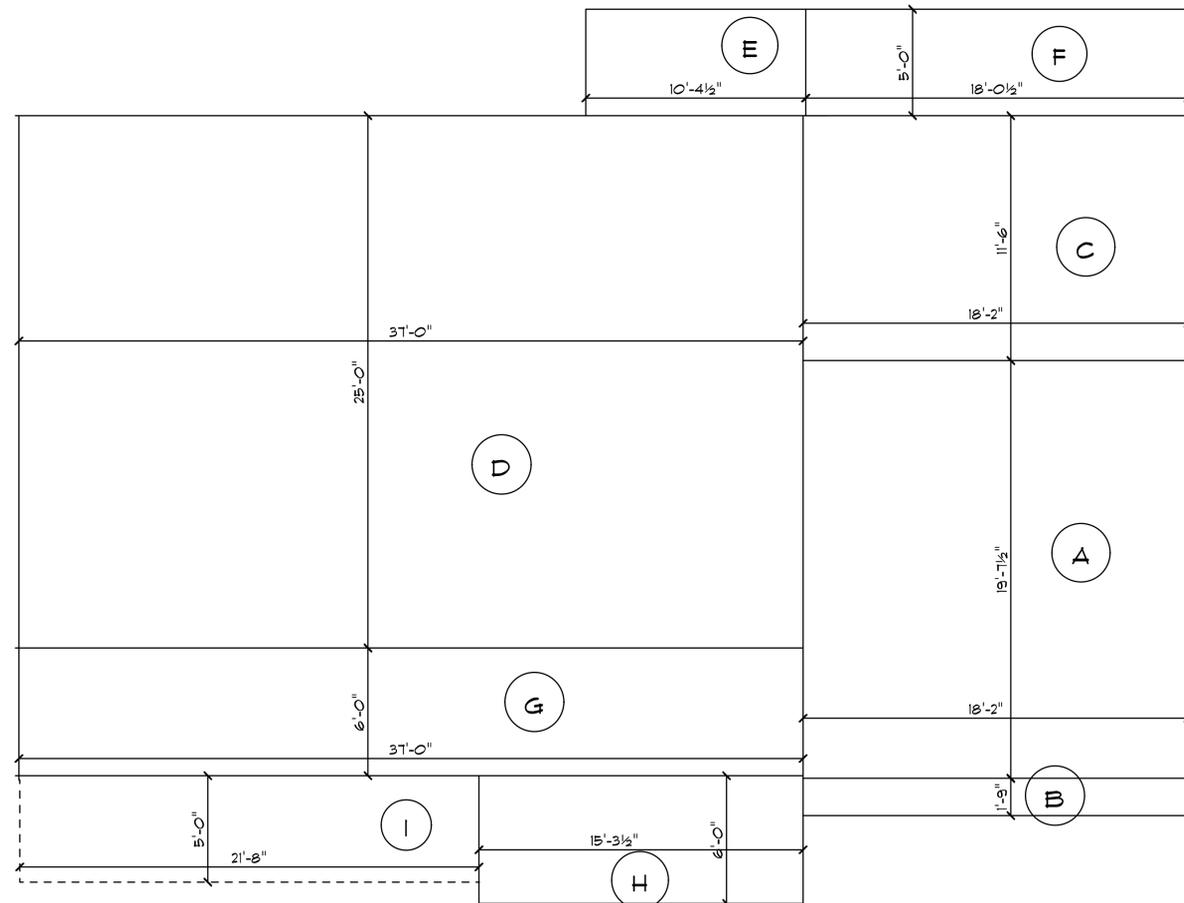


①	13	X	5	=	65
②	46.667	X	24.5	=	1144
③	18.4167	X	3.3333	=	61
④	15	X	3.333	=	50

1320 UPPER FLOOR



Ⓐ	18.1667	X	19.7	=	358	EXISTING GARAGE
Ⓑ	18.1667	X	1.750	=	32	NEW GARAGE
Ⓒ	18.1667	X	11.5	=	209	
Ⓓ	37	X	25	=	925	
Ⓔ	10.4	X	5	=	52	
				=	1186	EXISTING LOWER LIVING
Ⓕ	18	X	5	=	91	
Ⓖ	37	X	6	=	222	
Ⓗ	15.4	X	6	=	93	
				=	406	NEW LOWER LIVING
Ⓘ	21.667	X	5	=	109	FRONT PORCH

1/4" AREA CALCS

REVISIONS	BY

PRINTED ON
March 30, 2015

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michelle miner
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An Addition and Remodel For:
Steve and Donna Gallienne
1435 Richardson Ave. Los Altos, Ca 94024

DRAWN	MM
CHECKED	MM
DATE	FEB. 16, 2015
SCALE	AS SHOWN
JOB NO.	1502
SHEET	

GENERAL NOTES:

1. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND REQUEST ASSISTANCE AS SOON AS POSSIBLE. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.
2. SHOULD CONTRACTORS AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR OTHER INFORMATION, HE SHALL REPORT AT ONCE TO THE MICHELLE MINER DESIGN. FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. IF WORK PROCEEDS WITHOUT NOTIFICATION, THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSEQUENCES. DIMENSION FIGURED ON DRAWINGS SHALL BE FOLLOWED IN EVERY CASE IN PREFERENCE TO SCALED DIMENSIONS. IN GENERAL, DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE.
3. CONTRACTOR SHALL VERIFY ON-SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES, WHERE DISCREPANCIES OCCUR, CONTACT MINER RESIDENTIAL.
4. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, AND AND RESOLVE AND INSTALL ALL THE MATERIALS AND EQUIPMENT.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE INSTALLATION OF SEWER, LATERAL GAS METER AND WITH APPLICABLE UTILITY COMPANY AND PUBLIC WORK DEPARTMENT AND BE IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES.
7. CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY DAMAGE TO PUBLIC OR ADJOINING PRIVATE PROPERTY DUE TO HIS WORK.
8. CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SIDEWALKS AND CURBING PER LOCAL STANDARDS.
9. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING SHALL BE PER INDUSTRY STANDARDS.
10. RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE WITH THE COORDINATION OF THE ENTIRE WORK AND FOR THE COMPLIANCE WITH ALL CODES AND LAWS. HE SHALL ALSO BE RESPONSIBLE FOR SEEING THAT ALL SUB-CONTRACTORS WORK CONFORM TO JOB CONDITION.
11. SLOPE ALL FINISH GRADES IN .5% 5'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREA
 † SLOPE GRADE 2% MIN. @ PAVED AREAS.

LEGEND

————— EXISTING WALLS

[- - - - -] WALLS TO BE REMOVED

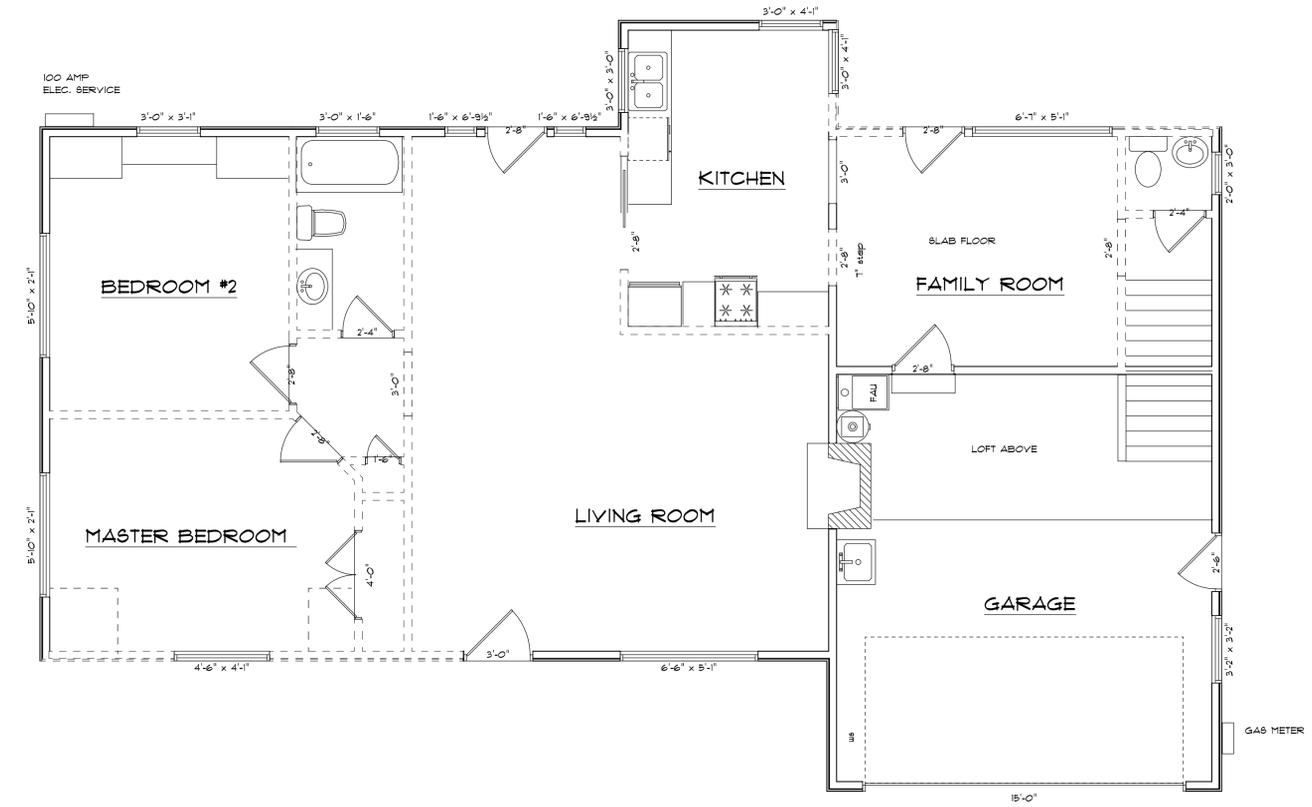
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1/4" EXISTING FLOOR PLAN



An Addition and Remodel For:
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 1435 Richardson Ave. Los Altos, Ca 94024

DRAWN	MM
CHECKED	MM
DATE	FEB. 16, 2015
SCALE	AS SHOWN
JOB NO.	1502
SHEET	2

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, POST AND BEAMS OF GARAGE ADJACENT TO AND SUPPORTING THE RESIDENCE. APPLIED VERT. OR HORZ. NAIL W/63 COOLER OR WALLBOARD NAILS @ 1" OC 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 12" 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 5/16" THICK ARE A FACTORY ALTERNATIVE TO A SOLID CORE DOOR.

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" PLYWOOD 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 IT'S 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 5.7 SQ. FEET

CRAWL 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.I. 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 OTHER WISE 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.C.)

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

ALL ATTICS ACCESS ARE A 1/2" PLYWOOD PANEL FINISHED WITH A GRADE SIDE TO THE OCCUPIED SPACE. PAINT TO MATCH THE CEILING TO THE PLY WOOD PANEL.

ATTIC FURNACE: MINIMUM OF 5' IN HEIGHT OF CLEAR SPACE. A CONTINUOUS ACCESSIBLE OPENING AND PASSAGEWAY WITH A MIN. OF 27" 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 1/80 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 AGENTS APPROVAL FOR ALL CABINET SIZES AND FINISHES, MATERIAL ETC.. SHOP DRAWING SUPERCEDES ALL INTERIOR ELEVATIONS.

MINIMUM 26 GAGE 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

* NOTE TO CONTRACTOR *

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

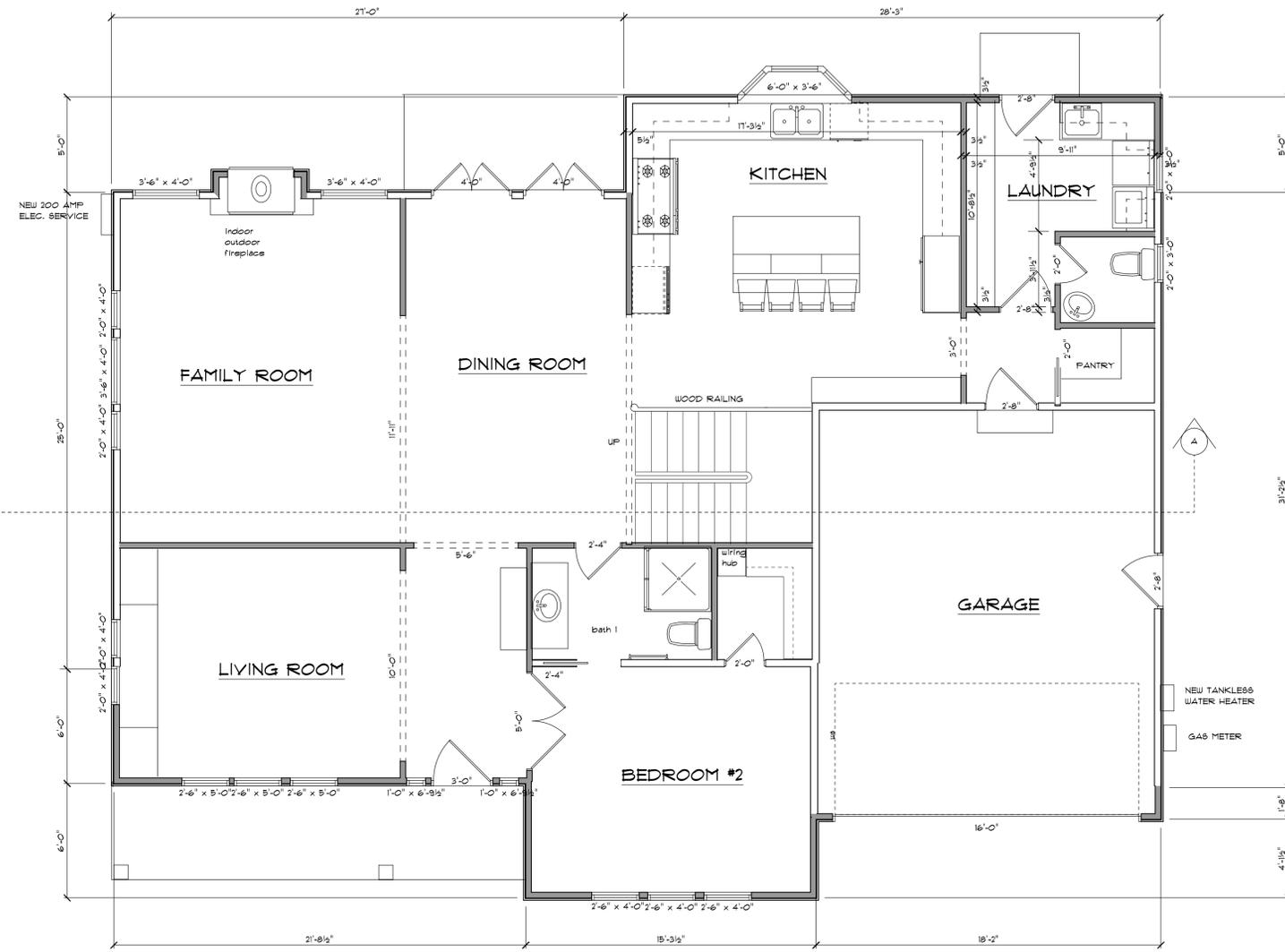
LEGEND

EXISTING WALLS

NEW WALLS

NEW OPENINGS SHOWN DIMENSIONED

REQUIRED EGRESS DOOR THRESHOLDS MAY BE 1.5" IN HEIGHT MAX; OTHER DOORS MAY HAVE A THRESHOLD OF 1.75" REGARDLESS OF DOOR SWING. CRC. R311.31



1/4" NEW LOWER FLOOR PLAN



REVISIONS	BY

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An Addition and Remodel For:
Steve and Donna Gallienne
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DRAWN	MM
CHECKED	MM
DATE	FEB. 16, 2015
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JOB NO.	1502
SHEET	3

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, FOST AND BEAMS OF GARAGE ADJACENT TO AND SUPPORTING THE RESIDENCE. APPLIED VERT. OR HORIZ. NAIL W/6d COOLER OR WALLBOARD NAILS @ 1" OC 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 "ABOVE DRAIN AT SHOWERS OR TUB WITH SPOULERS. 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 #6 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 EXCEPT: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 5/16" 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/ 1/8" PLYWOOD 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 5/16" MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQ. FEET

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

ATTIC ACCESS TO BE 30" X 22" MIN.

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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 STUDWALLS TO BE 2 X 4 STUDS 16" O.C. W/ BATT INSULATION (UNLESS OTHER WISE 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.C.)

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

ALL ATTICS ACCESS ARE A 1/2" PLYWOOD PANEL FINISHED WITH A GRADE SIDE TO THE OCCUPIED SPACE. PAINT TO MATCH THE CEILING TO THE PLY 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 GAGE 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

LEGEND	
	EXISTING WALLS
	NEW WALLS
NEW OPENINGS SHOWN DIMENSIONED	

REQUIRED EGRESS DOOR THRESHOLDS MAY BE 1.5" IN HEIGHT MAX. OTHER DOORS MAY HAVE A THRESHOLD OF 1.15" REGARDLESS OF DOOR SWING. CRC. R311.31

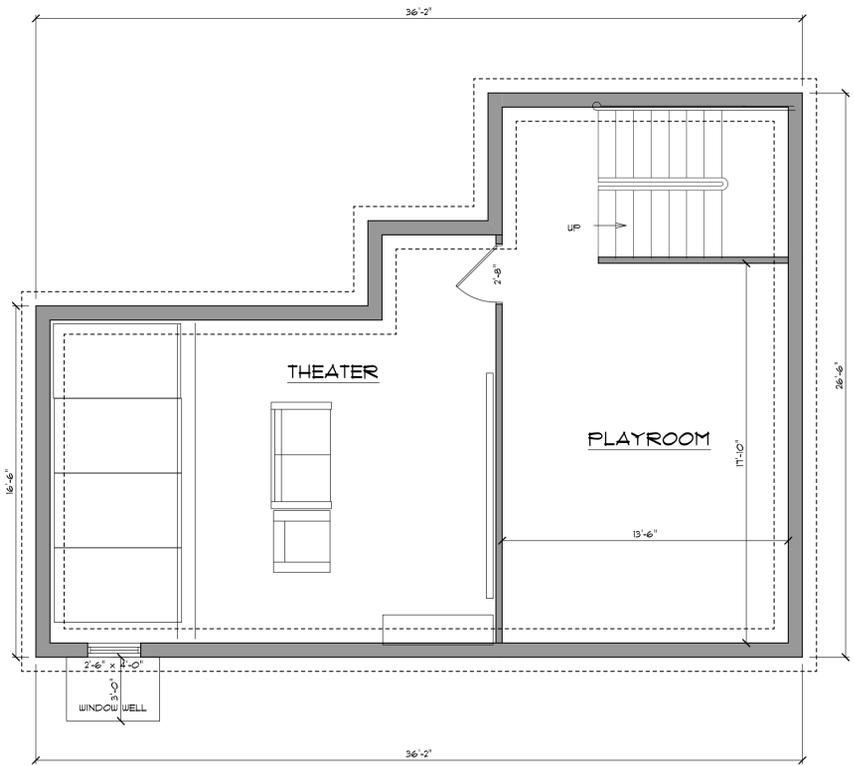
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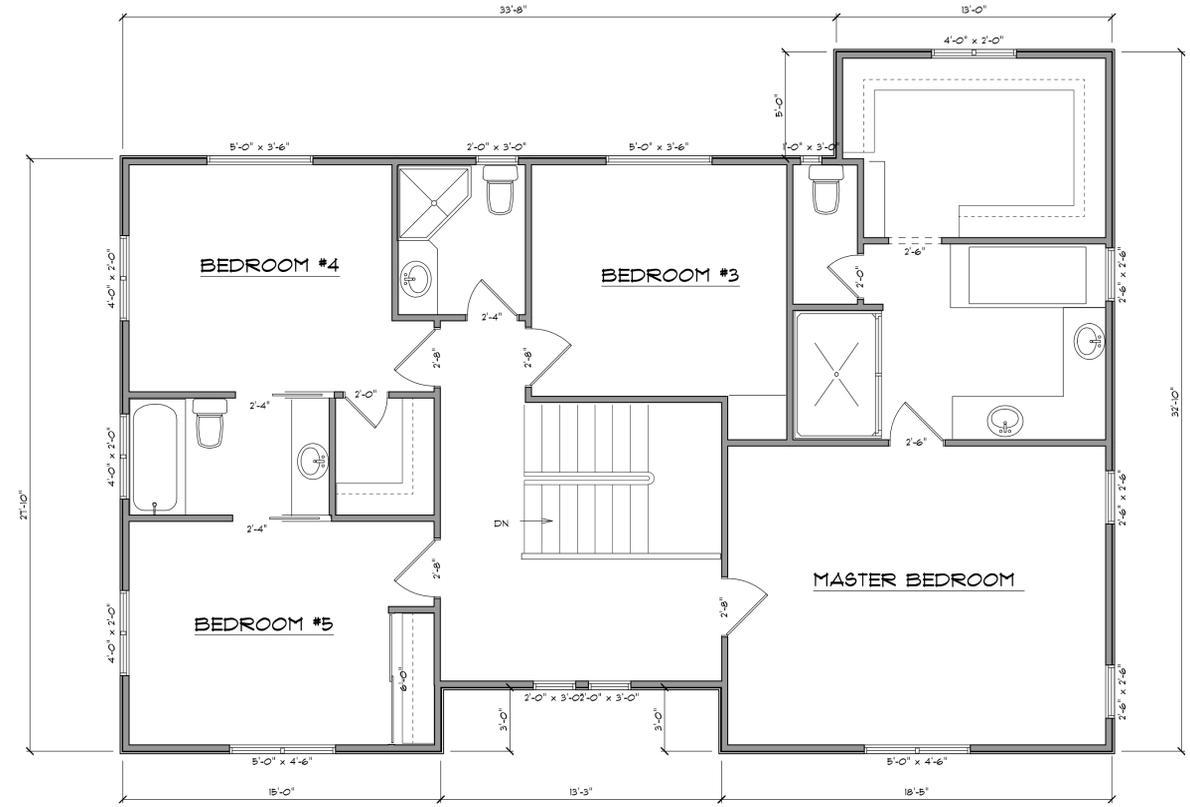
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1/4" NEW BASEMENT FLOOR PLAN



1/4" NEW UPPER FLOOR PLAN



An Addition and Remodel For:
Steve and Donna Gallienne
 1435 Richardson Ave. Los Altos, Ca 94024

DRAWN	MM
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OF SHEETS	4



1/4" FRONT ELEVATION
FACING RICHARDSON



EXISTING LEFT SIDE



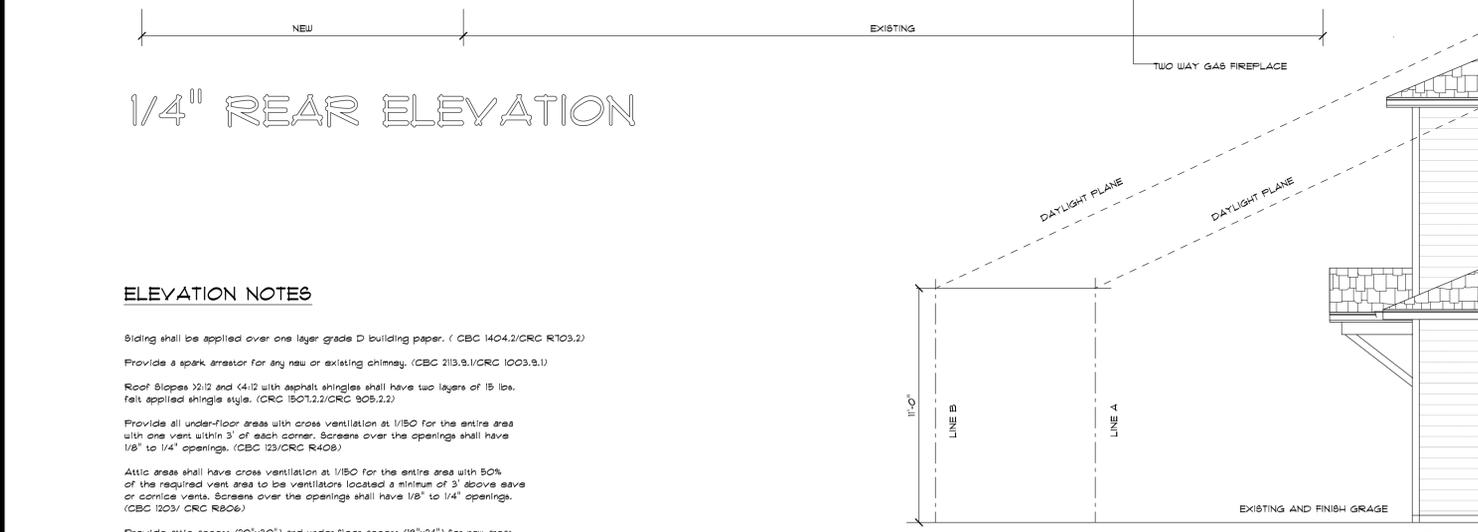
EXISTING FRONT



1/4" REAR ELEVATION



1/4" RIGHT SIDE ELEVATION



1/4" LEFT SIDE ELEVATION
FACING AUSTIN

- MATERIALS**
- COMP SHINGLES 
 - 6" T & G HORIZONTAL SIDING 
 - STONE VENEER 

ELEVATION NOTES

Siding shall be applied over one layer grade D building paper. (CBC 1404.2/CRC R103.2)

Provide a spark arrester for any new or existing chimney. (CBC 213.3.1/CRC 1003.3.1)

Roof Slopes 2:12 and 4:12 with asphalt shingles shall have two layers of 15 lbs. felt applied shingle style. (CRC 1301.2.2/CRC 905.2.2)

Provide all under-floor areas with cross ventilation at 1/80 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 123/CRC R408)

Attic areas shall have cross ventilation at 1/80 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 1203/ CRC R408.4)

Provide under floor clearance of 18" from joists to earth and 12" clearance from girders to earth. (CBC 2304.11.2/ CRC R311.1)

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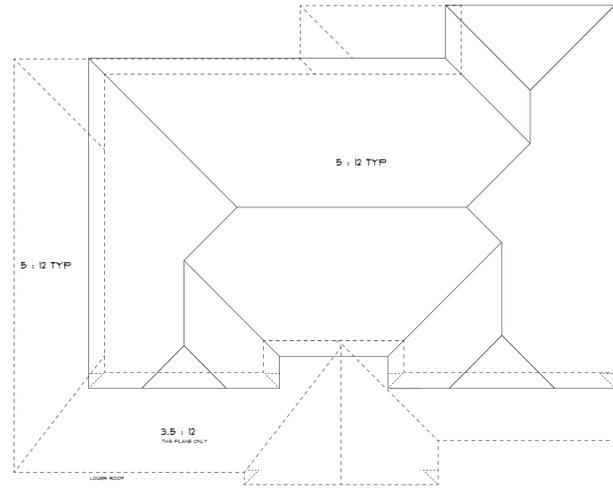
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OF SHEETS



1/8" ROOF PLAN

ALL NEW ROOF

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 FLY, ATTACHED
 MECHANICALLY 9" OC EDGES,
 AND 18" OC FIELD. INNER PLIES,
 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 5P.

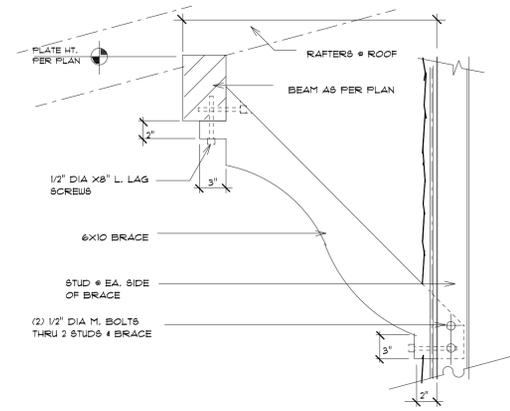
VALLEY FLASHING:
 26 GAUGE GALV. STEEL OVER
 15 LB. FELT. CRICKETS SIMILAR.

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

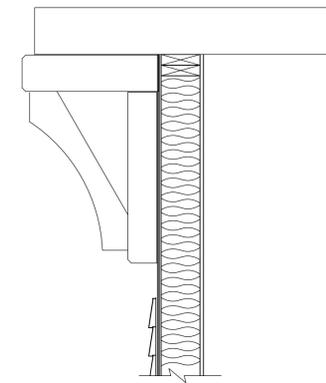
GUTTERS:
 5" GALV. STEEL GUTTER

*** NOTE TO CONTRACTOR ***

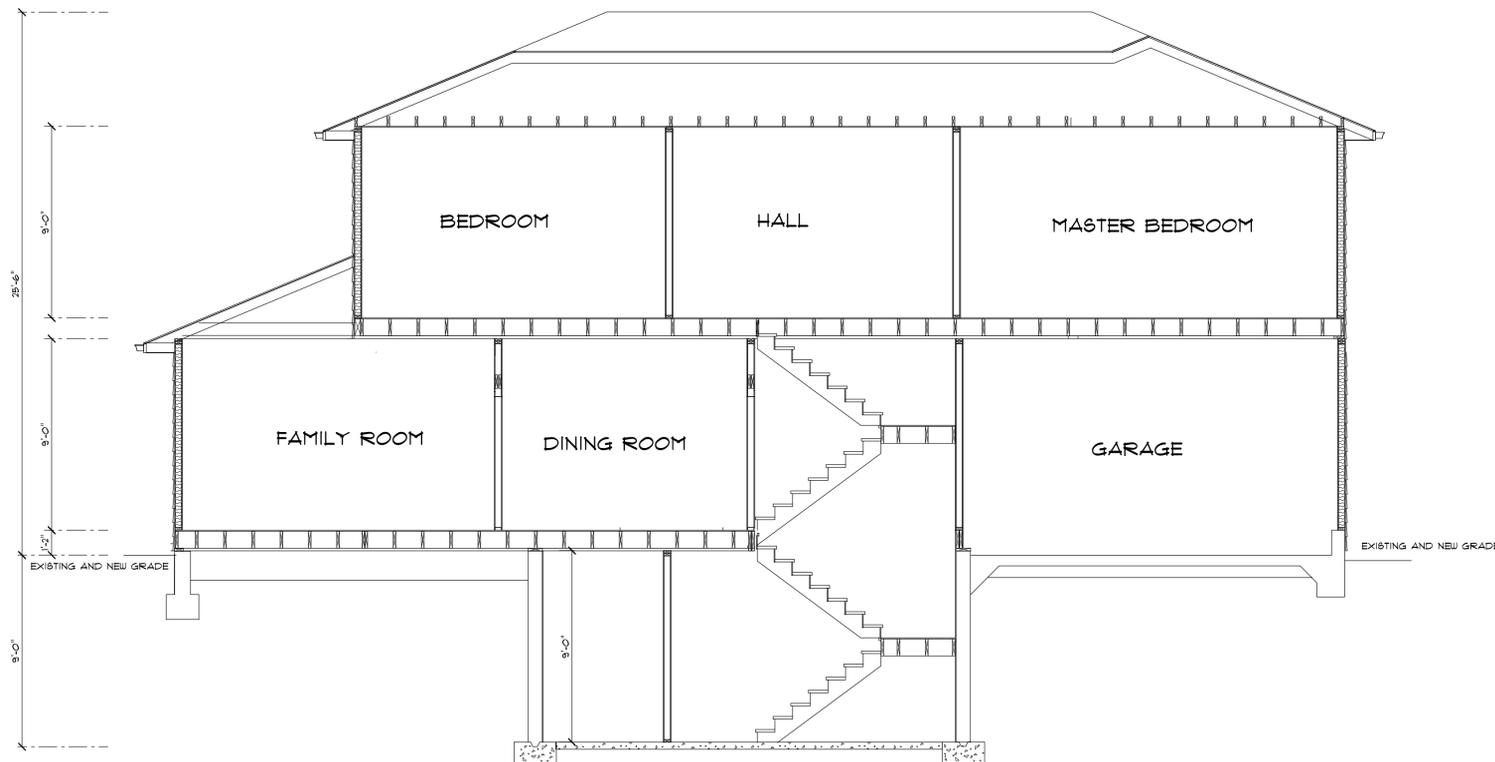
THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS, THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN, AND REQUEST ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK, NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.



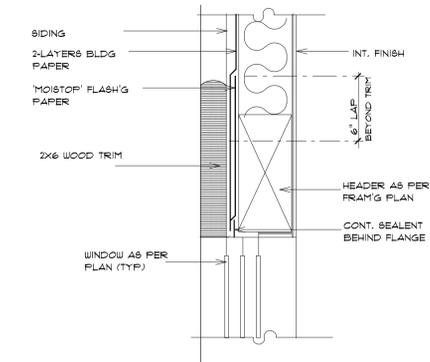
KNEE BRACE AT BACK PORCH



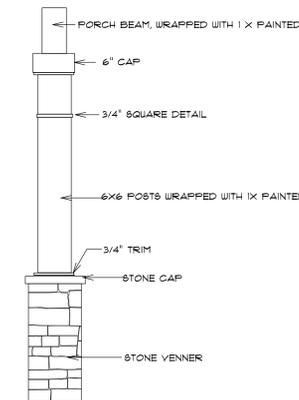
CORBELS



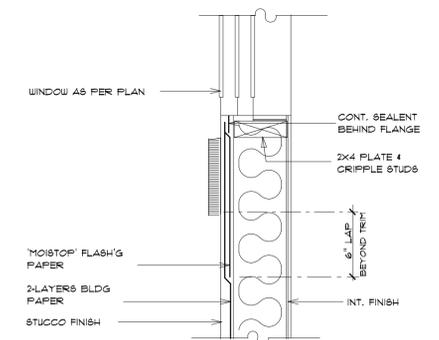
1/4" SECTION



WINDOW HEAD



PORCH COLUMNS



WINDOW SILL

REVISIONS	BY

PRINTED ON
 March 30, 2015

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Steve and Donna Gallienne
 1435 Richardson Ave. Los Altos, Ca 94024

DRAWN	MM
CHECKED	MM
DATE	FEB. 16, 2015
SCALE	AS SHOWN
JOB NO.	1502
SHEET	5