DRAWING INDEX

ARCHITECTURAL

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NOTE:
- ALL WORK SHALL BE DONE IN CONFORMANCE W/ ALL APPLICABLE FEDERAL, STATE, COUNTRY & CITY ORDINANCES & BUILDING CODES, & REQUIREMENTS ESTABLISHED BY STATE & LOCAL FIRE MARSHALS, IN CASE OF CONFLICT, MOST STRINGENT REQUIREMENTS SHALL SUPPLY.
- WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS.
- AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

PROJECT TEAM

PROPERTY OWNER:
JIGNESH MEHTA
[redacted]

DESIGNER:
AMIR AFIFI
DESING RITUALS LLC
1807 LYON STREET
SAN FRANCISCO, CA 94115
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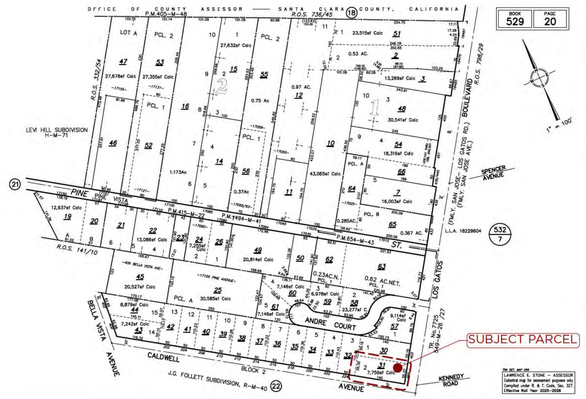
SURVEYOR:
ALPHA LAND SURVEYS INC.
4444 SCOTTS VALLEY DR. #7
SCOTTS VALLEY CA 95066
P: 831.438.4453

ASSESSOR'S MAP



ABBREVIATION

#	POUND OR NUMBER	GYP	GYPSUM
&	AND	H.C.	HANDICAPPED
@	AT	HI	HIGH
ABV	ABOVE	HM	HOLLOW METAL
ACT	ACOUSTIC CEILING TILE	HP	HIGH POINT
AD	AREA DRAIN	HR	HOUR
AFF	ABOVE FINISHED FLOOR	HVAC	HEATING, VENTILATING, & AIR CONDITIONING
ALUM	ALUMINUM		
APPROX	APPROXIMATE	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ANOD	ANODIZED		
ASPH	ASPHALT	ILO	IN LIEU OF
BD	BOARD	INSUL	INSULATED
BLDG	BUILDING	INT	INTERIOR
BLKG	BLOCKING	LO	LOW
BOT	BOTTOM	MAX	MAXIMUM
BSMT	BASEMENT	MECH	MECHANICAL
BST	BOTTOM OF STAIRS	MEMBR	MEMBRANE
BYND	BEYOND	MIN	MINIMUM
CIP	CAST IN PLACE	MO	MASONRY OPENING
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
		OH	OPPOSITE HAND
COL	COLUMN	OZ	OUNCE
COMPR	COMPRESSIBLE	P.H	PLATE HEIGHT
CONC	CONCRETE	P.L.	PROPERTY LINE
CONT	CONTINUOUS	PLUMB	PLUMBING
CORR	CORRIDOR	PLYD	PLYWOOD
CPT	CARPET	PT	PRESSURE TREATED
CT	CERAMIC TILE	PNT	PAINT/PAINTED
CTR	CENTER	PVC	POLYVINYL CHLORIDE
CTYD	COURTYARD	RBR	RUBBER
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN
DEMO	DEMOLISH	RD	ROOF DRAIN
DET	DETAIL	RDWD	REDWOOD
D.F.	DRINKING FOUNTAIN	REQD	REQUIRED
DIA	DIAMETER	RM	ROOM
DIMS	DIMENSIONS	S.F.	SQUARE FOOT
DN	DOWN	SIM	SIMILIAR
DR	DOOR	SPEC	SPECIFIED OR SPECIFICATION
DWG	DRAWING	SPK	SPRINKLER
(E)	EXISTING	SSTL	STAINLESS STEEL
EA	EACH	STC	SOUND TRANSMISSION COEFFICIENT
EL	ELEVATION	STD	STANDARD
ELEC	ELECTRICAL	STL	STEEL
ELEV	ELEVATOR/ELEVATION	STRUCT	STRUCTURAL
EQ	EQUAL	SQ.	SQUARE
EX	EXCLUDE	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TC	TOP OF CURB
EXP JT	EXPANSION JOINT	TLT	TOILET
F.D.	FLOOR DRAIN	TO	TOP OF
FIXT	FIXTURE	TOC	TOP OF CONCRETE
FLR	FLOOR	TOS	TOP OF STEEL
FLUOR	FLUORESCENT	TP	TOILET PAPER DISPENSER
FM	FILLED METAL	T/D	TELEPHONE/DATA
FND	FOUNDATION	TYP	TYPICAL
FO	FACE OF	U.N.O.	UNLESS NOTED OTHERWISE
F.O.F.	FACE OF FININSH	U/S	UNDERSIDE
FURR	FURRING	V.I.F.	VERIFY IN FIELD
GALV	GALVANIZED	W/	WITH
G.B.	GRAB BAR	WD	WOOD
GND	GROUND	W/D	WASHER & DRYER
GRP	GROUP	W.H.	WATER HEATER
GWB	GYPSUM WALL BOARD		

SCOPE OF WORK

- PROPOSED INTERIOR REMODEL & REAR ADDITION TO:

  - RENOVATE & EXPAND MASTER BEDROOM
  - RELOCATE BEDROOMS
  - ADD BATHROOM
  - RENOVATE LIVING & FAMILY ROOM

PROJECT DATA

PLANNING DATA:

APN:	529-20-031	
ZONING:	R-1D	
LOT AREA:	± 7,746 S.F.	
OCCUPANCY GROUP:	R-3	
BUILDING TYPE:	V-B	
# OF UNITS:	1 (NO CHANGE)	
# OF BED/BATH:	(E) 4/2	(N) 4/3.5
BUILDING HEIGHT:	(E) ±14'-3"	(N) ±14'-5"
FIRE SPRINKLER:	NONE	
APPLICABLE CODES:	2025 CALIFORNIA CODE EDITIONS CBC, CRC, CEC, CPC, GREEN BUILDING STANDARD, BUILDING ENERGY EFFICIENCY STANDARDS W/ LOS GATOS AMENDMENTS	

GROSS FLOOR AREA:

	EXISTING:	CHANGE:	PROPOSED:
BASEMENT:	330 ± S.F.	0 ± S.F.	330 ± S.F.
FIRST FLOOR:	1,930 ± S.F.	478 ± S.F.	2,408 ± S.F.
TOTAL:	**2,260 ± S.F.**	**478 ± S.F.**	**2,738 ± S.F.**
FAR	**24.92 %**		**31.09 %**
DETACHED GARAGE:	411 ± S.F.	0 ± S.F.	411 ± S.F.

NOTE:
ALL WORK SHALL BE DONE IN CONFORMANCE W/ ALL APPLICABLE FEDERAL, STATE, COUNTRY & CITY ORDINANCES & BUILDING CODES, & REQUIREMENTS ESTABLISHED BY STATE & LOCAL FIRE MARSHALS, IN CASE OF CONFLICT, MOST STRINGENT REQUIREMENTS SHALL SUPPLY.

THE FOLLOWING CODES HAVE BEEN ADOPTED
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA TITLE 24 CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

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Cover Sheet

REVISIONS

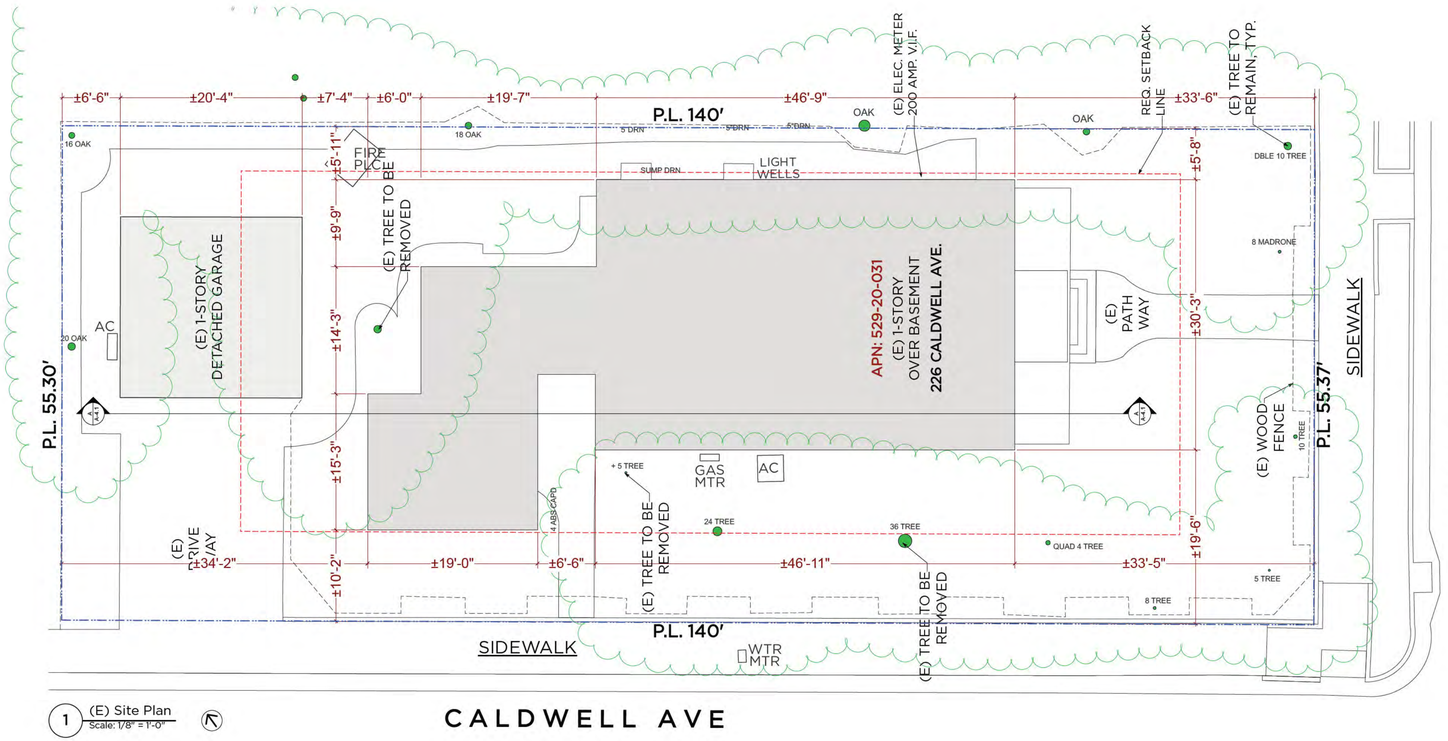
A-0.1

ATTACHMENT 11

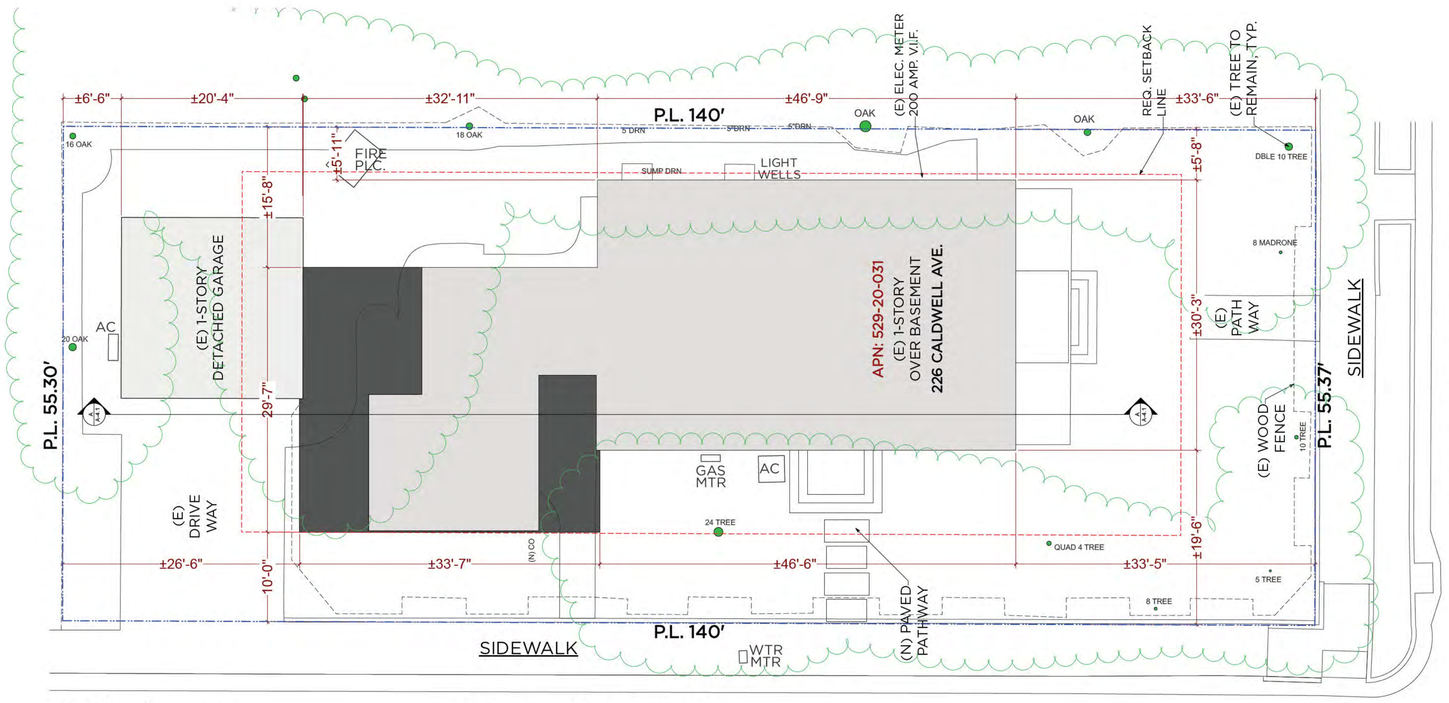
PROPERTY LINE:

(E) BUILDING

AREA OF ADDITION



1 (E) Site Plan
Scale: 1/8" = 1'-0"



2 (N) Site Plan
Scale: 1/8" = 1'-0"

VICNITY MAP
N.T.S.

LOS GATOS BLVD

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Site Plan

REVISIONS

A-1.0

EXTERIOR WALL DEMO CALC: (L.F):

TOTAL EXISTING EXT. WALLS: 240'

TOTAL EXISTING EXT. WALLS TO REMAIN: 142.07'

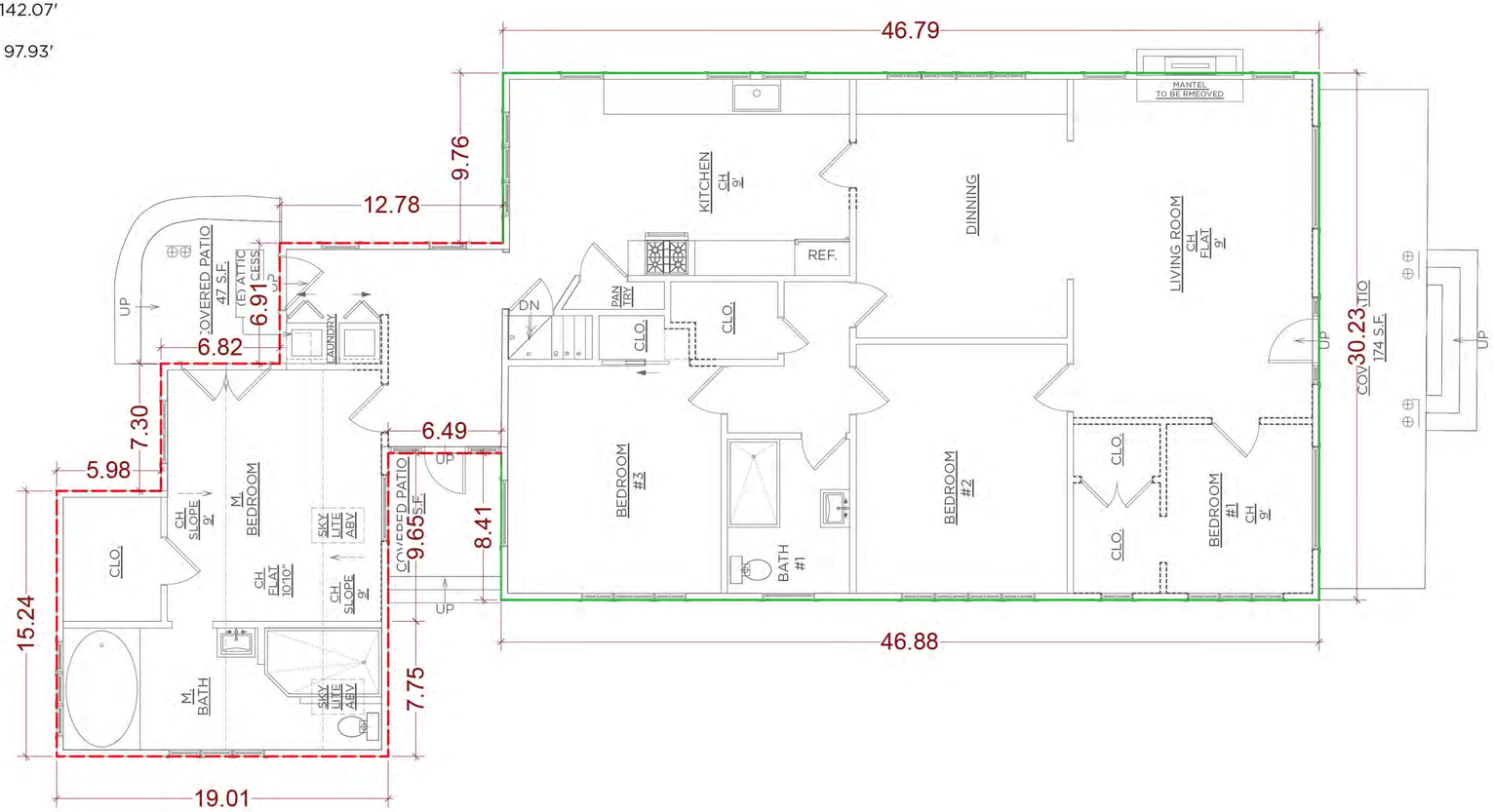
PERMANENTLY REMOVED EXT. WALLS: 97.93'

REMOVED EXT. WALLS CALC:

97.93' /240' = **40.80% < 50%**

DEMO CALC:

WALL TO REMAIN	WALL TO REMOVE
46.79	12.78
30.23	6.91
46.88	6.82
8.41	7.30
9.76	5.98
	15.24
142.07'	19.01
	7.75
	9.65
	6.49
	97.93'



1 (E) Floor Plan
Scale: 1/4" = 1'-0"

IMPORTANT DEMO NOTE:

- CONTRACTOR SHALL NOT PERFORM ANY WORK BEYOND THE SCOPE OF WORK THAT MAY AFFECT THE PERCENTAGE OF DEMOLISHED WALLS WITHOUT PRIOR CONSULTATION W/ OWNER & ENGINEER OF RECORD. **CHANGE OF SCOPE OF WORK MAY HAVE A SIGNIFICANT & COSTLY EFFECT AS A RESULT OF THE INCREASE IN WALL DEMOLITION.**
- DRY ROT OR ANY OTHER DAMAGE DOES NOT EXEMPT THE PROJECT FROM ANY PROVISION SET FORTH BY SECTION 2910 09030 IF YOU FIND DRY ROT & NEED TO REPAIR IT, STOP WORK & CONTACT THE PLANNING DIVISION AT (408) 354-6872 TO DISCUSS THE CHANGES BEFORE YOU PROCEED.
- IF YOU ENCOUNTER AN UNANTICIPATED SITUATION THAT CHANGES THE SCOPE OF WORK, STOP WORK & CONTACT THE PLANNING DIVISION AT (408) 354-6872 TO DISCUSS THE CHANGES BEFORE YOU PROCEED
- THE INSTALLATION OF NEW DOORS OR WINDOWS WITHIN EXISTING DOOR & WINDOW OPENINGS DOES NOT COUNT AS DEMOLITION.
- EXISTING EXTERIOR WALL FRAMING MAY NOT BE REMOVED FROM THE EXISTING WALL PLANE, STORED ELSEWHERE, AND/OR REPLACED.
  EXISTING EXTERIOR WALL FRAMING MUST REMAIN WITHIN THE EXISTING WALL PLANE
- THE HEIGHT OF THE EXISTING WALL FRAMING MAY BE INCREASED TO ACCOMMODATE A TALLER PLATE HEIGHT IF KEPT WITHIN THE EXISTING WALL PLANE.
- THE EXISTING TOP & BOTTOM PLATE OF THE WALL FRAMING SHALL REMAIN, & PORTIONS MAY NOT BE REMOVED. IF CUT, THIS SECTION OF WALL FRAMING WILL BE COUNTED AS REMOVED.
  EXISTING EXTERIOR WALL FRAMING MAY BE LIFTED IF KEPT WITHIN THE EXISTING WALL PLANE TO BE ATTACHED TO A NEW FOUNDATION OR BELOW-GRADE SQUARE FOOTAGE.

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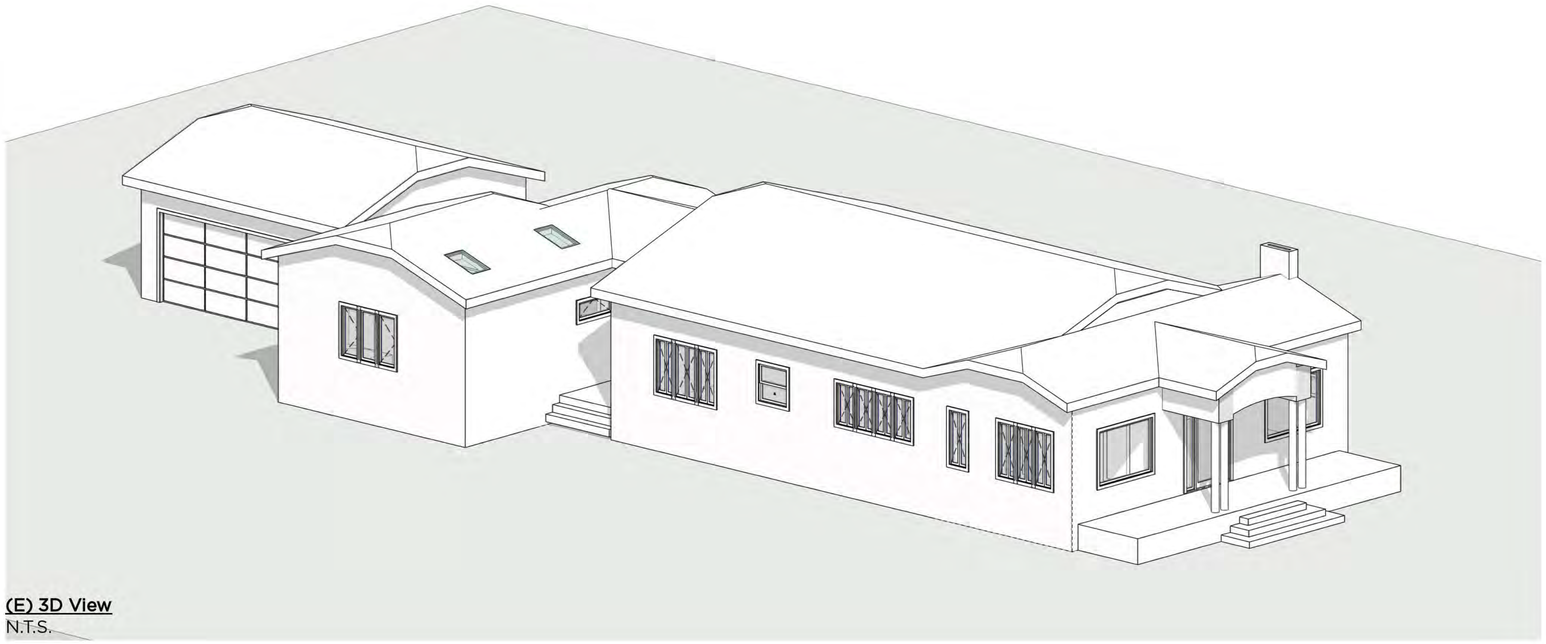
REVISIONS

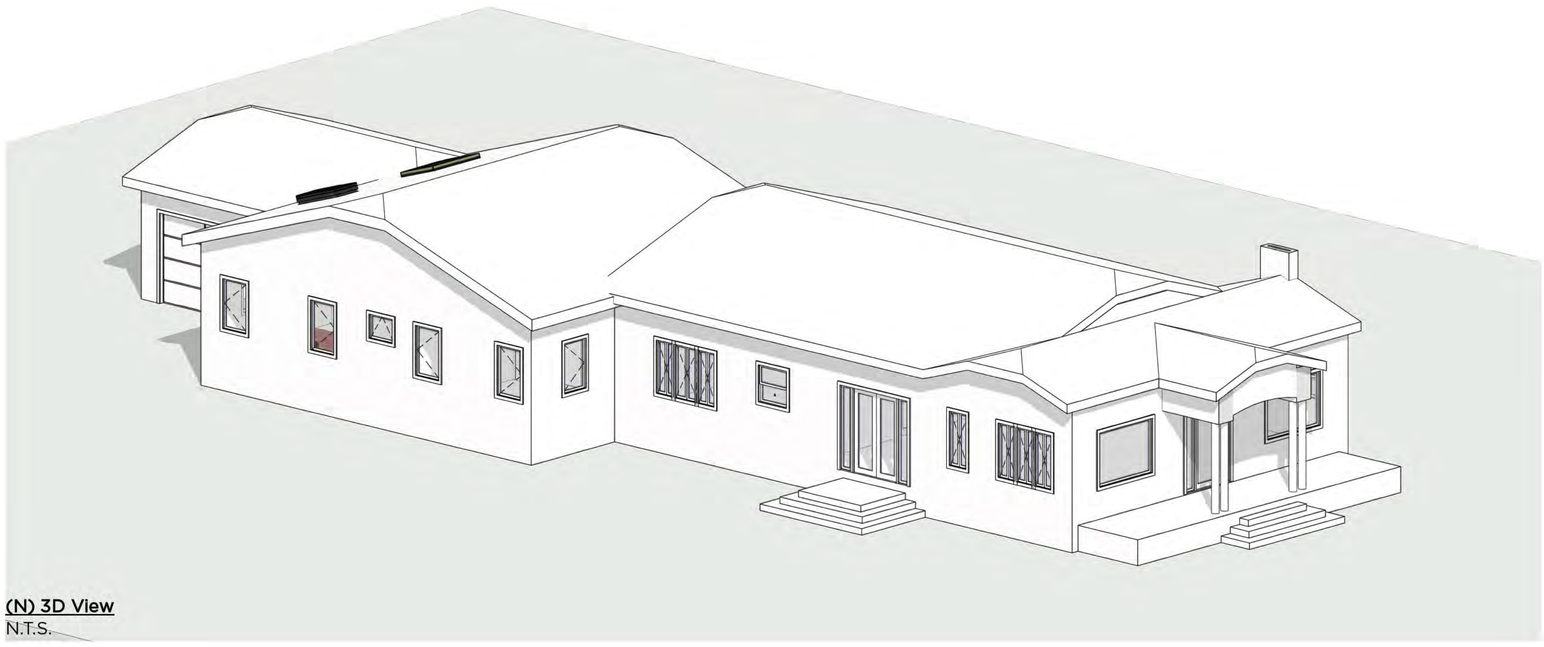
Demo Calc.

A-1.1

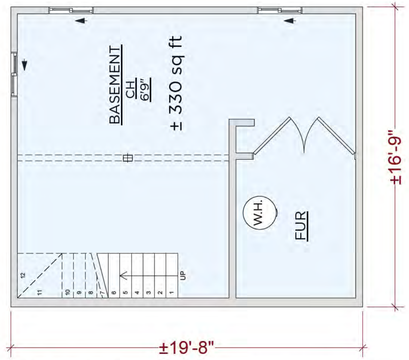
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL
	(N) WALL
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PONY WALL



(E) 3D View
N.T.S.



(N) 3D View
N.T.S.



1 (E) Basement Plan (No Change)
Scale: 1/4" = 1'-0"

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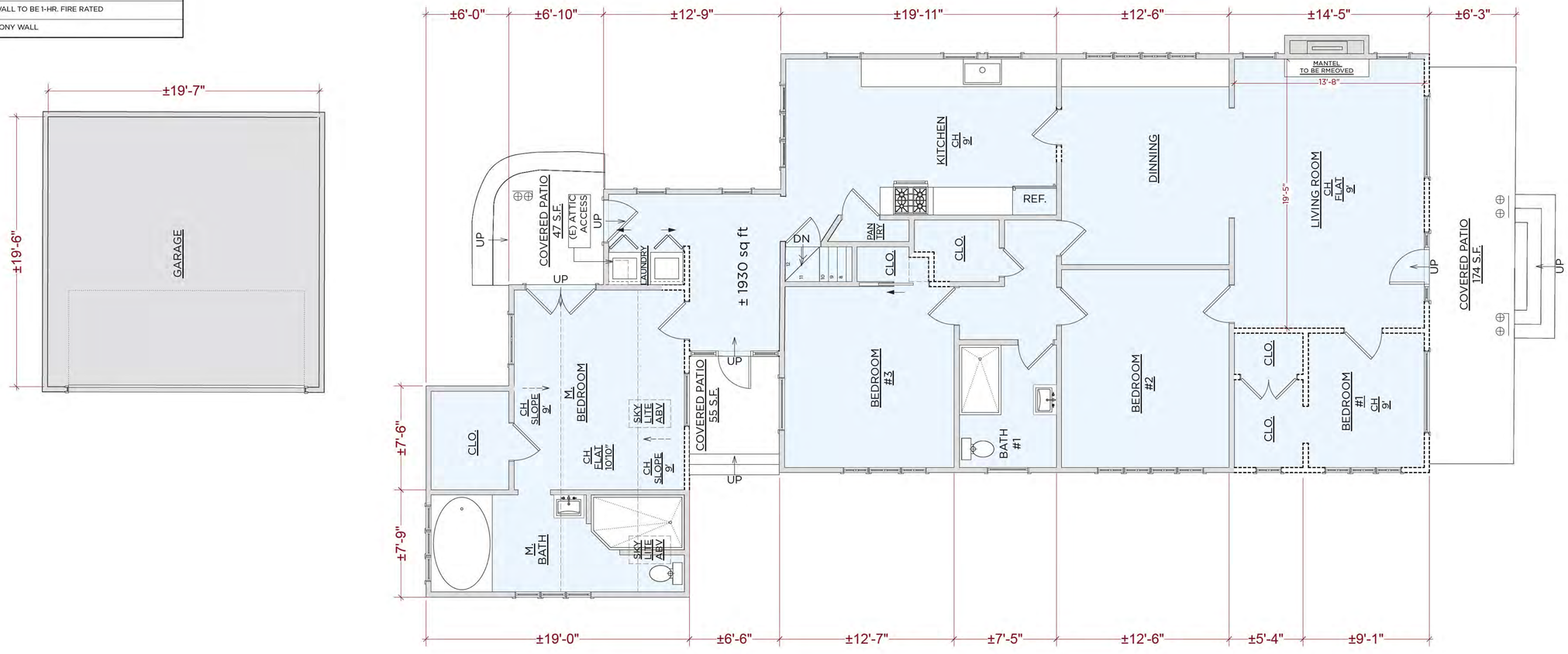
(E) Basement Plan / 3D Views

REVISIONS

A-2.0

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL
	(N) WALL
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PONY WALL



1 (E) Floor Plan
Scale: 1/4" = 1'-0"

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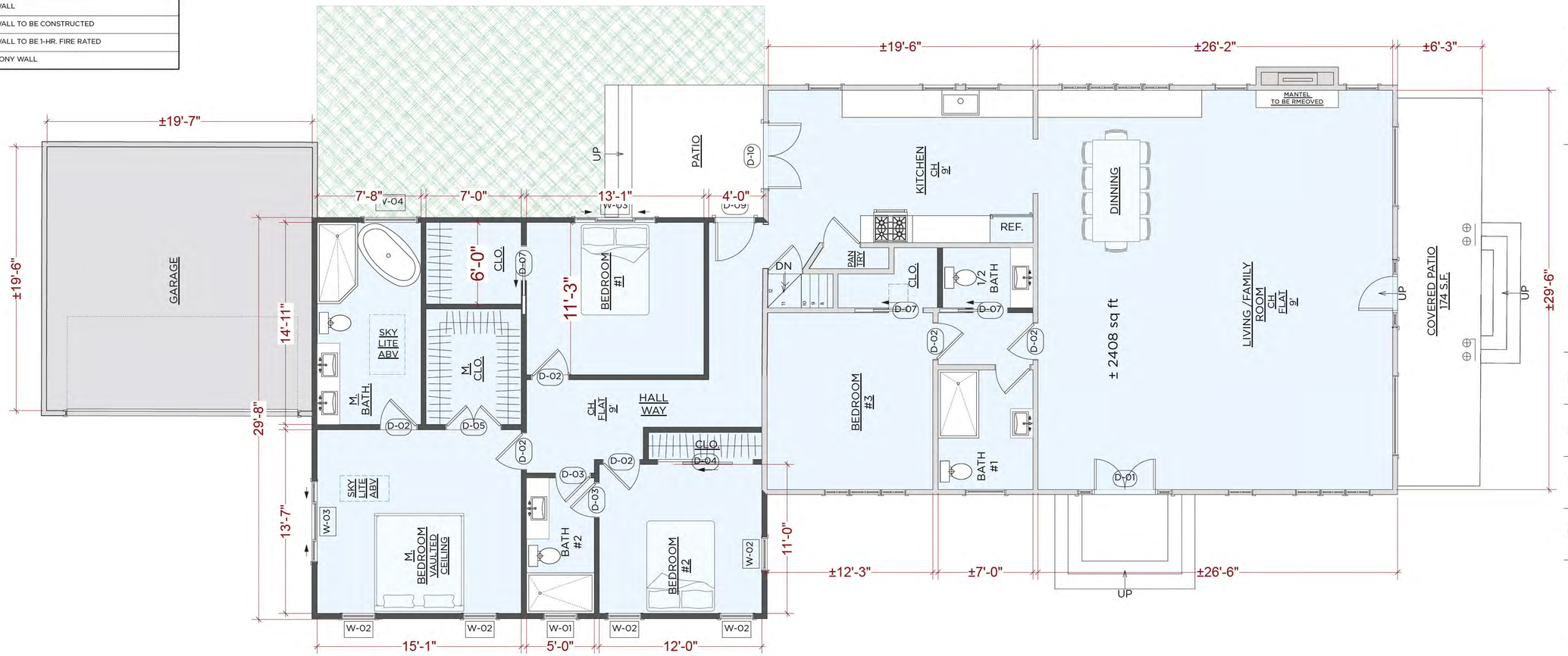
(E) 1st Floor Plan

REVISIONS

A-2.1

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL
	(N) WALL
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PONY WALL



1 (N) Floor Plan
Scale: 1/4" = 1'-0"

Door Schedule

	Mark		Nominal Size Width	Height	Thickness	Door Style Configuration	Slab Style	Comments
D-	01		7'0"	6'8"	1 3/4"	Swing	Glass	N/A
D-	02		2'8"	6'8"	1 3/4"	Swing	Panel	
D-	03		2'6"	6'8"	1 3/4"	Swing	Panel	
D-	04		7'0"	8'0"	1 3/4"	Sliding	Panel	
D-	05		4'0"	6'8"	1 3/4"	Swing	Panel	
D-	07		2'6"	6'8"	1 3/4"	Pocket	Panel	
D-	09		3'0"	6'8"	1 3/4"	Swing	Glass	Safety Glass
D-	10		5'0"	6'8"	1 3/4"	Swing	Glass	Safety Glass

Window Schedule

	Mark	Nominal Size O.A. Width	O.A. Height	Sash Operation	Comments
W-	01	2'6"	2'0"	Hopper	Safety Glass
W-	02	2'6"	4'0"	Casement	Safety Glass
W-	03	6'0"	4'0"	Picture Window Slid	Safety Glass
W-	04	4'0"	2'0"	Hopper	Safety Glass
W-	06	2'0"	3'0"	Fixed Glass	Safety Glass / Sky Light
W-	07	2'0"	2'0"	Fixed Glass	Safety Glass / Sky Light

NOTE:

- NFRC LABELS ON NEW DOORS & WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- MAX. U-FACTORS 0.30 / MAX. SHGC 0.23
- ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1031, IF APPLICABLE
- SEE ENERGY COMPLIANCE REPORT FOR GLAZING U-FACTOR OF DOORS & WINDOWS
- SEE ELEVATION DRAWINGS FOR MORE INFORAMTION

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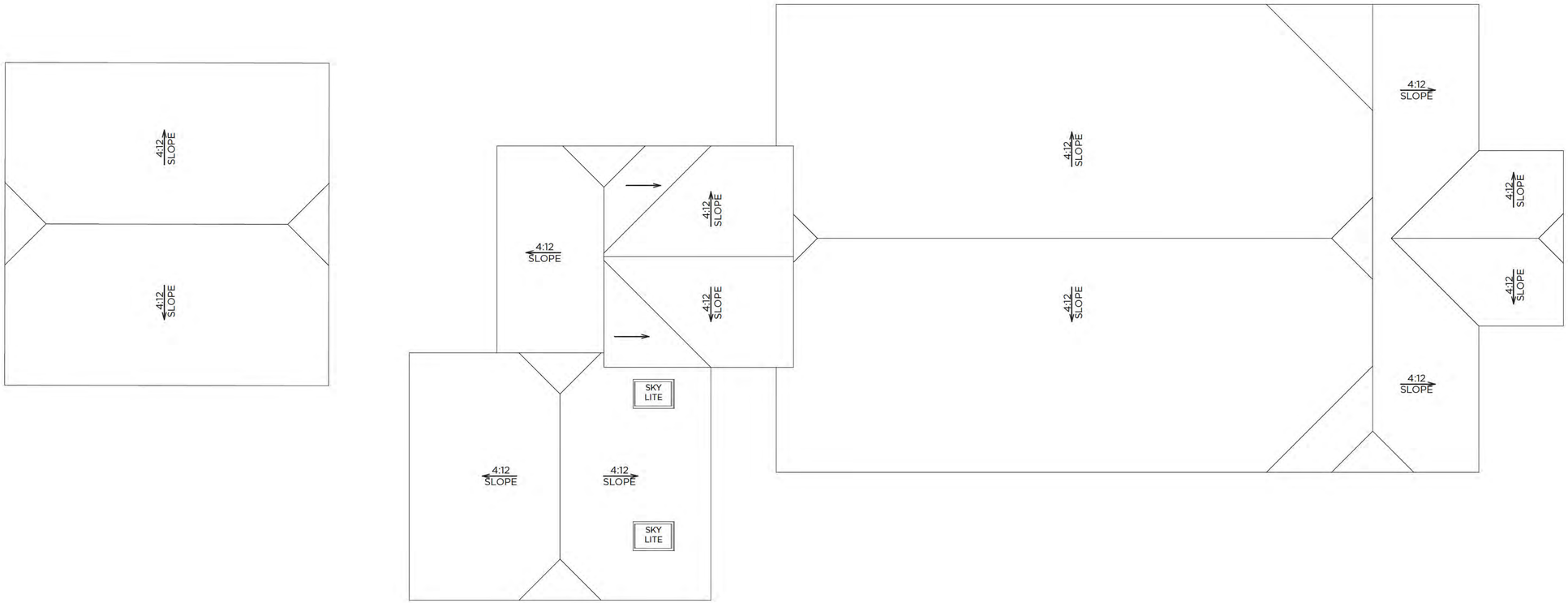
REVISIONS

(N) 1st Floor Plan

A-2.2



1 (E) Roof Plan
Scale: 1/4" = 1'-0"

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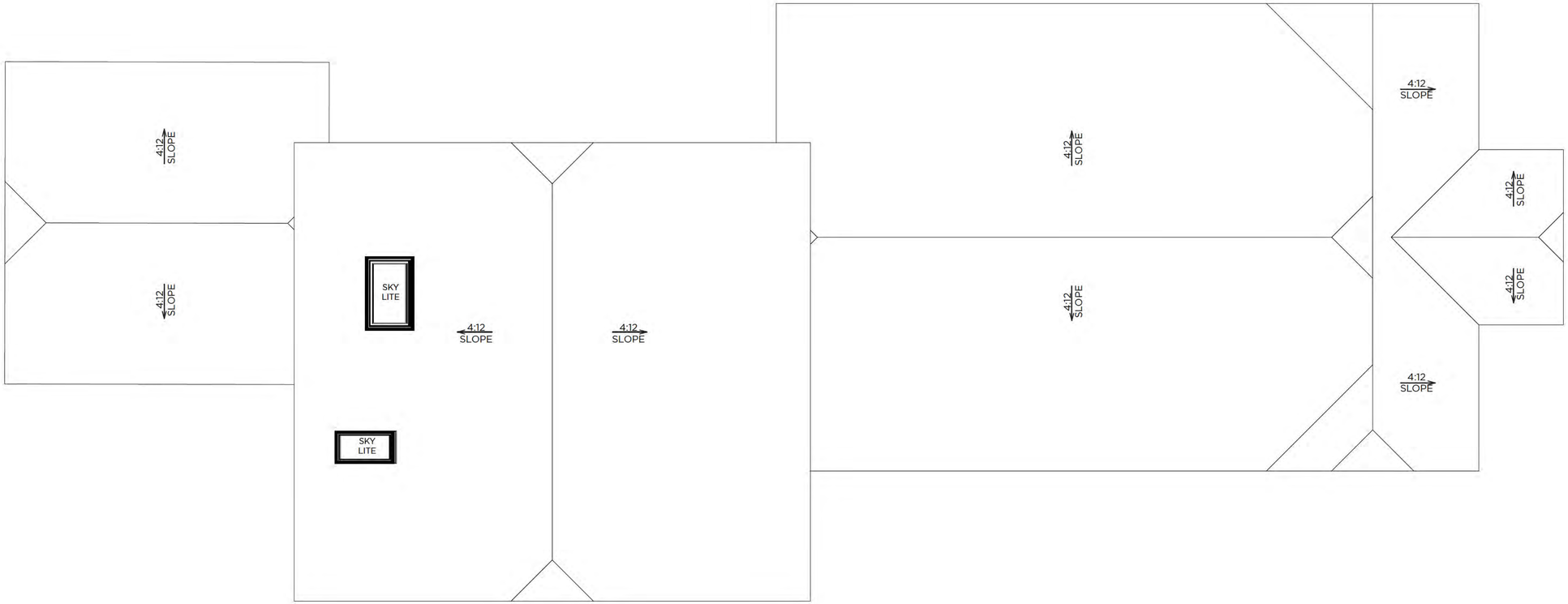
(E) Roof Plan

REVISIONS

A-2.4



1 (N) Roof Plan
Scale: 1/4" = 1'-0"

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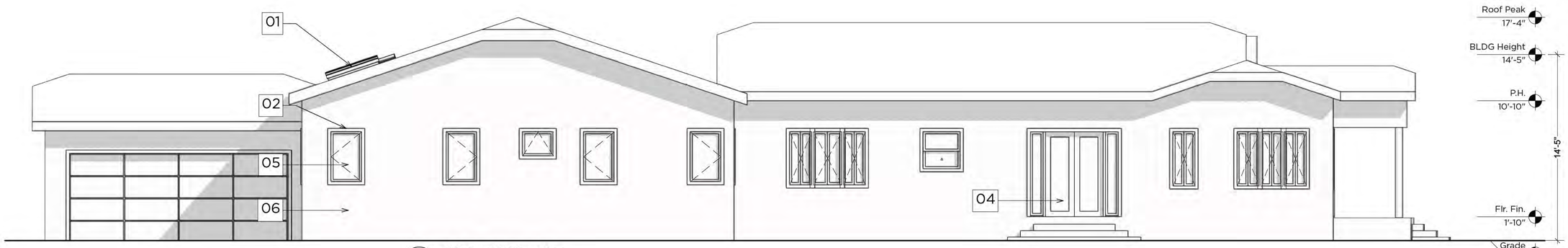
(N) Roof Plan

REVISIONS

A-2.5

1 (E) South Elevation
Scale: 1/4" = 1'-0"



2 (N) South Elevation
Scale: 1/4" = 1'-0"

01 → SKYLITE, TYP.

02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.

03 → (N) STUCCO TO MATCH (E), TYP.

04 → DBL. GLZ. WOOD DOOR, TYP.

05 → DBL. GLZ. WOOD WINDOW, TYP.

06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)

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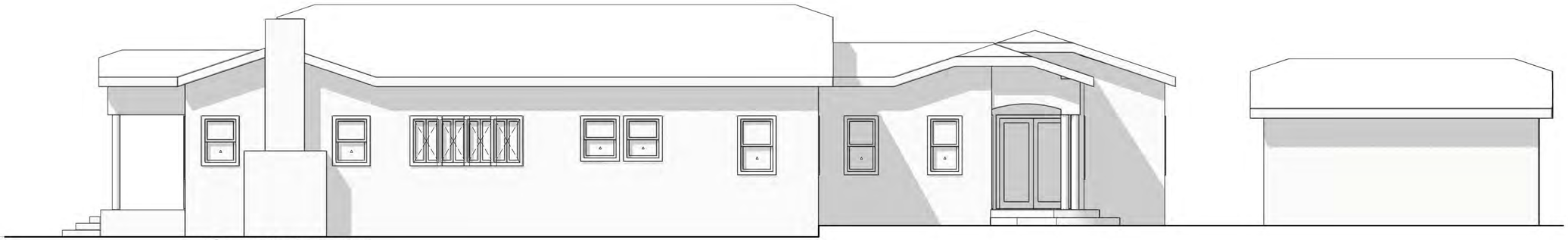
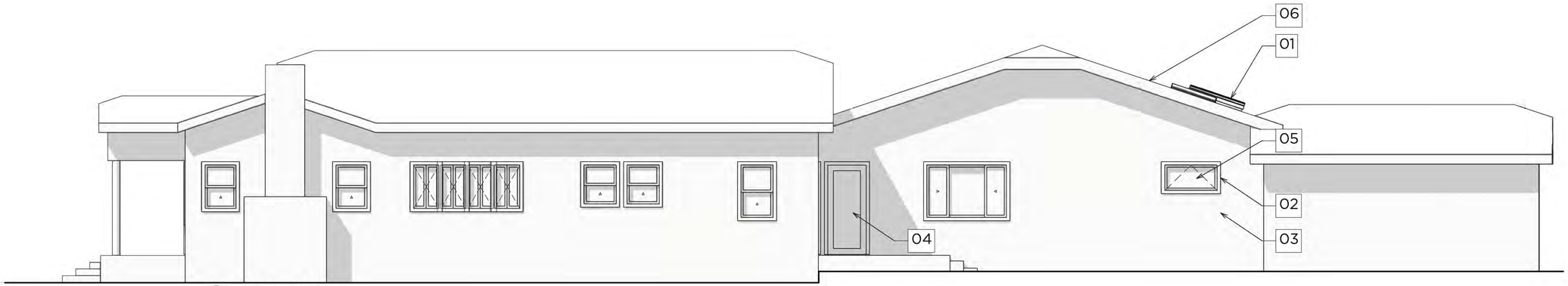
South Elevations

REVISIONS

A-3.1



1 (E) North Elevation
Scale: 1/4" = 1'-0"



2 (N) North Elevation
Scale: 1/4" = 1'-0"

01 → SKYLITE, TYP.

02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.

03 → (N) STUCCO TO MATCH (E), TYP.

04 → DBL. GLZ. WOOD DOOR, TYP.

05 → DBL. GLZ. WOOD WINDOW, TYP.

06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)

Design Rituals

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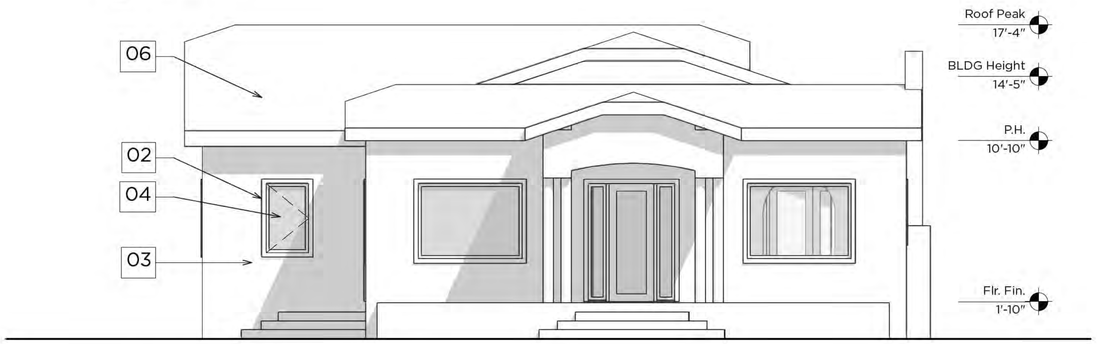
North Elevations

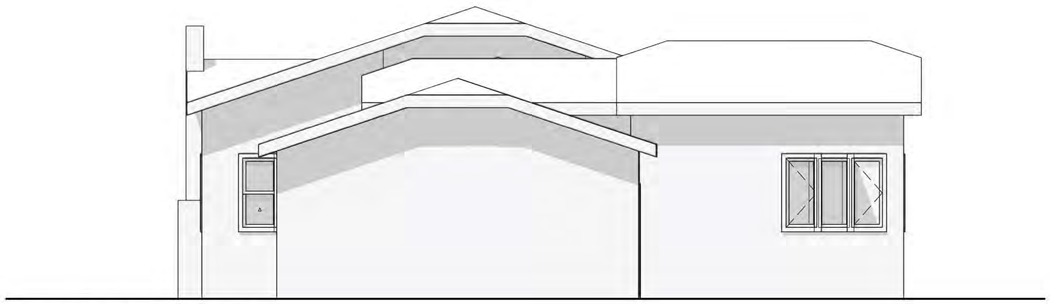
REVISIONS

A-3.2

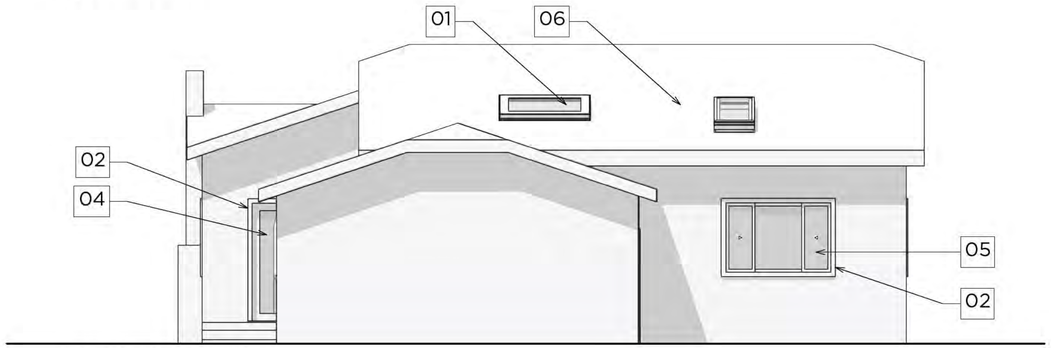
1 (E) East Elevation
Scale: 1/4" = 1'-0"



2 (N) East Elevation
Scale: 1/4" = 1'-0"



3 (E) West Elevation
Scale: 1/4" = 1'-0"



4 (N) West Elevation
Scale: 1/4" = 1'-0"

01 → SKYLITE, TYP.

02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.

03 → (N) STUCCO TO MATCH (E), TYP.

04 → DBL. GLZ. WOOD DOOR, TYP.

05 → DBL. GLZ. WOOD WINDOW, TYP.

06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)

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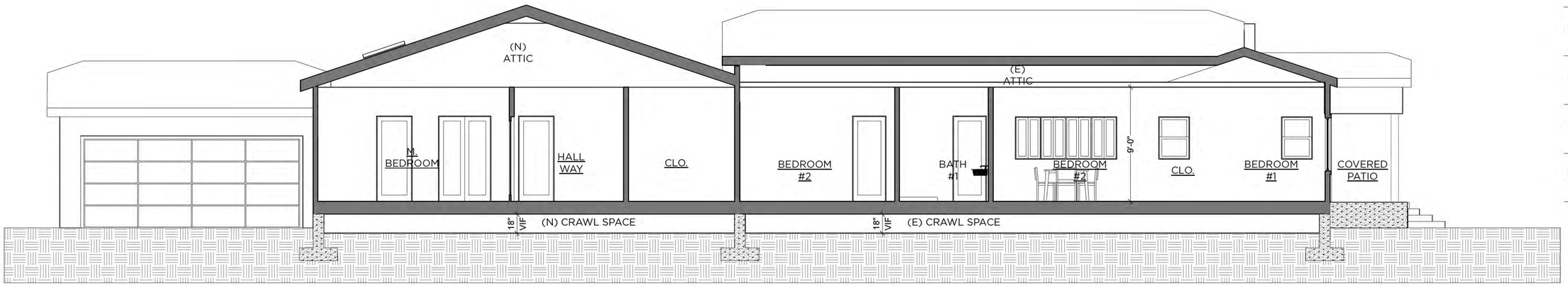
East & West Elevations

REVISIONS

A-3.3

1 (E) Section A
Scale: 1/4" = 1'-0"



2 (N) Section A
Scale: 1/4" = 1'-0"

Design Rituals

1807 Lyon St | San Francisco | CA

226 Caldwell Ave

Los Gatos

PROJECT #	25-150
DRAWN BY	A.A.
DATE	08/07/2025
REVISED DATE	06/03/2026

Section A

REVISIONS

A-4.1