10.1.20

Print date :
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6/20/20
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4/6/20
2/26/20
1/7/20

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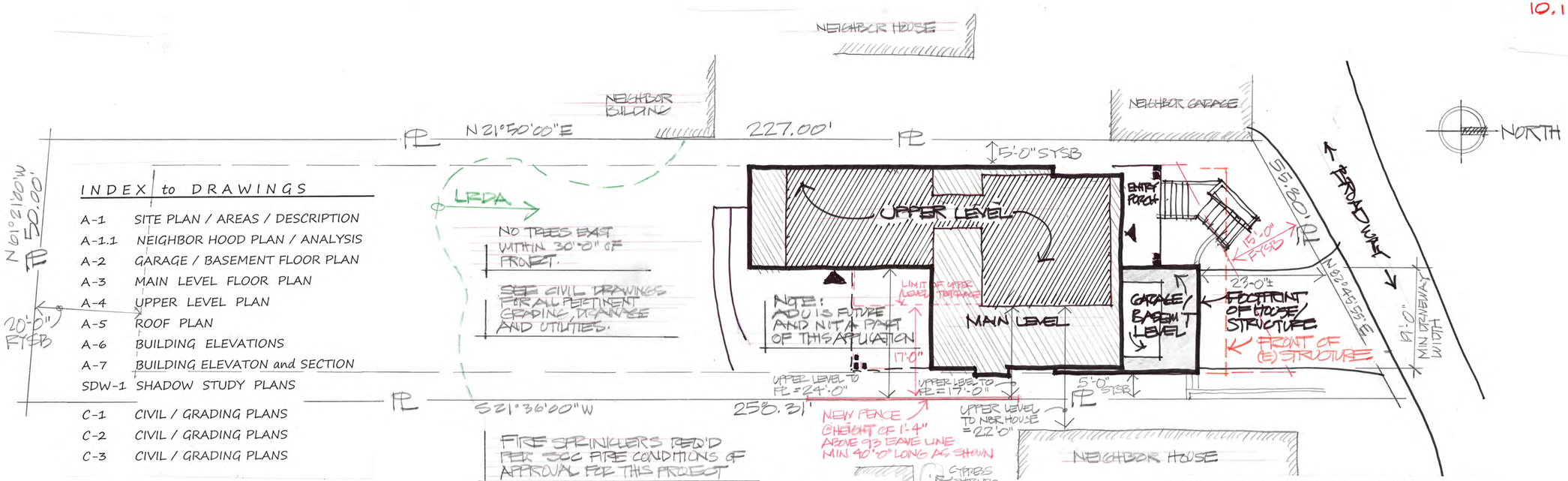
101 BROADWAY
LOS GATOS CA



INDEX to DRAWINGS

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A-2 GARAGE / BASEMENT FLOOR PLAN
A-3 MAIN LEVEL FLOOR PLAN
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C-1 CIVIL / GRADING PLANS
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FIRE SPRINKLERS REQ'D PER SCC FIRE CONDITIONS OF APPROVAL FOR THIS PROJECT

SITE PLAN 1" = 10'-0"

EXISTING HOUSE AS VIEWED FROM STREET W/ NON-HISTORIC, INAPPROPRIATE ALTERATIONS ACROSS ENTIRE FACADE. ALL HISTORIC VALUE HAS BEEN DESTROYED.

PHOTO of EXISTING STRUCTURE

OWNER

MARK De MATTEI
408 639 3337
1794 The ALAMEDA
SAN JOSE, Ca 95126

SITE PARTICULARS

ZONE R-1D LHP
APN 510-45-041
SETBACKS : F = 15', S's = 5', R =20'

AREA SUMMARY

GROSS SITE	12,132.0 sf
S = 23% = 39% reduction	
NET SITE	7,400.5 sf
FAR = .331	
ALOWABLE FLOOR AREA	2,449.5 sf

PROPOSED FLOOR AREA

	BELOW GRADE SF	ABOVE GRADE SF
LOWER LEVEL	410 sf	0
MAIN LEVEL	0	1,341.5 sf
UPPER LEVEL	0	1,108.0 sf
TOTAL PROPOSED FLOOR AREA		2,449.5 sf

GARAGE AREA SUMMARY

FARgar = .093
ALLOWED GARAGE = 690 sf

PROPOSED GARAGE AREA

	BELOW GRADE SF	ABOVE GRADE SF
GARAGE AREAS	428 sf	367 sf
TOTAL GARAGE AREA		795 sf
LOT COVERAGE	2,697.5	22%
LANAI/FRONT PORCH		418 sf
FUTURE ADU	665+/- sf	

PROJECT STATEMENT

THE EXISTING THREE STORY HOUSE IS PROPOSED TO BE DEMOLISHED. JUSTIFICATION AS FOLLOWS PER LIBRARY AND PLANNING RESOURCES :

- THE HOME IS NOT FOUND ON SANBORN MAPS
- THE HOME IS NOT FOUND IN ANNE BLOOMFIELD'S INVENTORY
- THE FRONT OF THE STRUCTURE HAS PRIORLY BEEN MODIFIED IN A MOST UNSEEMLY, UN-HISTORIC MANNER, THEREFORE ANY HISTORIC VALUE HAS ALREADY BEEN DESTROYED.
- THE STRUCTURE WAS SUBJECTED TO A FIRE IN 2017 – THE BUILDING'S INTEGRITY WAS AND HAS BEEN SEVERELY STRUCTURALLY COMPROMISED BY THAT FIRE AND AS A RESULT, IT'S INTERIOR HAS BEEN FURTHER COMPROMISED BEING OPEN TO THE WEATHER, WITH NO EFFORT TO PROTECT IT.

A NEW HOME IS PROPOSED PER THE PLANS. IT HAS BEEN DESIGNED WITH THE CONSULTATION OF THE TOWN'S DESIGN GUIDELINES. IT BEEN SITUATED ON THE SITE TO BE IN HARMONY WITH THE HOMES ON EITHER SIDE AND THE NEIGHBORHOOD WITH MASSING THAT STEPS UP THE SLOPING LOT, FITTING AND BLENDING INTO ITS SITE ENVIRONMENT. THE SIDING WILL BE PREDOMINATELY HORIZONTAL LAP WOOD SIDING WHICH IS TYPICAL OF HISTORIC STYLE WITH A PLASTER BASE AT THE LOWER LEVEL. THE WINDOWS AND DOORS HAVE BEEN DESIGNED WITH A HISTORIC VERNACULAR OF A FOUR LITE DESIGN PATTERN WITH THE EXTERIOR DOORS HAVING A PANEL DESIGN AT THE BOTTOM.

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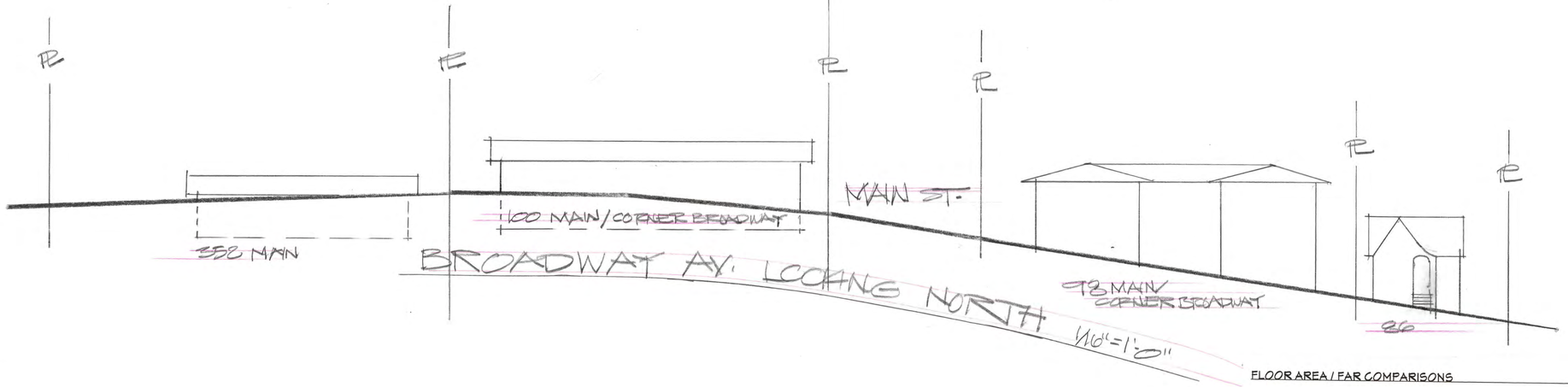
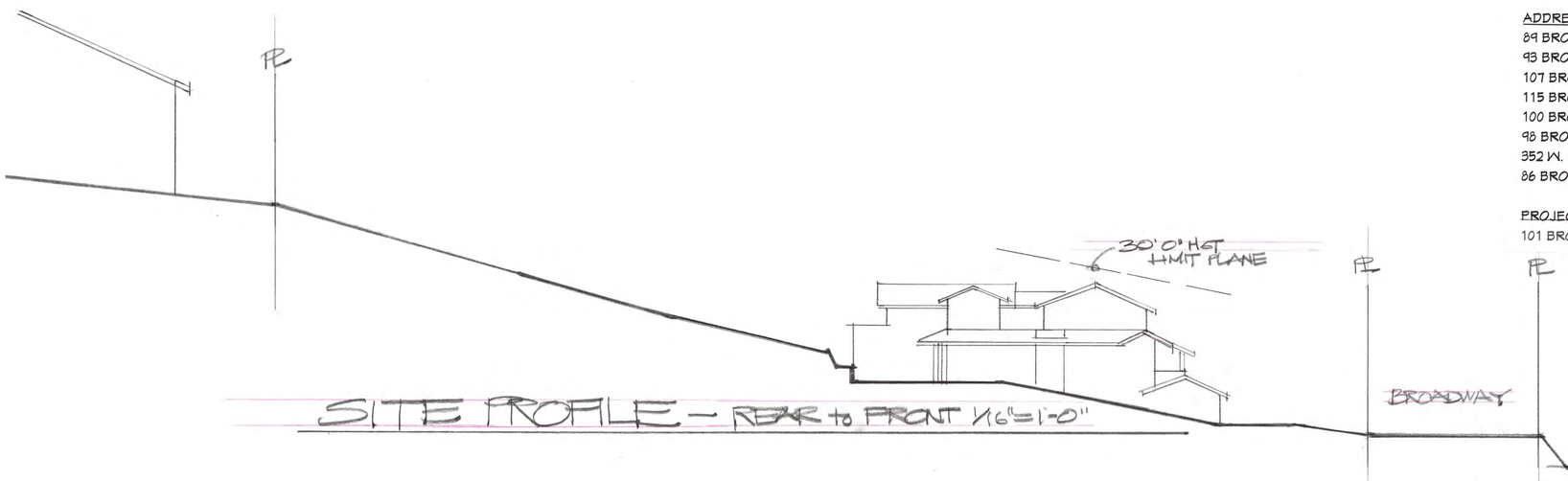
Sheet
A-1

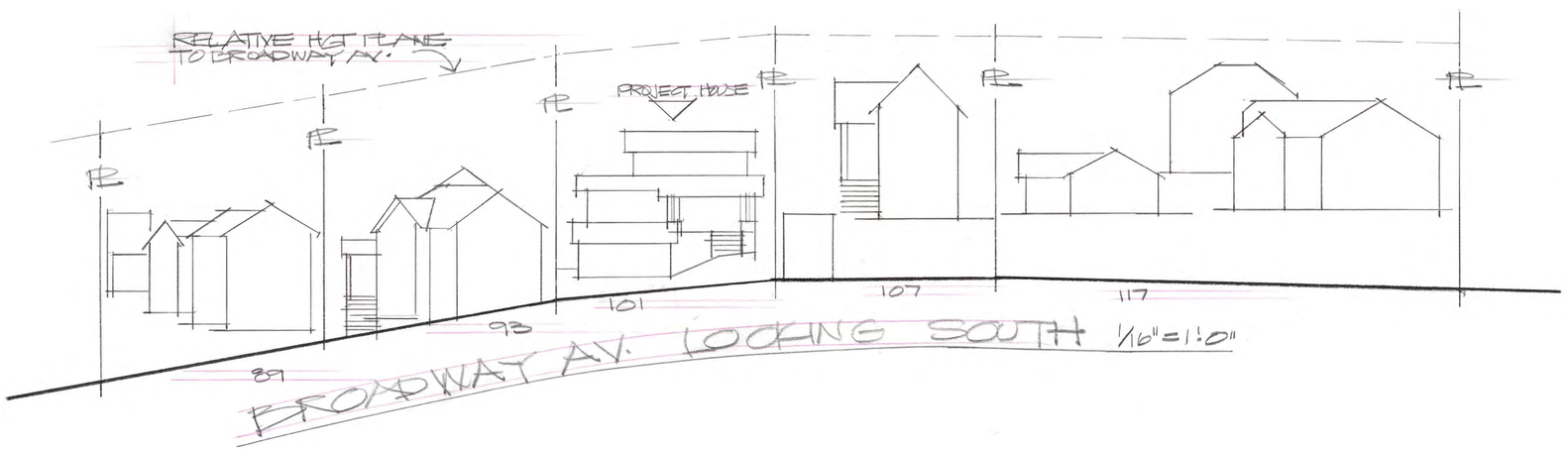
10.1.20



FLOOR AREA / FAR COMPARISONS

ADDRESS	LOT SIZE	FLOOR AREA	GARAGE	COMPARATIVE FAR
89 BROADWAY	6,419	1,270	200	0.198
93 BROADWAY	5,662	1,817	322	0.321
107 BROADWAY	11,300	1,496	360	0.132
115 BROADWAY	21,502	2,614	192	0.122
100 BROADWAY	13,080	3,608	0	0.276
98 BROADWAY	5,701	2,336	0	0.410
352 W. MAIN	24,990	5,502	0	0.220
86 BROADWAY	5,440	2,493	324	0.458
PROJECT HOME				
101 BROADWAY	12,132	2,449.5	690	0.202





NEIGHBORHOOD PLAN NO SCALE

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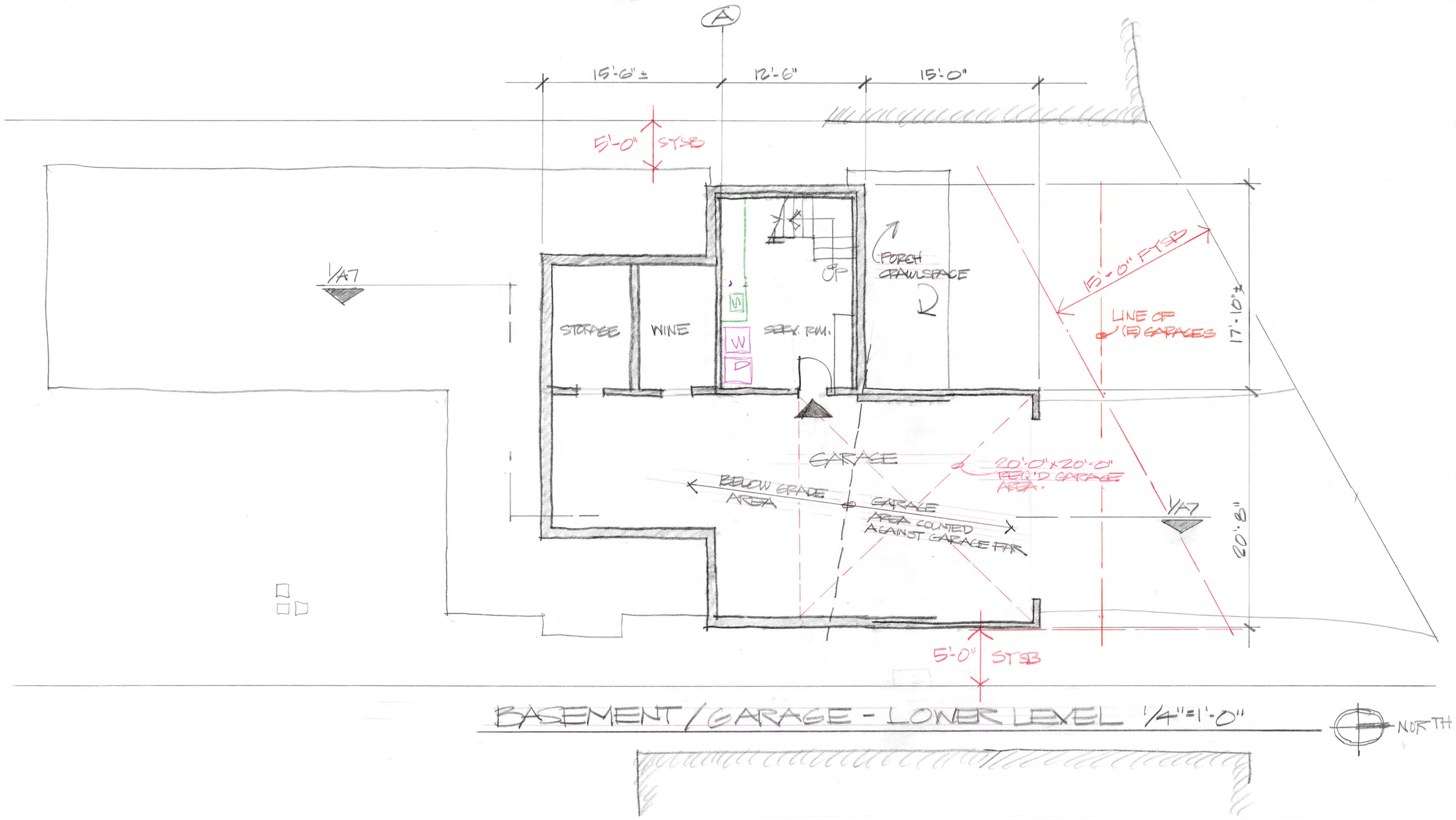

BASEMENT / GARAGE - LOWER LEVEL 1/4"=1'-0"

NORTH

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~~6/19/20~~
~~4/6/20~~
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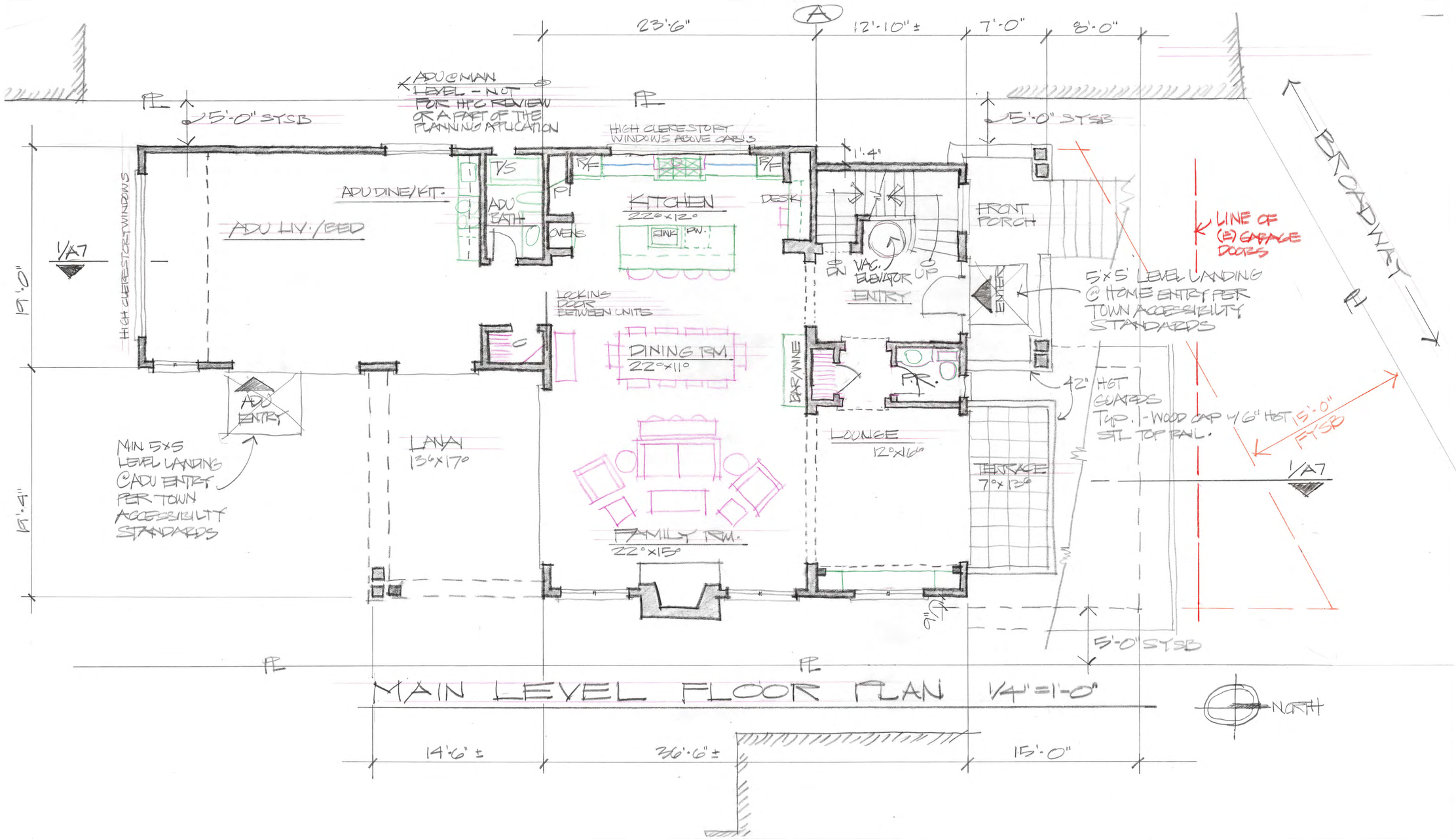

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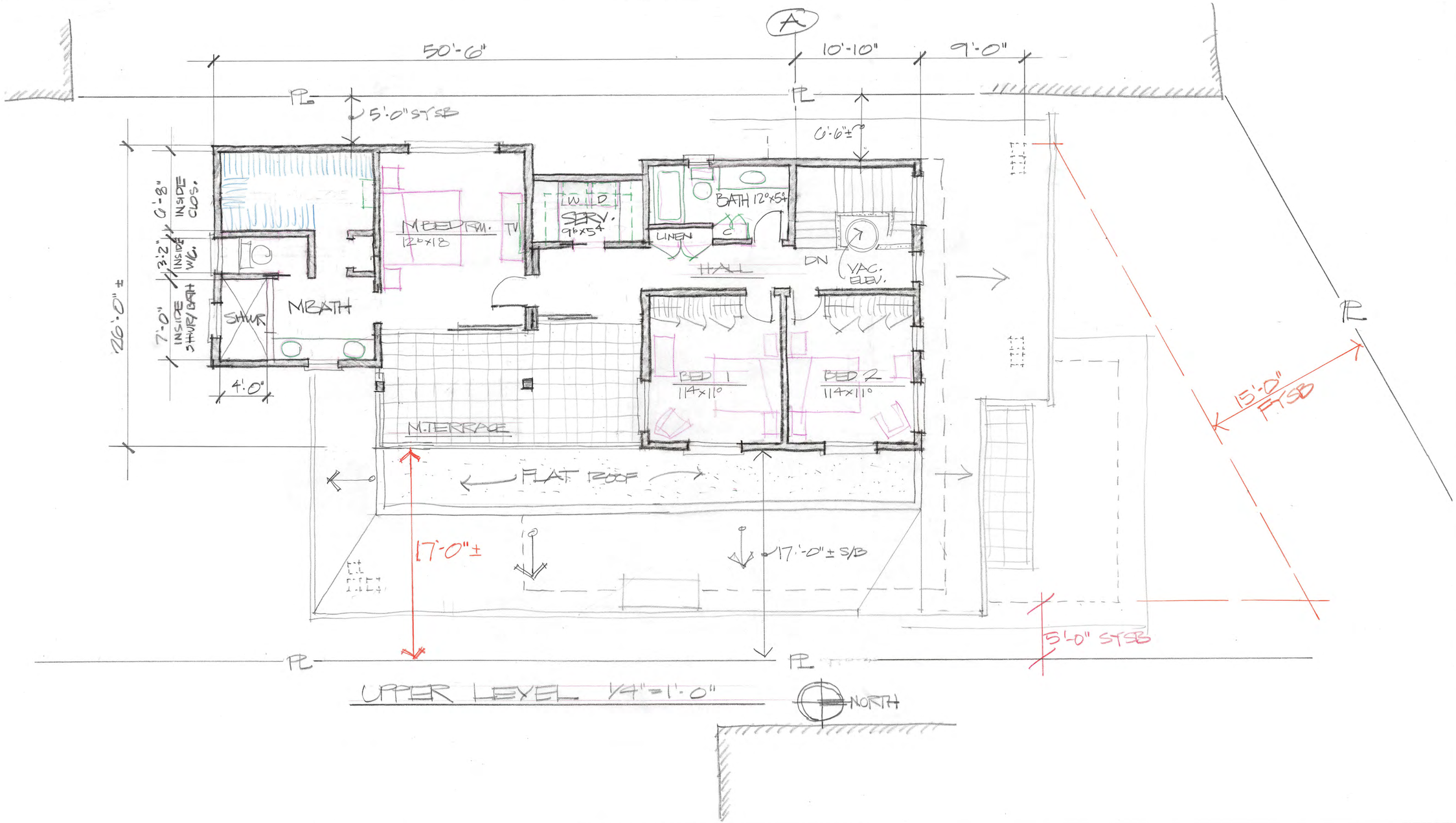

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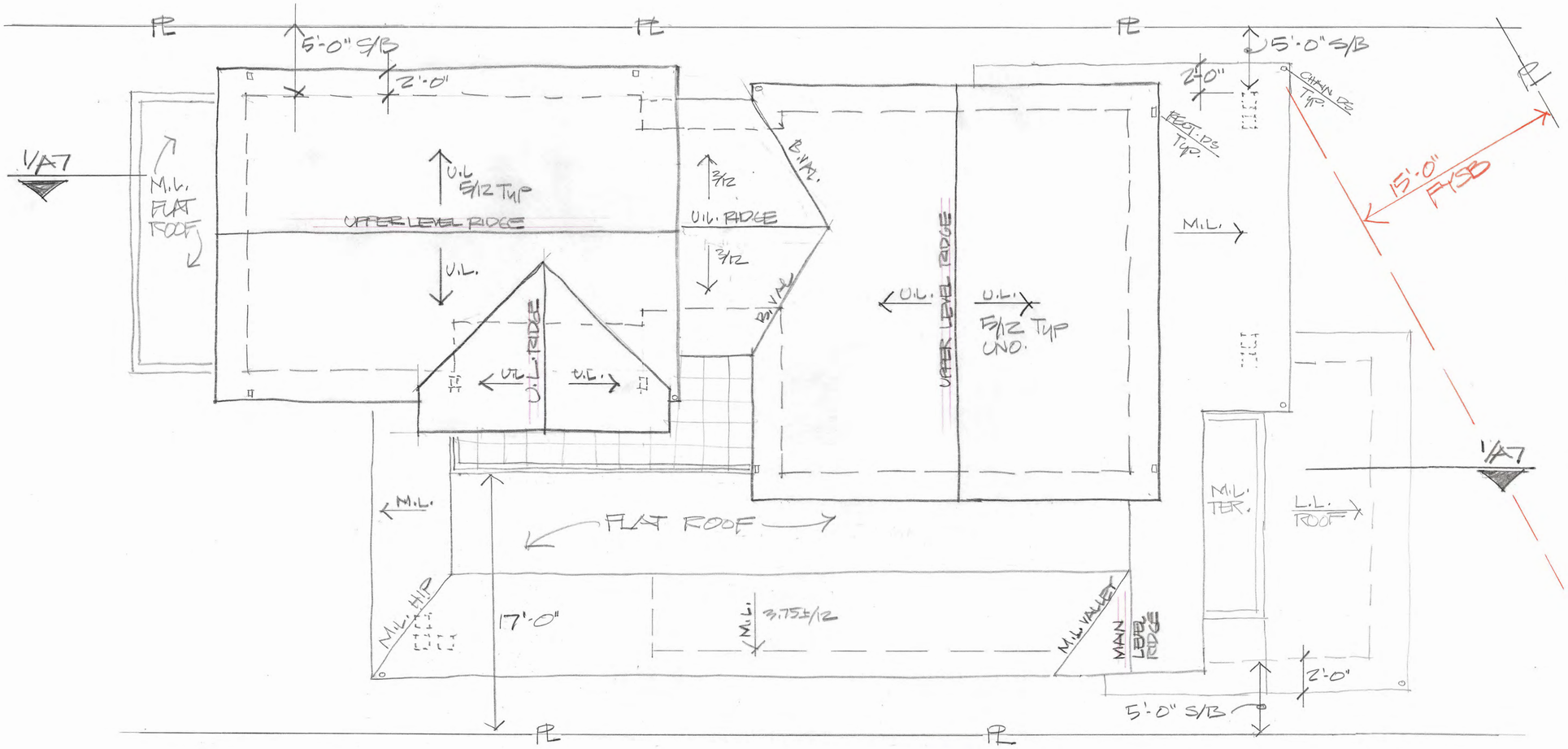

ROOF PLAN 1/4"=1'-0"

NORTH

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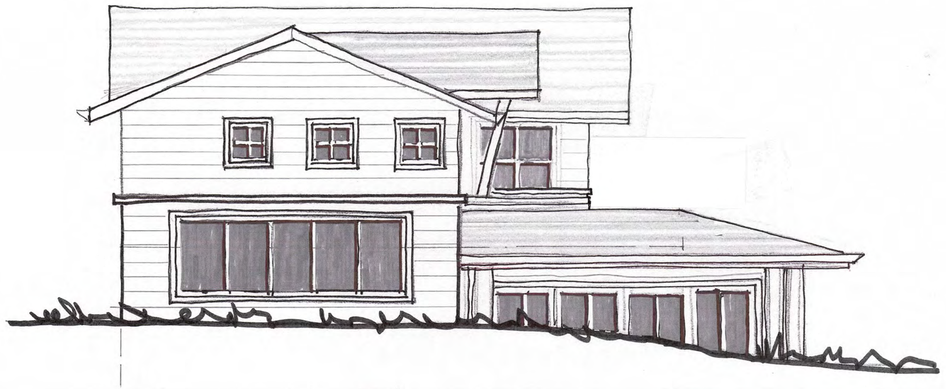

SOUTH ELEV. 1/4"=1'-0"

NORTH ELEV. - FRONT, BROADWAY 1/4"=1'-0"

EAST ELEV. 1/4"=1'-0"

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2/4/20
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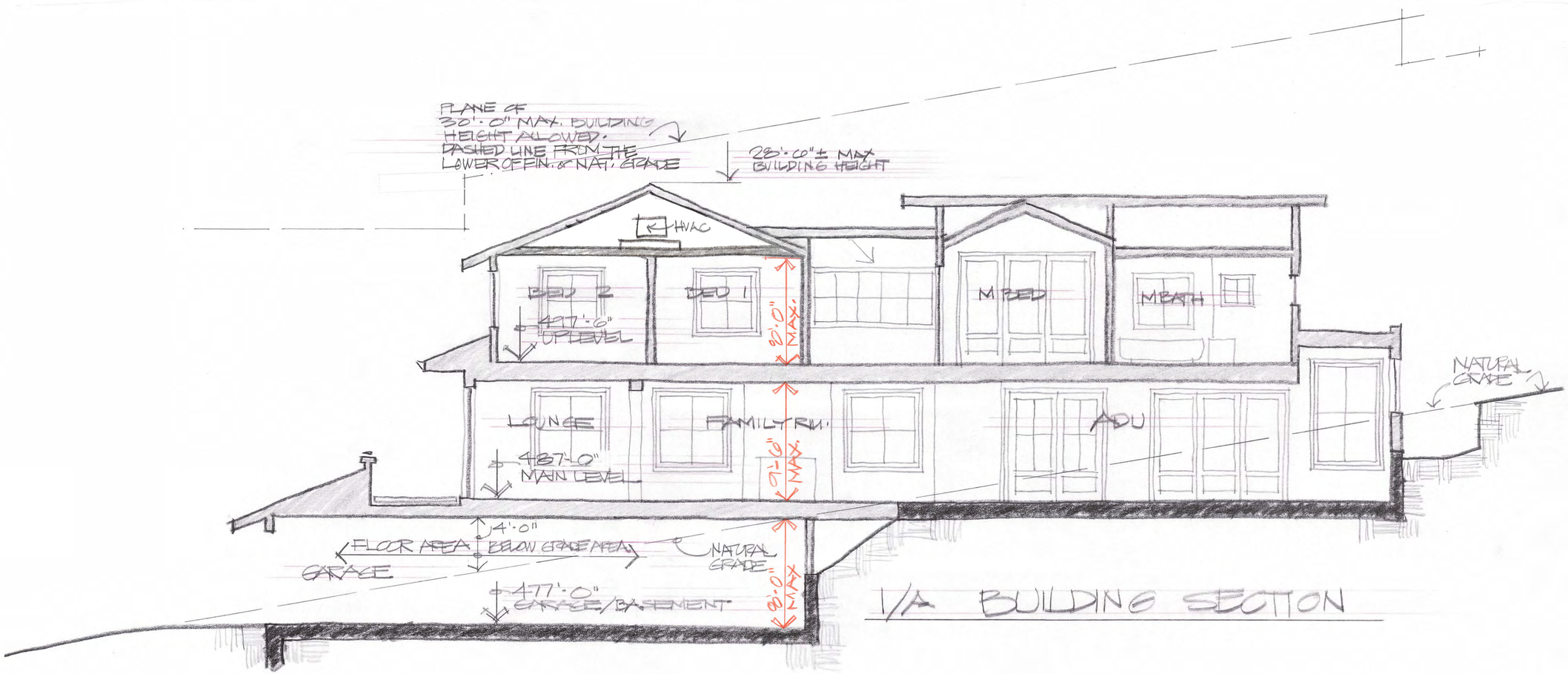
WEST ELEV. 1/4"=1'-0"



1/A BUILDING SECTION

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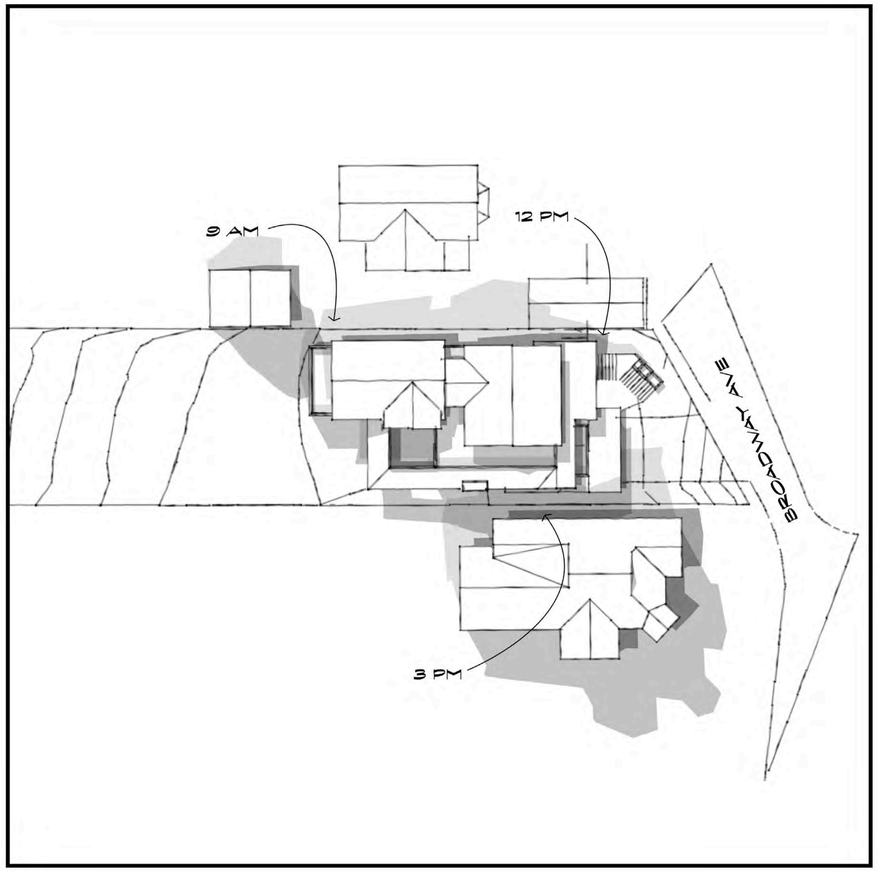
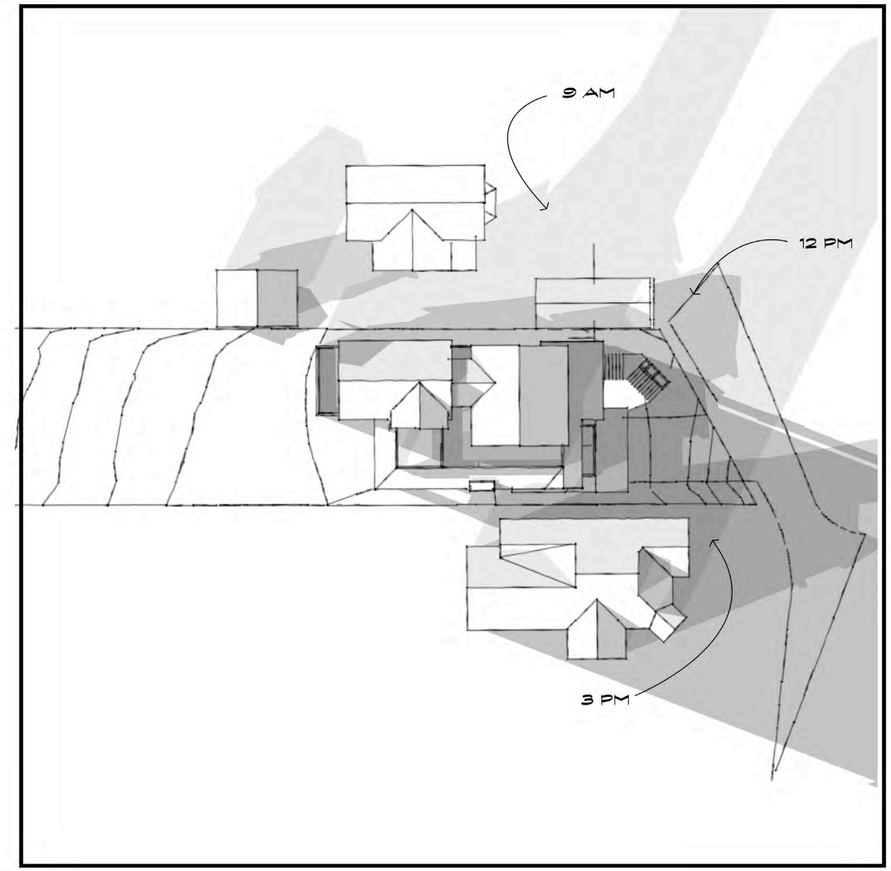
A-7



SHADOW STUDIES JUNE 21



SHADOW STUDIES DECEMBER 21

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SDW-1

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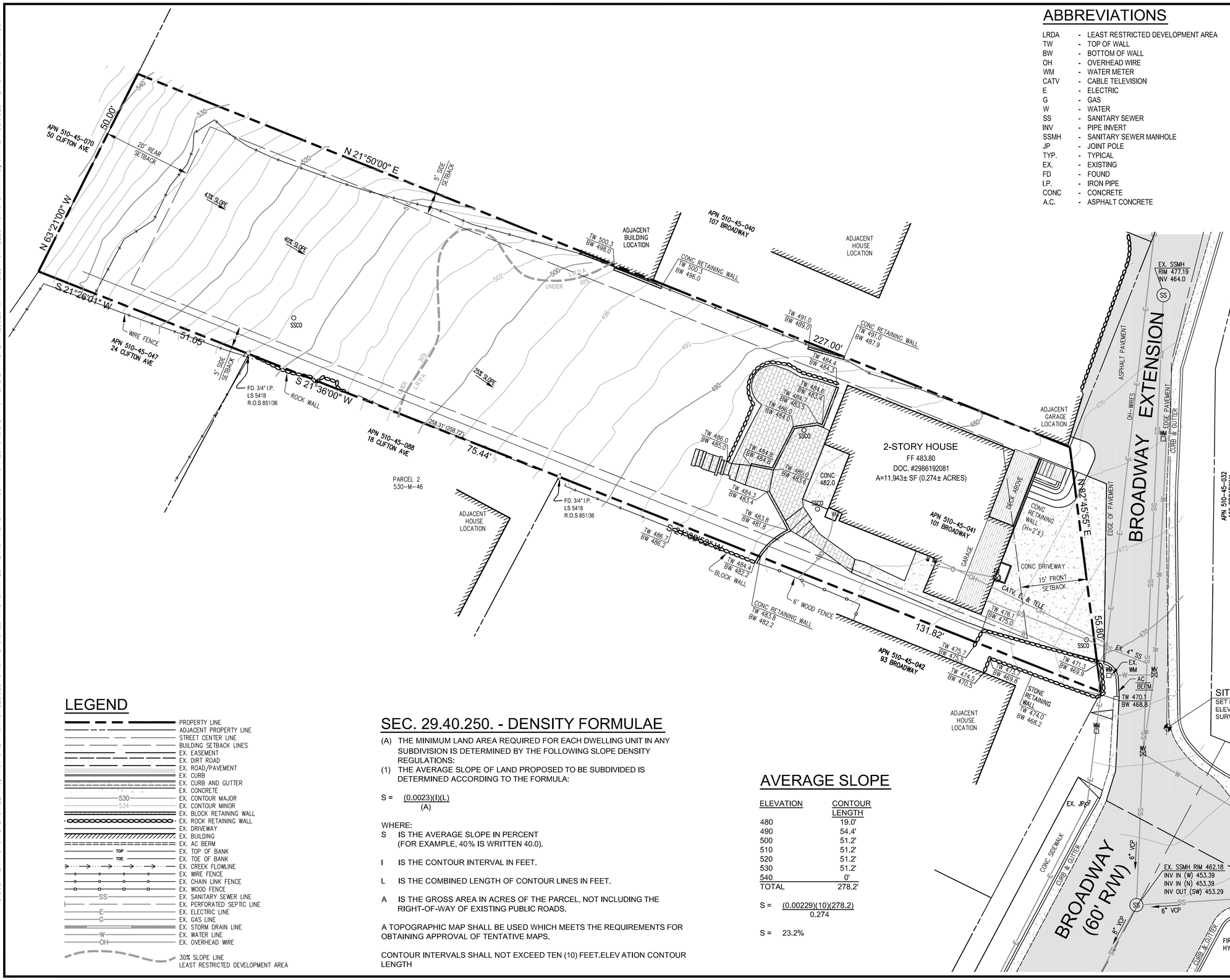

ABBREVIATIONS

LRDA	-	LEAST RESTRICTED DEVELOPMENT AREA
TW	-	TOP OF WALL
BW	-	BOTTOM OF WALL
OH	-	OVERHEAD WIRE
WM	-	WATER METER
CATV	-	CABLE TELEVISION
E	-	ELECTRIC
G	-	GAS
W	-	WATER
SS	-	SANITARY SEWER
INV	-	PIPE INVERT
SSMH	-	SANITARY SEWER MANHOLE
JP	-	JOINT POLE
TYP.	-	TYPICAL
EX.	-	EXISTING
FD	-	FOUND
I.P.	-	IRON PIPE
CONC	-	CONCRETE
A.C.	-	ASPHALT CONCRETE

VICINITY MAP

NOT TO SCALE

DESIGNED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER TERENCE J. SZEWCZYK NO. 35527 EXP. 9-30-21 STATE OF CALIFORNIA

7-31-20

TERENCE J. SZEWCZYK, R.C.E. 35527
EXPIRATION DATE: 09/30/21

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1" = 10'

BENCHMARK

TOWN OF LOS GATOS BENCHMARK LG34.
SET BRASS DISK IN MONUMENT WELL
LOCATED IN THE CUL DE SAC OF LYNDON AVE.
STAMPED "LG#34" ELEVATION = 418.37'
(TOWN OF LOS GATOS DATUM)

SHEET INDEX

C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE, GRADING AND DRAINAGE PLAN
C4	EROSION CONTROL PLAN
C5	SITE CROSS SECTIONS

SITE BENCHMARK

SET MAG NAIL
ELEVATION=467.28'
SURVEY CONTROL POINT

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- BUILDING SETBACK LINES
- EX. EASEMENT
- EX. DIRT ROAD
- EX. ROAD/PAVEMENT
- EX. CURB
- EX. CURB AND GUTTER
- EX. CONCRETE
- 530 EX. CONTOUR MAJOR
- 534 EX. CONTOUR MINOR
- EX. BLOCK RETAINING WALL
- EX. ROCK RETAINING WALL
- EX. DRIVEWAY
- EX. BUILDING
- EX. AC BERM
- TOP EX. TOP OF BANK
- TOE EX. TOE OF BANK
- EX. CREEK FLOWLINE
- EX. WIRE FENCE
- EX. CHAIN LINK FENCE
- EX. WOOD FENCE
- SS EX. SANITARY SEWER LINE
- EX. PERFORATED SEPTIC LINE
- E EX. ELECTRIC LINE
- G EX. GAS LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- OH EX. OVERHEAD WIRE
- 30% SLOPE LINE
- LEAST RESTRICTED DEVELOPMENT AREA

SEC. 29.40.250. - DENSITY FORMULAE

(A) THE MINIMUM LAND AREA REQUIRED FOR EACH DWELLING UNIT IN ANY SUBDIVISION IS DETERMINED BY THE FOLLOWING SLOPE DENSITY REGULATIONS:

(1) THE AVERAGE SLOPE OF LAND PROPOSED TO BE SUBDIVIDED IS DETERMINED ACCORDING TO THE FORMULA:

$$S = \frac{(0.0023)(I)(L)}{(A)}$$

WHERE:

S IS THE AVERAGE SLOPE IN PERCENT (FOR EXAMPLE, 40% IS WRITTEN 40.0).

I IS THE CONTOUR INTERVAL IN FEET.

L IS THE COMBINED LENGTH OF CONTOUR LINES IN FEET.

A IS THE GROSS AREA IN ACRES OF THE PARCEL, NOT INCLUDING THE RIGHT-OF-WAY OF EXISTING PUBLIC ROADS.

A TOPOGRAPHIC MAP SHALL BE USED WHICH MEETS THE REQUIREMENTS FOR OBTAINING APPROVAL OF TENTATIVE MAPS.

CONTOUR INTERVALS SHALL NOT EXCEED TEN (10) FEET.ELEV ATION CONTOUR LENGTH

AVERAGE SLOPE

ELEVATION	CONTOUR LENGTH
480	19.0'
490	54.4'
500	51.2'
510	51.2'
520	51.2'
530	51.2'
540	0'
TOTAL	278.2'

$$S = \frac{(0.00229)(10)(278.2)}{0.274}$$

S = 23.2%

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1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550
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EXISTING CONDITIONS PLAN
101 BROADWAY
LOS GATOS, CA, 95030
APN 510-45-041

	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

DATE:	7-31-20
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	XXX
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C1
OF 5 SHEETS

JOB NO.
19-246

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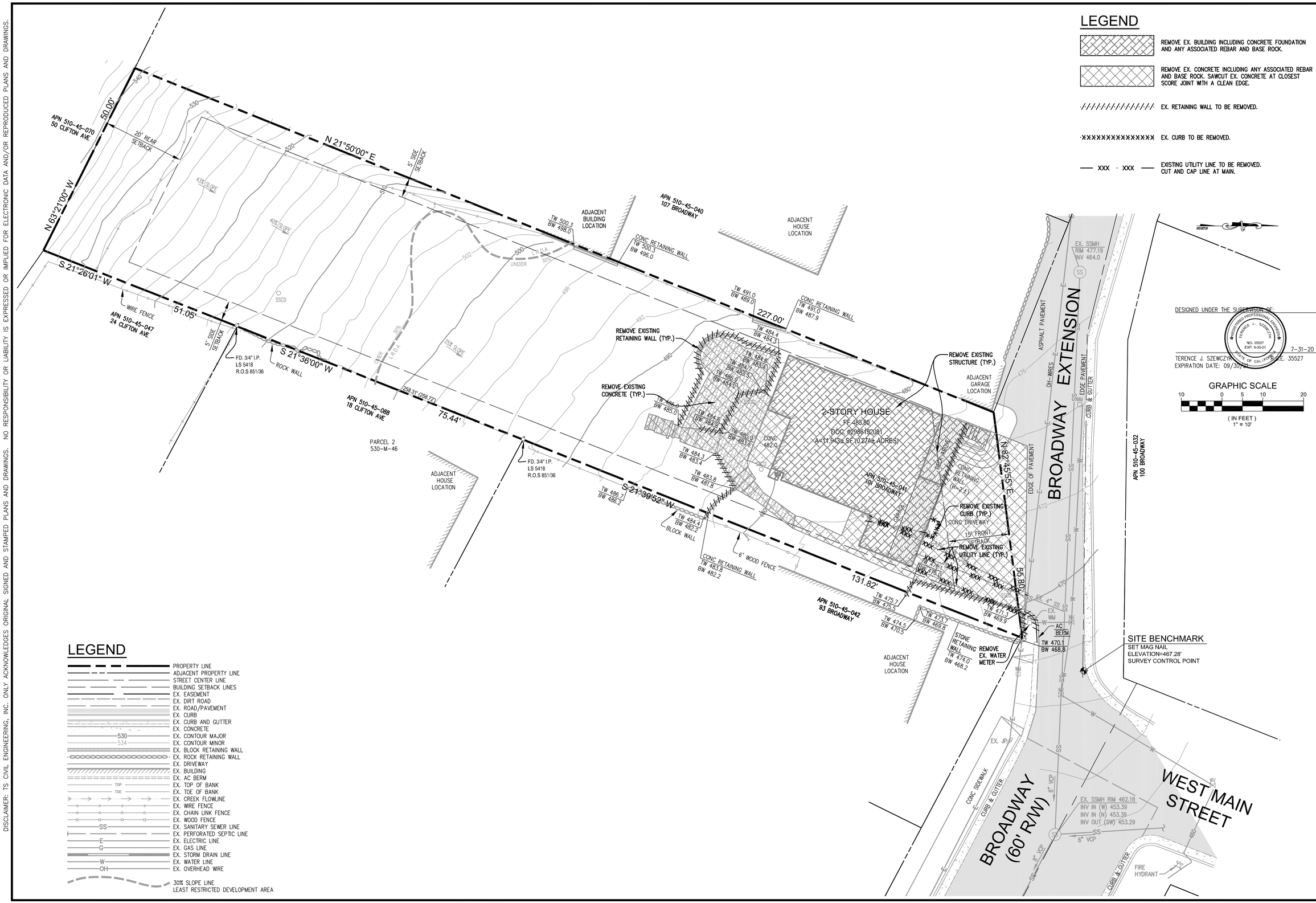

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TERENCE J. SZEWCZYK, P.E. 35527
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GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1" = 10'

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DEMOLITION PLAN
101 BROADWAY
LOS GATOS, CA, 95030
APN 510-45-041

BY	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

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SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS

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EARTHWORK SUMMARY

	CUT (CY)	MAX DEPTH	FILL (CY)	MAX DEPTH
DRIVEWAY	10	0.5'	0	-
RESIDENCE	74	8'	22	-
BASEMENT	69	7'	0	-
GARAGE	16	1'	0	-
REAR YARD	55	4'	12	2'
TOTAL	224		34	

190 CY TO BE HAULED OFF SITE

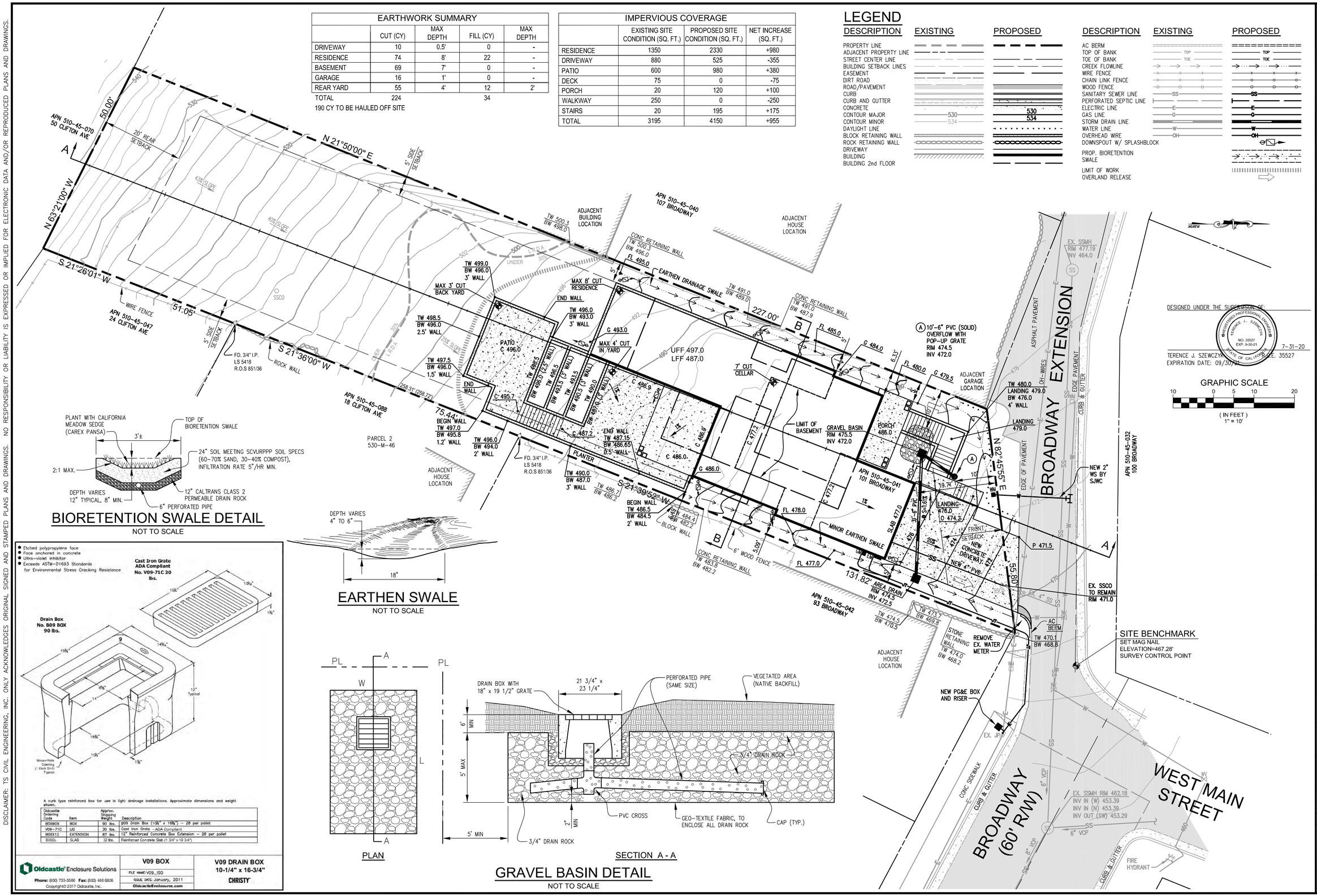
IMPERVIOUS COVERAGE

	EXISTING SITE CONDITION (SQ. FT.)	PROPOSED SITE CONDITION (SQ. FT.)	NET INCREASE (SQ. FT.)
RESIDENCE	1350	2330	+980
DRIVEWAY	880	525	-355
PATIO	600	980	+380
DECK	75	0	-75
PORCH	20	120	+100
WALKWAY	250	0	-250
STAIRS	20	195	+175
TOTAL	3195	4150	+955

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ADJACENT PROPERTY LINE		
STREET CENTER LINE		
BUILDING SETBACK LINES		
EASEMENT		
DIRT ROAD		
ROAD/PAVEMENT		
CURB		
CURB AND GUTTER		
CONCRETE		
CONTOUR MAJOR	530	530
CONTOUR MINOR	534	534
DAYLIGHT LINE		
BLOCK RETAINING WALL		
ROCK RETAINING WALL		
DRIVEWAY		
BUILDING		
BUILDING 2nd FLOOR		

DESCRIPTION	EXISTING	PROPOSED
AC BERM		
TOP OF BANK	TOP	TOP
TOE OF BANK	TOE	TOE
CREEK FLOWLINE		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
SANITARY SEWER LINE	SS	SS
PERFORATED SEPTIC LINE		
ELECTRIC LINE	E	E
GAS LINE	G	G
STORM DRAIN LINE		
WATER LINE	W	W
OVERHEAD WIRE	OH	OH
DOWNSPOUT W/ SPLASHBLOCK		
PROP. BIORETENTION		
SWALE		
LIMIT OF WORK		
OVERLAND RELEASE		



BIORETENTION SWALE DETAIL

NOT TO SCALE

EARTHEN SWALE

NOT TO SCALE

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
B09BOX	BOX	90 lbs.	B09 Drain Box (10¼" x 16¾") – 28 per pallet
V09-71C	LID	30 lbs.	Cast Iron Grate – ADA Compliant
B09X12	EXTENSION	87 lbs.	12" Reinforced Concrete Box Extension – 28 per pallet
B09SL	SLAB	32 lbs.	Reinforced Concrete Slab (1 3/4" x 19 3/4")

PLAN

SECTION A - A

GRAVEL BASIN DETAIL

NOT TO SCALE

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550

DESIGNED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER TERENCE J. SZEWCZYK NO. 35527 EXP. 9-30-21 STATE OF CALIFORNIA

7-31-20

TERENCE J. SZEWCZYK, P.E. 35527
EXPIRATION DATE: 09/30/21

SITE, GRADING AND DRAINAGE PLAN
101 BROADWAY
LOS GATOS, CA, 95030
APN 510-45-041

	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			

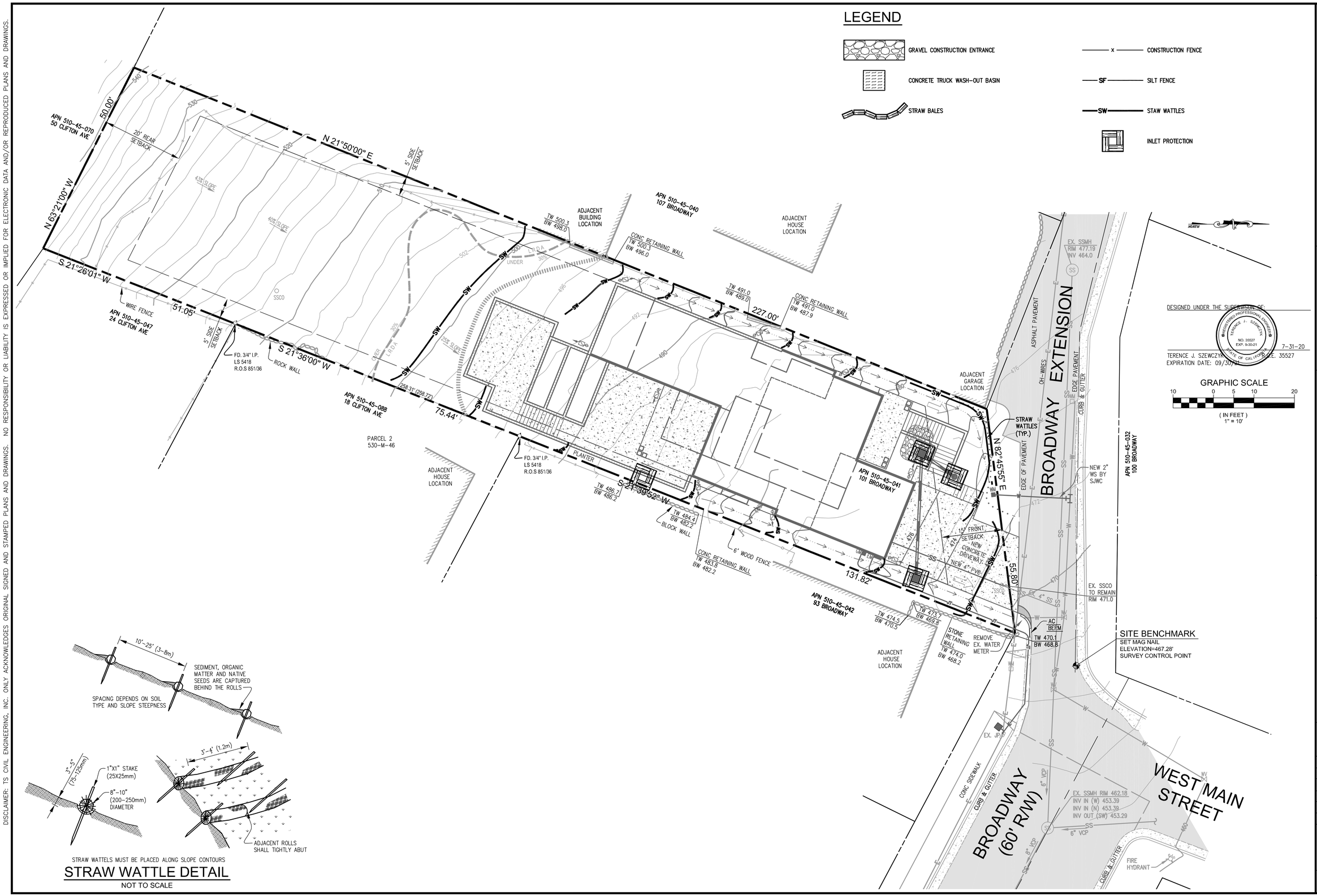
DATE:	7-31-20
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS
SHEET NO.	C3 OF 5 SHEETS
JOB NO.	19-246

07/31/2020 4:34pm – N:\2019 JOBS\19-246\DWG\19-246 C3 SITE GRADING AND DRAINAGE.dwg – C3

DISCLAIMER: TS CIVIL ENGINEERING, INC. ONLY ACKNOWLEDGES ORIGINAL SIGNED AND STAMPED PLANS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS.

LEGEND

- GRAVEL CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASH-OUT BASIN
- STRAW BALES
- x — CONSTRUCTION FENCE
- SF — SILT FENCE
- SW — STAW WATTLES
- INLET PROTECTION



STRAW WATTELS MUST BE PLACED ALONG SLOPE CONTOURS

STRAW WATTLE DETAIL

NOT TO SCALE

DESIGNED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER — TERENCE J. SZEWCZYK — NO. 35527 — EXP. 9-30-21 — STATE OF CALIFORNIA

7-31-20

TERENCE J. SZEWCZYK, P.E. 35527
EXPIRATION DATE: 09/30/21

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1" = 10'

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550

TS CIVIL ENGINEERING

EROSION CONTROL PLAN
101 BROADWAY
LOS GATOS, CA, 95030
APN 510-45-041

	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

DATE:	7-31-20
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS
SHEET NO.	C4 OF 5 SHEETS
JOB NO.	19-246

07/31/2020 4:32pm – N:\2019 JOBS\19-246\DWG\19-246 C4 EROSION CONTROL.DWG – C4

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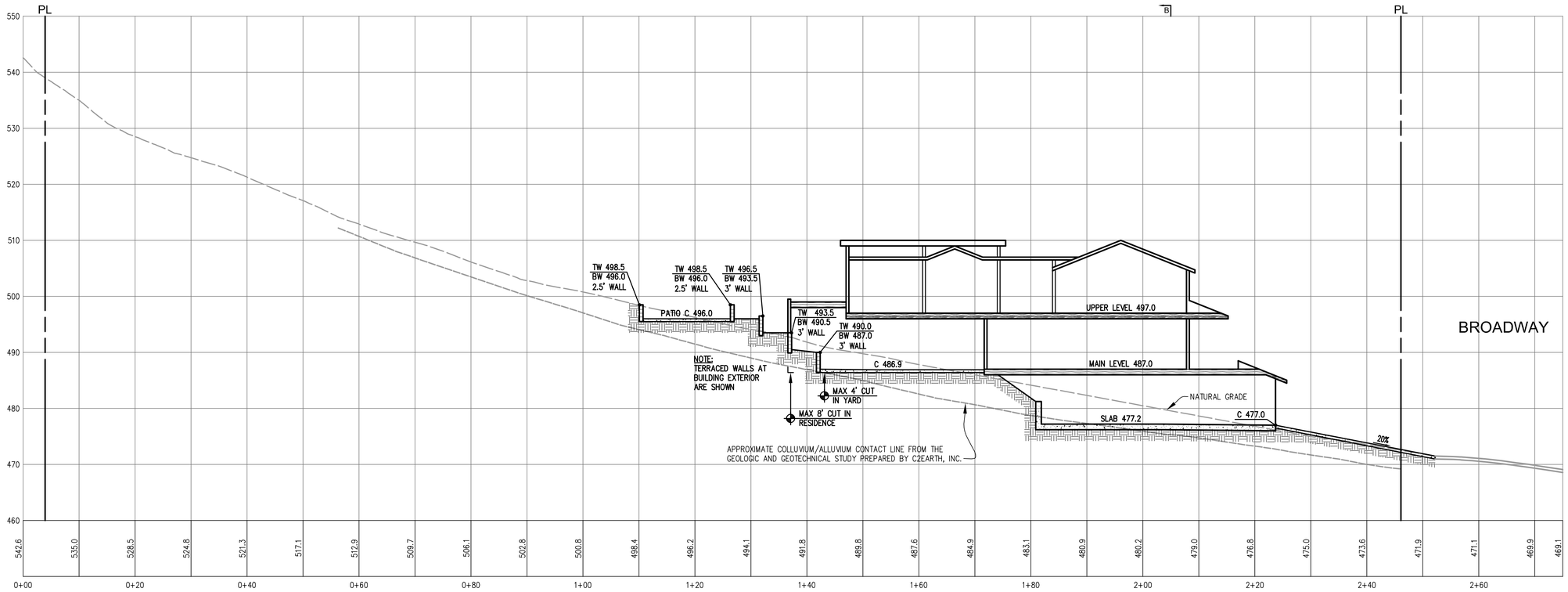
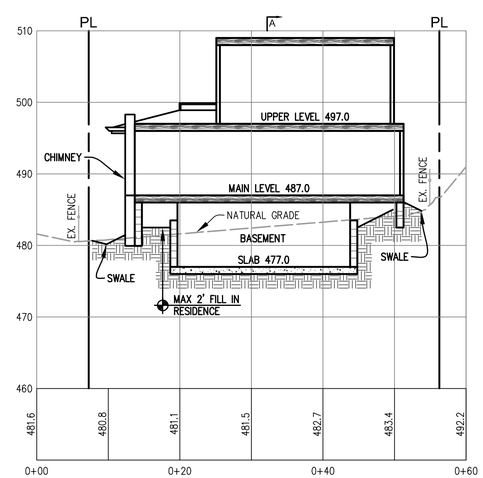


SECTION A-A

1"=10'



SECTION B-B

1"=10'

DESIGNED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
TERENCE J. SZEWCZYK
NO. 35527
EXP. 9-30-21
STATE OF CALIFORNIA
7-31-20

TERENCE J. SZEWCZYK, P.E. 35527
EXPIRATION DATE: 09/30/21

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1" = 10'

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550

CIVIL ENGINEERING

SITE CROSS SECTIONS
101 BROADWAY
LOS GATOS, CA, 95030
APN 510-45-041

	BY	REVISIONS	DATE
1			
2			
3			
4			
5			
6			

DATE:	7-31-20
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C5
OF 5 SHEETS

JOB NO.
19-246

07/31/2020 4:06pm – N:\2019 JOBS\19-246\DWG\19-246 C5 SITE CROSS SECTIONS.dwg – C5