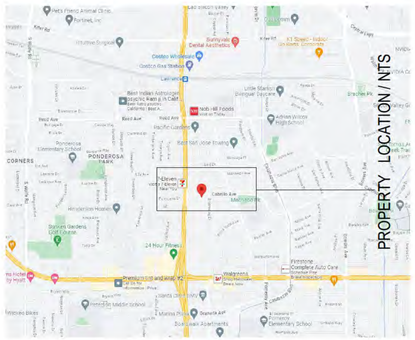
# ASHLER AVE., RESIDENCE

## LOS GATOS, CA 95030

## VICINITY MAP:




## PROJECT DATA:

| | |
|---|---|
| ASSESSOR'S PARCEL NUMBER | 410 14 048 |
| PROJECT TYPE | ADD T ON & REMODEL / ADU |
| PROJECT LOCAT ON | 52 Ashler Ave<br>Los Gatos CA 95030 |
| ZON NG | R-1D |
| OCCUPANCY GROUP | R - 3 / U |
| CONSTRUCT ON TYPE | V - B |
| NUMBER OF FLOORS | 2 |
| F RE PROTECT ON | HOUSE NON SPR NKLERED / |
| BEDROOM NUMBER | MA N HOUSE 3 BDRM &<br>2 ADU |
| BATHROOM NUMBER | MA N HOUSE 3 BATHS &<br>2 ADU |
| GARAGE | ATTACHED 1 CARPORT |
| LOT S ZE | 6050 SQ FT |

## CODE EDITIONS:

| | |
|---|---|
| A CAL FORN A RES DENT AL | 2022 ED T ON |
| B CAL FORN A BU LD NG | 2022 ED T ON |
| C CAL FORN A GREEN BU LD NG | 2022 ED T ON |
| D CAL FORN A MECHAN CAL | 2022 ED T ON |
| E CAL FORN A PLUMB NG | 2022 ED T ON |
| F CAL FORN A ELECTR CAL | 2022 ED T ON |
| G CAL FORN A ENERGY | 2022 ED T ON |
| H CAL FORN A F RE | 2022 ED T ON |
| ANY OTHER APPL CABLE LOCAL AND STATE LAWS AND REGULAT ONS | 2022 ED T ON |
| SANTA CLARA MUN C PAL CODE | 2022 ED T ON |

## GENERAL NOTES:

ALL WORK DESCR BED N THE DRAW NGS SHALL BE VER F ED FOR D MENS ON GRADE EXTENT AND COMPAT B L TY TO THE EX ST NG S TE ANY D SCREPANC ES AND UNEXPECTED COND T ONS THAT AFFECT OR CHANGE THE WORK DESCR BED N THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DES GNER ATTENT ON MMED ATELY DO NOT PROCEED W TH THE WORK N THE AREA OF D SCREPANC ES UNT L ALL SUCH D SCREPANC ES ARE RESOLVED F THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECED NG AT H S OWN R SK

OM SS ONS FROM THE DRAW NGS AND SPEC F CAT ONS OR THE M S-DESCR PT ON OF THE WORK WH CH S MAN FESTLY NECESSARY TO CARRY OUT THE NTENT OF THE DRAW NGS AND SPEC F CAT ONS OR WH CH S CUSTOMAR LY REFORMED SHALL NOT REL EVE THE CONTRACTOR FROM PERFORM NG SUCH OM TTED OR M S-DESCR BED DETA LS OF THE WORK AS F FULLY AND COMPLETELY SET FORTH AND DESCR BED N THE DRAW NGS AND SPEC F CAT ONS

S TE COND T ONS ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VER FY D MENS ONS AND COND T ONS AT THE S TE PR OR TO COMMENCEMENT OF THE R WORK FA LURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONS B L TY OF EST MAT NG THE WORK F ANY VAR AT ON D SCREPANCY OR OM SS ON (BETWEEN THE NTENT OF THESE CONTRACT DOCUMENTS AND THE EX ST NG COND T ONS ARE FOUND THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOT FY DES GNER N WR T NG AND OBTA N WR TTEN RESOLUT ON FROM DES GNER PR OR TO PROCEED NG W TH ANY RELATED WORK

## PROJECT CONTACT:

OWNER
[redacted]
52 ASHLER AVE
LOS GATOS CA 95030
EMA L [redacted]

DES GNER
RAM N ZOHOOR
FUTURE V S ON REMODEL NG
[redacted]
TEL
L C 991840
EMA L [redacted]

STRUCTURAL
BEAMABLE ENG NEER NG NC
[redacted]
BO ZHANG
TEL [redacted]

BU LDER
FUTURE V S ON REMODEL NG
[redacted]
L C 991840
EMA L [redacted]

ENERGY
GM DES GN
[redacted]

## DRAWING INDEX:

| | |
|---|---|
| A-00 01 | COVER SHEET |
| A-S1 | S TE PLAN COND T ONS |
| A-01 | EX ST NG FLOOR PLAN COND T ONS |
| A-02 | PROPOSED FLOOR PLAN COND T ONS |
| A-03 | EX ST NG ROOF PLAN COND T ONS |
| A-04 | PROPOSED ROOF PLAN COND T ONS |
| A-05 | EX ST NG ELEVAT ONS |
| A-06 | PROPOSED ELEVAT ONS |

## AREA CALCULATION:

EX ST NG COND T ON

| | | |
|---|---|---|
| "E" L V NG SPACE | 1402 | SQF (1ST FLR) |
| "E" L V NG SPACE | 813 | SQF (2ND FLR) |
| "E" PORCH | 210 | SQF (1ST FLR) |
| "E" CARPORT GARAGE | 395 | SQF |

PROPOSED SCOPE OF WORK TO BE DONE

| | | |
|---|---|---|
| "N" ADD T ON | 262SQF HAB TABLE SPACE (2ND FLR) | |
| CONVERT NG "N" ADU SPACE 776 SQ FT FROM EX ST NG HOUSE | | |

F NAL PROPOSED COND T ONS

| | | |
|---|---|---|
| "N" L V NG SPACE 1402-(776 SQ FT ADU) | 626 | SQF (1ST FLR) |
| "N" L V NG SPACE | 1075 | SQF (2ND FLR) |
| "E" PORCH | 210 | SQF (1ST FLR) |
| "E" CARPORT GARAGE | 395 | SQF |
| "N" ADU | 776 | SQF |
| LOT AREA | 6050 | SQF |

PROPOSED FLOOR AREA (NOT NCLUD NG 776 SQ FT OF ATTACHED ADU)

626 + 1075 + 395 = 2095 / 6050 = 35 %

## SCOPE OF WC

- S NGLE FAM LY HOME SECOND
BEDROOM WALK N CLOSET AND N
- REMODEL EX ST NG SECOND FI
VAN TY AND TO LET SPACE
- EX ST NG MASTER BEDROOM ANE
- F RST FLOOR ONE BATHROOM RE
- CONVERT 776 SQ FT OF THE EX S
- ADU TO HAVE FULL K TCHEN SPA
PO NT TWO BEDROOMS AND TWO

- NO CHANGE TO EX ST NG GAS ME
- EX ST NG TANK WATER HEATER T
- NO CHANGE TO THE ELECTR CAL
- NO CHANGE TO ANY EXTER OR LA

## PLUMBING NOTES: (IMPORTANT READ)

All existing non-compliant plumbing fixtures in the dwelling unit shall be replaced with water conserving fixtures as listed in the table below. Note the requirements on plans.

| Fixture Type | Non-Compliant (Flow rate over) | Conserving Fixtures (Max flow rate) |
|---|---|---|
| Kitchen Faucet | 2.2 Gal/min | 1.8 Gal/min @ 60 psi |
| Other Faucets | 2.2 Gal/min | 1.2 Gal/min @ 60 psi |
| Shower* | 2.5 Gal/min | 1.8 Gal/min @ 80 psi |
| Water Closet | 1.6 Gal/flush | 1.28 Gal/flush |

*Flow rates combined for all showerheads and/or other outlets controlled by a single valve. (CGBSC 4.303, California CIV 1101.4))

FUTURE VISION
REMODELING INC

[redacted]

## GRADING and DEMO NOTES:

1 CONTACT PUBL C WORKS FOR DRA NAGE AND F NAL GRADE NSPECT ON WH CH NCLUDES DRA N L NES AND ROOF DRA NS/DOWN SPOUTS

2 ALL PUBL C MPROVEMENTS MUST BE COMPLETED PR OR TO OCCUPANCY

3 CONTRACTOR S RESPONS BLE FOR DUST CONTROL AND NSUR NG THE AREA ADJACENT TO THE WORK S LEFT N A CLEAN COND T ON

4 THE CONTRACTOR SHALL REV EW STD DETA L 6-4 ON TREE PROTECT ON PR OR TO ACCOMPL SH NG ANY WORK OR REMOV NG ANY TREES

5 UT L ZE BEST MANAGEMENT PRACT CES (BMP'S) AS REQU RED BY THE STATE WATER RESOURCES CONTROL BOARD FOR ANY ACT V TY WH CH D STURBS SO L

6 N/A

7 TO N T ATE RELEASE OF BONDS CONTACT THE PUBL C WORKS NSPECTOR FOR F NAL NSPECT ON

8 ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE D RECTED AWAY FROM BU LD NG FOUNDAT ONS AND D RECTED TO LANDSCAPE AREAS

9 PR OR TO BEG NN NG ANY WORK W TH N THE PUBL C R GHT OF WAY THE CONTRACTOR W LL BE RESPONS BLE FOR PULL NG AN ENCROACHMENT PERM T FROM THE PUBL C WORKS DEPARTMENT

10 PROV DE M N 5% GRADE SLOPE AWAY FROM FOUNDAT ON FOR A M N D STANCE OF 10 FEET MEASURE PERPEND CULAR TO THE FACE OF THE WALL W TH EXCEPT ON

a F BU LD NG S TE DOES NOT ALLOW 10 FEET OF SLOPE ND CATE THE NSTALLAT ON OF DRA NS OR SWALES TO ENSURE DRA NAGE AWAY FROM THE STRUCTURE
b MPERV OUS SURFACES W TH N 10 FEET OF THE BU LD NG FOUNDAT ON SHALL BE SLOPED A M N 2% AWAY FROM THE BU LD NG

11 (E) DRA NAGE SHALL REMA N THROUGHOUT CONSTRUCT ON

## TREE PROTECTION NOTES:

1 A PLOT PLAN SHALL BE PREPARED DESCR B NG THE RELAT ONSH P OF PROPOSED GRAD NG AND UT L TY TRENCH NG TO THE TREES DES GNATED FOR PRESERVAT ON CONSTRUCT ON AND GRAD NG SHOULD NOT S GN F CANTLY RA SE OR LOWER THE GROUND LEVEL BENEATH TREE DR P L NES F THE GROUND LEVEL S PROPOSED FOR MOD F CAT ON BENEATH THE DR P L NE THE ARCH TECT/ARBOR ST SHALL ADDRESS AND M T GATE THE MPACT TO THE TREE(S)

2 ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGA NST DAMAGE DUR NG CONSTRUCT ON OPERAT ONS BY CONSTRUCT NG A FOUR-FOOT-H GH FENCE AROUND THE DR P L NE AND ARMOR AS NEEDED THE EXTENT OF FENC NG AND ARMOR NG SHALL BE DETERM NED BY THE LANDSCAPE ARCH TECT THE TREE PROTECT ON SHALL BE PLACED BEFORE ANY EXCAVAT ON OR GRAD NG S BEGUN AND SHALL BE MA NTA NED N REPA R FOR THE DURAT ON OF THE CONSTRUCT ON WORK

3 NO CONSTRUCT ON OPERAT ONS SHALL BE CARR ED ON W TH N THE DR P L NE AREA OF ANY TREE DES GNATED TO BE SAVED EXCEPT AS S AUTHOR ZED BY THE D RECTOR OF COMMUN TY DEVELOPMENT

4 F THE TRENCH NG S REQU RED TO PENETRATE THE PROTECT ON BARR ER FOR THE TREE THE SECT ON OF TRENCH N THE DR P L NE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTT NG OF ROOTS PR OR TO N T AT NG ANY TRENCH NG W TH N THE BARR ER APPROVAL BY STAFF W TH CONSULTAT ON OF AN ARBOR ST SHALL BE COMPLETED

5 TREES WH CH REQU RE ANY DEGREE OF F LL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGN ZED STANDARDS OF TREE PROTECT ON AND DES GN OF TREE WELLS

6 THE AREA UNDER THE DR P L NE OF THE TREE SHALL BE KEPT CLEAN NO CONSTRUCT ON MATER ALS NOR CHEM CAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE

7 F RES FOR ANY REASON SHALL NOT BE MADE W TH N F FTY FEET OF ANY TREE SELECTED TO REMA N AND SHALL BE L M TED N S ZE AND KEPT UNDER CONSTANT SURVE LLANCE

8 THE GENERAL CONTRACTOR SHALL USE A TREE SERV CE L CENSEE AS DEF NED BY CAL FORN A BUS NESS AND PROFESS ONAL CODE TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DUR NG THE LANDSCAPE ARCH TECT/ARBOR ST W TH APPROVAL OF STAFF

9 ANY DAMAGE TO EX ST NG TREE CROWNS OR ROOT SYSTEMS SHALL BE REPA RED MMED ATELY BY AN APPROVED TREE SURGEON

10 NO STORAGE OF CONSTRUCT ON MATER ALS OR PARK NG SHALL BE PERM TTED W TH N THE DR P L NE AREA OF ANY TREE DES GNATED TO BE SAVED

11 TREE PROTECT ON REGULAT ONS SHALL BE POSTED ON PROTECT VE FENC NG AROUND TREES TO BE PROTECTED

## LEGEND:

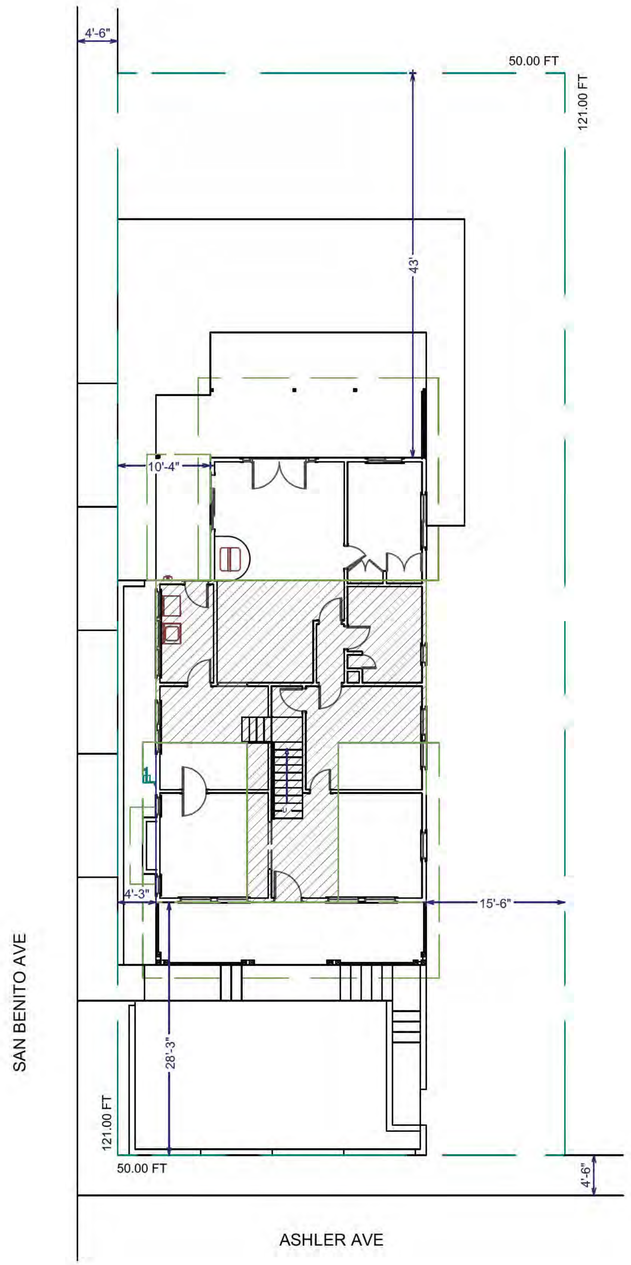
PROPERTY L NE

BLDG FOOT PR NT

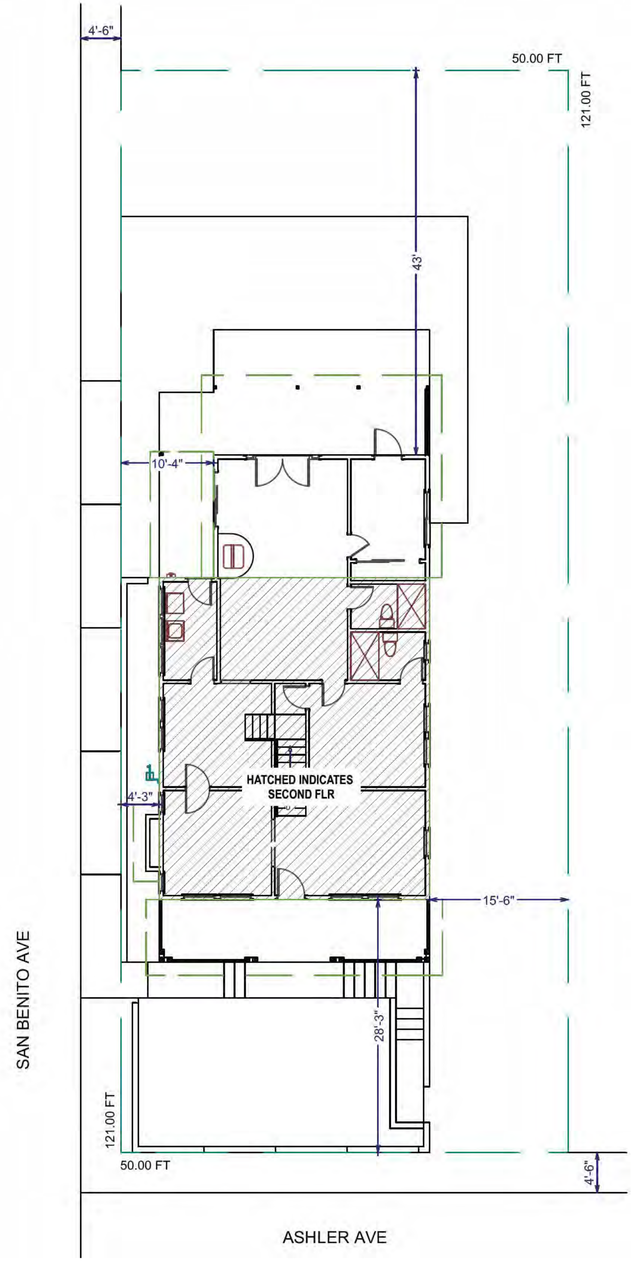
GRAPHIC SCALE : 1/8 INCH 1 FEE

0 2 4 6 8 10 20 30

NORTH




1 EXISTING SITE PLAN
SC 1/8" = 1' 0"




2 PROPOSED SITE PLAN
SC 1/8" = 1' 0"

ADDITION and REMODELING FOR:

# ASHLER AVE, Residence

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

FUTURE VISION REMODELING INC


DES GNER
FUTURE V S ON REMODEL NG
[redacted]


SHEET TITLE:

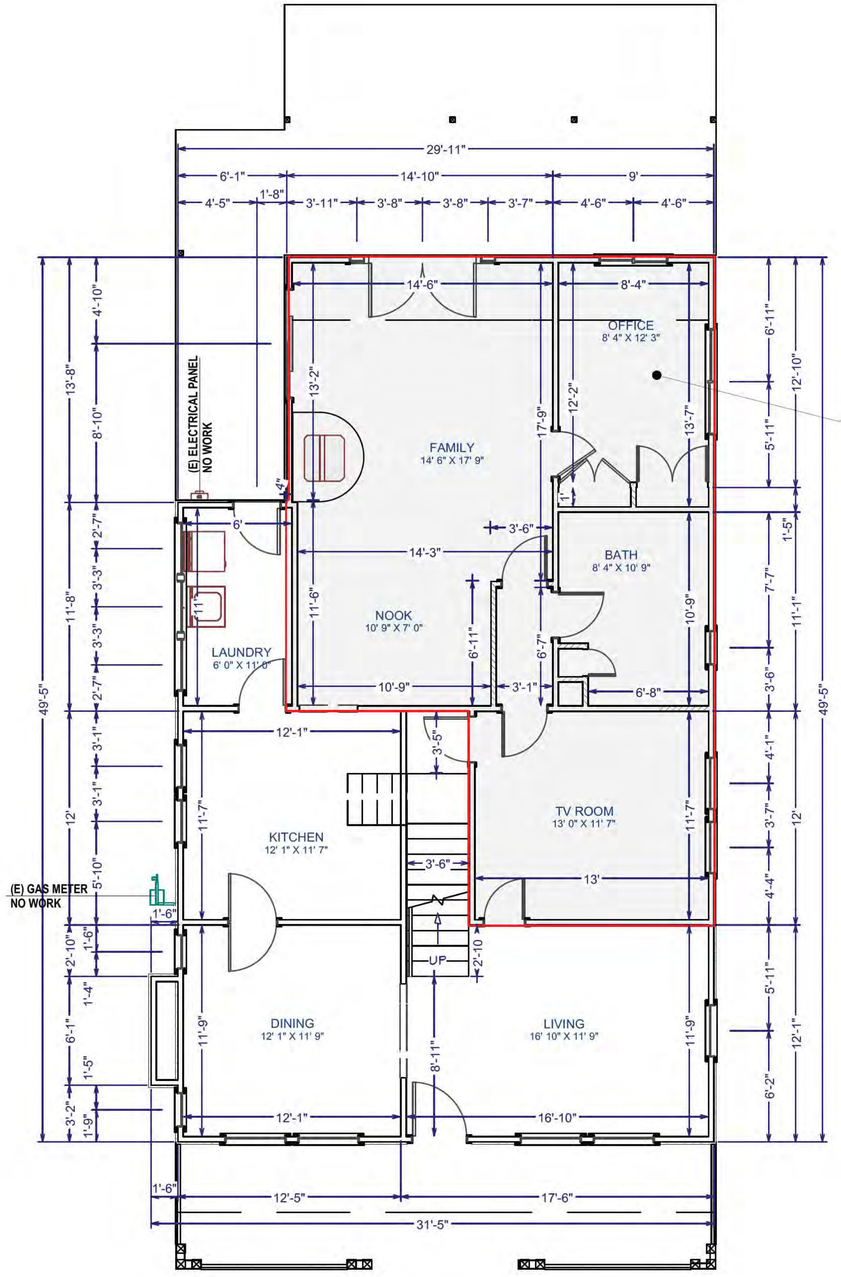
## SITE PLAN CONDITIONS

| | |
|---|---|
| PROJECT ID | |
| DATE | MARCH 2024 |
| SCALE | |
| DRAWN BY | RAM N ZOHOOR FUTURE V S ON |

SHEET NUMBER:

A-S1

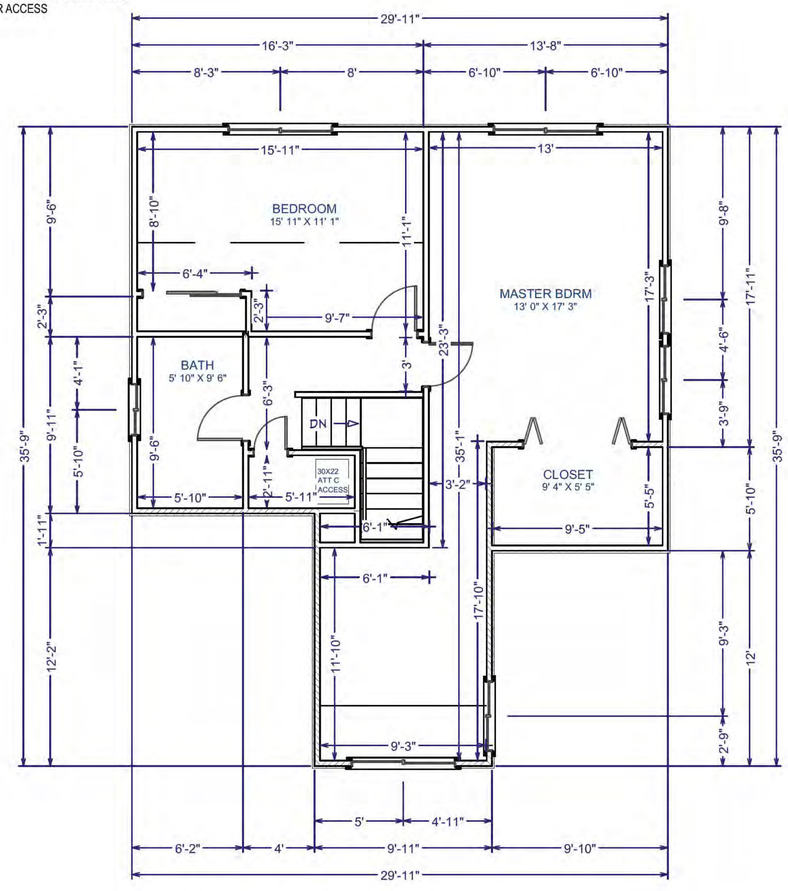
OWNERSHIP:




1 EXISTING FLOOR PLAN - 1ST FLR

SC 1/4" = 1' 0"

**SOLID HATCH**
776 SQ FT OF THE EX ST NG L V NG SPACE
CONVERTED NTO A NEW ATTACHED ADU SPACE
W TH EXTER OR DOOR ACCESS




2 EXISTING FLOOR PLAN - 2ND FLR

SC 1/4" = 1' 0"

## LEGEND:

EX ST NG WALL TO STAY

EX ST NG WALL TO BE REMOVED

GRAPHIC SCALE : 1/4 INCH 1 FEE

0 1 2 3 4 5 10 15

NORTH

ADDITION and REMODELING FOR:

# ASHLER AVE, Residence

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

FUTURE VISION REMODELING INC

DES GNER
FUTURE V S ON REMODEL NG
[redacted]

SHEET TITLE:

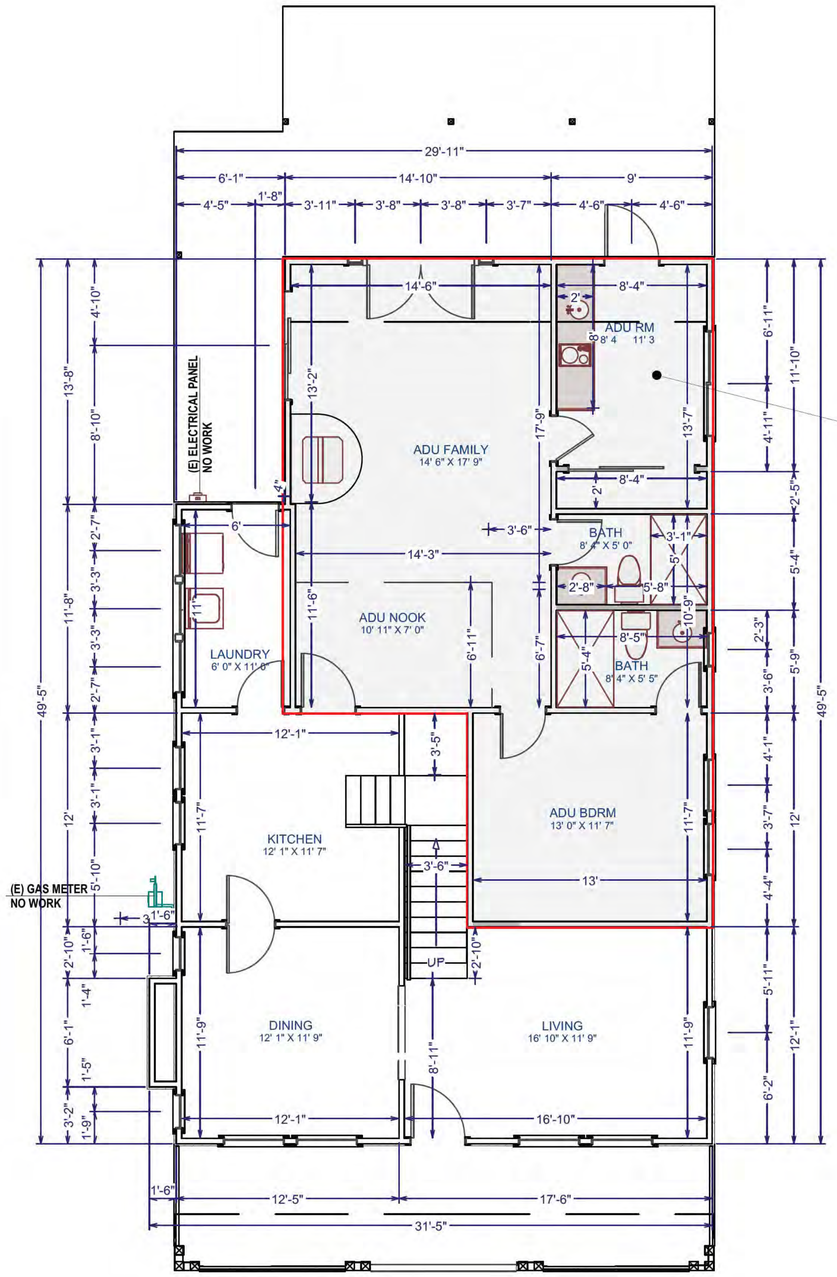
## EXISTING MAIN HOUSE FLOOR PLAN

| | |
|---|---|
| PROJECT ID | |
| DATE | MARCH 2024 |
| SCALE | |
| DRAWN BY | RAM N ZOHOOR FUTURE V S ON |

SHEET NUMBER:

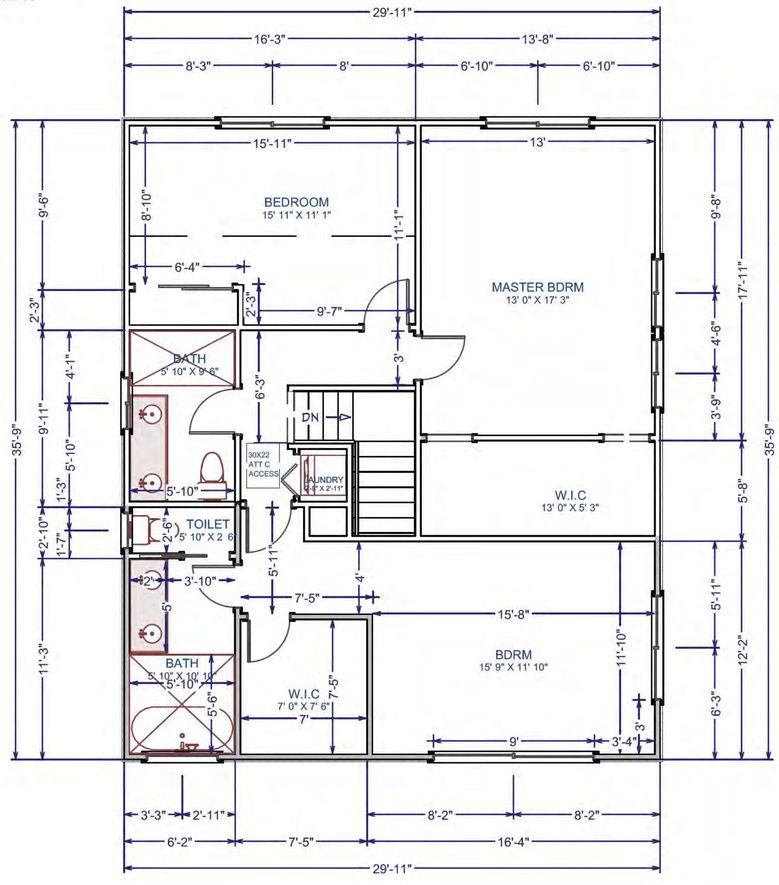
A-01

OWNERSHIP:




**SOLID HATCH**
776 SQ FT OF THE EX ST NG L V NG SPACE
CONVERTED NTO A NEW ATTACHED ADU SPACE
W TH EXTER OR DOOR ACCESS

1 PROPOSED FLOOR PLAN - 1ST FLR
SC 1/4" = 1' 0"




2 PROPOSED FLOOR PLAN - 2ND FLR
SC 1/4" = 1' 0"

## LEGEND:

EX ST NG WALL TO STAY

NEW CONSTRUCT ON WALL

GRAPHIC SCALE : 1/4 INCH 1 FEE
0 1 2 3 4 5 10 15

NORTH

ADDITION and REMODELING FOR:

# ASHLER AVE, Residence

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

FUTURE VISION REMODELING INC

DES GNER
FUTURE V S ON REMODEL NG
[redacted]

SHEET TITLE:

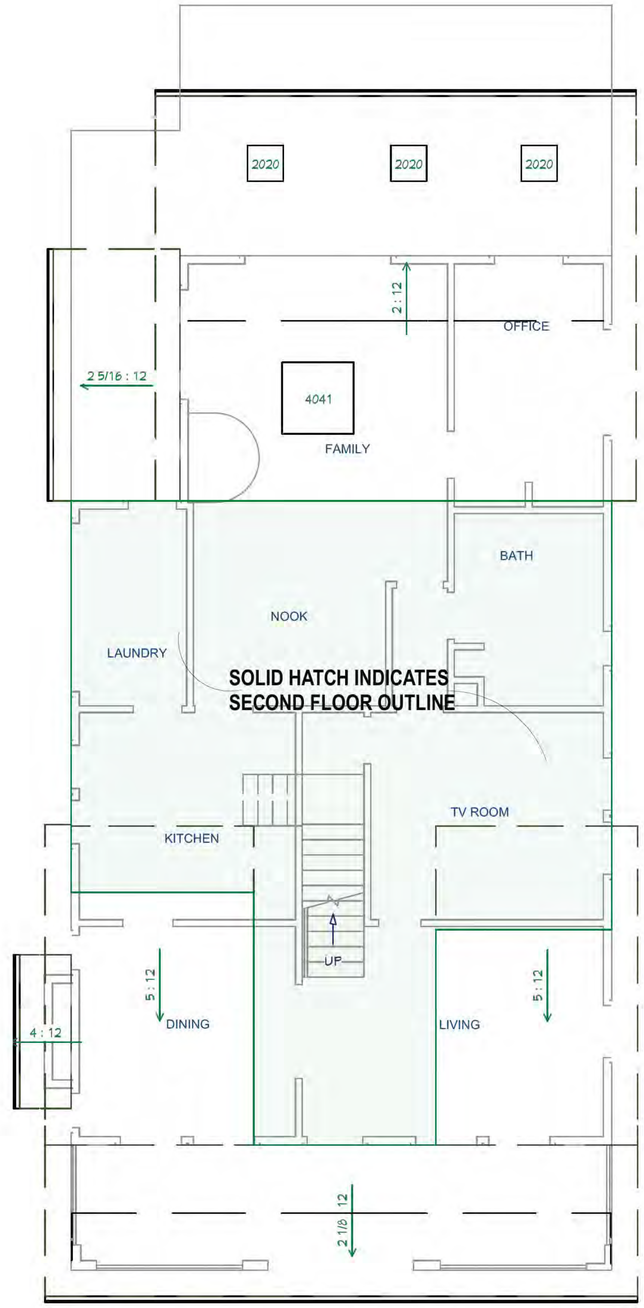
## PROPOSED FLOOR PLAN CONDITIONS

| | |
|---|---|
| PROJECT ID | |
| DATE | MARCH 2024 |
| SCALE | |
| DRAWN BY | RAM N ZOHOOR FUTURE V S ON |

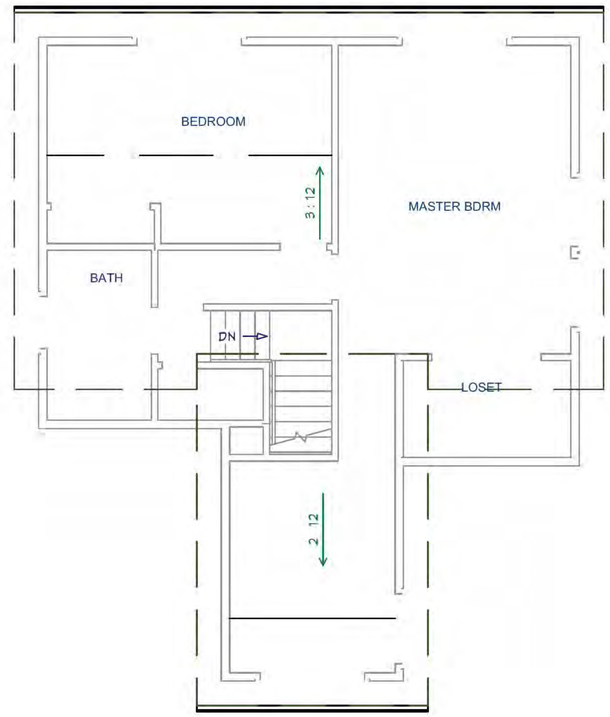
SHEET NUMBER:

A-02

OWNERSHIP:




1 EXISTING ROOF PLAN - 1ST FLR
SC 1/4" = 1' 0"




2 EXISTING ROOF PLAN - 2ND FLR
SC 1/4" = 1' 0"

## LEGEND:

WALLS

GRAPHIC SCALE : 1/4 INCH 1 FEE
0 1 2 3 4 5 10 15

NORTH

ADDITION and REMODELING FOR:

**ASHLER AVE, Residence**

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

FUTURE VISION REMODELING INC

DES GNER
FUTURE V S ON REMODEL NG
[redacted]

SHEET TITLE:

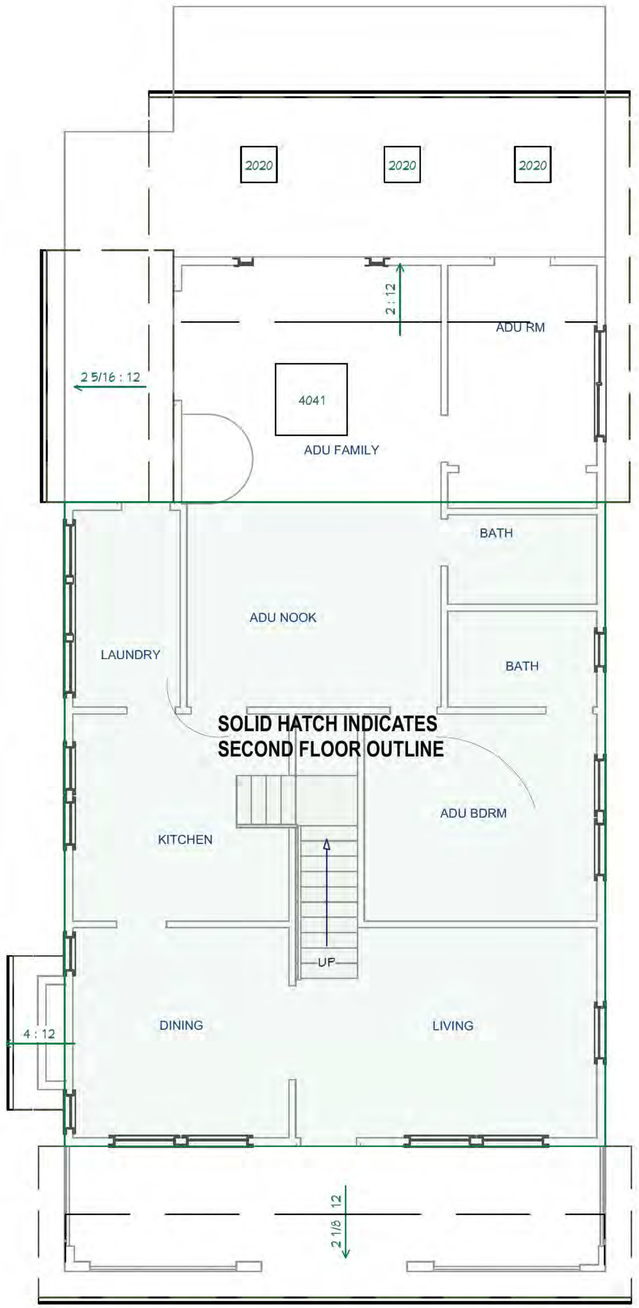
**EXISTING ROOF PLAN CONDITIONS**

| | |
|---|---|
| PROJECT ID | |
| DATE | MARCH 2024 |
| SCALE | |
| DRAWN BY | RAM N ZOHOOR FUTURE V S ON |

SHEET NUMBER:

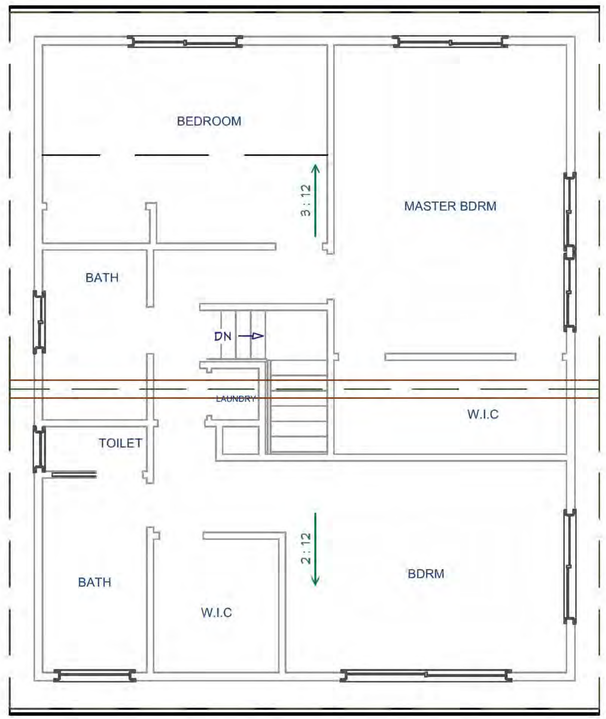
A-03

OWNERSHIP:




1 PROPOSED ROOF PLAN - 1ST FLR

SC 1/4" = 1' 0"




2 PROPOSED ROOF PLAN - 2ND FLR

SC 1/4" = 1' 0"

## LEGEND:

WALLS

GRAPHIC SCALE : 1/4 INCH 1 FEE

0 2 3 4 10 15

NORTH

ADDITION and REMODELING FOR:

**ASHLER AVE, Residence**

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

FUTURE VISION REMODELING INC

DES GNER
FUTURE V S ON REMODEL NG
[redacted]

SHEET TITLE:

**PROPOSED ROOF PLAN CONDITIONS**

| | |
|---|---|
| PROJECT ID | |
| DATE | MARCH 2024 |
| SCALE | |
| DRAWN BY | RAM N ZOHOOR FUTURE V S ON |

SHEET NUMBER:

A-04

OWNERSHIP:

1 EXISTING FRONT ELEVATIONS

SC 1/4" = 1' 0"

2 EXISTING REAR ELEVATIONS

SC 1/4" = 1' 0"

3 EXISTING RIGHT ELEVATIONS

SC 1/4 5" = 1' 0"

4 EXISTING LEFT ELEVATIONS

SC 1/4 5" = 1' 0"

ADDITION and REMODELING FOR:

# ASHLER AVE, Residence

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

FUTURE VISION
REMODELING INC

DES GNER
FUTURE V S ON REMODEL NG
[redacted]

SHEET TITLE:

## EXISTING ELEVATIONS

| | |
|---|---|
| PROJECT ID | |
| DATE | MARCH 2024 |
| SCALE | |
| DRAWN BY | RAM N ZOHOOR FUTURE V S ON |

SHEET NUMBER:

A-05

OWNERSHIP:

1 PROPOSED FRONT ELEVATIONS

SC 1/4" = 1' 0"

2 EXISTING REAR ELEVATIONS (NO CHANGE)

SC 1/4" = 1' 0"

3 PROPOSED RIGHT ELEVATIONS

SC 1/4 5" = 1' 0"

4 PROPOSED LEFT ELEVATIONS

SC 1/4 5" = 1' 0"

ADDITION and REMODELING FOR:

# ASHLER AVE, Residence

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

△

△

△

△

FUTURE VISION
REMODELING INC

DES GNER
FUTURE V S ON REMODEL NG
[redacted]

SHEET TITLE:

## PROPOSED ELEVATIONS

| | |
|---|---|
| PROJECT ID | |
| DATE | MARCH 2024 |
| SCALE | |
| DRAWN BY | RAM N ZOHOOR FUTURE V S ON |

SHEET NUMBER:

A-06

OWNERSHIP: