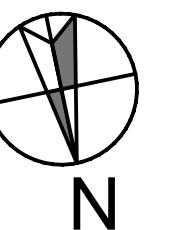


PROPOSED SITE PLAN

SCALE: 1" = 10'



THE CHOI RESIDENCE

SCOPE OF WORK	VICINITY MAP	PROJECT DATA	PROJECT DIRECTORY																																																																	
CONSTRUCTION OF A NEW, DETACHED GARAGE, OVERALL 864 SF		<p>PROJECT ADDRESS: 16316 ENGLEWOOD AVE, LOS GATOS, CA 95032</p> <p>OWNER: MIKE & JEAN CHOI</p> <p>APN#: 552-05-026</p> <p>ZONING: R-1:20</p> <p>OCCUPANCY GROUP: R-3/U CONSTRUCTION TYPE: V-B SPRINKLERED</p> <p>GROSS & NET SITE AREA: 22,795 SF, NET 20,795 AVERAGE SLOPE: <3%</p> <p>MAIN RES. FAR: .35 - (20.80-5 X .20) 25 .35-.1264=.2236 20,795 X .2076 = 4,650 SF</p> <p>GARAGE FAR: .10 - (20.80-5 X .07) 25 .10-.0442=.0442 20,795 X .0442 = 919 SF</p> <p>FLOOR AREAS:</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>DEMO</th> <th>ADDITION</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MAIN FLOOR</td> <td>2,960 SF</td> <td>0 SF</td> <td>542 SF</td> <td>3,502 SF</td> </tr> <tr> <td>GARAGE</td> <td>542 SF</td> <td>542 SF</td> <td>0 SF</td> <td>0 SF</td> </tr> <tr> <td>COVERED PORCH</td> <td>75 SF</td> <td>75 SF</td> <td>923 SF</td> <td>923 SF</td> </tr> <tr> <td>ACCESSORY STRUCTURE</td> <td>0 SF</td> <td>0 SF</td> <td>864 SF</td> <td>864 SF</td> </tr> </tbody> </table> <p>* MAIN RESIDENCE PART OF SEPARATE BUILDING SUBMITTAL - CURRENTLY UNDER REVIEW</p> <p>SITE AREAS:</p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>ADDITION</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>RESIDENCE FOOTPRINT</td> <td>3,502 SF</td> <td>0 SF</td> <td>3,502 SF</td> </tr> <tr> <td>COVERED PORCHES & PATIOS</td> <td>75 SF</td> <td>255 SF</td> <td>255 SF</td> </tr> <tr> <td>STRUCTURAL COVERAGE</td> <td>3,502 SF</td> <td>255 SF</td> <td>4,363 SF</td> </tr> <tr> <td>PATIOS, WALKS</td> <td>165 SF</td> <td>220 SF</td> <td>325 SF</td> </tr> <tr> <td>DRIVEWAY</td> <td>1,525 SF</td> <td>1,525 SF</td> <td>3,057 SF</td> </tr> <tr> <td>TOTAL IMPERVIOUS COVERAGE</td> <td>1,690 SF</td> <td>1,752 SF</td> <td>3,442 SF</td> </tr> </tbody> </table> <p>SETBACKS</p> <table border="1"> <thead> <tr> <th></th> <th>ALLOWED</th> <th>FRONT</th> <th>SIDE-EAST</th> <th>SIDE-WEST</th> <th>REAR</th> </tr> </thead> <tbody> <tr> <td>FRONT</td> <td>30'-0"</td> <td>15'-0"</td> <td>15'-0"</td> <td>30'-0"</td> <td></td> </tr> </tbody> </table>		EXISTING	DEMO	ADDITION	PROPOSED	MAIN FLOOR	2,960 SF	0 SF	542 SF	3,502 SF	GARAGE	542 SF	542 SF	0 SF	0 SF	COVERED PORCH	75 SF	75 SF	923 SF	923 SF	ACCESSORY STRUCTURE	0 SF	0 SF	864 SF	864 SF		EXISTING	ADDITION	PROPOSED	RESIDENCE FOOTPRINT	3,502 SF	0 SF	3,502 SF	COVERED PORCHES & PATIOS	75 SF	255 SF	255 SF	STRUCTURAL COVERAGE	3,502 SF	255 SF	4,363 SF	PATIOS, WALKS	165 SF	220 SF	325 SF	DRIVEWAY	1,525 SF	1,525 SF	3,057 SF	TOTAL IMPERVIOUS COVERAGE	1,690 SF	1,752 SF	3,442 SF		ALLOWED	FRONT	SIDE-EAST	SIDE-WEST	REAR	FRONT	30'-0"	15'-0"	15'-0"	30'-0"		<p>ARCHITECT: KOHLSAAT & ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030 TEL: (408) 395-2555</p> <p>SURVEYOR: ROBERT J. CRAIG 966 ELSIE MAE DRIVE BOULDER CREEK, CA 95006 TEL: (831) 359-1750</p>
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NOTES	<p>SHEET INDEX</p> <p>A-1 A-2 A-3 A-4 A-5</p> <p>COVER SHEET / SITE PLAN NEIGHBORHOOD PLAN AND STREETSCAPE PROPOSED FLOOR PLAN / ROOF PLAN PROPOSED ELEVATIONS SHADOW STUDIES</p>																																																																			

NOTE:
• The Contractor shall verify all dimensions, elevations and conditions, prior to starting any field work.
• Any deviation called for by field conditions, or any conditions different from those indicated on the plans shall be brought to the Architect's attention prior to installation.

EXISTING PHOTO SURVEY



Main Residence - Front Elevation



Main Residence - Right Side Elevation



Main Residence - Right Rear Elevation



Main Residence - Left Side Elevation



Main Residence - Left Rear Elevation



PROPOSED NEIGHBORHOOD PLAN

SCALE: 1" = 50'



NEIGHBORHOOD PLAN
AND
STREETSCAPE
S

DATE:

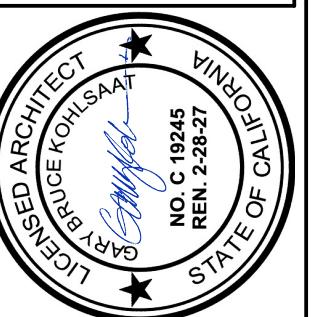
SCALE: AS SHOWN
SHEET

A-2
36 OF -

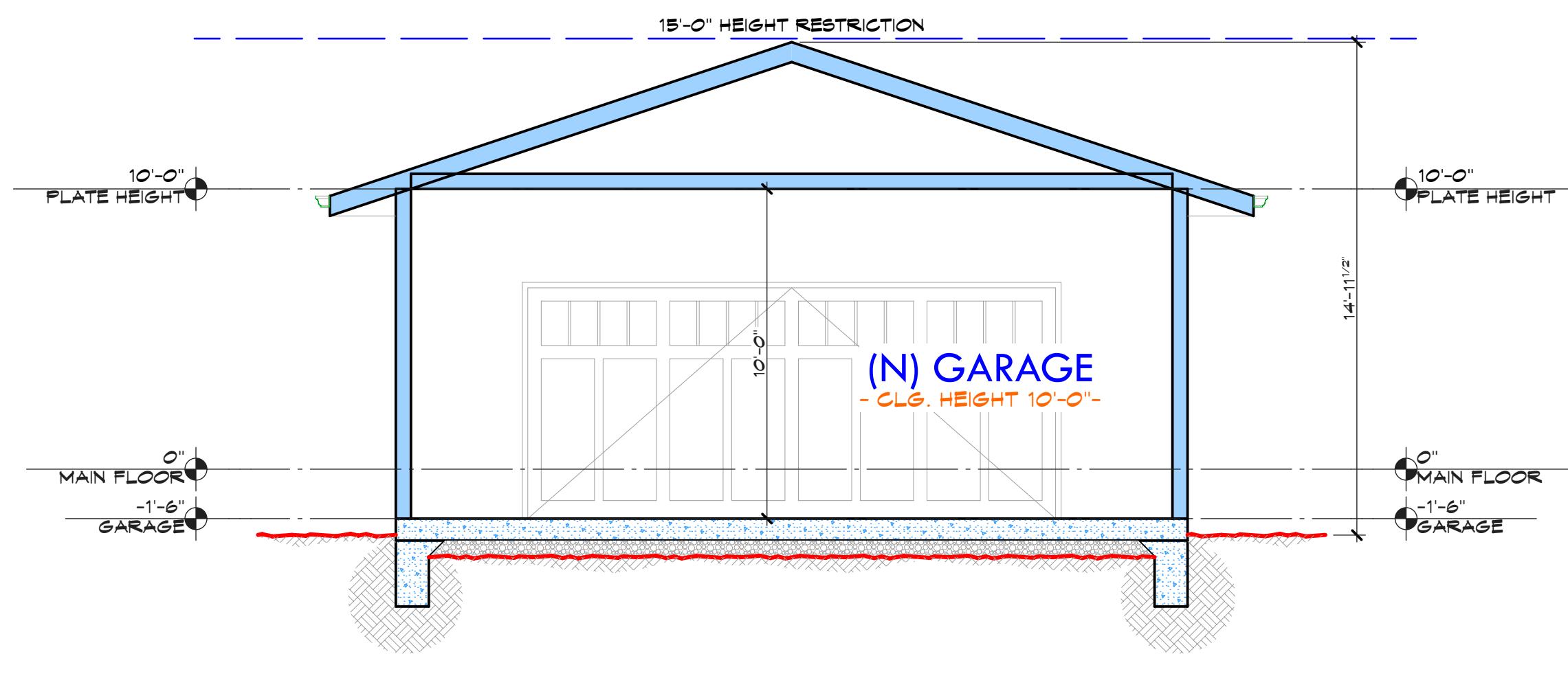
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KOHLSAAT
& ASSOCIATES

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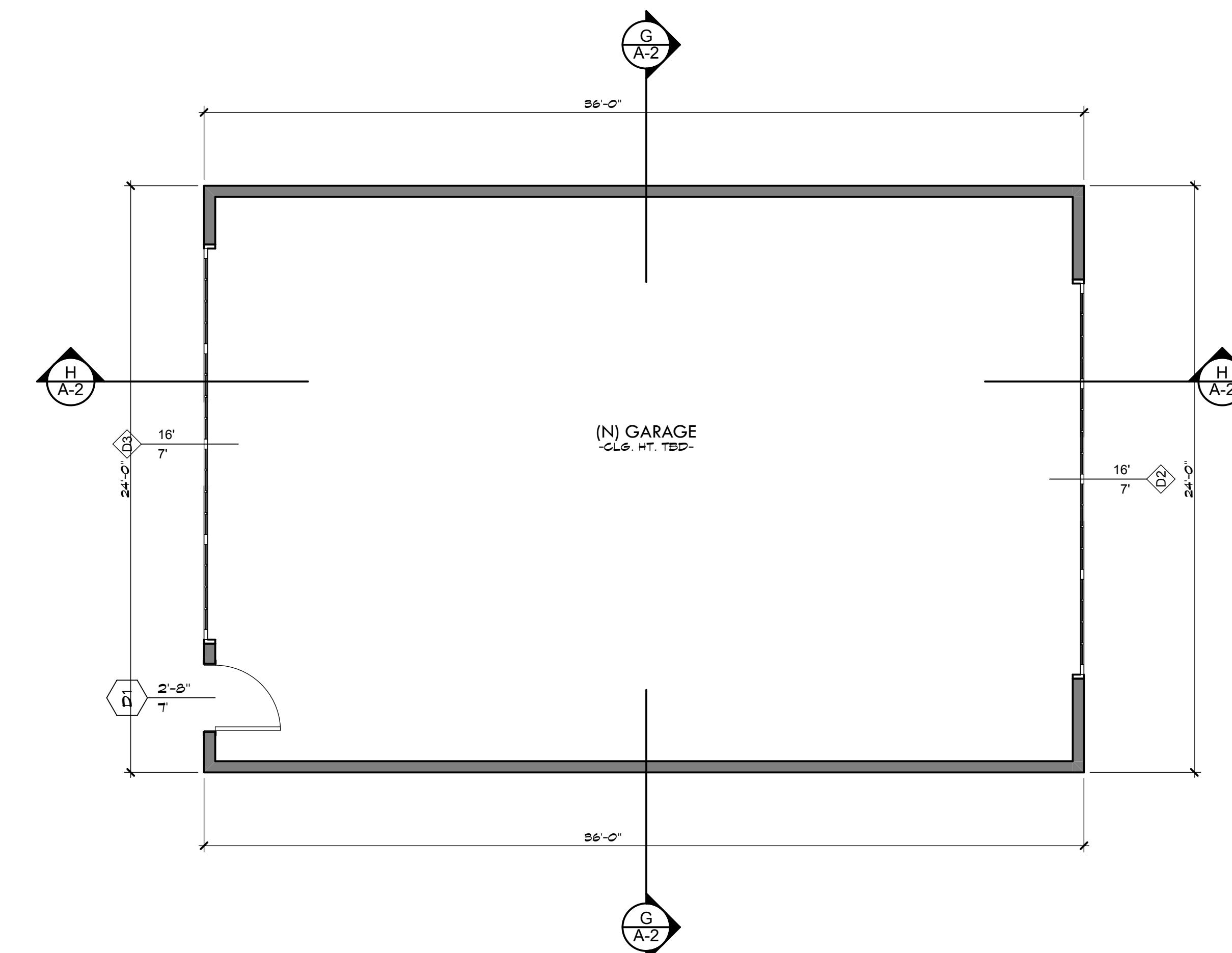


A REMODEL/ADDITION AT:
THE CHOI RESIDENCE
16316 ENGLEWOOD AVENUE, LOS GATOS CA



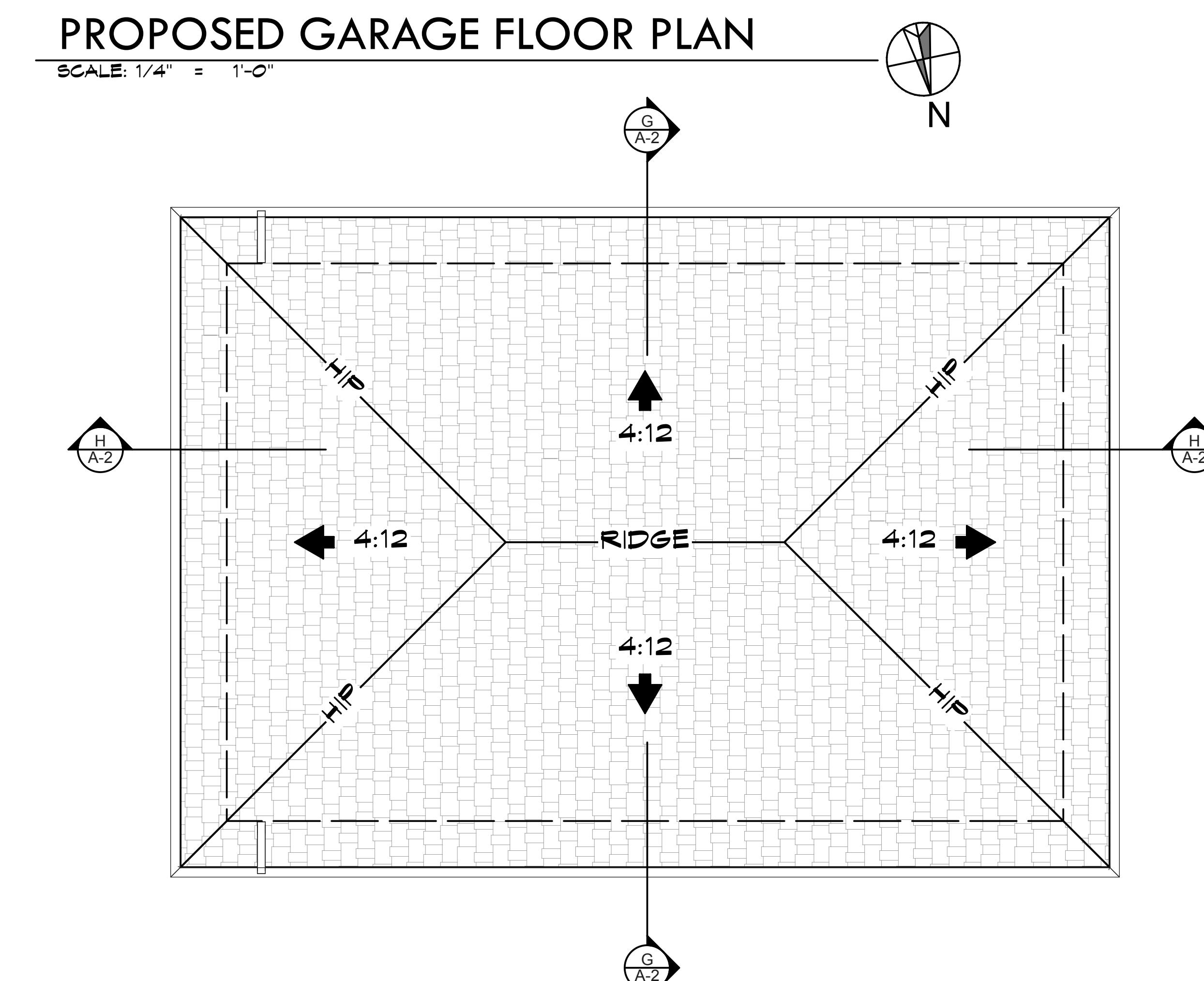
SECTION G

SCALE: 1/4" = 1'-0"



PROPOSED GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED GARAGE ROOF PLAN

SCALE: 1/4" = 1'-0"



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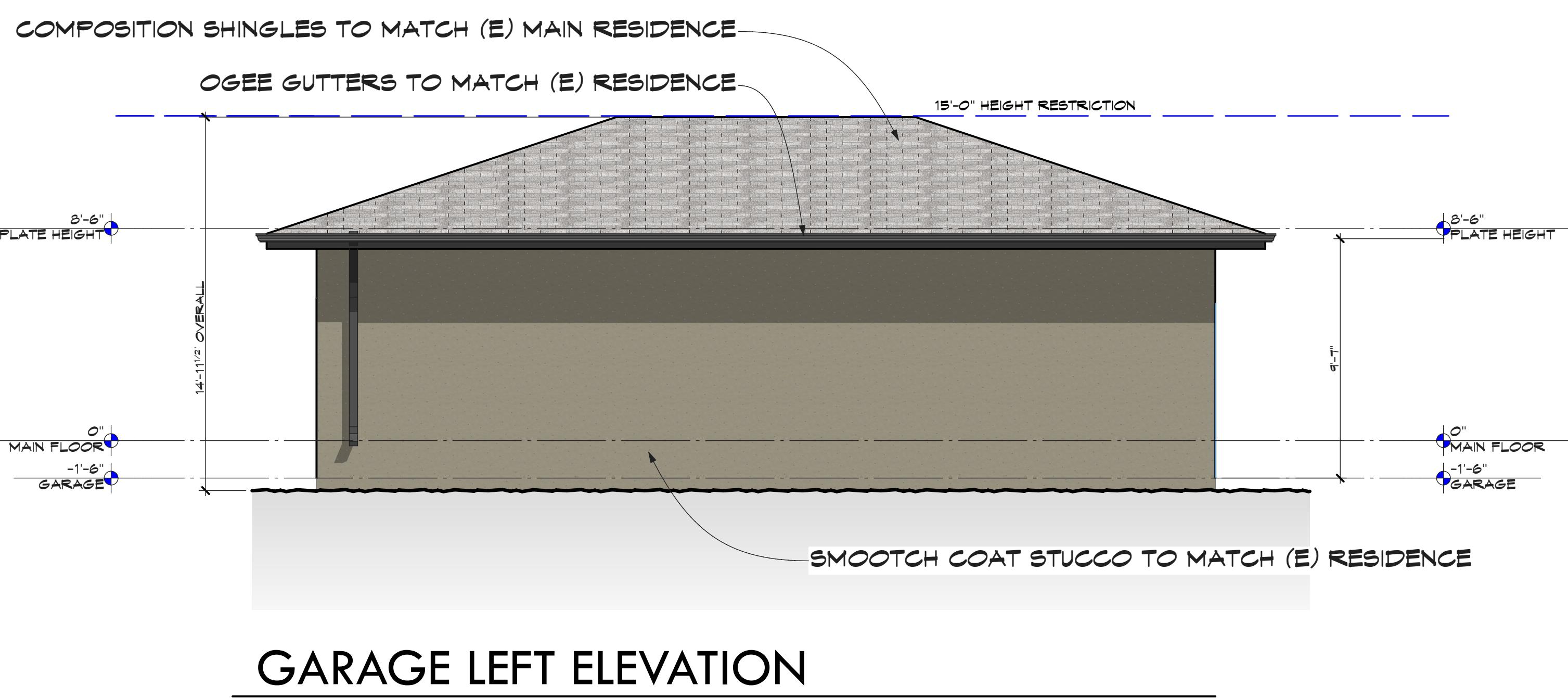
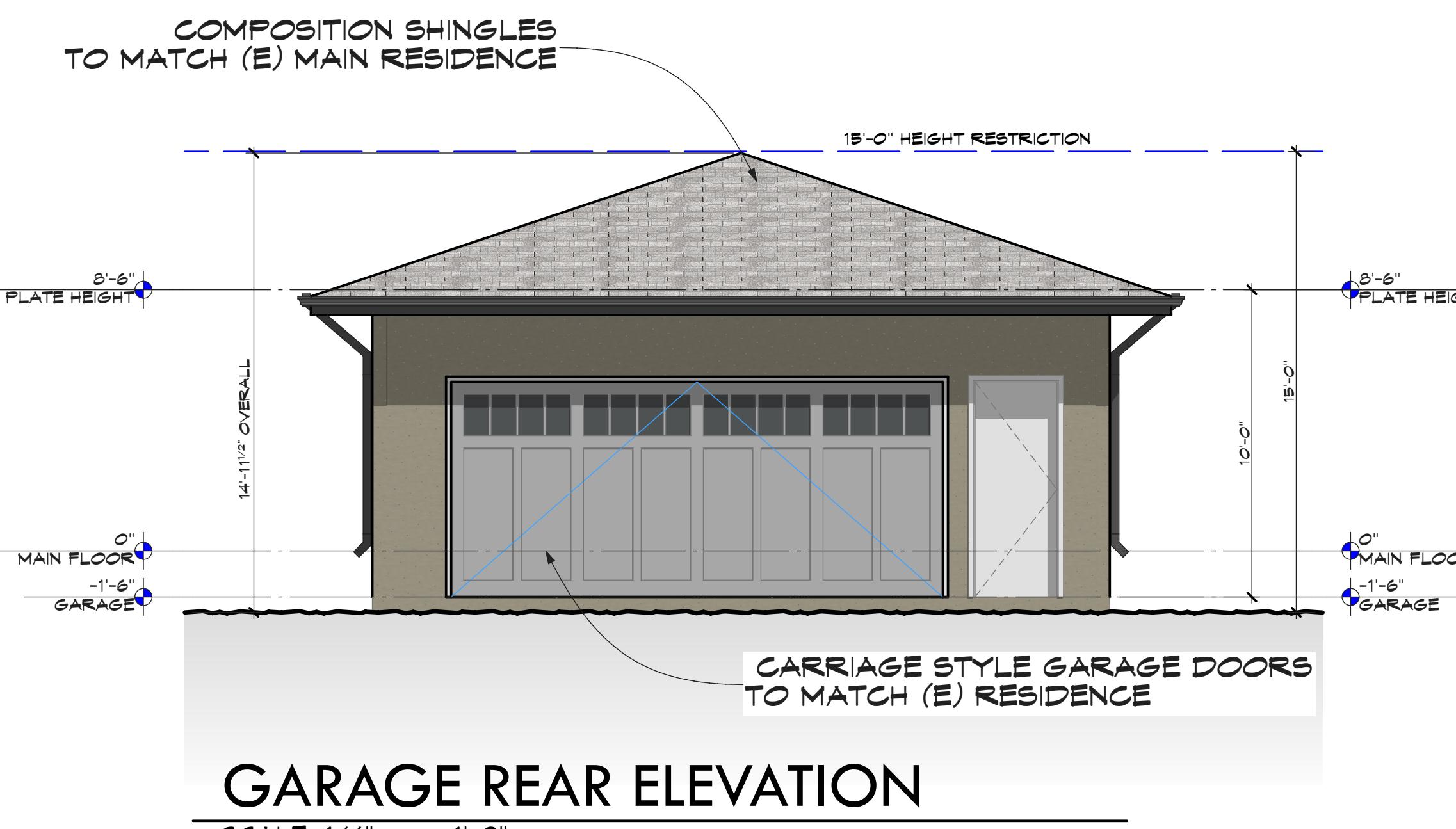
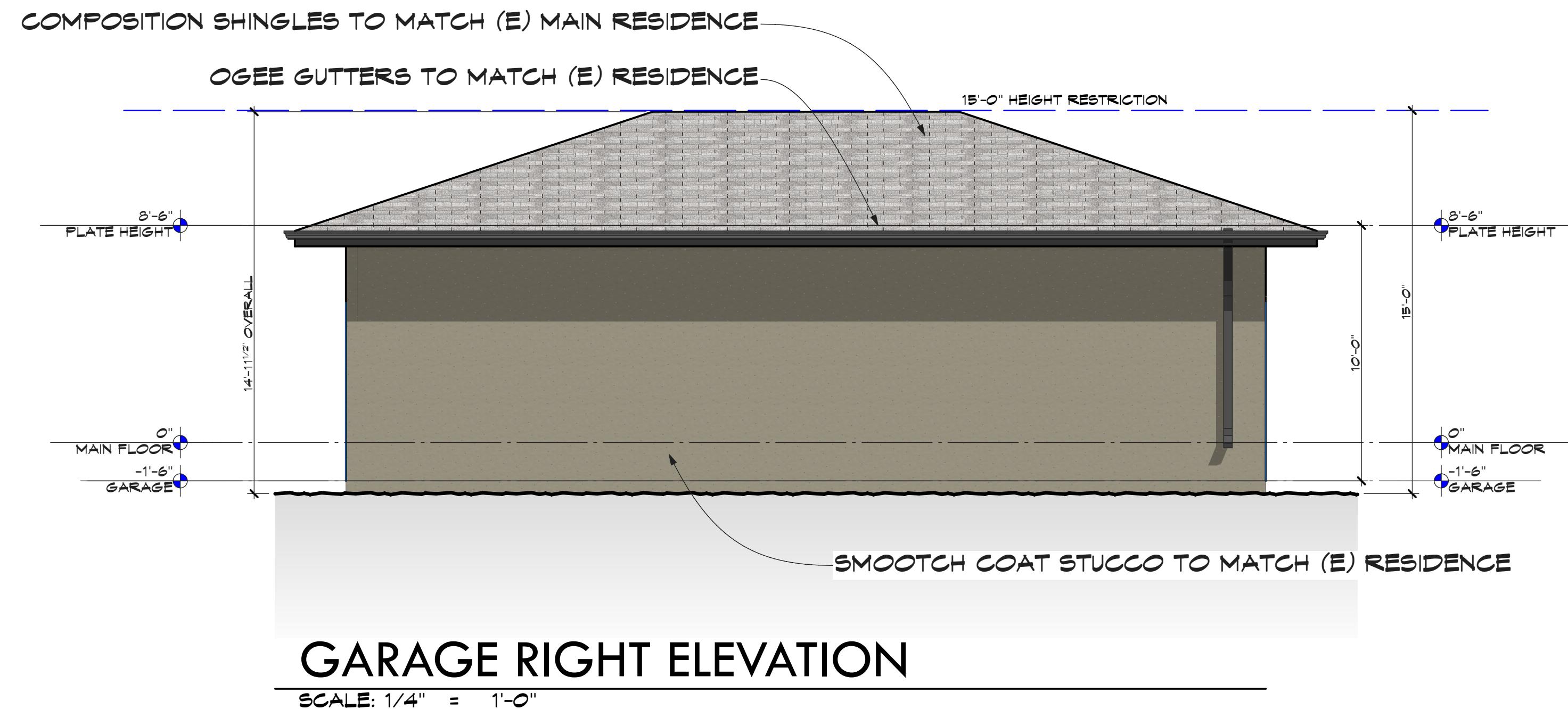
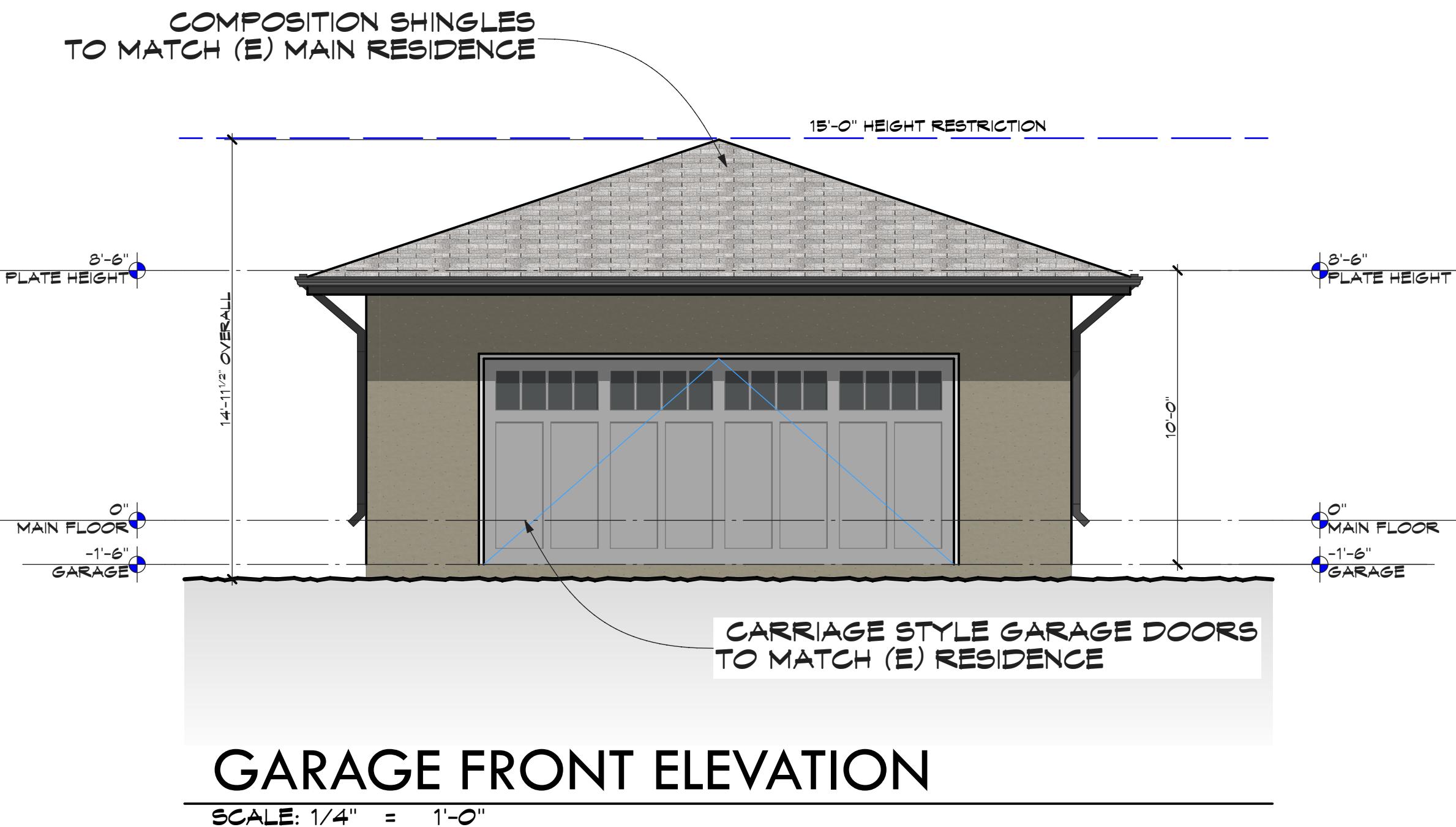


A REMODEL/ADDITION AT:
THE CHOI RESIDENCE
16316 ENGLEWOOD AVENUE, LOS GATOS CA

PROPOSED ELEVATIONS

DATE:
SCALE: AS SHOWN
SHEET

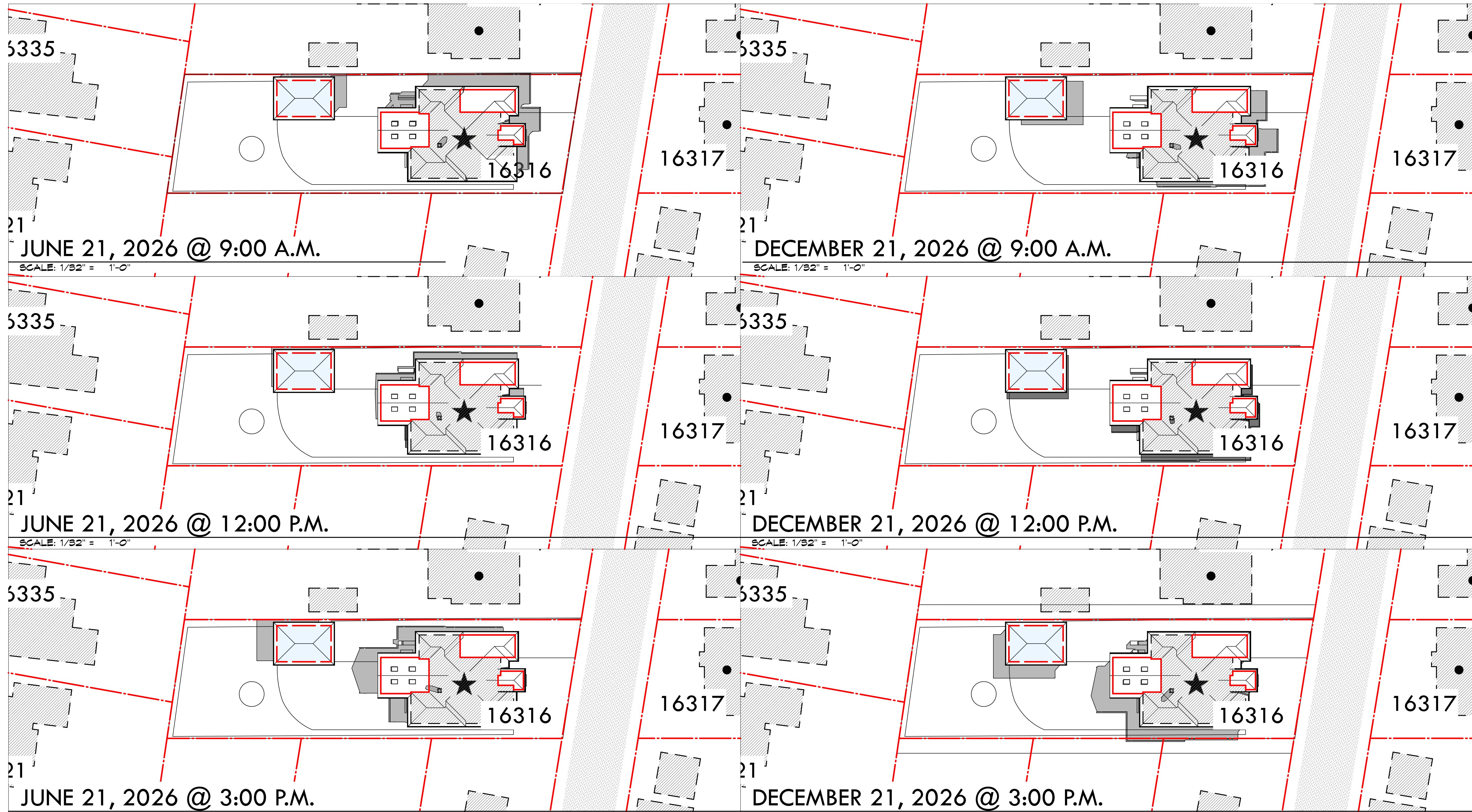
A-4
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ELEVATION NOTES:

1. *ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO THE NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES

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