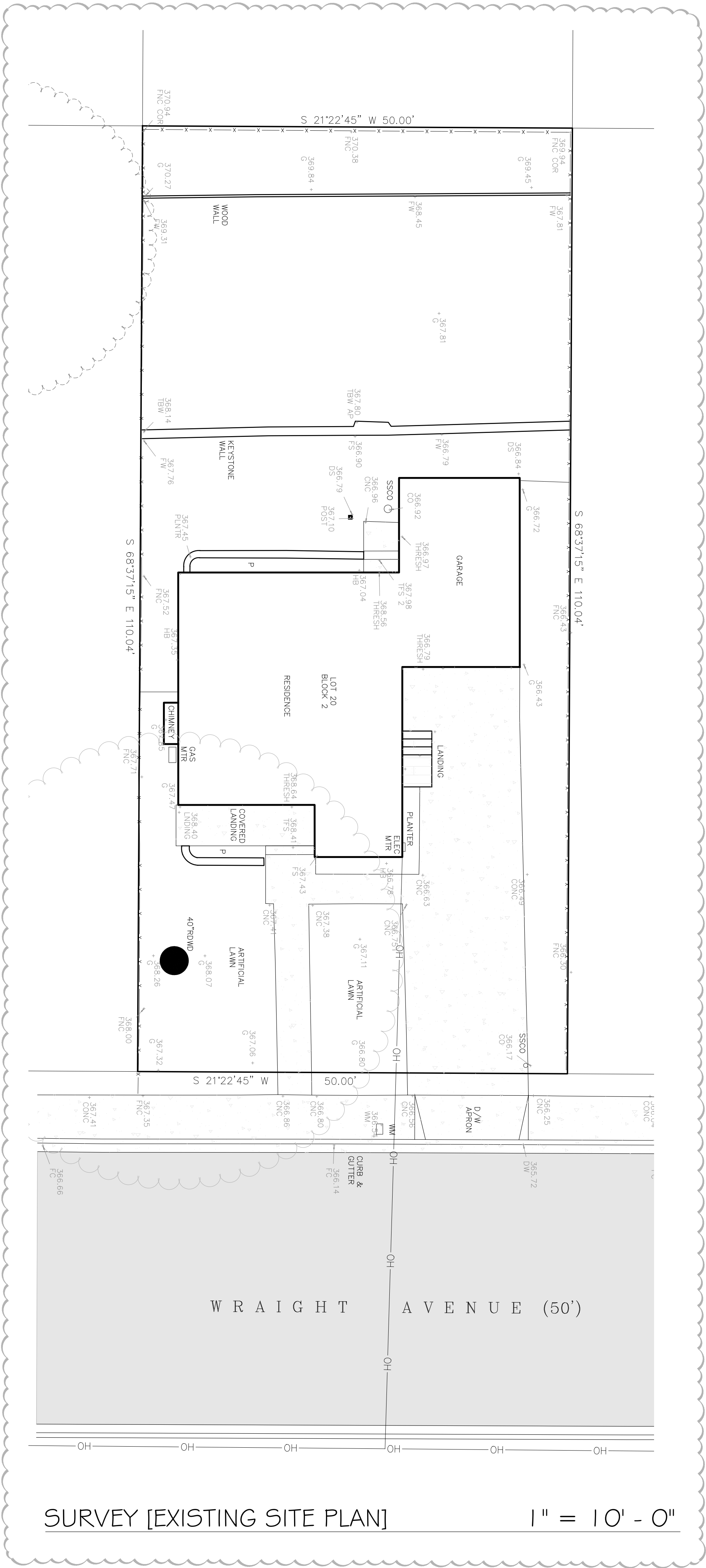


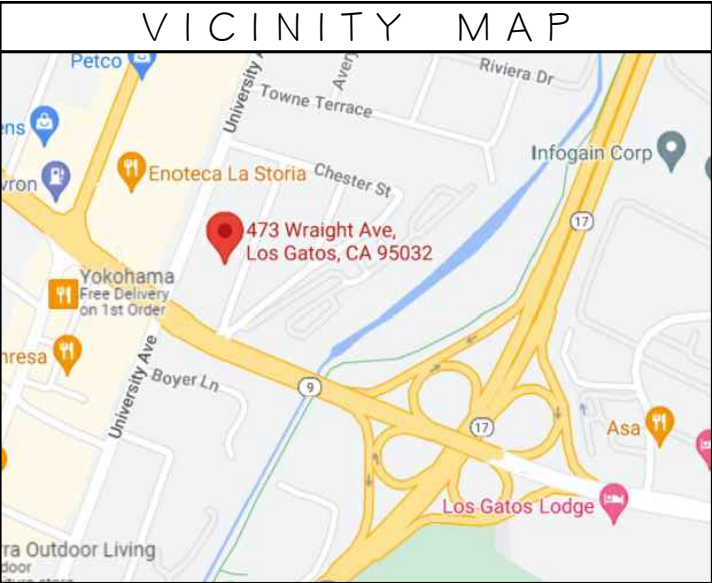


SURVEY [EXISTING SITE PLAN]

1" = 10' - 0"

PROJECT DATA	
OWNER:	VICKY LE
ADDRESS:	473 WRAIGHT AVE
PROJECT DESCRIPTION:	- REMODEL & ADDITION TO [E] 1-STORY HOUSE - ADDITION ON THE 1ST FLOOR - ALL [N] 2ND FLOOR - ADD 499.3 SQ.FT. JADU - NO TREE WILL BE REMOVED
APN:	529-06-027
ZONING:	R-1-D
CONSTRUCTION TYPE:	V - B
OCCUPANCY GROUP:	R3 / U
GROSS # NET LOT SIZE:	5,502 SQ.FT.
AVERAGE LOT SLOPE:	LESS THAN 4% (FLAT)
ALLOWABLE FAR:	[35 - ((5,502 - 5) / 25) x .2] x 5,502 = 1,903.6 SQ.FT.
FLOOR AREA (ALL NUMBERS IN SQ. FT.)	
[E] 1ST FLOOR	776.5
ADDITION	89
ALL [N] 2ND FLOOR	1,037.9
TOTAL	1,903.4
[E] GARAGE (TO BE COMPLETELY CONVERTED)	304.7
[N] GARAGE	457
[E] COVERED PORCHES	114.1
ADDITION	30.7
TOTAL COVERED PORCHES	214.1
[N] J.A.D.U.	499.3
TOTAL [E] BUILDING COVERAGE	1,195.4
TOTAL PROPOSED BLDG COVERAGE	1,596.6
PARKING SPACES:	2 COVERED + 1 UNCOVERED

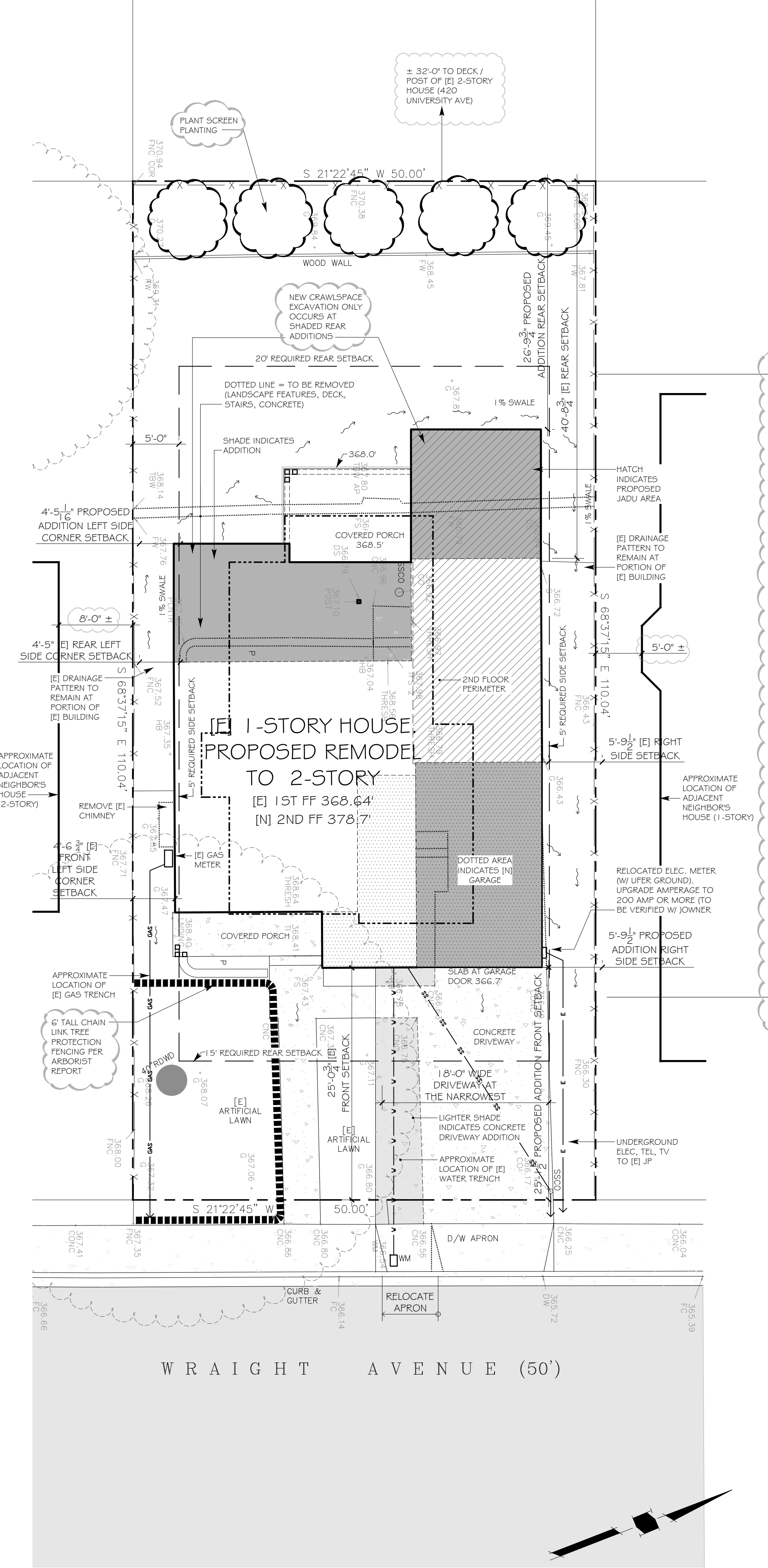
IMPERVIOUS COVERAGE		
	EXISTING	PROPOSED
HOUSE	1,081.3	1,382.5
J.A.D.U.	0	499.3
DRIVEWAY	616.4	472.9
PORCH	115.2	214.1
STEPS, LANDING, WALKWAY, CHIMNEY	176.8	136.9
TOTAL	1,989.7	2,705.7



JADU PERMIT NOTE
JADU IS UNDER A SEPARATE MINISTERIAL PERMIT

GRADING QUANTITIES (APPROX. IN. CU. YARDS)					
LOCATION	CUT	DEPTH	FILL	DEPTH	TOTAL
[N] ADDITION CRAWL SPACE	35 ±	1.5	0	0	35 ±
[N] SITE WORK	18 ±	1'	3 ±	0.5'	21 ±
TOTAL	53 ±		3 ±		56 ±

TOTAL DISTURBED AREA = 3500 SQ.FT. +/-



SITE PLAN

1" = 10' - 0"

PLOTTED ON SURVEY BY ALPHA LAND SURVEYS, INC. DATED 11-2-2020, JOB # 2020-168

DRAWINGS PREPARED BY

CHRIS SPAULDING

ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
9-12-22	db
3-21-23	
4-3-23	
6-6-23 Add screen planting	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED REMODEL & ADDITION FOR

LE RESIDENCE

473 WRAIGHT AVE

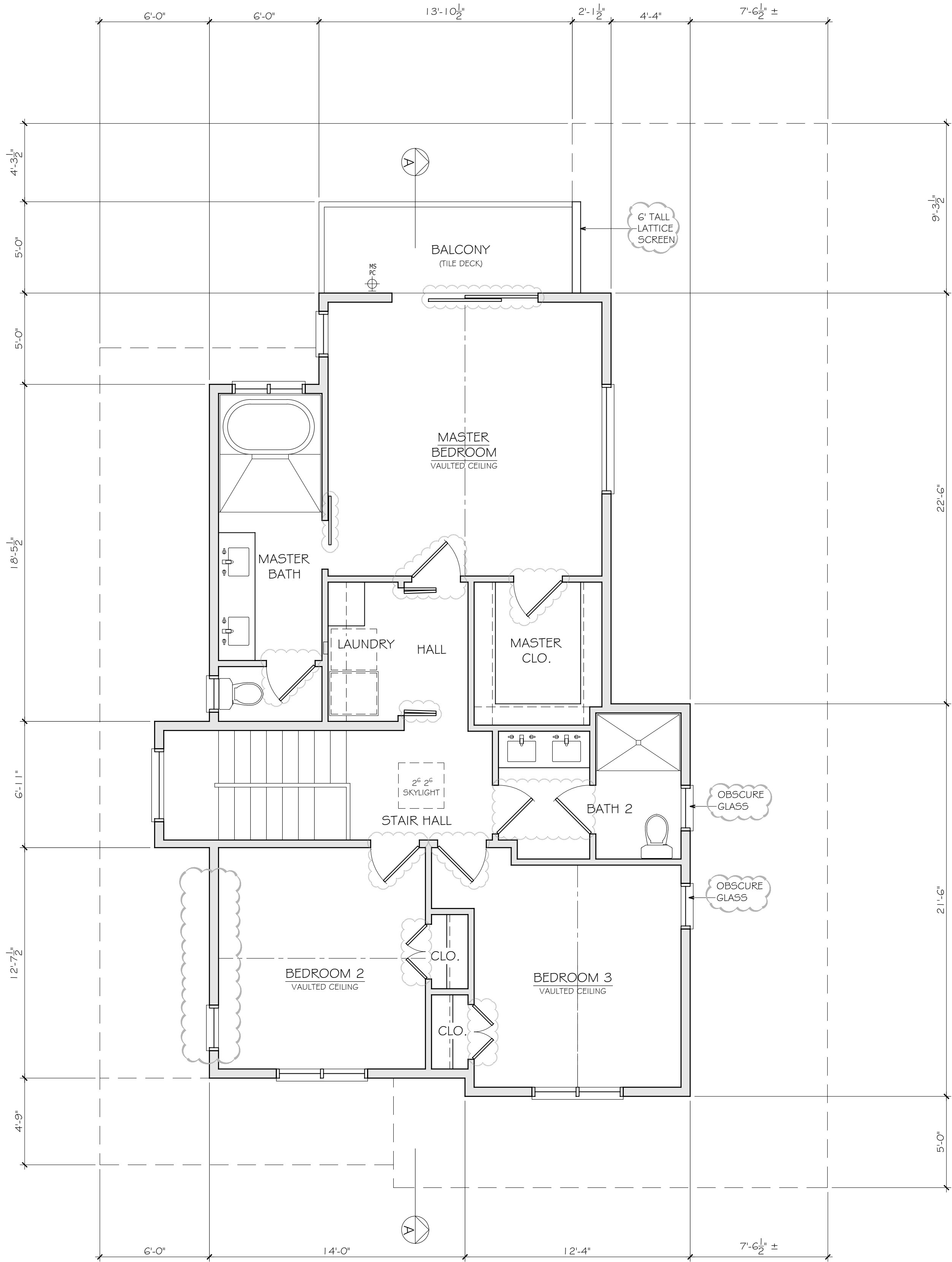
LOS GATOS CALIFORNIA

DATE:	4-22-22
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	LE, VICKY
SHEET	

A1

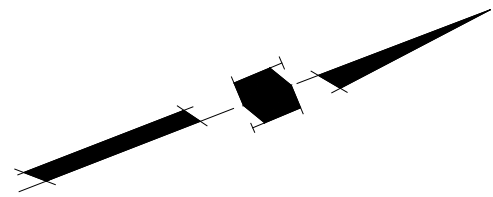
OF 6 SHEETS

EXHIBIT 11



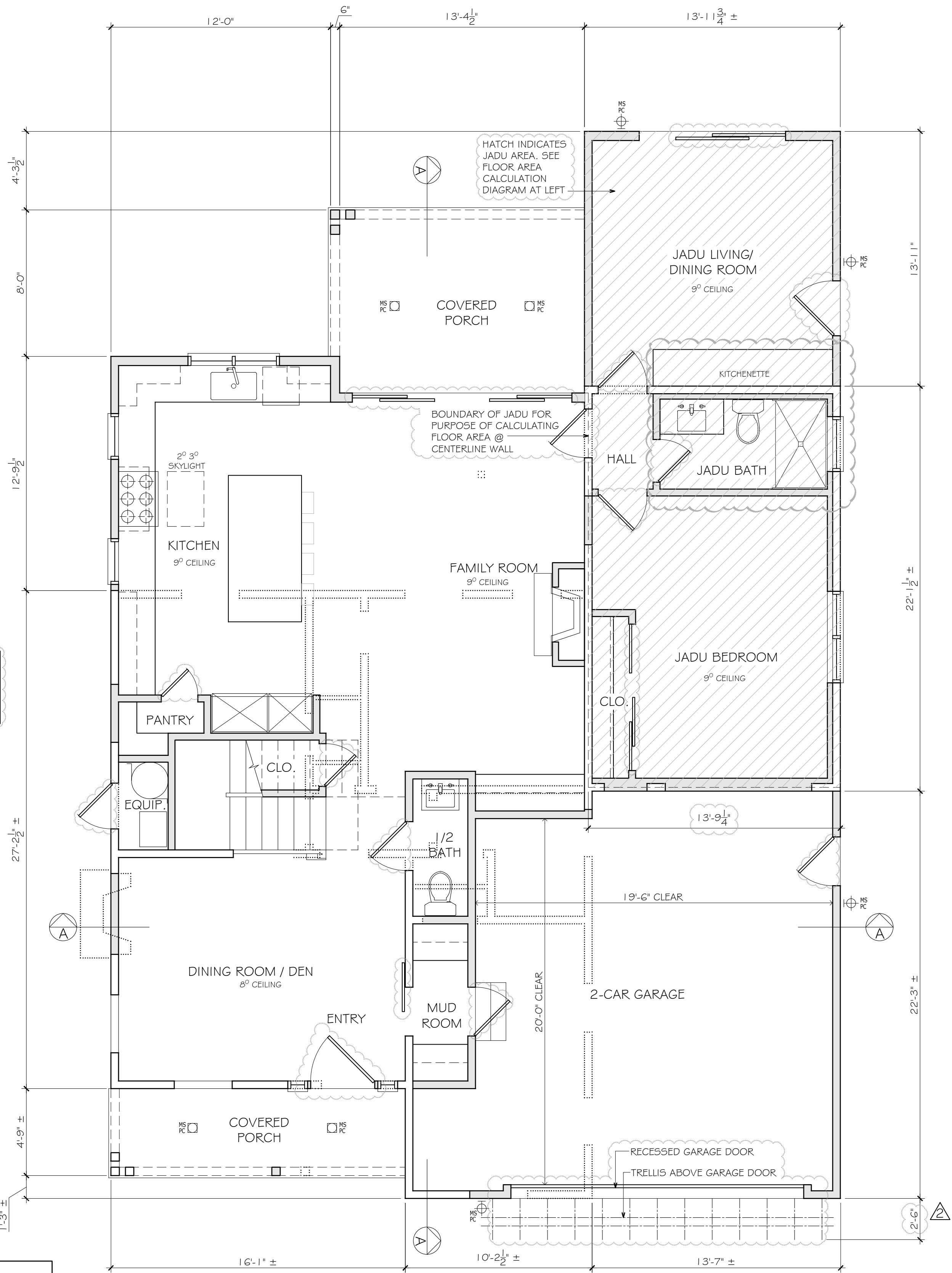
PROPOSED 2ND FLOOR PLAN (ALL NEW)

1/4" = 1'-0"



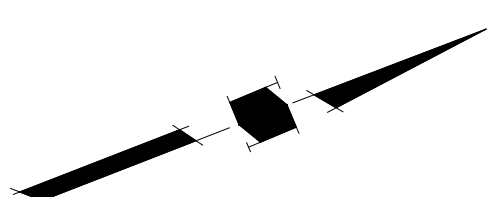
JADU PERMIT NOTE
JADU IS UNDER A SEPARATE MINISTERIAL PERMIT

LEGEND	
	INDICATES EXISTING WALL TO BE REMOVED
	INDICATES EXISTING WALL TO REMAIN
	INDICATES NEW CONSTRUCTION



PROPOSED REMODELED 1ST FLOOR PLAN

1/4" = 1'-0"



EXTERIOR LIGHTING LEGEND			
PLAN SYMBOL ID	FIXTURE NAME/MODEL	QUANTITY	WATTAGE
	WAC LIGHTING: 'SODOR' LED WALL LANTERN	5	12
	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	4	12

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED

DRAWINGS PREPARED BY

CHRIS SPAULDING
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PERMIT SET	
CONSTRUCTION SET	

A PROPOSED REMODEL & ADDITION FOR
LE RESIDENCE
473 WRAIGHT AVE
LOS GATOS CALIFORNIA

DATE: 4-22-22

SCALE: AS NOTED

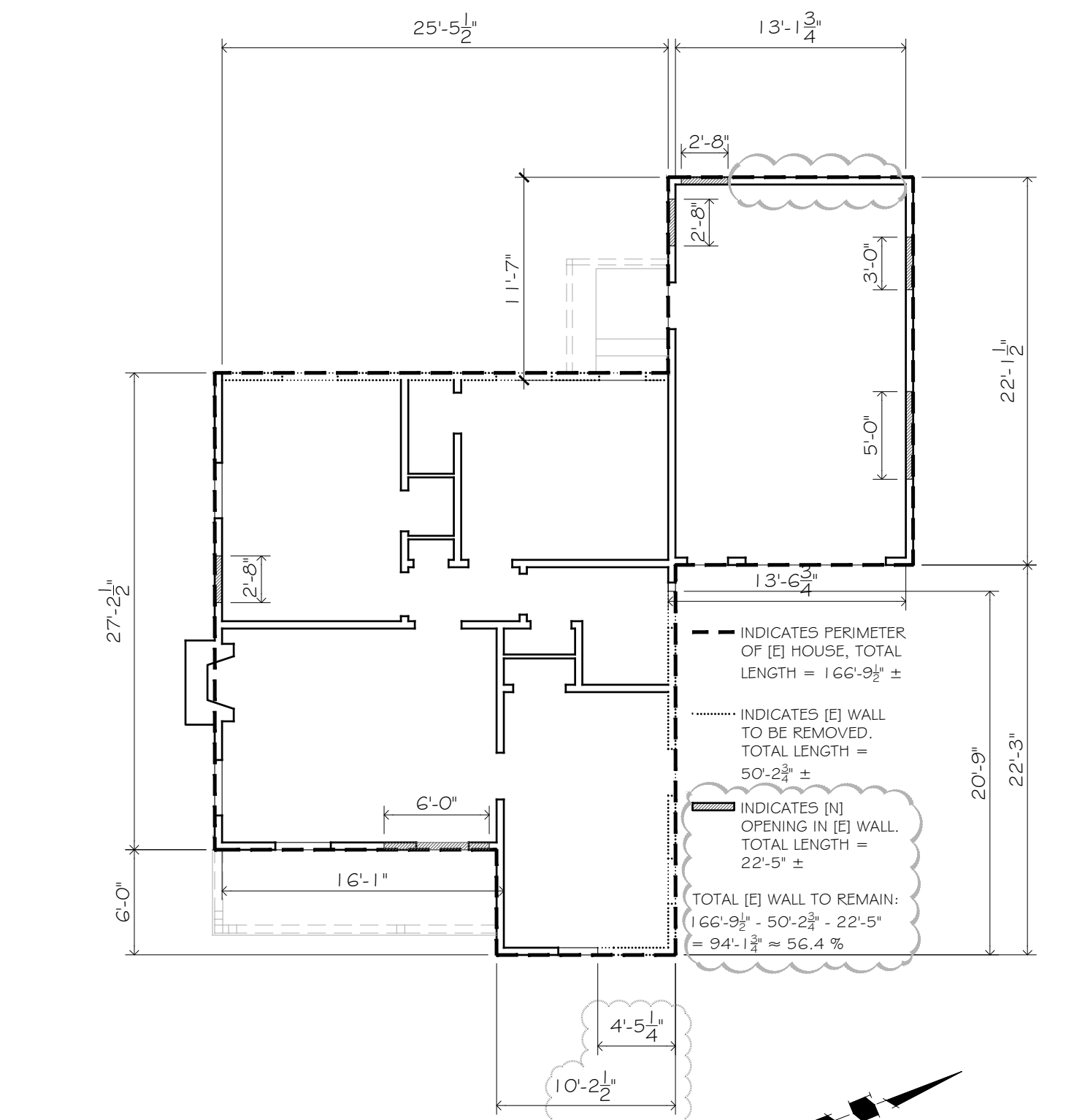
DRAWN: CS/DB

JOB: LE, VICKY

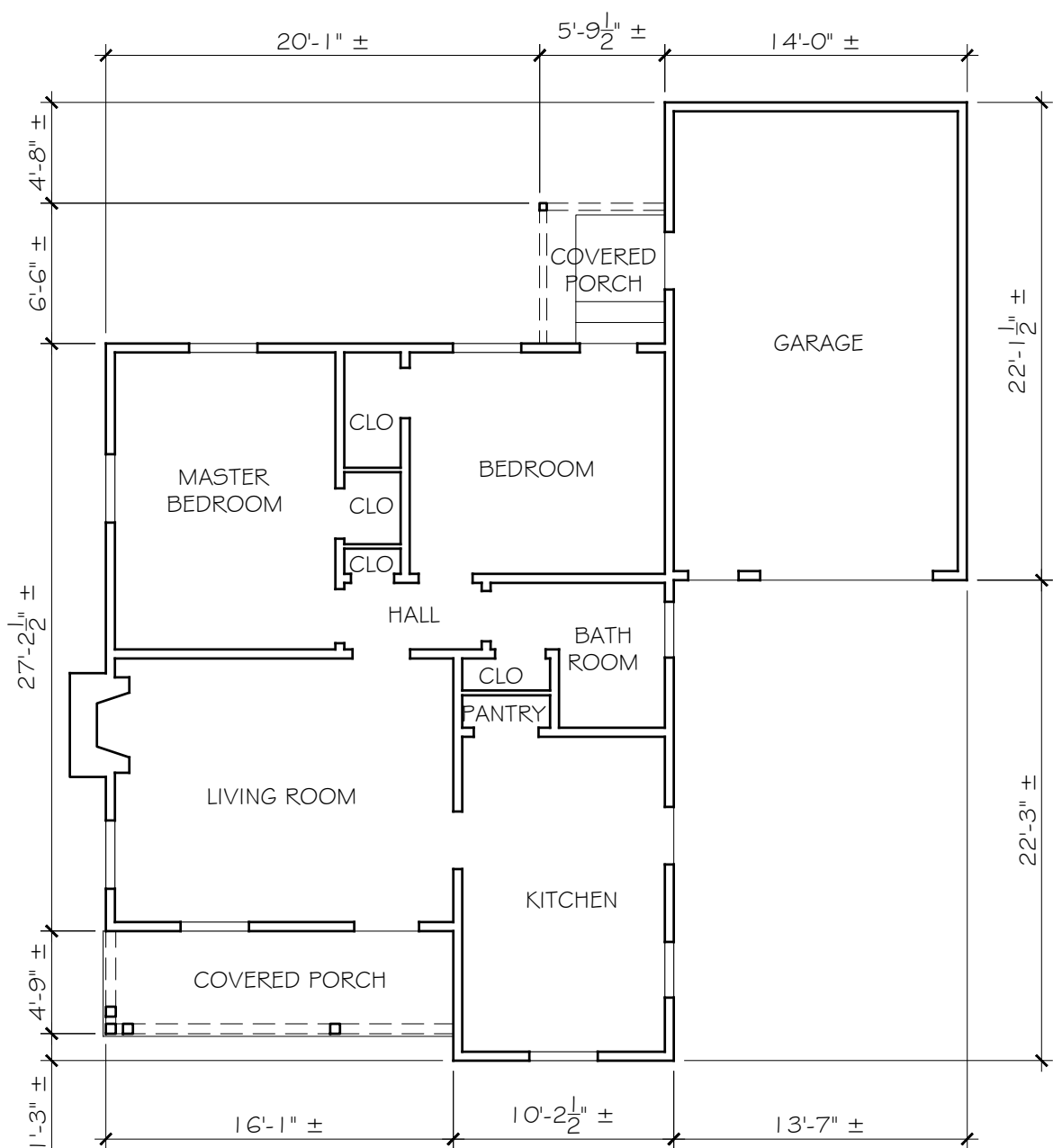
SHEET

A2

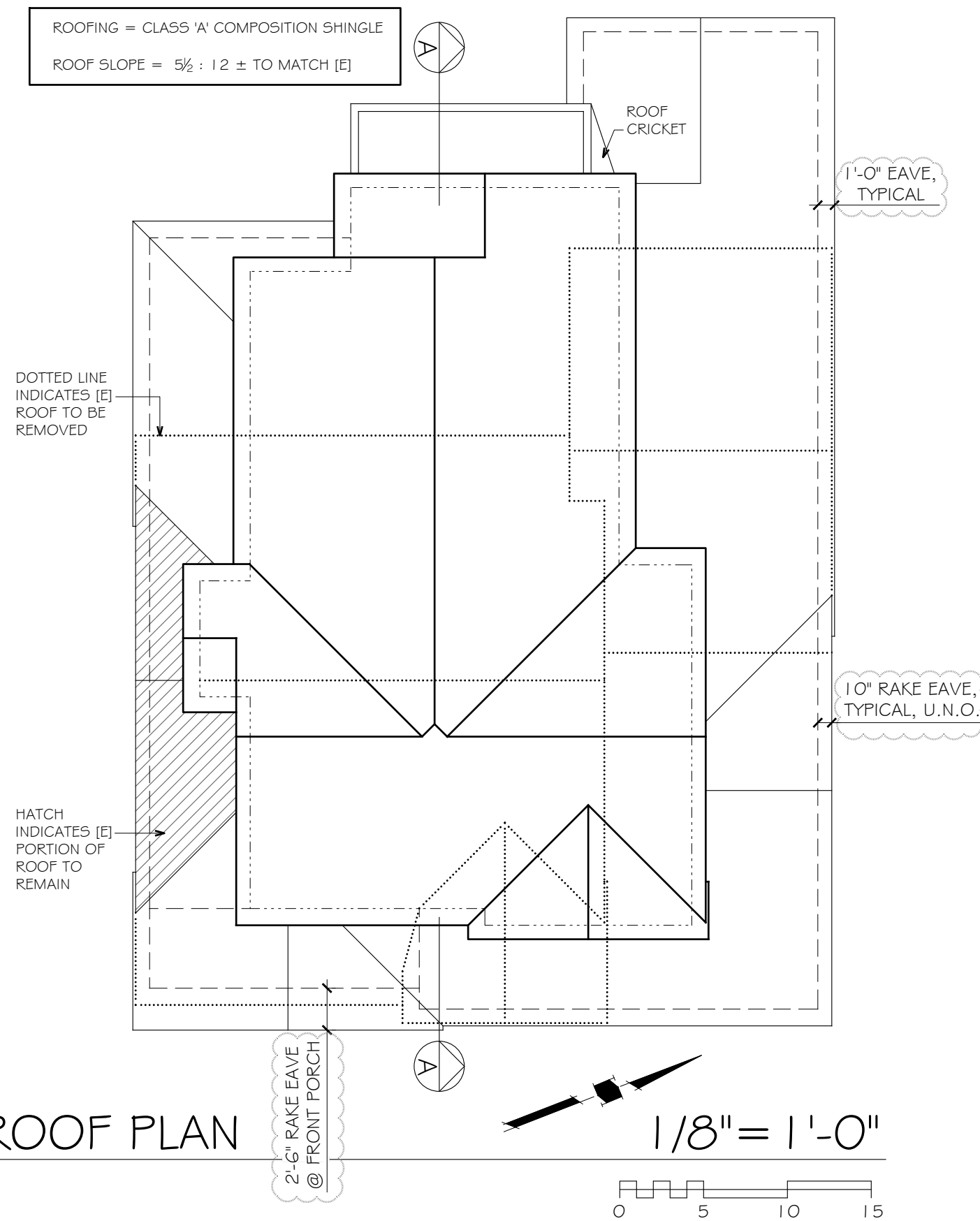
OF 6 SHEETS



FLOOR PLAN DEMO DIAGRAM 1/8" = 1'-0"



EXISTING FLOOR PLAN 1/8" = 1'-0"



ROOF PLAN 1/8" = 1'-0"

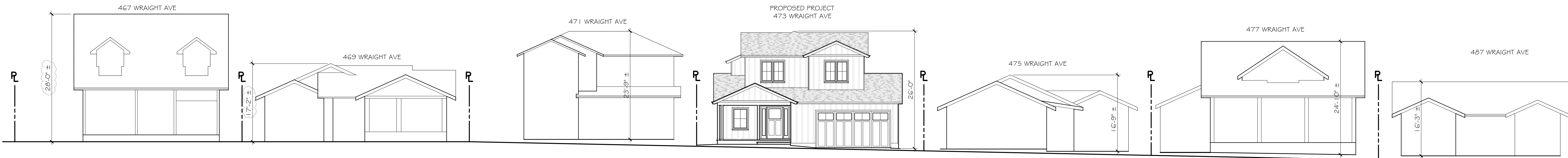
DRAWINGS PREPARED BY

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ARCHITECT

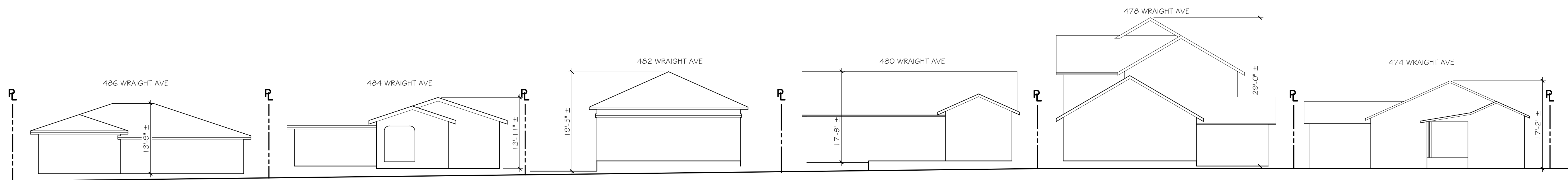
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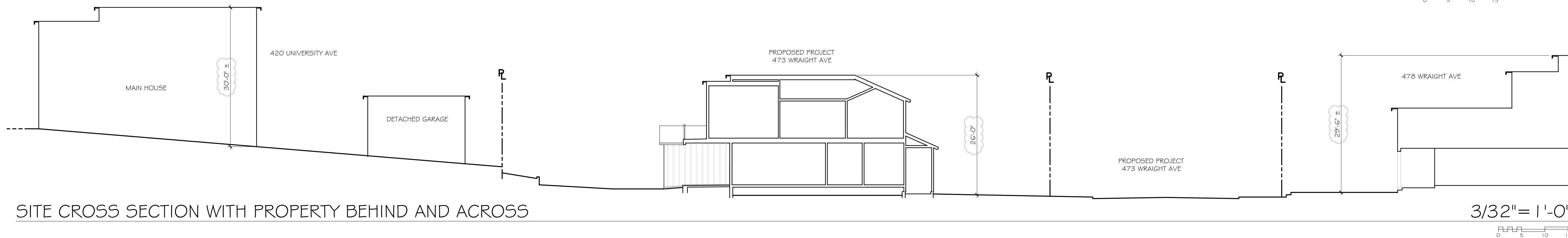
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	



STREETSCAPE VIEW LOOKING TOWARDS PROPOSED PROJECT



STREETSCAPE VIEW ACROSS PROPOSED PROJECT SITE



SITE CROSS SECTION WITH PROPERTY BEHIND AND ACROSS

A PROPOSED REMODEL & ADDITION FOR

LE RESIDENCE
473 WRAIGHT AVE
LOS GATOS CALIFORNIA

DATE: 4-22-22
SCALE: AS NOTED
DRAWN: CS/DB
JOB: LE, VICKY
SHEET

A3
OF 6 SHEETS



LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"



FRONT (EAST) ELEVATION

1/4" = 1'-0"



RIGHT SIDE (NORTH) ELEVATION

1/4" = 1'-0"



REAR (WEST) ELEVATION

1/4" = 1'-0"

LEGEND

INDICATES EXISTING WALL TO REMAIN

INDICATES NEW CONSTRUCTION

DRAWINGS PREPARED BY

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ARCHITECT

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CONSTRUCTION SET	

A PROPOSED REMODEL & ADDITION FOR

LE RESIDENCE

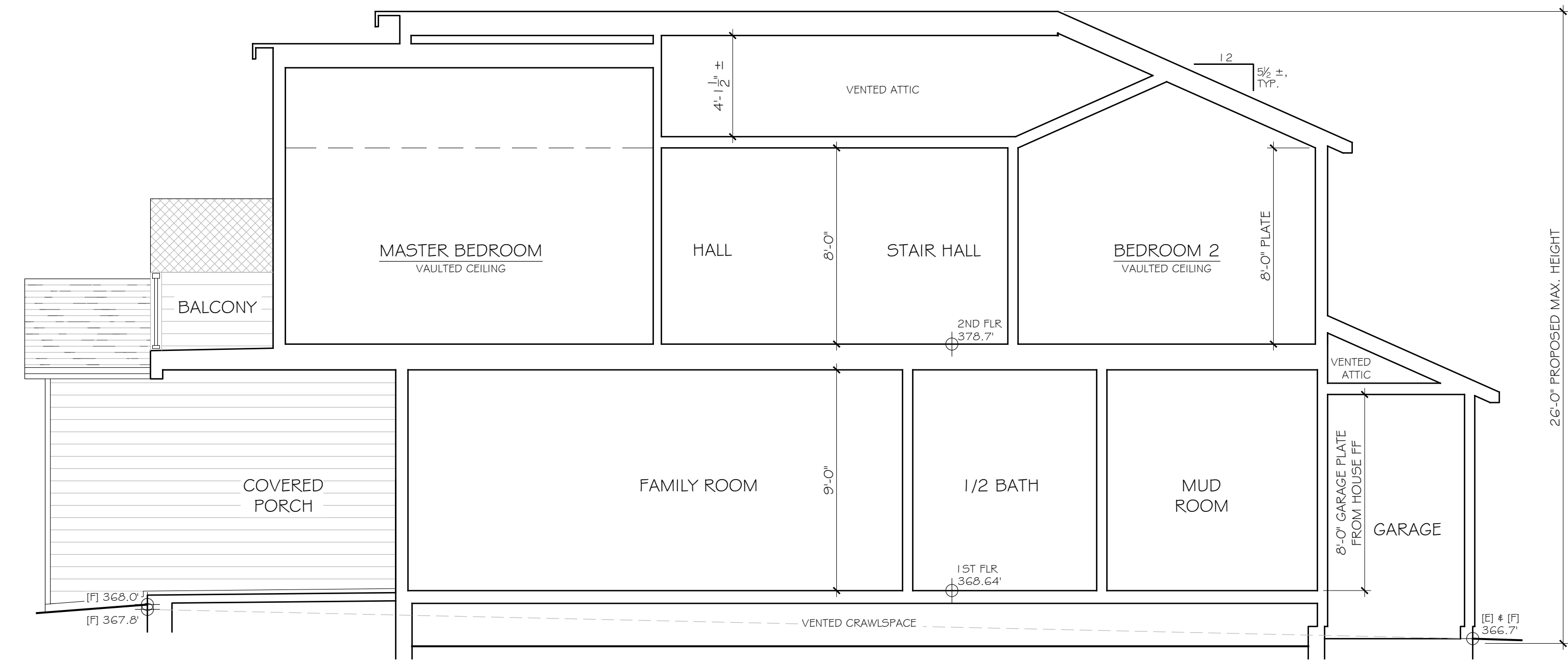
473 WRAIGHT AVE

LOS GATOS • CALIFORNIA

DATE:	4-22-22
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	LE, VICKY
SHEET	

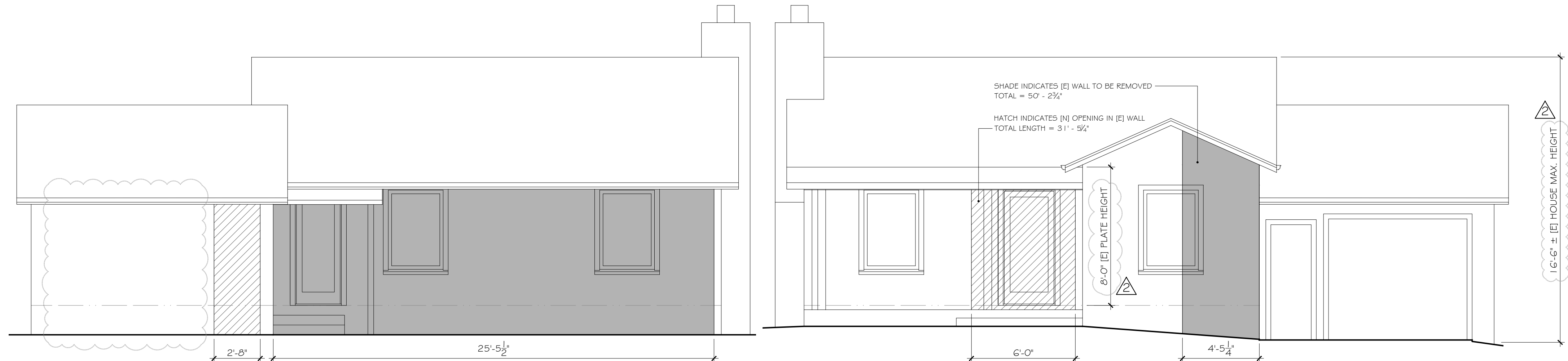
A4

OF 6 SHEETS



SECTION A-A

1/4" = 1'-0"

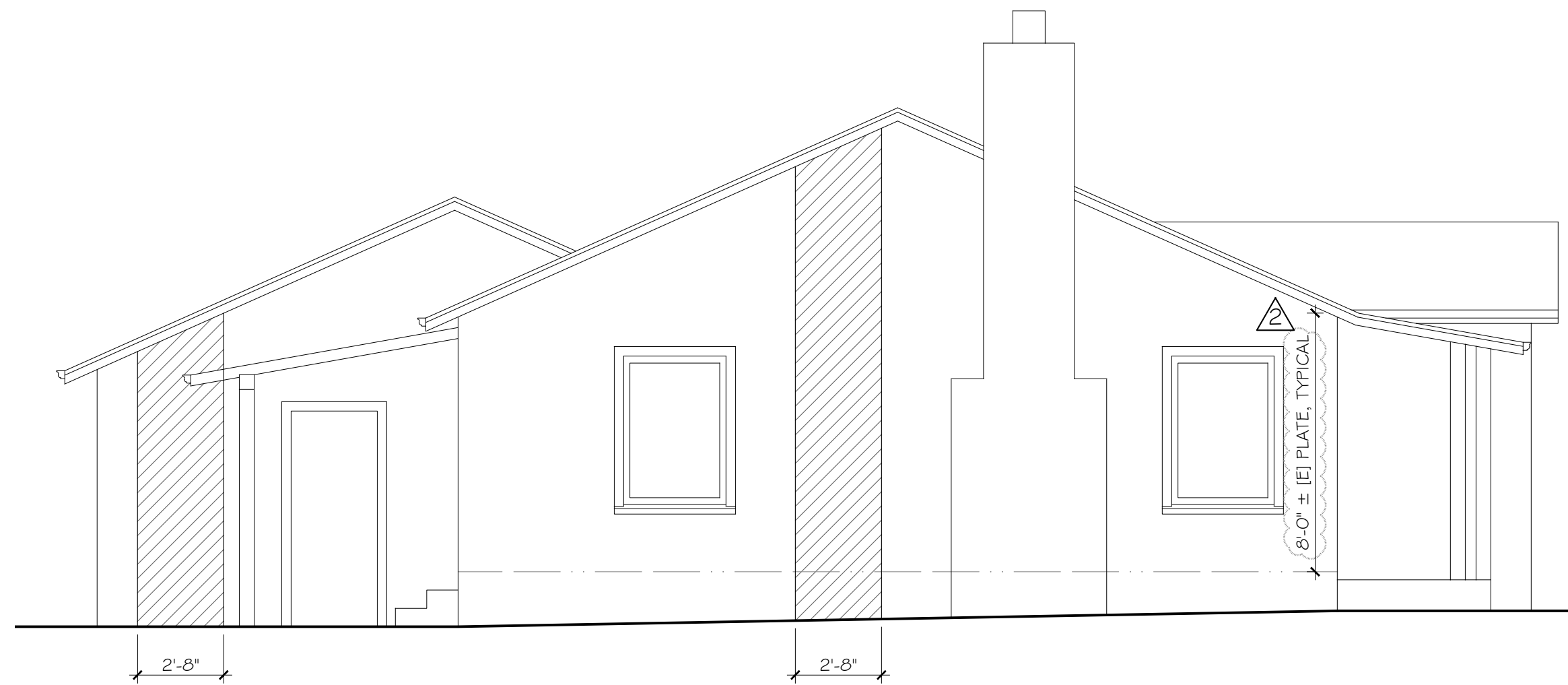


EXISTING REAR ELEVATION DEMO DIAGRAM

1/4" = 1'-0"

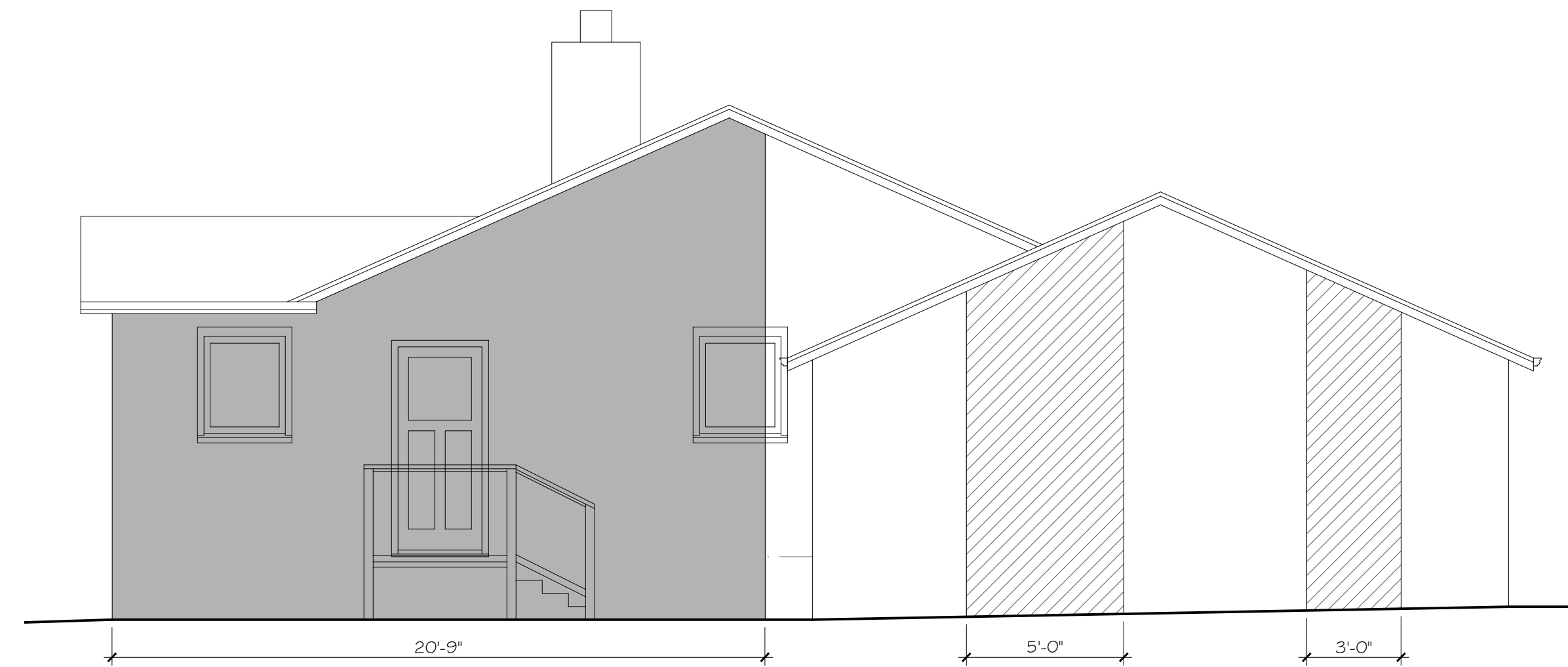
EXISTING FRONT ELEVATION DEMO DIAGRAM

1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION DEMO DIAGRAM

1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION DEMO DIAGRAM

1/4" = 1'-0"

DRAWINGS PREPARED BY	
CHRIS SPAULDING	
ARCHITECT	
801 CAMELIA STREET SUITE E BERKELEY CALIFORNIA 94710 (510) 527-5997 FAX (510) 527-5999	
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A PROPOSED REMODEL & ADDITION FOR
LE RESIDENCE
473 WRAIGHT AVE
LOS GATOS CALIFORNIA

DATE:	4-22-22
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	LE, VICKY
SHEET	
A5	
OF 6	SHEETS