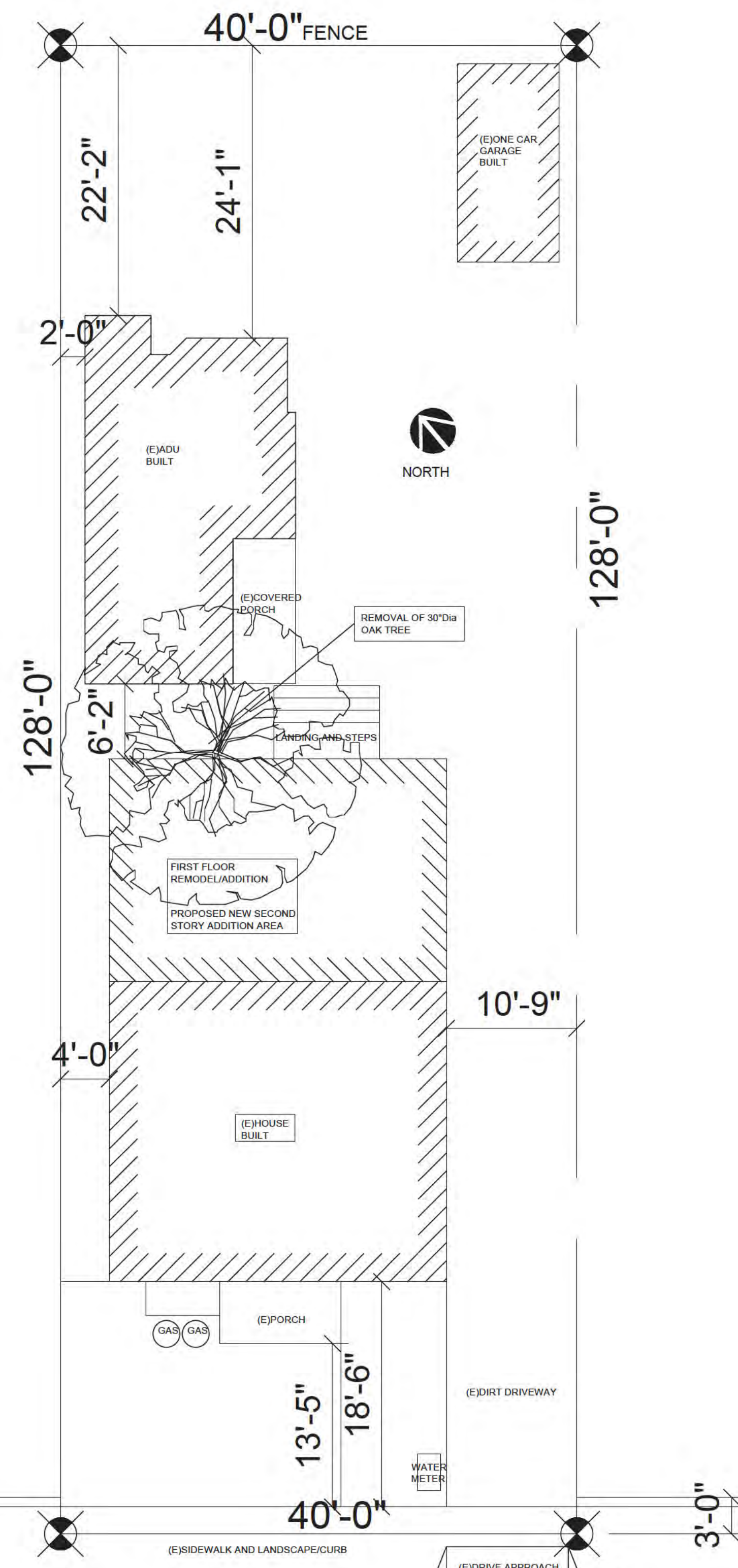


① PLOT PLAN

SCALE 1/8"=1'-0"



REMODEL WITH 1ST FLOOR ADDITION
& 2ND FLOOR ADDITION
311 JOHNSON AVE.
LOS GATOS, CA, 95030

② APPLICABLE CODES

- 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

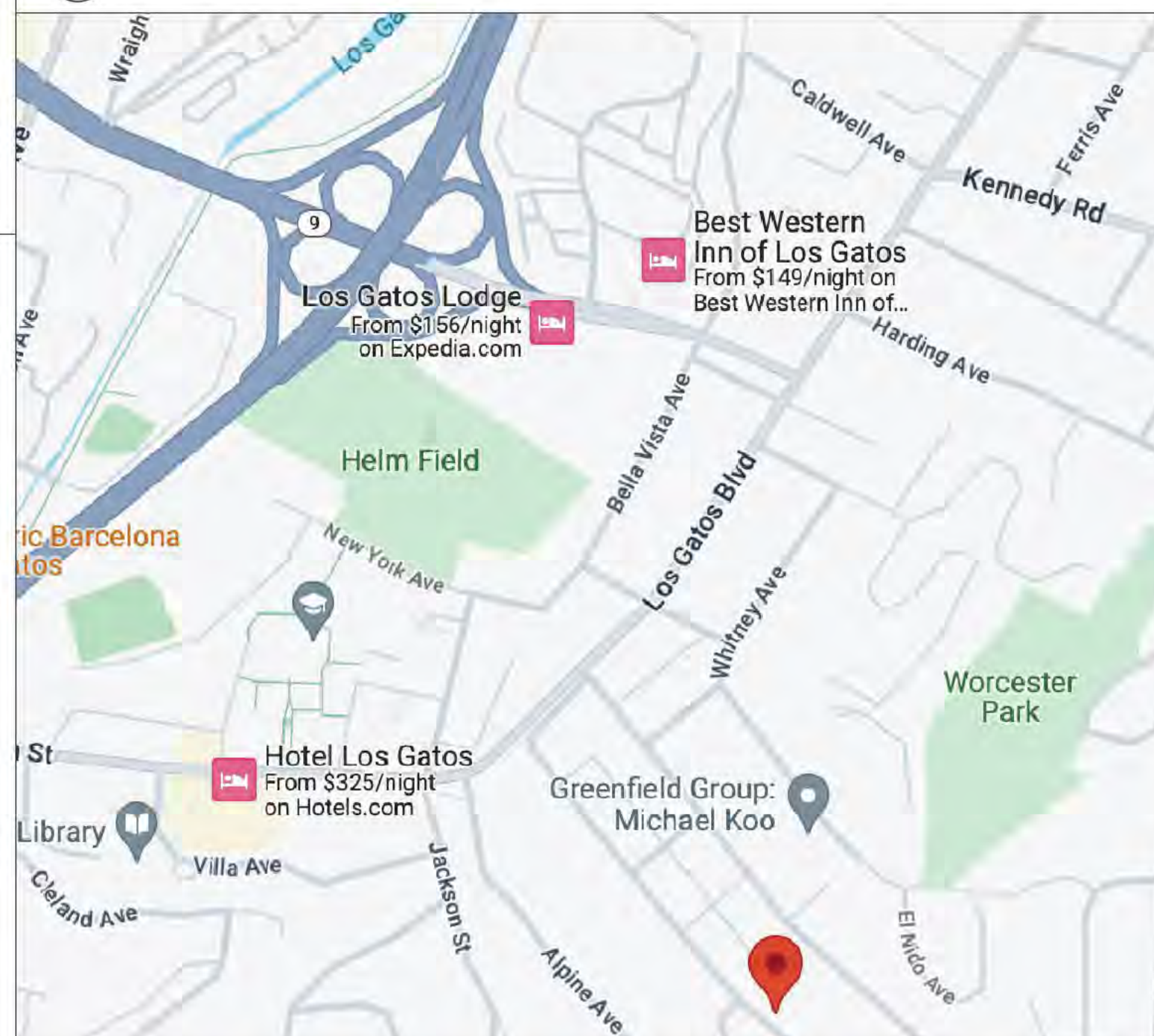
APN:	53228017
ZONING DISTRICT:	R18
YEAR BUILT:	1900
HISTORICAL:	YES
LOT SIZE:	5,120 SQ. FT.
EXISTING LIVING SPACE:	964 SQ. FT.
REMODELED SQ. FT.:	462 SQ. FT.
ADDITION FIRST FLOOR:	239 SQ. FT.
ADDITION SECOND FLOOR:	515 SQ. FT.
EXISTING REAR PORCH TO BE REMOVED:	58 SQ. FT.
EXISTING FRONT PORCH:	51 SQ.
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	2 STORIES
1 CAR GARAGE	-NO CHANGE-
2 BEDROOM	4 BEDROOMS
1 BATHROOM	2.5 BATH

FAR 1,719 SQ. FT./ 5,120 SQ. FT.=33.6%
 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
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 FRENCH CAMP, CA. 95231
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 JAIASSA@YAHOO.COM

HOME OWNER
 [REDACTED]
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 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

[REDACTED]		
No.	Revision/Issue	Date

⑦ GENERAL NOTES

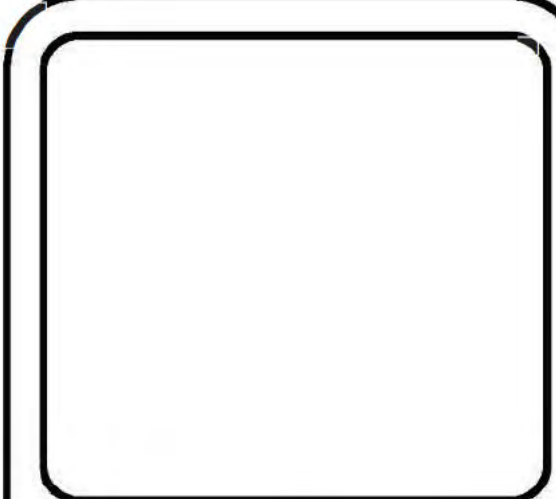
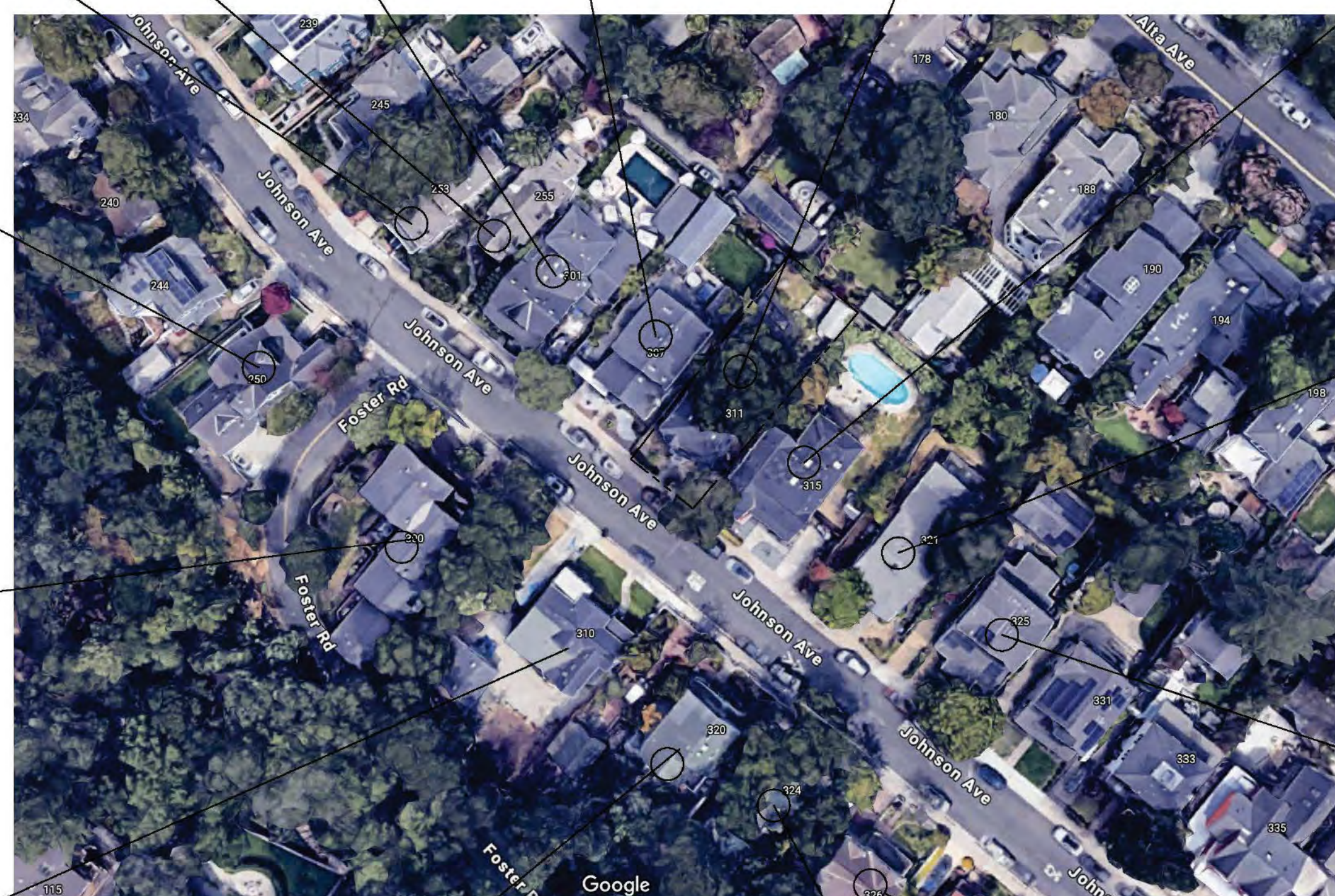
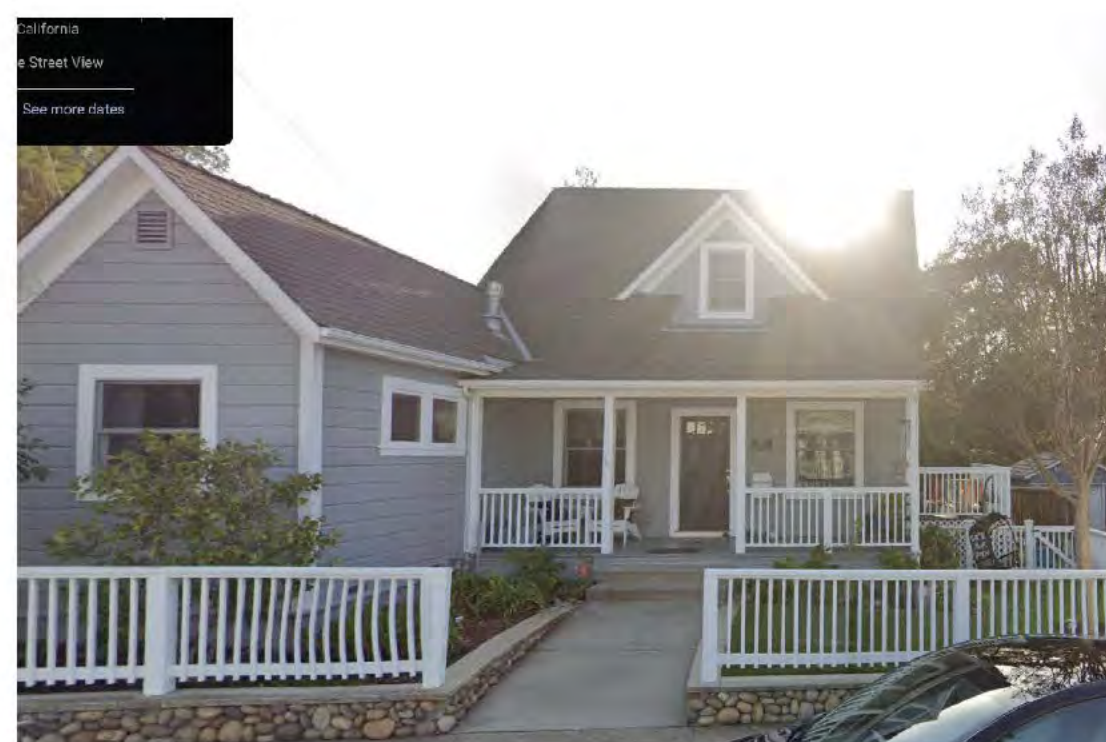
- CONTRACTOR AND SUB CONTRACTOR SHALL VERIFY ALL TRADES, DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH JOB AND SHALL NOTIFY THE DESIGNER, ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
- THE DRAWING AND SPECIFICATIONS ARE PREPARED FROM INFORMATION PROVIDED 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
- 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

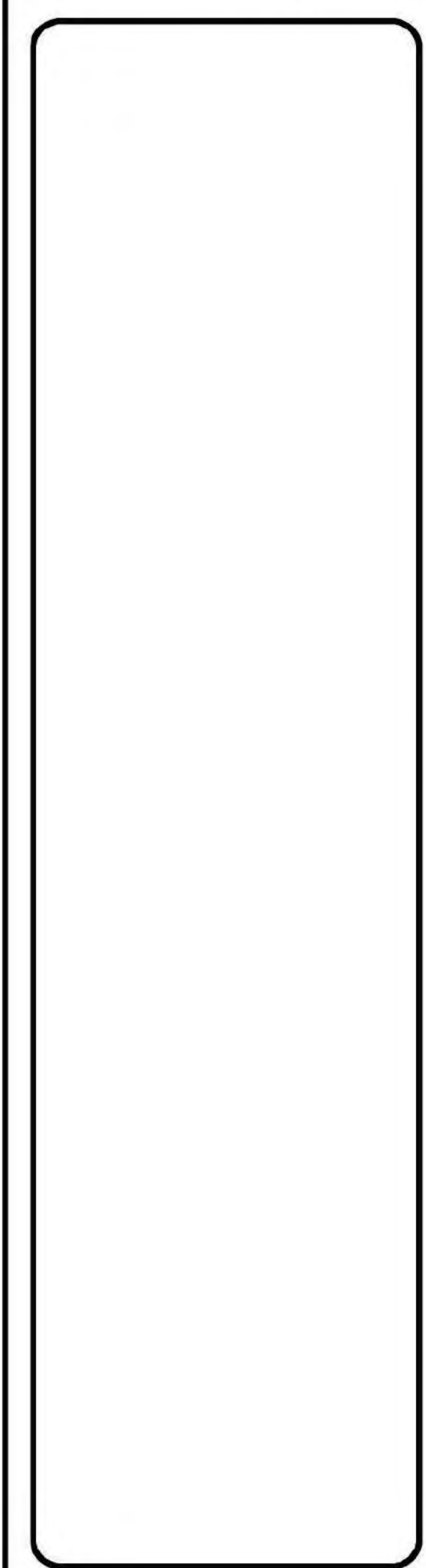
Project Name and Address
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Client Name and Address
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Project	ADDITION	Sheet	A1
Date	07-20-2024		
Scale	VARIES		



No.	Revision/Issue	Date



NEIGHBORING PHOTOS

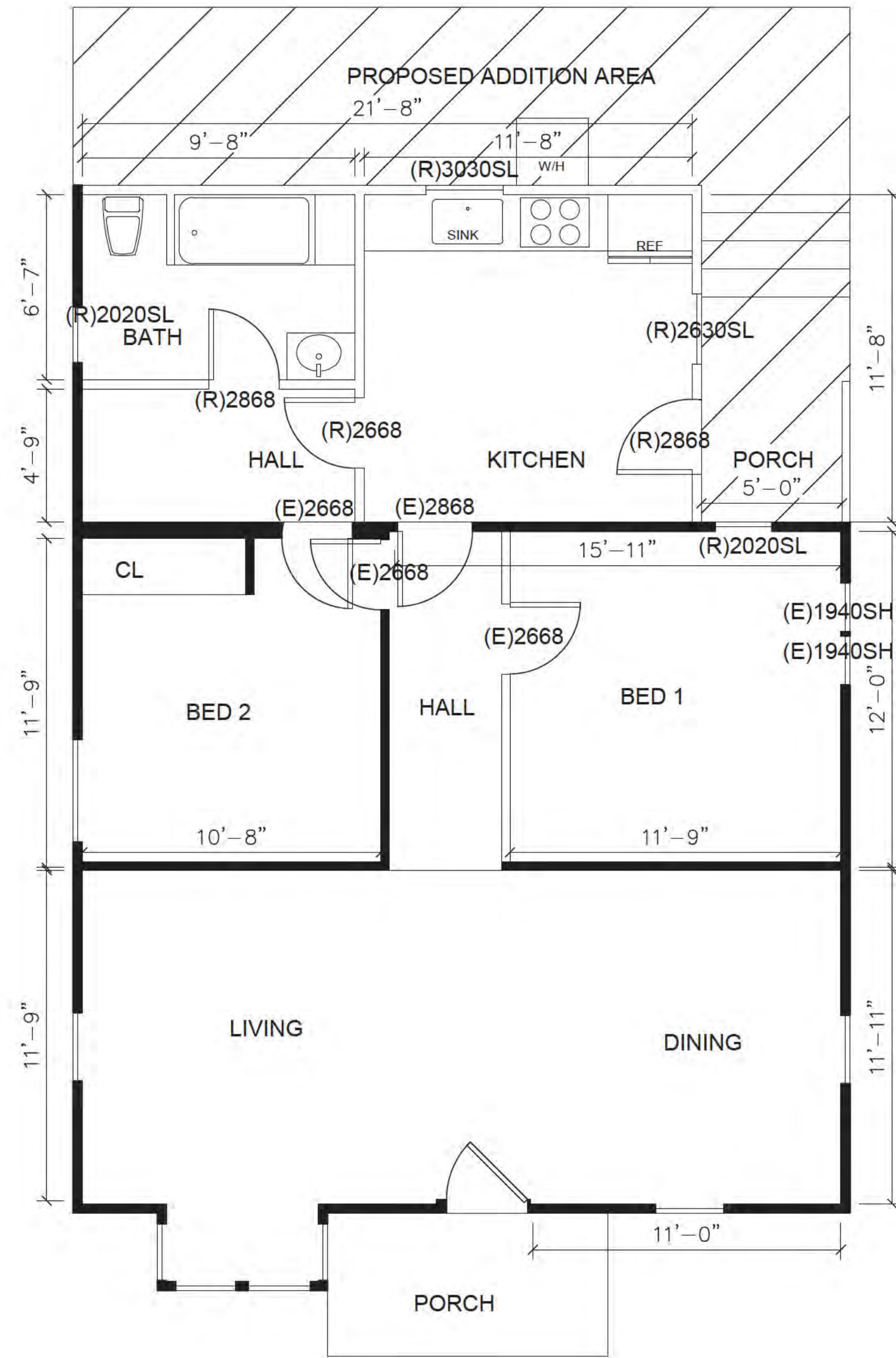
Author Name and Address
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Project Name and Address
 671 JOHNSON AVE
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Project	ADDITION	Sheet	A1.1
Date	07-20-2024		
Scale	1/4"=1'-0"		

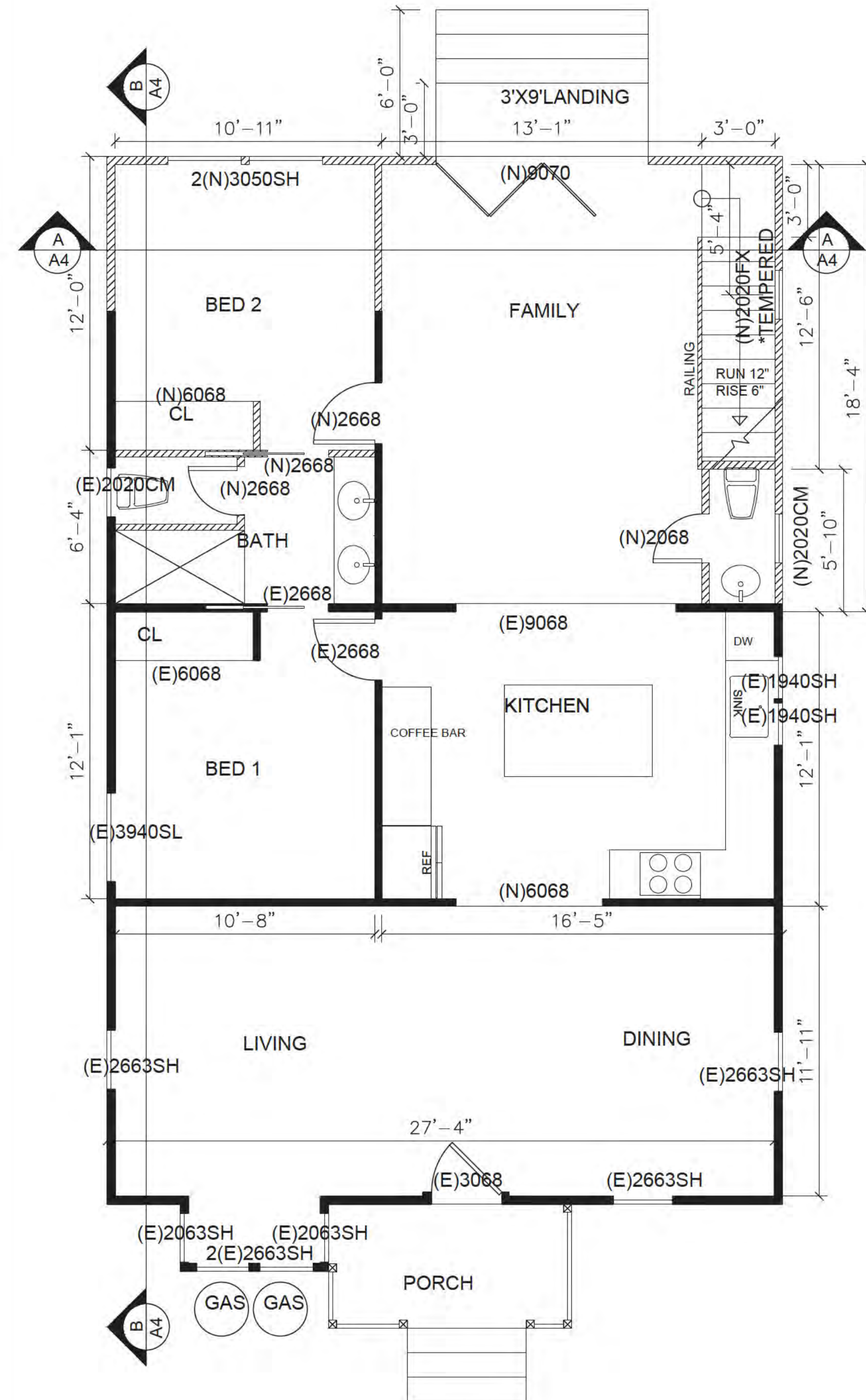
① (E) FLOOR PLAN

SCALE 1/4"=1'-0"



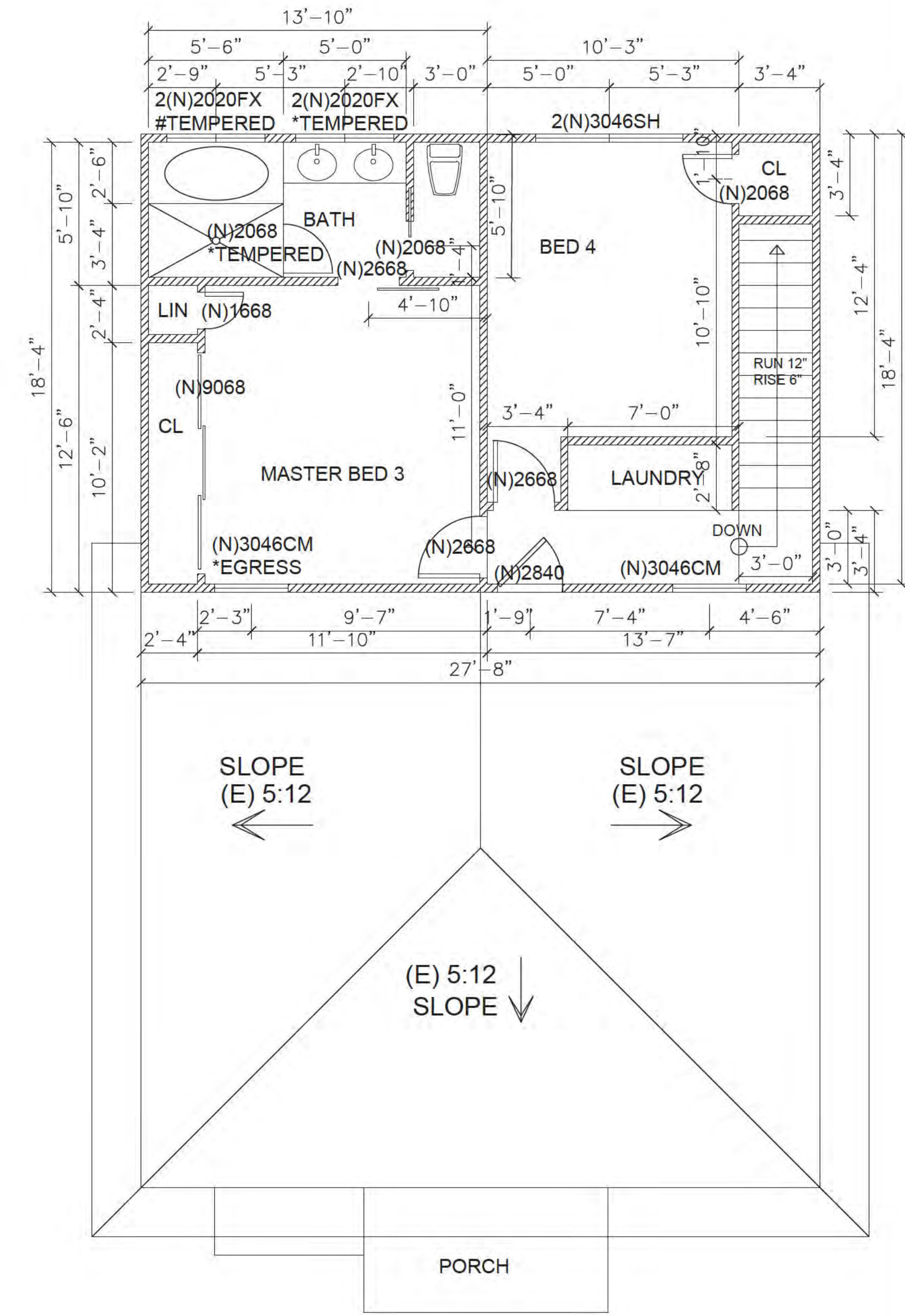
② PROPOSED 1ST FLOOR

SCALE 1/4"=1'-0"



② PROPOSED SECOND FLOOR

SCALE 1/4"=1'-0"



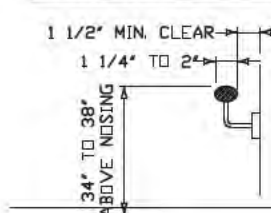
TYPICAL guards (guardrails) to CRC §R312.
 a Provide a guard at any walking surface over 30"
 b Minimum height of 42" (a guard whose top rail also serves as a stair handrail may be 34" to 38" above tread nosing).
 c Indicate spacing for intermediate rails such that a 4" diameter sphere cannot pass through (or specify that rail is solid). Exceptions: 4.375" allowed at stair guard; 6" allowed at triangle opening formed by riser, tread and bottom rail

HANDRAIL NOTES TYP.

HANDRAIL SHALL WITHSTAND A CONCENTRATED LOAD OF 200 LB APPLIED AT ANY POINT IN ANY DIRECTION.
 HANDRAIL TO BE 34" TO 38" ABOVE FINISH OF TREAD AND BE 1 1/2" MINIMUM CLEAR OF ADJACENT WALL.
 HAND GRIP TO BE 1.25" TO 2" IN DIAMETER OR HAVE A PERIMETER DIMENSION OF 4" TO 6.25" W/ A MAXIMUM CROSS SECTION OF 2.25".
 EDGE RADIUS MAXIMUM 0.07" (NO SHARP EDGES).

NEW HANDRAIL SIDE TYP.
 Note: Handrails are required on all stairs with 4 or more risers between landings.

HANDRAIL DETAIL TYP.



WALL LEGEND	
[Solid line]	EXISTING
[Dashed line]	REMOVING
[Hatched area]	NEW
DOOR AND WINDOW	
[N]	NEW
[R]	REMOVAL
[E]	EXISTING

FLOOR PLANS

Offices Name and Address
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Jeannie Kester

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 LOS GATOS, CA, 95030

Project	ADDITION	Sheet	A2.0
Date	07-20-2024		
Scale	1/4"=1'-0"		

① (E) FRONT ELEVATION

SCALE 1/4"=1'-0"



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, AND 5:12
 -REMOVAL ROOF AREA OF THE 5:12 ROOF PITCH ON REAR.
 -ADDITION/REMOVAL AREA TO HAVE ROOFING 5:12 SLOPE



③ (N) FRONT ELEVATION



④ (N) RIGHT ELEVATION

SCALE 1/4"=1'-0"



⑤ X

No.	Revision/Issue	Date

ELEVATIONS

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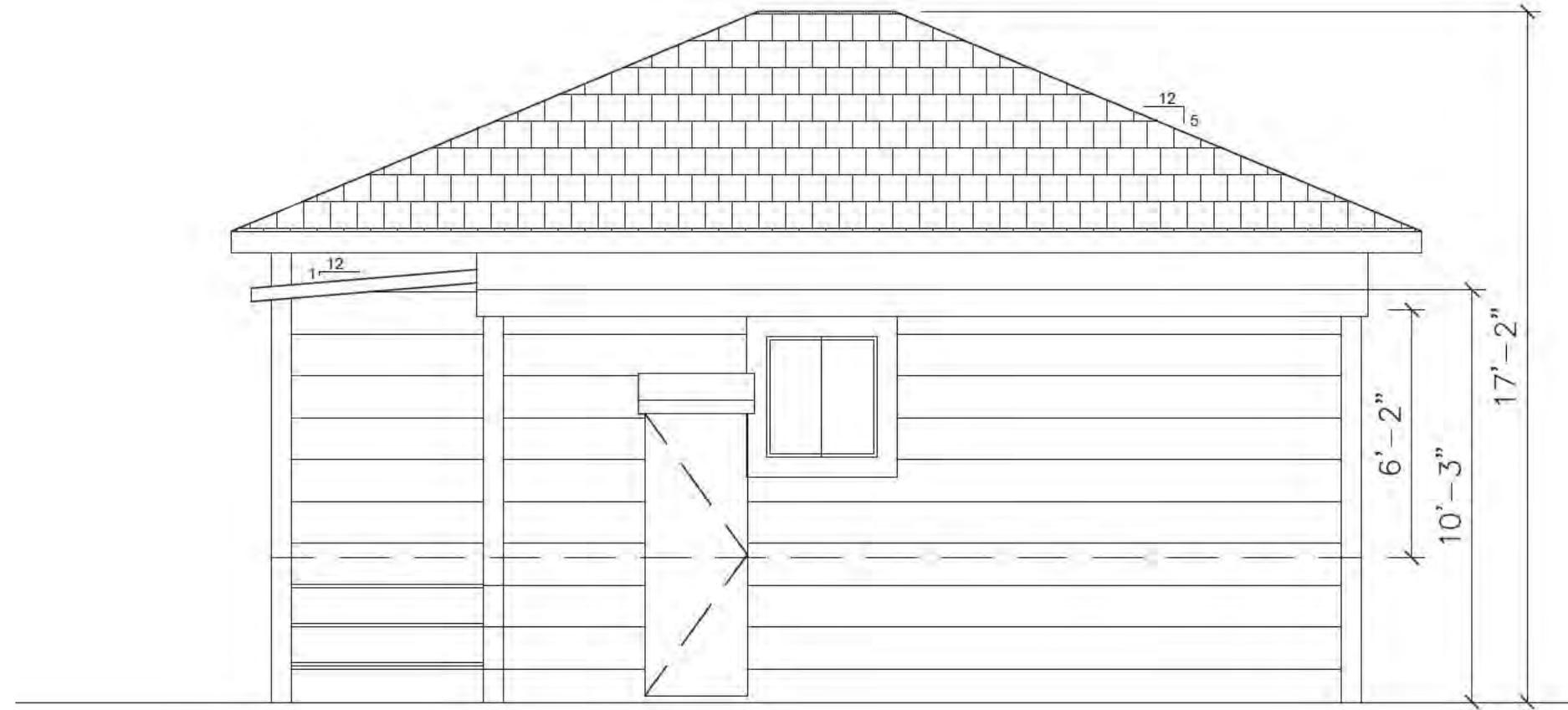
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 311 JOHNSON AVE
 LOS GATOS, CA, 95030

Project	ADDITION	Sheet	A3.0
Date	07-20-2024	Scale	1/4"=1'-0"

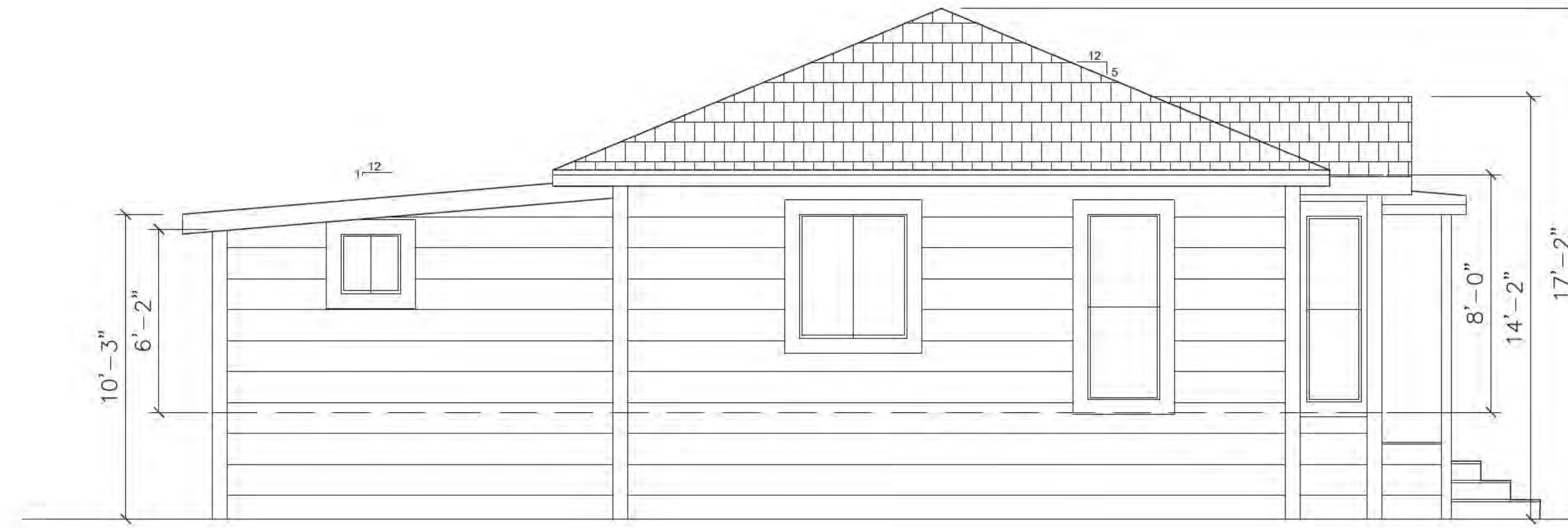
① (E) REAR ELEVATION

SCALE 1/4"=1'-0"



② (E) LEFT ELEVATION

SCALE 1/4"=1'-0"



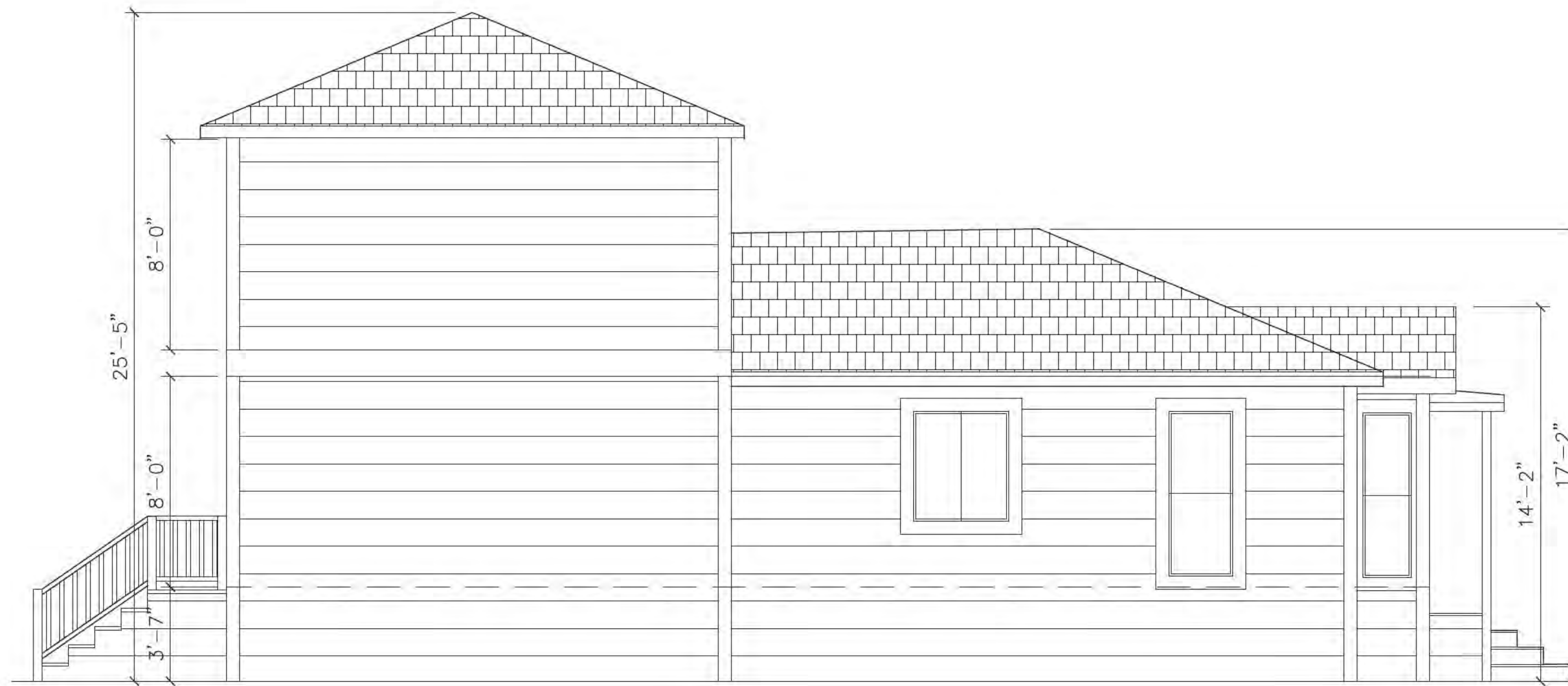
③ (N) REAR ELEVATION

SCALE 1/4"=1'-0"

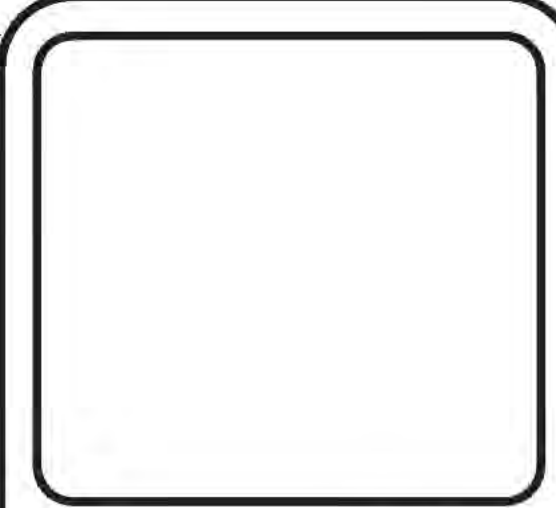


④ (N) LEFT ELEVATION

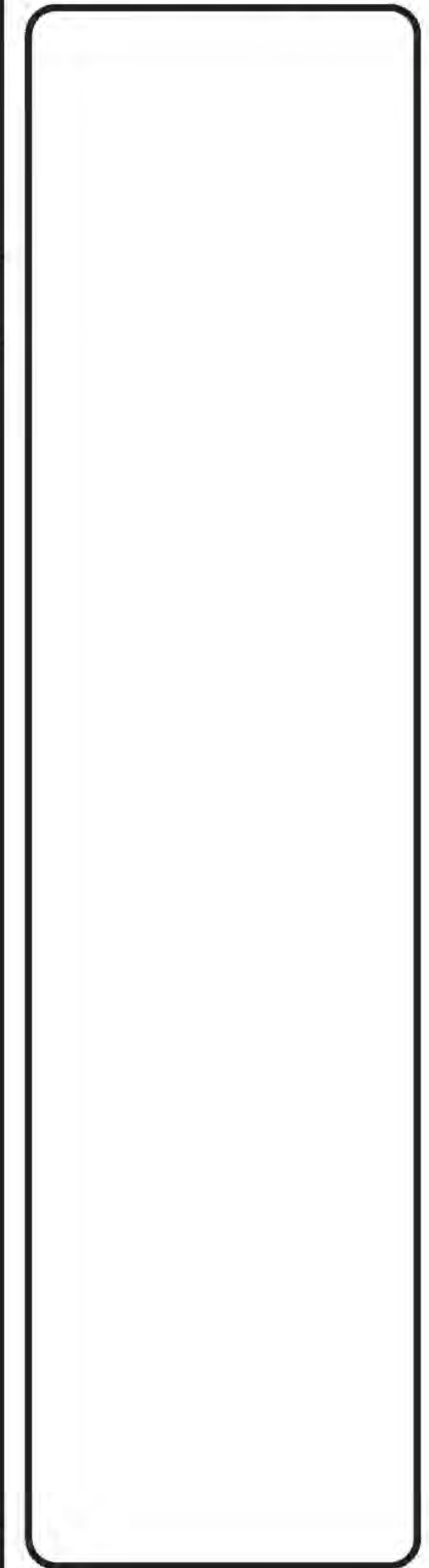
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⑤ X



No.	Revision/Issue	Date



ELEVATIONS

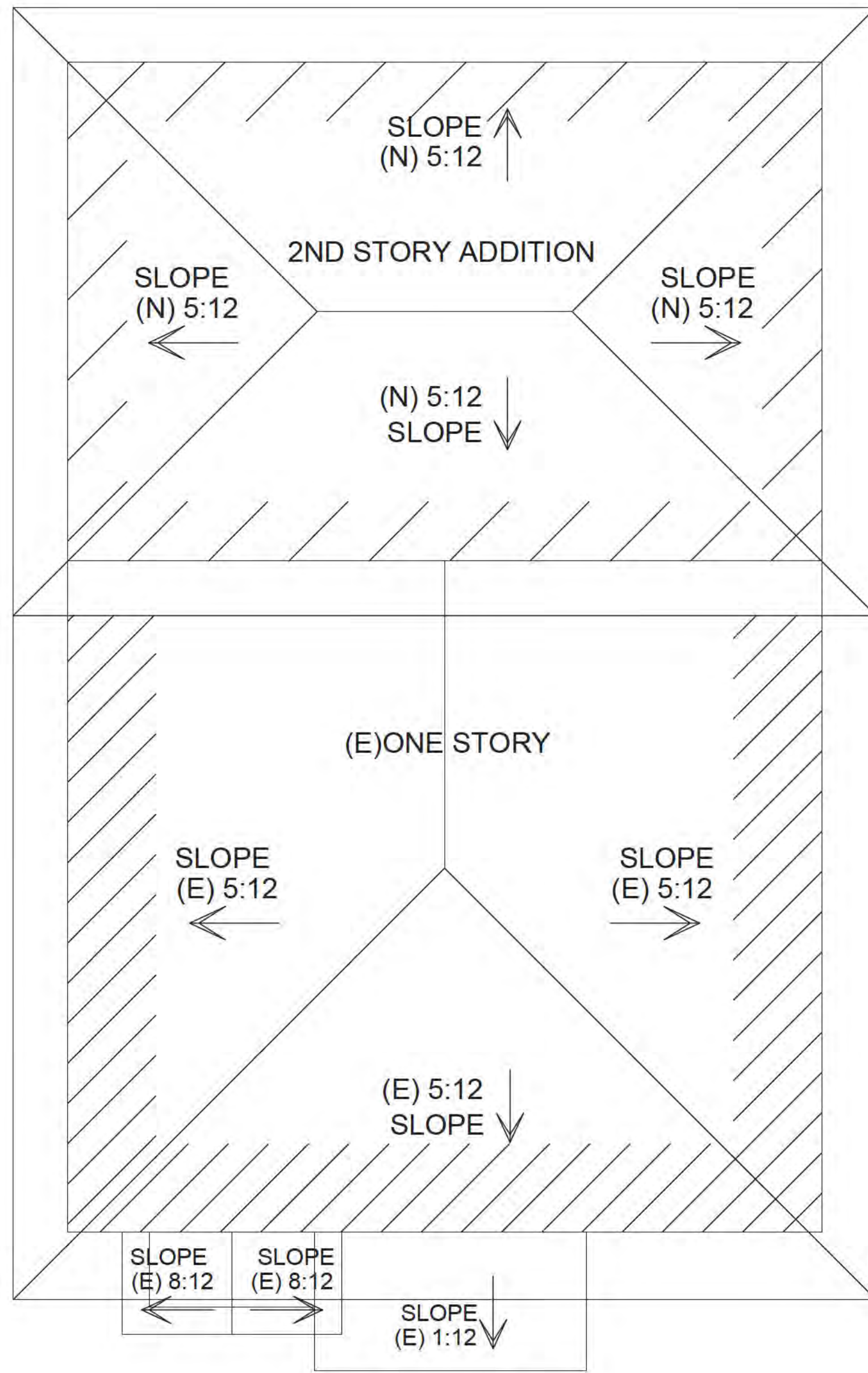
Designer Name and Address
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Project	ADDITION	Sheet	A3.1
Date	07-20-2024	Scale	1/4"=1'-0"

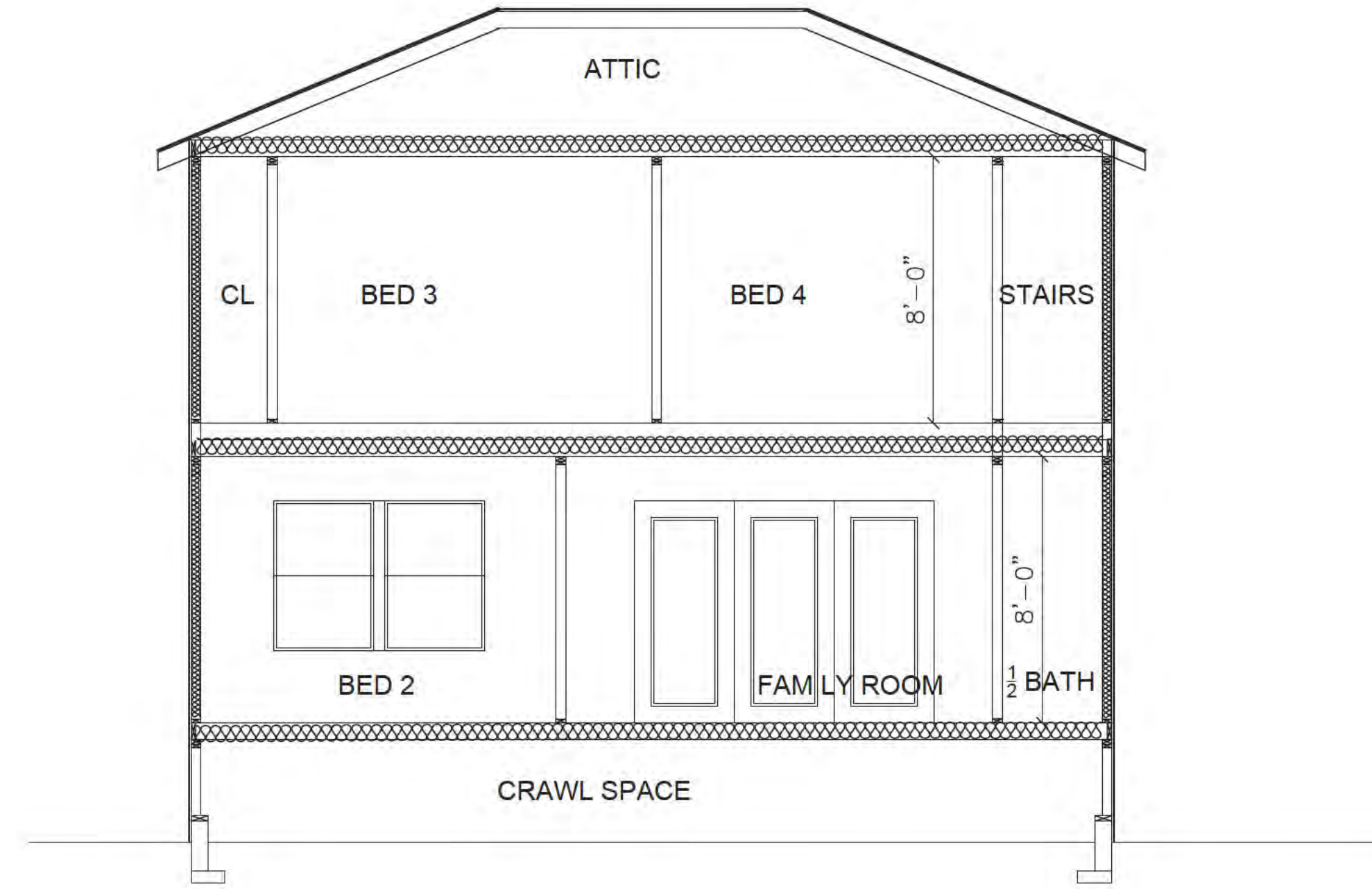
① ROOF PLAN

SCALE 1/4"=1'-0"



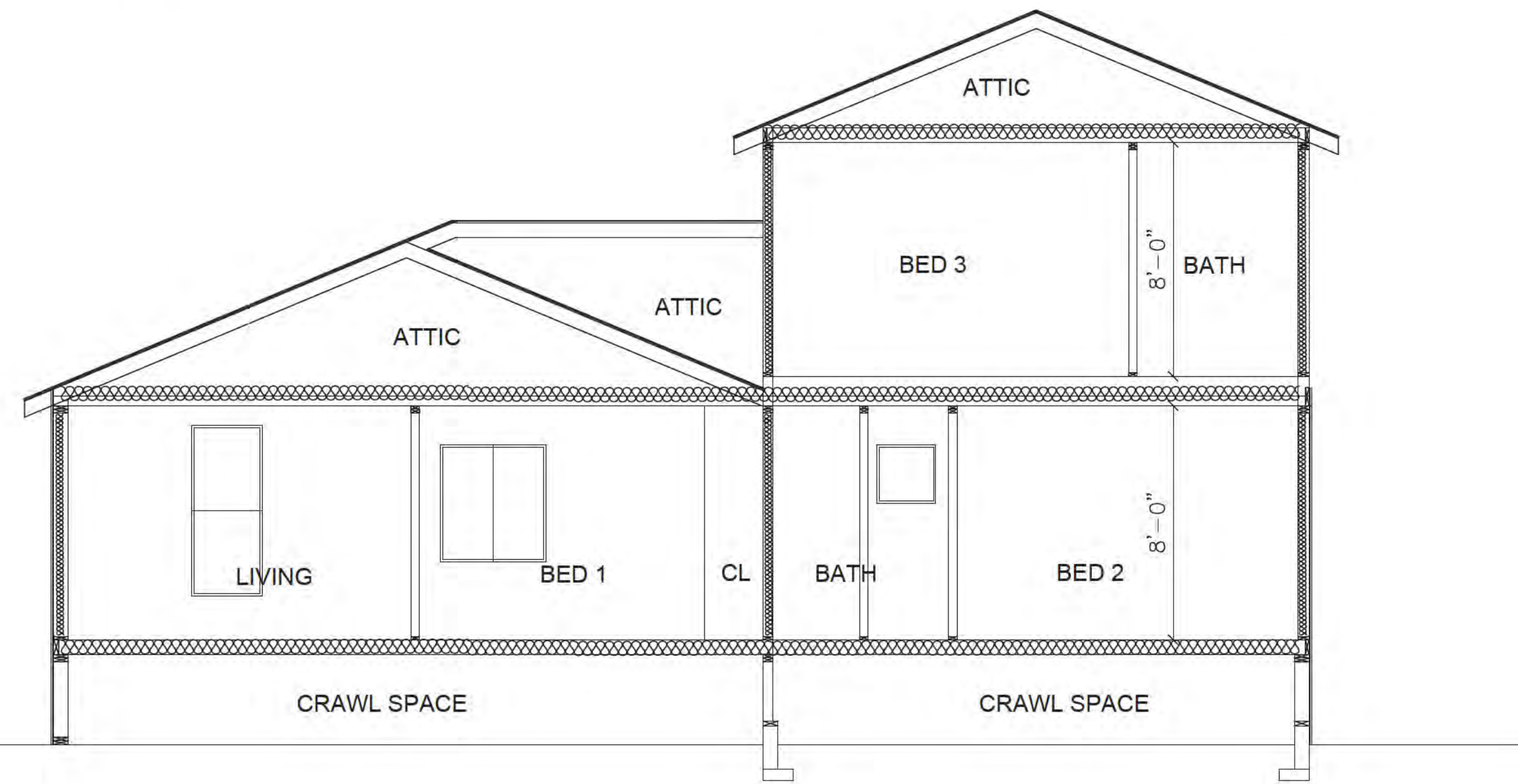
② SECTION A-A

SCALE 1/4"=1'-0"



③ SECTION B-B

SCALE 1/4"=1'-0"



④ X

No.	Revision/Issue	Date

ROOF PLAN SECTIONS

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Project	ADDITION	Sheet	A4.0
Date	07-20-2024	Scale	1/4"=1'-0"