ABBREVIATIONS

@	AT	F.O.F.	FACE OF FINISH	PRELIM.	PRELIMINARY
±	APPROXIMATE	F.O.M.	FACE OF MASONRY	PTD.	PAINTED
℄	CENTERLINE	F.O.S.	FACE OF STUDS	P.T.R.	PAPER TOWEL RECEPTACLE
ø	DIAMETER OR ROUND	FP, RF.	FIRE PROOFING	PWR.	POWER
A./E.	ARCHITECT / ENGINEER	FTG.	FOOTING		
A.B.	ANCHOR BOLT	FURN.	FURNITURE	QTY.	QUANTITY
A./C.	AIR CONDITIONING			QUAL.	QUALITY
ACOUS.	ACOUSTICAL	GA.	GAUGE		
ADJ.	ADJUSTABLE	GALV.	GALVANIZED	R.	RISER
A.F.F.	ABOVE FINISHED FLOOR	GL.	GLASS	R.A.	RETURN AIR
ALUM.	ALUMINUM	GLU. LAM.	GLUE LAMINATED	RAD.	RADIUS
ALT.	ALTERNATE	GLZ.	GLAZING	RBR.	RUBBER
ANOD.	ANODIZED	G.S.M.	GALVANIZED SHEET METAL	R.C.	REINFORCED CONCRETE
ARCH.	ARCHITECT (URAL)	GYP. BD.	GYPSUM BOARD	R.D.	ROOF DRAIN
A.V.	AUDIO VISUAL			REC.	RECESSED
		H.C.	HOLLOW CORE	RECPT.	RECEPTACLE
BD.	BOARD	HDR.	HEADER	REDWD.	REDWOOD
BLDG.	BUILDING	HDWD.	HARDWOOD	REF.	REFERENCE
BLDG. STD.	BUILDING STANDARD	HDWE.	HARDWARE	REINF.	REINFORCED (D) (ING) (MENT)
BLK.	BLOCK	HGR.	HANGER	RESIL.	RESILIENT
BLKG.	BLOCKING	H.M.	HOLLOW METAL	RM.	ROOM
B.T.U.	BRITISH THERMAL UNIT	H.O.	HOLD-OPEN	RND.	ROUND
		HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
CAB.	CABINET	HP.	HORSEPOWER	R.W.L.	RAIN WATER LEADER
CEM.	CEMENT	HR.	HOUR		
CEM. PLAS.	CEMENT PLASTER	HT.	HEIGHT	S.D.	STORM DRAIN
CER.	CERAMIC	H.W.	HOT WATER	SECT.	SECTION
CER. TILE.	CERAMIC TILE			SHT.	SHEET (ING)
C.J.	CONSTRUCTION JOINT	I.D.	INSIDE DIAMETER	SHTHG.	SHEATHING
C.L.	CENTER LINE	INCAND.	INCANDESCENT	SIM.	SIMILAR
CLG.	CEILING	INSUL.	INSULATION	S.M.	SHEET METAL
CLG. HT.	CEILING HEIGHT			SK.	SINK
CLR.	CLEAR	JAN.	JANITOR	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	J.B.	JUNCTION BOX	SPKLR.	SPRINKLER
C.O.	CLEANOUT			SQ.	SQUARE
COL.	COLUMN	LAM.	LAMINATE	SQ.FT.	SQUARE FOOT
CONC.	CONCRETE	LAV.	LAVATORY	SQ.IN.	SQUARE INCH
CONF.	CONFERENCE	LB.	POUND	SQ.YD.	SQUARE YARD
CONSTR.	CONSTRUCTION	LIB.	LIBRARY	S.S.D.	SEE STRUCTURAL DRAWINGS
CONT.	CONTINUOUS (ATION)	LIN.	LINEN	S.ST.	STAINLESS STEEL
CONTR.	CONTRACT (OR)	LOC.	LOCATION	STD.	STANDARD
COORD.	COORDINATE	LTG.	LIGHTING	STL.	STEEL
CORR.	CORRIDOR			STOR.	STORAGE
CSK.	COUNTERSUNK	MAN.	MANUAL	STRUCT.	STRUCTURAL
CW.	COLD WATER	MATL.	MATERIAL	SURF.	SURFACE
		MAX.	MAXIMUM	SUSP.	SUSPENDED
DBL.	DOUBLE	M.D.F.	MEDIUM DENSITY FIBERBOARD	SYS.	SYSTEM
DBL. GLZ.	DOUBLE GLAZING	MET.	METAL		
DED. CIR.	DEDICATED CIRCUIT	MEZZ.	MEZZANINE	T.	THERMOSTAT
DEMO.	DEMOLITION	MFG.	MANUFACTURING	T.&G.	TOUNGE AND GROOVE
DET.	DETAIL	MFR.	MANUFACTURER	TEL.	TELEPHONE
D.F.	DRINKING FOUNTAIN	MIN.	MINIMUM	TEMP.	TEMPERATURE
DIM.	DIMENSION	MISC.	MISCELLANEOUS	THK.	THICKNESS
DN.	DOWN	MLWK.	MILLWORK	TK. BD.	TACK BOARD
DS.	DOWNSPOUT	MTD.	MOUNTED	TMPD. GL.	TEMPERED GLASS
DW.	DISHWASHER	MTG.	MOUNTING	TYP.	TYPICAL
DWG.	DRAWING	MTL.	METAL		
DWR.	DRAWER	MULL.	MULLION	U.O.N.	UNLESS OTHERWISE NOTED
				UR.	URINAL
(E)	EXISTING	N.A.	NOT APPLICABLE	UTIL.	UTILITY
EA.	EACH	N.I.C.	NOT IN CONTRACT		
EL.	ELEVATION	N.T.S.	NOT TO SCALE	V.C.T.	VINYL COMPOSITION TILE
ELEC.	ELECTRICAL			VERT.	VERTICAL
ELEV.	ELEVATOR	O.C.	ON CENTER	VEST.	VESTIBULE
ENCL.	ENCLOSURE	O.D.	OUTSIDE DIMENSION	V.I.F.	VERIFY IN FIELD
EQ.	EQUAL	OFF.	OFFICE	VIN.	VINYL
EQUIP.	EQUIPMENT	OPP.	OPPOSITE	VNR.	VENEER
EQUIV.	EQUIVALENT	OPT.	OPTIONAL	VOL.	VOLUME
EST.	ESTIMATE				
EXIST.	EXISTING	P.A.	PUBLIC ADDRESS	W.	WASHER
EXP.	EXPANSION	PERP.	PERPENDICULAR	W/	WITH
EXT.	EXTERIOR	P.L.	PROPERTY LINE	W/O.	WITHOUT
		PLAM.	PLASTIC LAMINATE	W.C.	WATER CLOSET
F.D.	FLOOR DRAIN	PLBG.	PLUMBING	WD.	WOOD
FDN.	FOUNDATION	PLYWD.	PLYWOOD	WIN.	WINDOW
F.E.C.	FIRE EXTINGUISHER CABINET	PNL.	PANEL	W.P.	WIDE FLANGE
F.H.C.	FIRE HOSE CABINET	PNT.	PAINT	W.R.	WATER RESISTANT
FIN.	FINISH	POL.	POLISHED	WSCT.	WAINSCOT
FIN. FL.	FINISH FLOOR	PR.	PAIR	WT.	WEIGHT
FLR.	FLOOR (ING)	PREFAB.	PREFABRICATED	WTR.	WATER
F.O.C.	FACE OF CONCRETE	PREFIN.	PREFINISHED	WTRPRF.	WATERPROOF

PROJECT SUMMARY TABLE

NET LOT AREA	27,059 S.F.		
FLOOR AREA	EXISTING	CHANGE IN	TOTAL PROPOSED
HOUSE	3,903.36 S.F.	0	3,903.36 S.F.
COTTAGE	769.91	0	769.91
DETACHED GARAGE	818.41 S.F.	-388.80 S.F.	529.61 S.F.
TOTALS	5391.68 S.F.	-388.80 S.F.	5,202.88 S.F.

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE	3,620.16 S.F.	3,347.66 S.F.	8,177.7 S.F. (LOT AREA X 30%)
(including structures over 6' high)			
FRONT YARD HARDSCAPE	413/2443.2 = 17%	413/2443.2 = 17%	50.0% = 1246.6 S.F.
FLOOR AREA	4838.92 S.F.	4,447.03 S.F.	5,455.9 S.F. (3,850 + .10(LOT AREA - 11,000))
MAIN HOUSE SETBACKS			
FRONT (1ST/2ND)	52'-4"/53'-3"±	52'-4"/53'-3"±	25'-0"
REAR (1ST/2ND)	163'-21/2"/63'-21/2"±	154'-21/2"/63'-21/2"±	25'-0"
RIGHT SIDE (1ST/2ND)	14'-8"/21'-3"±	14'-8"/21'-3"±	10'-0" / 17'-6"
LEFT SIDE (1ST/2ND)	21'-5"/25'-5"±	21'-5"/25'-5"±	10'-0" / 17'-6"
HEIGHT (NO CHANGE)	27'-8"±	27'-8"±	27'-0"

SEE AREA PLANS AND TABULATION ON DRAWING A0.1 FOR MORE DETAIL

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL CONFORM ALL LOCAL AND STATE CODES.

2. UNLESS OTHERWISE AGREED, THE A.I.A. DOCUMENT #A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", CURRENT EDITION IS HEREIN INCORPORATED IN THE CONSTRUCTION DOCUMENTS.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL, PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.

4. ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITIES FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

5. ALL WORK LISTED, SHOWN, OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.

6. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE PLANS, ALL ADDENDA, CHANGE ORDERS, FIELD ORDERS AND SHOP DRAWINGS SHALL BE A PART OF THE CONTRACTORS AGREEMENT. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

7. DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REFERRED TO THE PROJECT ARCHITECT FOR CLARIFICATION BEFORE STARTING THE AFFECTED WORK.

8. THE CONTRACTOR SHALL OBTAIN SUCH INSURANCE COVERAGE AS IS REQUIRED BY THE OWNERS AND REGULATORY AUTHORITIES. THE COST OF SAID INSURANCE SHALL BE INCLUDED IN HIS/HER BID.

9. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.

10. EXAMINATION OF THE SITE AND PORTIONS THEREOF, WHICH WILL AFFECT THIS WORK, SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF/HERSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE/SHE SHALL, AT SUCH TIME, ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS/HER WORK.

11. THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK ACCORDINGLY.

12. ELECTRICAL, PLUMBING, AND H.V.A.C. ENGINEERING SHALL BE DESIGN/BUILD AND SELECTED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ELECTRICAL, PLUMBING, AND H.V.A.C. DRAWINGS, AND REPORT TO THE ARCHITECT OR OWNER ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COST INCURRED DUE TO LACK OF PROPER COORDINATION.

13. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AND EXISTING AREAS IN OR OUTSIDE THE JOB SITE. THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE-IN. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.

14. MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.

15. GENERAL CONTRACTOR SHALL REVIEW AND SUBMIT FINISH SAMPLES, CUT SHEETS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE SAMPLES OF ALL FINISHES, INCLUDING BUT NOT LIMITED TO, PAINTS, STAINS, BASE, FLOOR COVERINGS, LAMINATES, MILLWORK FINISHES, ETC.

16. ALL HORIZONTAL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF STUD, OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISH FLOOR LEVELS OR TOPS OF PLATES, AS NOTED. VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED. SHOULD THERE BE ANY DISCREPANCIES IMMEDIATELY REPORT TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS.

17. THESE DRAWINGS AND RELATED COMPUTER FILES AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF BEAUSOLEIL ARCHITECTS. NO REVISIONS, REPRODUCTIONS OR USE OF THESE DOCUMENTS IN ANY WAY SHALL BE MADE WITHOUT THE CONSENT OF BEAUSOLEIL ARCHITECTS. COPYRIGHT (2012) BY BEAUSOLEIL ARCHITECTS, SAN FRANCISCO, CALIFORNIA.

18. ALL EARTHWORK, FOUNDATION, AND SITE DRAINAGE, INCLUDING RESIDENCE AND DECK FOOTING EXCAVATIONS, SUBSURFACE DRAINAGE TRENCH EXCAVATIONS AND BACKFILL, PREPARATION OF SUBGRADE SOILS AND ENGINEERED GRANULAR FILL BENEATH EXTERIOR SLABS, AND FINAL SURFACE DRAINAGE CONTROLS SHOULD BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC. DATED MAY 24, 2011. MURRAY ENGINEERS, INC. SHOULD BE PROVIDE AT LEAST 48 HOURS ADVANCE NOTIFICATION (650.559.9980) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

19. PROVIDE TEMPORARY PROTECTION FENCING AROUND TREES AS INDICATED. MAINTAIN FENCE DURING CONSTRUCTION ACTIVITIES, EXCEPT AS NEEDED DURING FINAL GRADING AND LANDSCAPING. KEEP CONSTRUCTION MATERIAL AND EQUIPMENT OUT OF FENCED PROTECTION AREAS.

CAL-GREEN REQUIREMENTS

1. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A STORM WATER DRAINAGE MANAGEMENT PLAN AND SUBMIT FOR BUILDING DEPARTMENT REVIEW BEFORE STARTING CONSTRUCTION.

2. SLOPE FINISH GRADE A MINIMUM OF 1/4"PER FOOT AWAY FROM HOUSE FOR AT LEAST FOUR FEET AT ALL LOCATIONS.

3. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED, OR A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED POST CONSTRUCTION. WHEN USING THE CALCULATION METHOD MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.

4. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.

5. ANNULAR SPACES AROUND PIPED, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

6. A MINIMUM OF 60% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.

7. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

8. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

9.DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

10. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC LIMITS.

11. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

12. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

13. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

14. 50% OF FLOOR AREA RECEIVING RESILIANT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

15. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

16. VAPOR RETARDED AND CAPILLARY BREAK SHALL BE INSTALLED AT ANY INTERIOR SLAB ON GRADE FOUNDATIONS.

17. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE CHECKED BY CONTRACTOR BEFORE ENCLOSURE.

18. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED AT EACH BATHROOM.

19. WHOLE HOUSE EXHAUST FANSSHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.

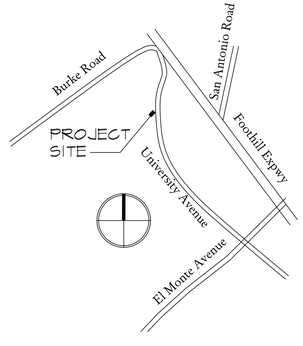
20. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
A. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
B. SIZE DUCT SYSTEMS ACCORDING TO ACCA 26-D (MANUAL D) OR EQUIVALENT.
C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.

21. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

22. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

23. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

LOCATION MAP



DRAWING INDEX

ARCHITECTURE

A0 COVER SHEET
A0.1 AREA CALCULATIONS
~~A0.2 TITLE 24 DOCUMENTS~~
~~A0.3 TITLE 24 DOCUMENTS~~
A2.1 BASEMENT DEMOLITION PLAN
A2.2 FIRST FLOOR DEMOLITION PLAN
A2.3 SECOND FLOOR DEMOLITION PLAN
A2.4 PROPOSED BASEMENT PLAN
A2.5 PROPOSED FIRST FLOOR PLAN
A2.6 PROPOSED SECOND FLOOR PLAN
A2.7 PROPOSED ROOF PLAN
A2.8 GARAGE PLANS AND SECTIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 EXTERIOR ELEVATIONS
A3.5 GARAGE ELEVATIONS
A4 BUILDING SECTIONS AND DETAILS

LANDSCAPE

LP-1 PRELIMINARY LANDSCAPE PLAN
LP-2 EXISTING AND NEW OVERLAY SITE PLAN
LP-3 PRELIMINARY ELEVATIONS
LP-4 CONCEPTUAL IMAGERY PLAN

SURVEY

TOPOGRAPHIC SURVEY

PROJECT TEAM

	PHONE	FAX
OWNER DAVE HITZ 452 UNIVERSITY AVENUE LOS ALTOS, CA 94022	650.400.4427	
ARCHITECT ROBERT & CHRISTINE BOLES BEAUSOLEIL ARCHITECTS 745 FAXON AVENUE SAN FRANCISCO, CA 94112	415.587.2004	
LANDSCAPE ARCHITECT ROBERT MONAT ROBERT MONAT ASSOCIATES 2068 3RD STREET, SUITE 6 SAN FRANCISCO, CA 94107	415.777.4656	415.777.0420
SURVEYOR ROGER DODGE DODGE AND ASSOCIATES, SURVEYING 20652 CHAPARRAL CIRCLE PENN VALLEY, CA 95946	530.432.5212	

PROJECT DATA

BUILDING CODE:	2013 CALIFORNIA RESIDENTIAL CODE, PLUMBING, ELECTRICAL, MECHANICAL, AND GREEN CODES, 2010 ENERGY CODE
OCCUPANCY GROUP: USE: BUILDING TYPE:	R-3 SINGLE FAMILY RESIDENCE V-B, NON-FIRE SPRINKLERED
ZONING: ASSESSOR'S PARCEL NO.:	RHI-10 175-13-054
LOT AREA:	27,059 S.F.
LOT COVERAGE MAXIMUM LOT COVERAGE: MAXIMUM F.A.R.:	8,177.7 S.F. (30%) 5,455.9 S.F. (3,850+ .10(LOT AREA -11,000))
PROPOSED LOT COVERAGE:	3,347.66
FLOOR AREA: HOUSE: COTTAGE: NEW GARAGE: TOTAL PROPOSED FLOOR AREA: TOTAL PROPOSED FAR:	 3,903.36 S.F. 769.91 S.F. 529.61 S.F. 5,202.88 S.F. 19.2%
PROJECT DESCRIPTION:	PROJECT CONSISTS OF NEW TWO CAR DETACHED GARAGE, REBUILDING OF EXISTING NON-HISTORIC PORCH AT REAR OF MAIN HOUSE, NEW DECK ON EXISTING ROOF OF MAIN HOUSE, INTERIOR REMODEL OF KITCHEN, MUD ROOM, LAUNDRY AND BATHROOM OF MAIN HOUSE.

SEE AREA PLANS AND TABULATION ON DRAWING A0.1 FOR MORE DETAIL

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

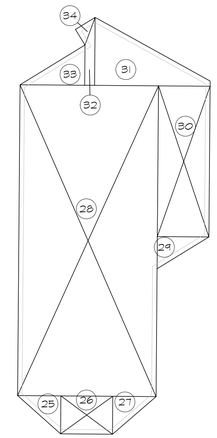
452 University Avenue
Los Altos, California

Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

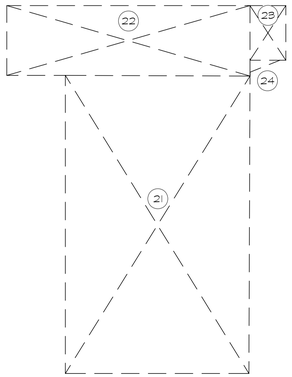
Sheet Title
COVERSHEET

Scale	N.T.S.
Project No.	1407
Date	6.24.14
Drawn By	CB/RB
Sheet No.	

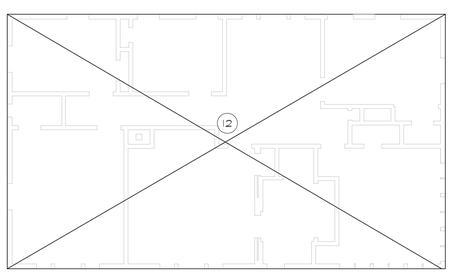
A0



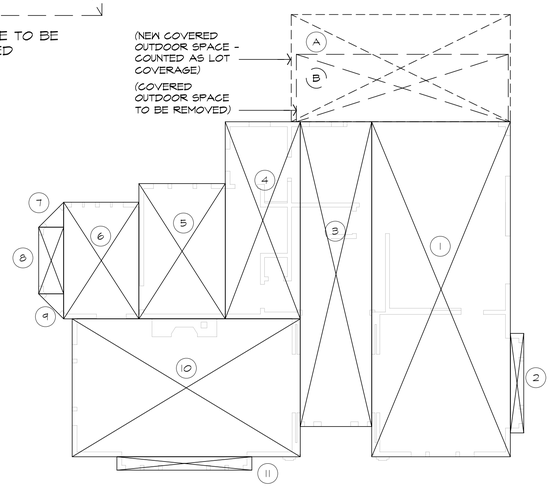
(E) COTTAGE



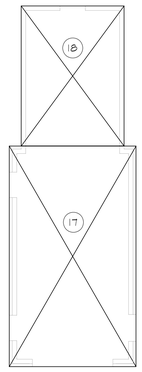
(E) GARAGE TO BE DEMOLISHED



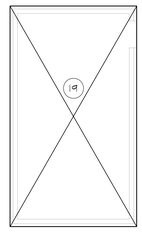
SECOND FLOOR OF MAIN HOUSE



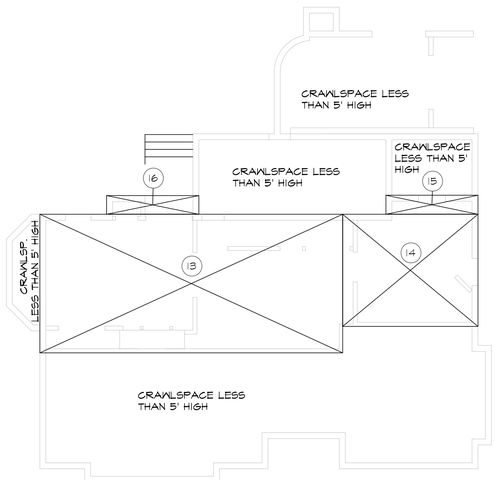
FIRST FLOOR OF MAIN HOUSE



FIRST FLOOR OF NEW GARAGE



BASEMENT OF NEW GARAGE



BASEMENT FLOOR OF MAIN HOUSE

FLOOR AREA CALCULATIONS

NOTE: NONE OF THE ATTIC SPACE MEETS THE DEFINITON OF "HABITABLE SPACE" PER UBC (MINOR ERRORS FROM ROUNDING - TOTALS REFRESENT COMPUTER AIDED AREA CALCULATIONS)

(E) MAIN HOUSE

FIRST FLOOR

SECTION	DIMENSIONS	SQ.FT.
1	15'-6" X 37'-5 1/2"	580.60
2	1'-6" X 11'-1 1/2"	16.69
3	7'-12" x 34'-1"	272.00
4	8-5" X 22'-0 1/2"	185.06
5	9'-8" X 15'-1 1/2"	145.84
6	8'-5" X 13'-0 1/2"	109.76
7	2'-9 1/2" X 2'-9 1/2" X 1/2	3.90
8	2'-9 1/2" X 7'-5 1/2"	20.82
9	2'-9 1/2" X 2'-9 1/2" X 1/2	3.90
10	25'-6" X 15'-5"	393.13
11	15'-1" X 1'-6"	22.63
FIRST FLOOR SUBTOTAL		1,754.32

SECOND FLOOR

SECTION	DIMENSIONS	SQ.FT.
12	48'-7" X 28'-5 1/2"	1393.87
SECOND FLOOR SUBTOTAL		1393.87

BASEMENT* FLOOR

SECTION	DIMENSIONS	SQ.FT.
13	33'-10" X 15'-6"	524.36
14	15'-2" X 12'-6"	188.37
15	10'-3" X 2'-1"	21.22
16	10'-3" X 2'-1"	21.22
BASEMENT SUBTOTAL		755.17

*NOT TECHNICALLY A BASEMENT BY PLANNING DEPARTMENT STANDARDS AS THE SURROUNDING GRADE IS LOWER THAN 2' BELOW FLOOR ABOVE. SPACE DOES MEET BUILDING CODE DEFINITION OF A BASEMENT, HOWEVER.

TOTAL HOUSE FLOOR AREA = 755.17 + 1,754.32 +1,393.87 =	3,903.36

NEW GARAGE

SECTION	DIMENSIONS	SQ.FT.
17	14'-2" X 24'-8"	349.44
18	11'-6" X 15'-8"	180.17
GARAGE TOTAL AREA		529.61
19**	14'-2" X 24'-8"	349.44

** BASEMENT, MEETS PLANNING REQUIREMENTS FOR BASEMENTS (LESS THAN 2' FROM GRADE TO FLOOR ABOVE) AND THEREFORE DOES NOT COUNT TOWARDS FLOOR AREA

EXISTING COTTAGE

SECTION	DIMENSIONS	SQ.FT.
25	4'-10" X 4'-3" / 2	10.26
26	5'-9" X 4'-3"	24.44
27	4'-10" X 4'-3" / 2	10.26
28	15'-6" X 34'-9"	538.62
29	5'-10" X 3'-8" / 2	10.70
30	5'-10" X 16'-10"	98.12
31	(7" + 7'-7") / 2 X 12'-11"	53.29
32	(4'-6" + 7'-7") / 2 X 1'-1"	6.52
33	7'-3" X 4'-6" / 2	16.31
34	2'-7" X 1'-1" / 2	1.39
COTTAGE SUBTOTAL		769.91

TOTAL FLOOR AREA

SECTION	
EXISTING HOUSE	3903.36
EXISTING COTTAGE	769.91
NEW GARAGE	529.61
TOTAL FLOOR AREA	5202.88

LOT COVERAGE

SECTION	DIMENSIONS	SQ.FT.
A (NEW PORCH)	24'-6" X 12'	293.82
(E) HOUSE		1754.32
NEW GARAGE		529.61
(E) COTTAGE		769.91
TOTAL LOT COVERAGE		3,347.66

(E) GARAGE TO BE DEMOLISHED

SECTION	DIMENSIONS	SQ.FT.
21	33'-3" X 20'-6"	681.63
22	27'-2 X 7'-9"	210.57
23	4'-0" X 6'-0"	24
24	1'-4" X 3'-4" / 2	2.21
(E) GARAGE TOTAL AREA		918.41

(E) PORCH TO BE DEMOLISHED

SECTION	DIMENSIONS	SQ.FT.
B	23'-8" X 7'-6"	177.52

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

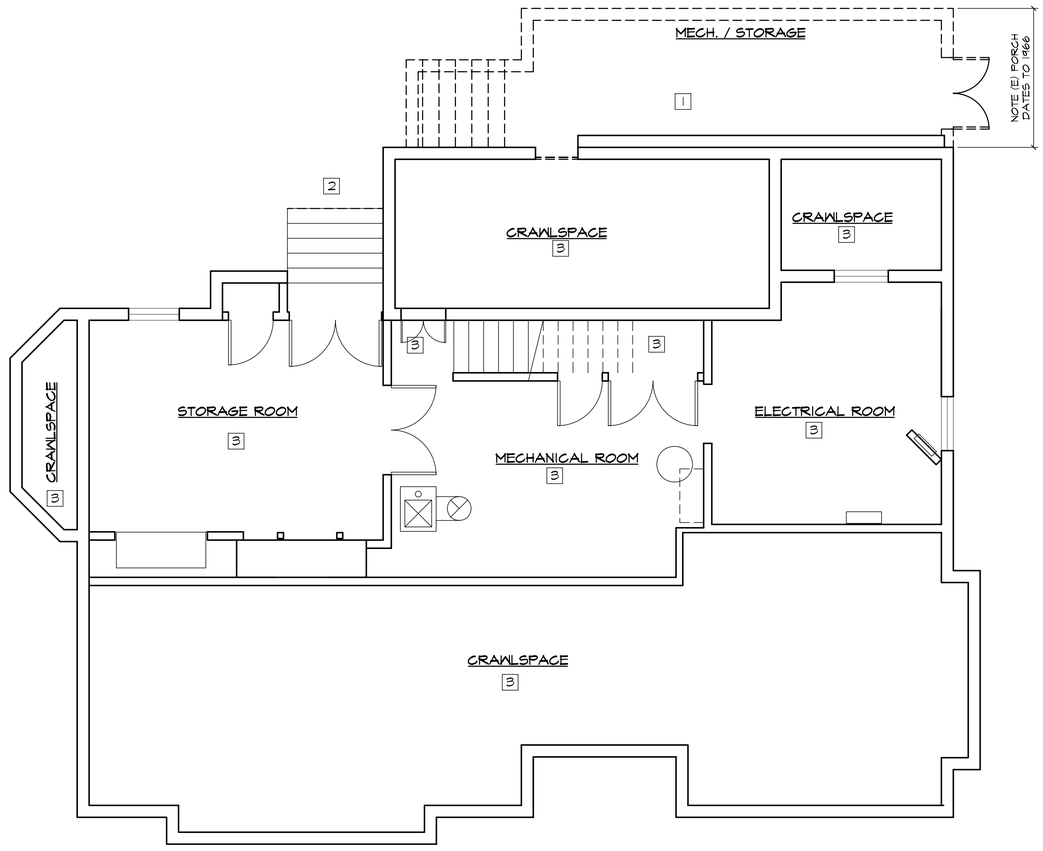
452 University Avenue
Los Altos, California

Bergsoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title
AREA CALCULATIONS

Scale	N.T.S.
Project No.	1407
Date	7.1.14
Drawn By	CB/RB
Sheet No.	

A0.1



Basement Demolition Plan

DEMOLITION LEGEND

1	SHEET NOTE REFERENCE.
———	(E) CONSTRUCTION TO REMAIN.
— — —	(E) CONSTRUCTION TO BE REMOVED.
- - - - - -	UPPER CABINET LINE.

DEMOLITION NOTES

1. REMOVE ENTIRE (E) PORCH STRUCTURE. EXCAVATE AS NEEDED FOR NEW FOOTINGS.
2. EXCAVATE FOR FOOTINGS FOR EXTENSION OF EXISTING BASEMENT ACCESS STAIR
3. NO WORK IN THESE AREAS EXCEPT AS NECESSARY FOR CHANGES TO PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS FOR ROOMS ABOVE

0'-0" 5'-0" 10'-0" 20'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

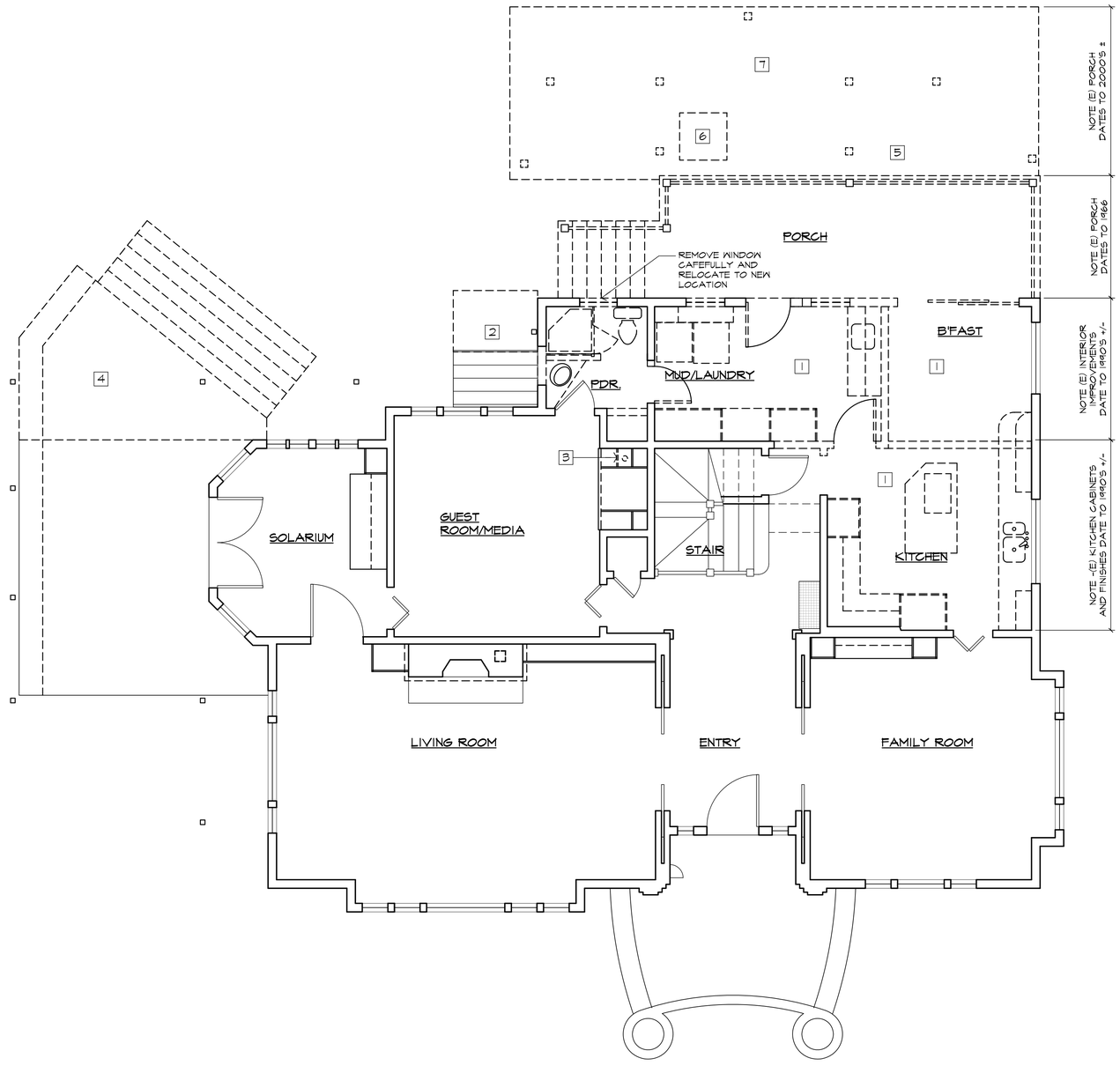
452 University Avenue
Los Altos, California

Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title
BASEMENT DEMOLITION PLAN

Scale	1/4" = 1'-0"
Project No.	1407
Date	9.11.14
Drawn By	CB/RB
Sheet No.	

A2.1



First Floor Demolition Plan

DEMOLITION LEGEND

- [1] SHEET NOTE REFERENCE.
- (E) CONSTRUCTION TO REMAIN.
- (E) CONSTRUCTION TO BE REMOVED.
- UPPER CABINET LINE.

DEMOLITION NOTES

1. REMOVE ALL INTERIOR FLOOR, WALL AND CEILING FINISHES DOWN TO BARE STRUCTURE
2. EXCAVATE FOR FOOTINGS FOR EXTENSION OF EXISTING BASEMENT ACCESS STAIR
3. REMOVE (E) BACK PANEL AND MODIFY CABINET AS NEEDED FOR NEW PIPING RISERS
4. REMOVE PORTION OF (E) DECK AND STAIRS - SEE LANDSCAPE DRAWINGS FOR EXTENT OF WORK
5. EXAVATE AS REQUIRED FOR NEW EXTENDED PORCH
6. REMOVE (E) A.C. UNIT AND CONC. PAD
7. REMOVE (E) TRELLIS, SUPPORTING POSTS AND FOOTINGS

0'-0" 5'-0" 10'-0" 20'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

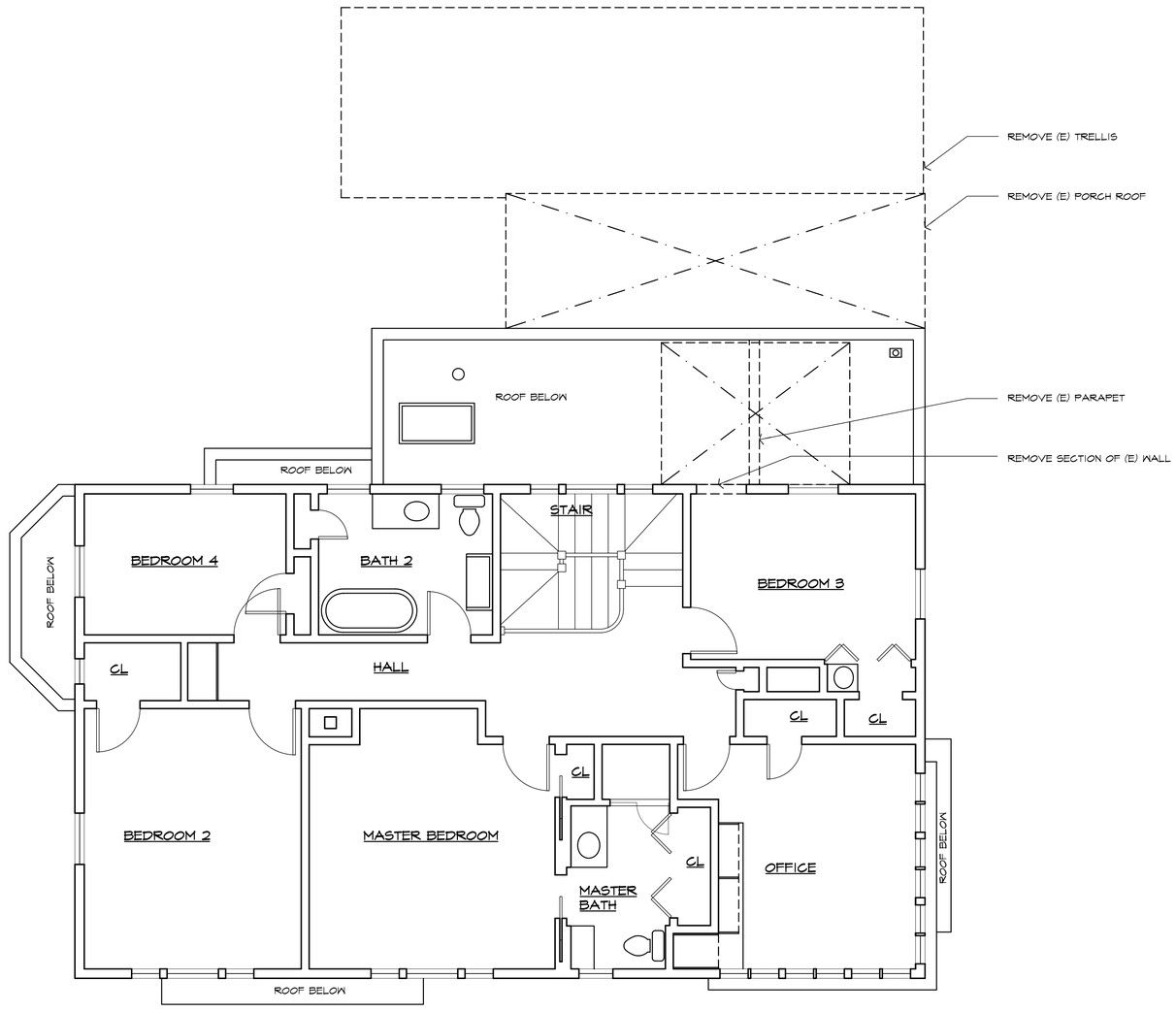
Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

FIRST FLOOR DEMOLITION PLAN

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	CB/RB
Sheet No.	

A2.2



Second Floor Demolition Plan

DEMOLITION LEGEND

[1]	SHEET NOTE REFERENCE.
	(E) CONSTRUCTION TO REMAIN.
	(E) CONSTRUCTION TO BE REMOVED.
	UPPER CABINET LINE.

DEMOLITION NOTES

0'-0" 5'-0" 10'-0" 20'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

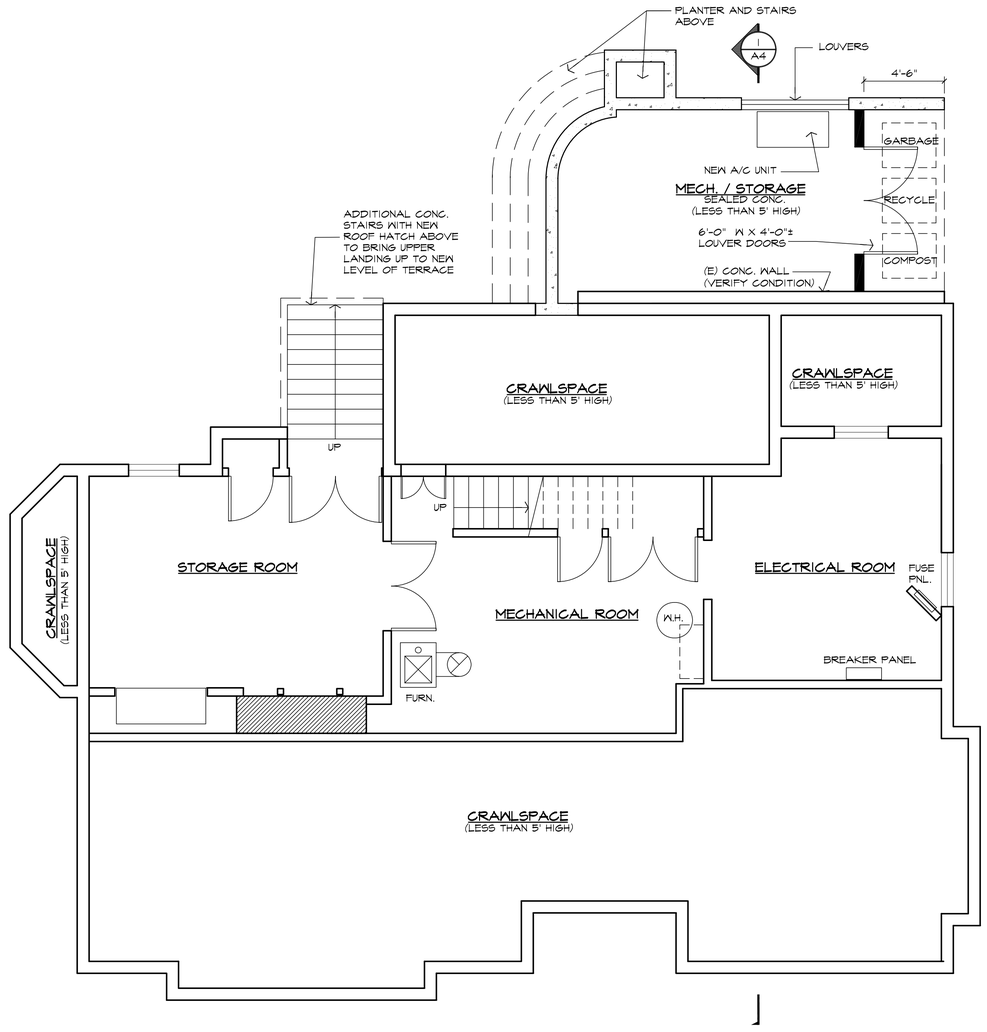
Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

SECOND FLOOR DEMOLITION PLAN

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	CB/RB
Sheet No.	

A2.3



Basement Floor Plan

LEGEND AND NOTES

- NEW CONSTRUCTION: WALLS ARE 2X4 STUDS, TYPICAL, U.O.N.
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONCRETE CONSTRUCTION
- ELEMENT ABOVE
- CABINET ABOVE OR ELEMENT BELOW
- WOOD SHELF AND ROD

0'-0" 5'-0" 10'-0" 20'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

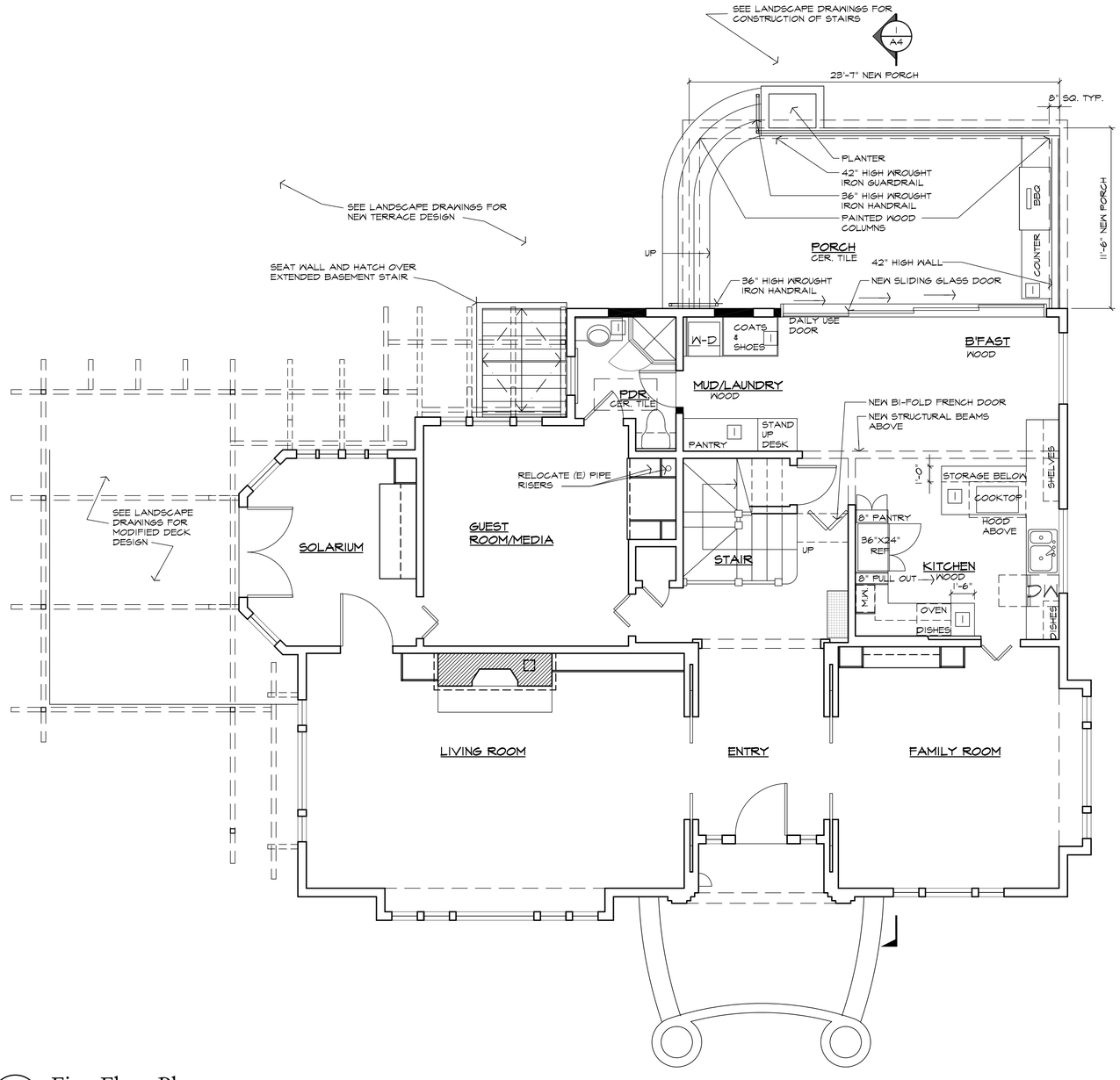
Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

BASEMENT PROPOSED PLAN

Scale	1/4" = 1'-0"
Project No.	1407
Date	9.11.14
Drawn By	CB/RB
Sheet No.	

A2.4



First Floor Plan

LEGEND AND NOTES

- NEW CONSTRUCTION: WALLS ARE 2X4 STUDS, TYPICAL, U.O.N.
- EXISTING CONSTRUCTION TO REMAIN
- ELEMENT ABOVE
- CABINET ABOVE OR ELEMENT BELOW
- WOOD SHELF AND ROD

FLOOR PLAN NOTES

1. CABINETS / SHELVING AS SELECTED BY OWNER
2. CLOSET SHELF AND POLE

0'-0" 5'-0" 10'-0" 20'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

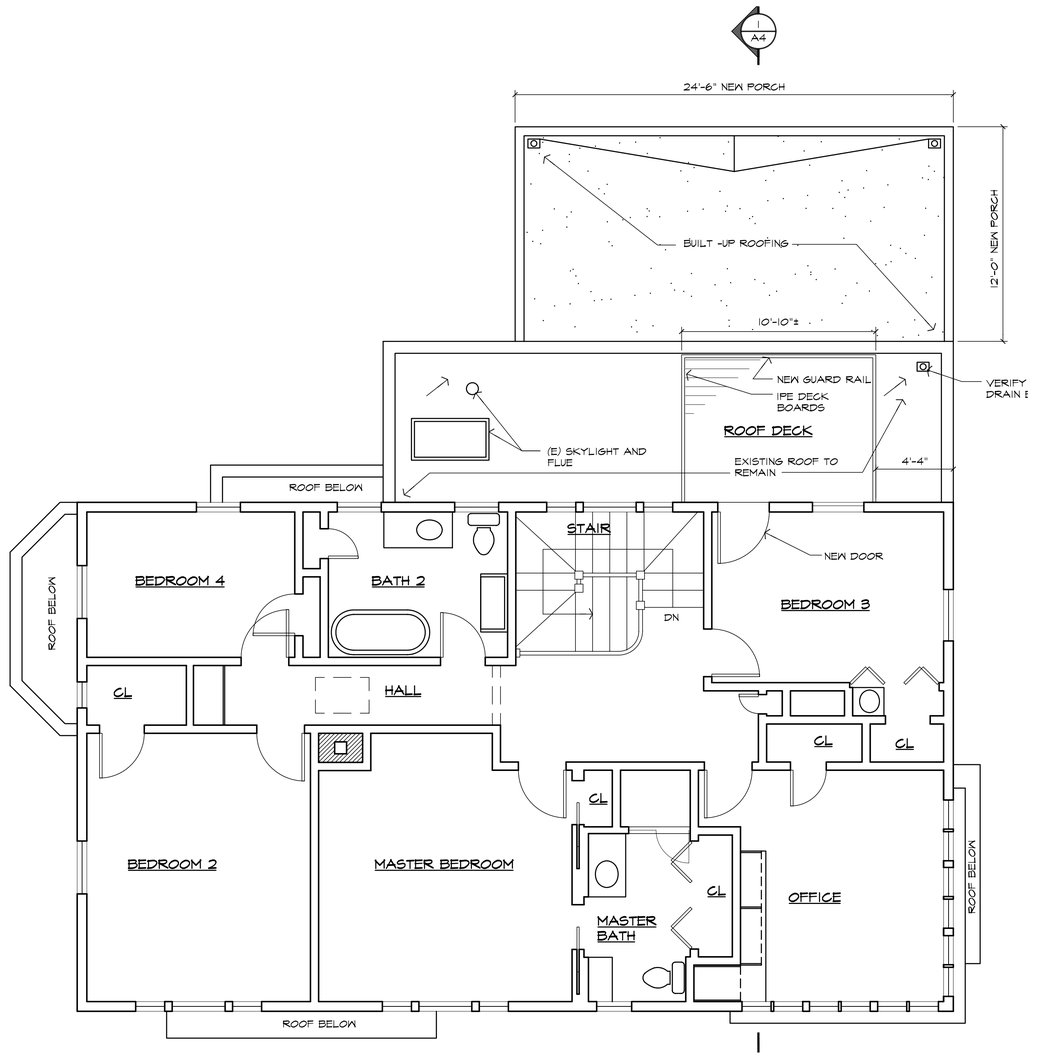
Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

FIRST FLOOR PROPOSED PLAN

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	CB/RB
Sheet No.	

A2.5



Second Floor Plan

LEGEND AND NOTES

- NEW CONSTRUCTION: WALLS ARE 2X4 STUDS, TYPICAL, U.O.N.
- EXISTING CONSTRUCTION TO REMAIN
- ELEMENT ABOVE
- CABINET ABOVE OR ELEMENT BELOW
- WOOD SHELF AND ROD

FLOOR PLAN NOTES

1. CABINETS / SHELVING AS SELECTED BY OWNER
2. CLOSET SHELF AND POLE

0'-0" 5'-0" 10'-0" 20'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

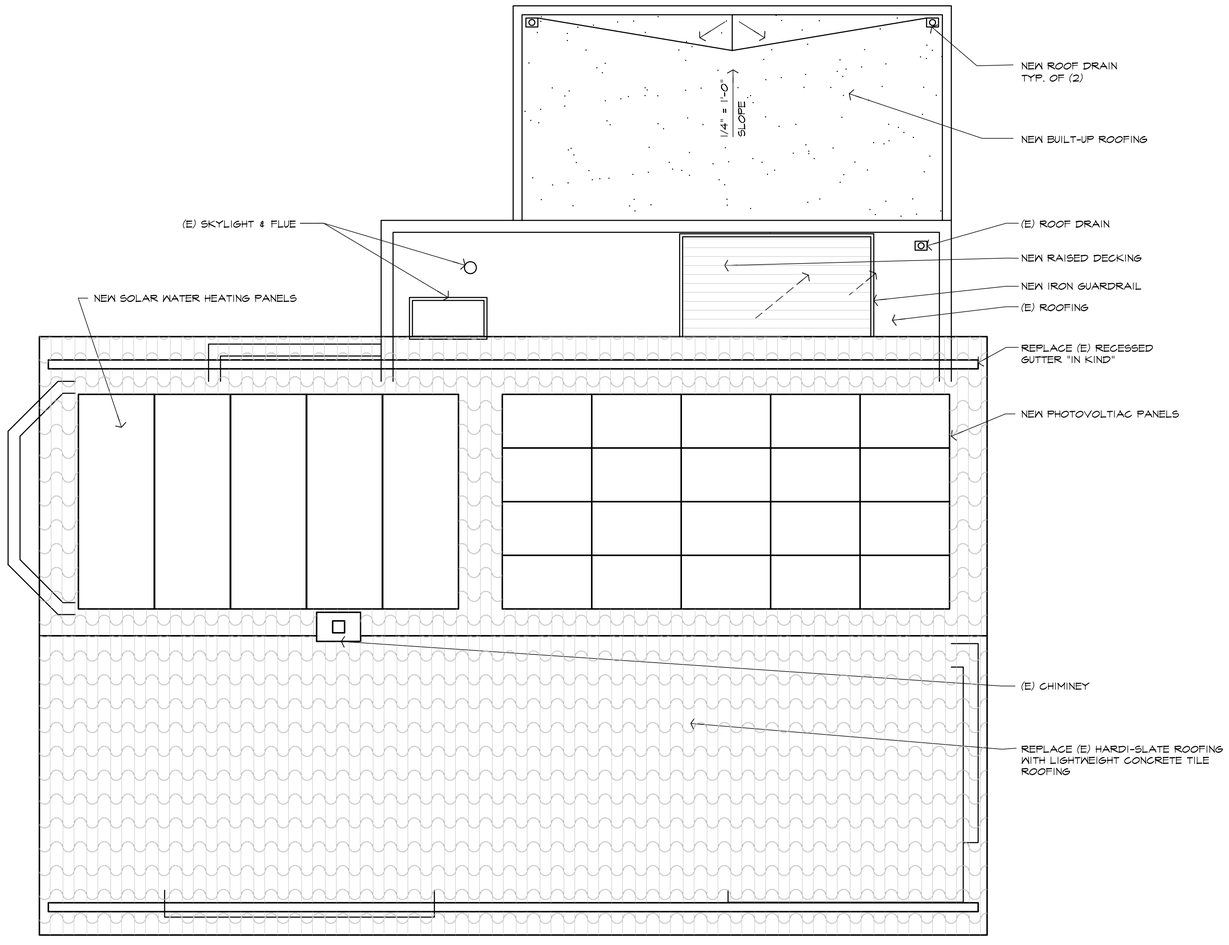
Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

SECOND FLOOR PROPOSED PLAN

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	CB/RB
Sheet No.	

A2.6



Roof Plan

LEGEND AND NOTES

BUILT-UP ROOFING,
1/4 : 12 MINIMUM
SLOPE

BUILT-UP ROOFING,
1/4 : 12 MINIMUM
SLOPE

INDICATES DIRECTION OF DOWNSLOPE

DOWN SPOUT

0'-0" 5'-0" 10'-0" 20'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

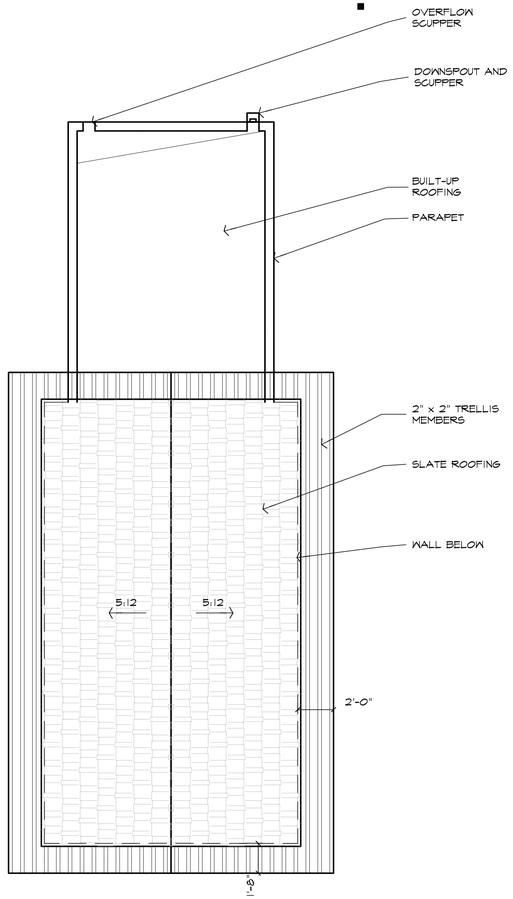
452 University Avenue
Los Altos, California

Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title
ROOF PLAN

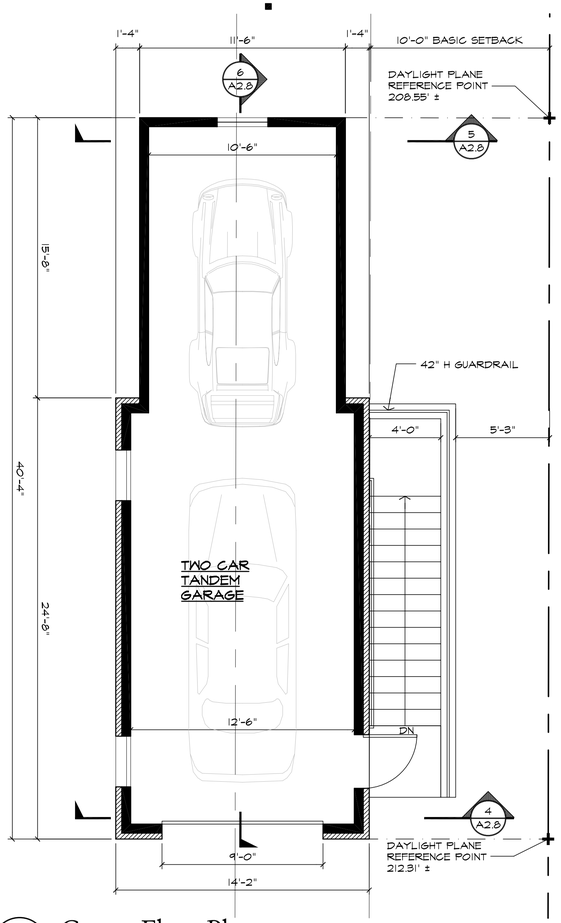
Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	CB/RB
Sheet No.	

A2.7



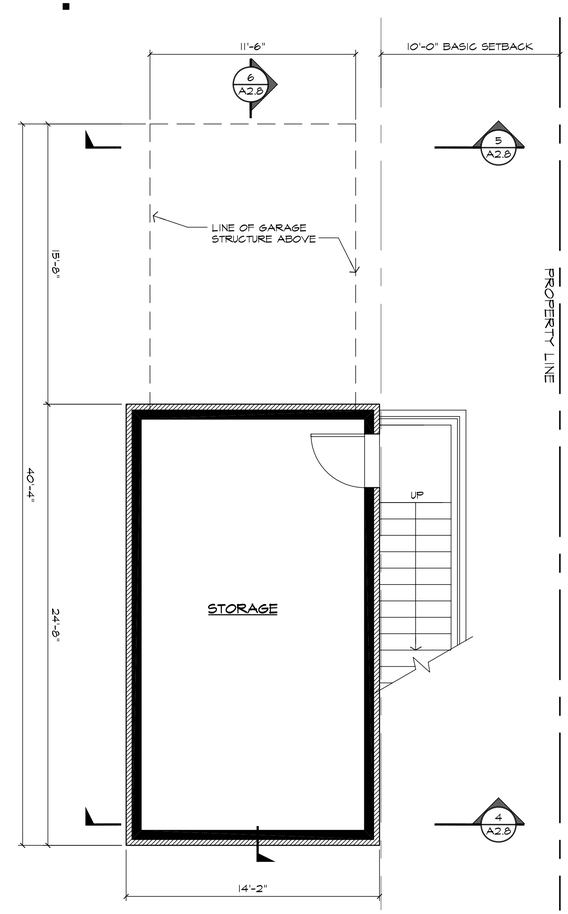
3 Garage Roof Plan

1/4" = 1'-0"



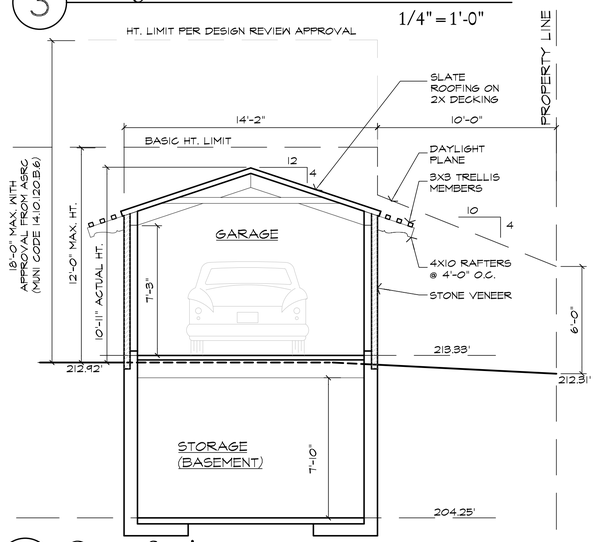
2 Garage Floor Plan

1/4" = 1'-0"



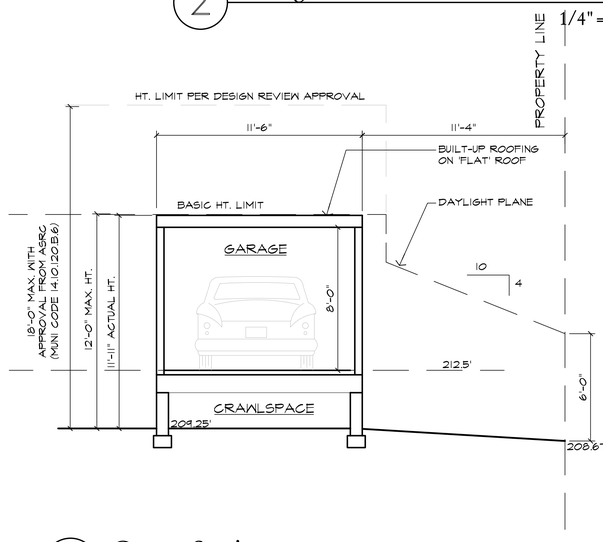
1 Garage Basement Plan

1/4" = 1'-0"



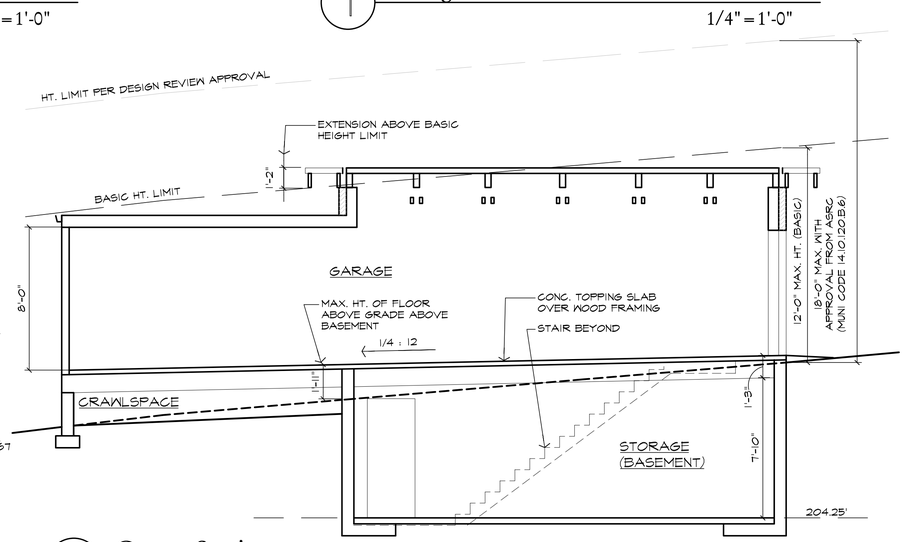
6 Garage Section

1/4" = 1'-0"



5 Garage Section

1/4" = 1'-0"



4 Garage Section

1/4" = 1'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

GARAGE PLAN
ROOF PLAN
AND SECTIONS

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	CB/RB
Sheet No.	

A2.8

1 Proposed East (Front) Elevation

1/4" = 1'-0"

2 Existing East (Front) Elevation

1/4" = 1'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

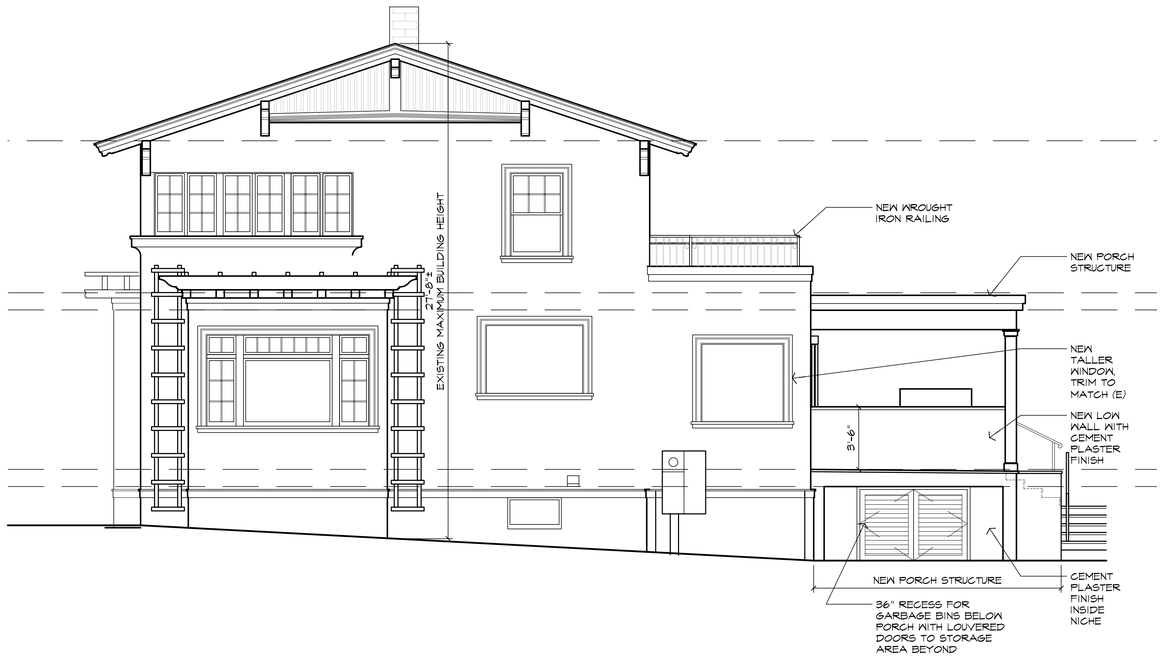
452 University Avenue
Los Altos, California

Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title
ELEVATIONS

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	RB
Sheet No.	

A3.1



1 Proposed North (Right) Elevation

1/4" = 1'-0"

2 Existing North (Right) Elevation

1/4" = 1'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

ELEVATIONS

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	RB
Sheet No.	

A3.2

1 Proposed West (Rear) Elevation

1/4" = 1'-0"

2 Existing West (Rear) Elevation

1/4" = 1'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

Beaumont
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

ELEVATIONS

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	RB
Sheet No.	

A3.3

1 Proposed West (Left) Elevation

1/4" = 1'-0"

2 Existing West (Left) Elevation

1/4" = 1'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

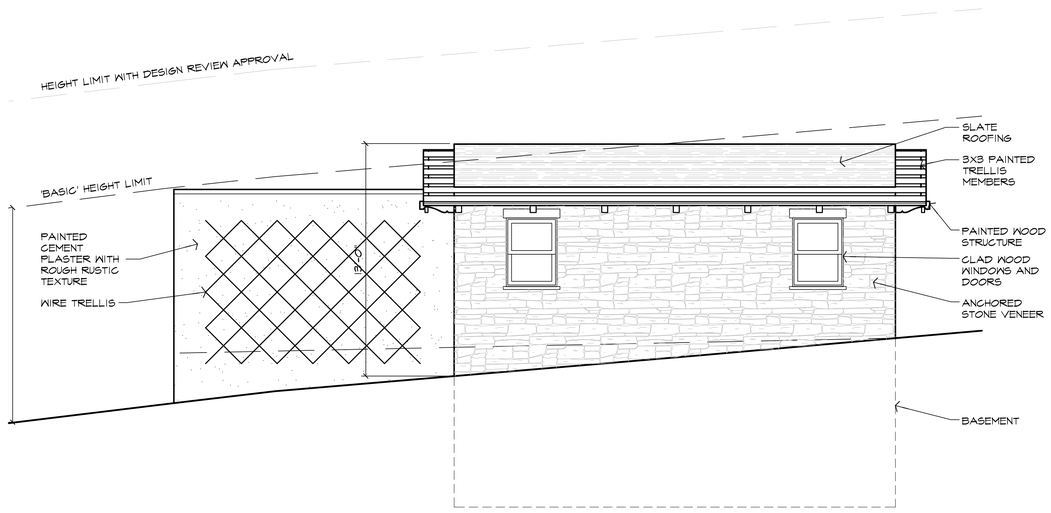
452 University Avenue
Los Altos, California

Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

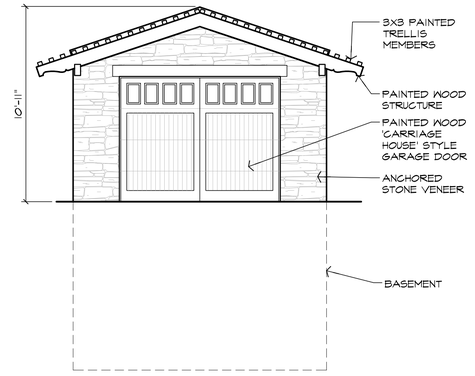
Sheet Title
ELEVATIONS

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	RB
Sheet No.	

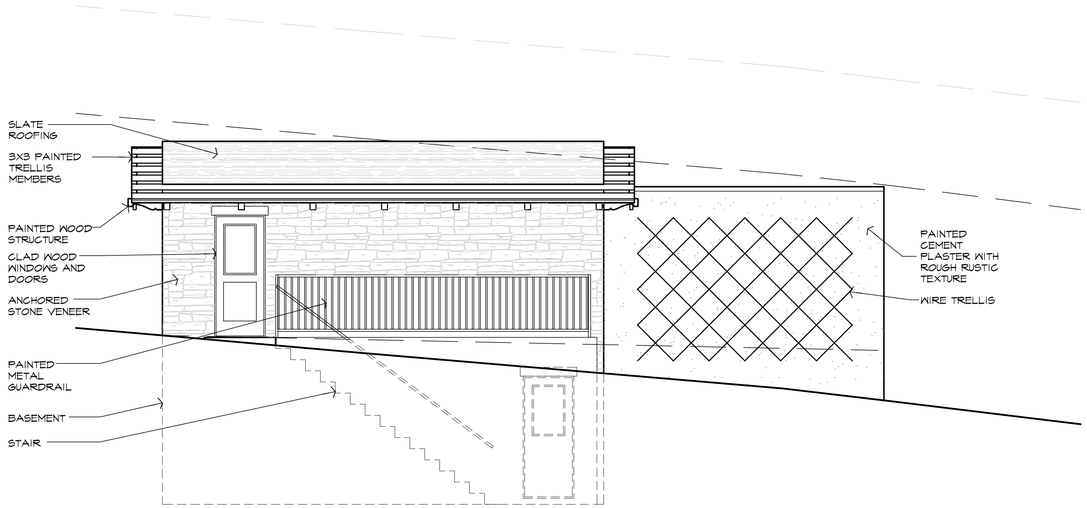
A3.4



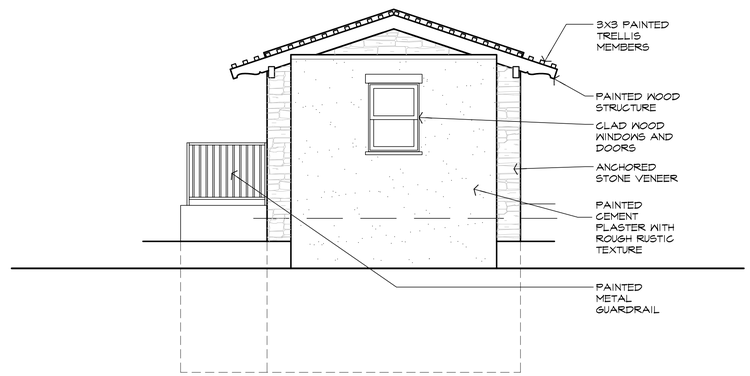
2 South (left side) Elevation



1 East (front) Elevation



4 North (right side) Elevation



3 West (rear) Elevation

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

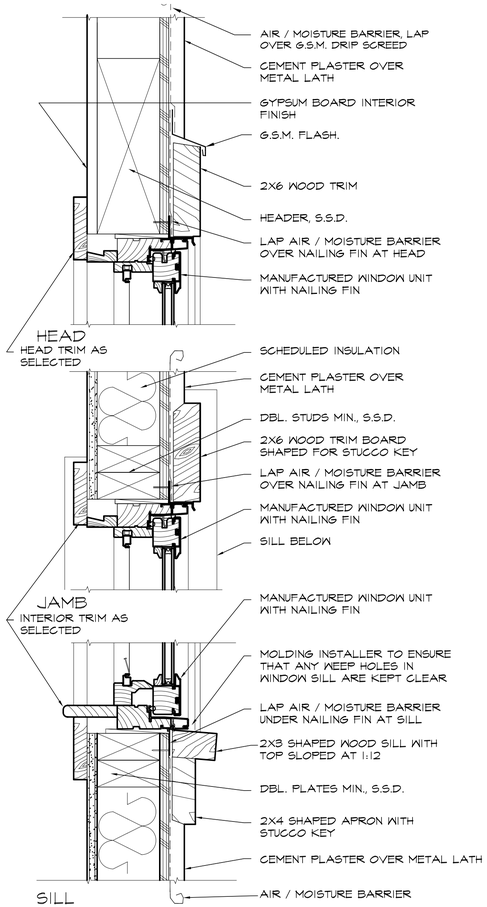
Beaumont Tollefson
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

GARAGE ELEVATIONS AND SECTIONS

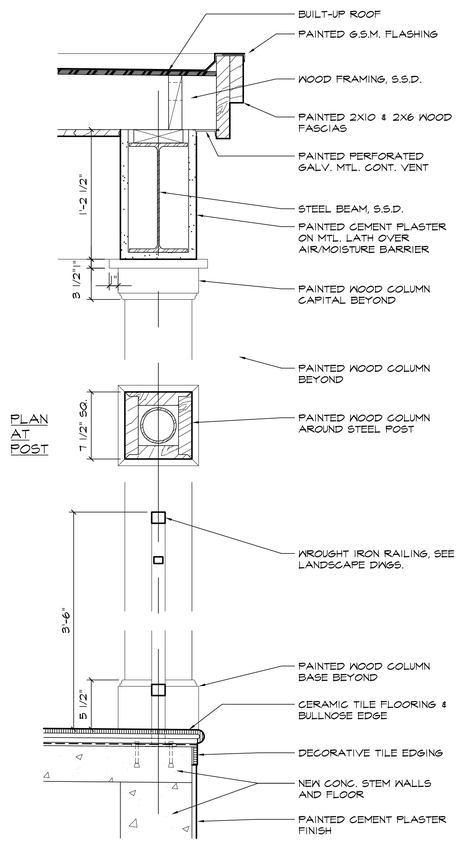
Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	CB/RB
Sheet No.	

A3.5



3 Typ. 'Modern" Window Details

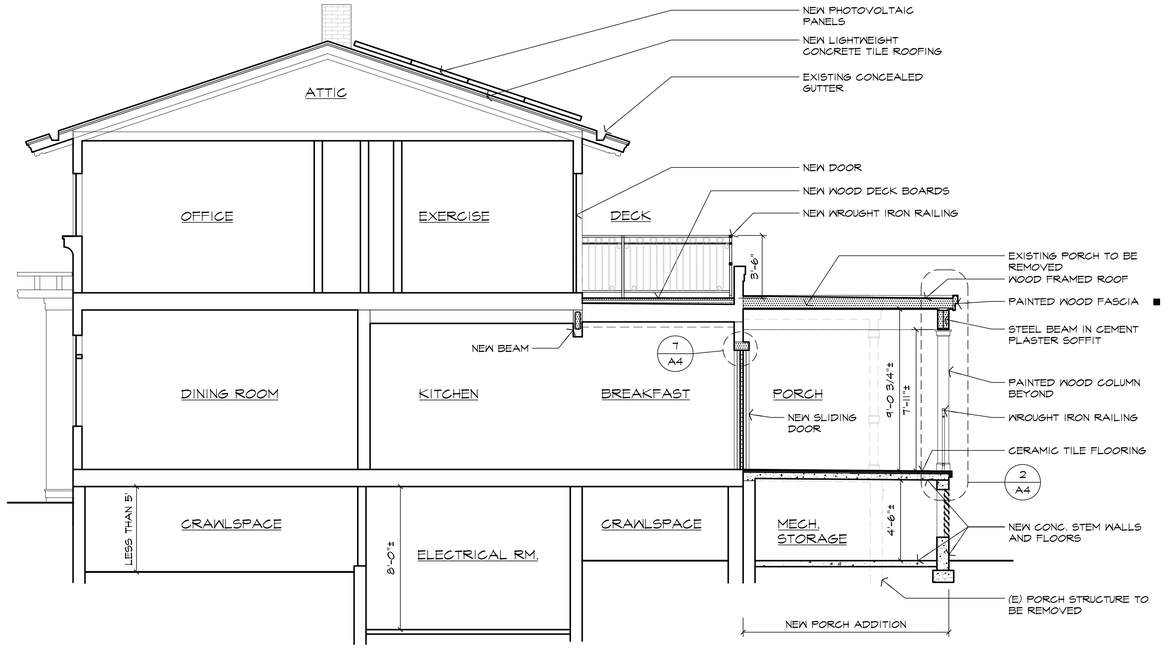
(Typ. door head & jamb similar) 3" = 1'-0"



2 Typical Porch Detail

1 1/2" = 1'-0"

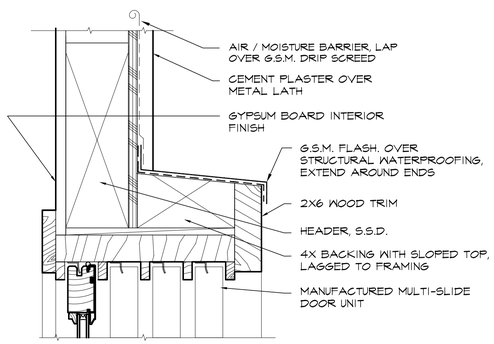
ROOF_EAVE



1 Proposed Section at Kitchen

1/4" = 1'-0"

-



7 Multi-Slide Door Head Detail

(door jamb similar) 3" = 1'-0"

Submittal:

CLIENT REVIEW	6.12.14
HISTORICAL REVIEW	7.1.14
PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14

Hitz Residence

452 University Avenue
Los Altos, California

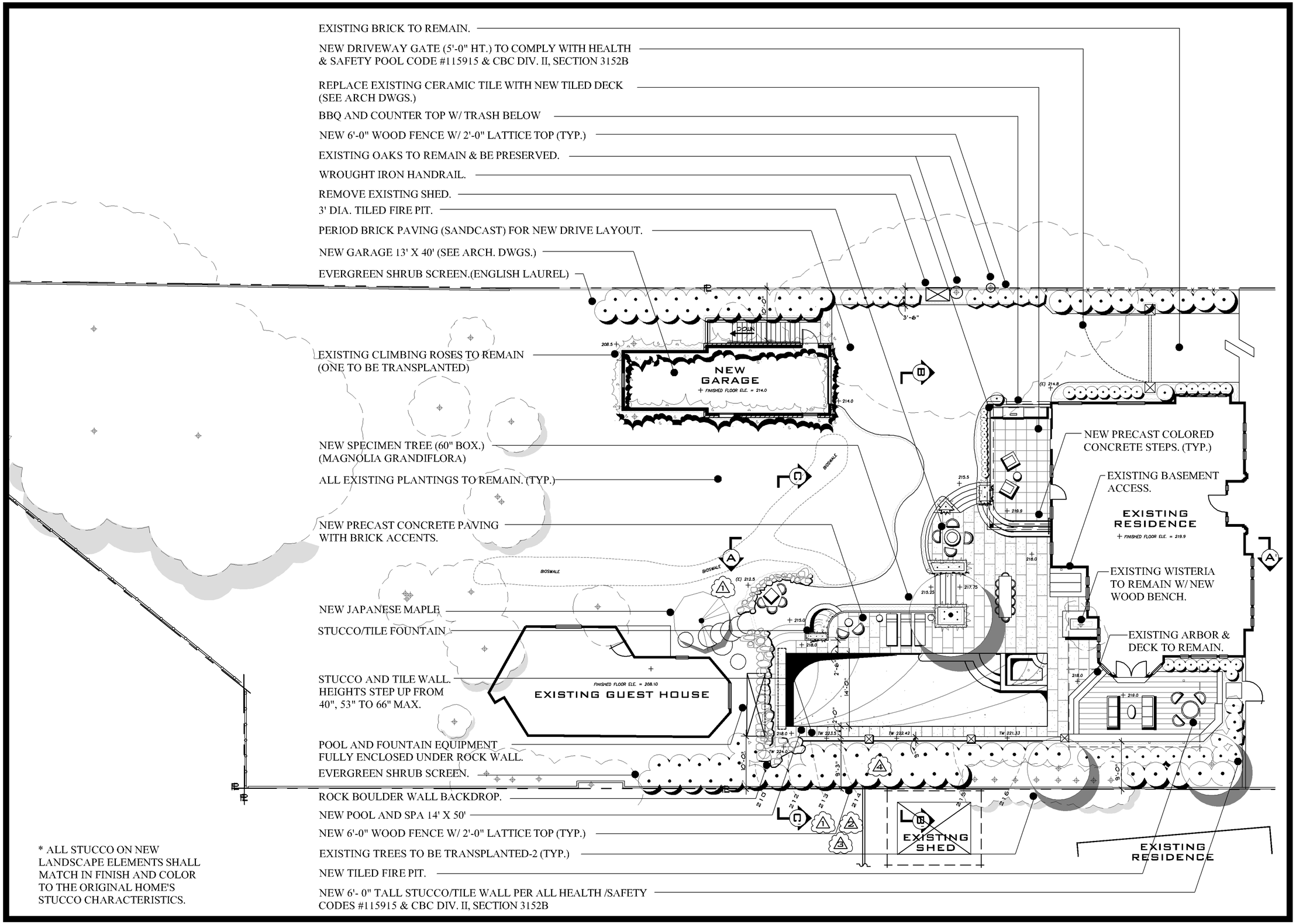
Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

SECTIONS, DETAILS

Scale	1/4" = 1'-0"
Project No.	1407
Date	6.23.14
Drawn By	RB
Sheet No.	

A4



* ALL STUCCO ON NEW LANDSCAPE ELEMENTS SHALL MATCH IN FINISH AND COLOR TO THE ORIGINAL HOME'S STUCCO CHARACTERISTICS.

ROBERT MOWAT ASSOCIATES
LANDSCAPE ARCHITECTURE + LAND PLANNING
1501 N. Broadway Suite 400 Walnut Creek, CA. 94596
Phone 925.705.7424 Fax 925.954.1390
www.rmalandscape.com

HITZ RESIDENCE
452 University Ave
Los Altos, Ca 94022

PRELIMINARY LANDSCAPE PLAN

DATE
6-30-14
REVISIONS
1 8-25-14 10' SETBACK/MISC.
2 8-29-14 WALL PAVING REVISIONS
3 9-11-14 RET. WALL/FIRE PIT REV.
4 10-22-14 SITE/WALL REV.

SCALE
1/8"=1'-0"
NORTH

SHEET
LP- 1
OF 4

© COPYRIGHT 2014 Robert Mowat Associates. No portion of this drawing may be reproduced, duplicated, or copied in any way without the express written consent of Robert Mowat Associates. This drawing is prepared for this particular site and may not be utilized for another site location.

HITZ RESIDENCE, LOS ALTOS, CA

LAYOUT LEGEND

- PROPERTY LINE
- INDICATES EXISTING LANDSCAPE
- INDICATES NEW LANDSCAPE
- INDICATES EXISTING WIRE FENCE
- INDICATES EXISTING WOOD FENCE
- INDICATES EXISTING STEEL FENCE
- EXISTING TREES OR SHRUBS
- EXISTING TREE CANOPY

IMPERVIOUS SURFACE CALCULATIONS

EXISTING

EXISTING GARAGE, GREENHOUSE, BONUS ROOM AND SHED TO BE REMOVED – 963 S.F.
EXISTING PORCH TO BE REMODELED – 218 S.F.
EXISTING DECK TO BE REMOVED – 182 S.F.
EXISTING DRIVEWAY AND HARDSCAPE TO BE REMOVED – 3,561 S.F.

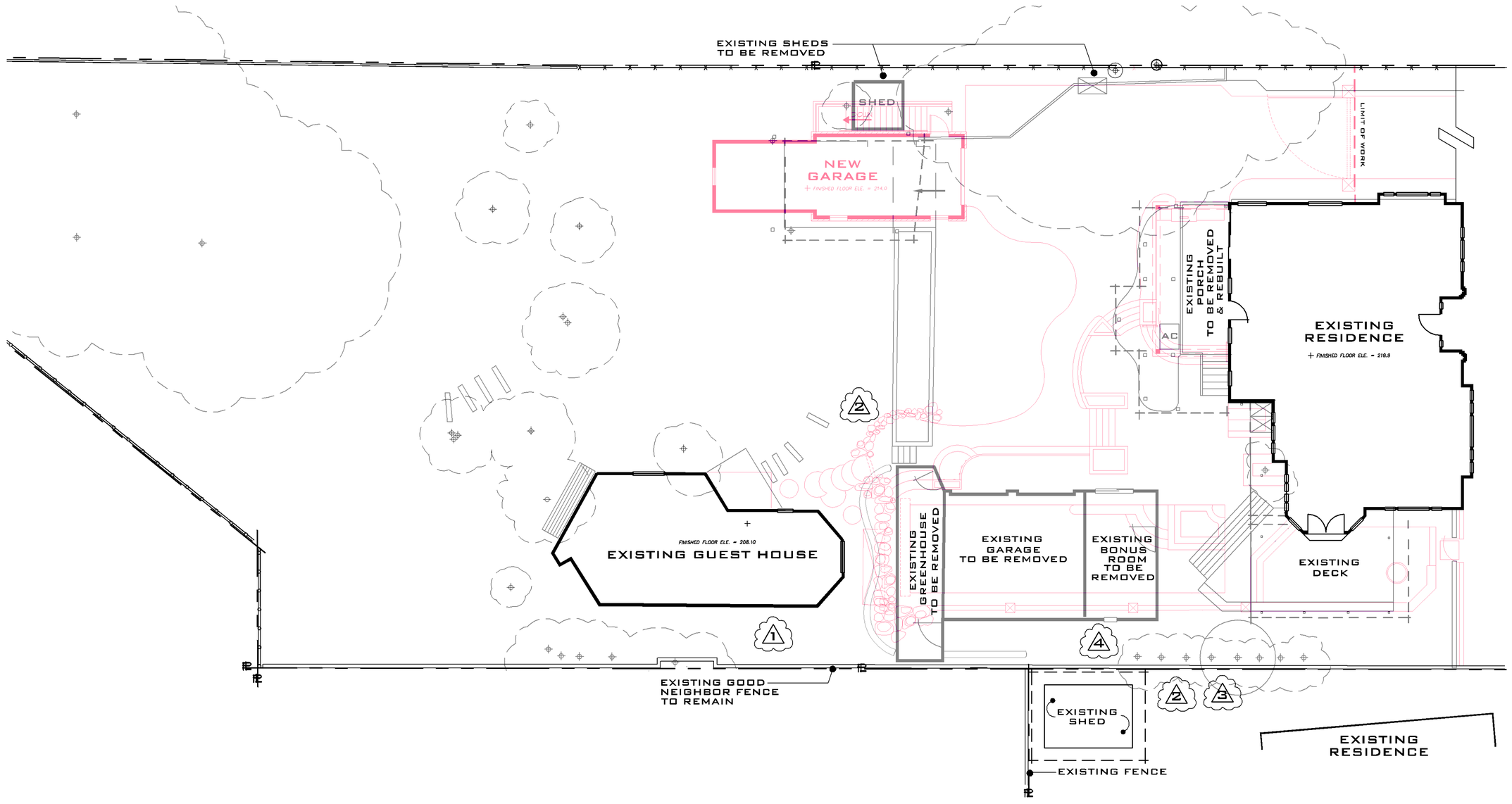
TOTAL IMPERVIOUS SURFACE REMOVED – 4,924 S.F.

NEW

NEW GARAGE – 580 S.F.
NEW PORCH – 278 S.F.
NEW DECK – 31 S.F.
NEW POOL AND SPA – 700 S.F.
NEW DRIVEWAY AND HARDSCAPE – 3,039 S.F.

TOTAL IMPERVIOUS SURFACE ADDED – 4,628 S.F.

NET IMPERVIOUS COVERAGE = (-296) S.F.



ROBERT MOWAT ASSOCIATES
LANDSCAPE ARCHITECTURE + LAND PLANNING
1501 N. Broadway Suite 400 Walnut Creek, CA. 94596
Phone 925.705.7424 Fax 925.954.1390
www.rmalandscape.com

HITZ RESIDENCE
452 University Ave
Los Altos, Ca 94022

EXISTING AND NEW OVERLAY SITE PLAN

DATE
6-30-14
REVISIONS
1 8-8-14
GENERAL SITE PLAN REVISIONS
2 8-29-14
WALL PAVING REVISIONS
3 9-11-14
RET. WALL/FIRE PIT REV.
4 10-22-14
SITE/WALL REV.

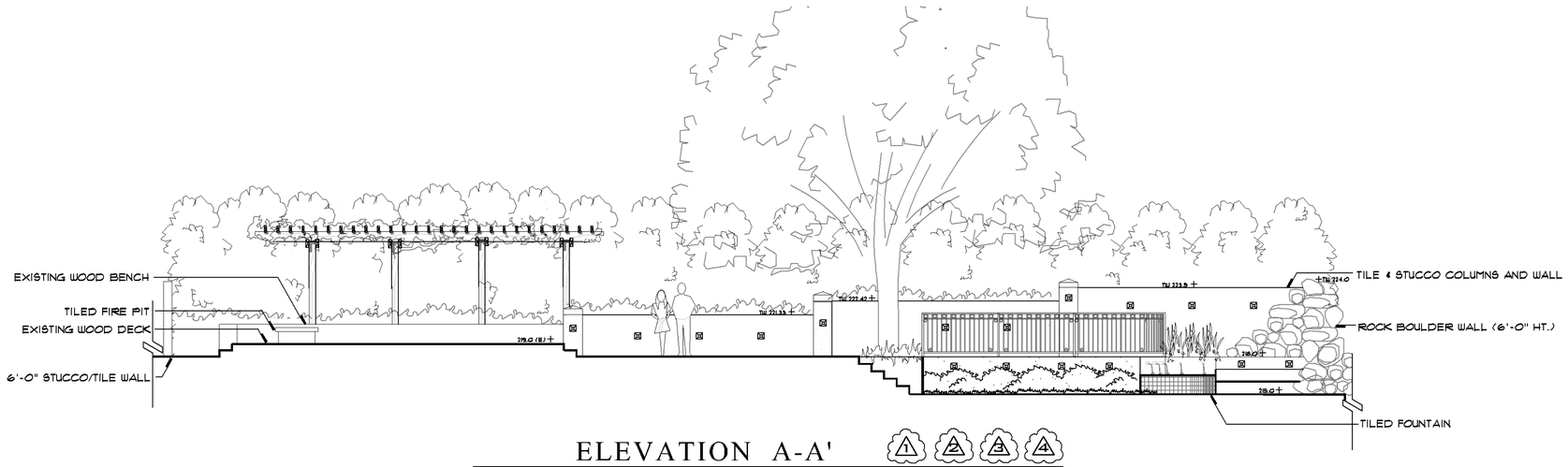
SCALE
1/8"=1'-0"

NORTH

SHEET
LP-2
OF 4

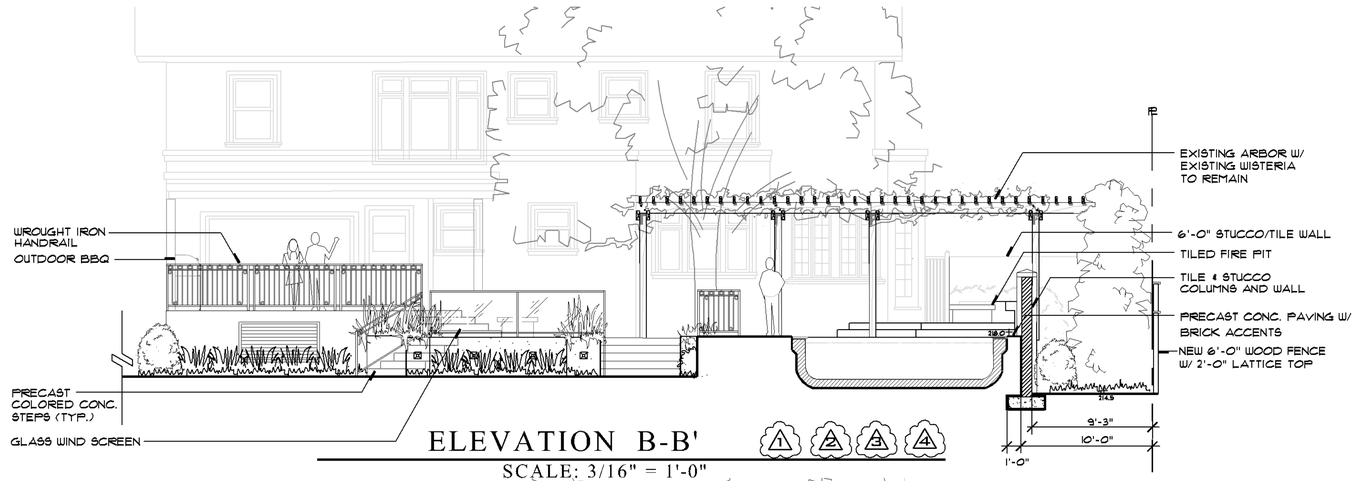
© COPYRIGHT 2014 Robert Mowat Associates. No portion of this drawing may be reproduced, duplicated, or copied in any way without the express written consent of Robert Mowat Associates. This drawing is prepared for this particular site and may not be utilized for another site location.

HITZ RESIDENCE, LOS ALTOS, CA



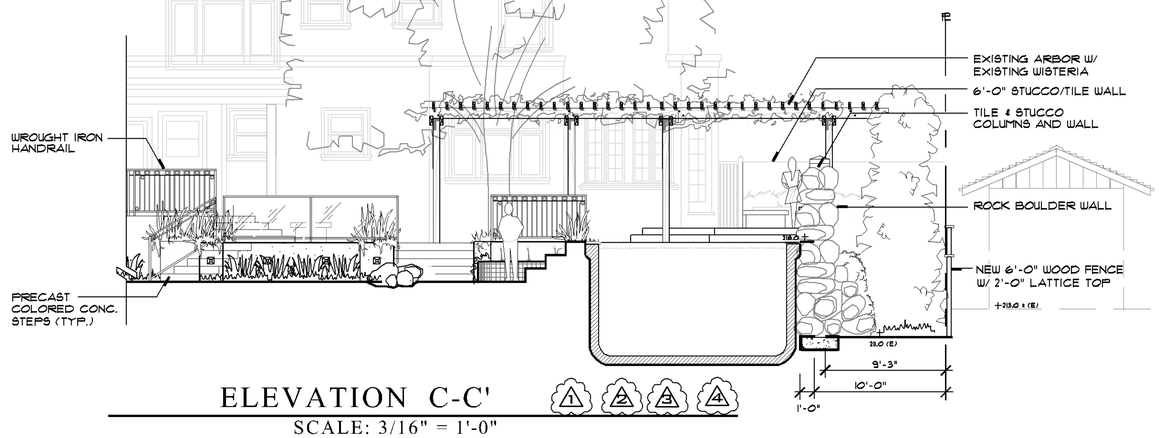
ELEVATION A-A'

SCALE: 3/16" = 1'-0"



ELEVATION B-B'

SCALE: 3/16" = 1'-0"



ELEVATION C-C'

SCALE: 3/16" = 1'-0"

ROBERT MOWAT ASSOCIATES
LANDSCAPE ARCHITECTURE + LAND PLANNING
1501 N. Broadway Suite 400 Walnut Creek, CA. 94596
Phone 925.705.7424 Fax 925.954.1390
www.rmalandscape.com

This drawing is prepared for this particular site and may not be utilized for another site location.

HITZ RESIDENCE
452 University Ave
Los Altos, Ca 94022

PRELIMINARY ELEVATIONS

DATE
6-30-14
REVISIONS
1 8-25-14
10' SETBACK/MISC.
2 8-29-14
WALL/PAVING REVISIONS
3 9-11-14
RET. WALL /FIRE PIT REV.
4 10-22-14
SITE/WALL REV.

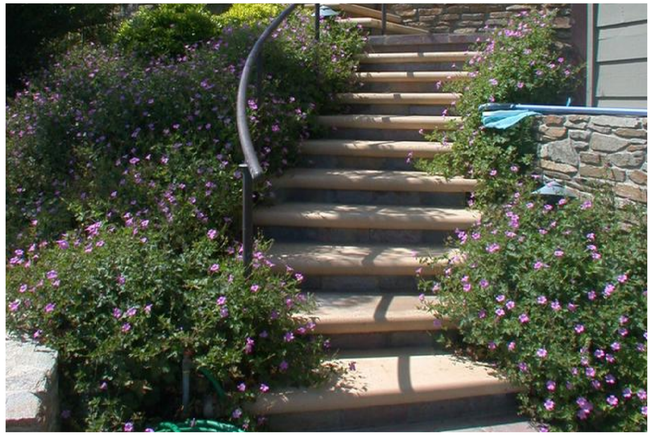
SCALE
1/8"=1'-0"

NORTH

SHEET
LP- 3
OF 4

© COPYRIGHT 2014 Robert Mowat Associates. No portion of this drawing may be reproduced, duplicated, or copied in any way without the express written consent of Robert Mowat Associates.

HITZ RESIDENCE, LOS ALTOS, CA



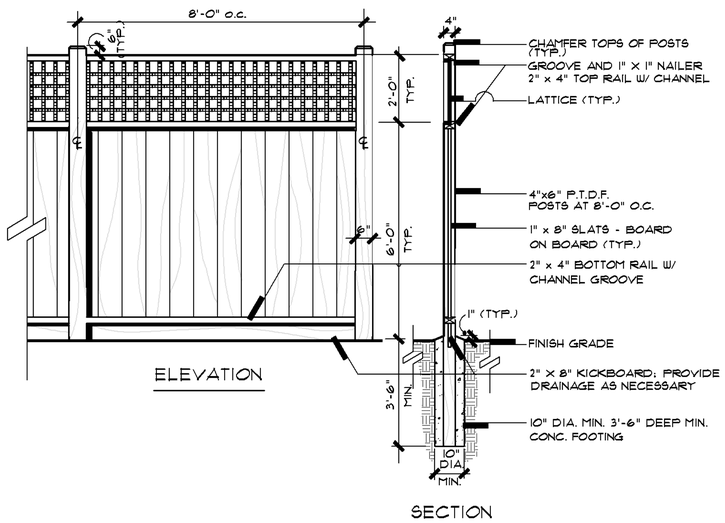
PRECAST CONCRETE STEPS

PRECAST CONCRETE PAVING

RUSTIC CUT CARMEL VALLEY STONE W/ BRICK ACCENTS.

TILE

WROUGHT IRON RAILING
(DESIGN TO BE DETERMINED)



GOOD NEIGHBOR FENCE

SCALE: 1/2" = 1' - 0"

ROBERT MOWAT ASSOCIATES
LANDSCAPE ARCHITECTURE + LAND PLANNING
1501 N.Broadway, Suite 400 Walnut Creek, CA 94596
Phone 925.705.7424 Fax 925.945.1390
www.rmalandscape.com

HITZ RESIDENCE
452 University Ave
Los Altos, Ca 94022

CONCEPTUAL IMAGERY PLAN

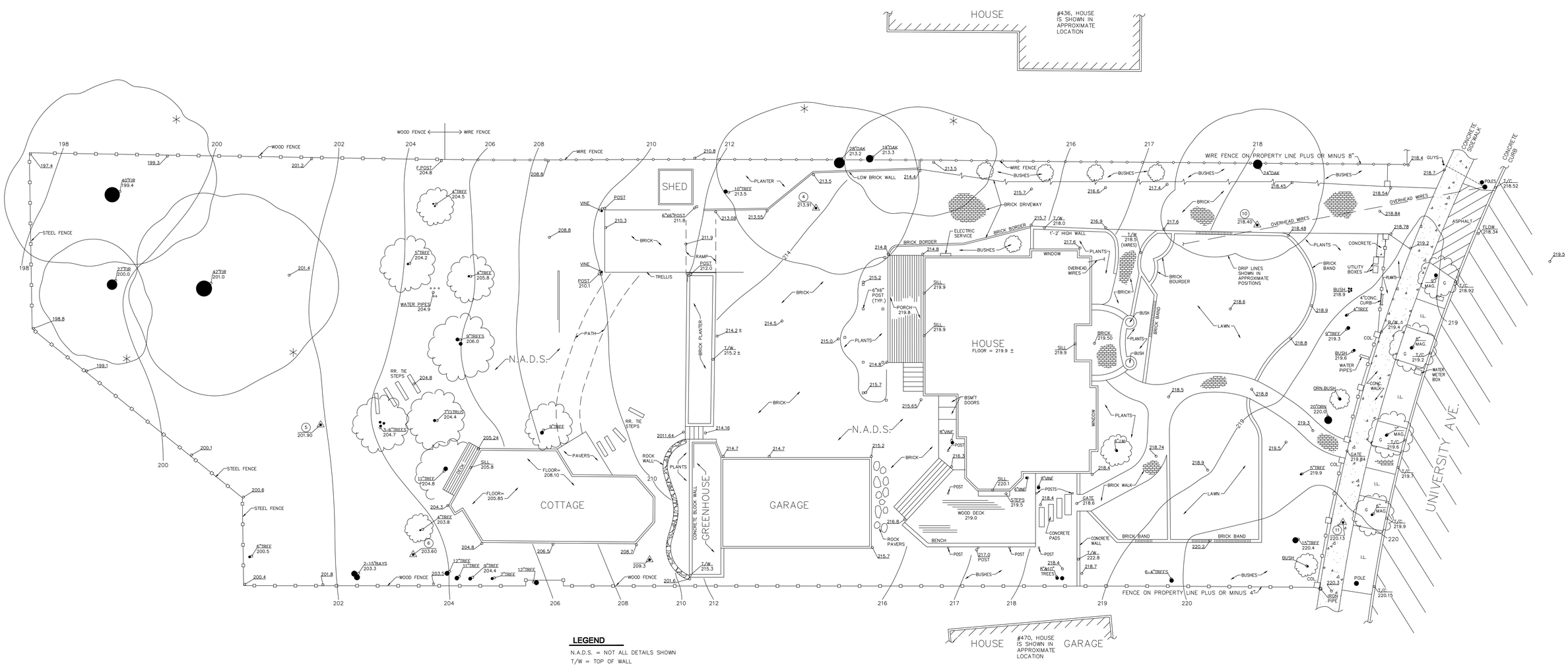
DATE
6-30-14
REVISIONS
10-22-14
4 SITE/WALL REV.

SCALE

SHEET
LP-4
OF 4

© COPYRIGHT 2014 Robert Mowat Associates. No portion of this drawing may be reproduced, duplicated, or copied in any way without the express written consent of Robert Mowat Associates. This drawing is prepared for this particular site and may not be utilized for another site location.

HITZ RESIDENCE, LOS ALTOS, CA



LEGEND

N.A.D.S. = NOT ALL DETAILS SHOWN
T/W = TOP OF WALL
T/C = TOP OF CURB
B/W = BACK OF WALK
COL. = COLUMN
I.L. = IMMITATION LAWN
G = GRAVEL
✳ = TREE DRIP LINES ARE SHOWN APPROXIMATE

ELEVATION DATUM USED:
12-ELEVATION 193.07 NAVD 88
TOWN OF LOS ALTOS HILLS BENCH MARK,
LOCATED AT THE TOP OF A CONCRETE WALL
AT THE SOUTHESTERLY CORNER OF THE
BRIDGE ON BURKE ROAD AT THE TOWN
LIMITS NEAR FOOTHILL EXPRESSWAY.

NOTE:
EASEMENT, PLAN LINES, SETBACK LINES AND GEOLOGIC CONDITIONS, IF ANY, AND UNLESS SHOWN, NOT SHOWN.

NOTE:
NOT ALL UNDERGROUND UTILITY LINES MAY BE SHOWN ON THIS MAP. U.S.A. MUST BE CONTACTED TO DETERMINE LOCATIONS OF ALL UTILITY LINES PRIOR TO ANY DIGGING.

NOTE:
THIS IS A TOPOGRAPHIC MAP NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA, AND MAY VARY SOMEWHAT FROM ABLOLUTE BOUNDARY LOCATIONS.

TOPOGRAPHY

OF A PORTION OF LANDS OF
DAVID HITZ
452 UNIVERSITY AVE. - LOS ALTOS, CA. - 02-11-2014

ROGER E. DODGE, LS 3295
DODGE ASSOC. SURVEYING
20652 CHAPARRAL CIRCLE
PENN VALLEY, CA 95946
(530)432-5212, FAX (530)432-5443

ROGER E. DODGE
LS 3295
STATE OF CALIFORNIA

1/8"=1'-0"

REVISED 2-18-2014
ADD AND OR REVISE VARIOUS DETAILS.

REVISED 6-4-2014
ADD TOPO TO EAST ⅓ OF LOT