

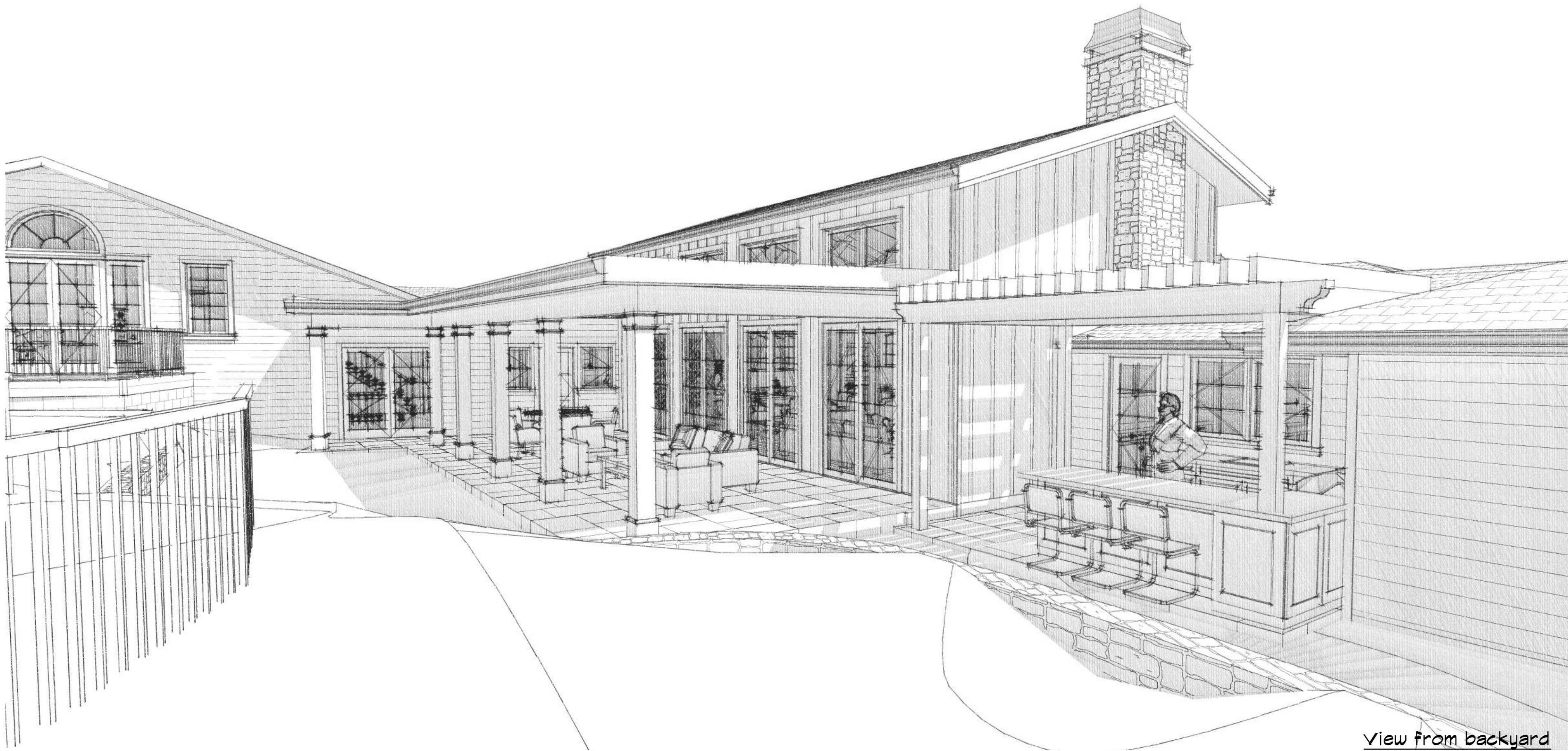
AN ADDITION AND REMODEL FOR:
THE ASHBURN RESIDENCE

19020 OJAI DRIVE,
LOS GATOS, CA 95030

REVISIONS

KOHLSAAT & ASSOCIATES

31 UNIVERSITY AVE. 11 • LOS GATOS, CA • 95030 • 408-395-2555



View from backyard

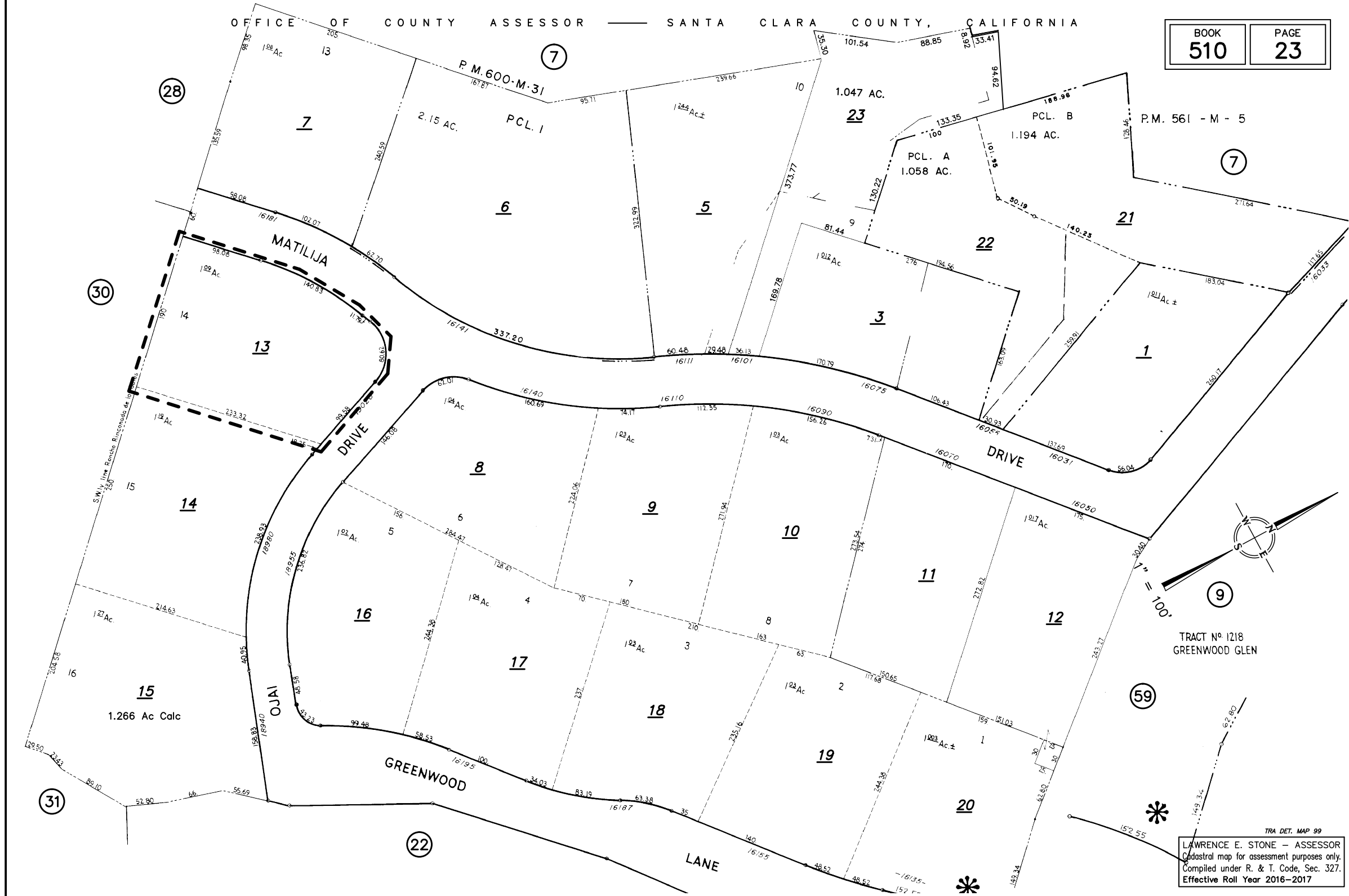


View from driveway

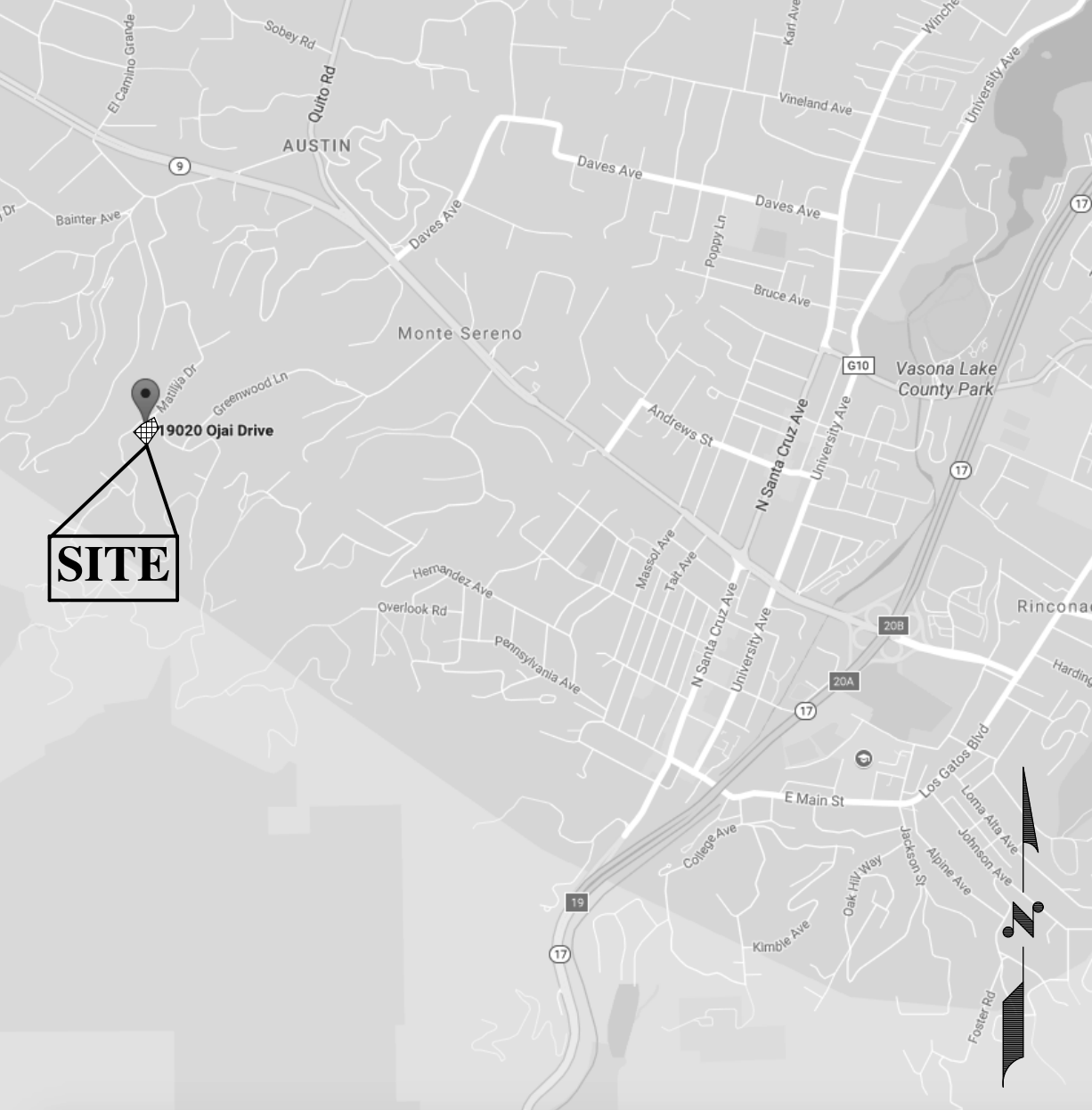


View from driveway

ACCESSOR PARCEL MAP



VICINITY MAP



SCOPE OF WORK

- ADDITION AND INTERIOR REMODEL FOR AN EXISTING ONE STORY HOME. WORK TO INCLUDE:
- ADDITION TO THE EXISTING KITCHEN, LIVING ROOM, SIDE ENTRY & BEDROOM WING
 - ADDITION TO THE MASTER BATHROOM AND WALK-IN CLOSET
 - RE-CONFIGURATE FLOOR PLAN LAYOUT, ADDING A NEW BATHROOM BETWEEN BEDROOM #2 AND #3
 - RAISE CEILING FROM 8' TO 9' AND 10' WITH NEW HEADER IN VARIOUS AREAS
 - DEMO OF EXISTING ROOF AND CONSTRUCTION OF (N) ROOF OVER AREAS OF WORK
 - CONSTRUCTION OF (N) COVERED PORCHES/LOGGIA AT FRONT ENTRY, SIDE ENTRY AND REAR SLIDING DOORS
 - REPLACE EXTERIOR WINDOWS AND DOORS
 - REPAINT EXTERIOR OF THE BUILDING
 - NEW MEP TO ACCOMMODATE NEW FLOOR PLAN
 - SEE FLOOR PLAN FOR ADDITIONAL NOTES

SHEET INDEX

- A1 - COVER SHEET, PROJECT DATA & SKETCH RENDERS
C1 - BOUNDARY SURVEY
A2 - SITE PLAN
A3 - EXISTING AND DEMO FLOOR PLAN
A4 - NEW FLOOR PLAN
A5 - ROOF PLANS
A6 - EXISTING/DEMO ELEVATIONS
A7 - EXISTING/DEMO ELEVATIONS
A8 - NEW ELEVATIONS
A9 - NEW ELEVATIONS
A10 - BUILDING SECTIONS

PROJECT DIRECTORY

OWNERS:
TOM AND BEVERLY ASHBURN
19020 OJAI DRIVE
LOS GATOS, CA 95030
TEL: (408) 345-2555

ARCHITECT:
KOHLSAAT & ASSOCIATES
31 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 345-2555

SURVEYOR & CIVIL ENGINEER:
HANNA-BRUNETTI
1651 EIGLEBERRY STREET
GILROY, CA 95020
TEL: (408) 842-2175

PROJECT DATA

PROJECT ADDRESS: 19020 OJAI DRIVE
LOS GATOS, CA 95030
APN: 510-23-013
ZONING: RHS-D1
OCCUPANCY GROUP: RS, U
CONSTRUCTION TYPE: VB
AGE OF HOME: BUILT 1956
GROSS & NET SITE AREAS: GROSS: 1.12 Acres (47,539 SF)
WILDLAND URBAN INTERFACE ZONE: IN
PARKING: EXISTING 3 CAR GARAGE
SPRINKLER: WILL BE INSTALLED

AREA CALCULATIONS:	EXISTING	PROPOSED	TOTAL
FLOOR AREA	4,721 SF	ADD 155 SF REMOVE 117 SF	5,211 SF
RESIDENCE		DS CELL HT 459 SF REMODEL 3,115 SF	
GARAGE	431 SF	NO CHANGE	431 SF
EQUIP SHED	139 SF	NO CHANGE	139 SF
TOTAL	6,051 SF	NO CHANGE	7,147 SF

LOT COVERAGE	6,051 SF	SEE ABOVE**	6,634 SF
ENCLOSED STRUCTURES	452 SF	REMOVE 101 SF	351 SF
COVERED PORCHES		REMODEL 331 SF	
DECK	143 SF	REMODEL 143 SF	143 SF
LOGGIA	0 SF	ADD 602 SF	602 SF
TRELLIS @ BBQ	0 SF	ADD 164 SF	164 SF
TOTAL	6,634 SF		7,434 SF

** NOT INCLUDING DBL. CELL AREA

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19020 OJAI DRIVE • LOS GATOS, CA 95030

NOTE:
The Contractor shall verify all dimensions, elevations, and locations of existing structures, utilities, and other features shown on the plans. Any field work, including but not limited to, shall be done in accordance with the applicable codes and standards. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

COVER SHEET

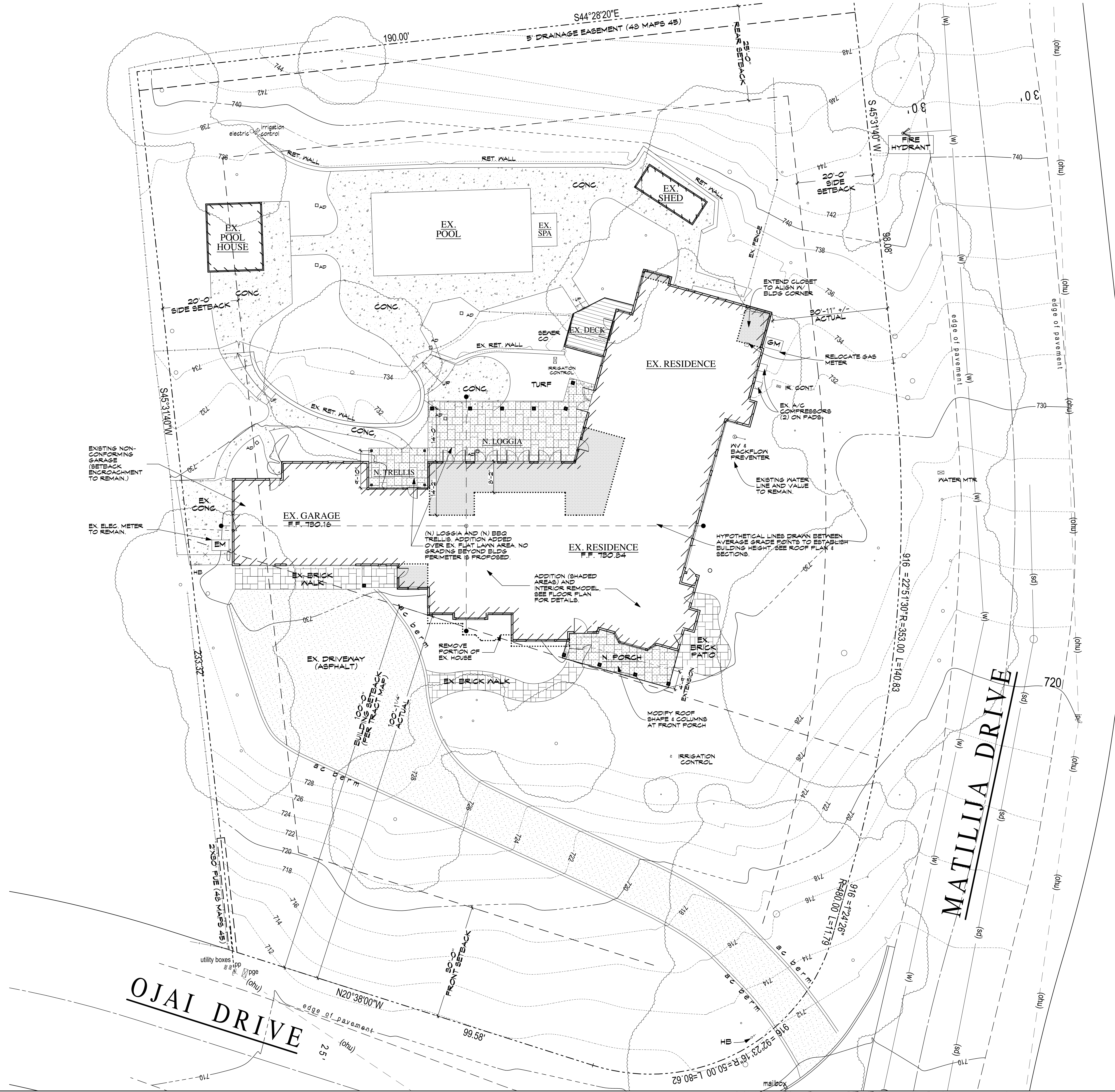
DATE: 4/11/18

SCALE: AS SHOWN

SHEET

A-1

1 OF 10



- LEGEND**
- BUILDING OUTLINES
 - NEW ADDITION
 - EX. ASPHALT DRIVEWAY
 - STONE PAVED PATIO / WALKWAY
 - CONCRETE PAVING / WALKWAY
 - PROPERTY LINE
 - SETBACK LINE
 - TOPOGRAPHIC CONTOUR LINE
 - TREE DRIFLINE AND TRUNK
 - EX. UTILITIES: WATER LINE, STORM DRAIN, OVERHEAD POWER, ELEC. METER, GAS. METER, SEWER CLEAN-OUT, AREA DRAIN

SITE PLAN
SCALE: 1" = 10'

REVISIONS

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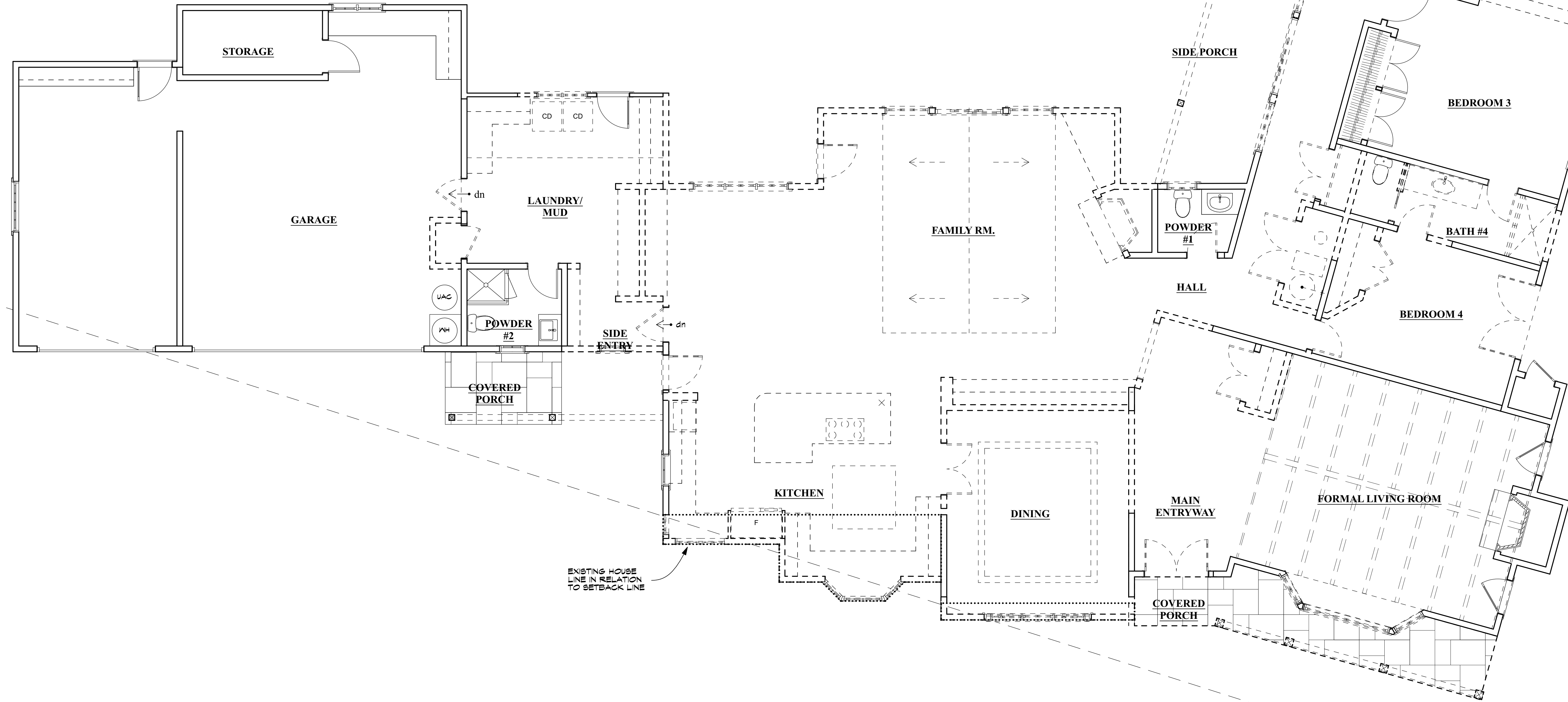
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WALL CALCULATIONS

EXISTING EXTERIOR WALLS		EXISTING INTERIOR WALLS		NEW WALLS ONLY		DEMOLISHED WALLS ONLY	
ID	Wall Length	ID	Wall Length	ID	Wall Length	ID	Wall Length
1	48.9	147	10.7	41	18.9	5	12.2
2	28.0	148	8.1	201	8.9	180	9.4
3	18.0	149	19.9	202	8.7	181	19.9
4	4.8	150	17.0	209	9.2	182	4.0
5	28.0	151	11.1	208	19.0	183	9.0
6	1.8	152	18.4	209	19.0	184	18.2
7	19.9	153	8.9	207	2.2	186	2.9
8	12.2	154	14.6	201	25.4	187	14.9
9	12.2	155	18.1	204	14.4	188	6.1
10	6.0	156	4.1	210	1.8	184	4.9
11	24.0	157	2.9	211	2.0	142	10.4
12	6.0	158	9.0	212	10.7	141	6.9
13	3.0	159	1.0	218	4.9	142	3.2
14	2.9	160	9.1	214	2.9	142	1.8
15	4.8	161	9.9	219	9.9	142	9.4
16	2.6	162	10.4	218	6.6	148	9.0
17	19.1	163	9.9	211	36.1	144	9.2
18	4.2	164	2.1	219	2.9	148	1.1
19	10.1	165	1.9	214	2.9	146	21.9
20	20.4	166	12.4	220	9.0	141	10.1
21	1.8	167	2.1	221	14.9	142	9.1
22	10.1	168	1.0	221	2.6	144	6.4
23	19.9	169	14.6	222	14.1	180	18.9
24	20.4	170	17.0	223	2.4	181	10.4
25	4.8	171	8.4	224	1.1	189	2.4
26	9.9	172	8.1	224	1.4	184	9.9
27	14.9	173	9.9	221	14.9	189	2.1
28	2.0	174	4.4	229	9.9	186	2.6
29	1.0	175	2.1	224	1.4	187	9.9
30	6.9	176	1.8	229	4.9	184	1.1
31	4.1	177	1.9	231	1.9	184	1.1
32	38.1	178	4.9	239	9.9	161	2.1
33	3.6	179	4.6	234	9.9	119	10.1
34	4.0	180	1.9	239	1.9	119	2.9
35	3.1	181	9.9	234	9.9	162	1.4
36	9.0	182	9.9	239	1.9	169	9.4
37	5.2	183	1.0	236	9.0	164	9.0
38	9.9	184	10.2	237	10.1	119	14.6
39	6.0	185	9.4	239	11.1	169	4.2
40	2.4	186	19.9	234	1.0	164	9.0
41	1.1	187	10.2	240	11.2	121	9.9
42	9.9	188	19.9	241	9.9	164	2.1
43	9.9	189	19.2	242	2.0	120	9.1
44	1.1	190	4.6	248	1.8	124	1.8
45	1.8	191	9.0	244	9.0	111	19.9
46	2.0	192	14.9	244	9.0	112	9.1
47	19.9	193	6.1	249	4.4	112	9.9
48	1.9	194	4.9	246	12.1	128	4.6
49	6.6	195	10.4	241	9.9	119	2.9
50	6.7	196	6.6	244	4.6	114	2.1
51	9.0	197	9.2	250	1.2	124	9.2
52	4.2	198	1.4	251	2.0	124	1.0
53	2.4	199	9.4	252	9.0		
54	6.7	200	9.0	253	2.0		
55	9.0	201	14.6	259	1.9		
56	10.2	202	11.1	257	1.9		
57	4.8	203	21.9	259	4.8		
58	4.8	204	21.9	259	4.8		

counts towards
Field A-B under
existing L.F.counts towards field
A-B under replaced L.F.

LEGEND

- EXISTING AREA TO REMAIN
--- DEMOLISH EXISTING AREAS

DEMO. FLOOR PLAN

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

REVISIONS

AN ADDITION AND REMODEL FOR:
THE ASHBURN RESIDENCE
19020 OJAI DRIVE • LOS GATOS, CA 95030

NOTE:
The Contractor shall verify all dimensions
of any field work, including any field work
or any conditions different from those
shown on the drawings, before proceeding
with construction.

DEMO FLOOR
PLAN

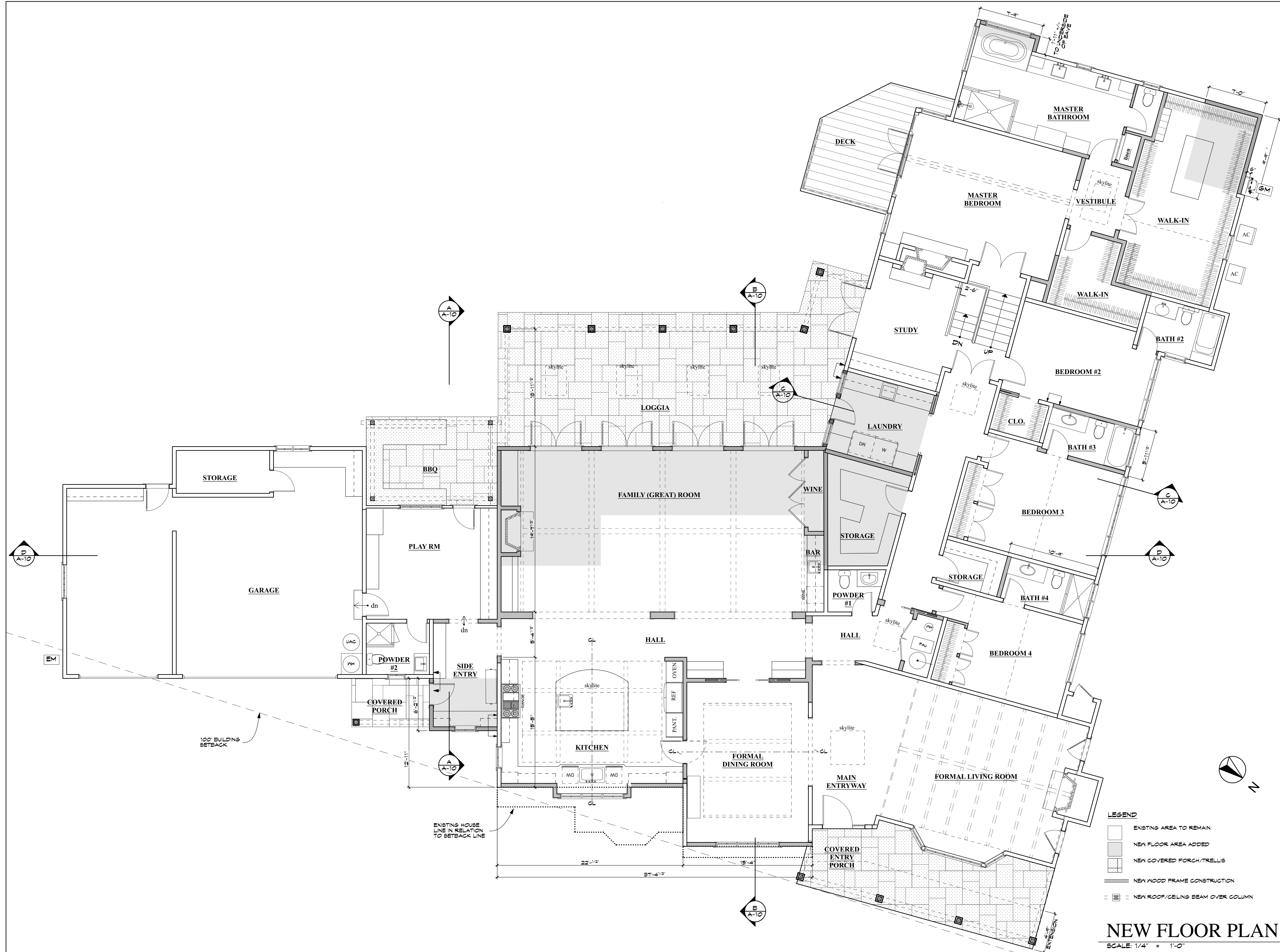
DATE: 4/11/18

SCALE: AS SHOWN

SHEET

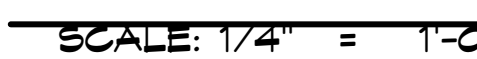
A-3

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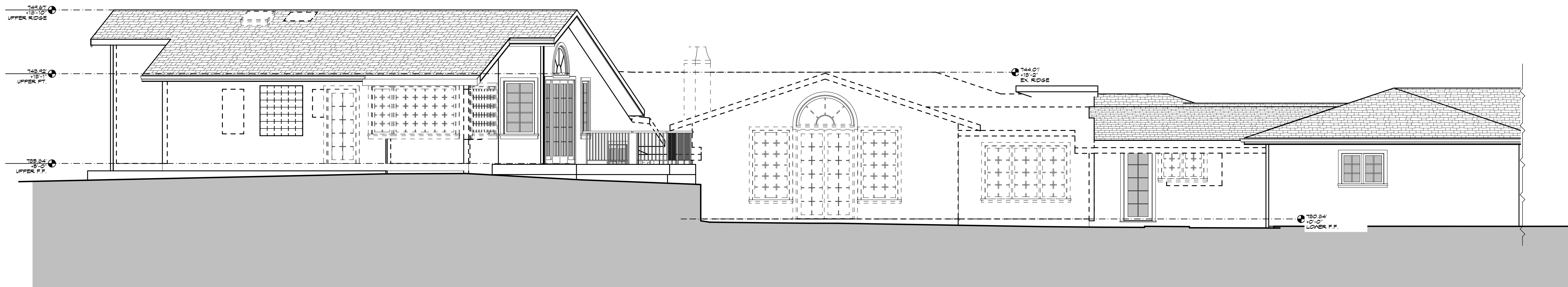


ROOF PLAN

SCALE: 1/16" = 1'-0"

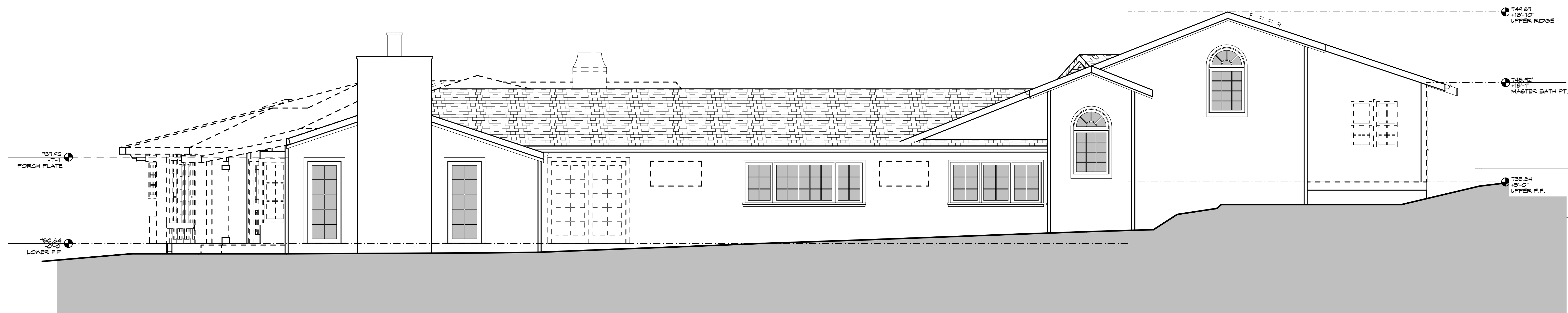


COUNTY FILE NO.:



EXISTING WEST (REAR) ELEVATION

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



EXISTING NORTH (RIGHT) ELEVATION

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

REVISIONS

**KOHLSAAT
& ASSOCIATES**
31 UNIVERSITY AVE. #1 • LOS GATOS, CA • 95030 • 408.395.2555

AN ADDITION AND REMODEL FOR:
THE ASHBURN RESIDENCE
19020 OJAI DRIVE • LOS GATOS, CA 95030

NOTE:
• The Contractor will verify all dimensions
• any field work, unless noted otherwise, shall be
• or any conditions different from those
• to the Architect's satisfaction prior to
• installation.

EXISTING
ELEVATIONS

DATE: 4/11/18

SCALE: AS SHOWN

SHEET

A-7

7 OF 10

NOTE:

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

FRONT & LEFT
ELEVATIONS

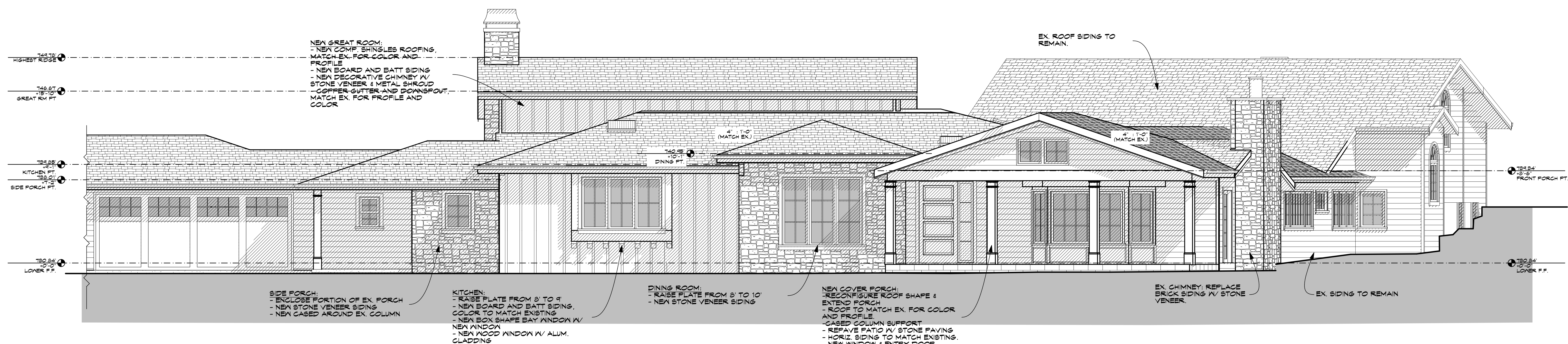
DATE: 4/11/18

SCALE: AS SHOWN

SHEET

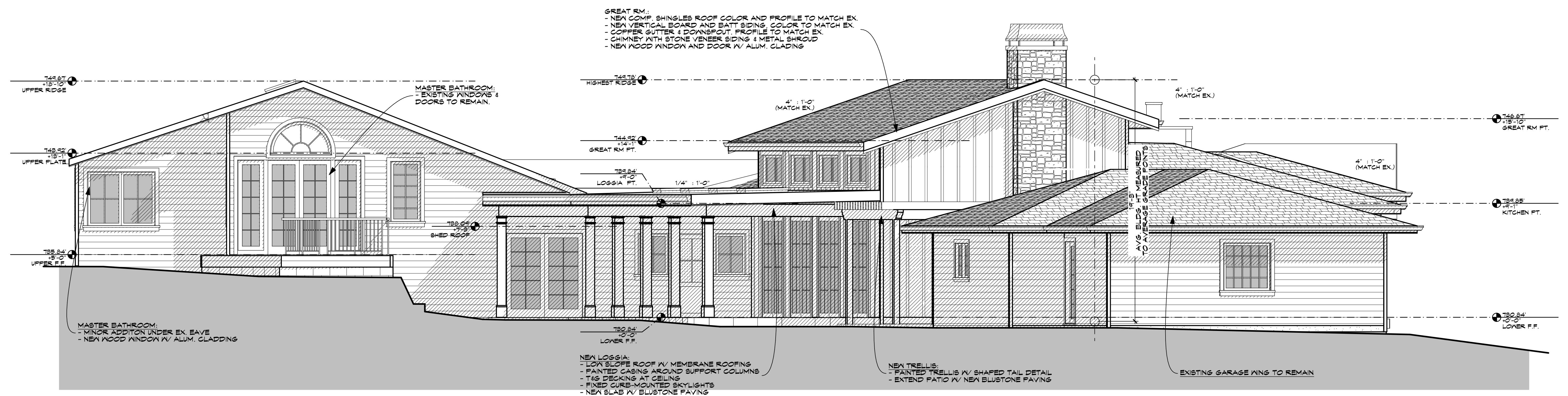
A-8

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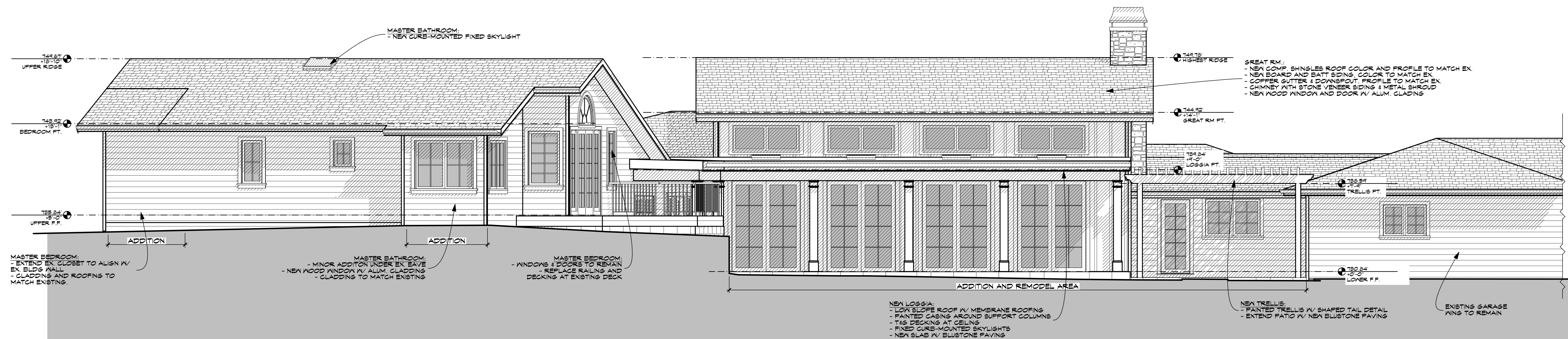
NEW EAST (FRONT) ELEVATION

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



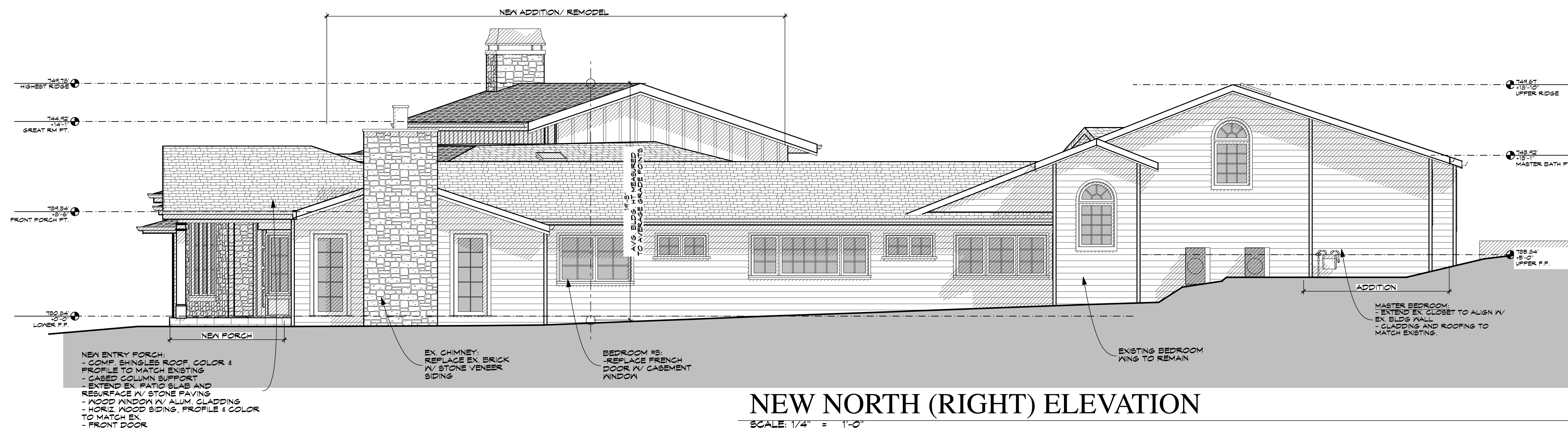
NEW SOUTH (LEFT) ELEVATION

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



NEW WEST (REAR) ELEVATION

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



NEW NORTH (RIGHT) ELEVATION

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

NOTE:

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

REAR & RIGHT
ELEVATIONS

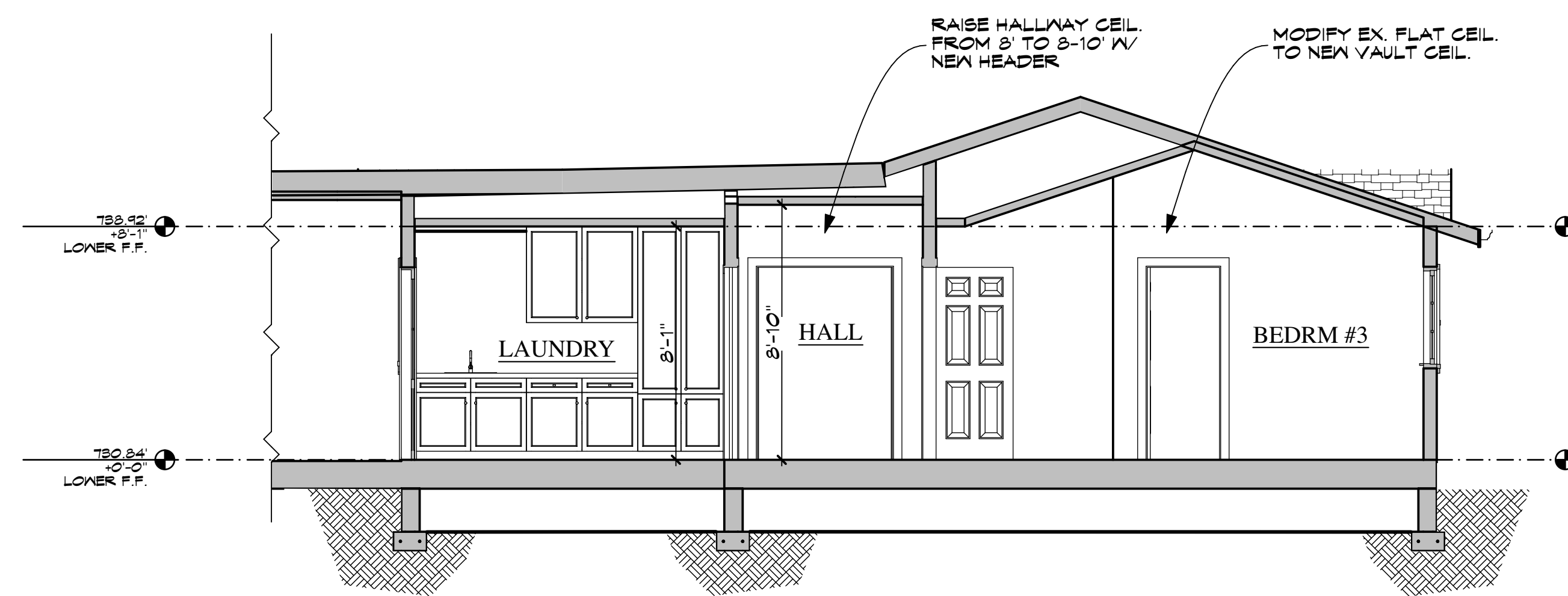
DATE: 4/11/18

SCALE: AS SHOWN

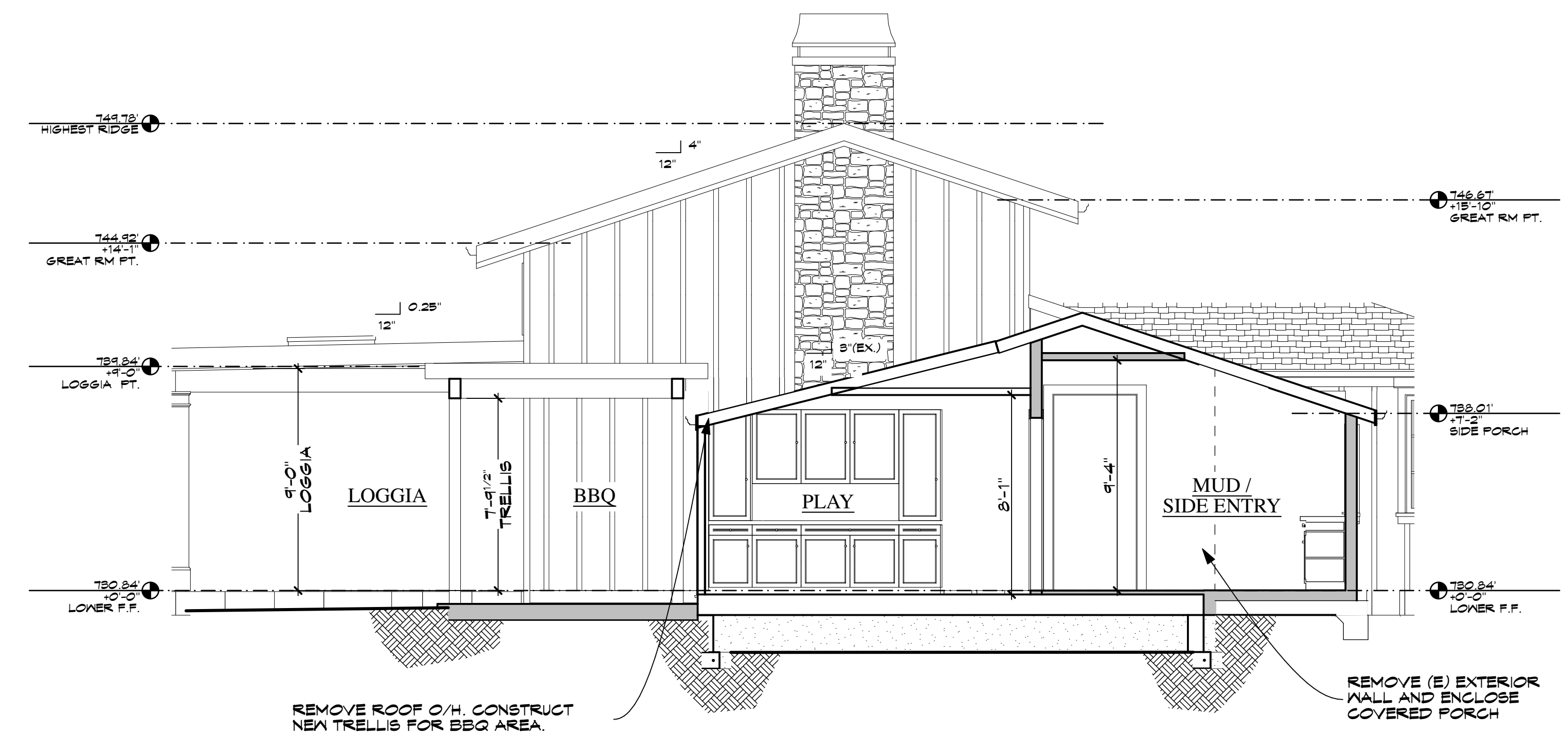
SHEET

A-9

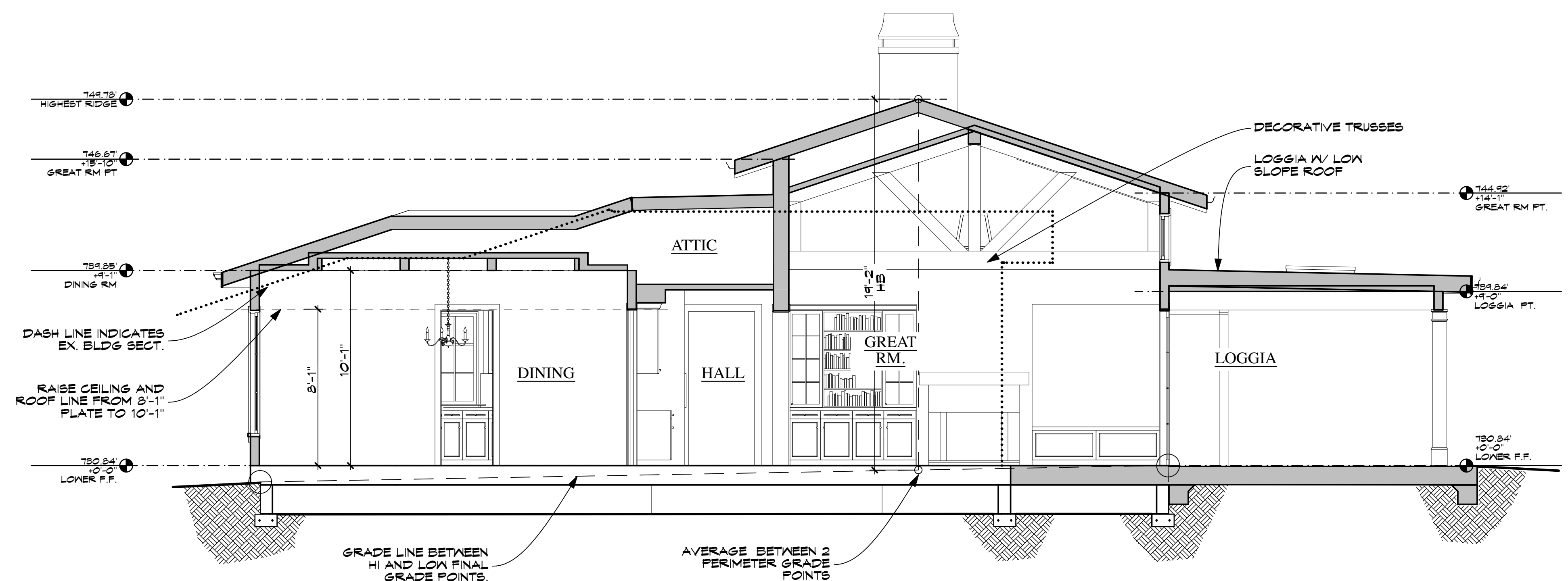
9 OF 10



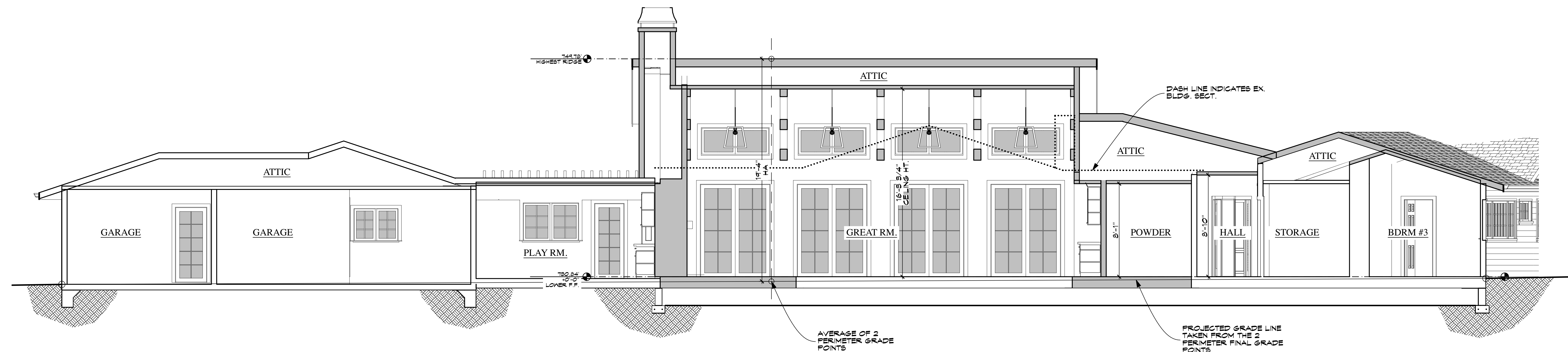
C. THRU LAUNDRY AND HALL
SCALE: 1/4" = 1'-0"



A. THRU MUD ROOM
SCALE: 1/4" = 1'-0"



B. THRU GREAT ROOM
SCALE: 1/4" = 1'-0"



D. THRU GREAT ROOM VIEW 2
SCALE: 1/4" = 1'-0"