

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 (E) DECK AND STAIRS TO BE REMODELED UNDER SEPARATE PERMIT - SEE LANDSCAPE DRAWINGS FOR EXTENT OF WORK
- 4 EXCAVATE AS REQUIRED FOR NEW EXTENDED PORCH
- 5 REMOVE (E) A.C. UNIT AND CONC. PAD
- 6 REMOVE (E) TRELLIS, SUPPORTING POSTS AND FOOTINGS
- 7 REMOVE (E) BEAM ABOVE
- 8 REMOVE (E) FURRED CEILING
- 9 REMOVE (E) WINDOW AND RAISE HEADER

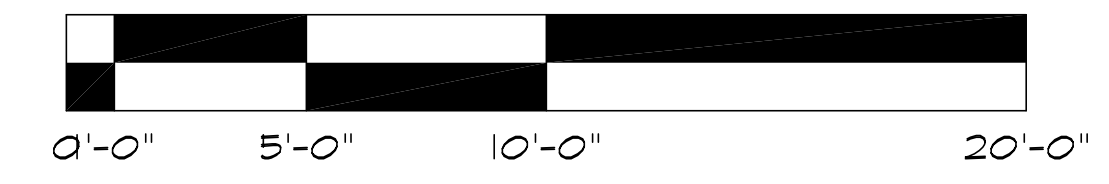
Submittal:	
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PLANNING REVIEW	7.21.14
DESIGN REVIEW	9.12.14
CLIENT REVIEW	12.15.14
PLAN CHECK	2.9.15
1 REVISIONS	3.23.15
2 REVISIONS	4.28.15
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Hitz Residence
 452 University Avenue
 Los Altos, California

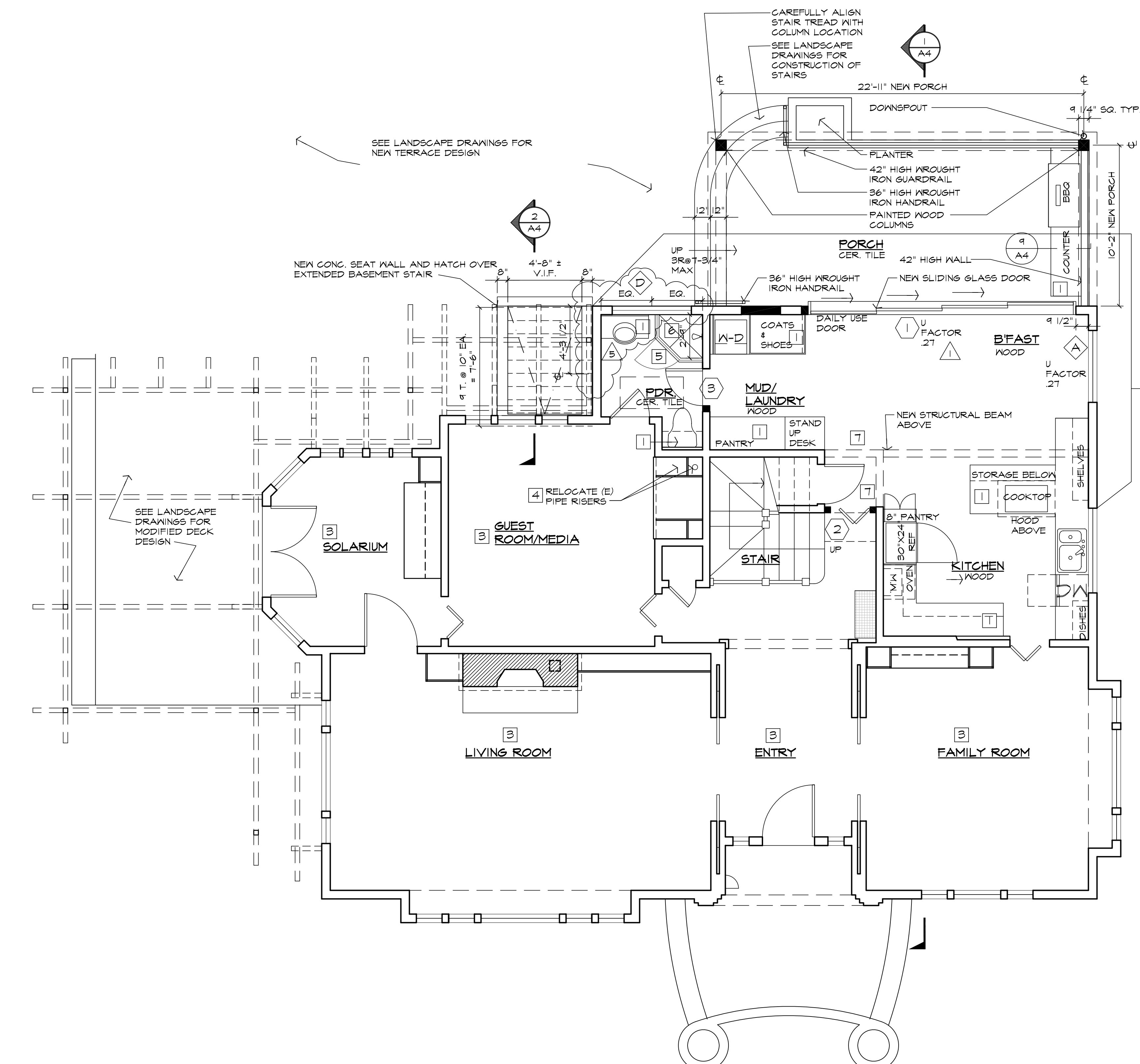
Beausoleil
 Architecture & Interiors
 Planning ♦ ♦ ♦
 745 Faxon Avenue ♦ ♦ ♦ San Francisco, CA 94112
 Tel. (415) 587-2004 ♦ ♦ ♦ Fax (415) 587-1853

Sheet Title
**FIRST FLOOR
 DEMOLITION
 PLAN**

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



○ First Floor Demolition Plan



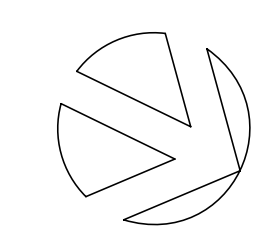
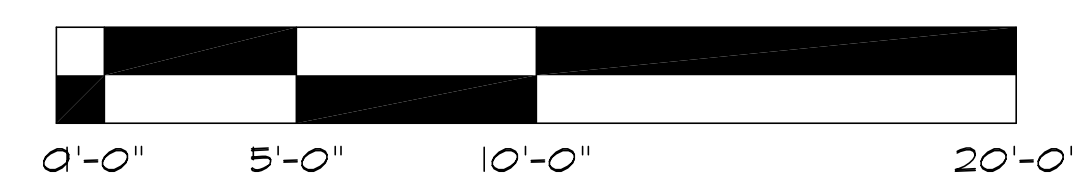
LEGEND AND NOTES

- 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
- 3 NO WORK U.O.N.
- 4 REMOVE (E) BACK PANEL AND MODIFY CABINET AS NEEDED FOR NEW PIPE RISERS
- 5 TEMPERED GLASS SHOWER DOOR AND ENCLOSURE. PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 22"
- 6 TILED SHOWER WITH CURB
- 7 NEW SHEATHING (S.S.D.) AND CEMENT PLASTER TO MATCH (E)

○ First Floor Plan
1/4" = 1'-0"



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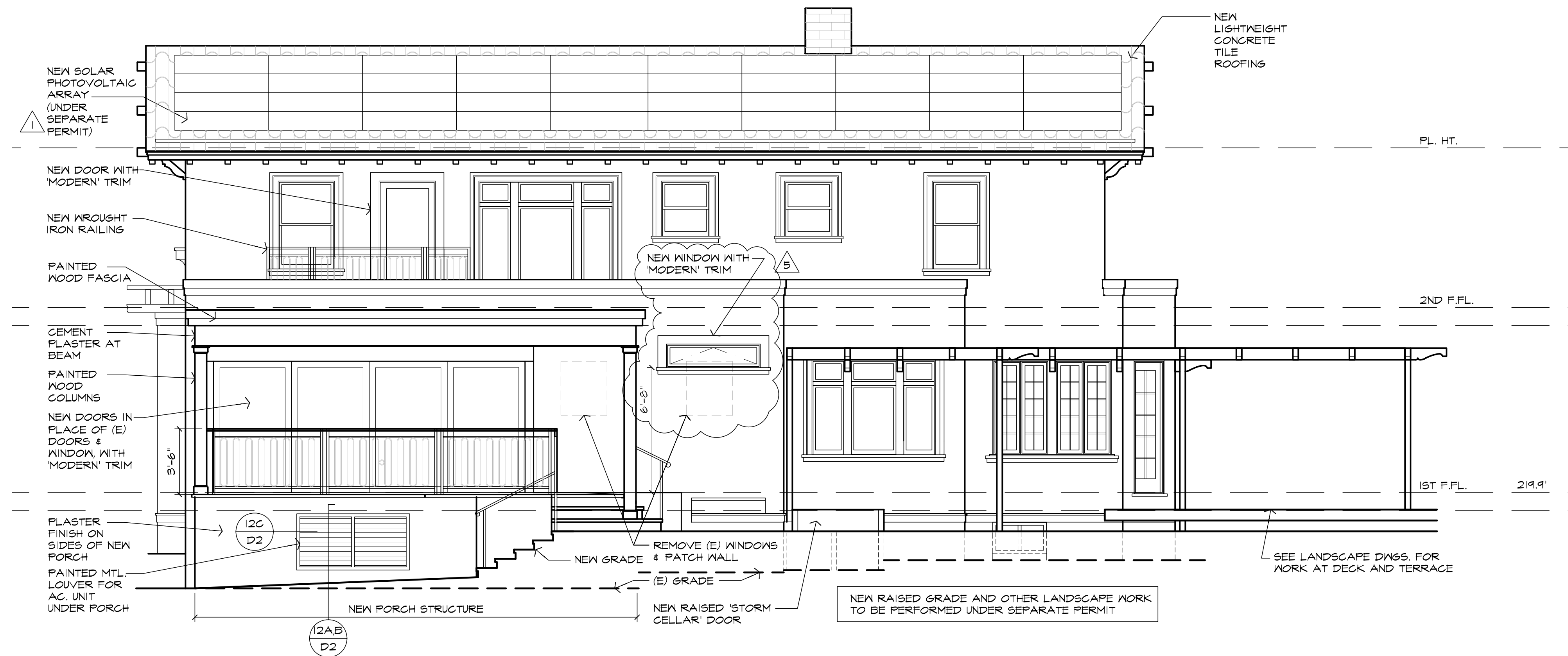
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**FIRST FLOOR
NEW
PLAN**

Scale 1/4" = 1'-0"
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A2.5



1 Proposed West (Rear) Elevation
1/4" = 1'-0"



2 Existing West (Rear) Elevation
1/4" = 1'-0"

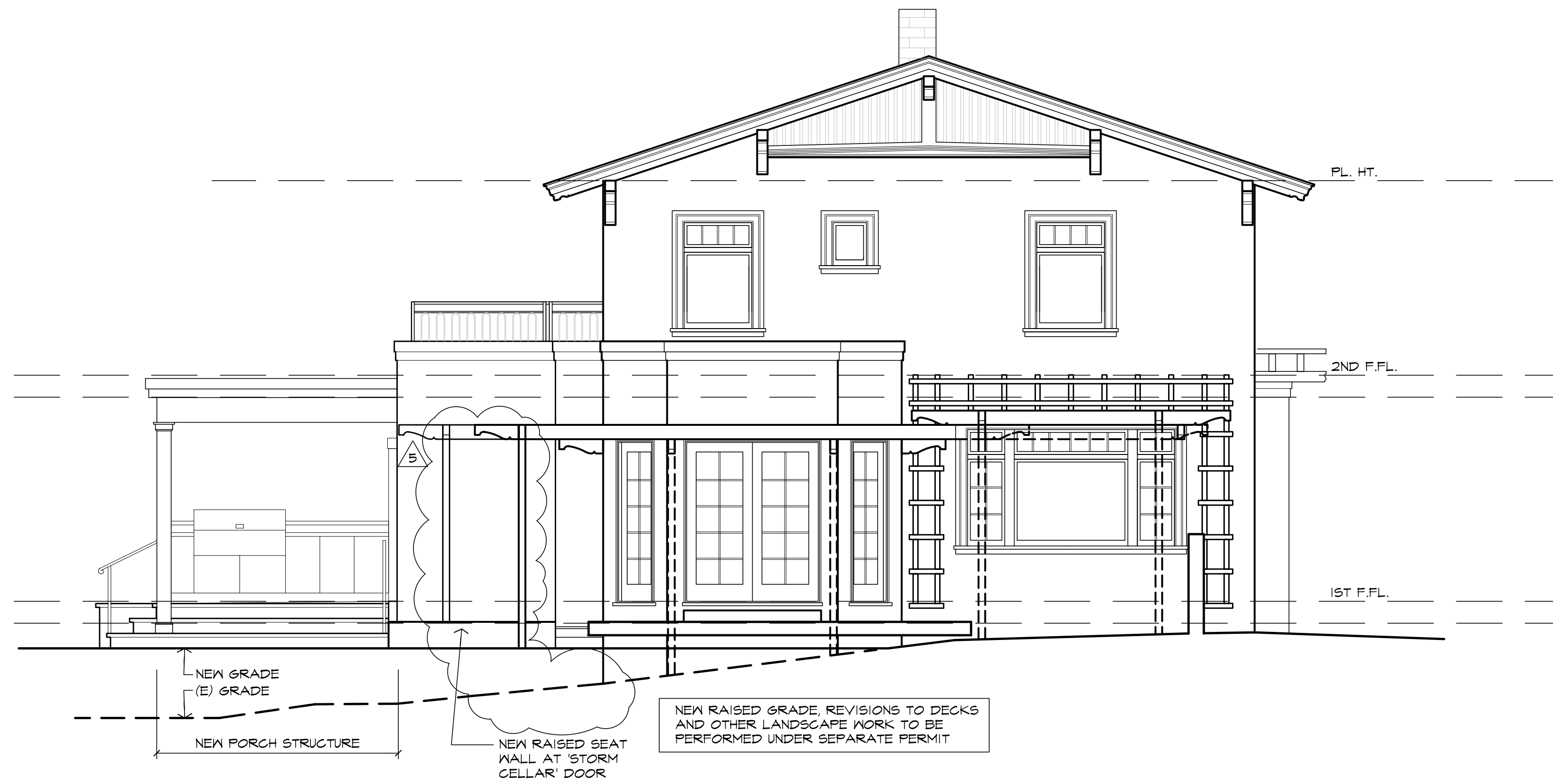
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Sheet Title
ELEVATIONS

Scale	1/4" = 1'-0"
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1 Proposed West (Left) Elevation

1/4" = 1'-0"



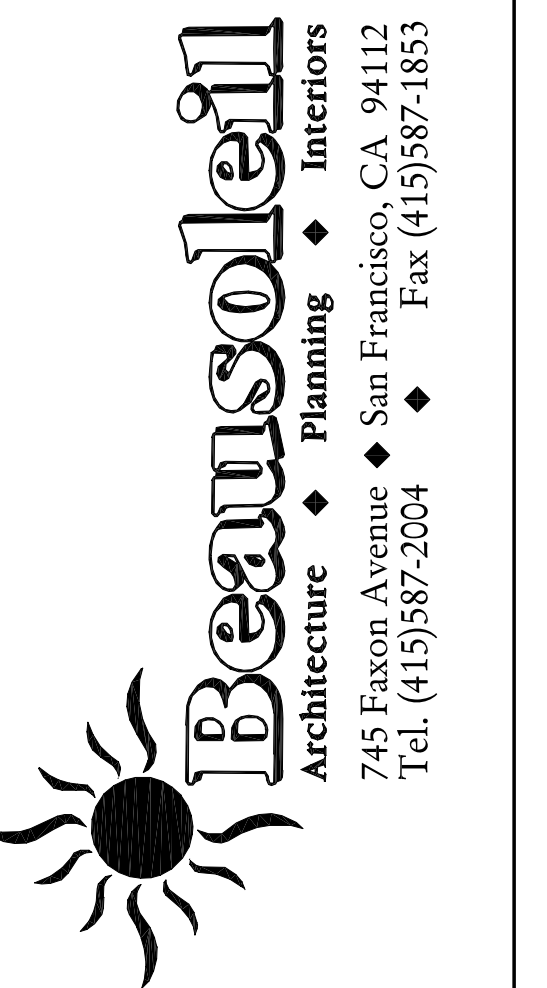
2 Existing West (Left) Elevation

1/4" = 1'-0"

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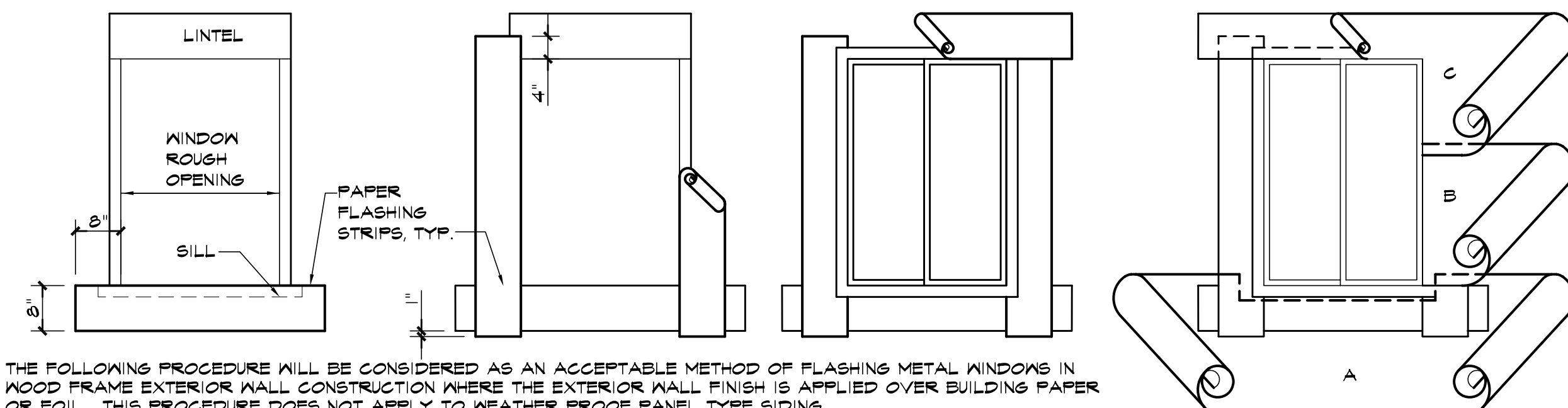
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Sheet Title
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Scale 1/4" = 1'-0"
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A3.4



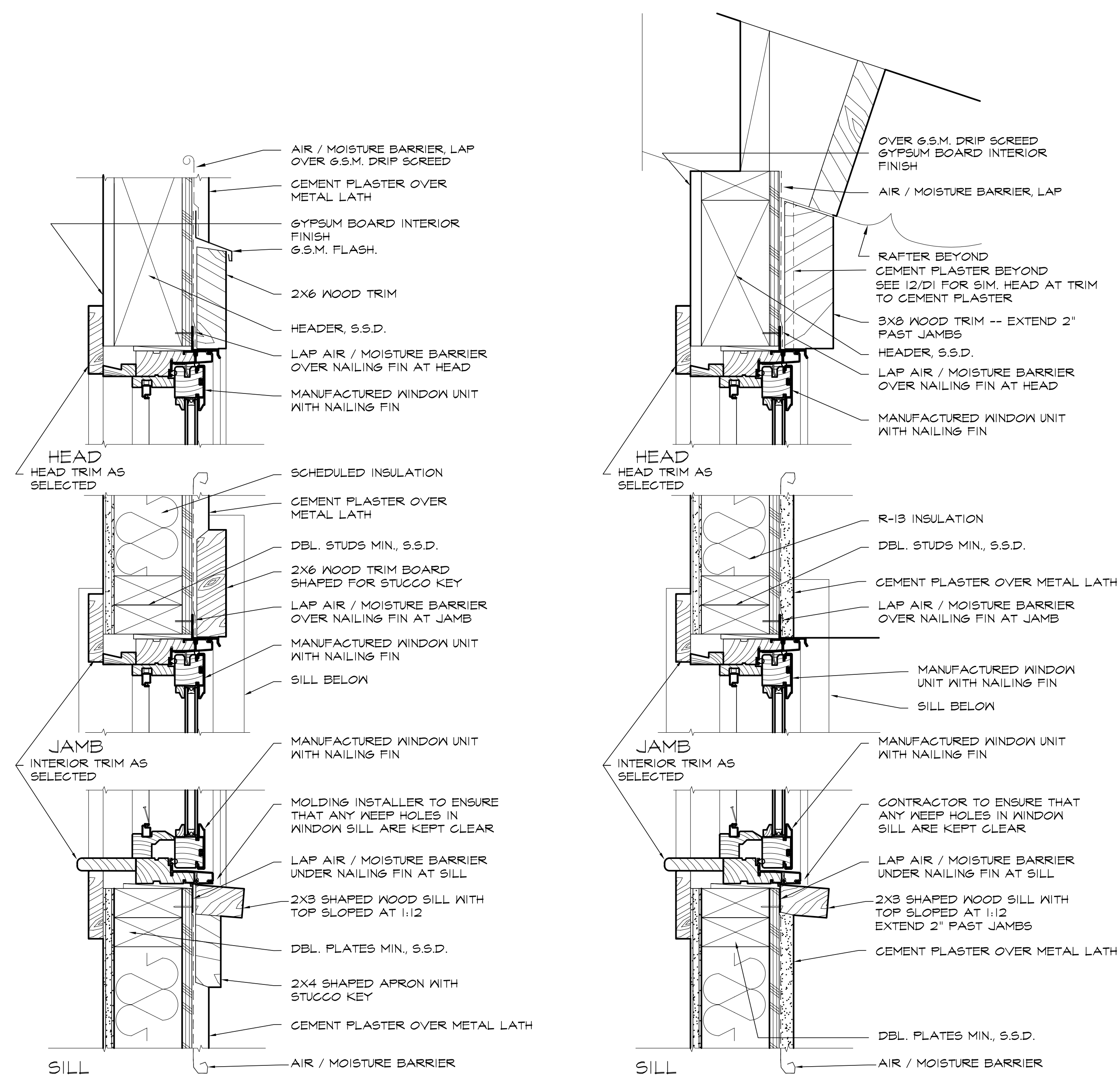
THE FOLLOWING PROCEDURE WILL BE CONSIDERED AS AN ACCEPTABLE METHOD OF FLASHING METAL WINDOWS IN WOOD FRAME EXTERIOR WALL CONSTRUCTION WHERE THE EXTERIOR WALL FINISH IS APPLIED OVER BUILDING PAPER OR FOIL. THIS PROCEDURE DOES NOT APPLY TO WEATHER PROOF PANEL TYPE SIDING.

1. ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8 INCHES. SECURE ALL PAPER FLASHING WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.
2. ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING. START STRIP 1 INCH BELOW EDGE OF SILL AND EXTEND 4 INCHES ABOVE LOWER EDGE OF LINTEL.
3. INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.
4. WHEN BUILDING PAPER REACHES WINDOW (A), LAY THE PAPER UNDER THE EXISTING STRIP. NOTE: SLIP LOWER LINE OF BUILDING PAPER (A) UNDER SILL AND JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B, C, ETC.) OVER HEAD AND JAMB FLANGES LAPPING EACH COURSE.

10 Typical Window Flashing

N.T.S.

winflash

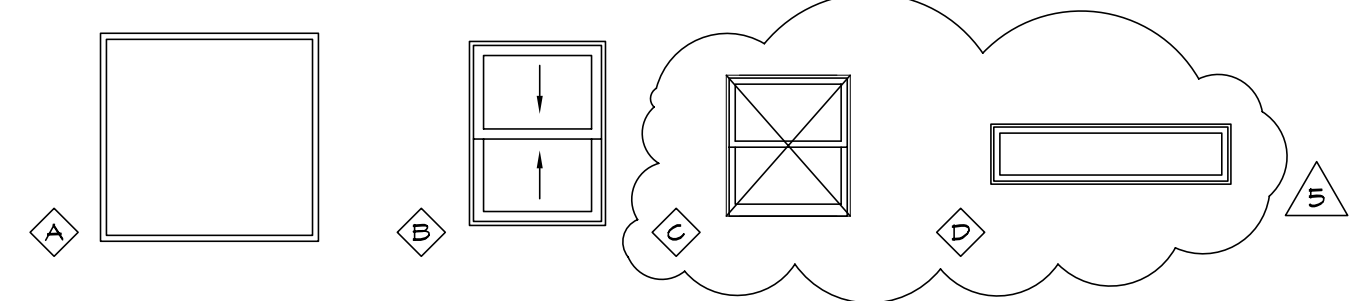


9 Window Details @ Garage

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

N.T.S.

WINDOW TYPES



WINDOW SCHEDULE

WINDOW NO.	NOMINAL OVERALL FRAME SIZE WIDTH X HEIGHT	OPERATION	GLAZING	NOTES
A	4'-6 1/2" ± V.I.F. X 4'-4"	FIXED	DOUBLE	RAISE HEAD HEIGHT OF (E) OPENING
B	2'-5 1/2" X 2'-10 1/2"	DOUBLE HUNG	SINGLE	RE-USE EXISTING
C	NOT USED			
D	5'-0" X 1'-3"	AWNING	DOUBLE	FIBERGLAS FRAME AND SASH (FOR INSTALLATION IN SHOWER)

WINDOW SCHEDULE GENERAL NOTES

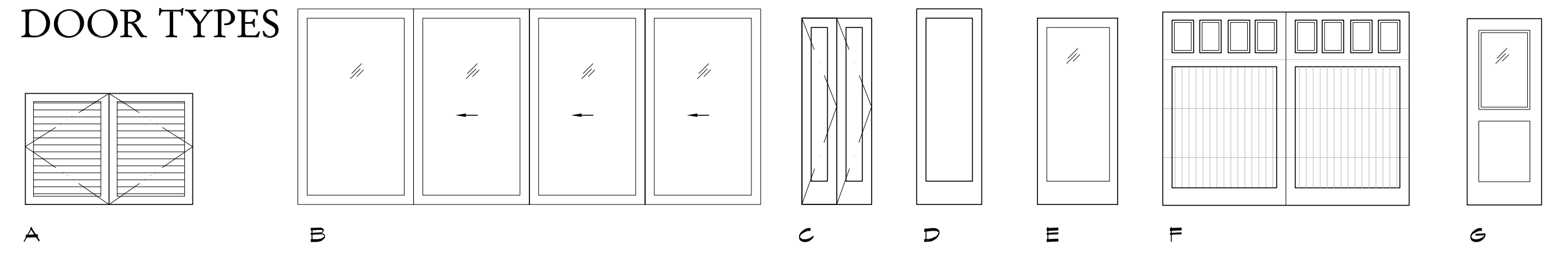
1. VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO FRAMING. SIZES SHOWN ARE NOMINAL.
2. WINDOWS ARE TO HAVE NAILING FIN AND SHALL COMPLY WITH THE C-40 GRADE OR BETTER STANDARDS OF THE AMERICAN ASSOCIATION OF WINDOW MANUFACTURERS.
3. ALL GLAZING SHALL BE CLEAR, DOUBLE GLAZED, LOW E, U.O.N. WINDOWS NOTED WITH * TO RECEIVE LOW E 3 COATING - SEE FLOOR PLANS. ALL OTHER WINDOWS TO BE LOW E 2.
4. SEE DETAIL (B/D2) FOR TYPICAL INSTALLATION DETAILS. SEE ELEVATIONS AND SECTIONS FOR ATYPICAL DETAILS.
5. ALL WINDOWS ARE TO BE PROVIDED WITH SECURITY FEATURES OR DEVICES AS MAY BE REQUIRED BY LOCAL ORDINANCE.
6. SEE (I/O/D1) FOR TYP. WINDOW FLASHING.
7. PROVIDE SCREENS FOR ALL WINDOWS.
8. NO WINDOW ON THE SECOND FLOOR OR ABOVE SHALL HAVE A SILL HEIGHT LESS THAN 24" ABOVE FINISHED FLOOR.
9. ALL WINDOWS LABELLED "EGRESS" TO COMPLY WITH IRC SECTION 310.1 REQUIREMENTS, MIN 20" WIDE X 24" HIGH, MIN NET CLEAR 5.75' F.

5 Window Schedule

N.T.S.

win_sched

DOOR TYPES



ABBREVIATIONS DOOR NOTES:

- ETR = EXISTING TO REMAIN
 TME = TO MATCH EXISTING
 SC = SOLID CORE
 S6 = STAIN GRADE
 PNT = PAINT
 AL = ALUMINUM
 CL = ALUMINUM CLAD
 GL = GLASS
 HM = HOLLOW METAL
 WD = WOOD
 IR = WROUGHT IRON

1. ALL GLAZING SHALL CONFORM TO CBC CHAPTER 24. ALL GLAZING SHALL CONFORM TO ASTM C1028 AND FEDERAL SAFETY STANDARD 'GLAZING MANUAL'. ALL GLAZING SHALL BE 1/4" MIN. THICKNESS. PROVIDE DUAL GLAZING IN EXTERIOR DOORS.
2. DOOR TO BE TIGHT FITTING IN FRAME WITH SMOKE/FIRE SEALS AND SELF-CLOSER.
3. NEW SLIDING GLASS DOOR WITH CORRESPONDING SCREEN AS SELECTED BY OWNER

HARDWARE SCHEDULE

SCHEDULE OF FINISHED HARDWARE: THE FOLLOWING IS A SCHEDULE OF HARDWARE TO BE FURNISHED FOR THIS WORK. ALL LOCKS SHALL BE FURNISHED MASTERKEYED AS DIRECTED BY ARCHITECT/OWNER. COORDINATE STYLE, FINISH AND MANUFACTURER OF HARDWARE WITH OWNER.

- | | |
|---|--|
| HW-1 - BATHROOM DOOR
EACH DOOR TO HAVE:
3 HINGES
1 PRIVACY LOCKSET
1 STOP | HW-4 - SLIDING WALL/DOOR SYSTEM
(NANA OR SIMILAR) GLASS DOORS
EACH DOOR TO HAVE:
1 SER. MANUFACTURER'S
HARDWARE |
| HW-2 - BIFOLD DOORS
EACH PAIR OF DOORS TO HAVE:
6 HINGES
2 DUMMY PULLS
2 BULLET CATCHES
1 TRACK ASSEMBLY | HW-5 - EXT. PAIR OF SWING DOORS
EACH PAIR OF DOORS TO HAVE:
6 BUTT HINGES
2 STOPS
2 EDGEMOUNTED FLUSH BOLTS |
| HW-3 - EXTERIOR SWING DOOR
EACH DOOR TO HAVE:
3 HINGES
1 LOCKSET
1 DEADBOLT
1 STOP | HW-6 - GARAGE DOOR
UPWARD ACTING SECTIONAL
EACH DOOR TO HAVE:
1 ELECTRIC MOTOR OPERATED
BY REMOTE CONTROL WITH
TRACK ASSEMBLY |

DOOR SCHEDULE

DOOR NO.	TYPE	DOOR SIZE - WIDTH X HEIGHT X THICKNESS	DOOR		FRAME		DETAIL			HW/GR.	NOTES
			MAT.	FIN.	MAT.	FIN.	HEAD	JAMB	THRESH.		
B1	A	34'-0" X 6'-0" X 1 3/4"	SC	PNT	WD	PNT				HW-5	
1	B	16'-7" X 7'-0" X 1 3/4"	AL	CL	AL	CL				HW-4	1, 3
2	C	(2) 1'-3" X 6'-8" X 1 3/8"	SC	PNT	WD	PNT				HW-2	
3	D	2'-4" X 7'-0" X 1-3/8"	SC	PNT	WD	PNT				HW-1	
21	E	2'-10" X 7'-0" X 1-3/4"	SC	PNT	WD	PNT				HW-3	1
61	E	9'-10" X 7'-0" X 1-3/4"	SC	CL	WD	CL				HW-6	1
62	F	2'-8" X 6'-8" X 1-3/4"	SC	CL	WD	CL				HW-3	1

6 Door and Hardware Schedules

N.T.S.

dr_sched

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D1