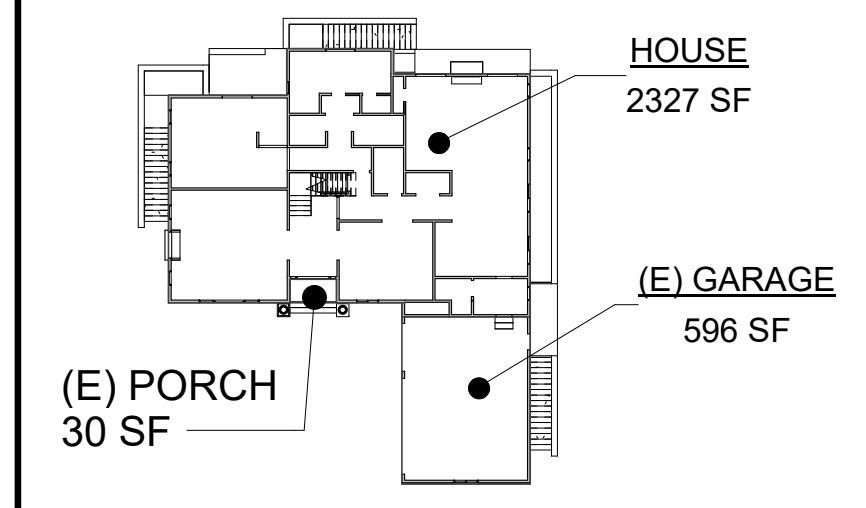
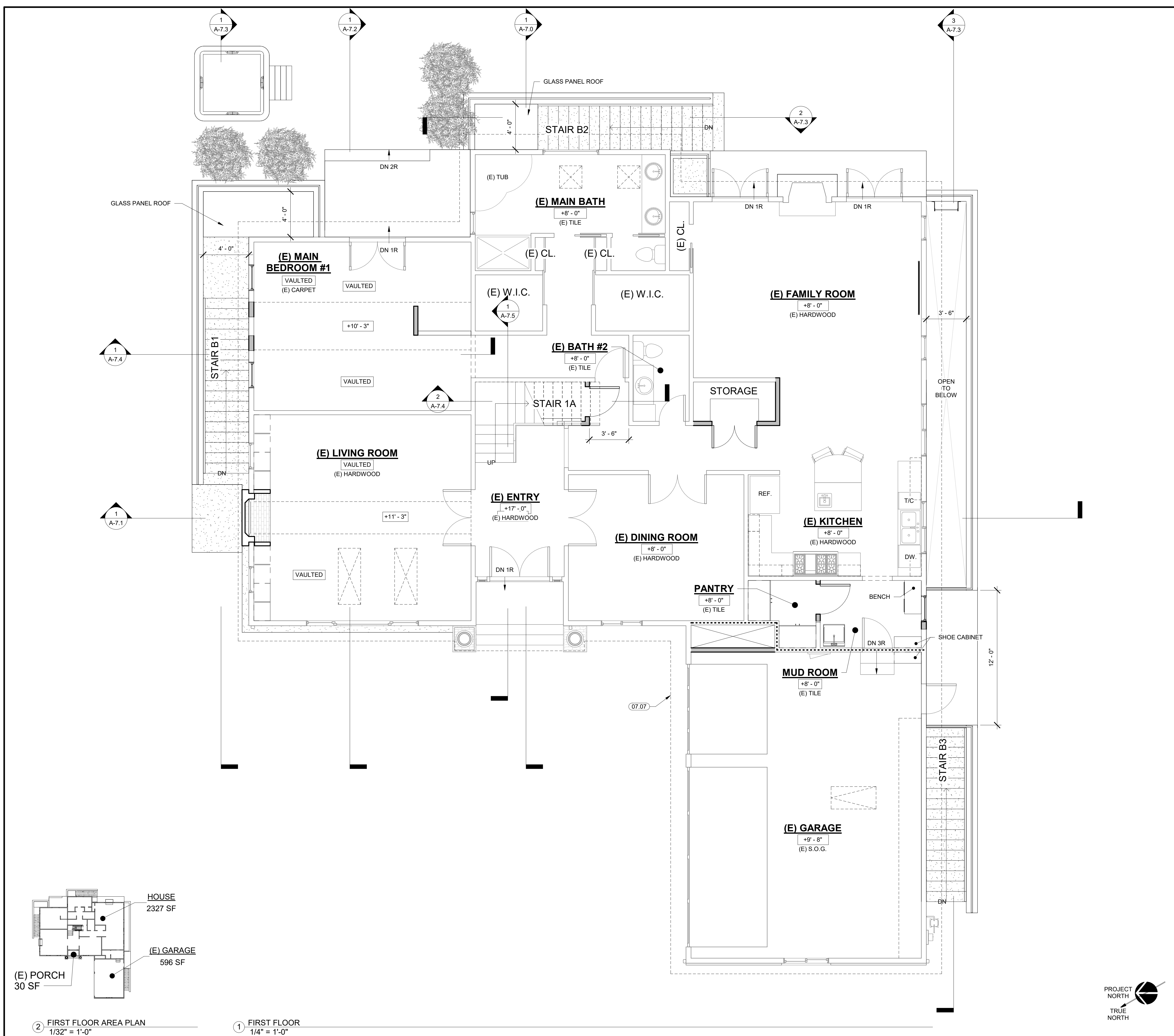
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KEYNOTES
NO. KEYNOTE
07.07 (E) ROOF OVERHANG ABOVE, TYPICAL.

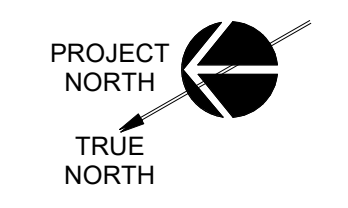
FLOOR VENTILATION CALCULATIONS:
REQUIREMENTS:
PROVIDE 1 SF OF VENTILATION PER 150 SF OF FLOOR AREA.
CRAWL SPACE:
FREE VENT AREA REQUIRED: $\frac{XXXsf}{150} = .XXsf \times 144 = XX.X$
PROVIDE (X) BLOCKED VENTS: $5.5' \times 14" = 77si \times (X) = XXXsi$

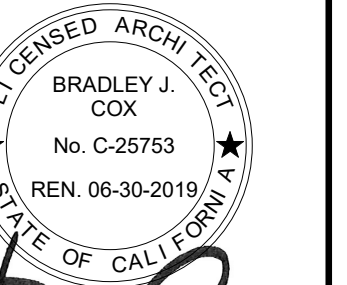
NOTE:
SEE SHEET A-3.0 FOR FLOOR PLAN GENERAL NOTES AND SCHEDULES.

- PROPOSED PLAN LEGEND:**
- EXISTING WALL TO REMAIN
 - NEW WALL
 - NEW 2x6 WALL
 - NEW 1-HOUR RATED WALL TO BE ADDED, OR (E) WALL TO BE VERIFIED IN FIELD
 - (E) XXXX EXISTING WINDOW OR DOOR TO REMAIN (WHERE "XXXX" INDICATES THE SIZE)
 - (N) XXXX NEW WINDOW OR DOOR TO BE INSTALLED (WHERE "XXXX" INDICATES THE SIZE)
 - (R) XXXX RETROFIT WINDOW OR DOOR TO BE INSTALLED (WHERE "XXXX" INDICATES THE SIZE)



② FIRST FLOOR AREA PLAN 1/32" = 1'-0"
① FIRST FLOOR 1/4" = 1'-0"





Brad Cox

STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
276 DELPHI CIRCLE, LOS ALTOS, CA 94022

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NO.	DATE	DESCRIPTION

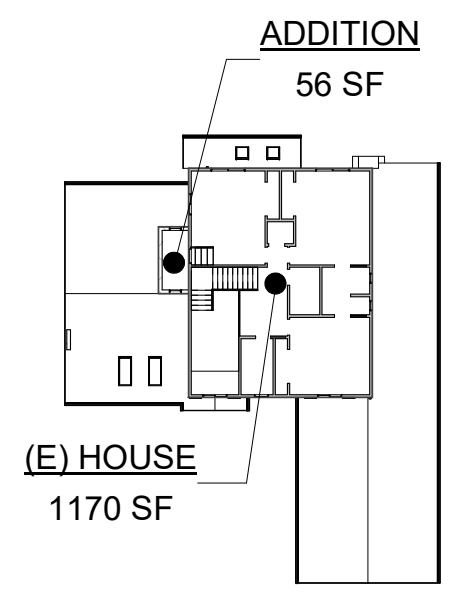
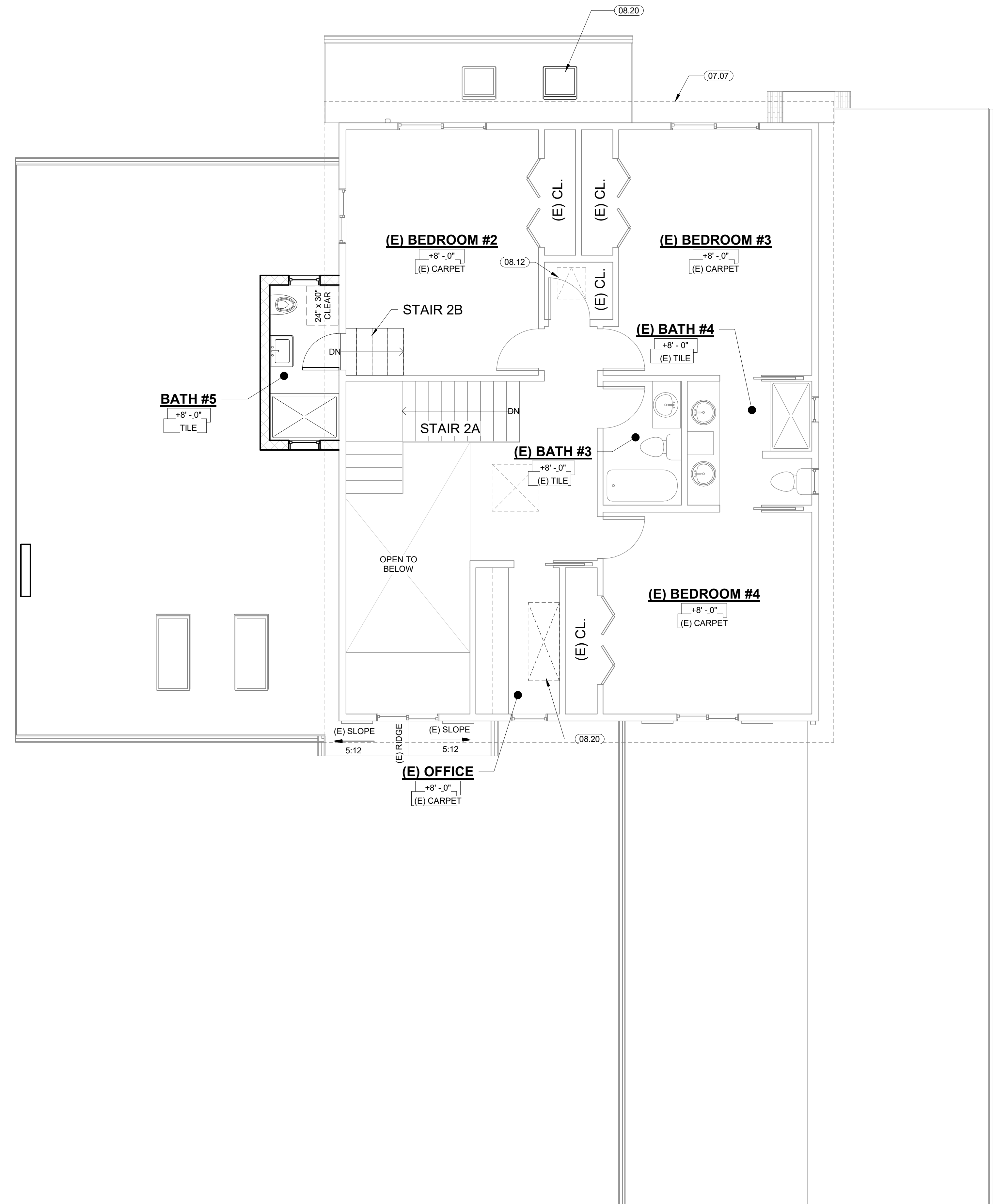
12.17.18
DATE

SECOND FLOOR PLAN

A-3.3
SHEET

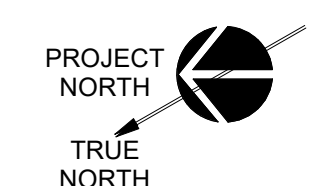
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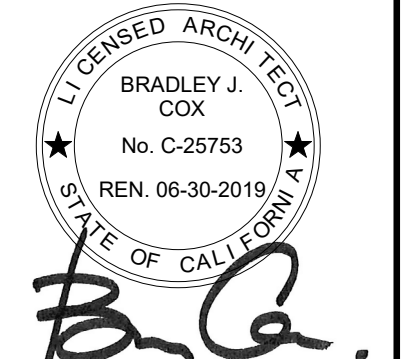
- KEYNOTES
- | | |
|-------|---|
| NO. | KEYNOTE |
| 07.07 | (E) ROOF OVERHANG ABOVE, TYPICAL. |
| 08.12 | (E) ATTIC SPACE ACCESS OPENING TO REMAIN. 22"X30" MINIMUM (24"X30" PREFERRED), V.I.F. AND MODIFY IF DOES NOT COMPLY. |
| 08.20 | SKYLIGHT. USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6.9 TESTING AND LABELING: UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101/I.S.2/NAFS. |



2 SECOND FLOOR AREA PLAN
1/32" = 1'-0"

1 SECOND FLOOR PLAN
1/4" = 1'-0"





STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
276 DELPHI CIRCLE, LOS ALTOS, CA 94022

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WHICH WILL AFFECT THE SCALE OF
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DRAWINGS. USE GRAPHIC SCALES.

REVISIONS		
NO.	DATE	DESCRIPTION

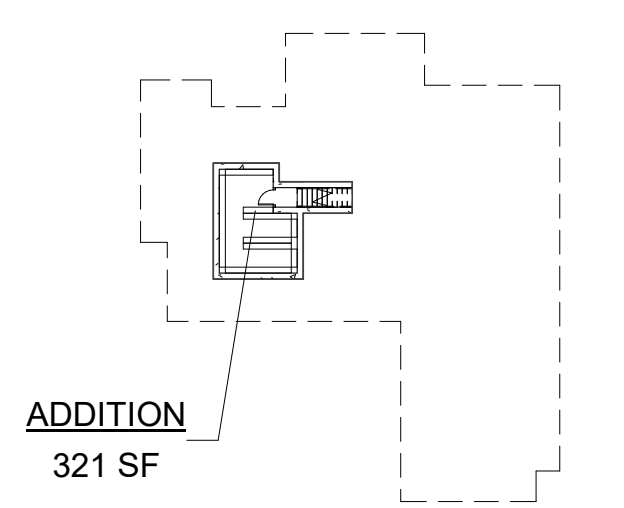
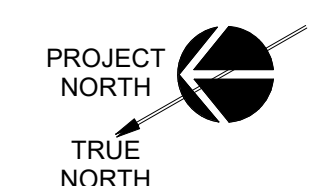
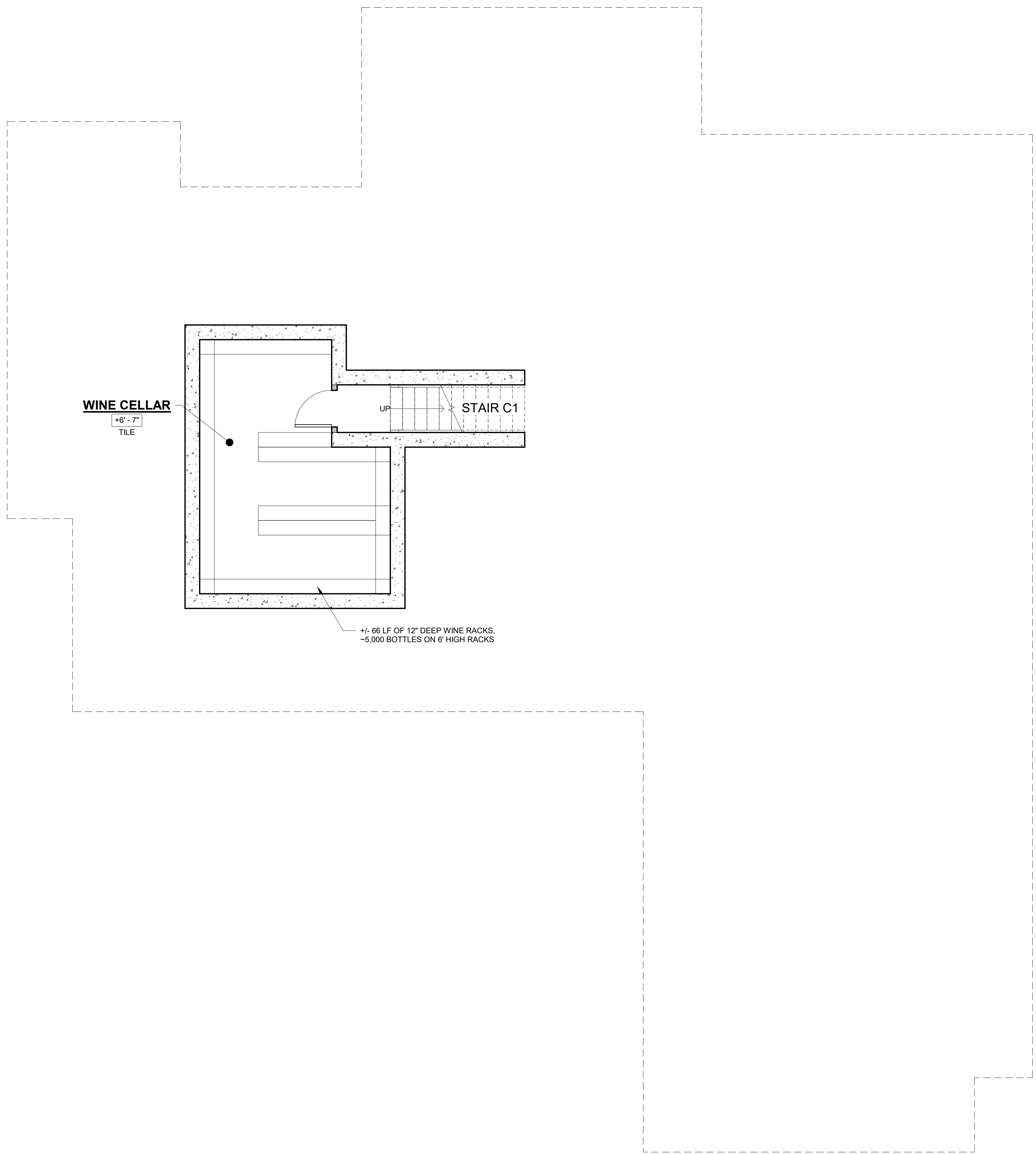
12.17.18
DATE

CELLAR FLOOR
PLAN

A-3.4
SHEET

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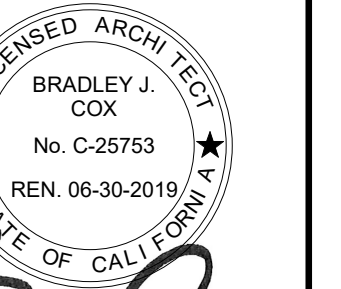
NO. KEYNOTES
KEYNOTE



ADDITION
321 SF

② CELLAR FLOOR AREA PLAN
1/32" = 1'-0"

① Cellar Floor (N)
1/4" = 1'-0"



STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
276 DELPHI CIRCLE, LOS ALTOS, CA 94022

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DRAWINGS. USE GRAPHIC SCALES.

REVISIONS		
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DATE

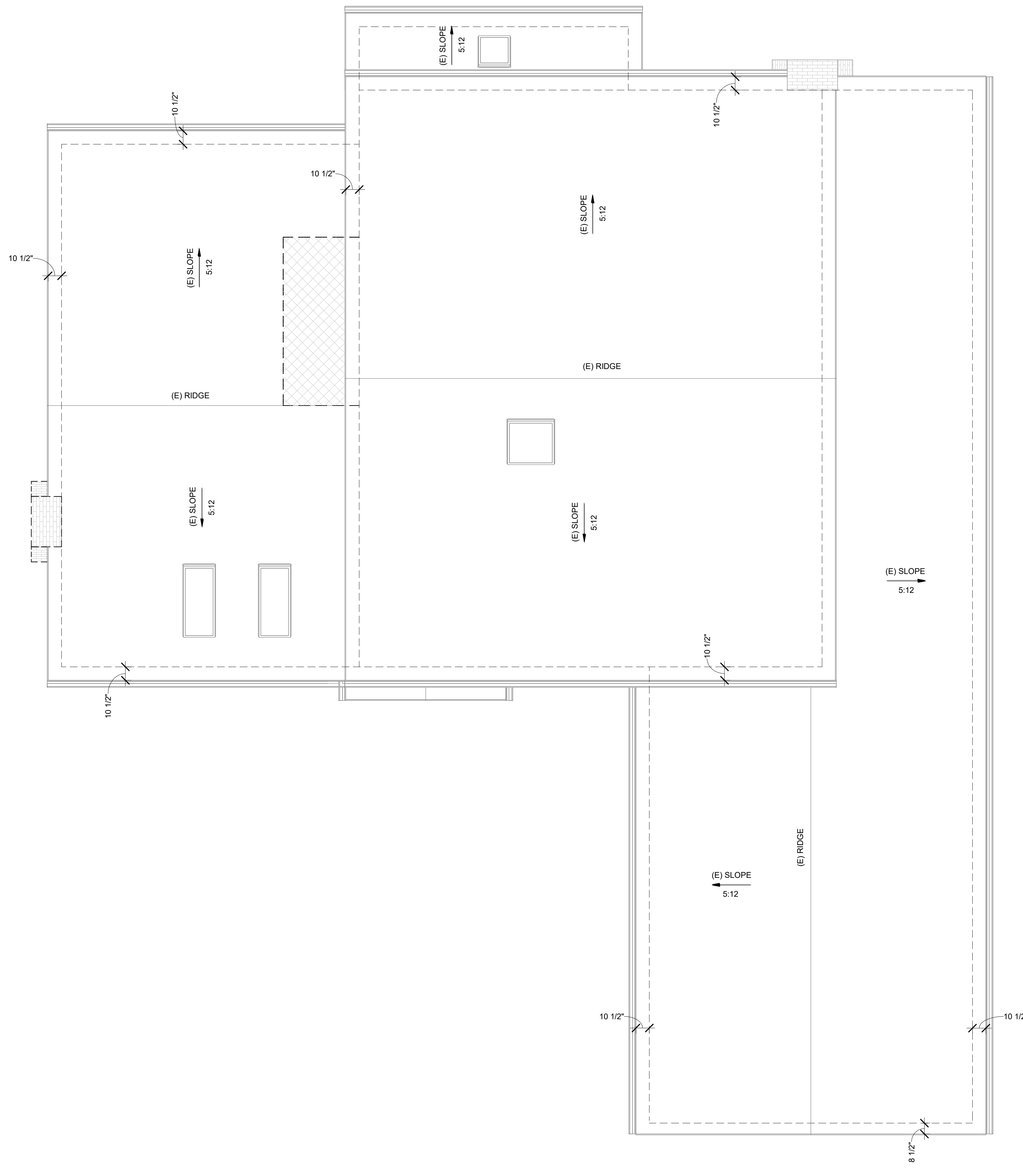
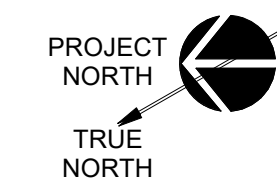
ROOF PLAN
DEMOLITION

A-5.0
SHEET

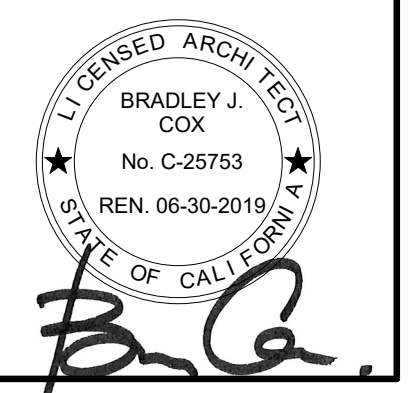
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NO. KEYNOTES
 KEYNOTE

DEMOLITION ROOF LEGEND:
— EXISTING ROOF TO REMAIN
— EXISTING ROOF TO BE DEMOLISHED



1 ROOF PLAN DEMOLITION
1/4" = 1'-0"



STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
276 DELPHI CIRCLE, LOS ALTOS, CA 94022

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REVISIONS		
NO.	DATE	DESCRIPTION

12.17.18
DATE

ROOF PLAN

A-5.1
SHEET

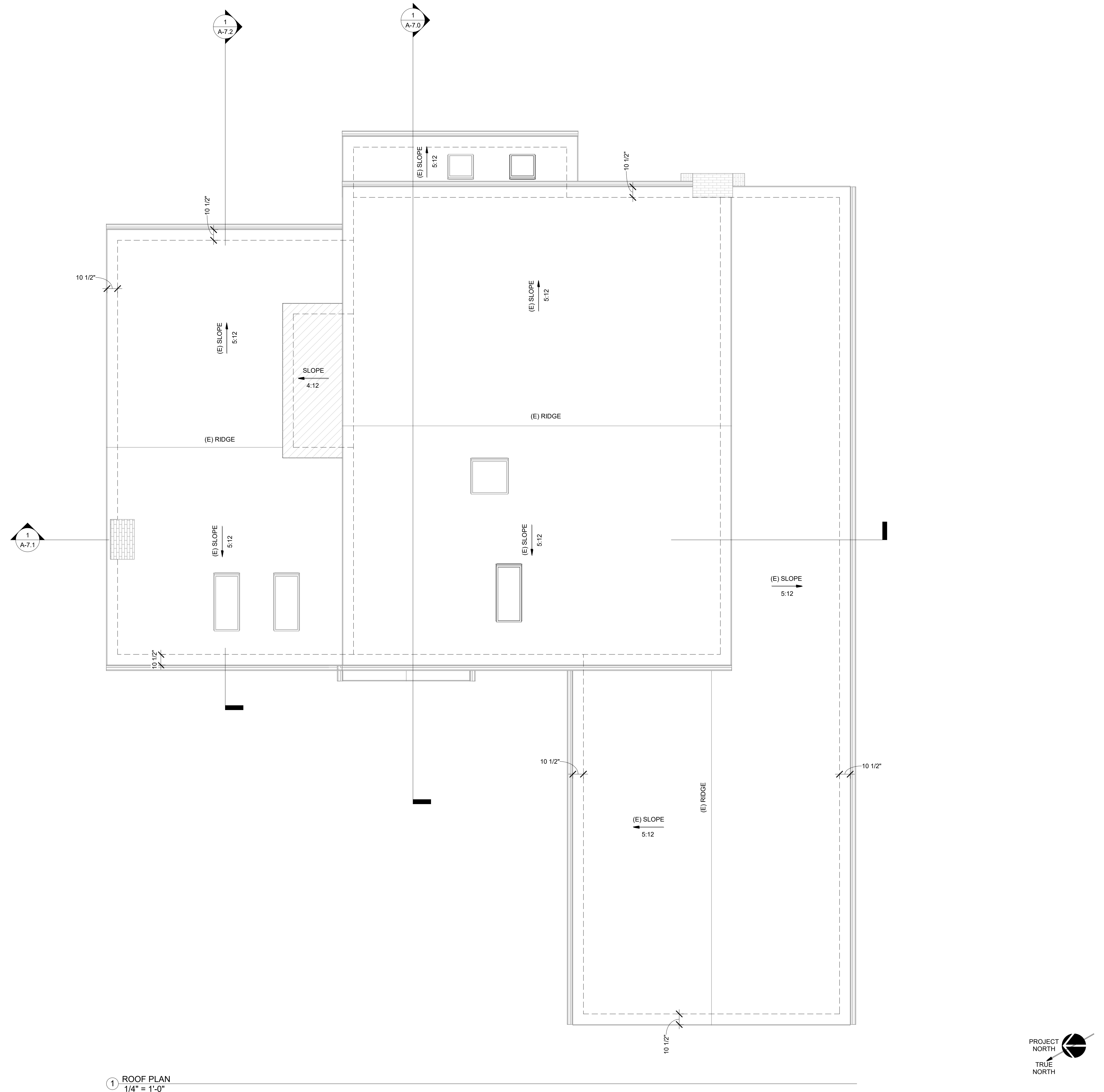
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NO.	KEYNOTE
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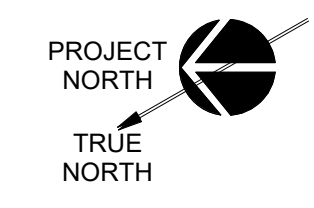
- ROOF GENERAL NOTES**
- FOR SPECIFIC ROOFING PRODUCT SELECTED BY OWNER, FOLLOW MANUFACTURE'S INSTALLATION RECOMMENDATIONS. AT ROOF SLOPES LESS THAN 4:12, USE ANY OF THE FOLLOWING OPTIONS TO RETAIN ROOFING WARRANTIES:
 - ADD ADHESIVE BITUTHANE UNDERLAYMENT (SUCH AS GRACE ICE AND WATER SHIELD, CERTAINTED WINTERGUARD, OR EQUAL) TO PROVIDE ADDITIONAL WEATHER PROTECTION AT LOWER SLOPED ROOFS, PER MANUFACTURER'S RECOMMENDATIONS, OR
 - IF MANUFACTURER ALLOWS, ADD 2 LAYERS OF 30# FELT IN LIEU OF ADHESIVE BITUTHANE UNDERLAYMENT, OR
 - FOLLOW OTHER SPECIFIC MANUFACTURE'S RECOMMENDATION AT LOWER SLOPED ROOFS.
 - EXISTING ROOF SLOPE IS APPROXIMATELY 5:12. VERIFY IN FIELD. NEW ROOF SLOPE IS TO BE 5:12.
 - FOR ROOF INSULATION, SEE TITLE 24 ENERGY REPORT.

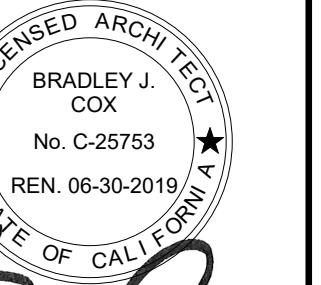
- PROPOSED ROOF LEGEND:**
- EXISTING ROOF TO REMAIN
 - NEW ROOF
 - HOLES IN BAY BLOCKING, PER VENTING CALCULATION
 - SCREENED EAVE VENT
 - SCREENED CONTINUOUS EAVE VENT
 - RIDGE VENT
 - STATIC ROOF VENT
 - WALL LOUVERED VENT
 - 6" x 6" OPENING ON LOWER ROOF PLYWOOD
 - DIRECTION OF SLOPE

NOTE: ALL VENTING QUANTITIES AND LOCATIONS ARE TO BE PER VENTING CALCULATION PROVIDED. IF ANY QUESTIONS ARISE, PLEASE CONTACT THE ARCHITECT.



1 ROOF PLAN
1/4" = 1'-0"





Brad Cox

STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
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REVISIONS		
NO.	DATE	DESCRIPTION

12.17.18
DATE

EXTERIOR
ELEVATIONS

A-6.0
SHEET

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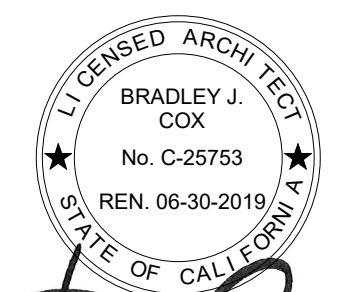
KEYNOTES	
NO.	KEYNOTE
04.04	(E) BRICK VENEER FINISH TO REMAIN.
05.09	METAL GUARD RAIL, COORDINATE FINISH WITH OWNER.
07.04	(E) COMPOSITION SHINGLE ROOFING TO REMAIN.
09.22	(E) WOOD SIDING FINISH TO REMAIN.



② EXTERIOR ELEVATION DEMOLITION - WEST - FRONT SIDE
1/4" = 1'-0"



① EXTERIOR ELEVATION - WEST - FRONT SIDE
1/4" = 1'-0"



STEINER-ZHANG RESIDENCE
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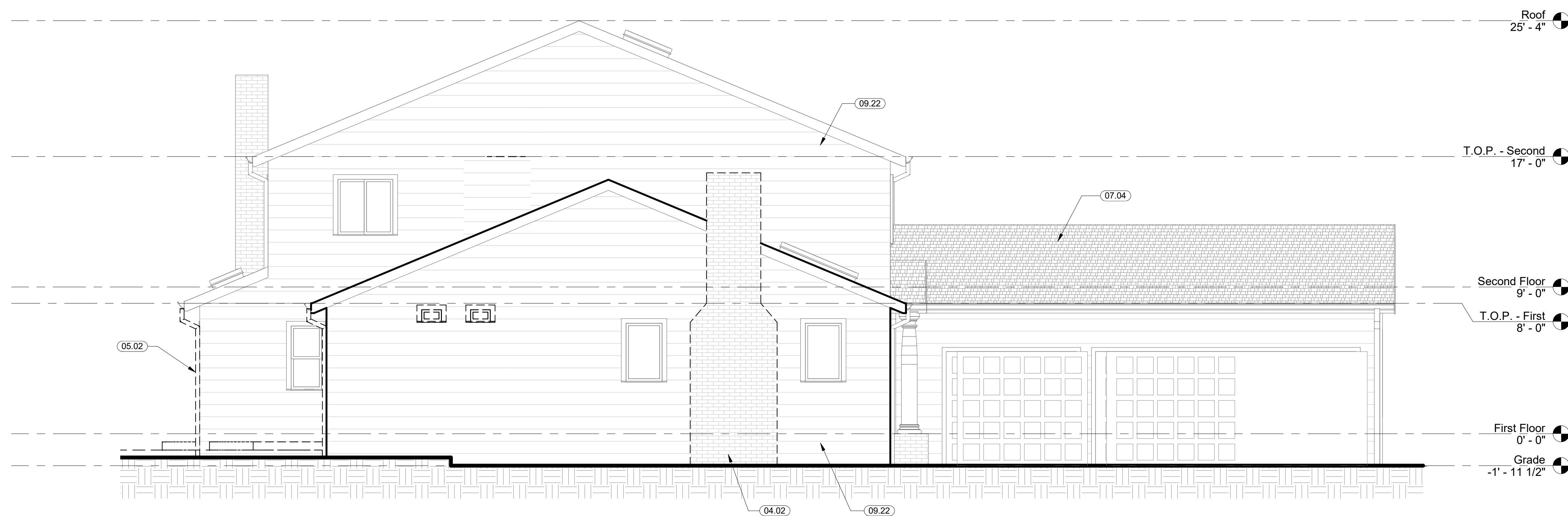
12.17.18
DATE

EXTERIOR
ELEVATIONS

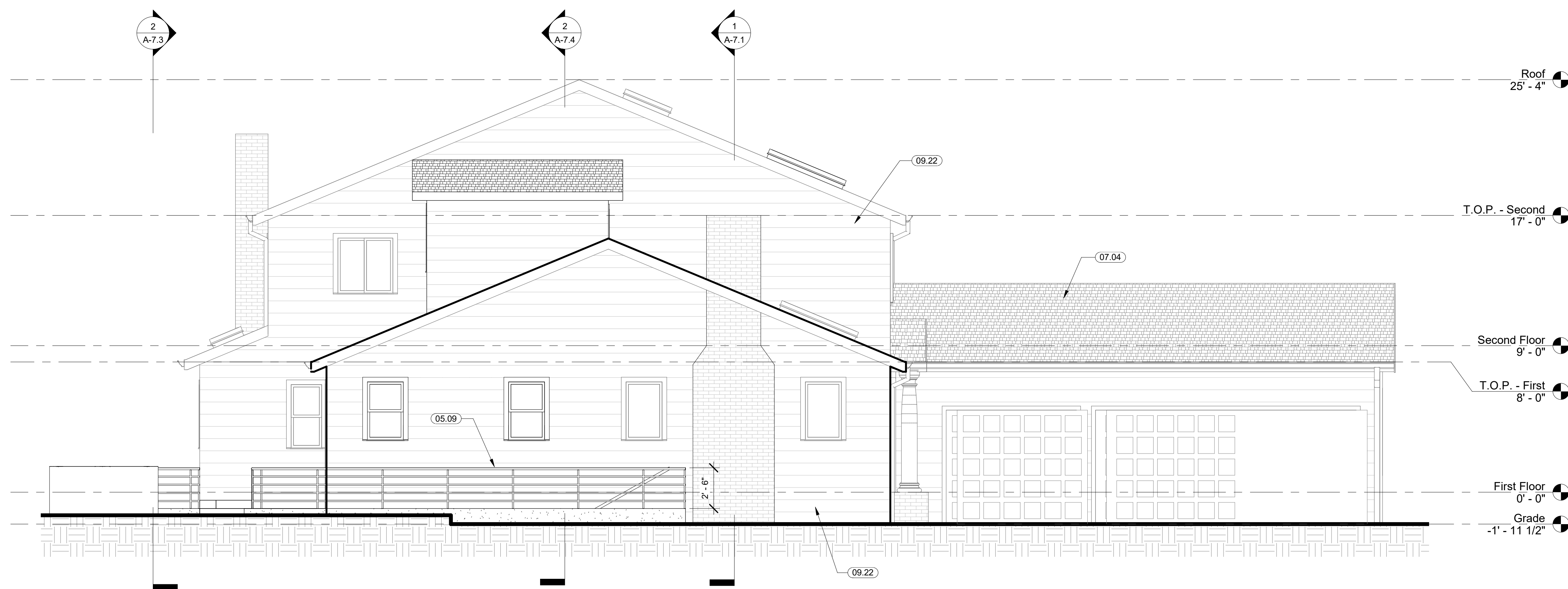
A-6.1
SHEET

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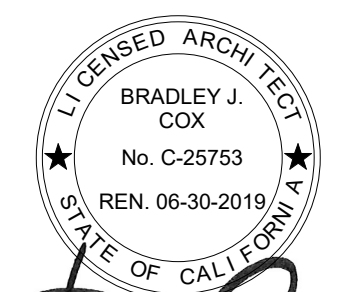
KEYNOTES	
NO.	KEYNOTE
04.02	(E) FIREPLACE AND CHIMNEY TO BE DEMOLISHED.
05.02	(E) GUTTERS TO BE REMOVED, TYP.
05.09	METAL GUARD RAIL, COORDINATE FINISH WITH OWNER.
07.04	(E) COMPOSITION SHINGLE ROOFING TO REMAIN.
09.22	(E) WOOD SIDING FINISH TO REMAIN.



2 EXTERIOR ELEVATION DEMOLITION - NORTH - LEFT SIDE
1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH - LEFT SIDE
1/4" = 1'-0"



STEINER-ZHANG RESIDENCE
BASEMENT ADDITION & REMODEL
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DATE

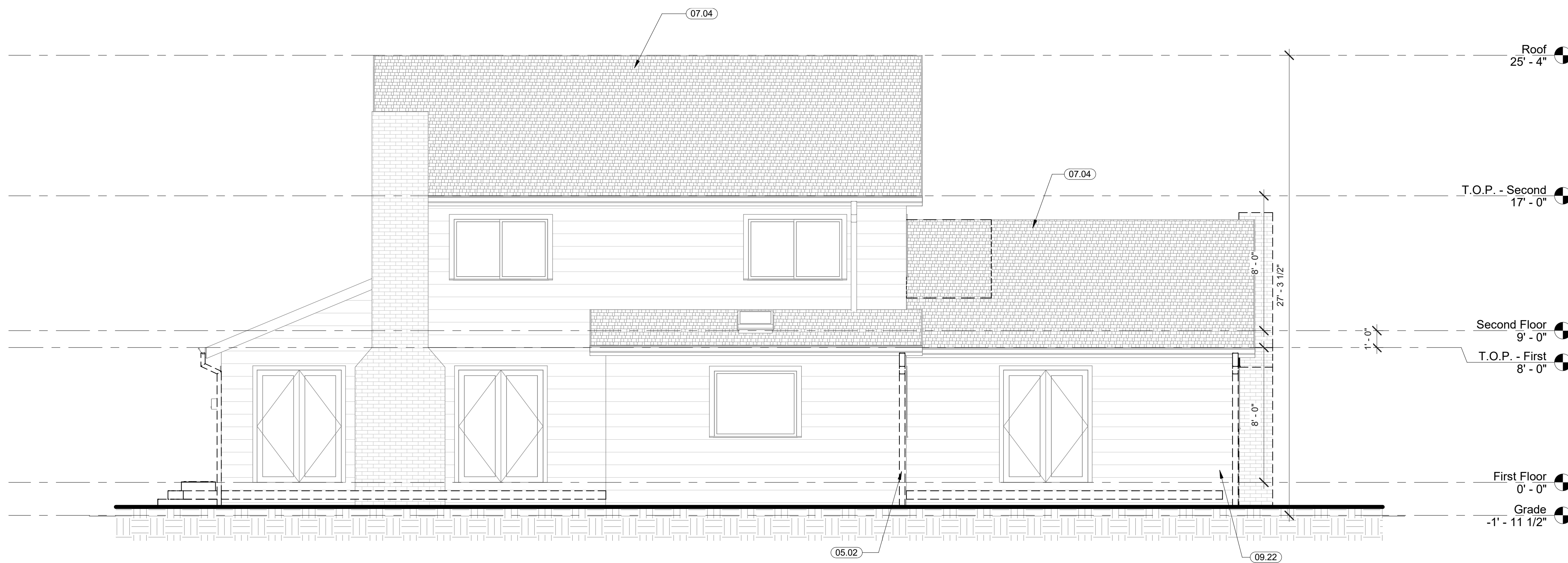
EXTERIOR
ELEVATIONS

A-6.2
SHEET

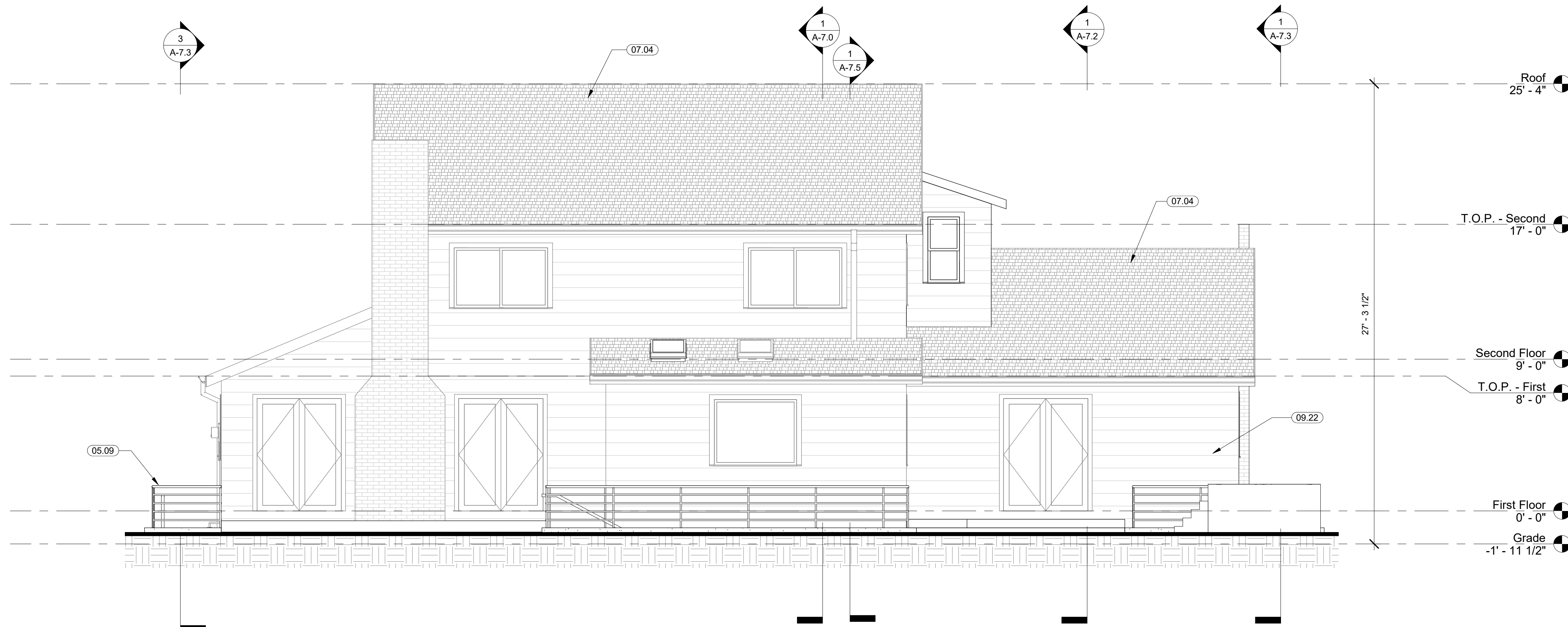
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KEYNOTES

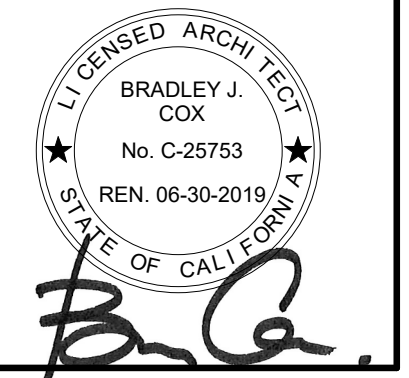
- | NO. | KEYNOTE |
|-------|---|
| 05.02 | (E) GUTTERS TO BE REMOVED, TYP. |
| 05.09 | METAL GUARD RAIL, COORDINATE FINISH WITH OWNER. |
| 07.04 | (E) COMPOSITION SHINGLE ROOFING TO REMAIN. |
| 09.22 | (E) WOOD SIDING FINISH TO REMAIN. |



2 EXTERIOR ELEVATION DEMOLITION - EAST - REAR SIDE
1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST - REAR SIDE
1/4" = 1'-0"



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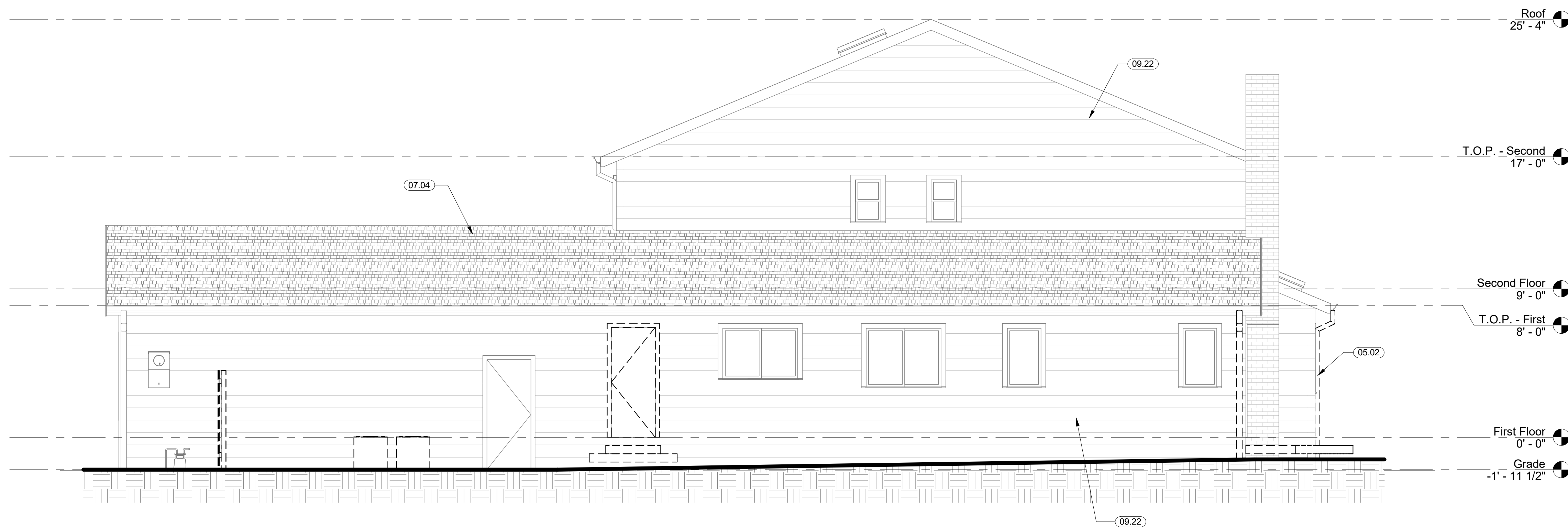
12.17.18
DATE

EXTERIOR
ELEVATIONS

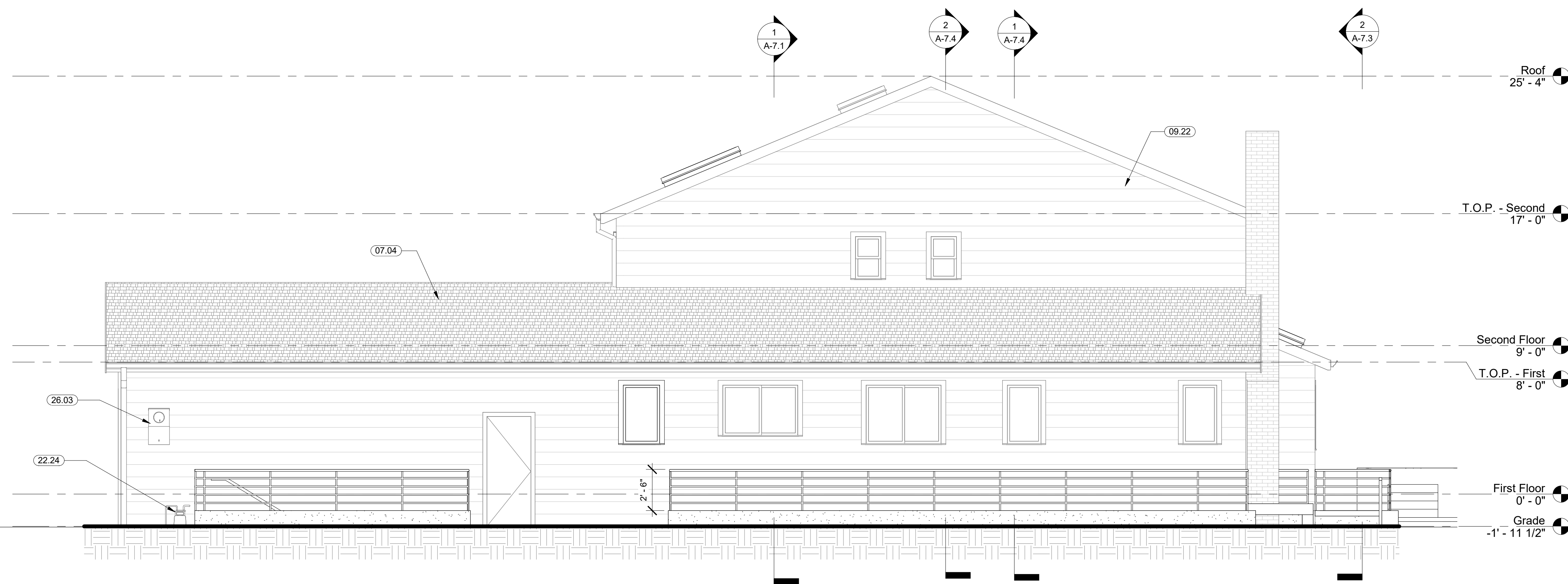
A-6.3
SHEET

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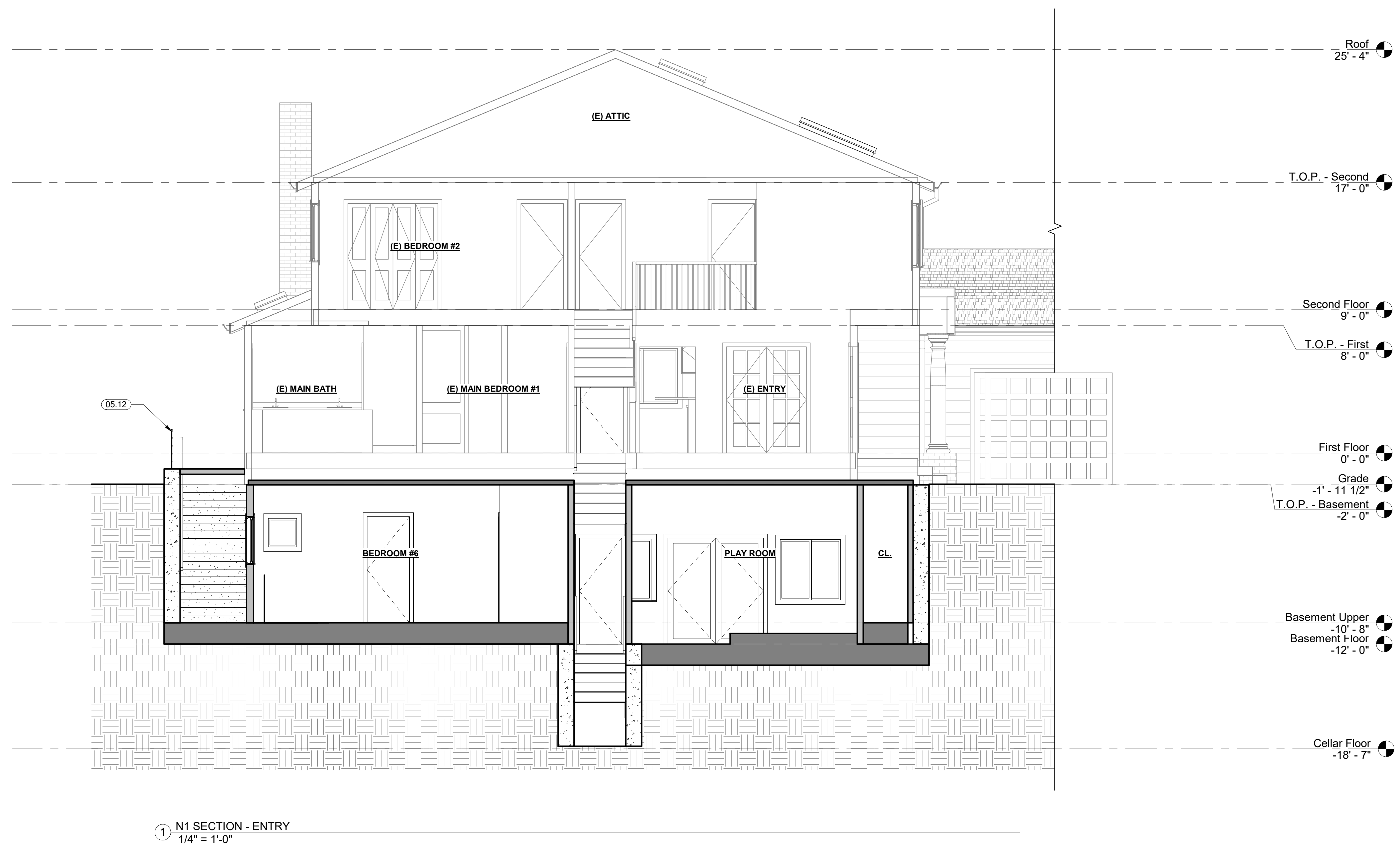
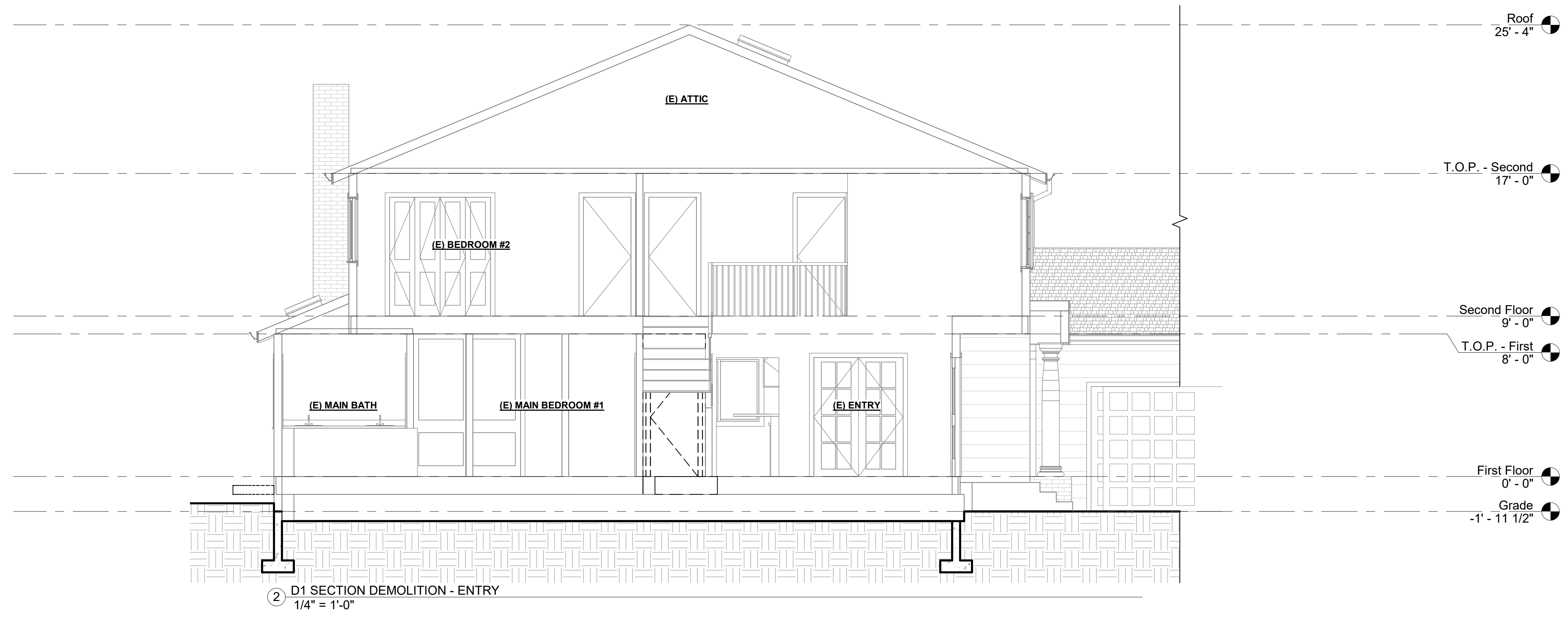
KEYNOTES	
NO.	KEYNOTE
05.02	(E) GUTTERS TO BE REMOVED, TYP.
07.04	(E) COMPOSITION SHINGLE ROOFING TO REMAIN.
09.22	(E) WOOD SIDING FINISH TO REMAIN.
22.24	(E) POOL EQUIPMENT TO REMAIN
26.03	ELECTRICAL MAIN PANEL AND METER.



2 EXTERIOR ELEVATION DEMOLITION - SOUTH - RIGHT SIDE
1/4" = 1'-0"

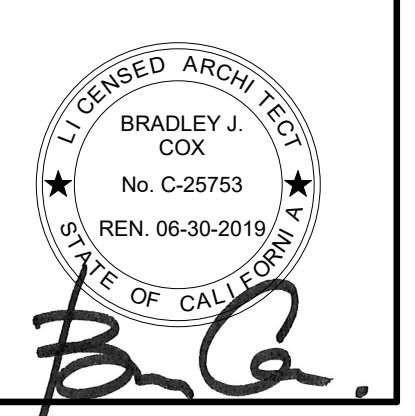


1 EXTERIOR ELEVATION - SOUTH - RIGHT
1/4" = 1'-0"



KEYNOTES
 NO. KEYNOTE
 05.12 METAL STAIR HANDRAIL.

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STEINER-ZHANG RESIDENCE
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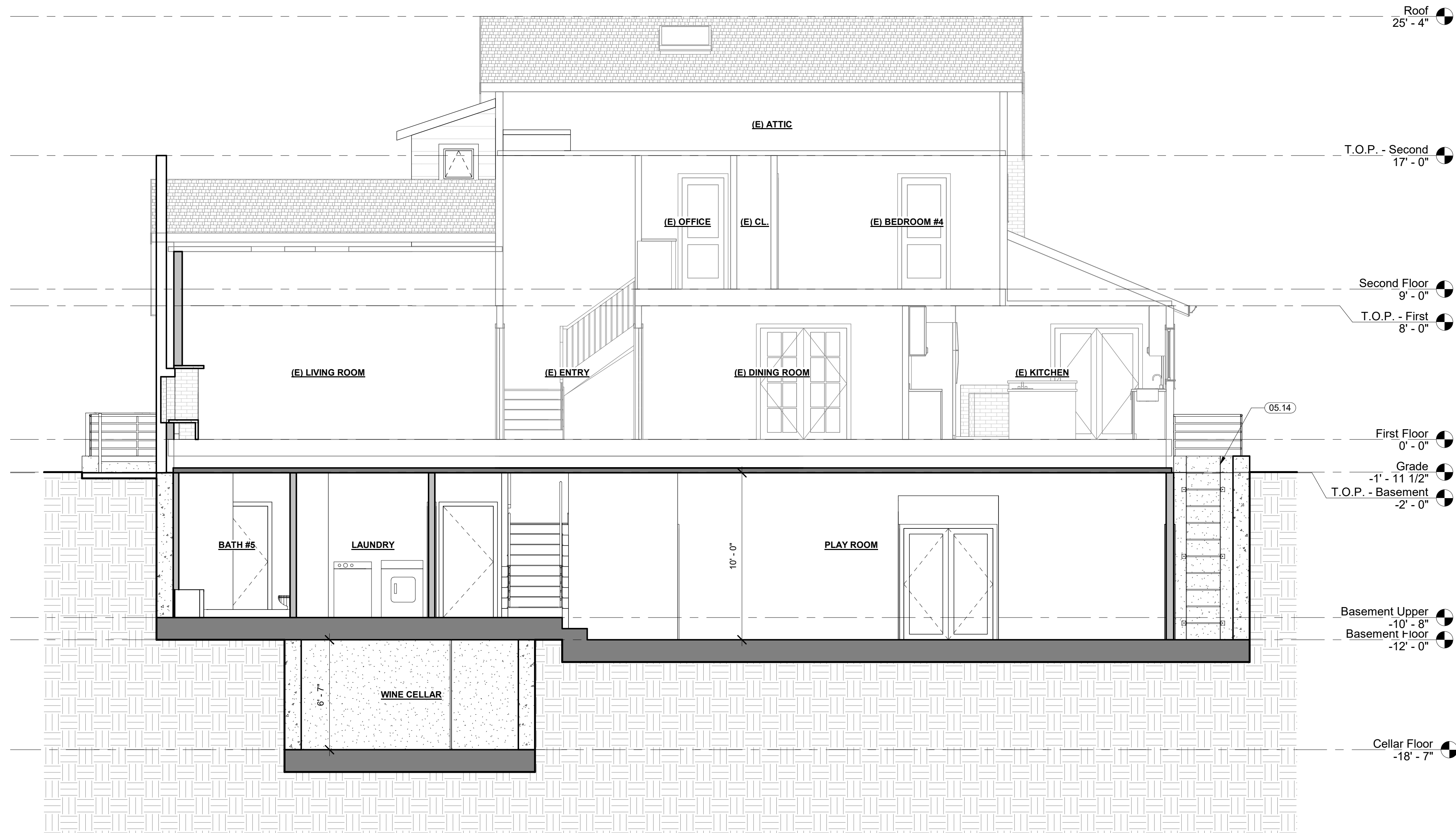
BUILDING
 SECTIONS

A-7.0
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② D2 SECTION DEMOLITION - STAIRWAY
1/4" = 1'-0"



① N2 SECTION - STAIRWAY
1/4" = 1'-0"

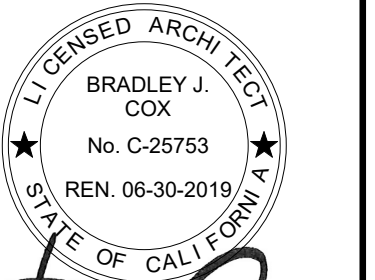
KEYNOTES
NO. KEYNOTE

05.14 EMERGENCY ESCAPE LADDER.

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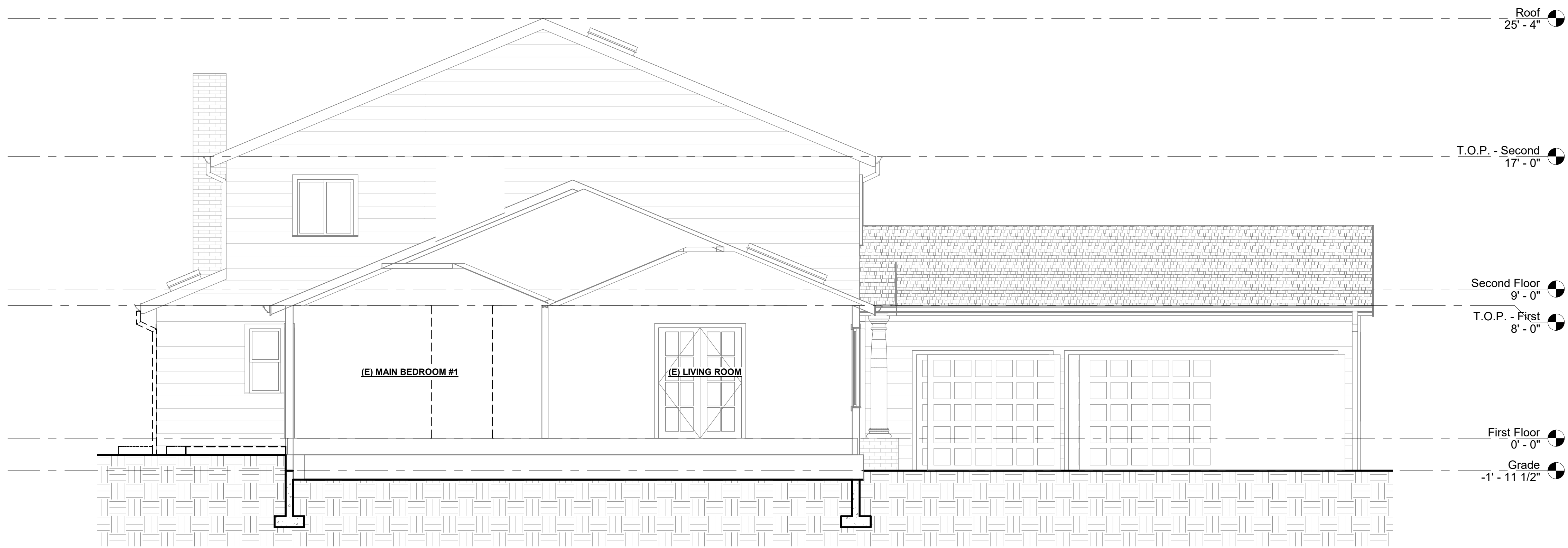
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NO.	DATE	DESCRIPTION

12.17.18
DATE

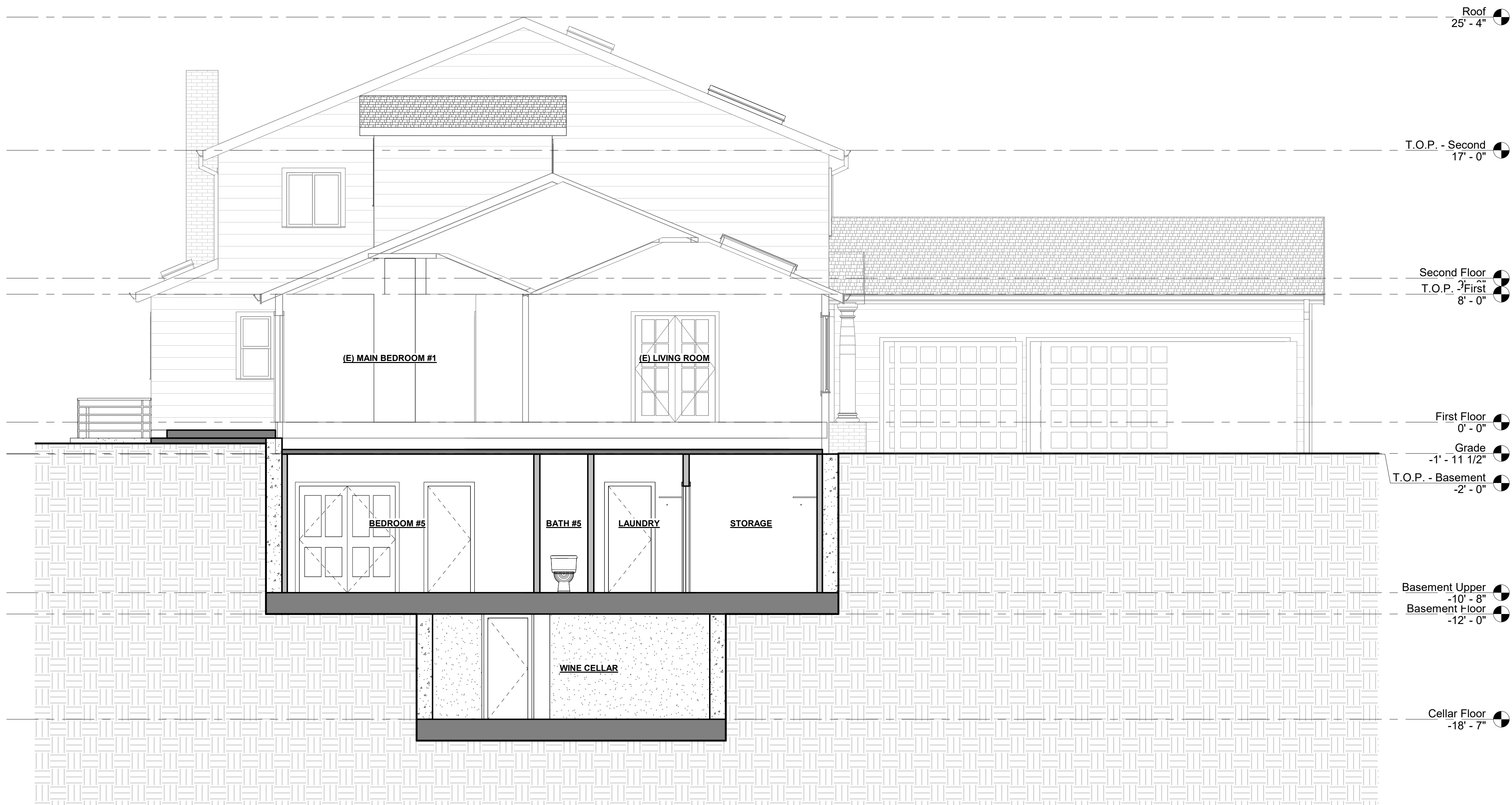
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② D3 SECTION DEMOLITION - LIVING ROOM
1/4" = 1'-0"



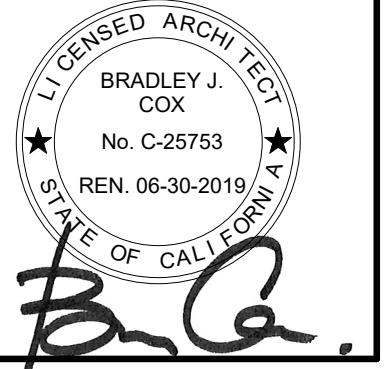
① N3 SECTION - LIVING ROOM
1/4" = 1'-0"

NO. KEYNOTES
KEYNOTE

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DATE

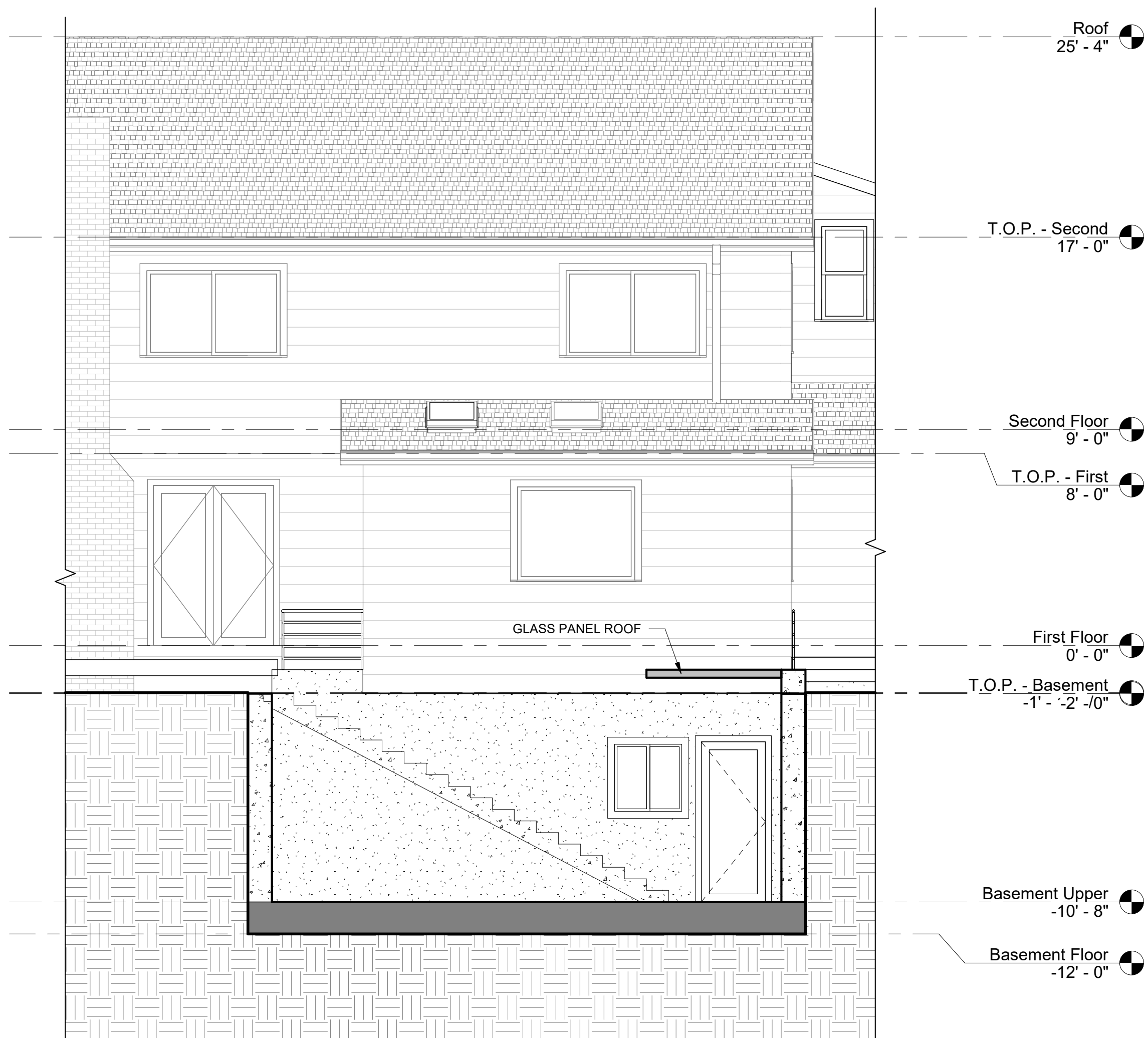
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A-7.2
SHEET

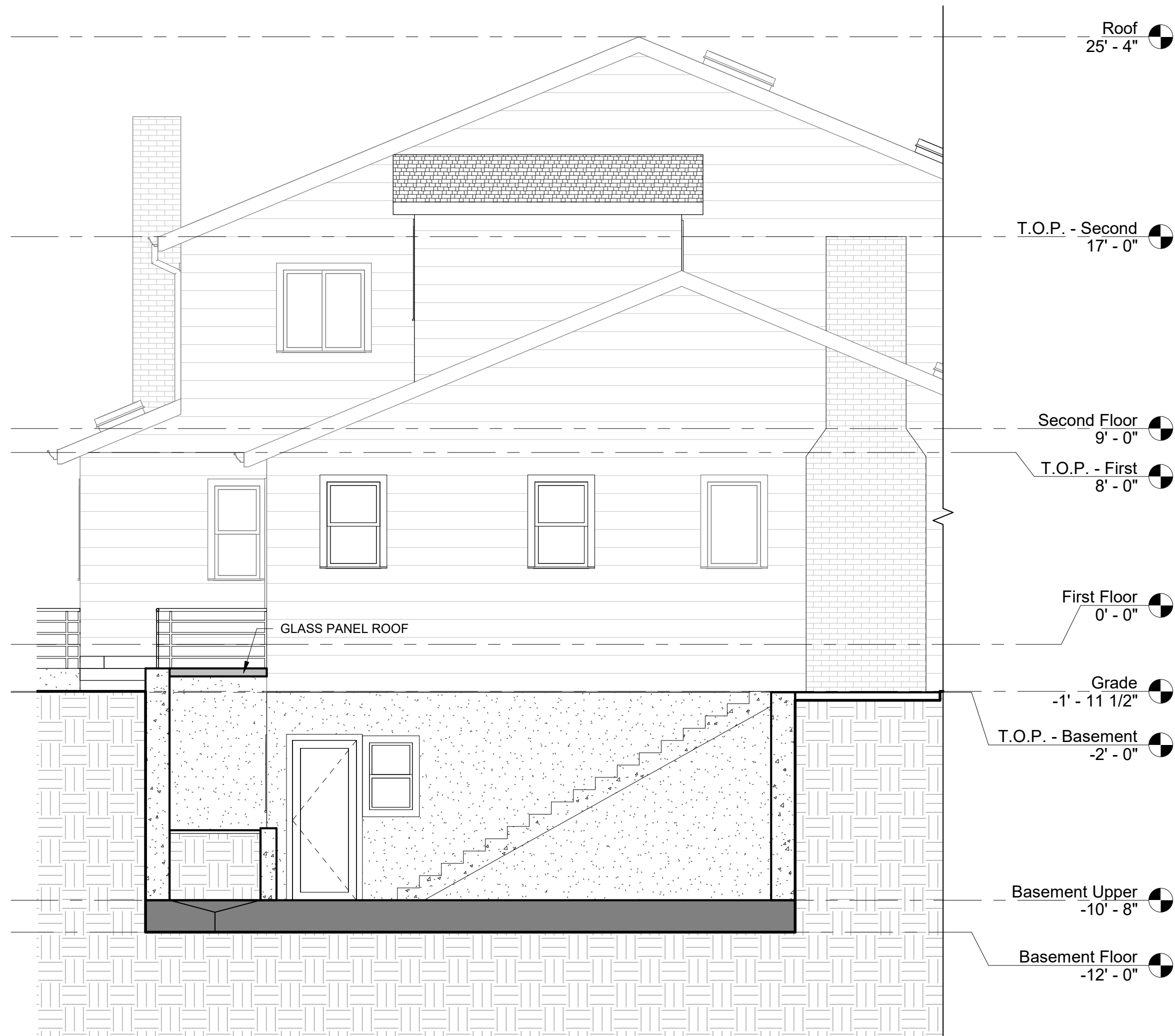
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③ N8 SECTION - STAIR B3
1/4" = 1'-0"



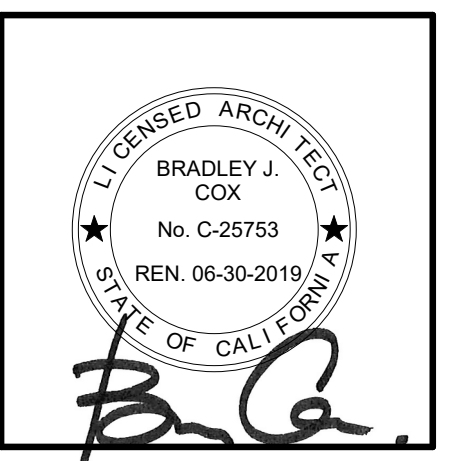
② N8 SECTION - STAIR B2
1/4" = 1'-0"



① N7 SECTION - STAIR B1
1/4" = 1'-0"

KEYNOTES
NO. KEYNOTE
05.14 EMERGENCY ESCAPE LADDER.

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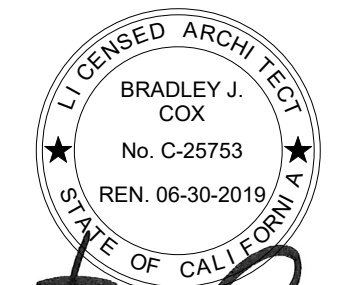
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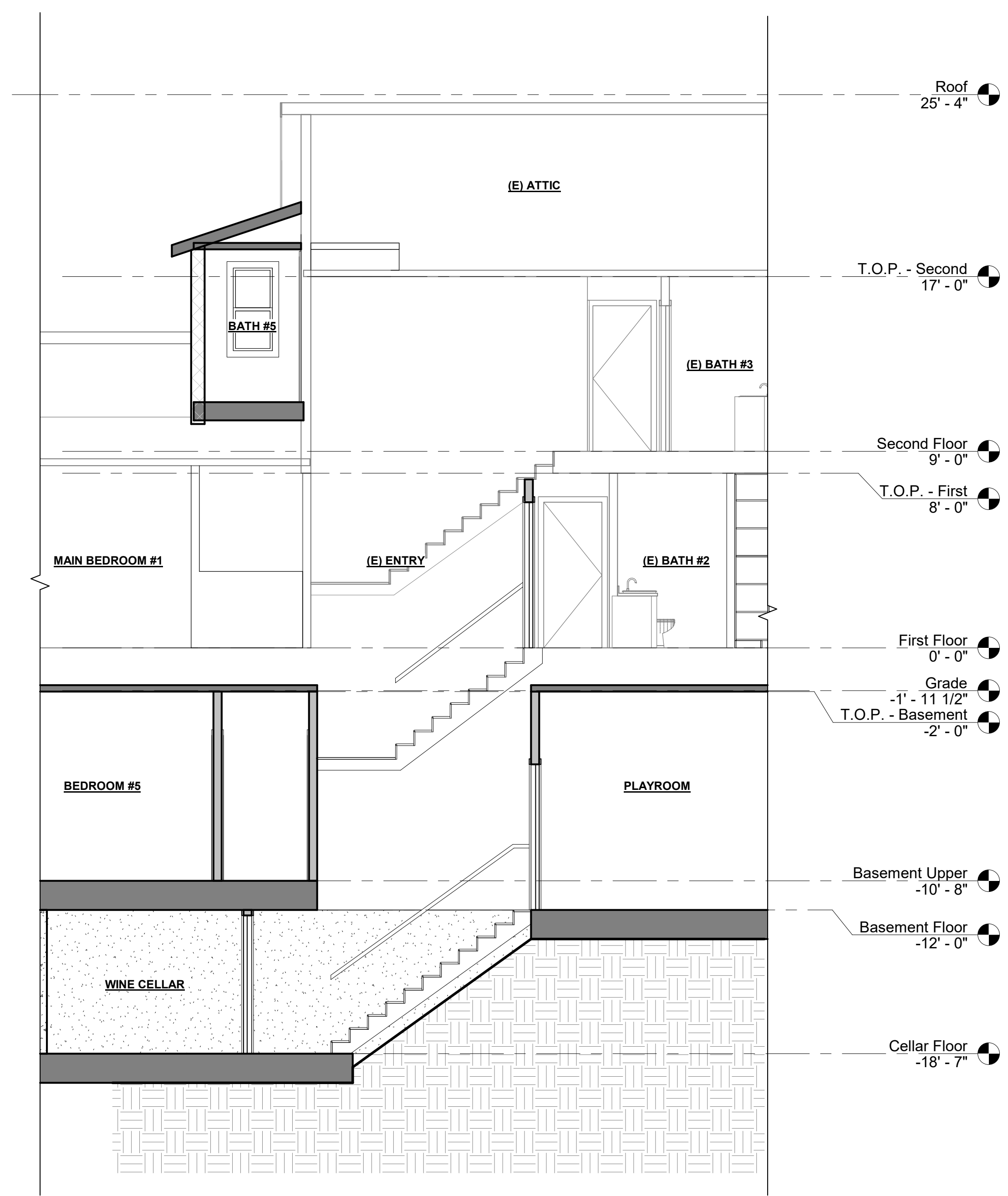
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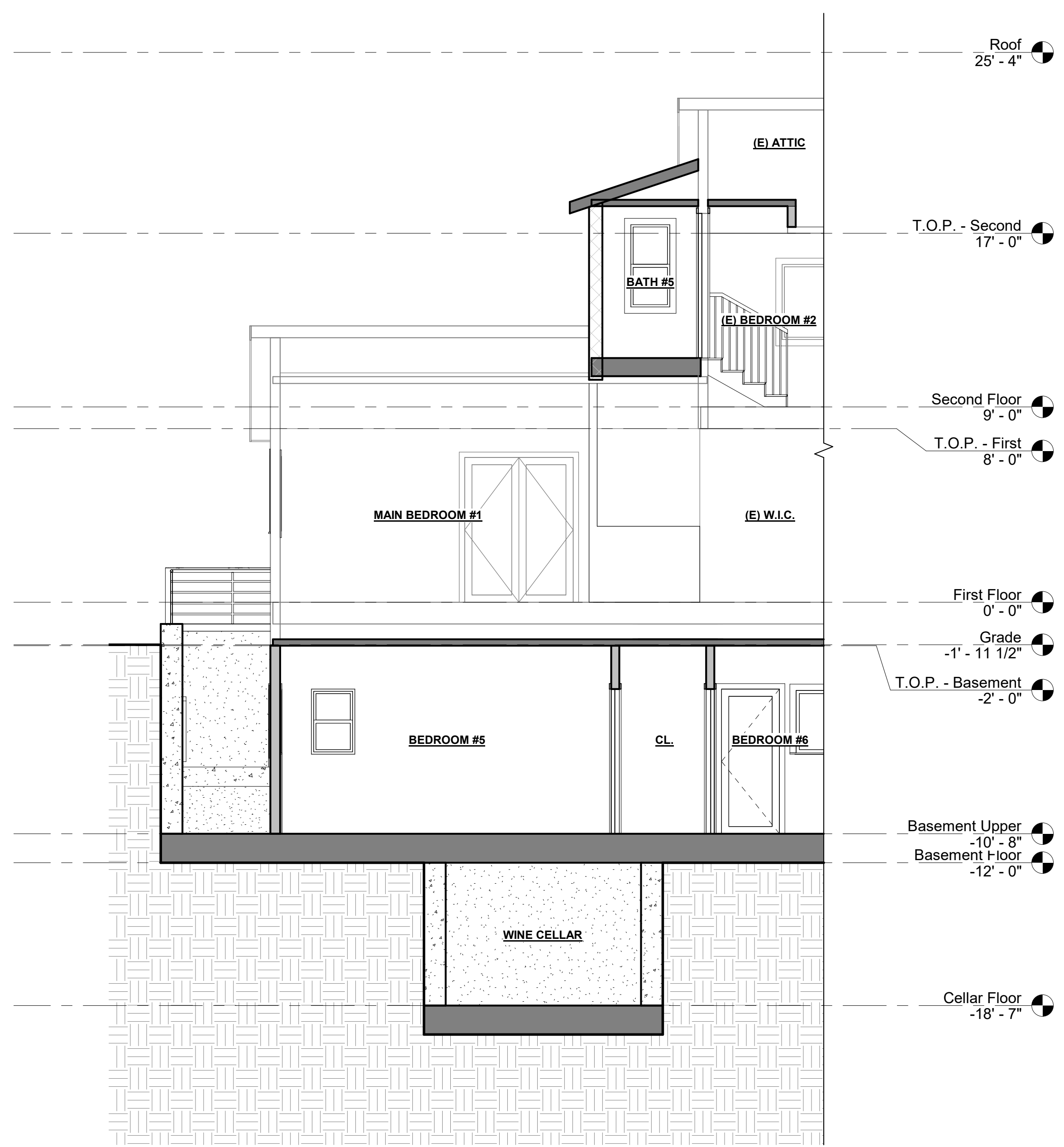
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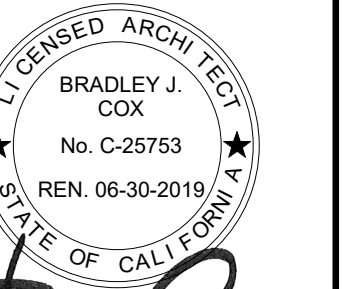
NO. KEYNOTES
KEYNOTE



② N5 SECTION - BASEMENT STAIRWAY
1/4" = 1'-0"



① N4 SECTION - BEDROOM #1
1/4" = 1'-0"



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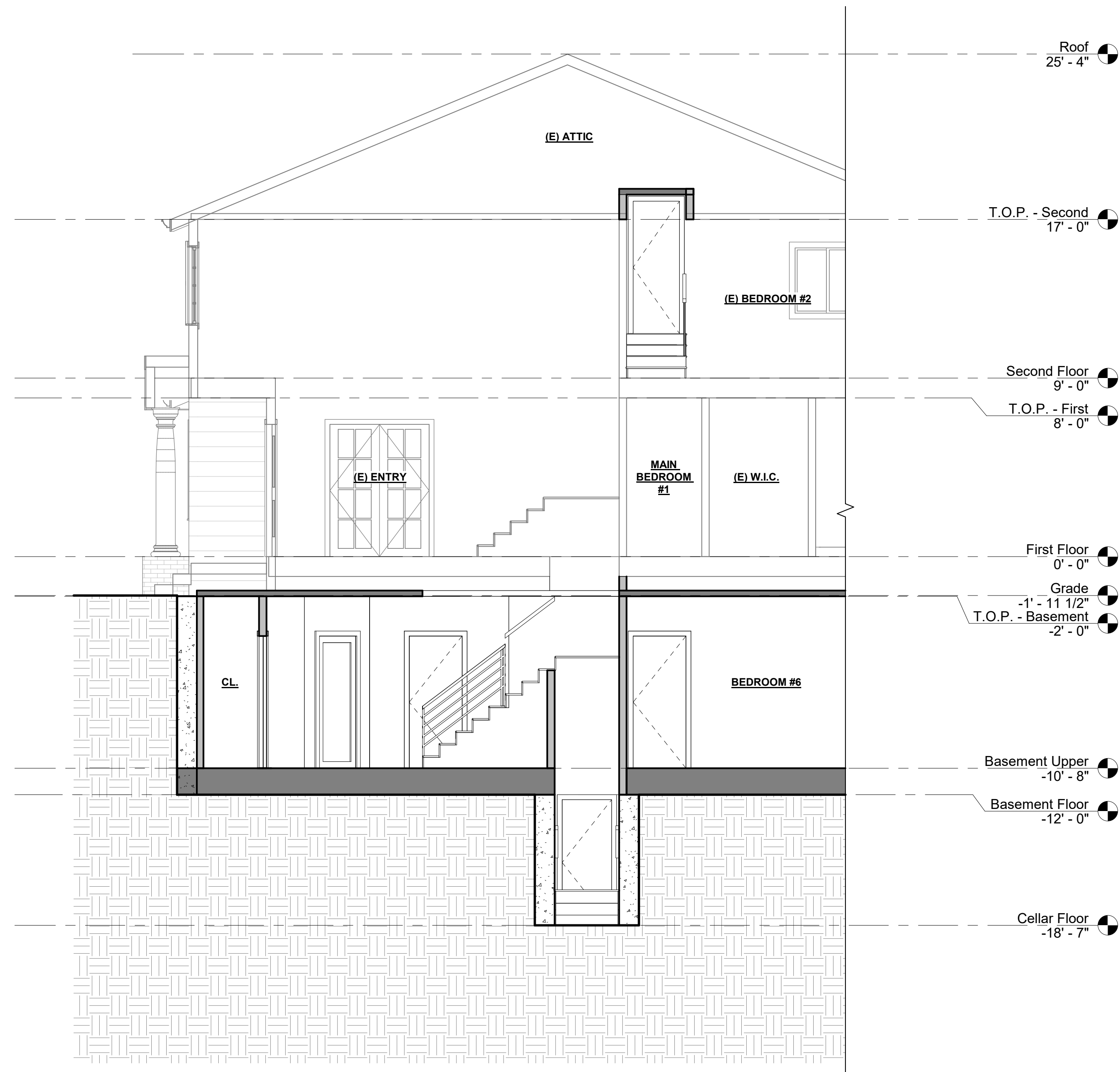
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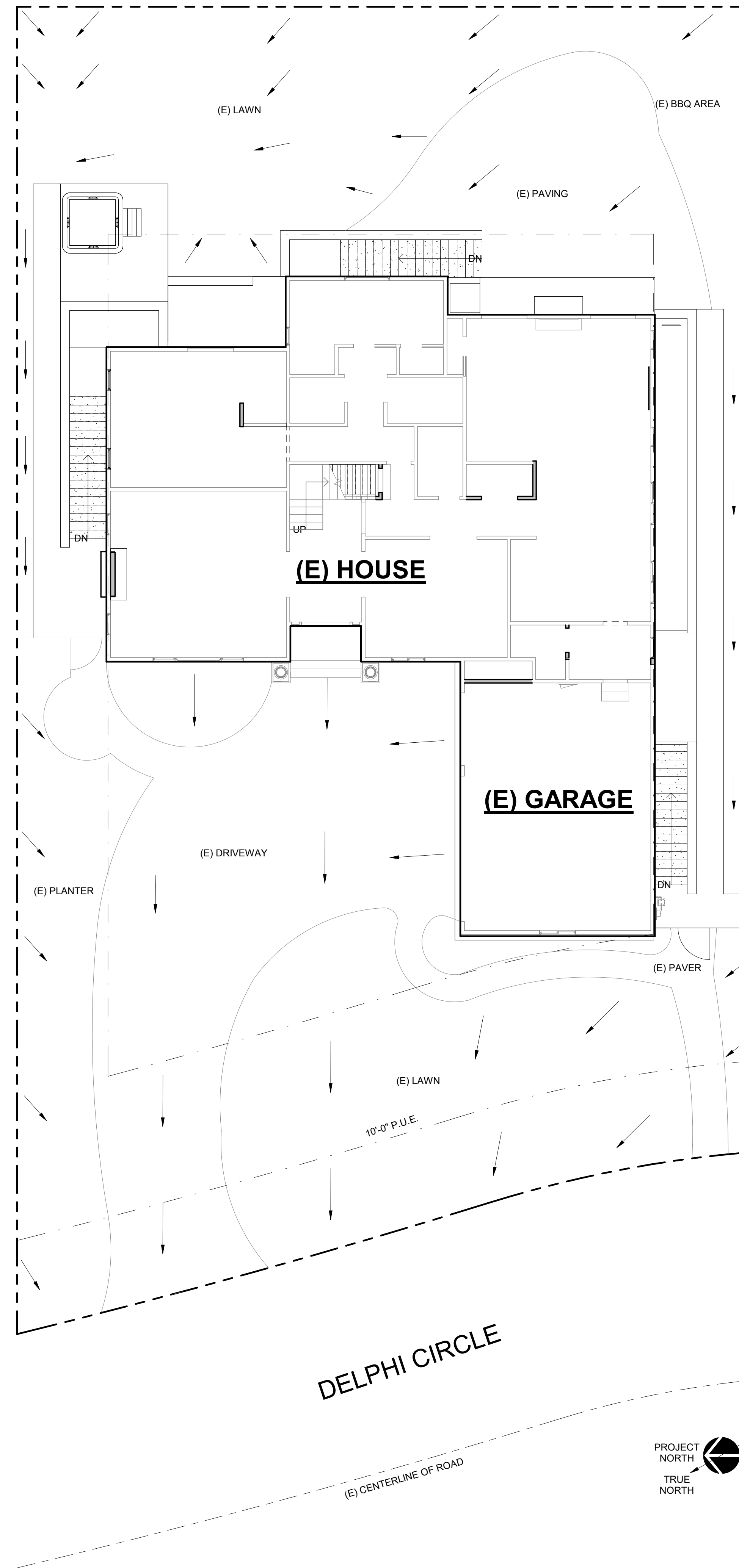
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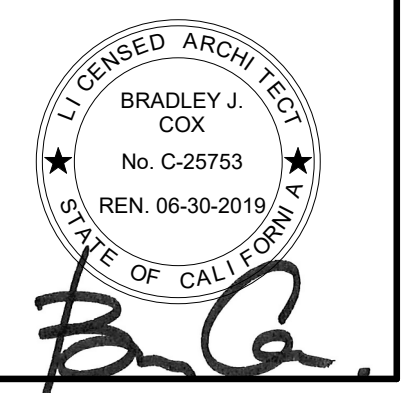
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① N6 SECTION - BASEMENT STAIRWAY
1/4" = 1'-0"



1 SITE DRAINAGE PLAN
1/8" = 1'-0"



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NO.	DATE	DESCRIPTION

12.17.18
DATE

SITE DRAINAGE
PLAN

A-13.0
SHEET