

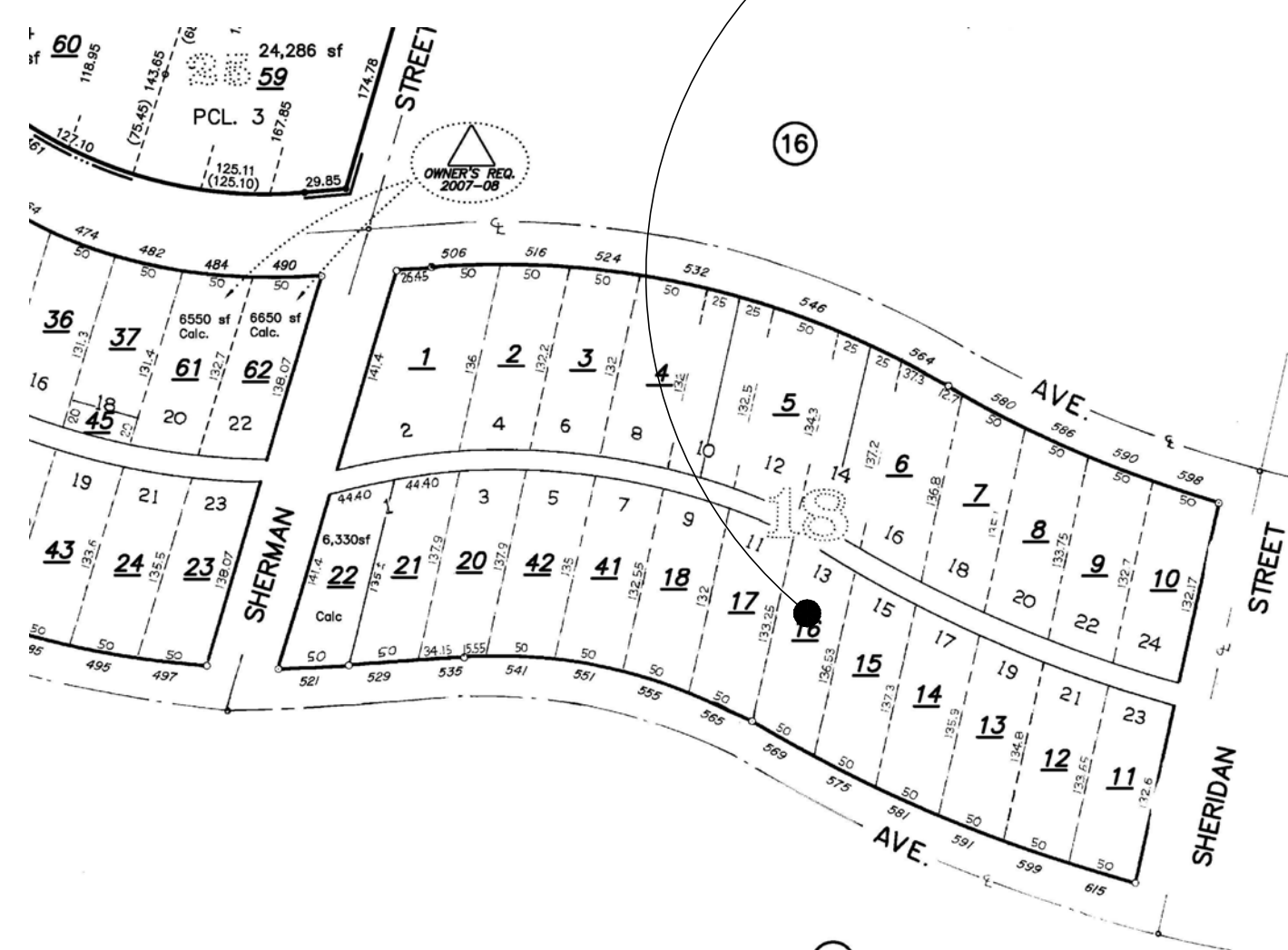
# HAUSER RESIDENCE RENOVATIONS

569 UNIVERSITY AVENUE  
LOS ALTOS, CA 94022

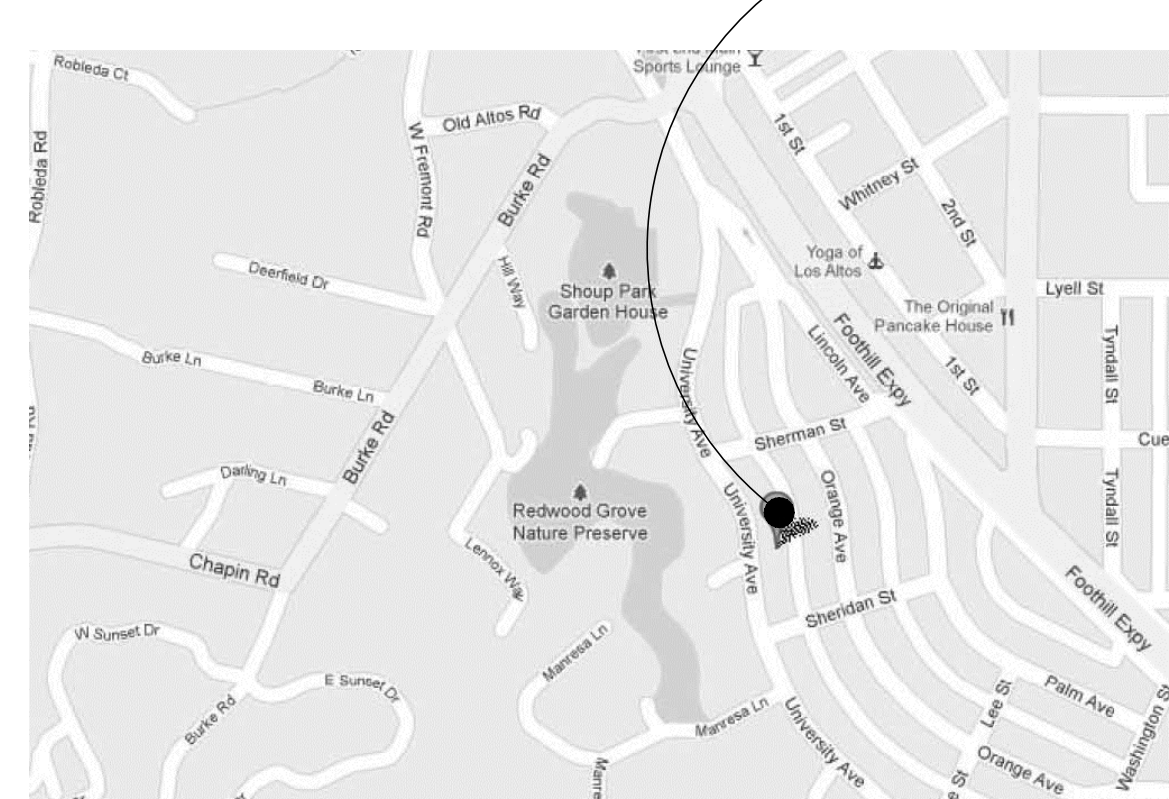
## ABBREVIATIONS

L	ANGLE	FOC	FACE OF CONCRETE	SCHED	SCHEDULE
⊙	AT	FOG	FACE OF GIRT	SECT	SECTION
ACOUS (AC)	ACOUSTICAL	FW	FACE OF WALL	SHT	SHEET
A/C	AIR CONDITIONING	FOS	FACE OF STUDS	SIM	SIMILAR
ALUM (AL)	ALUMINUM	FS	FULL SIZE	SPEC	SPECIFICATION
APPROX	APPROXIMATE	FT	FOOT OR FEET	SO	SQUARE
ARCH	ARCHITECTURAL	FTG	FOOTING	SS	SERVICE SINK
BD, (BRD)	BOARD	FURR	FURRING	SSD	SEE STRUCTURAL
BLDG	BUILDING	GALV	GALVANIZED	SST	STAINLESS STEEL
BLK	BLOCK	GL	GLASS	STD	STANDARD
BLKG	BLOCKING	GI	GALVANIZED IRON	STL	STEEL
BM	BENCHMARK	GSM	GALVANIZED SHEET	STOR	STORAGE
BOTT (BOT)	BOTTOM	MET	METAL	STRUCT	STRUCTURAL
C	CENTER LINE	GYP BD	GYPSPUM WALLBOARD	SUSP	SUSPENDED
CEM	CEMENT	T.B.D.	TO BE DETERMINED		
C.T.	CERAMIC TILE	HCP	HANDICAP	T & B	TOP AND BOTTOM
CLG	CEILING	HM	HOLLOW METAL	T & G	TONGUE AND GROOVE
CLKG	CEILING	HW	HARDWOOD	TEL	TELEPHONE
CLD	CLOSET	JAN	JANITOR	THK	THICK
CLR	CLEAR	JOINT	JOINT	TOS	TOP OF CONCRETE
COL	COLUMN	JP	JOINT	TOS	TOP OF STEEL
CONC	CONCRETE	KD	KNOCKDOWN	TYP	TYPICAL
CONN	CONNECTION	KP	KICKPLATE	TR	TREAD
CONSTR	CONSTRUCTION	LAM	LAMINATE	UON	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS	LAV	LAVATORY	VERT	VERTICAL
CORR	CORRIDOR	LQ	LIQUID	W.P.	WATERPROOF
CTSK	COUNTERSINK	MACH	MACHINE		
CJ	CONTROL JOINT	MAINT	MAINTENANCE		
		MATL	MATERIAL		
		MAX	MAXIMUM		
		MECH	MECHANICAL		
		MEMB	MEMBRANE		
		MET	METAL		
		MFR (MFR)	MANUFACTURER		
		MIN	MINIMUM		
		MISC	MISCELLANEOUS		
		MO	MASONRY OPENING		
		MNTD	MOUNTED		
		NIC	NOT IN CONTRACT		
		NO OR	NO NUMBER		
		NTS	NOT TO SCALE		
		OA	OVERALL		
		OC	ON CENTER		
		EQPT	EQUIPMENT		
		EXIST	EXISTING		
		EXP	EXPANSION		
		EXT	EXTERIOR		
		EW	EACH WAY		
		EW	ELECTRIC WATER		
		COOL	COOLER		
		ELW	ELECTRIC WATER		
		HEAT	HEATER		
		EQUIP	EQUIPMENT		
		FD	FLOOR DRAIN		
		FDN	FOUNDATION		
		FEC	FIRE EXTINGUISHER CABINET		
		FG	FIXED GLASS		
		FIN	FINISH		
		FLR	FLOOR		
		FLASH	FLASHING		
		RAD	RADIUS		
		REF	REFERENCE		
		REINF	REINFORCED		
		REC	RECESSED		
		REQ'D	REQUIRED		
		RM	ROOM		
		RO	ROUGH OPENING		
		RWL	RAIN WATER LEADER		

## PARCEL MAP



## VICINITY MAP



## GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2007 EDITION OF THE UNIFORM BUILDING CODE, 2013 CBC, 2013 CMC, 2013 CPC, 2013 CEC AND 2013 CALIFORNIA ENERGY CODE (AS AMENDED BY THE STATE OF CALIFORNIA), REGARDLESS OF WHAT IS SHOWN OR NOT ON THESE DRAWINGS. ALL WORK SHALL COMPLY WITH THE FOLLOWING CALIFORNIA ADMINISTRATIVE CODES:
  - TITLE 19 PUBLIC SAFETY
  - TITLE 24 BUILDING STANDARDS
  - CAL/OSHA CONSTRUCTION SAFETY ORDERS
  - LIFE SAFETY CODE
- THE CONTRACTOR SHALL COMPLY WITH ANY OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF ANY CONFLICT THE MORE STRINGENT PROVISIONS SHALL APPLY.
- ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. DO NOT PROCEED ON ASSUMPTIONS.
- THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD. EACH SUBCONTRACTOR SHALL MAKE MEASUREMENTS PERTAINING TO HIS/HER RESPECTIVE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY.
- DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE SHOWN ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY THE ROUGH-IN DIMENSIONS FOR DOORS, WINDOWS, FIXTURES AND EQUIPMENT FROM THE MFR'S. INSTALLATION DATA PRIOR TO STARTING LAYOUT IN AREAS WHERE SUCH ITEMS OCCUR. ALL MANUFACTURED ITEMS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION.
- ALL BUILDING SYSTEMS AND ASSEMBLIES SHALL BE COMPLETE AND OPERATIVE THOUGH NOT FULLY DESCRIBED IN THESE DOCUMENTS. ALL CONSTRUCTION SHALL BE WATERTIGHT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE VARIOUS BUILDING TRADES AND FOR COORDINATING BETWEEN THE VARIOUS CONSTRUCTION DOCUMENTS AS NECESSARY IN SETTING OUT ALL BUILDING LINES AND DETAILS.
- THE OWNER SHALL PAY FOR THE GENERAL BUILDING PERMIT. THE CONTRACTOR SHALL PAY FOR SUBTRADE PERMITS AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL TRASH, WASTE, RUBBISH AND DEBRIS RESULTING FROM THE WORK AT REGULAR INTERVALS DURING THE COURSE OF THE WORK. ALL SUCH WASTE SHALL BE LEGALLY DISPOSED OF OFF-SITE. PATCH DAMAGED FINISHES AS REQUIRED.
- SECURITY OF THE WORK SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING THE WORK DAY. THE WORK SITE SHALL BE SECURED AGAINST ENTRY DURING NON-WORK HOURS.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY FACILITIES AS REQUIRED TO PROPERLY AND SAFELY EXECUTE THE WORK. SUCH FACILITIES SHALL INCLUDE BUT ARE NOT NECESSARILY LIMITED TO, SHORING, BRACING, SCAFFOLDING, BARRIERS AND TEMPORARY UTILITIES. THE CONTRACTOR SHALL MAINTAIN ONE EXISTING TOILET OPERABLE THROUGHOUT THE COURSE OF THE JOB.
- ALL WORK SHALL BE INSTALLED PLUMB, LEVEL, AND TRUE.
- UNLESS OTHERWISE NOTED ALL CONNECTIONS AND FASTENERS SHALL BE CONCEALED. THE USE OF EXPOSED FASTENERS SHALL BE APPROVED BY THE DESIGNER. ALL EXTERIOR FASTENERS SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED.
- ANY OPENINGS LEFT IN FLOORS OR CEILINGS SHALL BE PROTECTED FOR THE SAFETY OF THOSE WORKING ON SITE AND OTHERS.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- ANY WORK INTERFACING WITH CITY PROPERTY OR CITY SERVICES SHALL BE PERFORMED PER CITY STANDARDS.
- SUBMIT SHOP DRAWINGS AND MANUFACTURER'S DATA FOR APPROVAL BY ARCHITECT FOR: CASEWORK, COUNTERS, APPLIANCES, LIGHTING FIXTURES, PLUMBING FIXTURES.

## PROJECT DIRECTORY

**Owners:**  
Sally and Brad Hauser  
569 University Avenue  
Los Altos, CA 94022  
H: 650.248.4682

**Architect:**  
Lorin Hill Architect  
6573 Shattuck Avenue  
Oakland, CA 94609  
O: 510.654.2552  
F: 510.654.2555

**Contractor:**  
T.B.D.

**Structural Engineer:**  
Larry Cofer, Structural Design  
431 Encina Avenue  
Menlo Park, CA 94025  
O: 650.363.0940

## PROJECT DATA

**PROJECT DESCRIPTION:**  
NEW SECOND STORY ADDITION, RENOVATIONS AND DETACHED GARAGE REMODEL TO AN EXISTING SINGLE FAMILY RESIDENCE

**PROJECT ADDRESS:**  
569 UNIVERSITY AVENUE  
LOS ALTOS, CA 94022

**ASSESSOR'S PARCEL NUMBER:**  
175-15-016

**ZONING:**  
R1-10

**FRONT SETBACK:**  
25 FT.

**REAR YARD SETBACK:**  
25 FT.

**OCCUPANCY GROUP:**  
R-3

**USE:**  
DWELLING

**TYPE OF CONSTRUCTION:**  
V-B

**STORIES:**  
TWO (2) EXISTING

**LOT AREA:**  
6,623 SF PER SURVEY

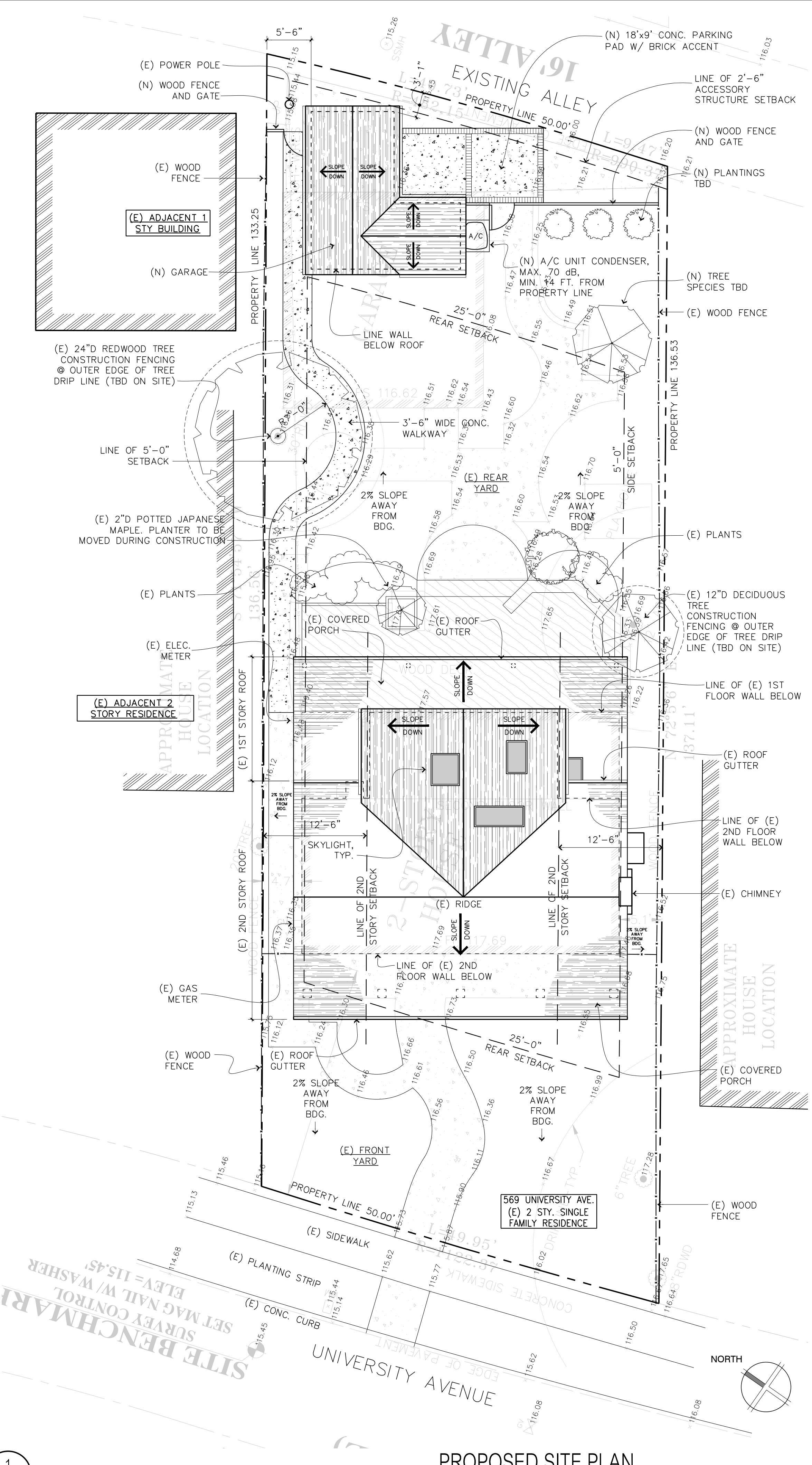
**EXISTING BUILDING AREA:**  
1,843 SF TOTAL

## DRAWING LIST

- ARCHITECTURAL**
- A0.0 COVER SHEET, SITE PLAN, PROJECT DATA, & MAPS
  - TOPOGRAPHIC SURVEY
  - A1.1 FLOOR AREA DIAGRAMS & CALCULATIONS
  - A2.1 EXISTING / DEMOLITION AND PROPOSED FLOOR PLANS
  - A2.2 EXISTING / DEMOLITION ROOF PLANS
  - A2.3 EXISTING / DEMOLITION GARAGE PLANS + ELEVATIONS
  - A4.1 EXISTING / DEMOLITION EXTERIOR ELEVATIONS
  - A4.2 EXISTING / DEMOLITION EXTERIOR ELEVATIONS
  - A5.1 EXISTING / DEMOLITION BUILDING SECTIONS

Project Summary Table			
Lot Area:	6,623 S.F. per property survey		
% of Front Yard Paving	N/A	N/A	0 square feet = 0%
Habitable Living Area:	1,843 square feet	+ 220 square feet	2,063 square feet
Non-Habitable Area:	588 square feet	- 306 square feet	254 square feet
Lot Coverage:	2,223 square feet 34%	1,888.6 square feet 28.5%	1,986.9 square feet 30%
Floor Area:	2,431 square feet 37%	2,317.5 square feet 34.9%	2,318.05 square feet 35%
Setbacks:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right Side	5 feet	5 feet	5 feet
Left Side	5 feet	5 feet	5 feet
Height:	23 feet	23 feet	23 feet

**SETBACK NOTE:**  
SECOND STORY SETBACK PER ZONING CODE SECTION 14.06.080 EXCEPTION NO. E.2.  
- LOTS LESS THAN 80 FEET IN WIDTH - NO LESS THAN 5 FEET WITH 7.5 FEET ADDED FOR ANY PORTION OF A STRUCTURE WHICH IS TWO STORIES IN HEIGHT = 12.5 FT.



PROPOSED SITE PLAN  
1/8" = 1'-0"  
0 4 8 12 16

**LORIN HILL ARCHITECT**  
LORIN F. HILL  
ARCHITECT  
6573 Shattuck Avenue  
Oakland, California 94609  
Tel: 510.654.2552  
Fax: 510.654.2555  
Email: lhill@lhillarch.com

**HAUSER RESIDENCE RENOVATIONS**  
569 UNIVERSITY AVENUE  
LOS ALTOS, CALIFORNIA 94022

02.05.2014 DESIGN REVIEW SUBMITTAL  
03.10.2014 REVISIONS

Cover Sheet + Project Data

by ASQ  
date: 08.25.2009  
scale: as noted  
sheet no.: 1

**A0.0**  
project no.: 1320



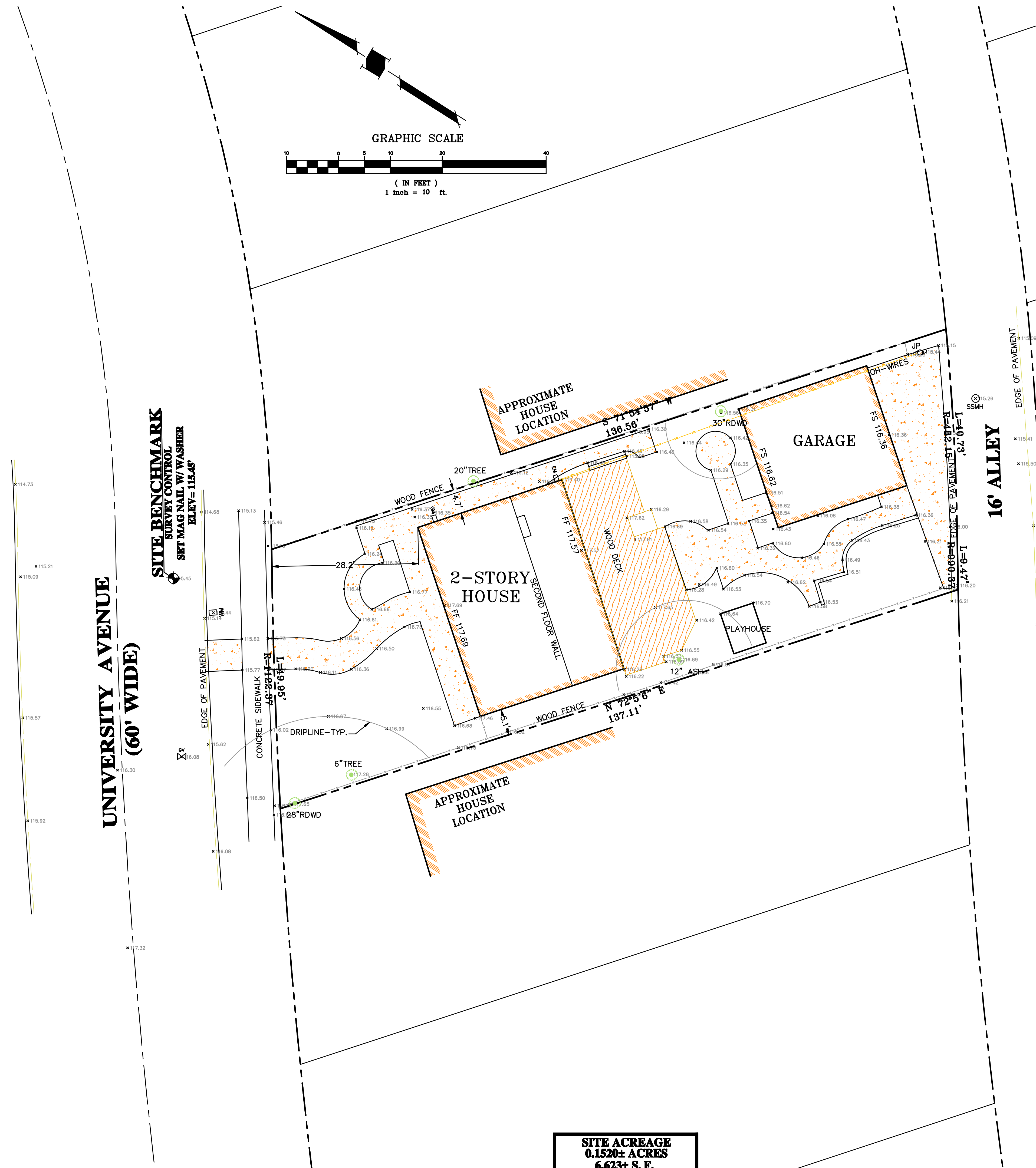
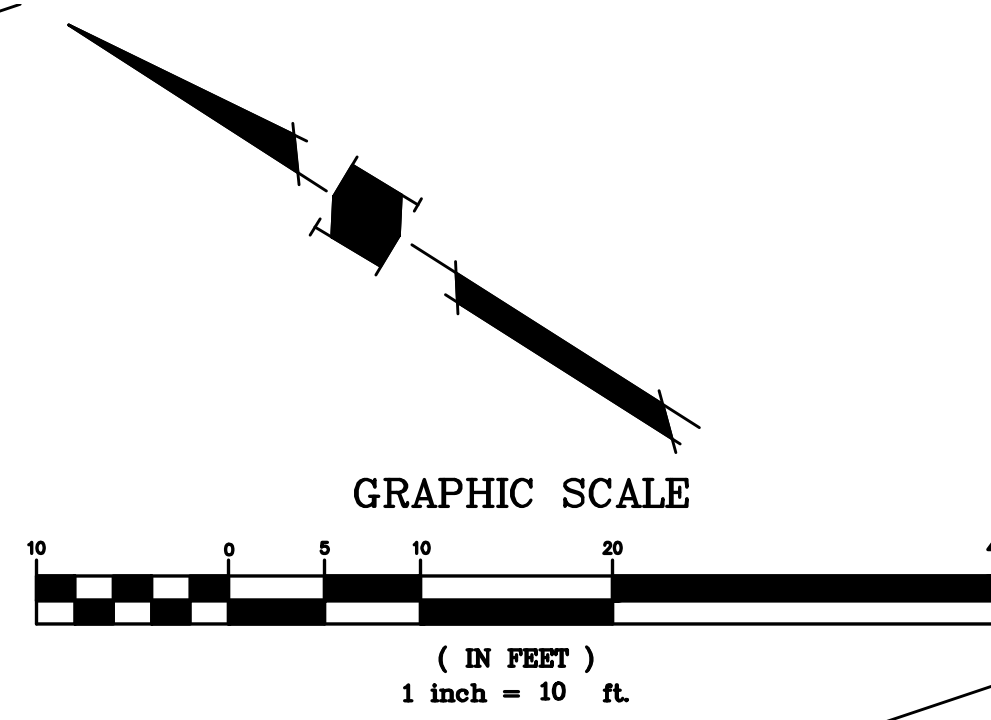
**NOTE:** THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLES AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED CATCH BASINS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

**TREE NOTES:**  
SPECIES OF TREES TO BE DETERMINED BY AN ARBORIST. ONLY TREES LARGER THAN 6 INCHES IN DIAMETER ARE SHOWN ON THIS MAP.

**LEGEND**

- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- PBMH PACIFIC BELL MANHOLE
- ET— ELECTRIC AND TELEPHONE OVERHEAD UTILITY LINE
- X— FENCE LINE
- ⊠ WATER VALVE
- WATER METER
- ▣ CATCH BASIN
- STORM DRAIN CATCH BASIN
- ⊗ FIRE HYDRANT
- ⊖ JOINT POLE
- GM GAS METER
- ⊗ TREE, SIZE AND TYPE AS NOTED
- XX" TREE

**NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN FOR ORIENTATION ONLY AND ARE BASED ON RECORDED DATA. THEY MAY BE DISCOVERED TO BE DIFFERENT, SUBJECT TO THE RESULTS OF A COMPLETE BOUNDARY SURVEY.**



**SITE ACREAGE  
0.1520± ACRES  
6,623± S. F.**

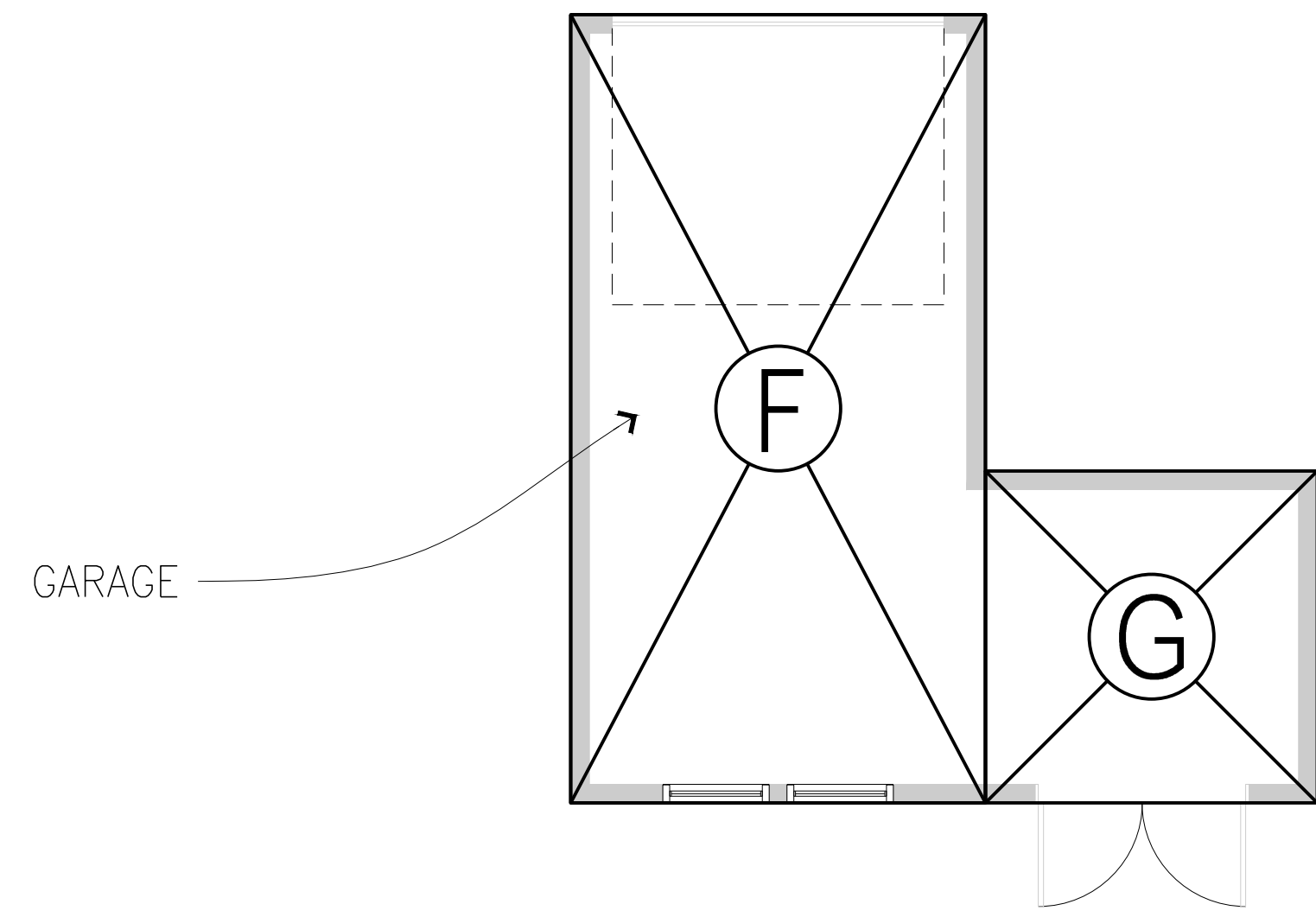
**NNR ENGINEERING**  
CIVIL ENGINEERS  
535 WEBBIDGE DRIVE  
SAN JOSE, CALIFORNIA 95123  
(408) 348-7813

**569 UNIVERSITY AVENUE  
LOS ALTOS, CA.  
A.P.N. 175-15-016**

**TOPOGRAPHIC  
SURVEY**

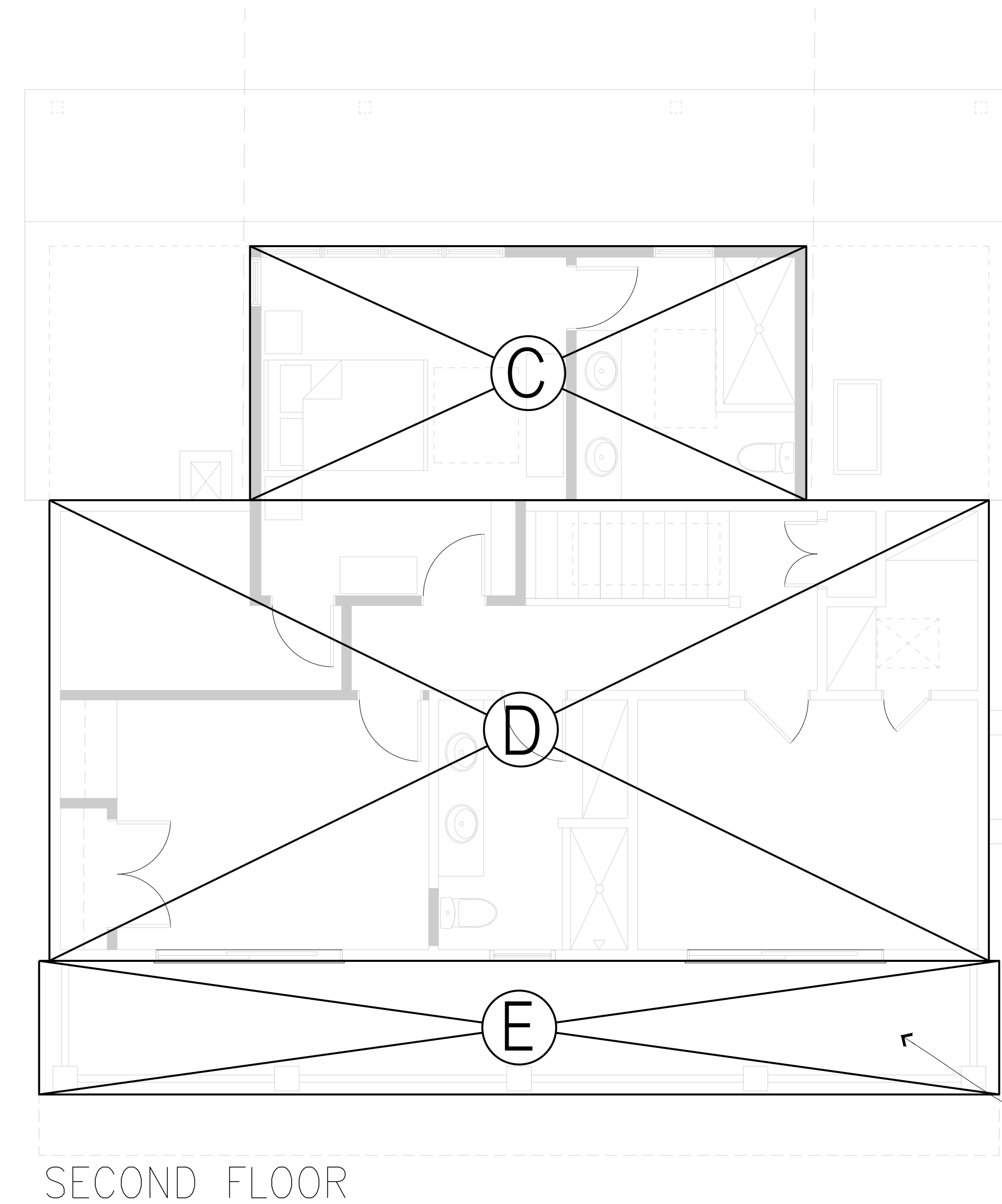
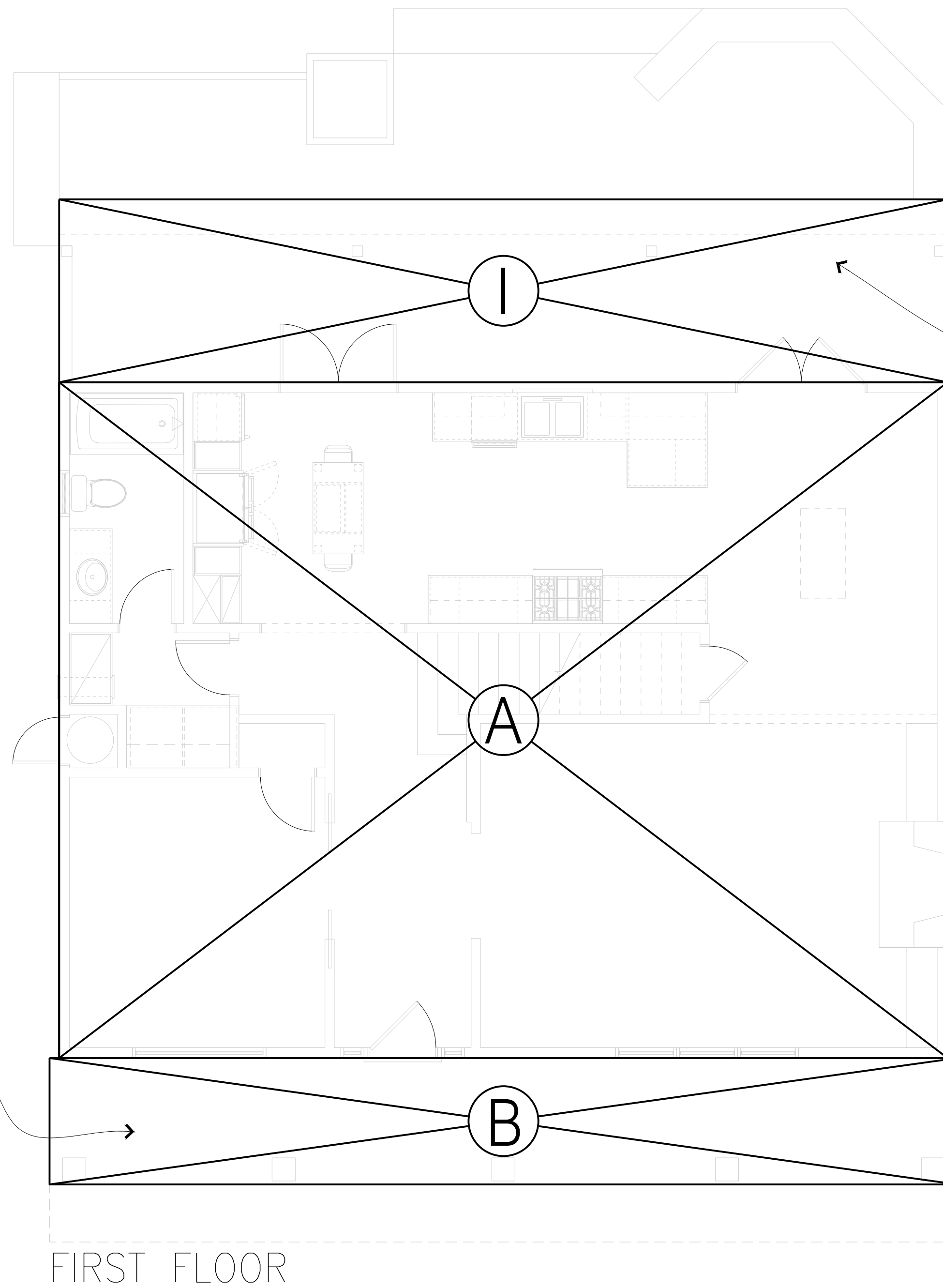
REVISIONS	DATE

JOB NO:  
DATE: 3-3-2014  
SCALE: 1" = 10'  
DRAWN BY: NR  
SHEET NO:



SECTION	DIMENSIONS	AREA
A	38'-3" x 29'-1"	1112.4 Sq. Ft.
C	10'-4" x 22'-7"	234 Sq. Ft.
D	18'-9" x 38'-9"	717.1 Sq. Ft.
F	19'-0" x 10'-0"	190 Sq. Ft.
G	8'-0" x 8'-0"	64 Sq. Ft.
TOTAL FLOOR AREA =		2,317.5 Sq. Ft.

SECTION	DIMENSIONS	AREA
A	38'-3" x 29'-1"	1112.4 Sq. Ft.
B	5'-3" x 39'-1"	212 Sq. Ft.
F	19'-0" x 10'-0"	190 Sq. Ft.
G	8'-0" x 8'-0"	64 Sq. Ft.
H	1'-6" x 5'-4"	9 Sq. Ft.
I	38'-3" x 7'-10 $\frac{1}{2}$ "	301.2 Sq. Ft.
TOTAL COVERAGE =		1,888.6 Sq. Ft.



COVERED PORCH

COVERED PORCH

COVERED PORCH

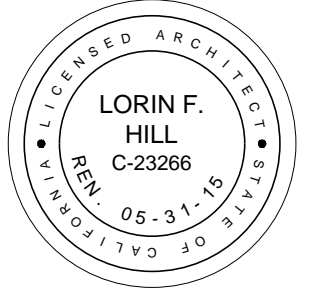
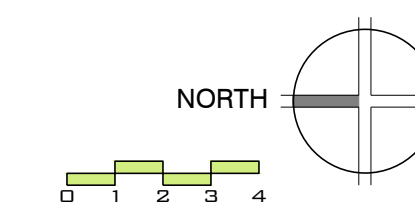
FIRST FLOOR

SECOND FLOOR

1

FLOOR AREA DIAGRAMS AND CALCULATIONS

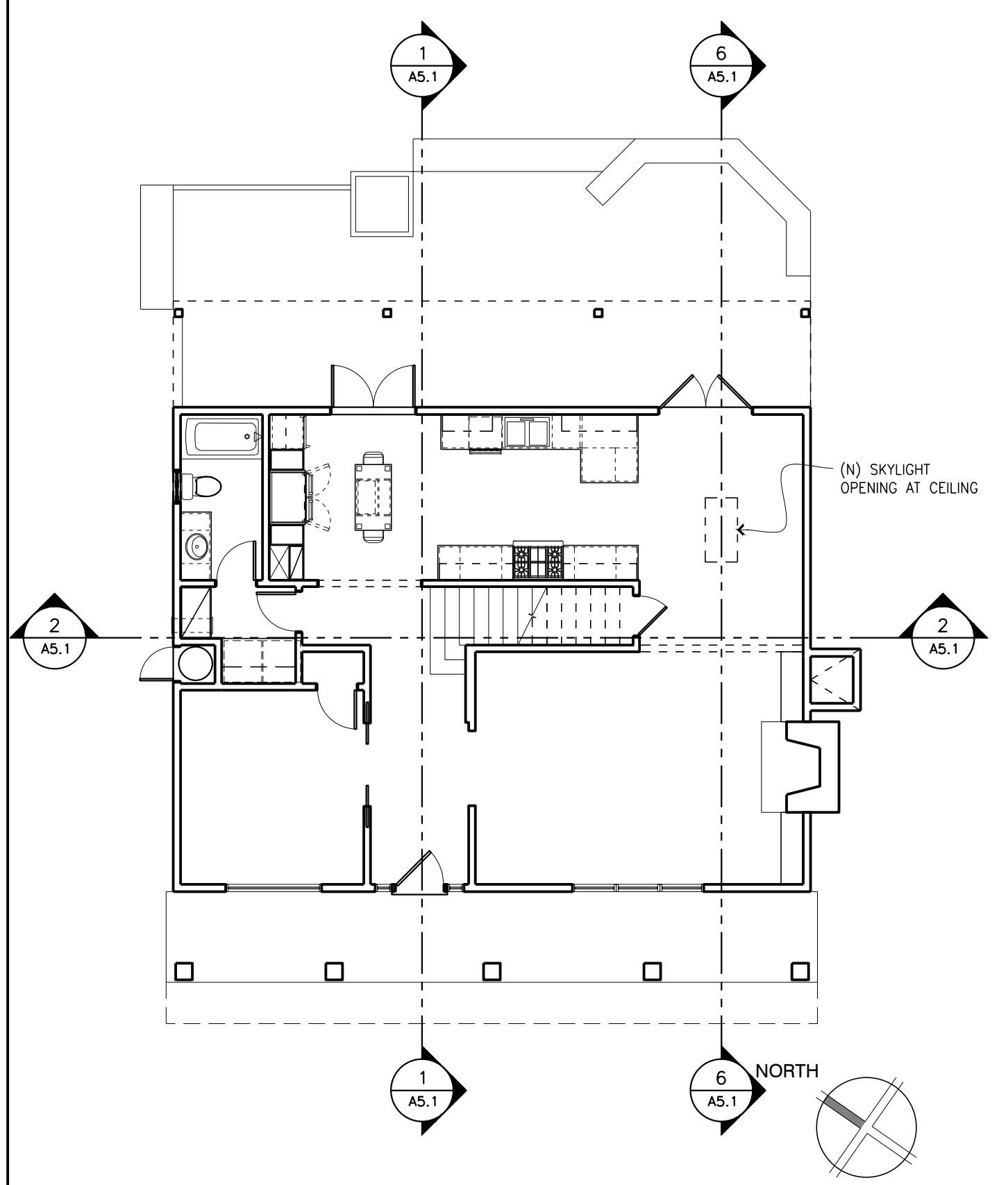
1/4" = 1'-0"



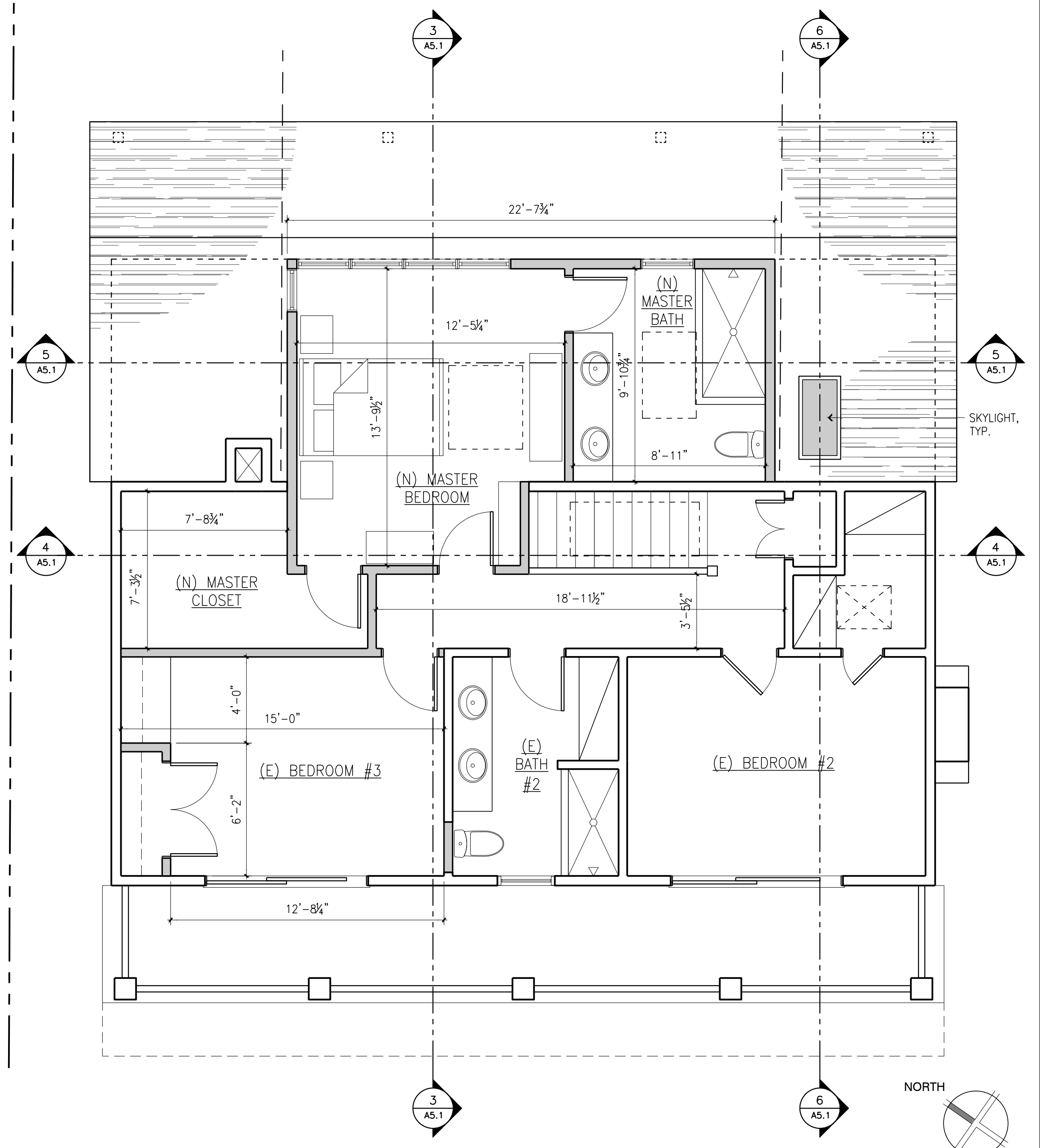
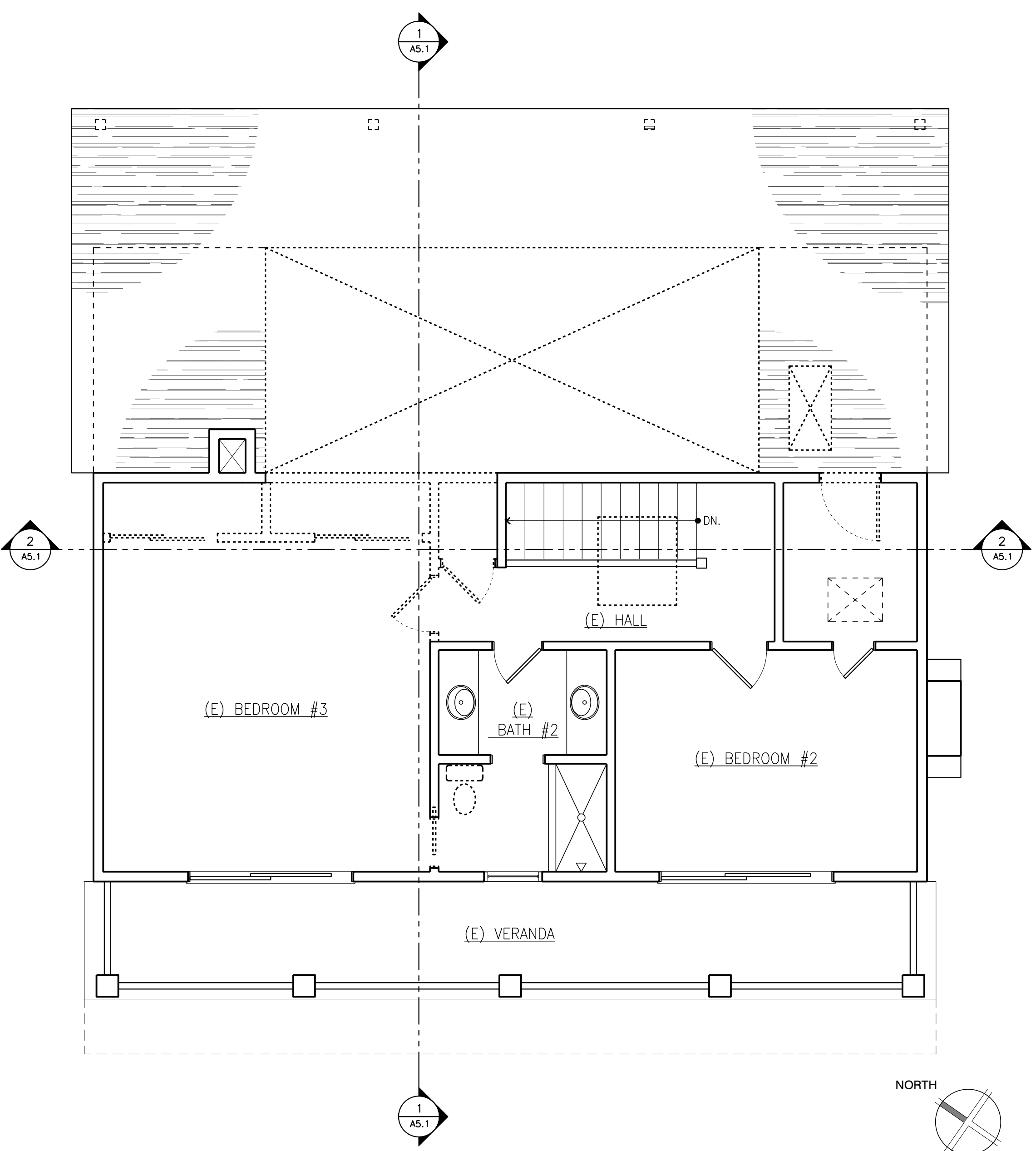
02 . 05 . 2014  
 DESIGN REVIEW  
 SUBMITTAL  
 03 . 10 . 2014  
 REVISIONS

by: ASQ  
 date: 11 . 08 . 2012  
 scale: 1/4" = 1'-0"  
 sheet no.:





FOR REFERENCE WORK  
ONLY-NO NEW WORK @  
1ST FLOOR

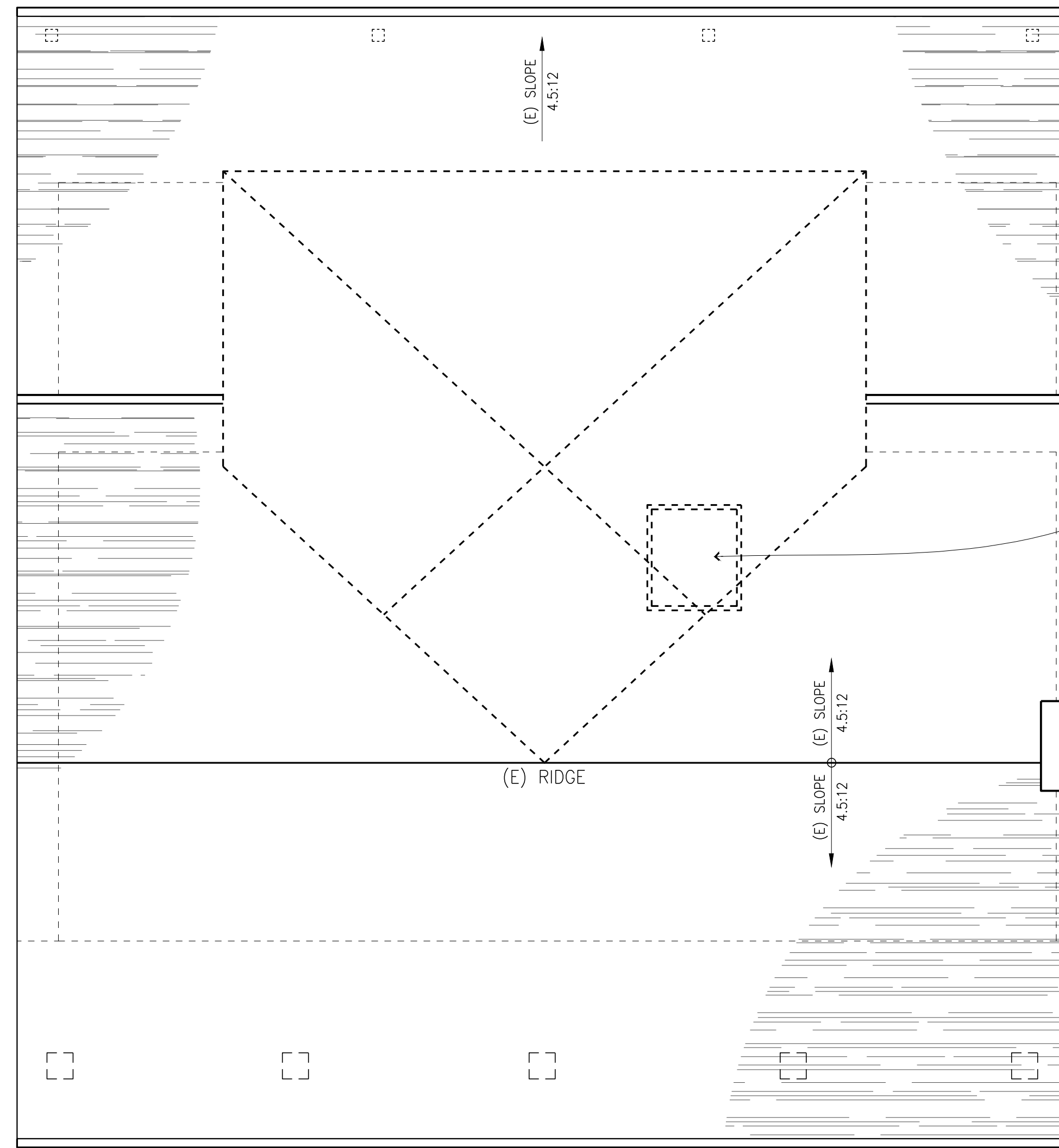


1 EXISTING/DEMO FIRST FLOOR PLAN  
1/8" = 1'-0" 0 2 4 6 8

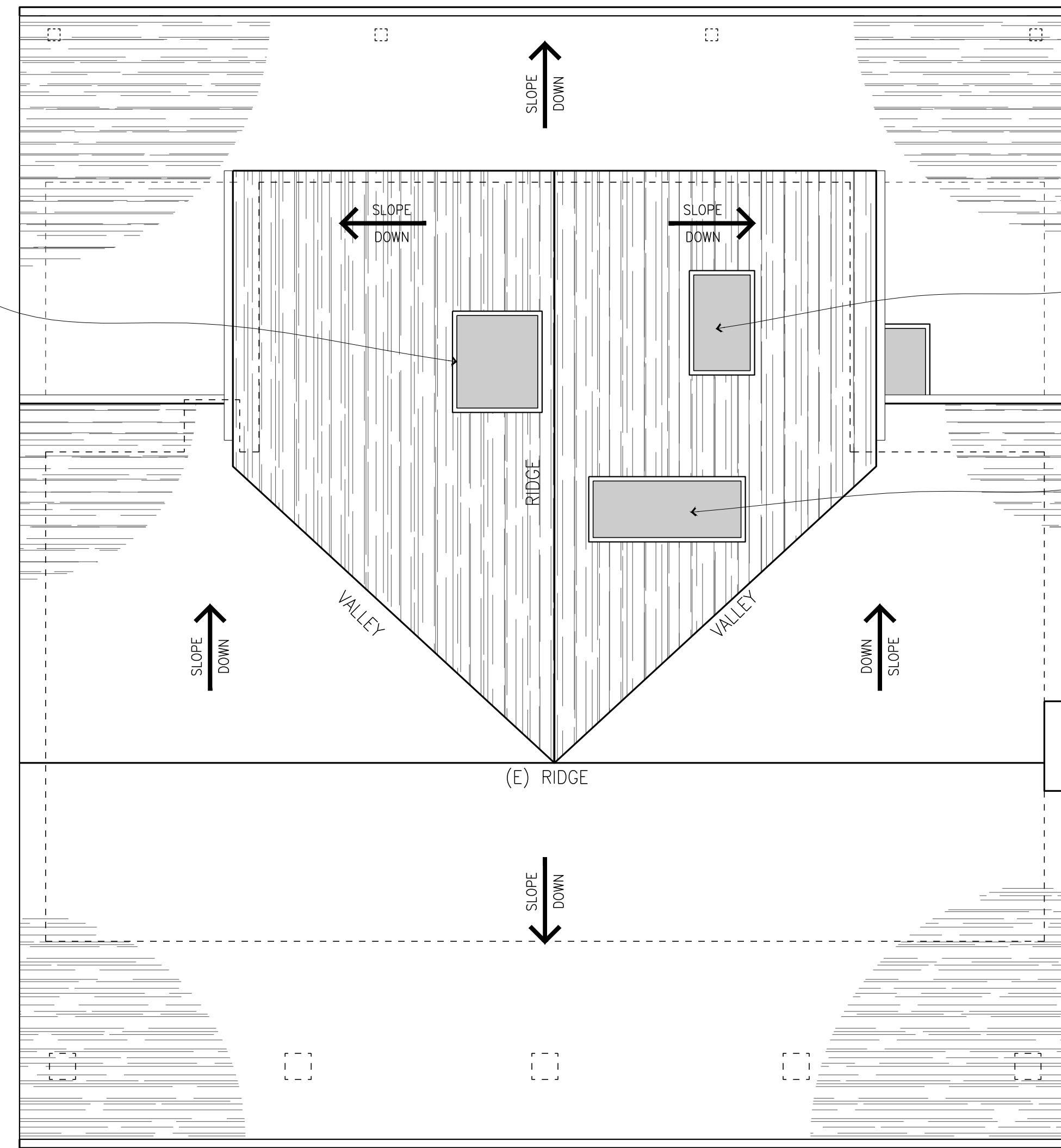
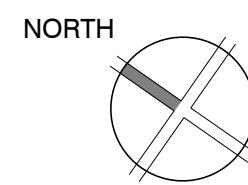
2 EXISTING/DEMO SECOND FLOOR PLAN  
1/4" = 1'-0" 0 2 4 6 8

3 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0" 0 2 4 6 8

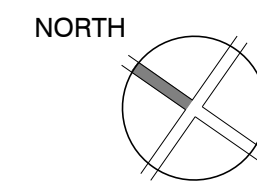
LEGEND			
	1-HOUR CONSTRUCTION		EXISTING DOOR
	NEW CONSTRUCTION		EXISTING PARTITION
	EXISTING PARTITION		NEW DOOR
	TO BE DEMOLISHED		



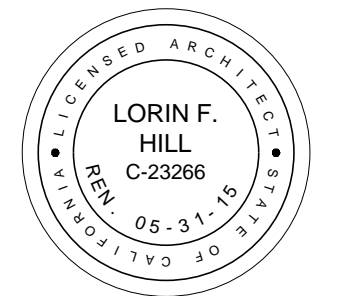
1 - EXISTING/DEMO ROOF PLAN  
1/4" = 1'-0"



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



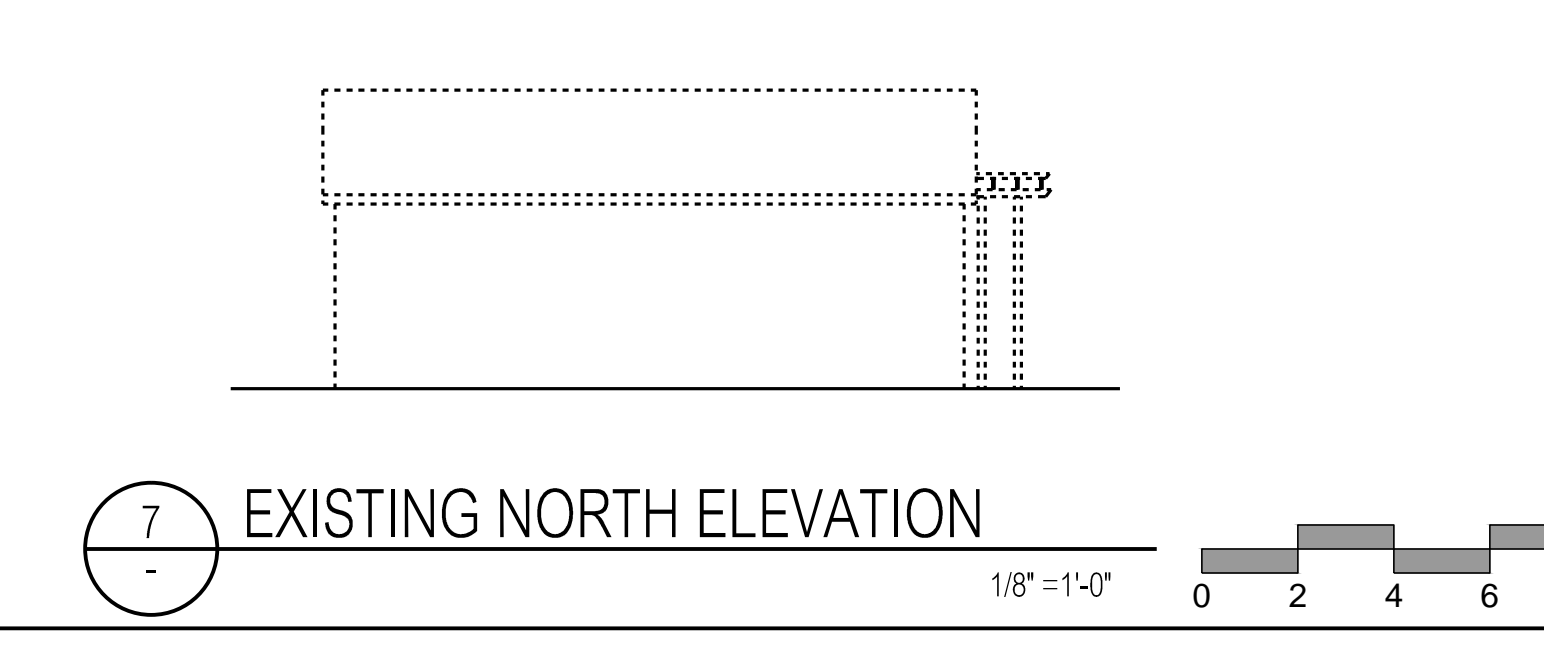
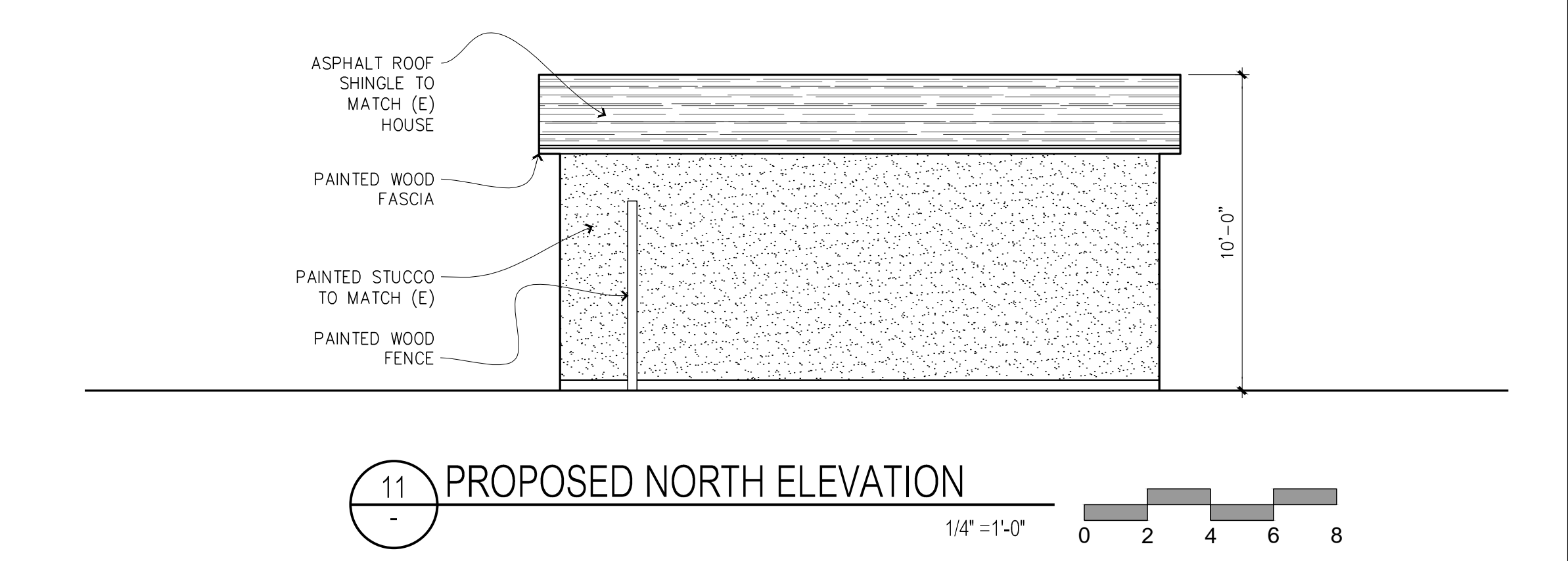
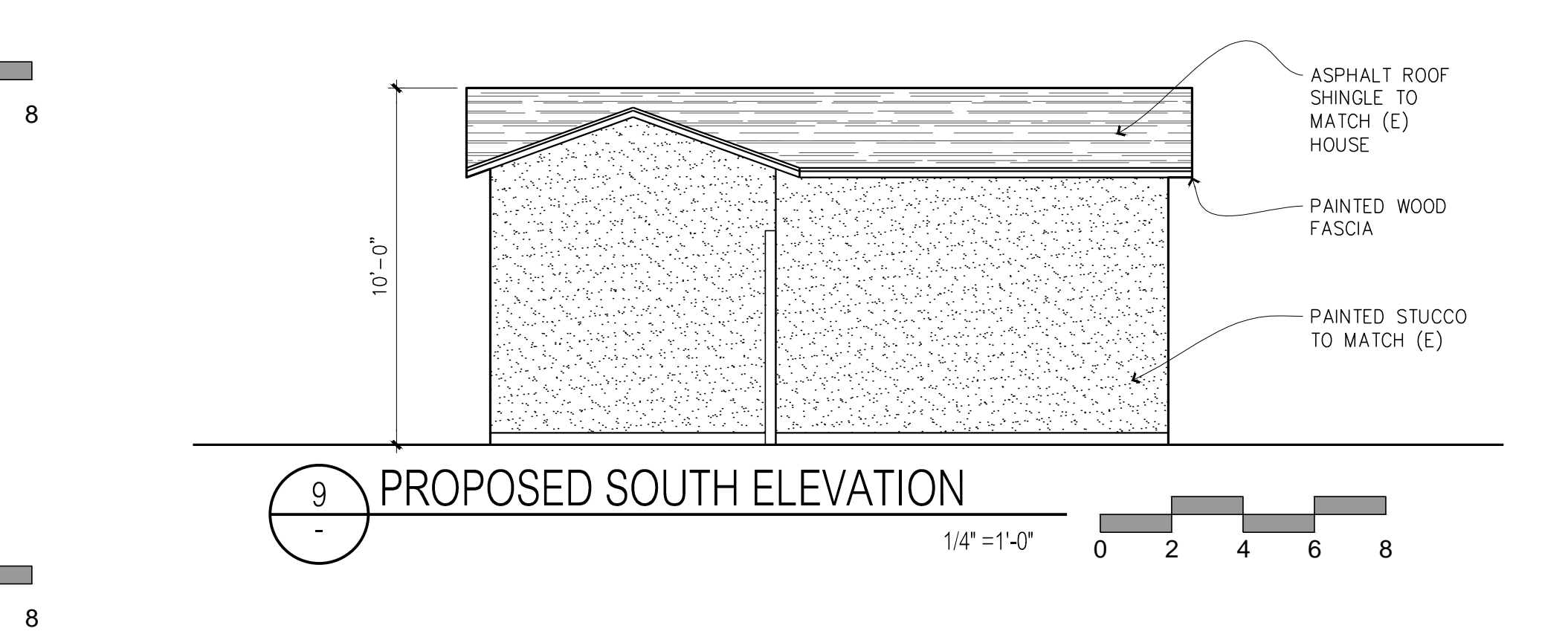
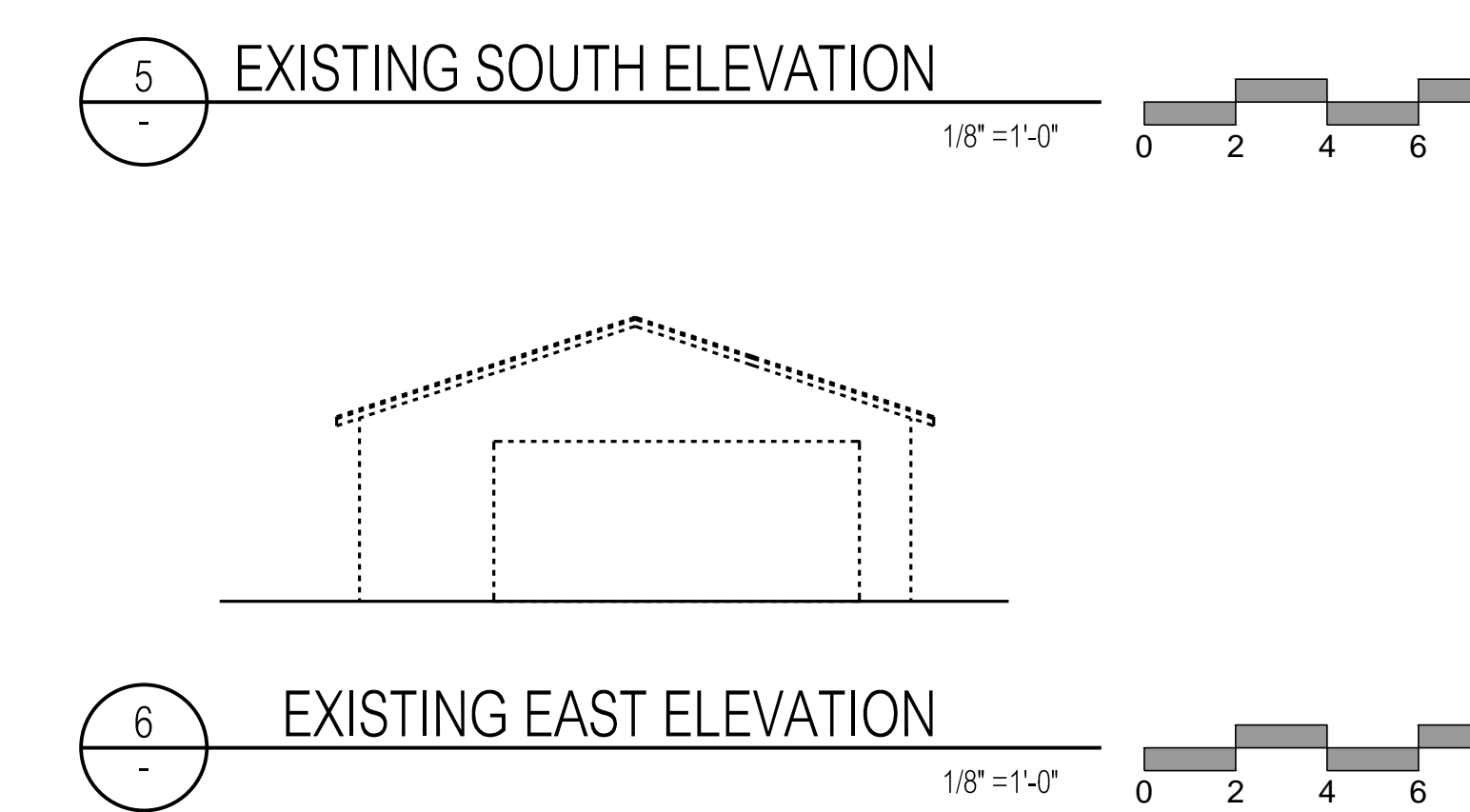
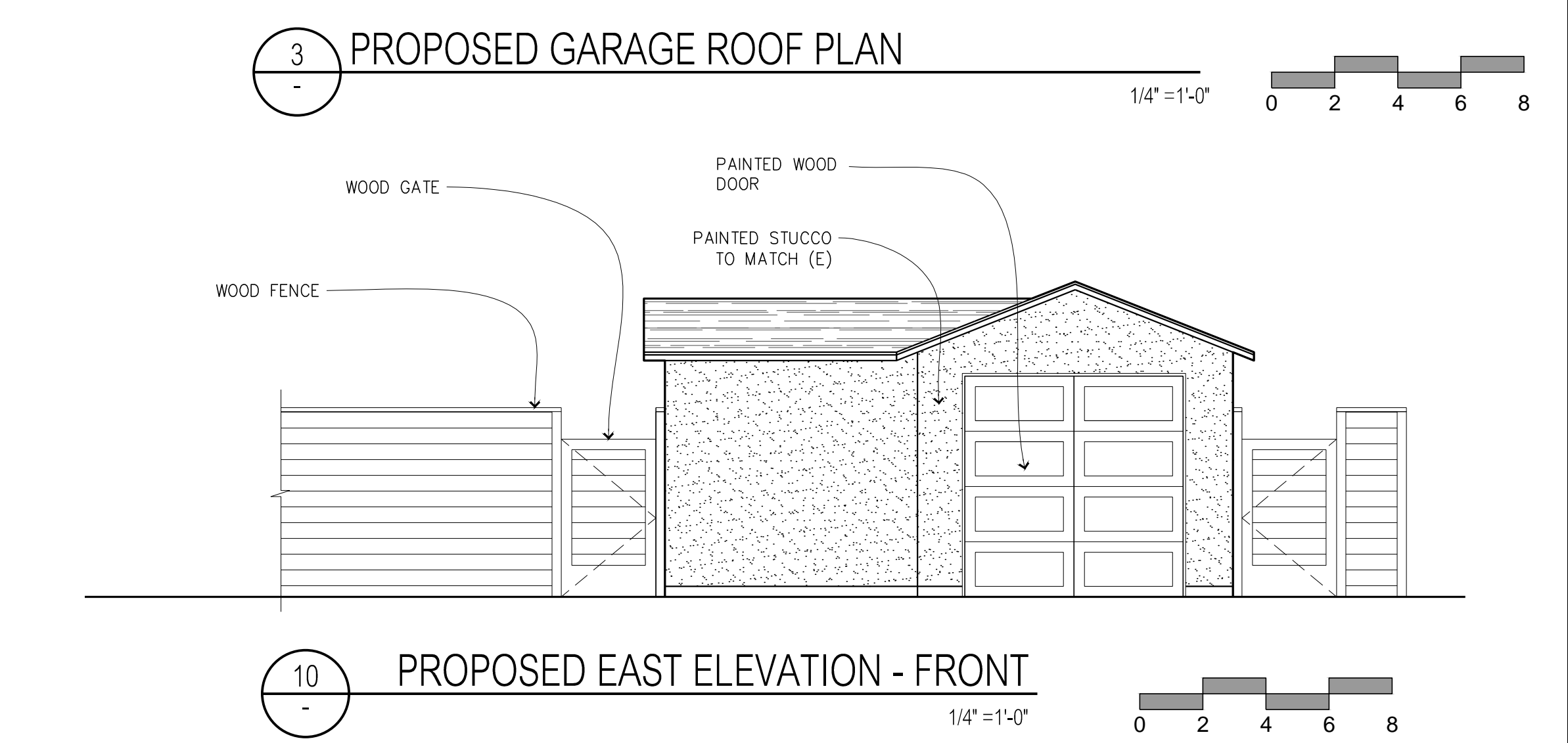
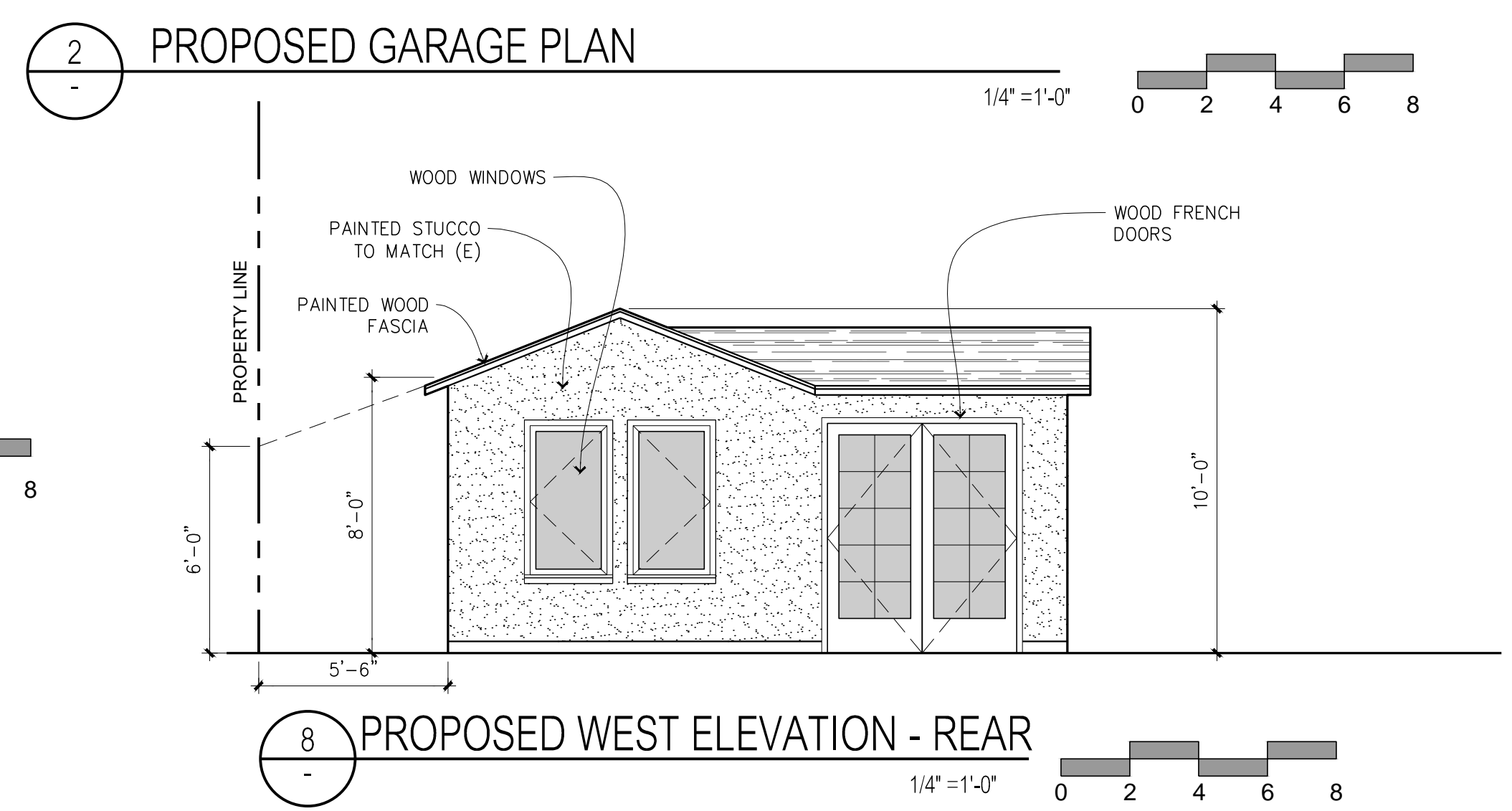
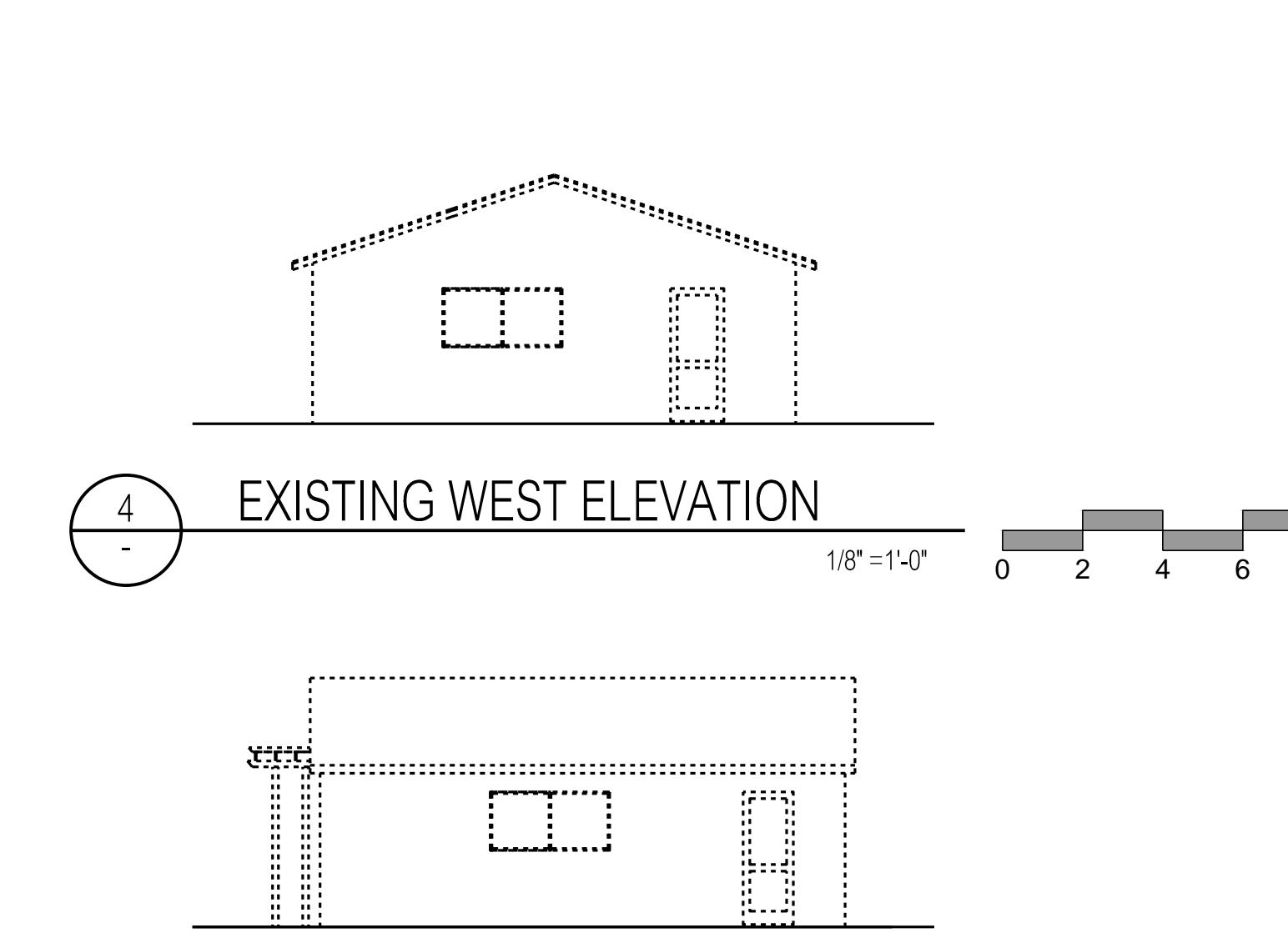
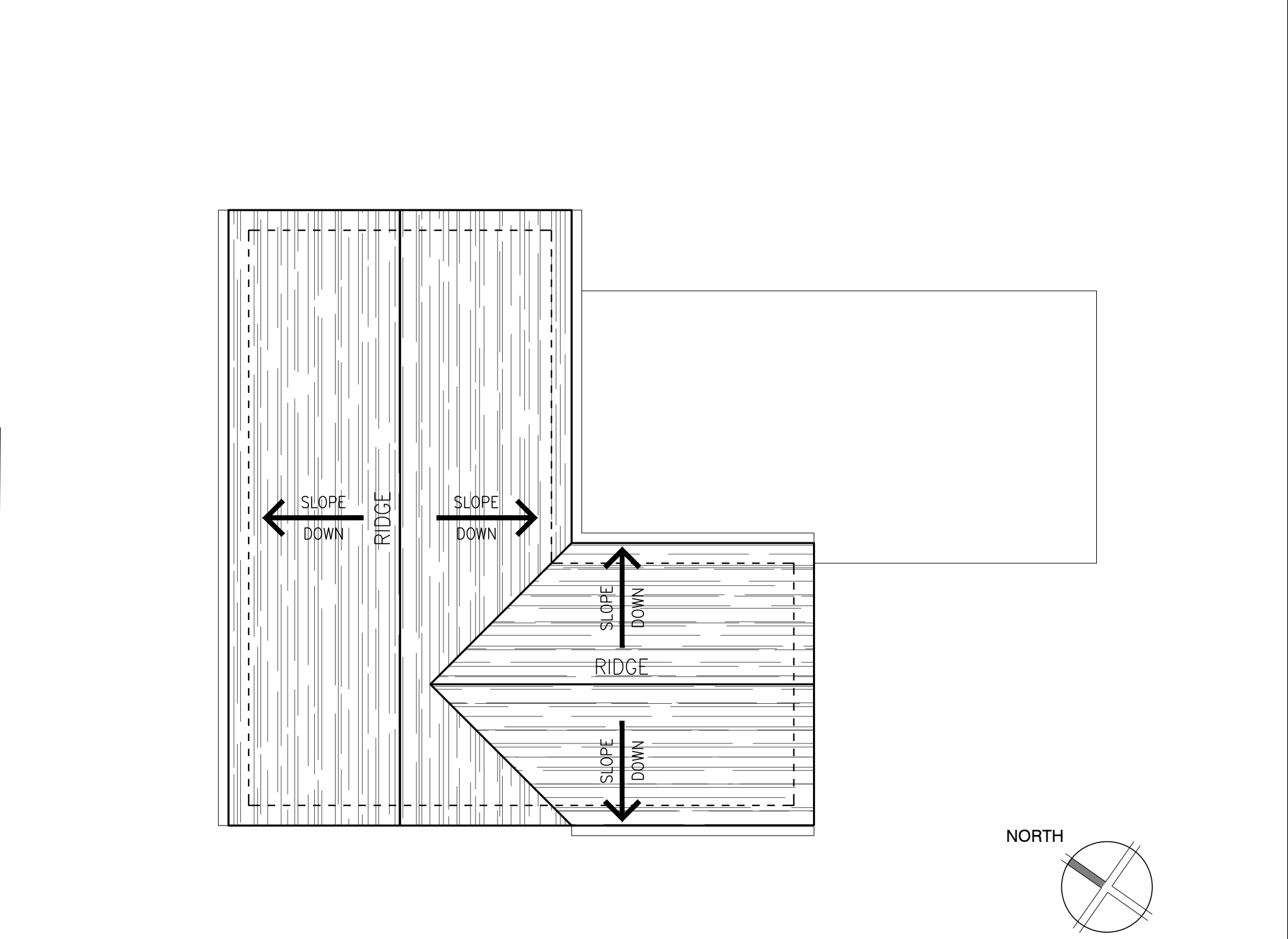
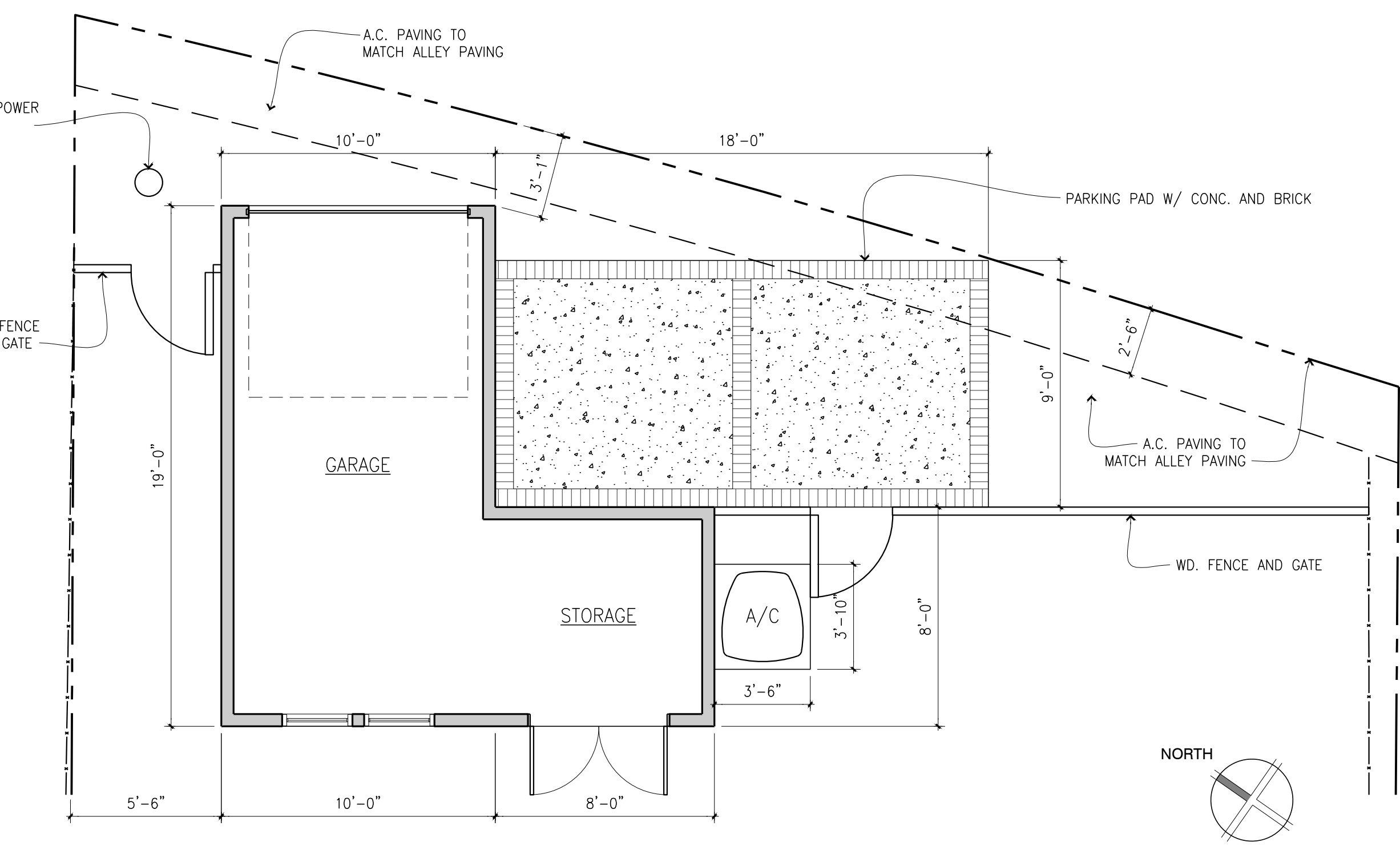
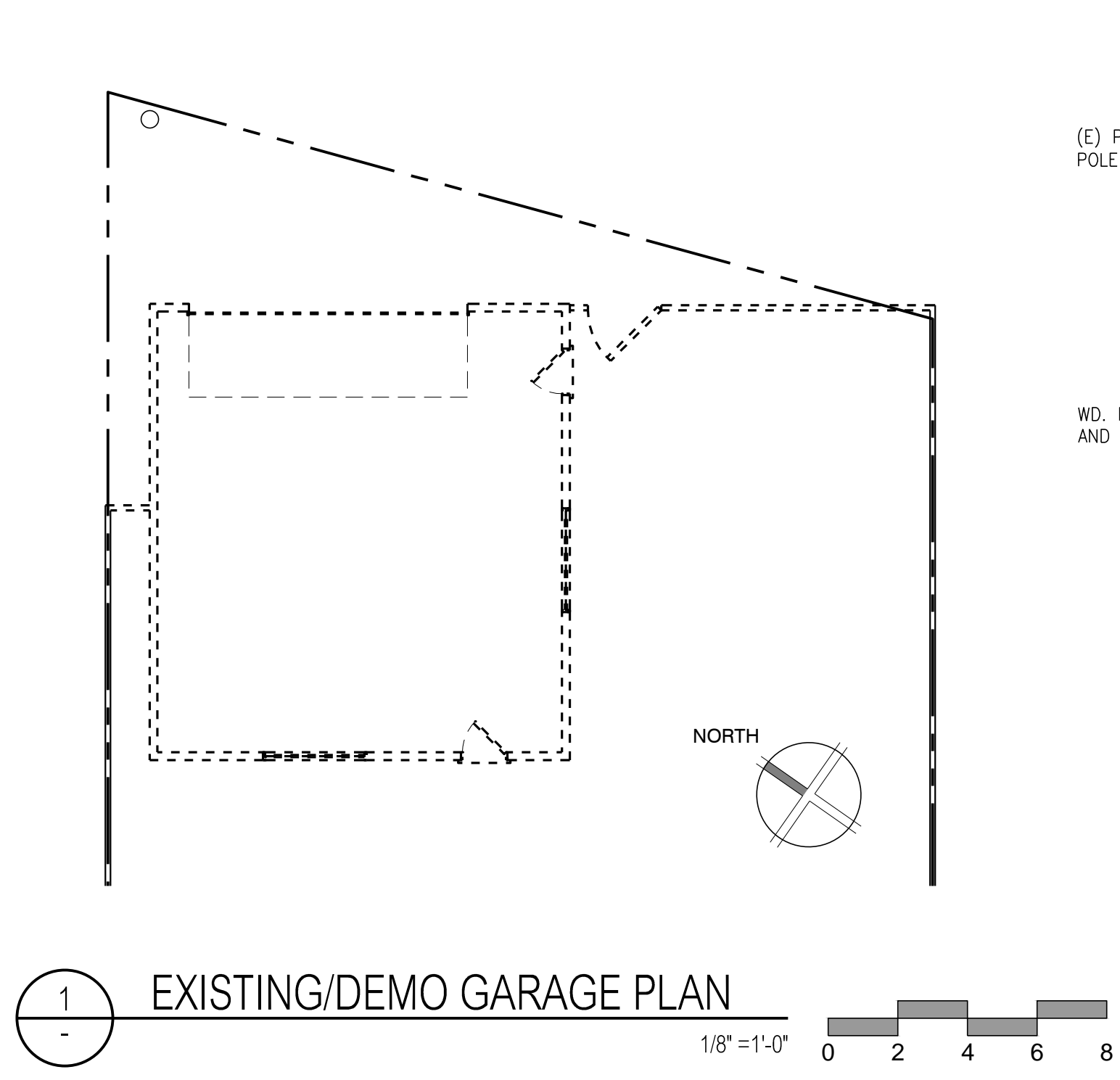
LEGEND			
	1-HOUR CONSTRUCTION		EXISTING DOOR
	NEW CONSTRUCTION		NEW DOOR
	EXISTING PARTITION		
	TO BE DEMOLISHED		



02 . 05 . 2014  
DESIGN REVIEW  
SUBMITTAL  
03 . 10 . 2014  
REVISIONS

Existing / Demo +  
Proposed  
Roof Plans

by: smg  
date:  
scale: 1/4" = 1'-0"  
sheet no.:



LEGEND	
	1-HOUR CONSTRUCTION
	NEW CONSTRUCTION
	EXISTING PARTITION
	TO BE DEMOLISHED
	EXISTING DOOR
	NEW DOOR



02.05.2014 DESIGN REVIEW SUBMITTAL  
 03.10.2014 REVISIONS

Existing / Demo + Proposed Garage Plans + Elevations

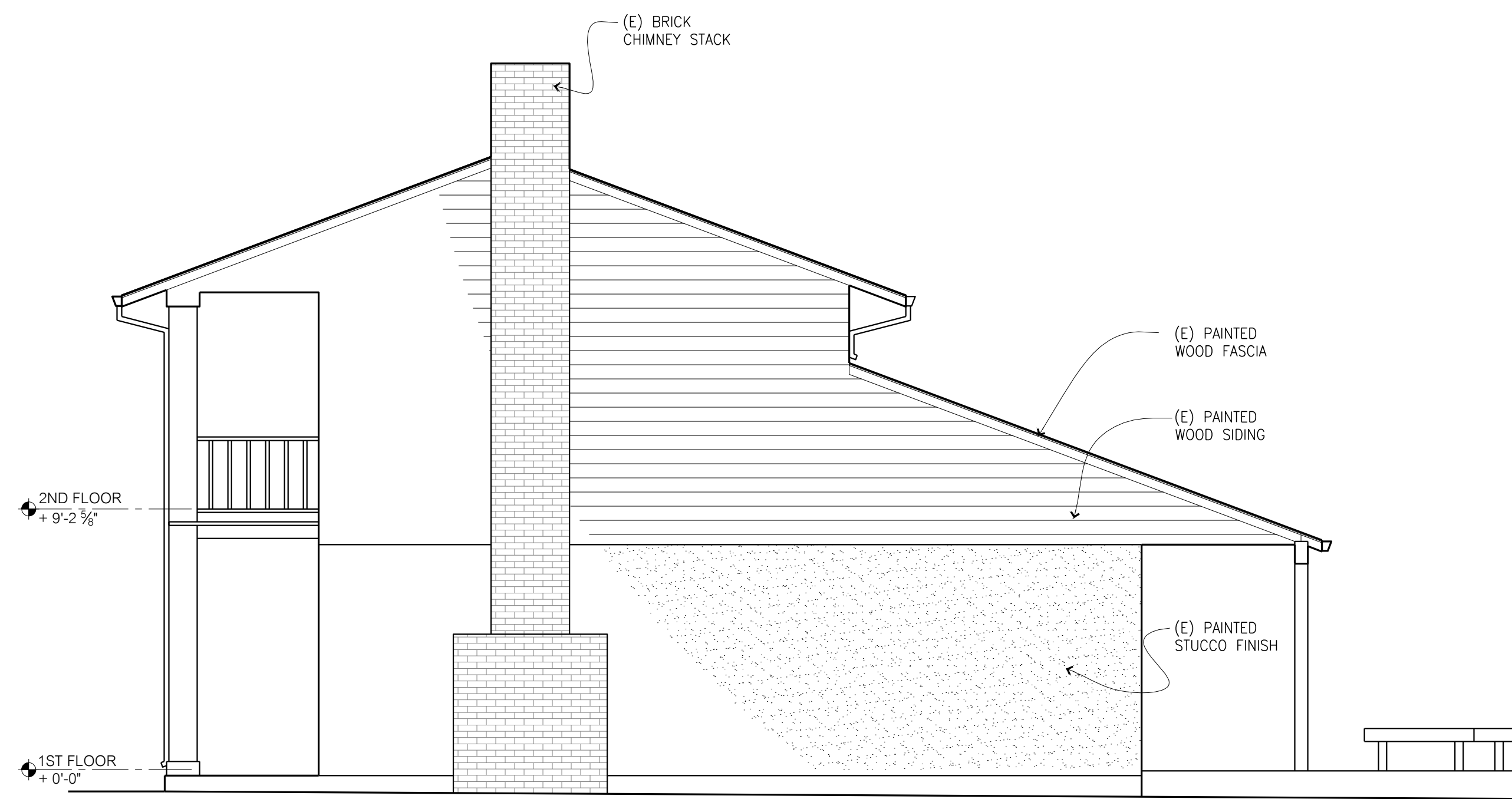
by: smg  
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 scale: 1/8" + 1/4" = 1'-0"  
 sheet no.:





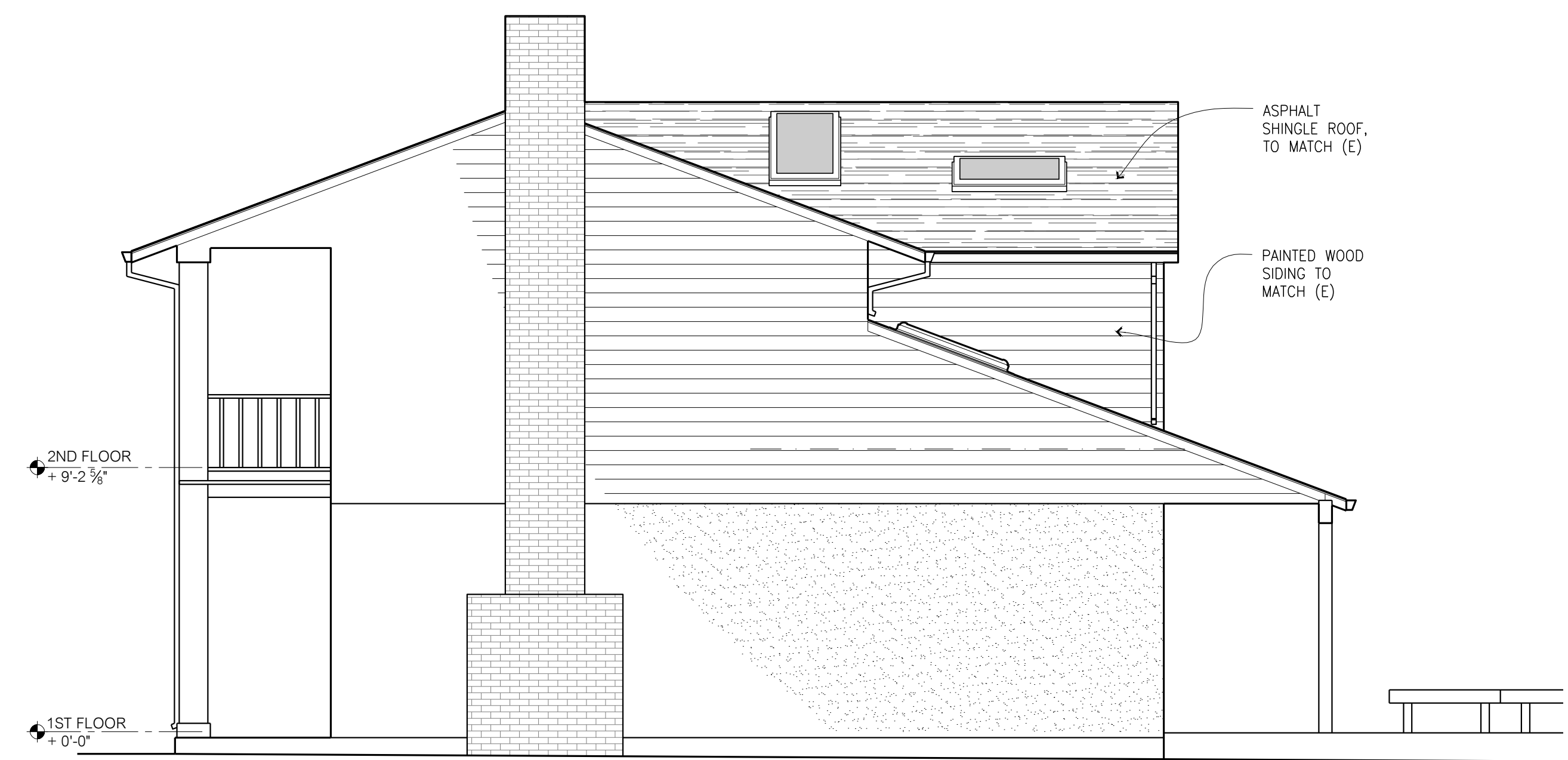
1 EXISTING WEST ELEVATION - FRONT (NO CHANGE)

1/4" = 1'-0" 0 2 4 6 8



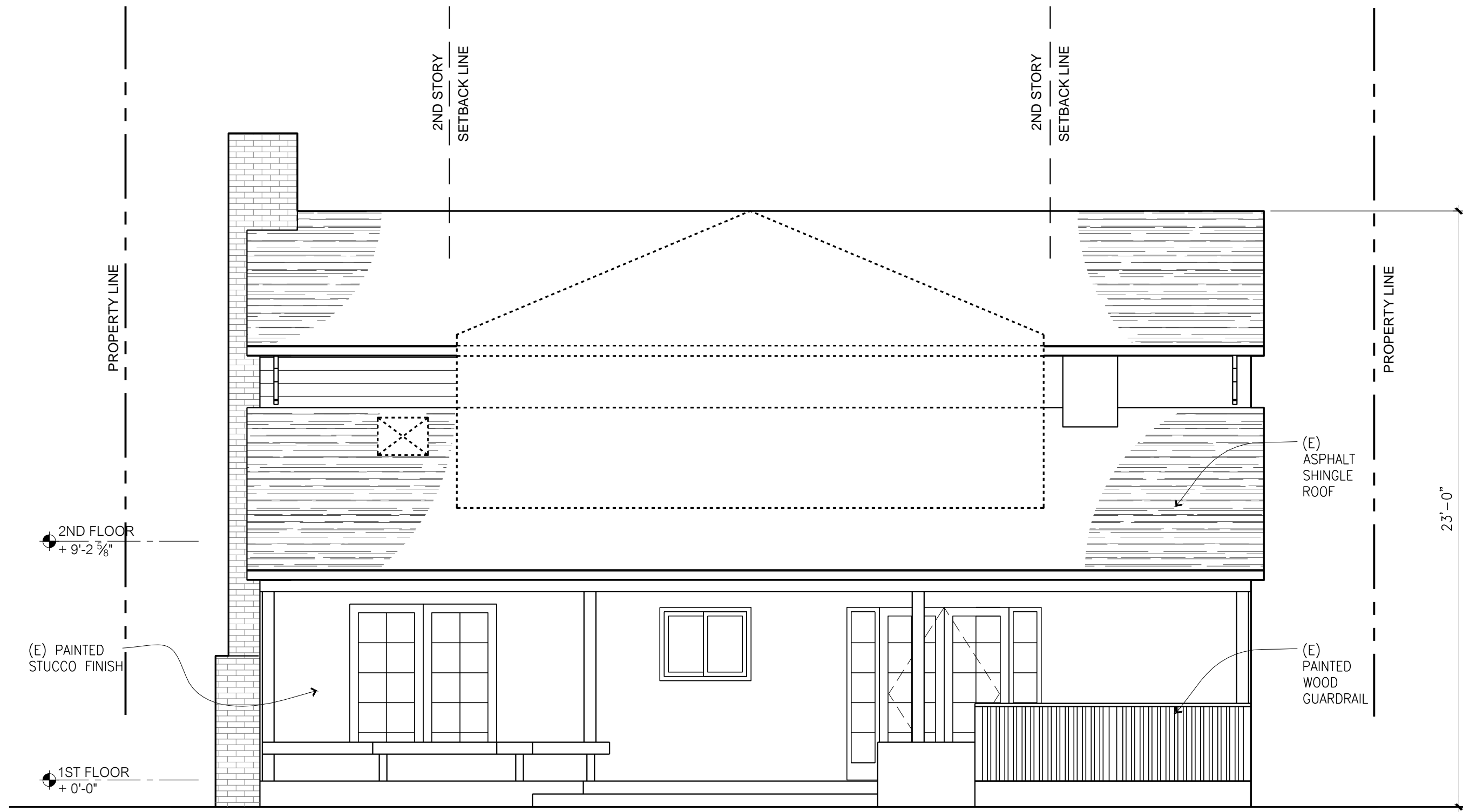
2 EXISTING SOUTH ELEVATION - RIGHT

1/4" = 1'-0" 0 2 4 6 8



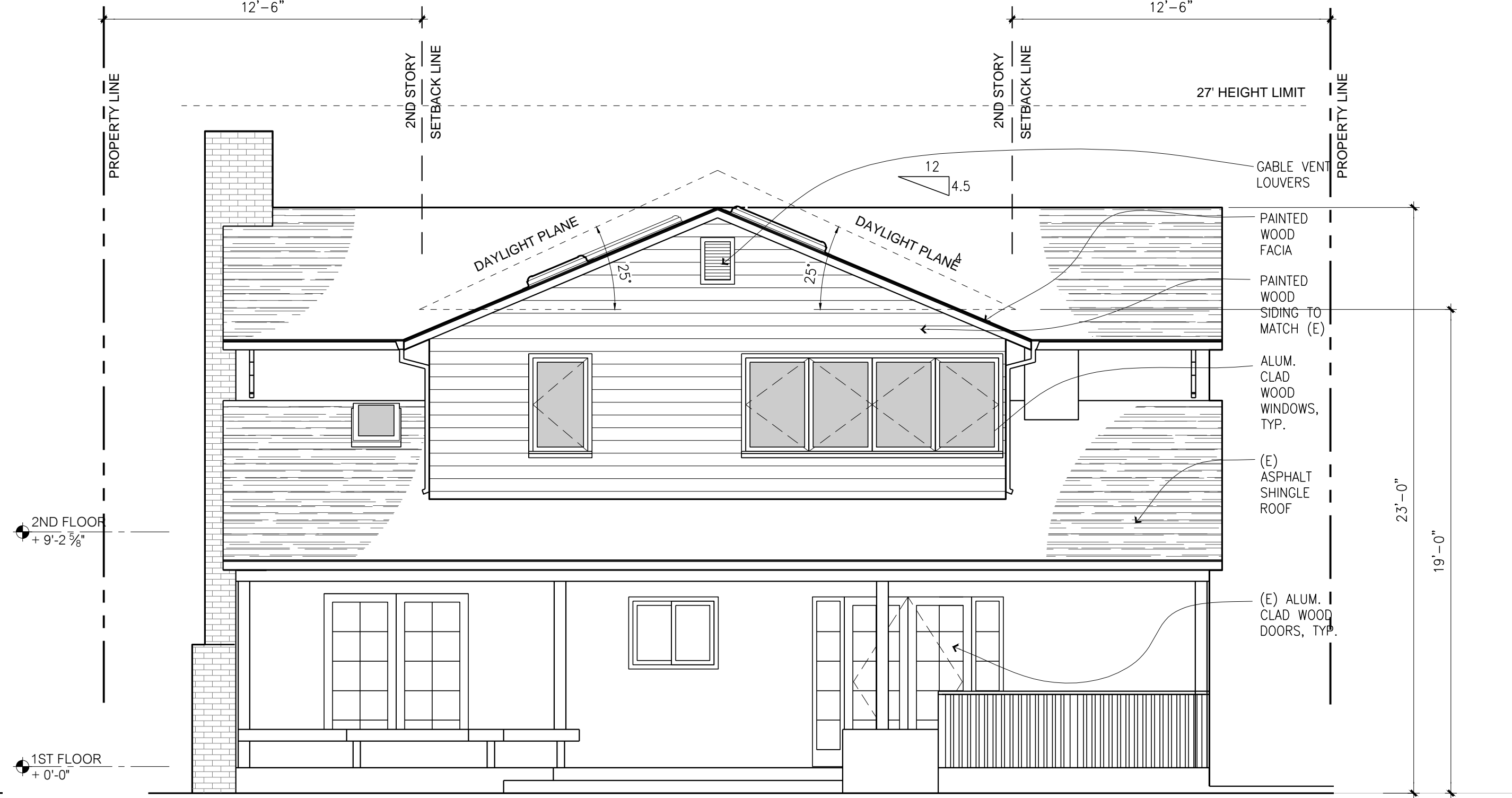
3 PROPOSED NORTH ELEVATION - RIGHT

1/4" = 1'-0" 0 2 4 6 8



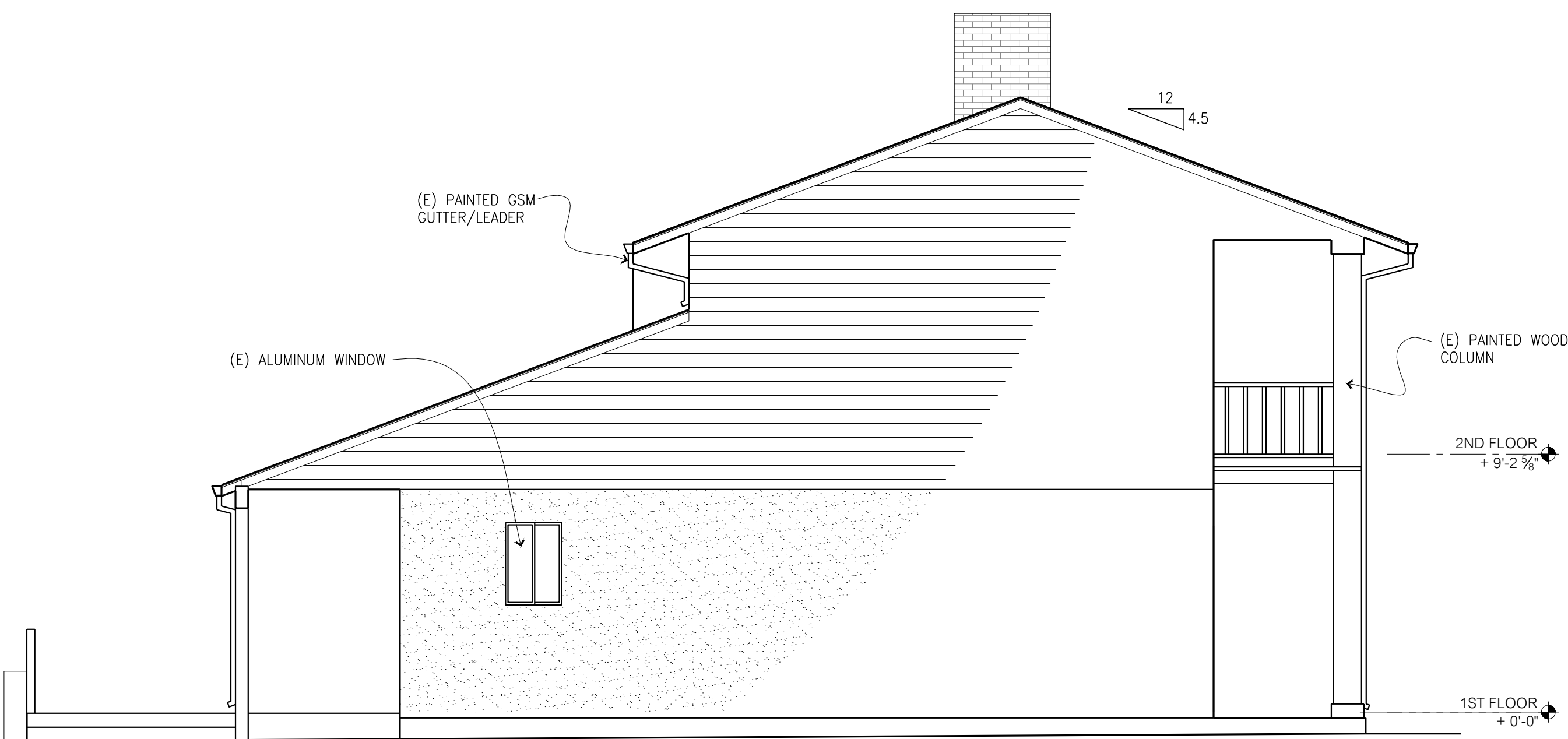
1 EXISTING/DEMO EAST ELEVATION - REAR

1/4" = 1'-0" 0 2 4 6 8



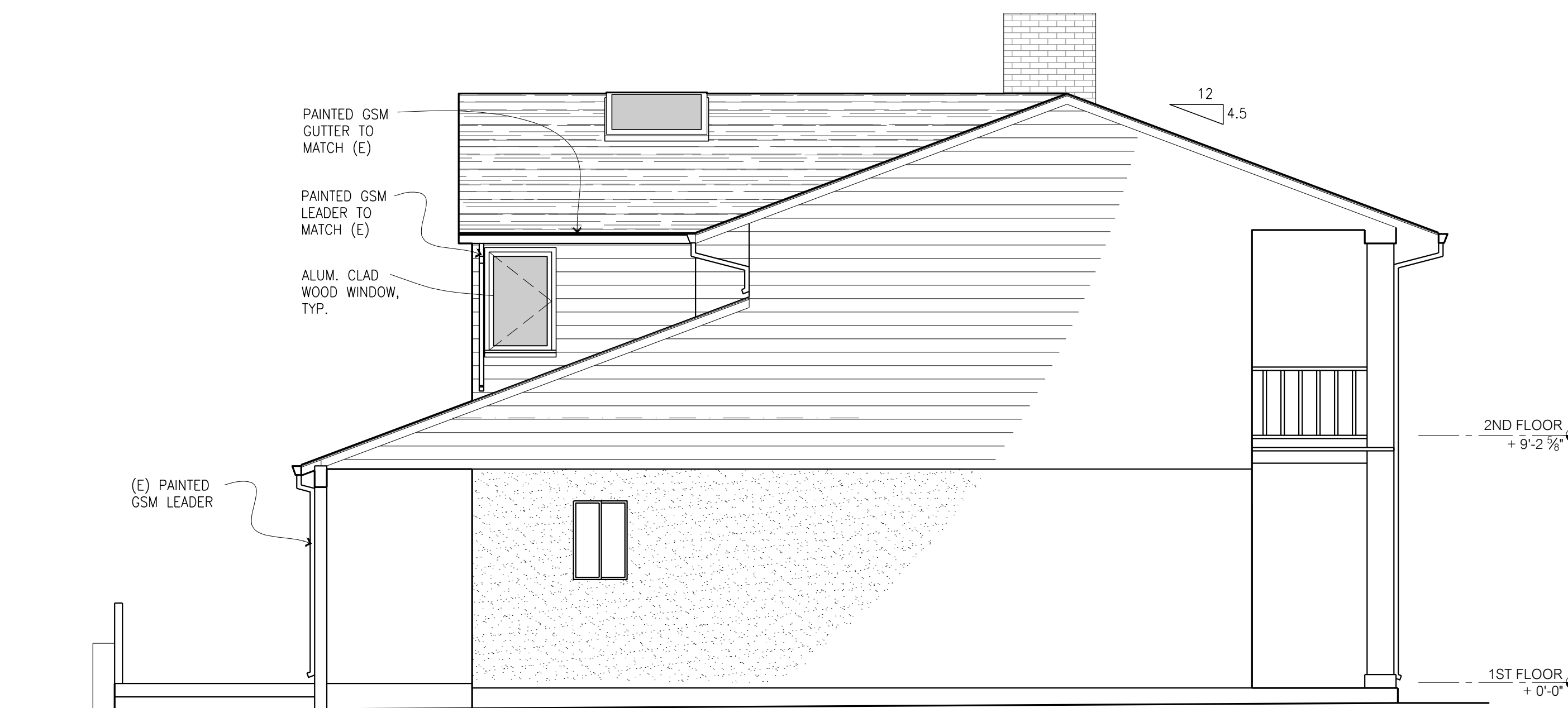
2 PROPOSED EAST ELEVATION - REAR

1/4" = 1'-0" 0 2 4 6 8



3 EXISTING SOUTH ELEVATION - LEFT

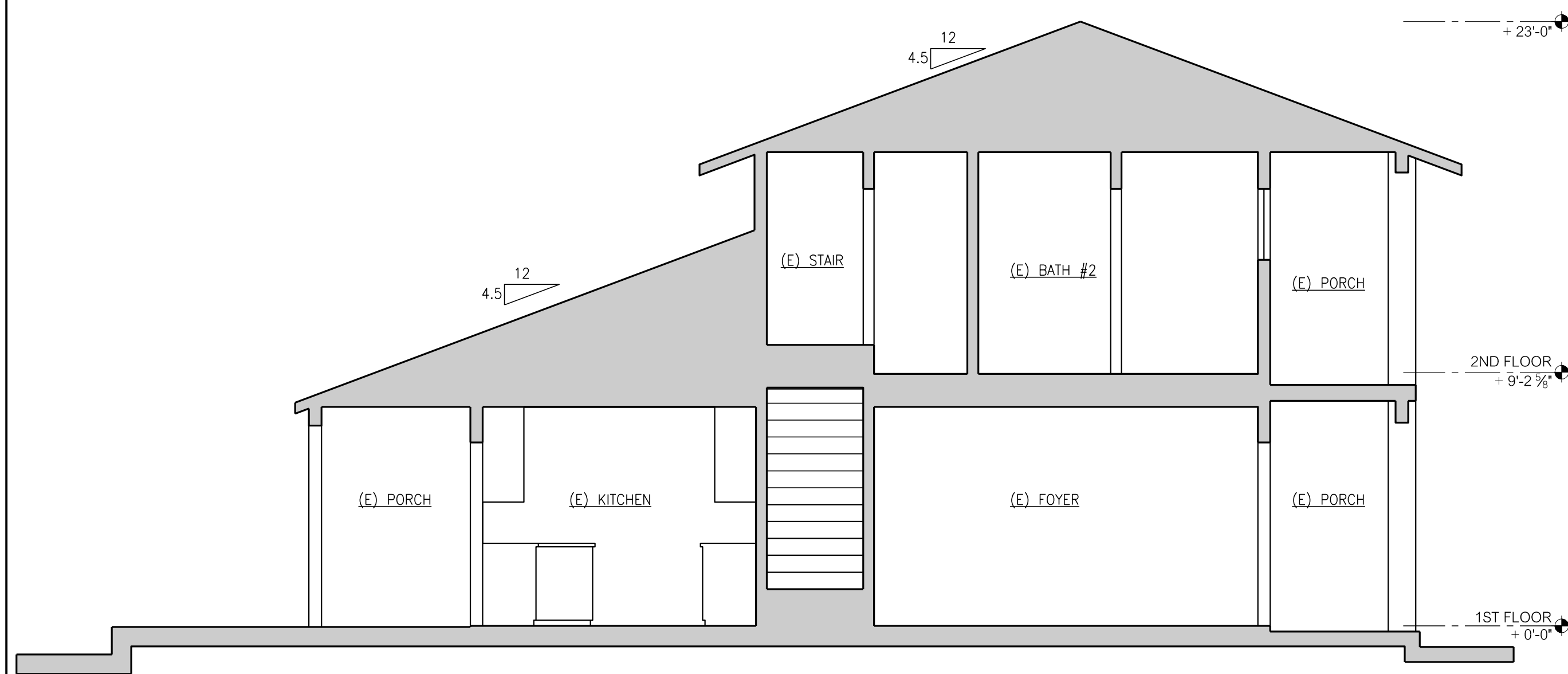
1/4" = 1'-0" 0 2 4 6 8



4 PROPOSED NORTH ELEVATION- LEFT

1/4" = 1'-0" 0 2 4 6 8





1 EXISTING BUILDING SECTION

1/4" = 1'-0" 0 2 4 6 8



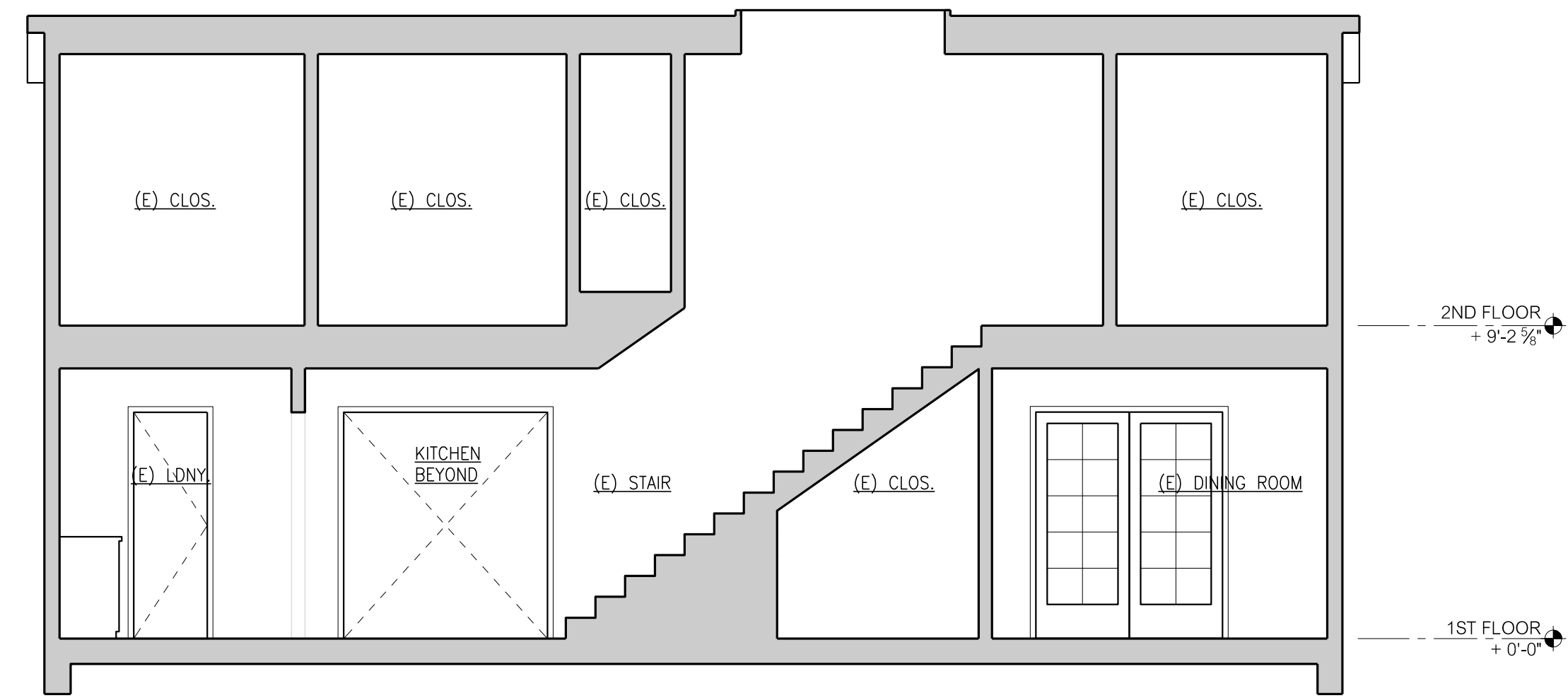
2 PROPOSED BUILDING SECTION

1/4" = 1'-0" 0 2 4 6 8



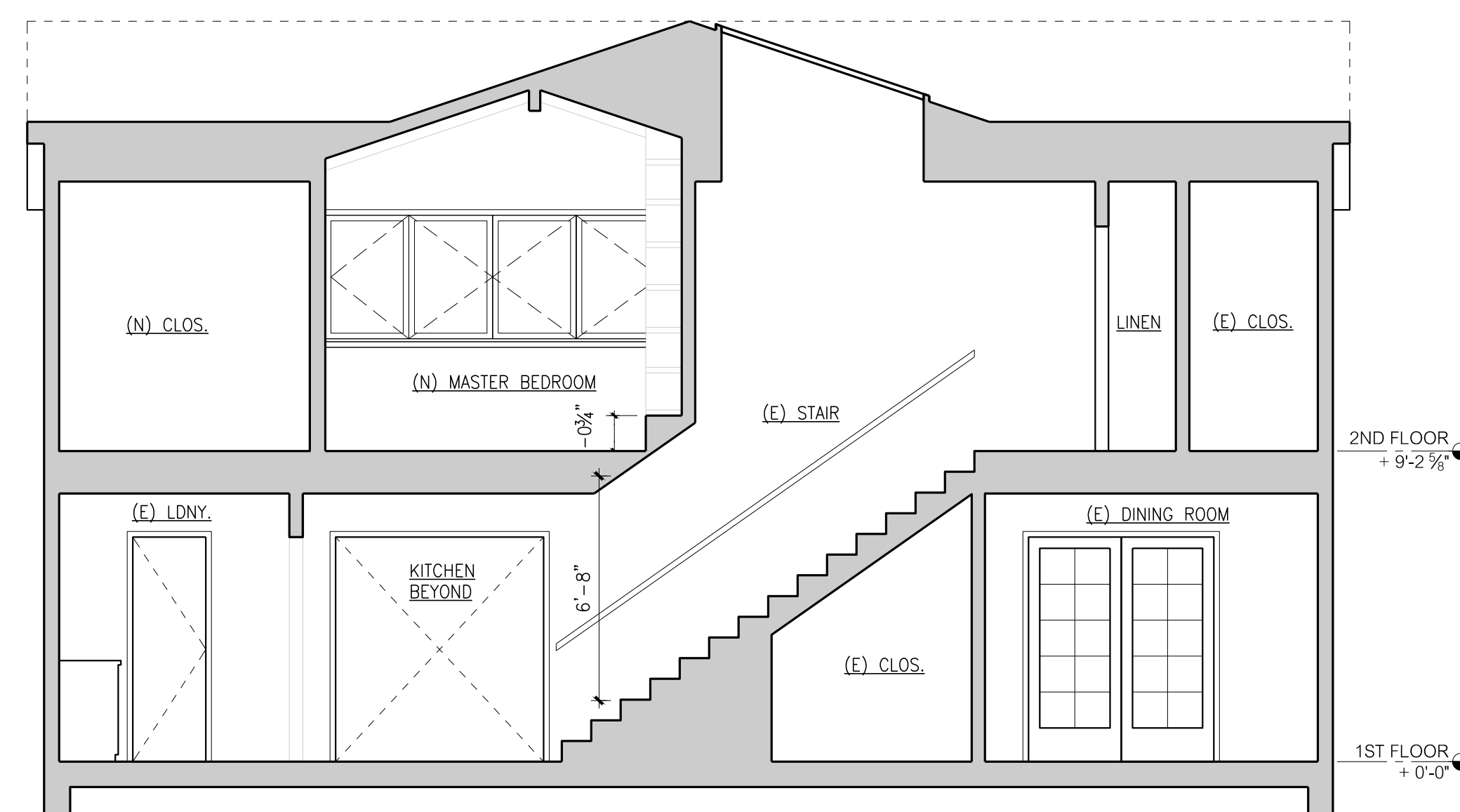
6 PROPOSED BUILDING SECTION AT DINING ROOM

1/4" = 1'-0" 0 2 4 6 8



3 EXISTING BUILDING SECTION

1/4" = 1'-0" 0 2 4 6 8



4 PROPOSED BUILDING SECTION

1/4" = 1'-0" 0 2 4 6 8



5 PARTIAL PROPOSED BUILDING SECTION

1/4" = 1'-0" 0 2 4 6 8

