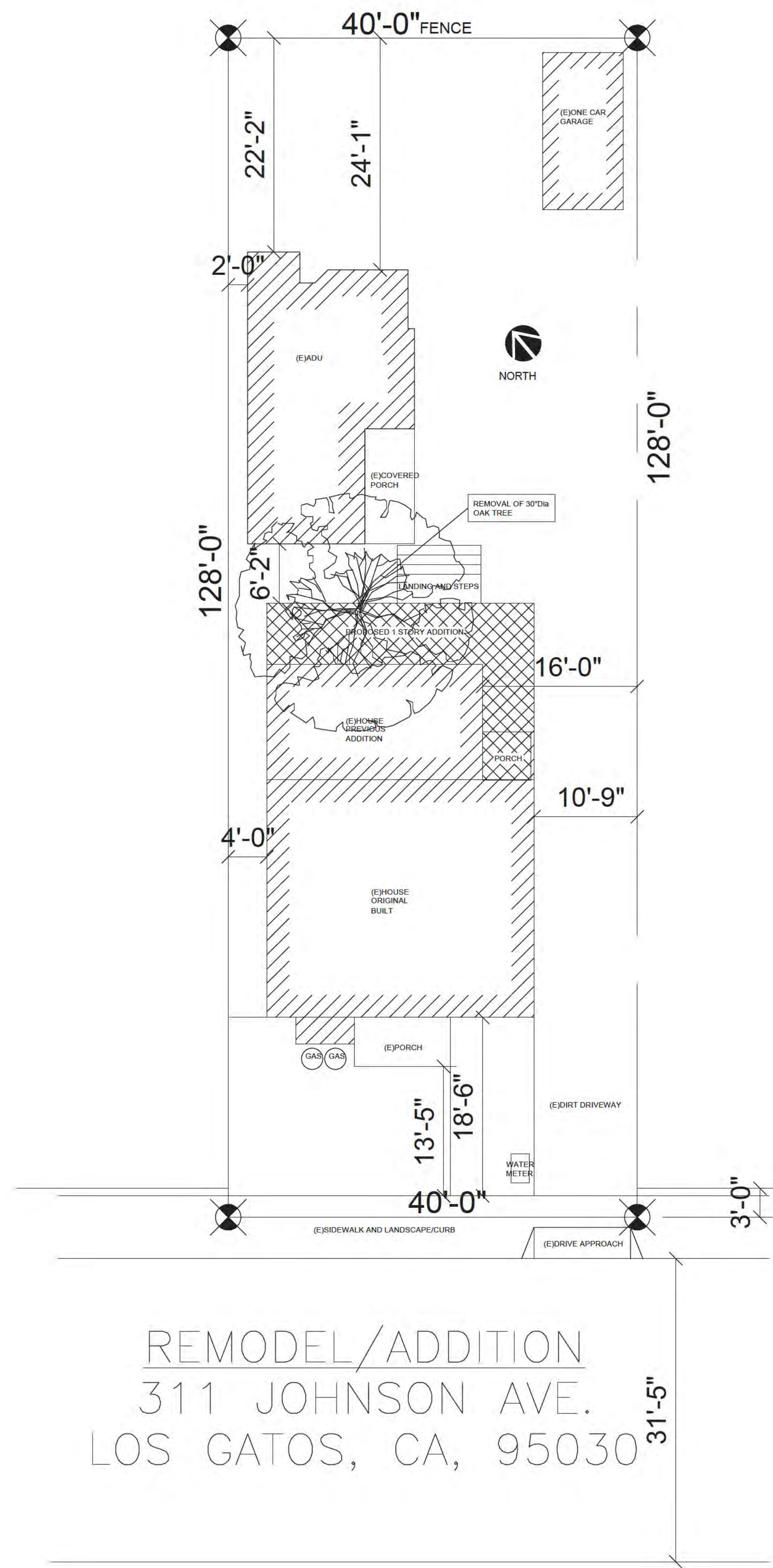


① PLOT PLAN

SCALE 1/8"=1'-0"



② APPLICABLE CODES

- 2021 CBC, CMC, CPC, CEC
- 2022 CALIFORNIA RESIDENTIAL CODES
- 2021 INTERNATIONAL BUILDING CODE
- 2021 CALIFORNIA ENERGY CODE
- 2021 CALIFORNIA GREEN BUILDING STANDARDS
- 2021 CITY OF LOS GATOS MUNI. CODE
- 2021 CALIFORNIA FIRE CODE

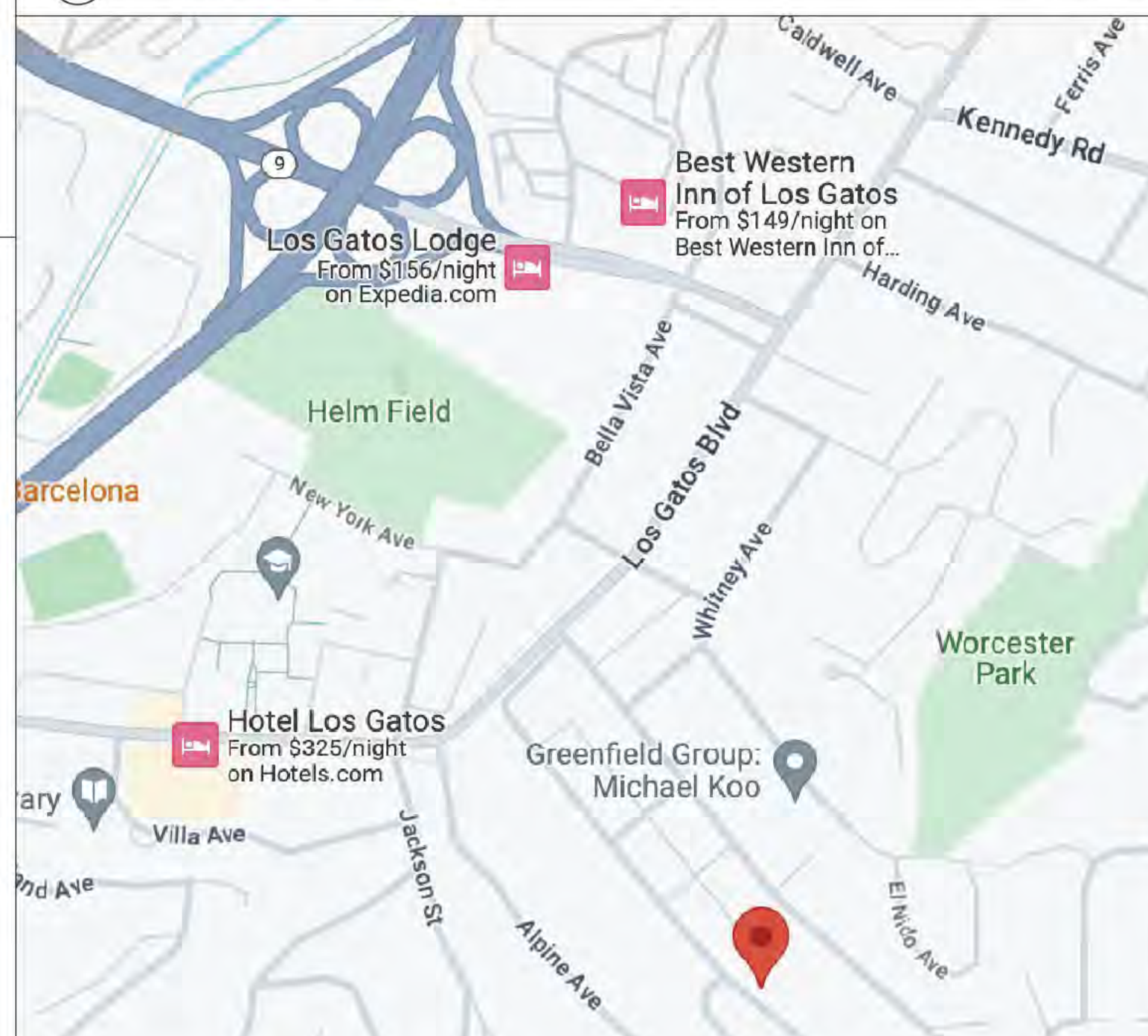
⑤ PROJECT DATA/DESCRIPTION

|                                      |             |
|--------------------------------------|-------------|
| APN:                                 | 53228017    |
| ZONING DISTRICT:                     | R18         |
| YEAR BUILT                           | 1900        |
| HISTORICAL                           | YES         |
| LOT SIZE                             | 5,120 SQ FT |
| EXISTING LIVING SPACE:               | 964 SQ FT   |
| REMODELED SQ FT                      | 462 SQ FT   |
| ADDITION                             | 239 SQ FT   |
| EXISTING REAR PORCH TO BE REMOVED    | 58 SQ FT    |
| EXISTING FRONT PORCH                 | 51 SQ       |
| EXISTING DETACHED GARAGE             | 136 SQ FT   |
| EXISTING DETACHED ADU                | 432 SQ FT   |
| EXISTING ADU COVERED PORCH           | 61 SQ FT    |
| CONSTRUCTION TYPE:                   | VB          |
| OCCUPANCY TYPE:                      | R3          |
| (E)NON FIRE SPRINKLERED              |             |
| EXISTING                             | PROPOSED    |
| 1 STORY                              | -NO CHANGE- |
| 1 CAR GARAGE                         | -NO CHANGE- |
| 2 BEDROOM                            | -NO CHANGE- |
| 1 BATHROOM                           | 1.5 BATH    |
| FAR 1,204 SQ FT/ 5,120 SQ FT=23.5%   |             |
| TOTAL LOT COVERAGE 1,884/5,120=36.8% |             |

⑥ SCOPE OF WORK

- EXISTING 2 BEDROOM 1 BATH HOUSE  
EXISTING DETACHED ADU (NO CHANGES)  
EXISTING DETACHED 1 CAR GARAGE (NO CHANGES)
- REMODEL RELOCATION OF KITCHEN AND ONE BEDROOM, ONE BATHROOM
- PROPOSED
- 2 BEDROOMS
  - 1.5 BATHROOMS
  - ADDITION OF FAMILY ROOM
  - OTHER
  - NEW GAS TANKLESS WATER HEATER
  - FURNACE REPLACES IN CRAWL SPACE
  - NEW AC ADDED
  - ALL ELECTRICAL AND PLUMBING TO CURRENT CODES
  - ALL WALLS TO BE INSULATED PER TITLE 24
  - STRUCTURAL UPGRADES AS NECESSARY BY STRUCTURAL ENGINEER
  - ELECTRICAL UPGRADE THROUGHOUT THE HOUSE.
- \*REMOVAL OF 30"DIA OAK TREE WHERE ADDING ONTO THE HOME.

⑧ VICINITY MAP



③ PROJECT TEAM

DESIGNER  
AIASSA DESIGNERS  
JEANNIE KESTER  
654 NEILL CT  
FRENCH CAMP, CA. 95231

HOME OWNER  
311 JOHNSON AVE.  
LOS GATOS, CA, 95030

④ DRAWING INDEX

- DRAFTING
- A1 TITLE PAGE
  - A1.1 NEIGHBORING PHOTOS
  - A2.0 FLOOR PLANS
  - A3.0 ELEVATIONS
  - A4.0 ROOF PLANS SECTIONS

|     |                |      |
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|     |                |      |
| No. | Revision/Issue | Date |
|     |                |      |
|     |                |      |

⑦ GENERAL NOTES

- CONTRACTOR AND SUB CONTRACTOR SHALL VERIFY ALL TRADES, DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH JOB AND SHALL NOTIFY THE DESIGNER, ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
- THE DRAWING AND SPECIFICATIONS ARE PREPARED FROM INFORMATION PROVIDED BY CLIENT/OWNER. THE DESIGNER/ENGINEER HAS MADE EVERY EFFORT TO MAINTAIN A HIGH STANDARD OF ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN DRAWINGS AND FIELD CONDITIONS, IT SHALL BE BROUGHT TO ATTENTION OF GENERAL CONTRACTOR AND TO DESIGNER/ENGINEER FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. DESIGNER/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR WORK THAT DIFFERS FROM THAT SHOWN ON, OR FOR WORK NOT PERFORMED IN A GOOD WORKMANSHIP MANNER.
- DO NOT SCALE THE DRAWING. IF NEEDED, CONSULT DESIGNER/ENGINEER FOR CLARIFICATION.
- IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OF WHOLE, THE CONTRACTOR SHALL FINISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION. OF THE WORK IN EQUIVALENT QUALITY OF SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, DESIGNER/ENGINEER.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING NOT LIMITED TO STRUCTURAL, FOUNDATION, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS PRIOR TO THE START OF THE JOB.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF APPLICABLE CODES, AND ALL LOCAL ORDINANCES.
- THIS PROJECT CONFORMS TO CONVENTIONAL CONSTRUCTION PROVISIONS OF CBC 2308.
- DUCT EXTENSION OF 40' OR MORE REQUIRES HERS VERIFICATION.
- LEAD SAFE WORK PRACTICES RE REQUIRED BY STATE OF CALIFORNIA LAW FOR ALL WORK THAT DISTURBS PAINT IN PRE-1978 RESIDENTIAL BUILDINGS DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT. AS OF APRIL 22, 2010, THE US ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIRES ALL WORKERS WHO DISTURB PAINTED SURFACES TO BE TRAINED AND ALL FIRMS TO BE EPA CERTIFIED IN LEAD SAFETY. FOR MORE INFORMATION, CONTACT EPA AT [WWW.EPA.GOV/LEAD](http://WWW.EPA.GOV/LEAD)
- THE FINISH GRADE AROUND ALL STRUCTURES SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (CBC 1804.3). TO SLOPE AWAY FROM NEIGHBORING PROPERTIES AND TO LANDSCAPING AS MUCH AS POSSIBLE. ROOF DRAINAGE SYSTEM AND ITS DISCHARGE TO 5 FEET MINIMUM FROM FOUNDATION TO AN APPROVED DRAINAGE SYSTEM. CRC 801.3 DOWN SPOUTS TO HAVE SPLASH BLOCKS.

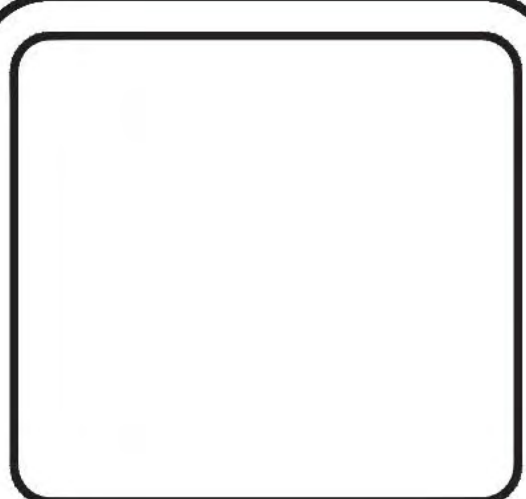
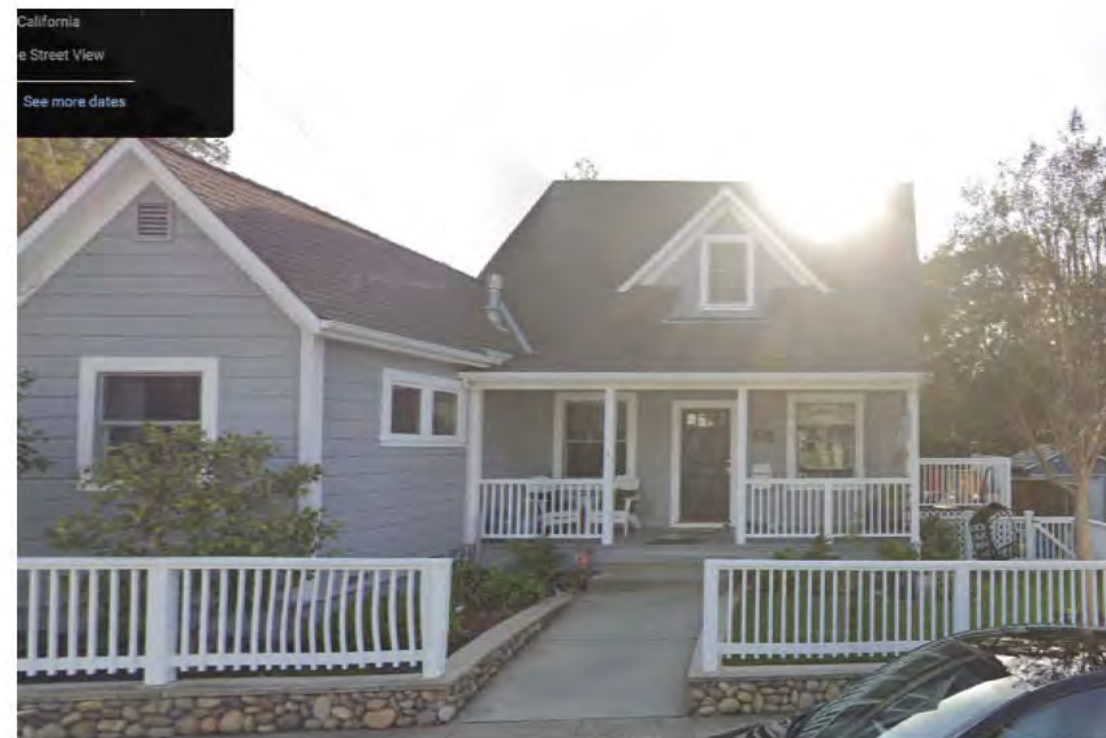
TITLE PAGE

Project Name and Address  
AIASSA DESIGNERS  
JEANNIE KESTER  
654 NEILL CT  
FRENCH CAMP, CA. 95231

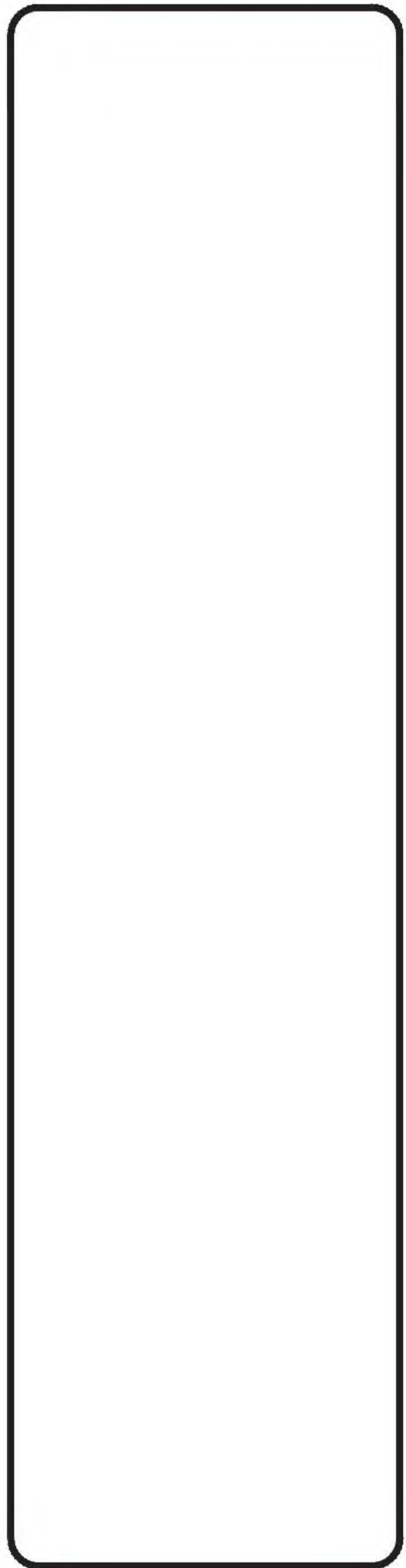
*Jeannie Kester*

Project Name and Address  
311 JOHNSON AVE.  
LOS GATOS, CA, 95030

|         |                  |       |    |
|---------|------------------|-------|----|
| Project | REMODEL/ADDITION | Sheet | A1 |
| Date    | 06-26-2024       |       |    |
| Scale   | VARIES           |       |    |



| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |



NEIGHBORING PHOTOS

Officer Name and Address  
 AIASSA DESIGNERS  
 JEANNIE KESTER  
 654 NEILL CT  
 FRENCH CAMP, CA 95231

*Jeannie Kester*

Project Name and Address  
 311 JOHNSON AVE  
 LOS GATOS, CA, 95030

Project: REMODEL/ADDITION  
 Date: 06-26-2024  
 Scale: 1/4"=1'-0"

Sheet: A1.1



① (E) FRONT ELEVATION

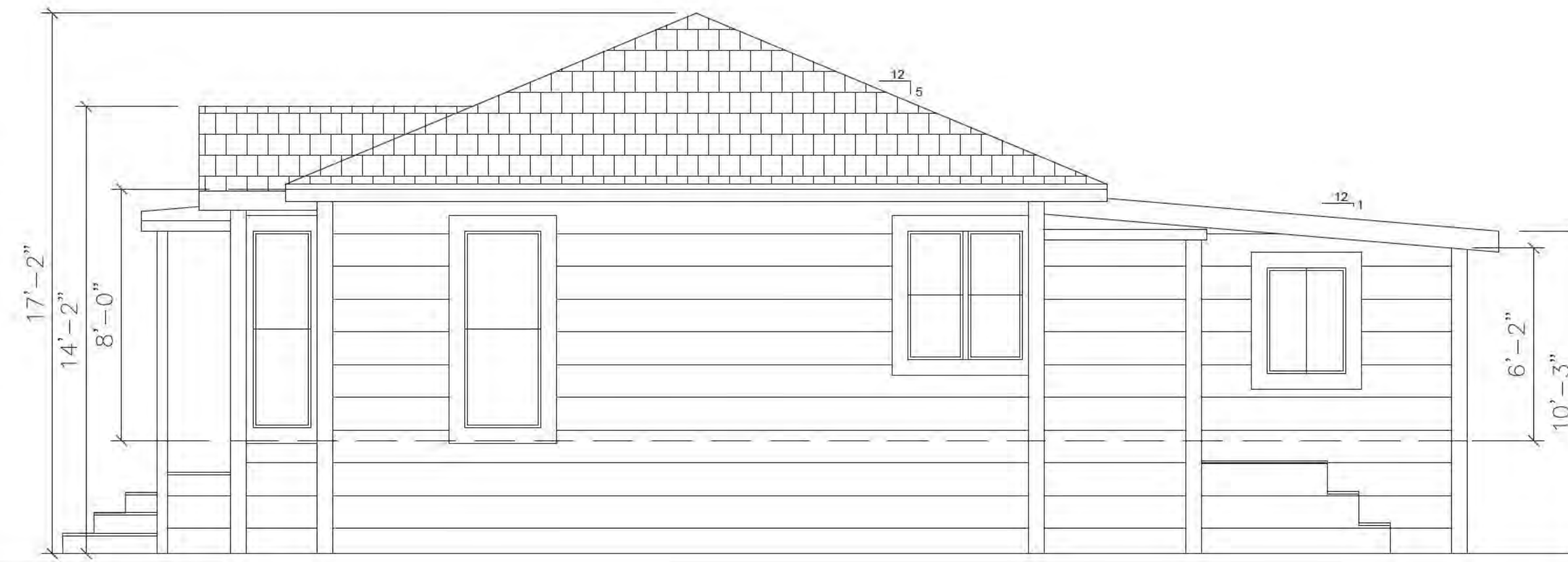
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② (E) RIGHT ELEVATION

SCALE 1/4"=1'-0"

ADDITION TO MATCH THE EXISTING MATERIAL AND COLOR  
-EXISTING WOOD SIDING HOUSE  
-ADDITION TO ALSO BE WOOD SIDING TO MATCH  
-EXISTING WOOD SINGLE HUNG WOOD WINDOWS ON THE MAIN HOUSE  
-PROPOSED WOOD WINDOWS SINGLE HUNG OR CASEMENT.  
-EXISTING COMP ROOFING. SLOPE VARIES FROM 8:12, 5:12 AND 2:12  
-REMOVAL ROOF AREA OF THE 1:12 ROOF PITCH ON REAR.  
-ADDITION/REMOVAL AREA TO HAVE A FLAT ROOFING 0.25:12 SLOPE, TAR DOWN



③ (E) FRONT ELEVATION



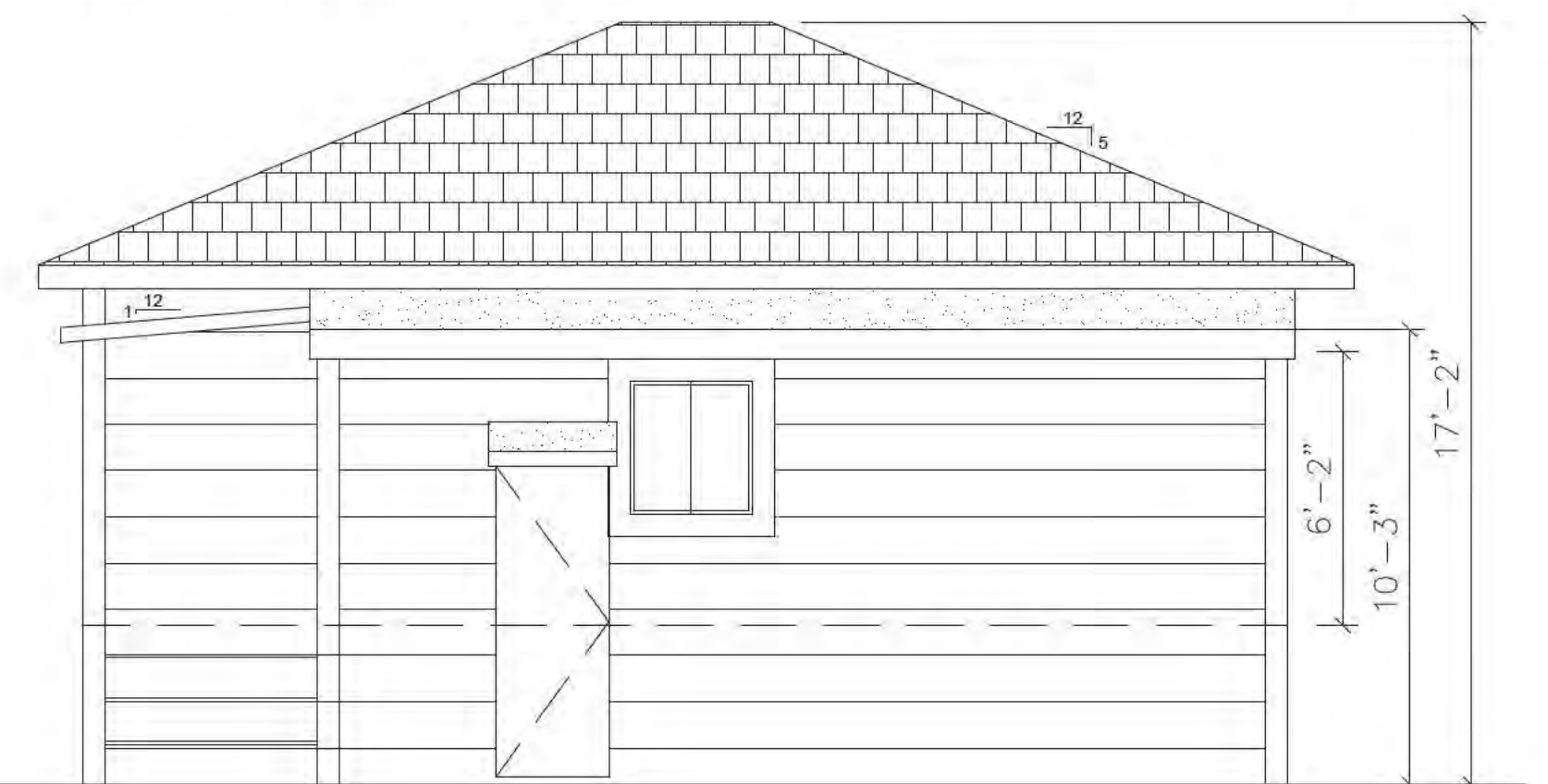
④ (N) RIGHT ELEVATION

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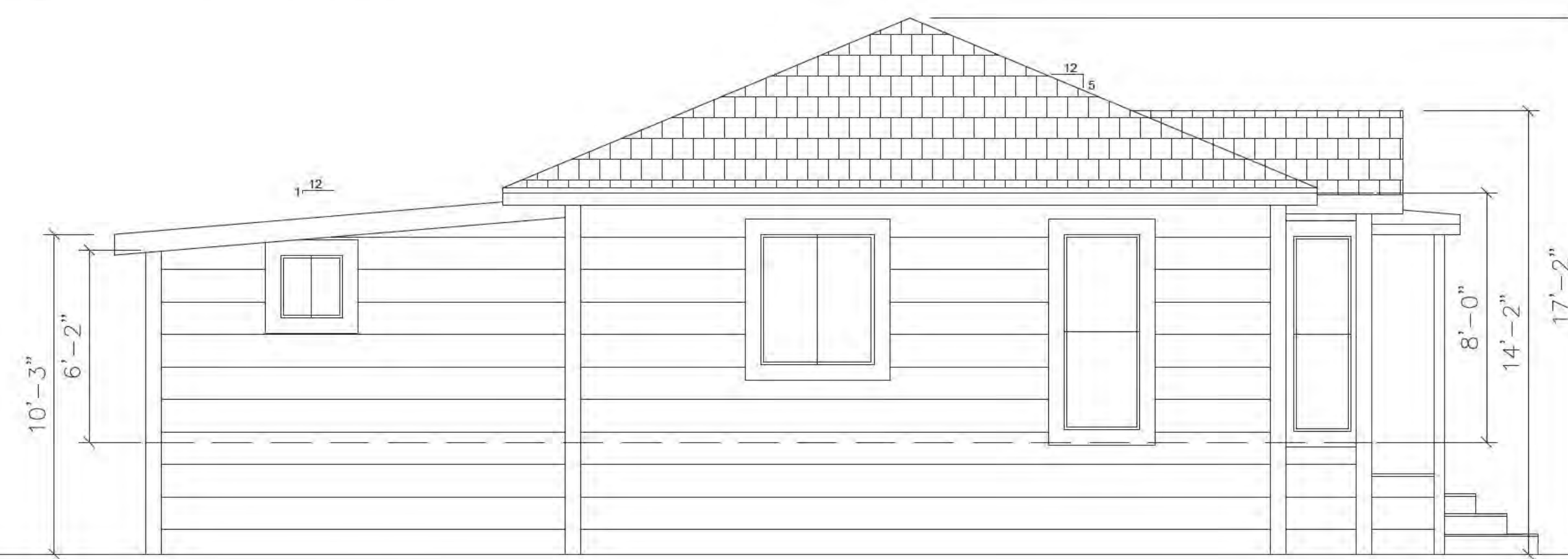
⑤ (E) REAR ELEVATION

SCALE 1/4"=1'-0"



⑥ (E) LEFT ELEVATION

SCALE 1/4"=1'-0"



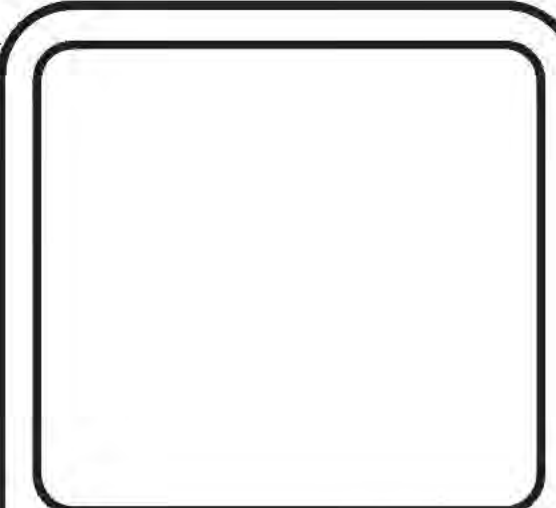
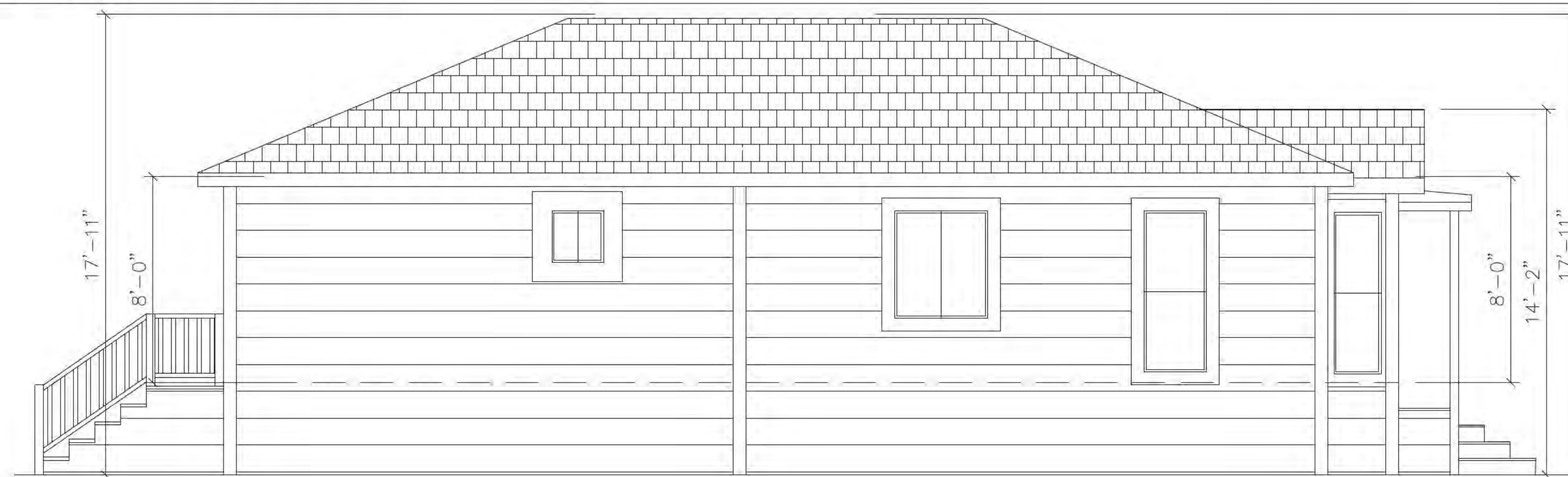
⑦ (N) REAR ELEVATION

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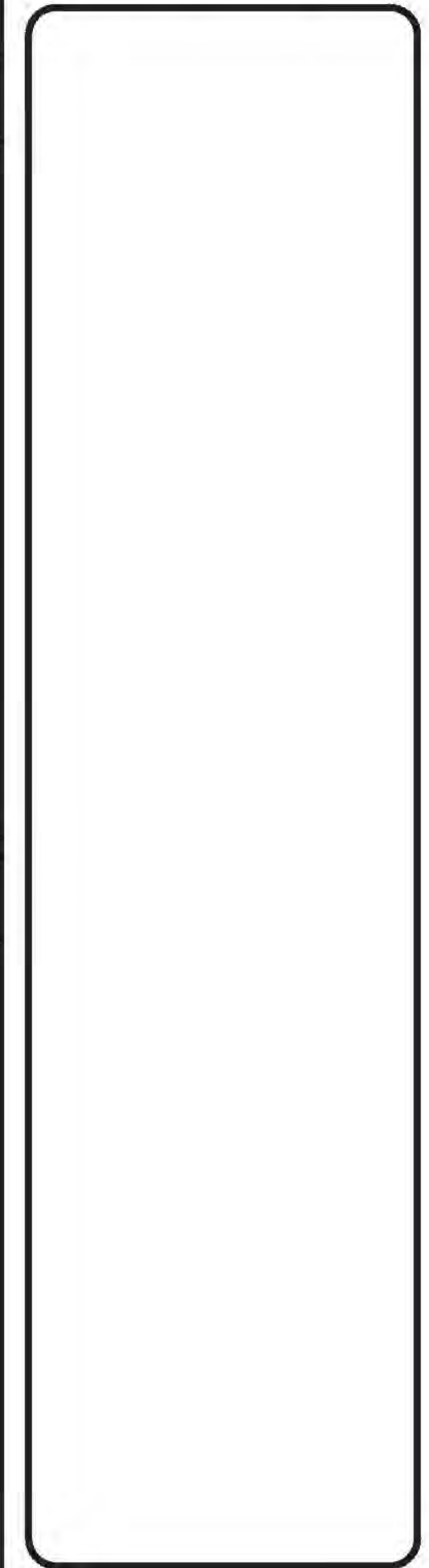


⑧ (N) LEFT ELEVATION

SCALE 1/4"=1'-0"



| No. | Revision/Issue | Date |
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|     |                |      |
|     |                |      |



ROOF PLAN

Author Name and Address  
AIASSA DESIGNERS  
JEANNIE KESTER  
1154 NEILL CT  
FRENCH CAMP, CA 95035

*Jeannie Kester*

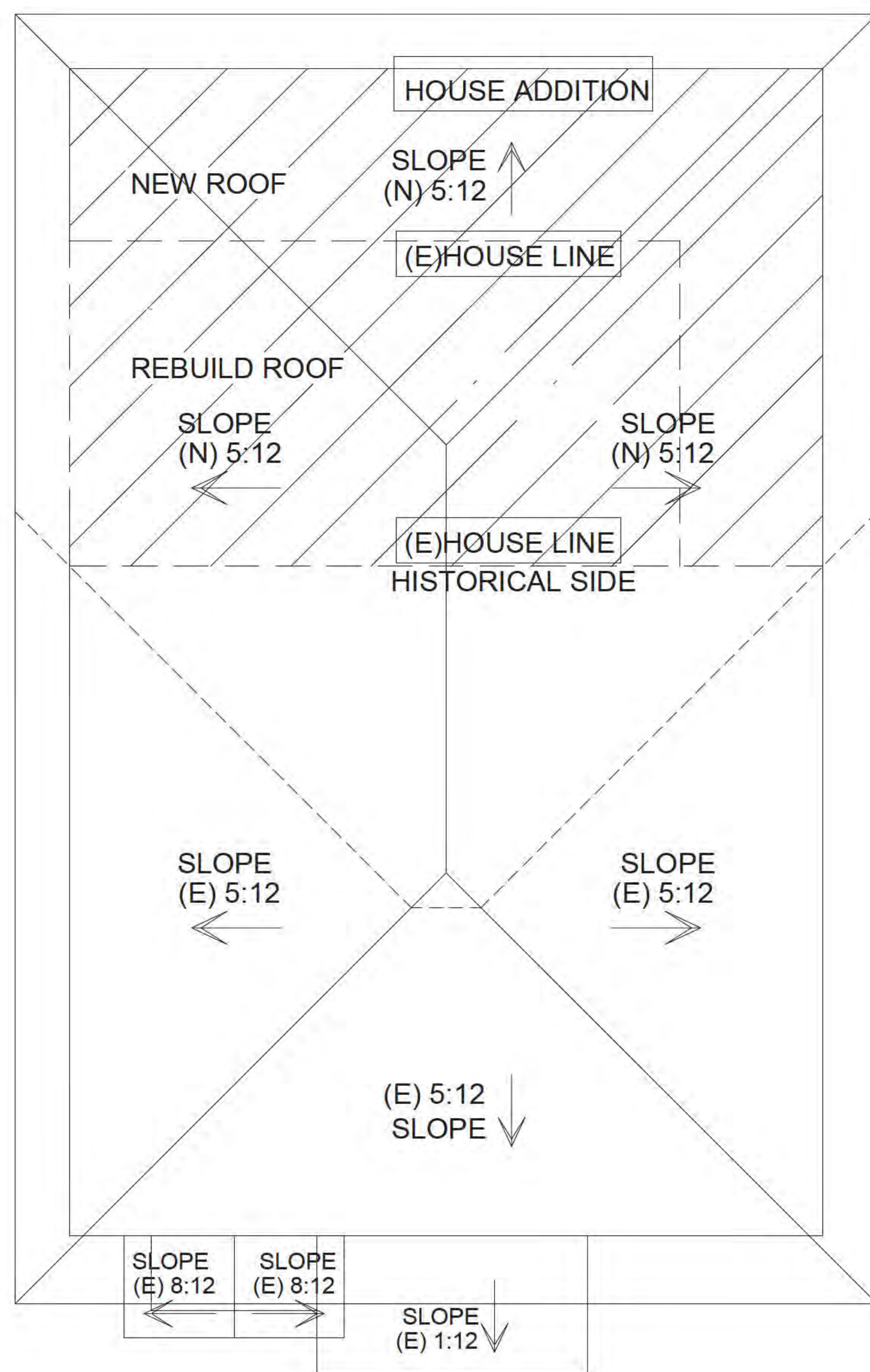
Project Name and Address  
[REDACTED]  
LOS GATOS, CA, 95030

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Sheet: A3.0

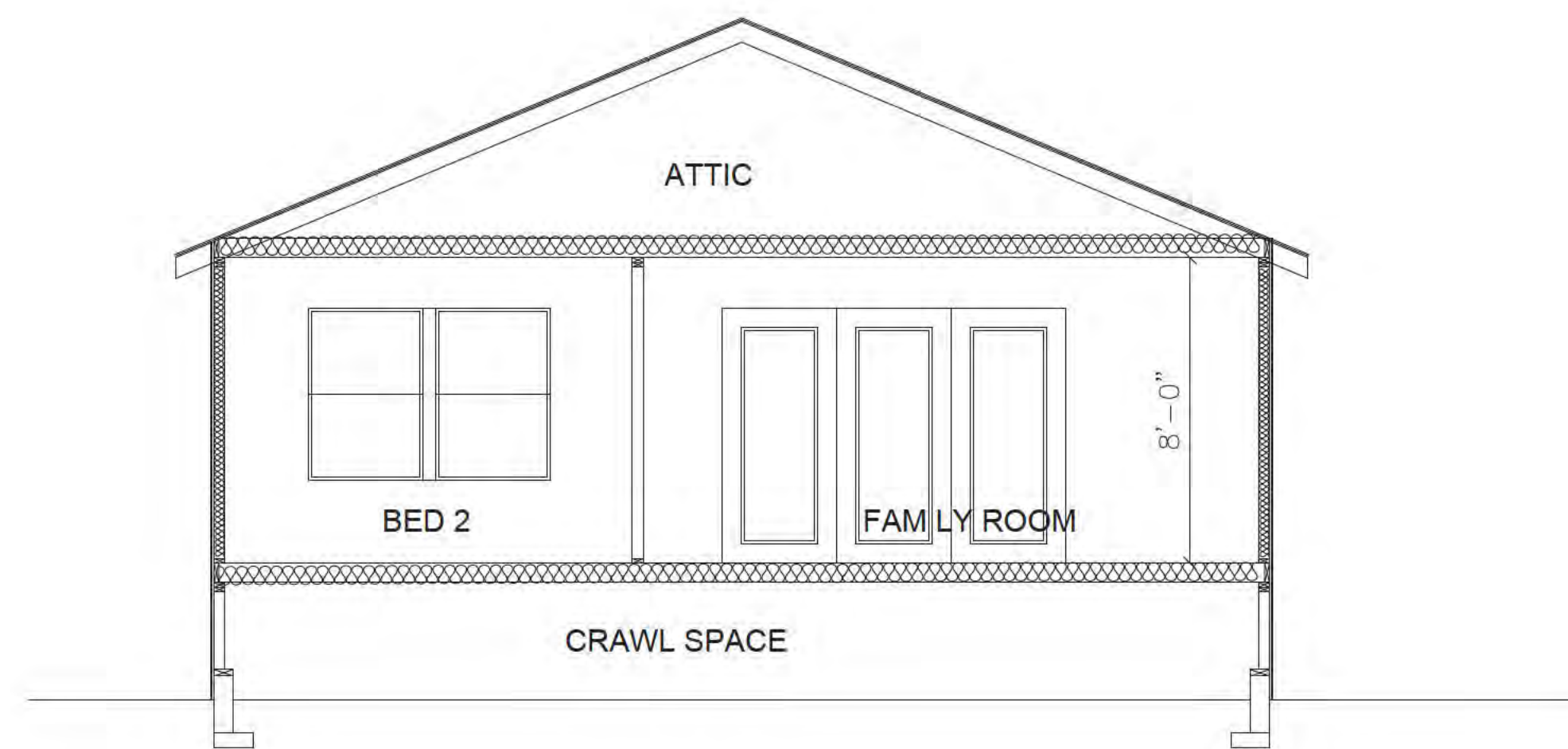
① (E) FLOOR PLAN

SCALE 1/4"=1'-0"



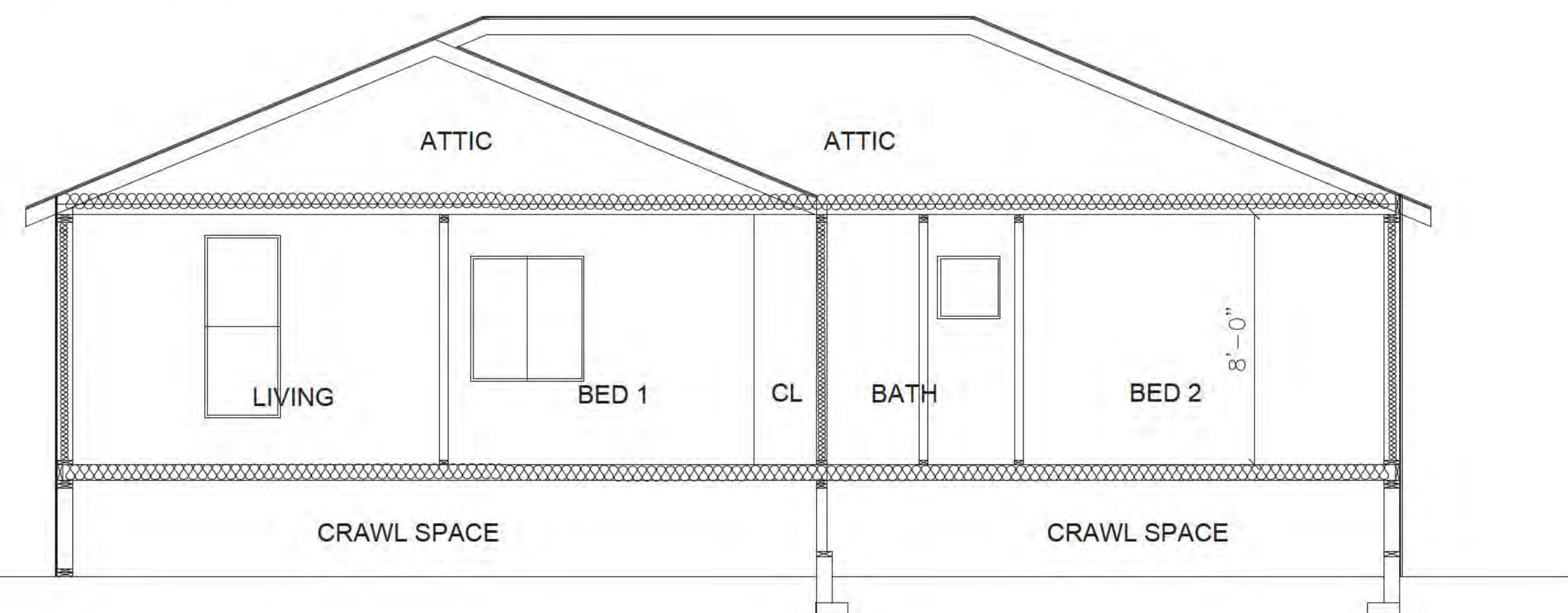
② SECTION A-A

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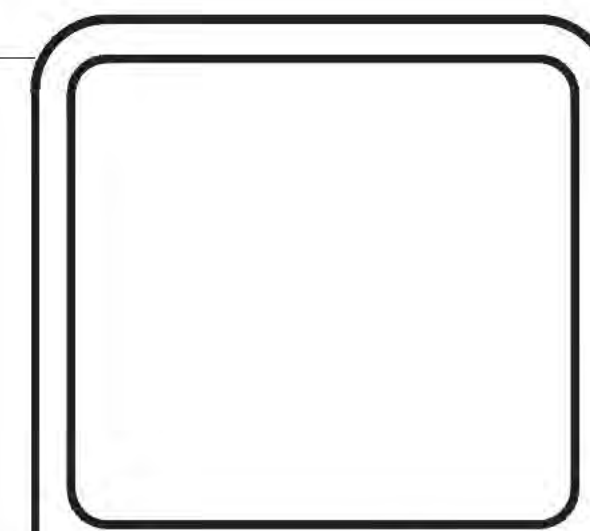


③ SECTION B-B

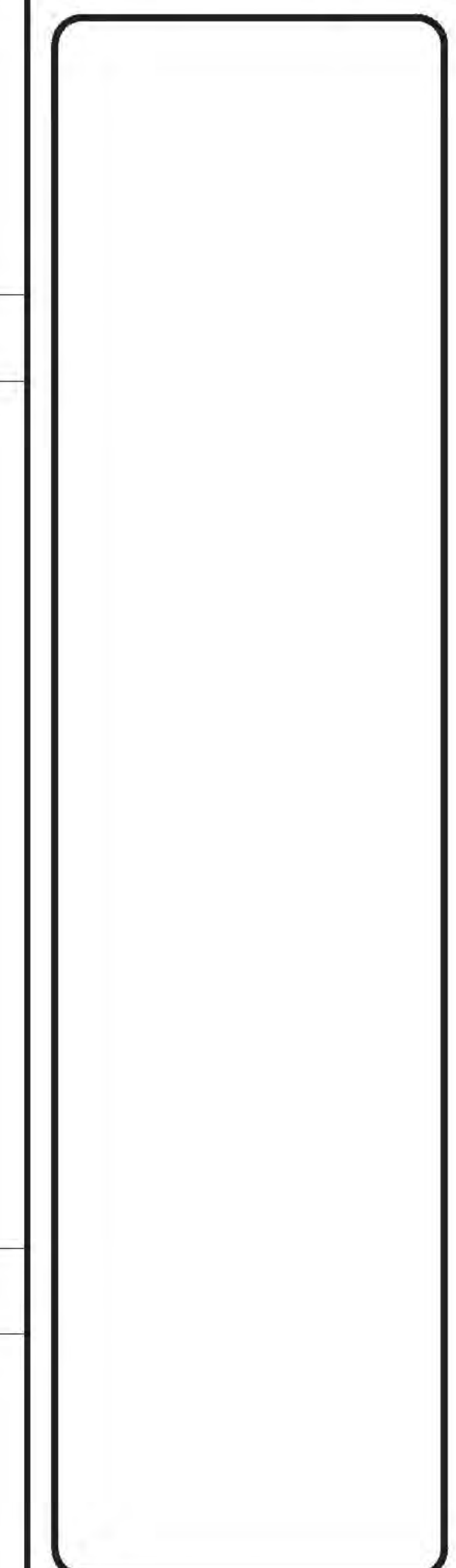
SCALE 1/4"=1'-0"



④ X



| No. | Revision/Issue | Date |
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|     |                |      |
|     |                |      |
|     |                |      |



ROOF PLAN SECTIONS

Designer Name and Address  
 AIASSA DESIGNERS  
 JEANNIE KESTER  
 1154 NEILL CT  
 SAN FRANCISCO, CA 94133

*Jeannie Kester*

Project Name and Address  
 [Redacted]  
 [Redacted] AVE  
 LOS GATOS, CA, 95030

Project: REMODEL/ADDITION  
 Date: 06-26-2024  
 Scale: 1/4"=1'-0"

Sheet: A4.0

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