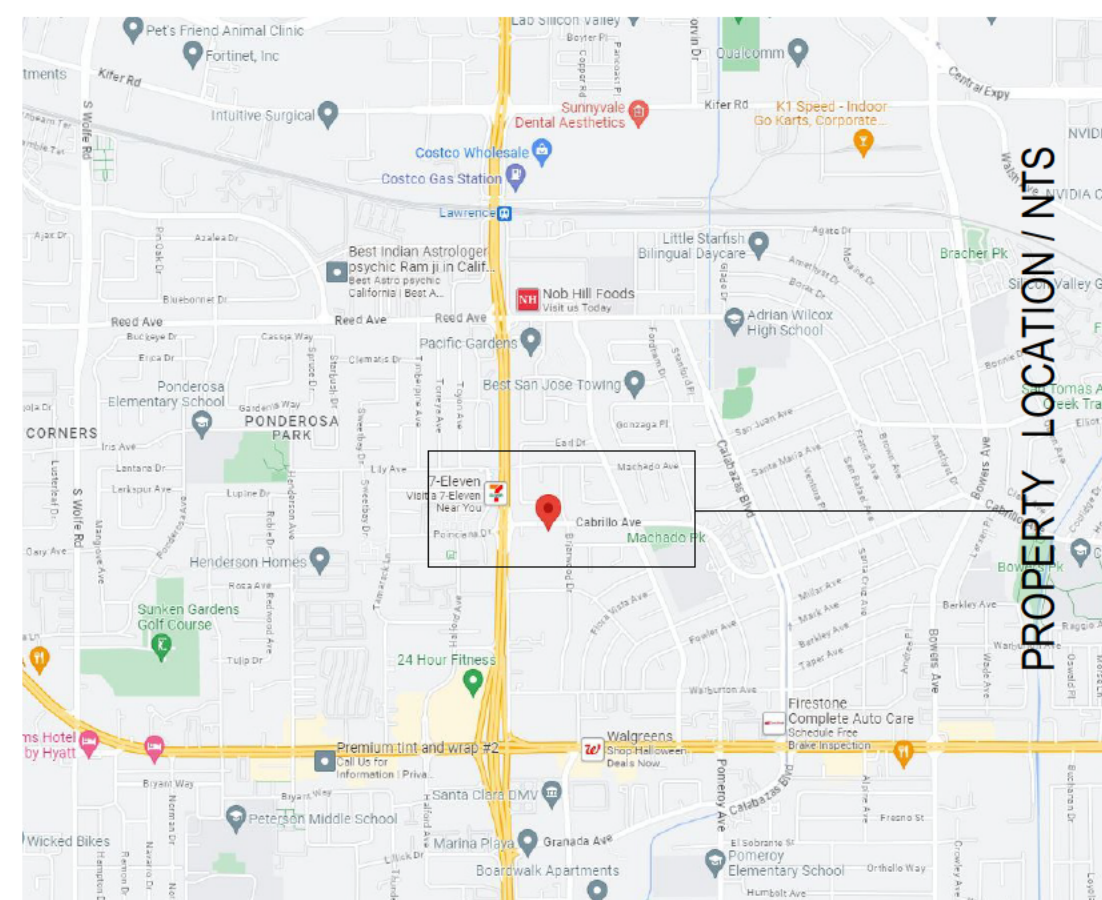


ASHLER AVE., RESIDENCE

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
 Los Gatos CA 95030
 ZON NG R-1D
 OCCUPANCY GROUP R - 3 / U
 CONSTRUCT ON TYPE V - B
 NUMBER OF FLOORS 2
 FIRE PROTECT ON HOUSE NON SPR NKLERED /
 BEDROOM NUMBER MA N HOUSE 3 BDRM &
 2 ADU
 BATHROOM NUMBER MA N HOUSE 3 BATHS &
 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 FRE 2022 ED T ON
 ANY OTHER APPL CABLE LOCAL AND STATE LAWS 2022 ED T ON
 AND REGULAT ONS
 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 SCREPA NC 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 M MED ATELY DO NOT PROCEED W TH THE WORK N THE AREA OF D SCREPA NC ES UNT L ALL SUCH D SCREPA NC 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 RESPON S B L TY OF EST MAT NG THE WORK F ANY VAR AT ON D SCREPA NCY 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 OBTAN WR TTEN RESOLUT ON FROM DES GNER PR OR TO PROCEED NG W TH ANY RELATED WORK

PROJECT CONTACT:

OWNER 52 ASHLER AVE
 LOS GATOS, CA 95030
 DES GNER RAM N ZOHOOR
 FUTURE V S ON REMODEL NG
 495 E BROKAW ROAD
 SAN JOSE CA 95112
 TEL 408-497-5071
 L C 991840
 EMA L ZOHOOR.RAM@GMA L COM
 STRUCTURAL BEAMABLE ENG NEER NG NC
 20111 STEVENS CREEK BLVD
 SU TE 275
 CUPERT NO CA 9514
 BO ZHANG
 TEL 408-752-2777
 EMA L NFO@BEAM-ABLE COM
 BU LDER FUTURE V S ON REMODEL NG
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 L C 991840
 EMA L omer@futurevisionremodeling.com
 ENERGY GM DES GN
 122 WENDY CT
 UN ON C TY CA 94587
 TELL 408-568-5644
 EMA L gmartinez601@gmail.com

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 ELEVAT ONS
 A-06 ELEVAT ONS
 A-07 ELEVAT ONS

AREA CALCULATION:

EX ST NG COND T ON 1402
 "E" L V NG SPACE 813
 "E" L V NG SPACE 210
 "E" PORCH 395
 "E" CARPORT GARAGE
 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
 "N" L V NG SPACE 1075
 "E" PORCH 210
 "E" CARPORT GARAGE 395
 "N" ADU 776
 LOT AREA 6050
 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 L

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

GRADING and DEMO NOTES:

- 1 CONTACT PUBL C WORKS FOR DRAINAGE AND FINAL GRADE INSPECT ON WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS
- 2 ALL PUBL C IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY
- 3 CONTRACTOR S RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK S LEFT IN A CLEAN CONDITION
- 4 THE CONTRACTOR SHALL REVIEW STD DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES
- 5 UTILIZE BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD FOR ANY ACTIVITY WHICH DISTURBS SOIL
- 6 N/A
- 7 TO NOTATE RELEASE OF BONDS CONTACT THE PUBL C WORKS INSPECTOR FOR FINAL INSPECT ON
- 8 ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS
- 9 PRIOR TO BEGINNING ANY WORK WITHIN THE PUBL C RIGHT OF WAY THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBL C WORKS DEPARTMENT
- 10 PROVIDE MIN 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL WITH EXCEPT ON
 - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE
 - b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING
- 11 (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION

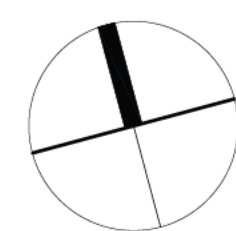
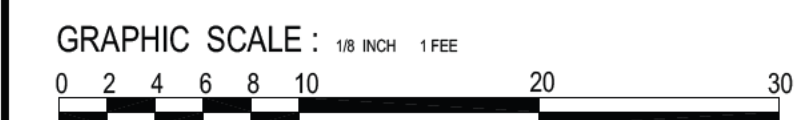
TREE PROTECTION NOTES:

- 1 A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRP LINES IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRP LINE THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S)
- 2 ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRP LINE AND ARMOR AS NEEDED THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADINGS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK
- 3 NO CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT WITHIN THE DRP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT
- 4 IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE THE SECTION OF TRENCH IN THE DRP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS PRIOR TO NOTATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED
- 5 TREES WHICH REQUIRE ANY DEGREE OF FLL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS
- 6 THE AREA UNDER THE DRP LINE OF THE TREE SHALL BE KEPT CLEAN NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE
- 7 FRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE
- 8 THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF
- 9 ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON
- 10 NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED
- 11 TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED

LEGEND:

--- PROPERTY LINE

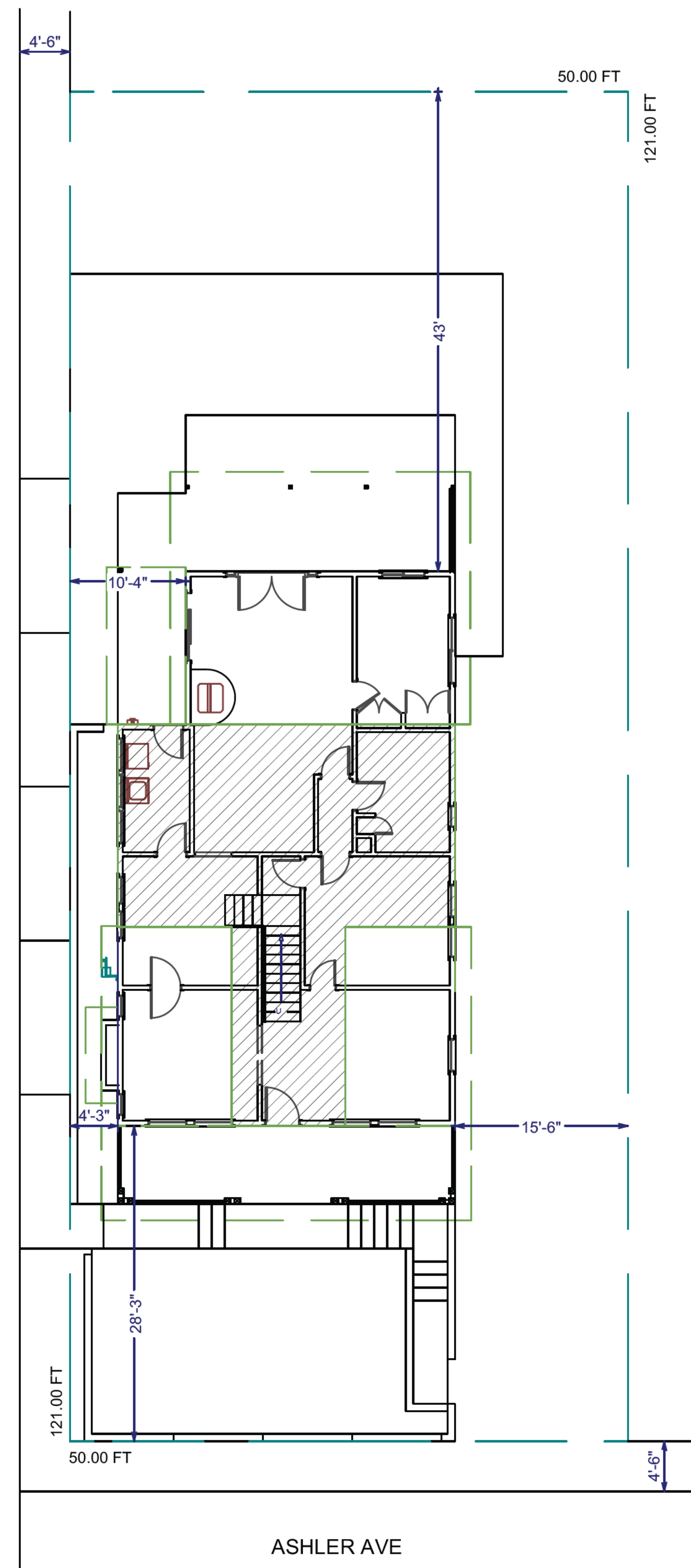
— BLDG FOOTPRINT



NORTH

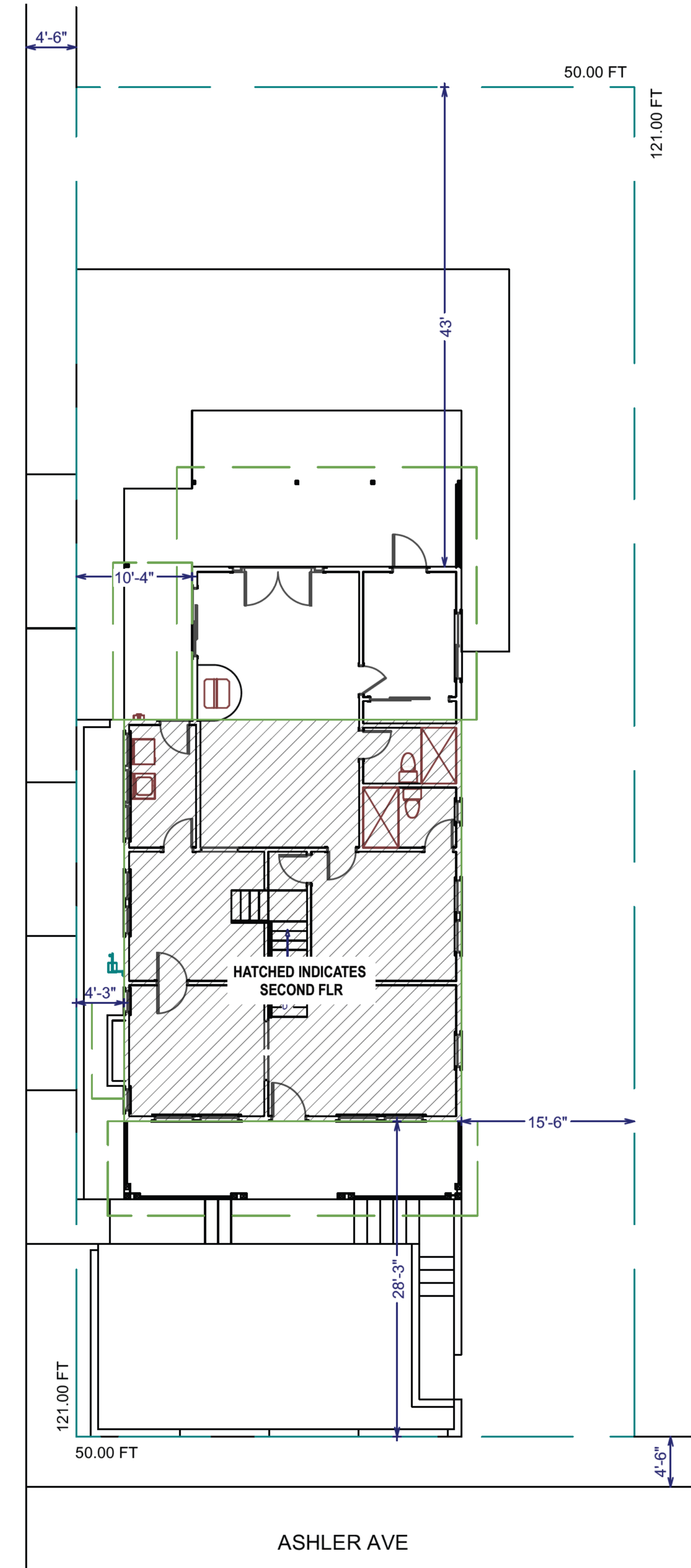
1 EXISTING SITE PLAN

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:
DESIGN REVIEW RESPONSE
SEP 27TH, 2024

△	DESIGN REVIEW RESPONSE
△	SEP 27TH, 2024
△	
△	
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DESIGNER:
FUTURE VISION REMODELING
495 E BROKAW ROAD
SAN JOSE, CA 95112
TEL: 408-497-5071
ZOHOOOR RAM N@GMAIL.COM

SHEET TITLE:

**SITE PLAN
CONDITIONS**


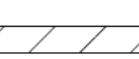
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DATE: MARCH 2024
SCALE: _____
DRAWN BY: RAM N ZOHOOOR
FUTURE VISION

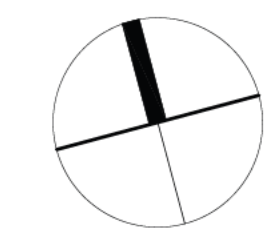
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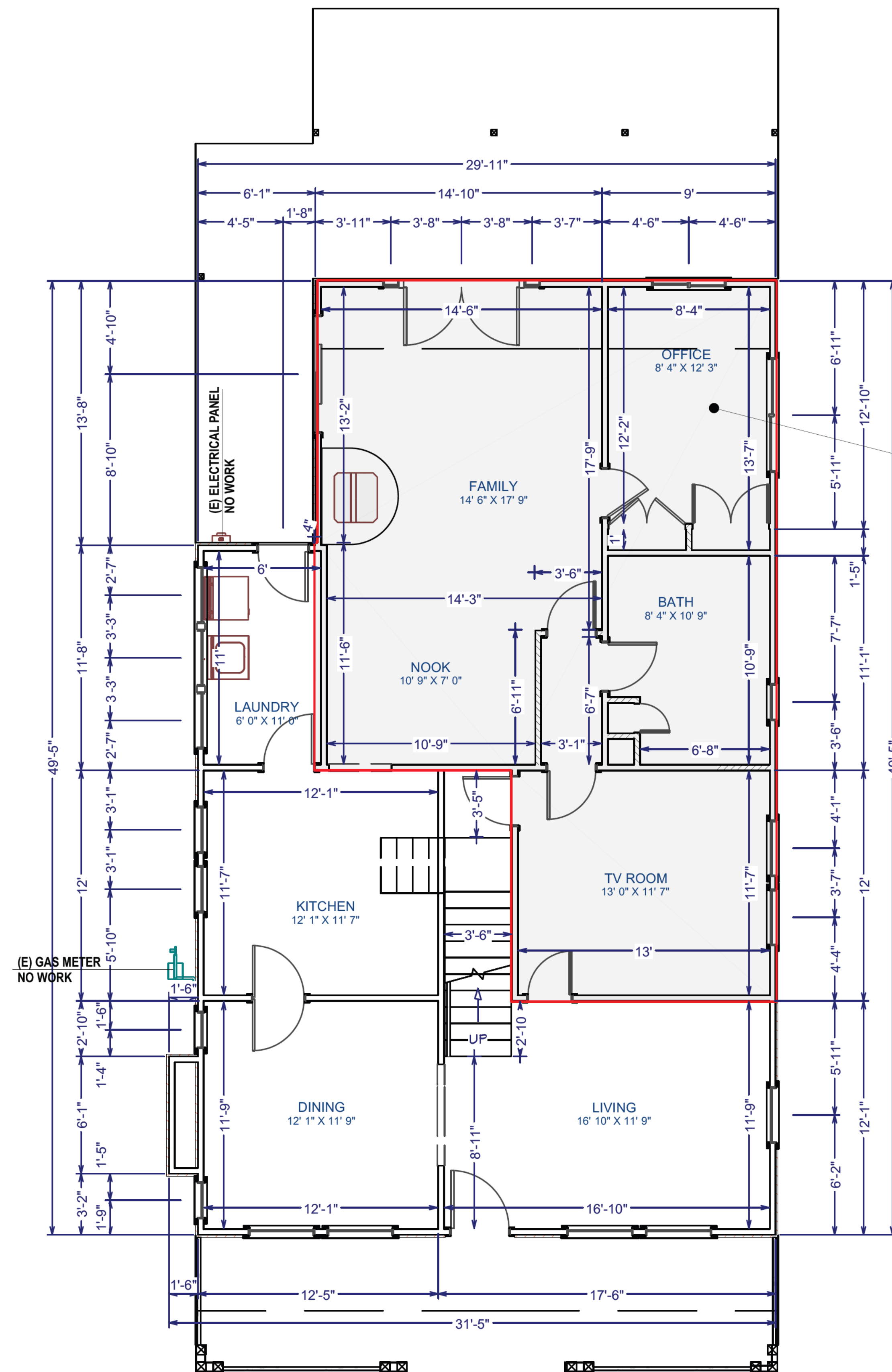
OWNERSHIP:

LEGEND:

-  EX ST NG WALL TO STAY
-  EX ST NG WALL TO BE REMOVED

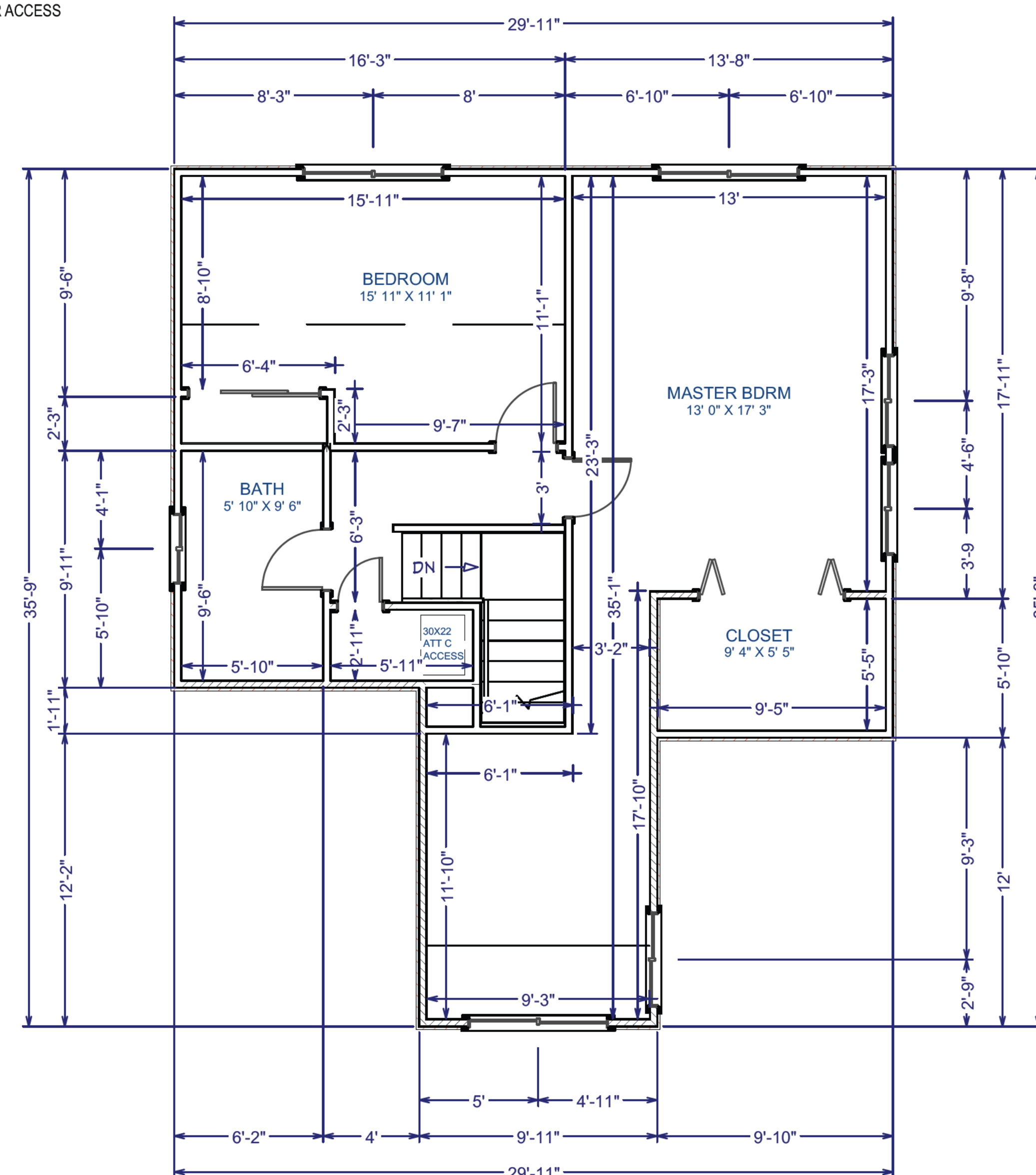


NORTH



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"

ADDITION and REMODELING FOR:

**ASHLER AVE,
Residence**

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW RESPONSE	SEP 27TH, 2024



DESIGNER:
FUTURE VISION REMODELING
495 E BROKAW ROAD
SAN JOSE, CA 95112
TEL. 408-497-5071
ZOHOOOR RAM N@GMAIL.COM

SHEET TITLE:

**EXISTING
MAIN HOUSE
FLOOR PLAN**

PROJECT ID	
DATE	MARCH 2024
SCALE	
DRAWN BY	RAM N ZOHOOOR
	FUTURE VISION

SHEET NUMBER:

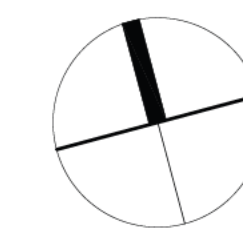
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OWNERSHIP:

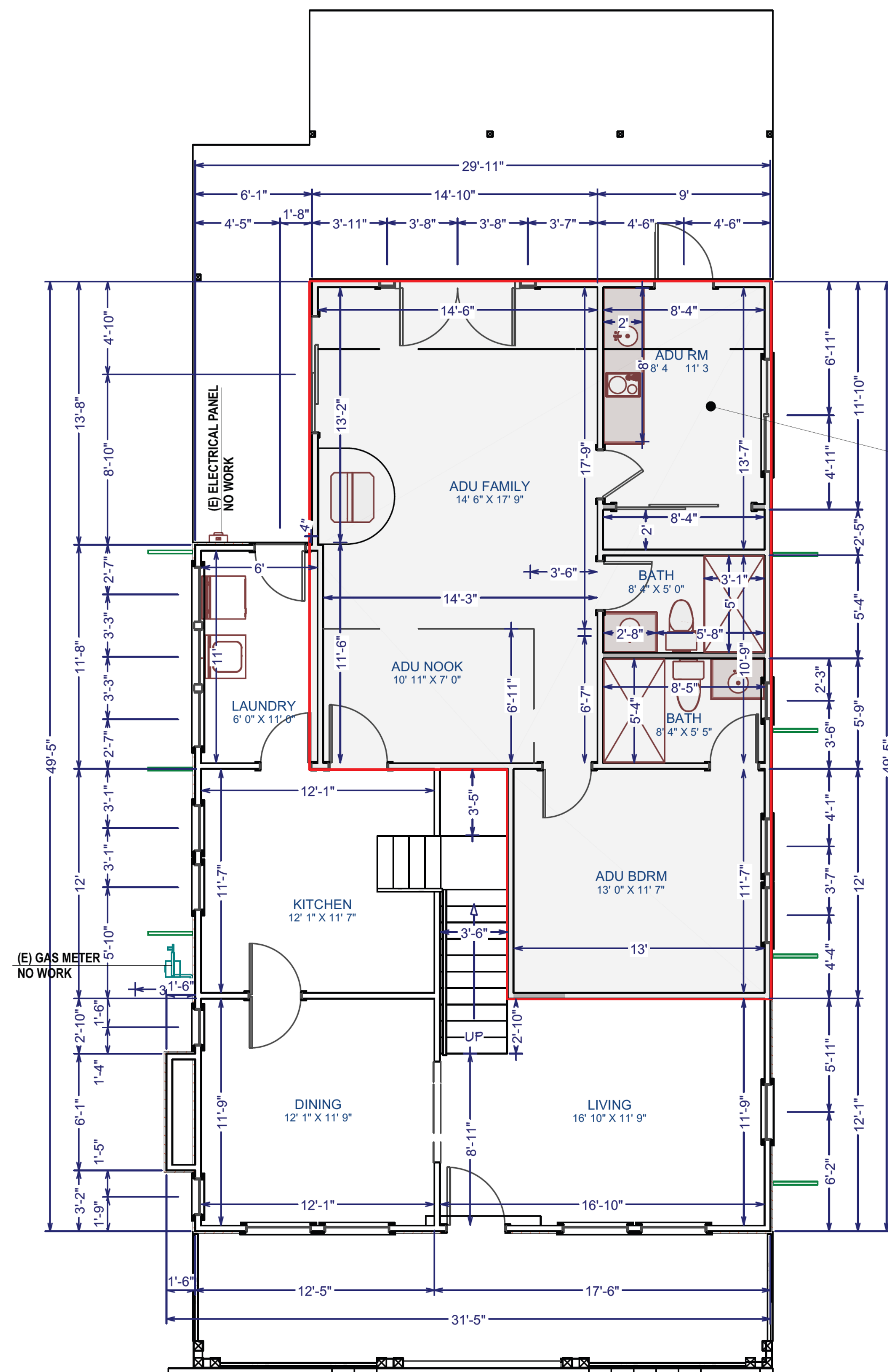
LEGEND:

— EX ST NG WALL TO STAY

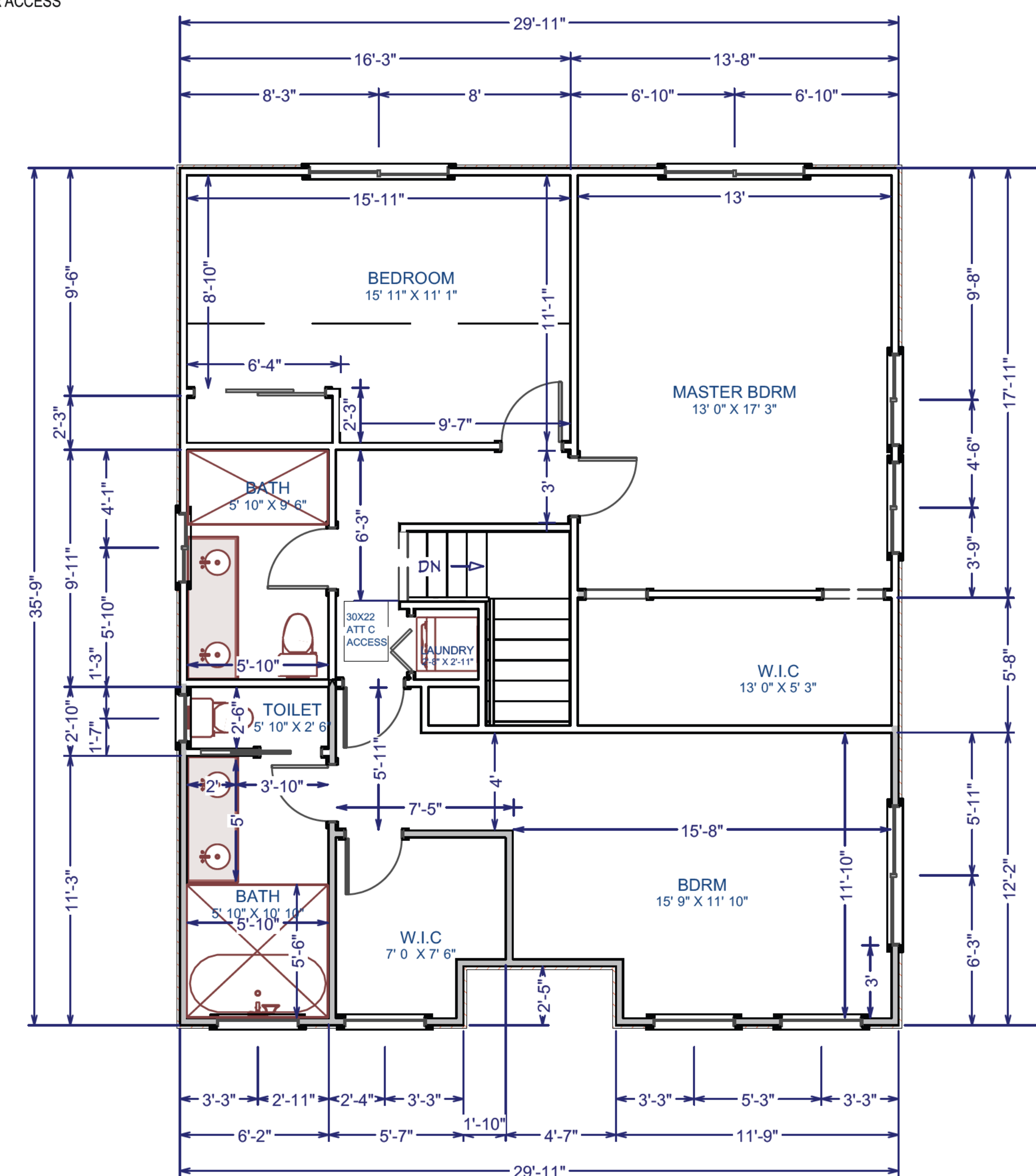
█ NEW CONSTRUCT ON WALL



NORTH



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"

ADDITION and REMODELING FOR:

**ASHLER AVE,
Residence**

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:
DRY DESIGN REVIEW RESPONSE
SEP 27TH, 2024

▲	DESIGN REVIEW RESPONSE
▲	
▲	



DES GNER
FUTURE V S ON REMODEL NG
495 E BROKAW ROAD
SAN JOSE, CA 95112
TEL 408-497-5071
ZOHOOOR RAM N@GMA L COM

SHEET TITLE:
**PROPOSED
FLOOR PLAN
CONDITIONS**

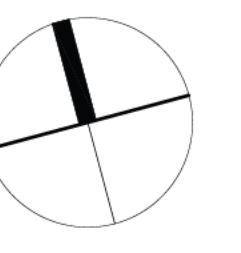
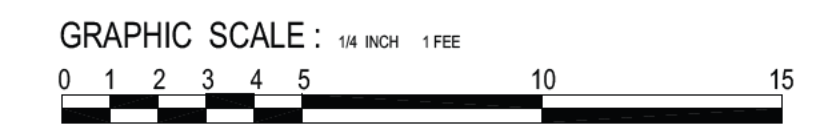
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DATE MARCH 2024
SCALE
DRAWN BY RAM N ZOHOOOR
FUTURE V S ON

SHEET NUMBER:
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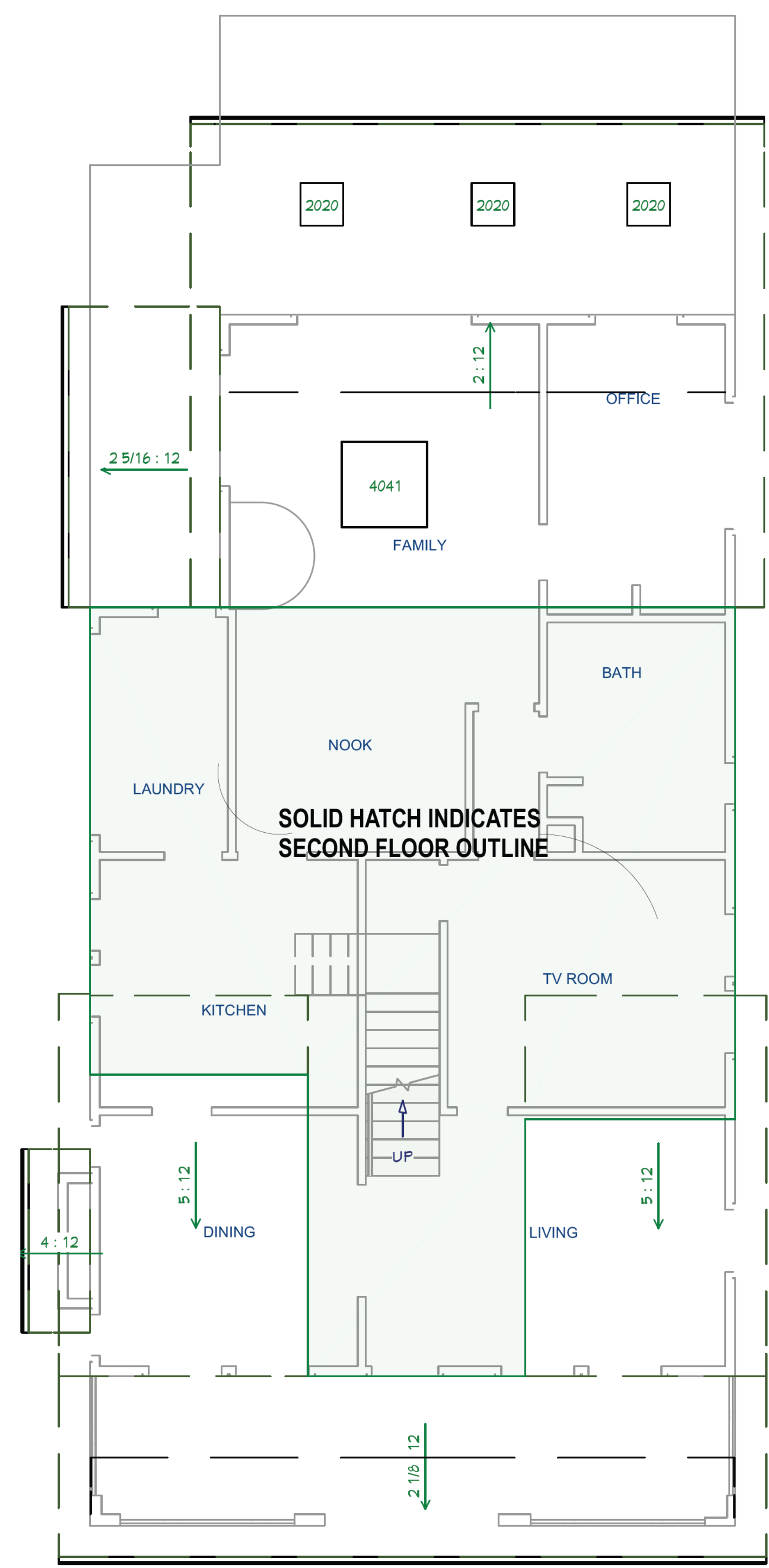
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LEGEND:

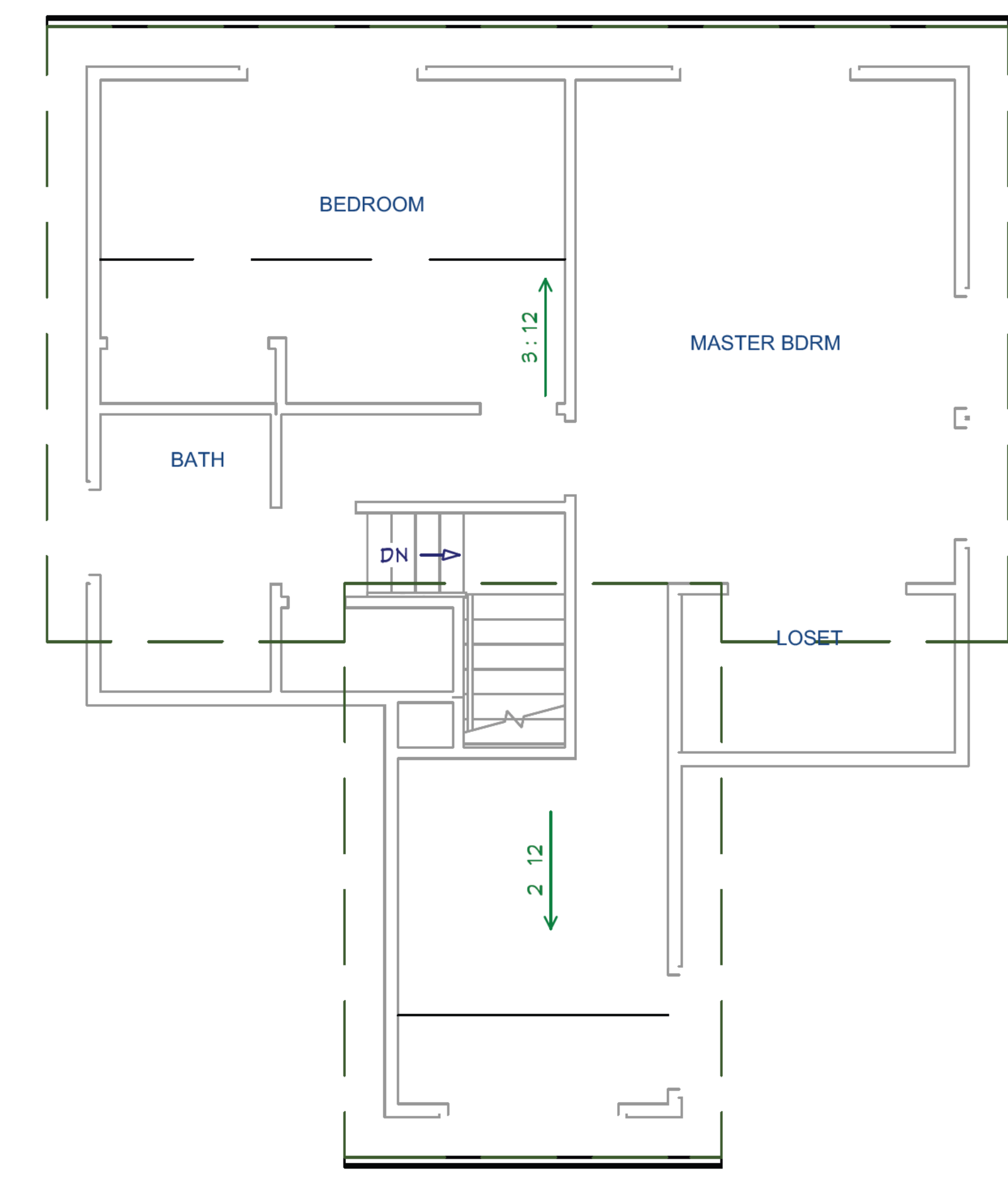
— WALLS



NORTH



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



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

ADDITION and REMODELING FOR:
**ASHLER AVE,
Residence**
52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

▲	DESIGN REVIEW RESPONSE
▲	SEP 27TH, 2024



DESIGNER:
FUTURE VISION REMODELING INC
495 E BROKAW ROAD
SAN JOSE, CA 95112
TEL: 408-497-5071
ZOHOOOR RAM N@GMAIL.COM

SHEET TITLE:

**EXISTING
ROOF PLAN
CONDITIONS**

PROJECT ID: _____
DATE: _____ MARCH 2024
SCALE: _____
DRAWN BY: _____ RAM N ZOHOOOR
FUTURE V.S ON

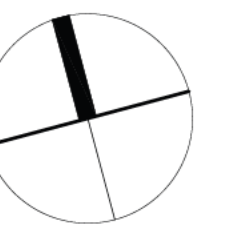
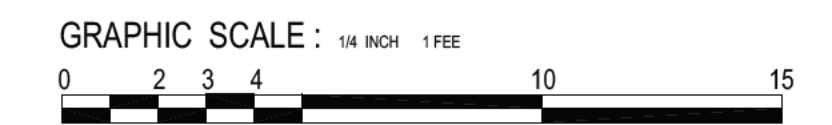
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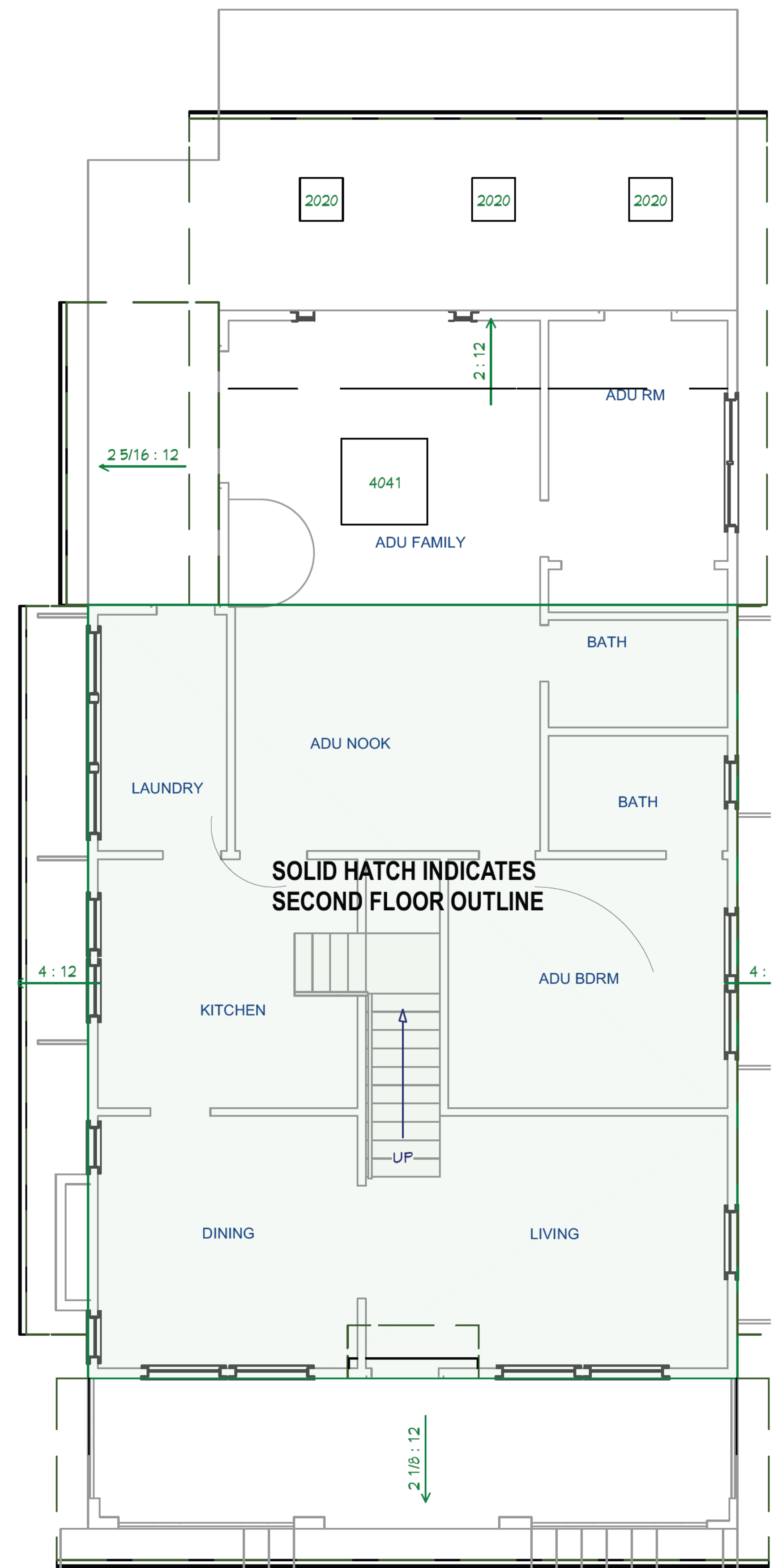
OWNERSHIP:

LEGEND:

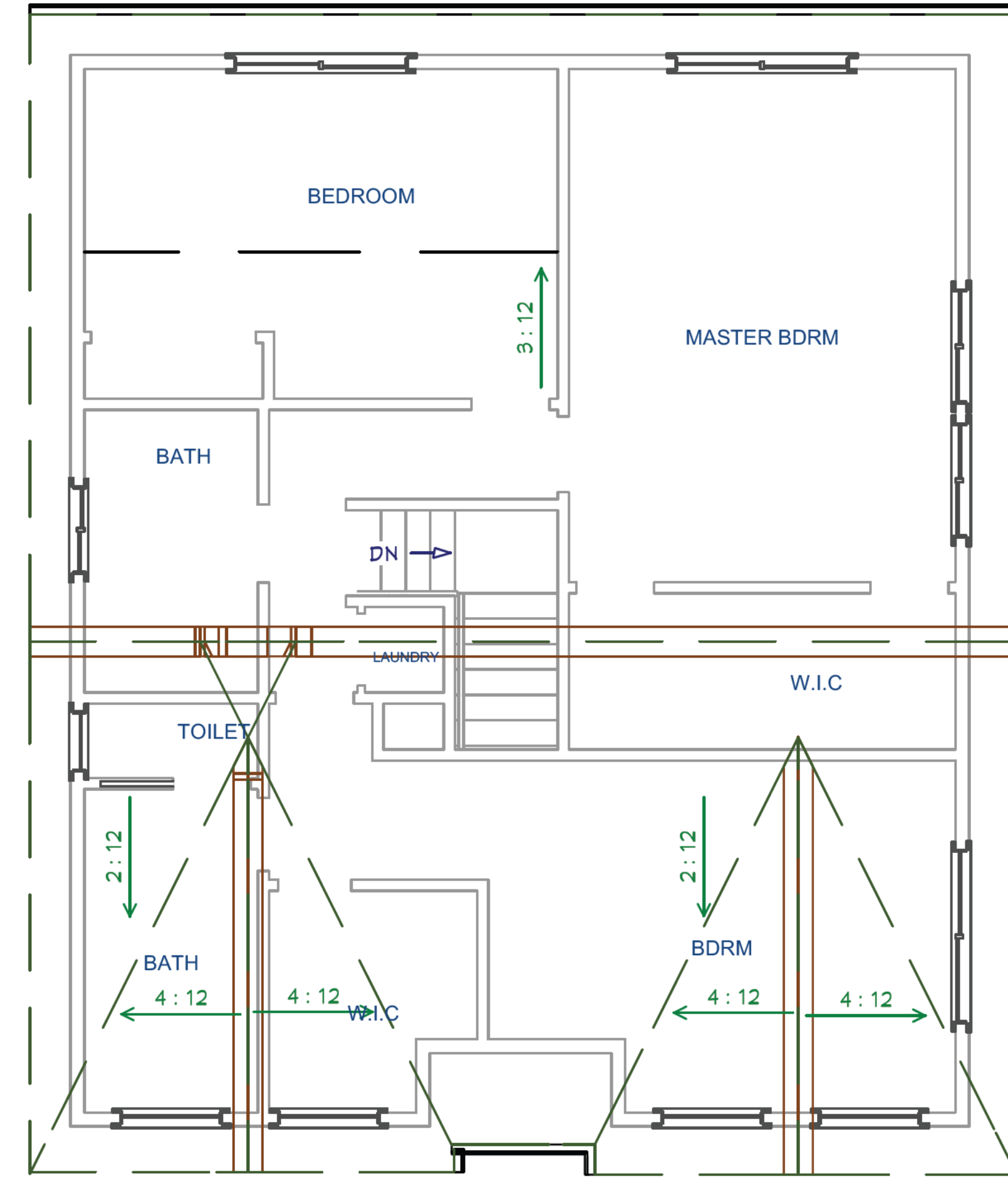
WALLS



NORTH



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



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

ADDITION and REMODELING FOR:
**ASHLER AVE,
Residence**
52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

▲	DESIGN REVIEW RESPONSE
▲	DRY
▲	SEP 27TH, 2024

FVR
FUTURE VISION
REMODELING INC

DESIGNER:
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ZOHOOOR RAM N@GMAIL.COM

SHEET TITLE:
**PROPOSED
ROOF PLAN
CONDITIONS**

PROJECT ID: _____
DATE: _____ MARCH 2024
SCALE: _____
DRAWN BY: _____ RAM N ZOHOOOR
FUTURE VISION

SHEET NUMBER:
A-04

OWNERSHIP: _____



3 EXISTING RIGHT ELEVATIONS

SC 1/4" = 1' 0"



3 PROPOSED RIGHT ELEVATIONS

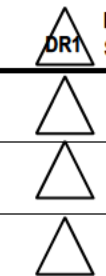
SC 1/4" = 1' 0"

ADDITION and REMODELING FOR:

**ASHLER AVE,
Residence**

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:
 1. DESIGN REVIEW RESPONSE
 2. SEP 27TH, 2024



DESIGNER:
 FUTURE VISION REMODELING
 495 E BROKAW ROAD
 SAN JOSE, CA 95112
 TEL: 408-497-5071
 ZOHOOOR RAM N@GMAIL.COM

SHEET TITLE:

ELEVATIONS

PROJECT ID: _____
 DATE: _____ MARCH 2024
 SCALE: _____
 DRAWN BY: _____ RAM N ZOHOOOR
 FUTURE VISION

SHEET NUMBER:

A-06

OWNERSHIP:



4 EXISTING LEFT ELEVATIONS
SC 1/4" = 1' 0"



4 PROPOSED LEFT ELEVATIONS
SC 1/4" = 1' 0"

ADDITION and REMODELING FOR:

**ASHLER AVE,
Residence**

52 ASHLER AVE,
LOS GATOS, CA 95030

REVISION TABLE:

DESIGN REVIEW RESPONSE
SEP 27TH, 2024



DESIGNER
FUTURE VISION REMODELING
495 E BROKAW ROAD
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ZOHOOOR RAM N@GMAIL.COM

SHEET TITLE:

ELEVATIONS

PROJECT ID _____
DATE _____ MARCH 2024
SCALE _____
DRAWN BY _____ RAM N ZOHOOOR
FUTURE VISION

SHEET NUMBER:

A-07

OWNERSHIP:

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