GENERAL NOTES

GENERAL

I. THE FOLLOWING SPECIFICATION SHALL CONFORM TO THE 2012 IBC, 2012 IFC, 2012 UMC, 2012 UPC, 2011 NEC, AND ANY OTHER AGENCY ORDINANCES THAT ARE IN FORCE AT THE TIME OF THIS PROJECT.

II. ALL WORK SHALL CONFORM TO APPLICABLE STATE & LOCAL CODES.

III. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.

IV. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS.

V. ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF VOX DESIGN GROUP. ANY DISCREPANCY NOT REPORTED TO VOX WILL ABSOLVE VOX FROM ANY LIABILITY.

VI. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS ARE PROVIDED.

VII. DO NOT SCALE THESE DRAWINGS. DIMENSIONS SHOWN ON PLANS OR DETAILS SHALL TAKE PRECEDENCE OVER SCALES SHOWN. ALL INTERIOR DIMENSIONS ARE MEASURED TO FINISHED SURFACES AND ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING, UNLESS NOTED OTHERWISE.

VIII. ALL WRITTEN DOCUMENTS REFERRED TO HEREWITH GOVERNING THE CONSTRUCTION OF THIS PROJECT SHALL BE THE CURRENT EDITION OF SAID DOCUMENTS.

IX. THESE GENERAL NOTES SHALL PERTAIN TO THIS PROJECT AS APPLICABLE. ADDITIONAL NOTES PERTAINING TO OTHER REQUIREMENTS MAY BE FOUND ON OTHER SHEETS.

SITE

I. THE SITE PLAN INFORMATION SHOWN INCLUDING PROPERTY LINE BEARINGS AND DISTANCES, LOCATION OF HOUSE AND SIZE OF HOUSE IS BASED ON INFORMATION PREPARED BY OTHERS AND PROVIDED BY OWNER. THE GRADING IS NOT PROPOSED TO CHANGE OR BE MODIFIED IN ANY WAY FROM ITS EXISTING CONDITION DUE TO THIS PROJECT. TREE INFORMATION SHOWN HEREIN IS BASED ON FIELD OBSERVATION AND REPRESENTS APPROXIMATE CONDITIONS.

II. HAZARDOUS MATERIALS MUST BE DISPOSED PER LOCAL, STATE & FEDERAL REGULATION.

III. CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING AND NEW UTILITIES WITH THE LOCAL UTILITY COMPANY.

IV. CONSTRUCTION WORK HOURS SHALL FOLLOW CITY'S ALLOWED WORKING HOURS.

V. STOCKPILES OF DEBRIS SOIL,SAND OR MATERIAL THAT COULD BE BLOWN BY THE WIND SHALL BE WATERED OR COVERED.

VI. DEMOLITION WASTE: MAKE SURE ALL DEMOLITION WASTE IS PROPERLY DISPOSED AS AHJ GUIDELINES.

CODES & STANDARDS

2013 CALIFORNIA BUILDING CODE (2012 IBC).
2013 CALIFORNIA FIRE CODE (2012 INTERNATIONAL FIRE CODE).
2013 CALIFORNIA MECHANICAL CODE (2012 UMC).
2013 CALIFORNIA PLUMBING CODE (2012 UPC).
2013 CALIFORNIA ELECTRICAL CODE (2011 NATIONAL E.C.).
2013 CALIFORNIA ENERGY CODE .
2013 CALIFORNIA GREEN BUILDING CODE.
2013 CRC (2012 IRC)

LEGEND

Property Line

Setback Line

(E) BUILDING/STRUCTURE

(E) CONVERTED STRUCTURE

25 DOUD DRIVE LOS ALTOS, CA 94022 SECOND LIVING UNIT CONVERSION

IDENTIFIERS

1 (E) ELECTRICAL MAIN
2 (E) GAS METER
3 (E) WATER METER
4 (E) TWO-CAR GARAGE. USE 1 COVERED PARKING SPACE FOR MAIN HOUSE & 1 COVERED PARKING SPACE FOR THE 2ND LIVING UNIT

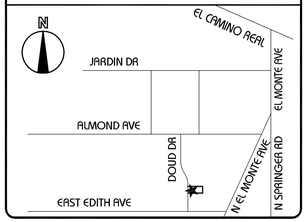
WORK NOTES

5 (E) ROOF STRUCTURE TO REMAIN

PROPERTY DATA

- OWNER: BRIAN ASPLAND & DANIELA VANOGA
- ADDRESS: 25 DOUD DR. LOS ALTOS, CA
- ZONING: R1-10 APN#: 170-31-031
- CONSTRUCTION: V-B NET LOT AREA : 19,564 S.F.
- (E) HOUSE W/ 472 SF GARAGE 4,235 SF
  (E) PORCH 37 SF
  (E) ACCESSORY STRUCTURE 288 SF
  (E) FAR 4,560 SF
  (E) GAZEBO 69 SF
  (E) COVERAGE 4,491 SF
- CONV. 2ND UNIT 288 SF ADD FLOOR AREA 0 SF

VICINITY MAP



SCOPE OF WORK

CONVERSION OF (E) ACCESSORY STRUCTURE INTO A SECOND LIVING UNIT. (E) 288 SQ. FT. AREA TO BE REMAIN, (E) ROOF TO REMAIN.

SHEET INDEX

C1	SITE PLAN
A1	(E) FLOOR PLAN & (PROPOSED) FLOOR PLAN
A2	(E) ELEVATIONS & (PROPOSED) BUILDING ELEVATIONS

ZONING COMPLIANCE

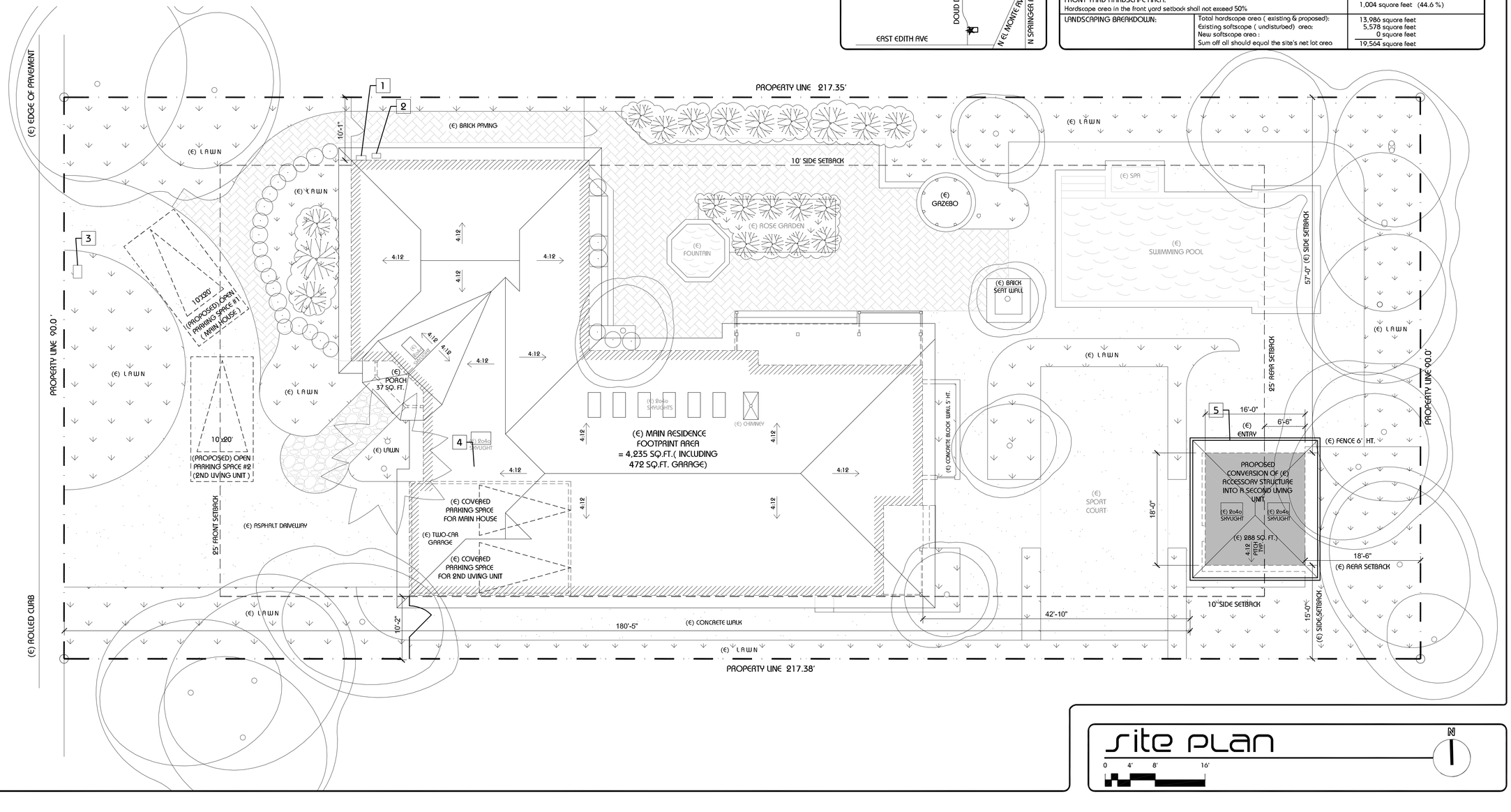
	Existing	Proposed	Allowed/Required
LOT COVERAGE: ALL STRUCTURES	4,491 square feet (25.1 %)	NO CHANGE	6,847 square feet (35 %)
FLOOR AREA: ALL STRUCTURES	4,560 square feet	NO CHANGE	4,706 square feet
SETBACKS: ACCESSORY STRUCTURE			
FRONT	180'-5"	NO CHANGE	25'
REAR	18'-6"	NO CHANGE	25'
RIGHT SIDE (1ST / 2ND)	15'-0" / NA	NO CHANGE	10' / 17.5
LEFT SIDE (1ST / 2ND)	57'-0" / NA	NO CHANGE	10' / 17.5'
HEIGHT: ACCESSORY STRUCTURE	11'- 4 ½"	NO CHANGE	12'- 0"

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING : (E) HOME - (E) GAR	3,763 square feet	NO CHANGE	3,763 square feet
NONE-HABITABLE AREA: (E) GARAGE	472 square feet	NO CHANGE	472 square feet

LOT CALCULATIONS

NET LOT AREA:		19,564 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%		1,004 square feet (44.6 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed):	13,986 square feet
	Existing softscape (undisturbed) area:	5,578 square feet
	New softscape area :	0 square feet
	Sum off all should equal the site's net lot area	19,564 square feet



site PLAN

0 4' 8' 16'

N

inhabiture
3639 EL CAMINO REAL
2ND FLOOR, PALO ALTO
CALIFORNIA 94306
P: 650.324.6688

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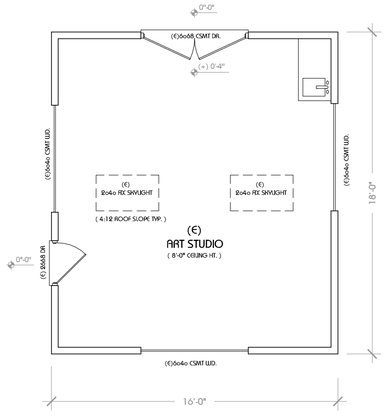
SECOND LIVING UNIT CONVERSION FOR:
BRIAN ASPLAND & DANIELA VANOGA
25 DOUD DRIVE, LOS ALTOS, CA

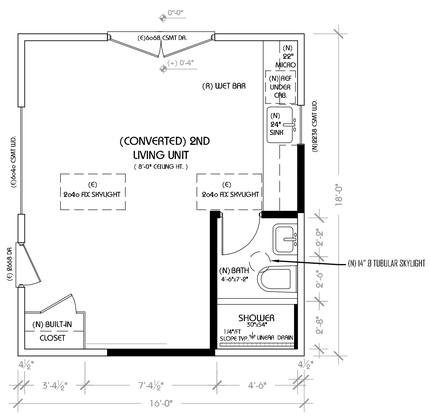
RS 8581'E BASED ON LOS ALTOS APPROVED BUILDING PADMAP # 3 FULL, OCT 22, 1997

Nov 10, 2015

C1
SITE PLAN & ROOF PLAN



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

FLOOR PLANS

inhabiture
3639 EL CAMINO REAL
2ND FLOOR, PALO ALTO
CALIFORNIA 94306
P: 650.324.9688

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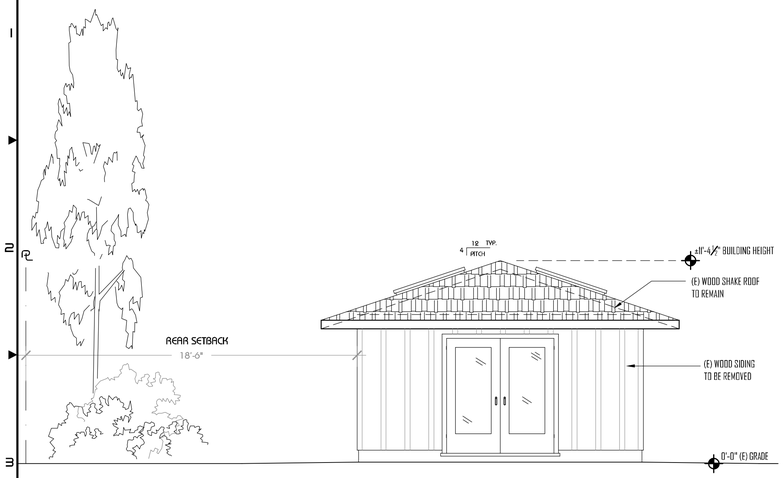
SECOND LIVING UNIT CONVERSION FOR:
BRIAN ASPLAND & DANIELA VRNOGA
25 DOUD DRIVE, LOS ALTOS, CA

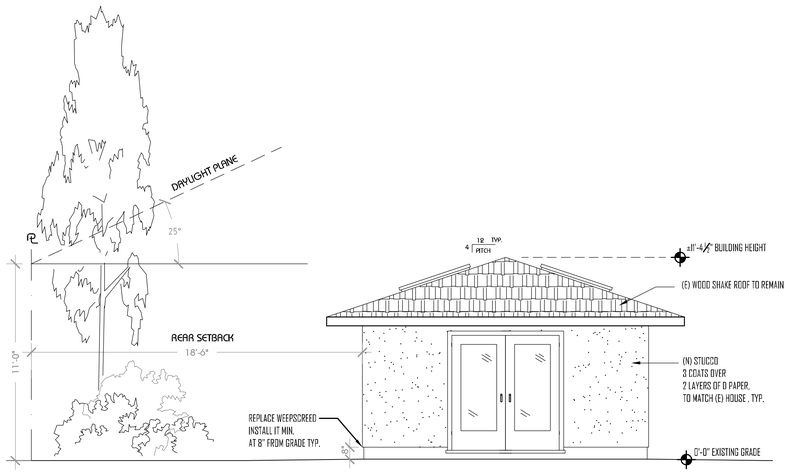
RS BUILTS BASED ON LOS ALTOS APPROVED BUILDING PERMIT # 37761, OCT 23, 1997

Nov 10, 2015

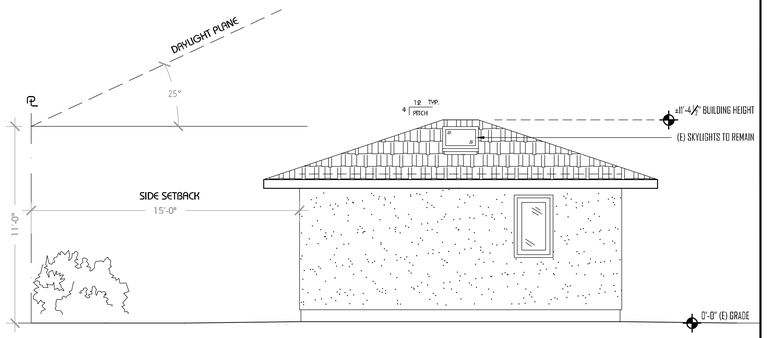
A1
FLOOR PLANS



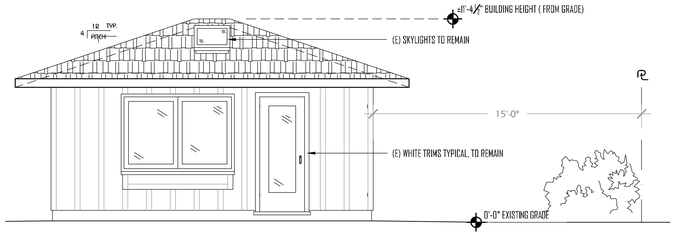
EXISTING NORTH ELEVATION



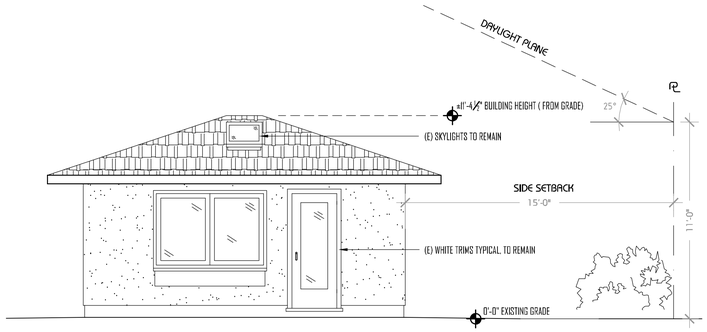
PROPOSED NORTH ELEVATION



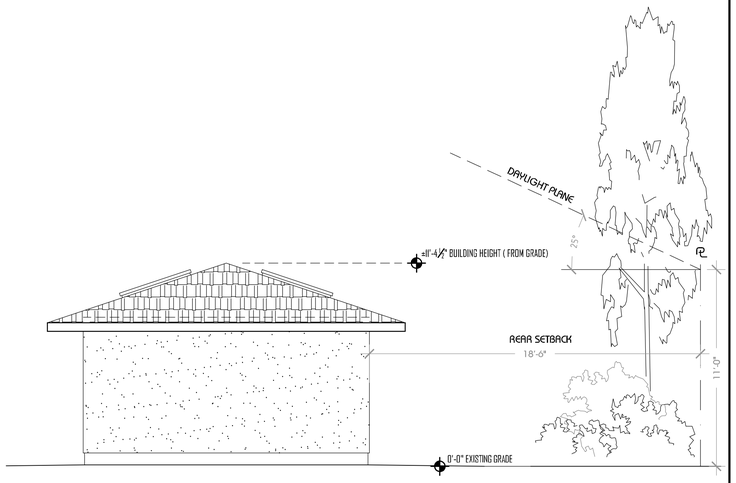
PROPOSED EAST ELEVATION



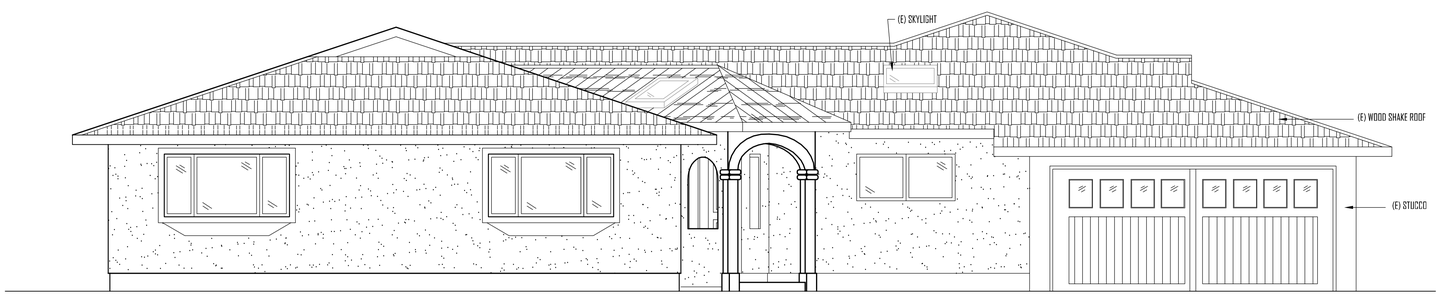
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING FRONT ELEVATION AT MAIN HOUSE (WEST)

BUIDING ELEVATIONS

0 4' 8'

inhabiture

3639 EL CAMINO REAL
2nd FLOOR, palo alto
CALIFORNIA 94305
P: 650.324.9688

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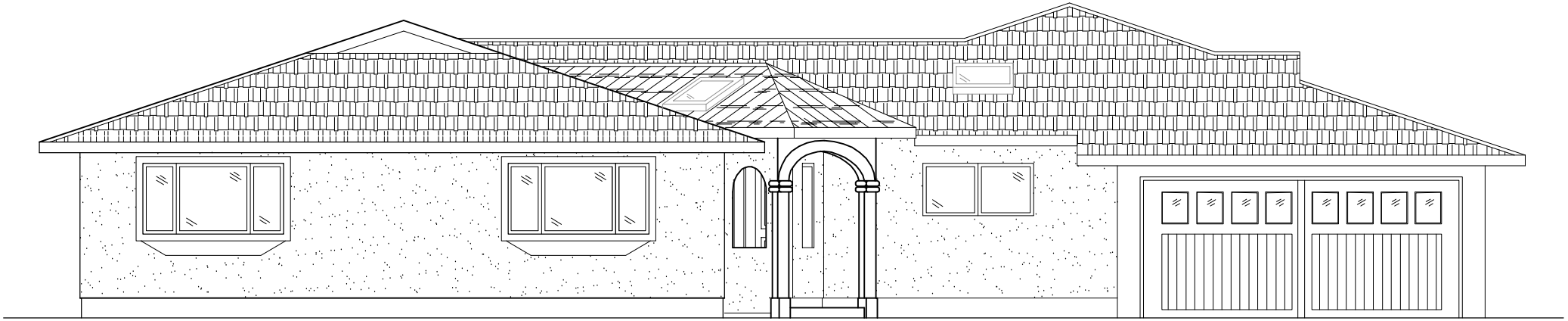
SECOND LIVING UNIT CONVERSION FOR:
BRIAN ASPLAND & DANIELA VANOGA
25 DOUD DRIVE, LOS ALTOS, CA

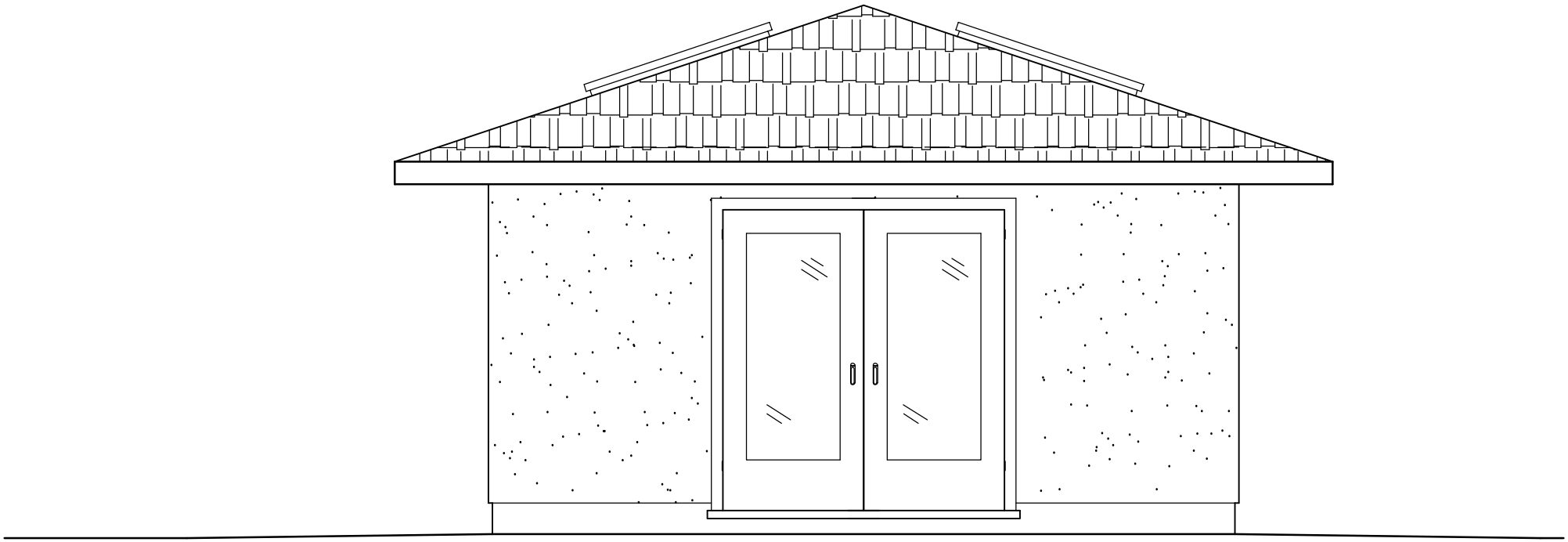
RS 8181/3 BRIGGS-CA LOS ALTOS
APPROVED BUILDING PERMIT # 32707, OCT 23, 1997

Nov 10, 2015

A2
BUILDING ELEVATIONS



EXISTING FRONT ELEVATION AT MAIN HOUSE (WEST)



PROPOSED NORTH ELEVATION