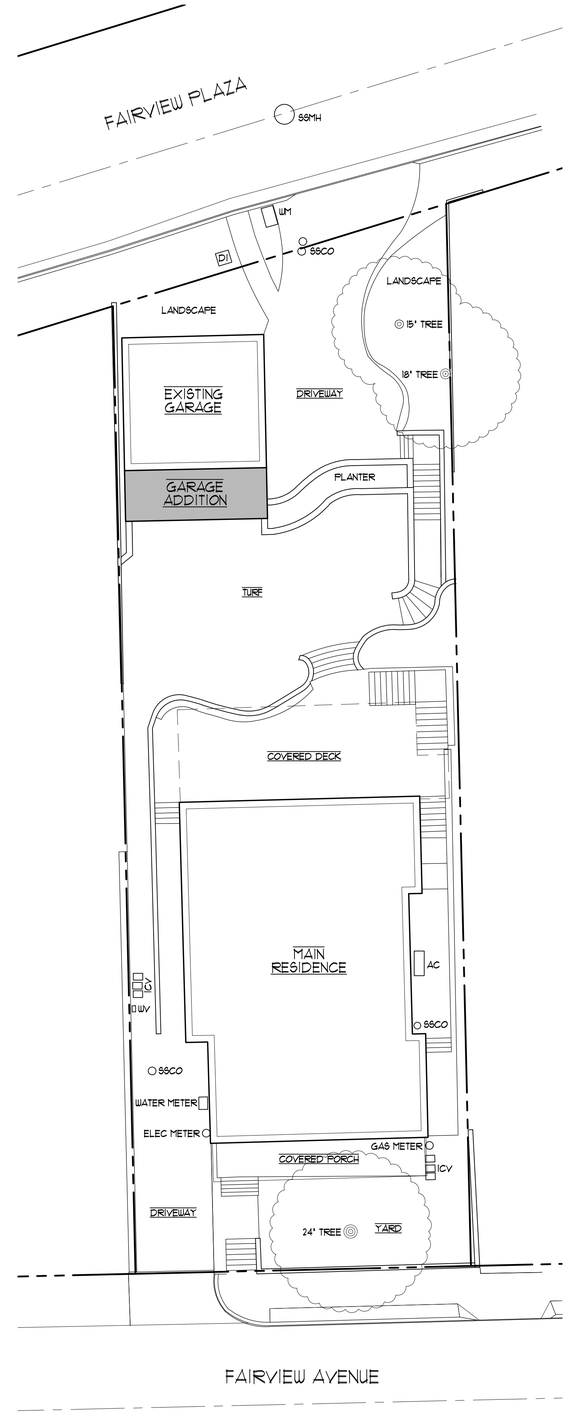


N

PROPOSED SITE PLAN

1/8" = 1'-0"

SHEET INDEX

1. SITE PLAN
   SITE ANALYSIS
2. GARAGE LOWER LEVEL DEMOLITION PLAN
   GARAGE UPPER LEVEL DEMOLITION PLAN
   PROPOSED GARAGE FLOOR PLAN
   PROPOSED GARAGE ROOF PLAN
3. PROPOSED EXTERIOR ELEVATIONS
   DEMOLITION ELEVATIONS
   DEMOLITION ANALYSIS
4. TOPOGRAPHIC SURVEY

PROJECT DESCRIPTION

NEW 161 S.F. GARAGE ADDITION

SITE ANALYSIS

A.P.N. :	510-43-025
ZONING :	R-1:8 LHP
LOT AREA :	7,585 SQ. FT.
AVERAGE LOT SLOPE :	15.7%
NET LOT AREA :	5,962 SQ. FT.
MAXIMUM ALLOWABLE LOT COVERAGE: (7,585 x 40%)	3,034 SQ. FT.
MAXIMUM ALLOWABLE FLOOR AREA: (0.35 - ((6.0 - 5)/25) x 0.20) = 0.342	2,039 SQ. FT.
MAXIMUM ALLOWABLE GARAGE AREA: (0.10 - ((6.0 - 5)/25) x 0.07) = .0972	580 SQ. FT.
EXISTING LOT COVERAGE :	
MAIN HOUSE W/ COV'D PORCH	1,913 SQ. FT.
COVERED DECK	525 SQ. FT.
GARAGE	419 SQ. FT.
TOTAL	2,857 SQ. FT.
PROPOSED LOT COVERAGE :	
MAIN HOUSE W/ COV'D PORCH	1,913 SQ. FT.
COVERED DECK	525 SQ. FT.
GARAGE	580 SQ. FT.
TOTAL	3,018 SQ. FT.
EXISTING FLOOR AREA :	
GARAGE	419 SQ. FT.
MAIN HOUSE	3,884 SQ. FT.
STUDIO	419 SQ. FT.
PROPOSED FLOOR AREA :	
GARAGE	580 SQ. FT.
MAIN HOUSE	3,884 SQ. FT.
STUDIO	0 SQ. FT.

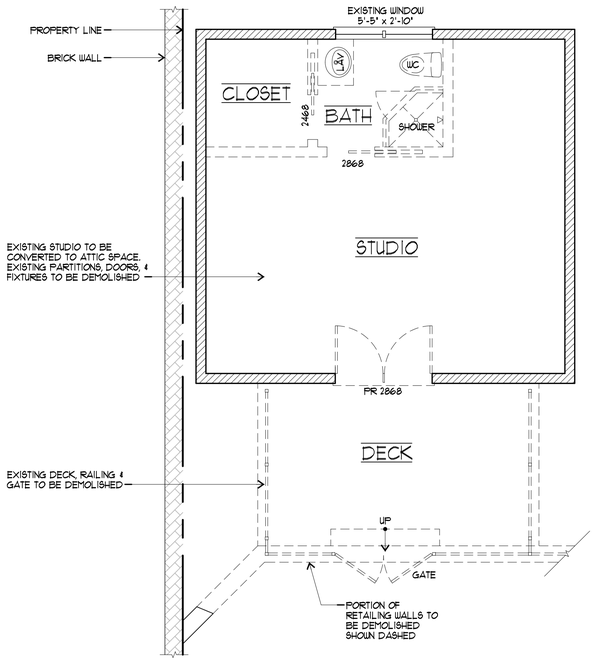
REVISIONS	BY

Flury Bryant Design Group, Inc.
DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
TEL: 408.356.5500 FAX: 408.356.5115

PROPOSED SITE PLAN
SITE ANALYSIS

PROPOSED REMODEL TO:
THE SCOTT RESIDENCE
51 FAIRVIEW PLAZA
LOS GATOS, CA 95030

DRAWN BY: T.B.
CHECKED BY: B.B.
DATE: 9/3/2020
SCALE: AS NOTED
JOB NO: 20-006
SHEET: 1
OF 4 SHEETS

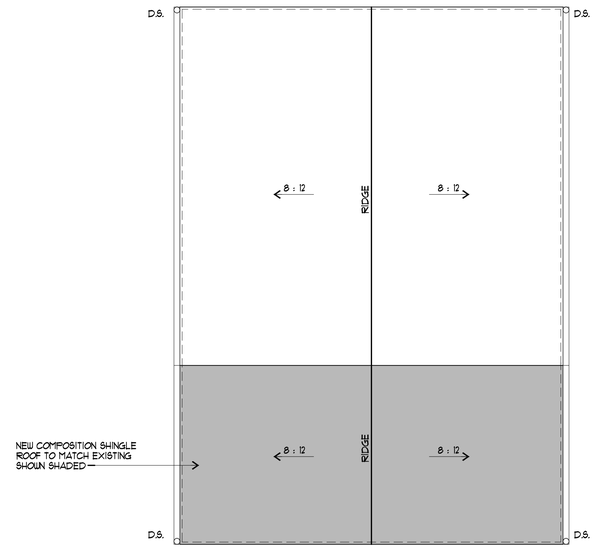


N

UPPER LEVEL GARAGE DEMOLITION PLAN 1/4" = 1'-0"

FLOOR PLAN LEGEND

- INDICATES EXISTING STUD WALL TO BE DEMOLISHED
- INDICATES EXISTING 2x6 STUD WALL TO REMAIN
- INDICATES NEW 2x6 STUD WALL



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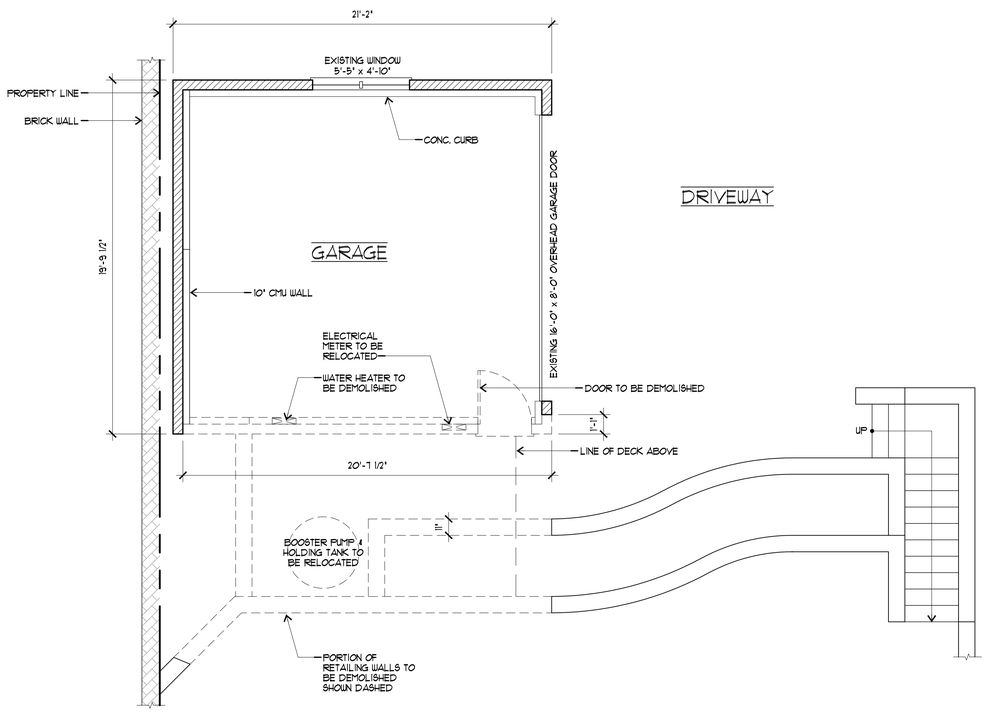
PROPOSED ROOF PLAN 1/4" = 1'-0"



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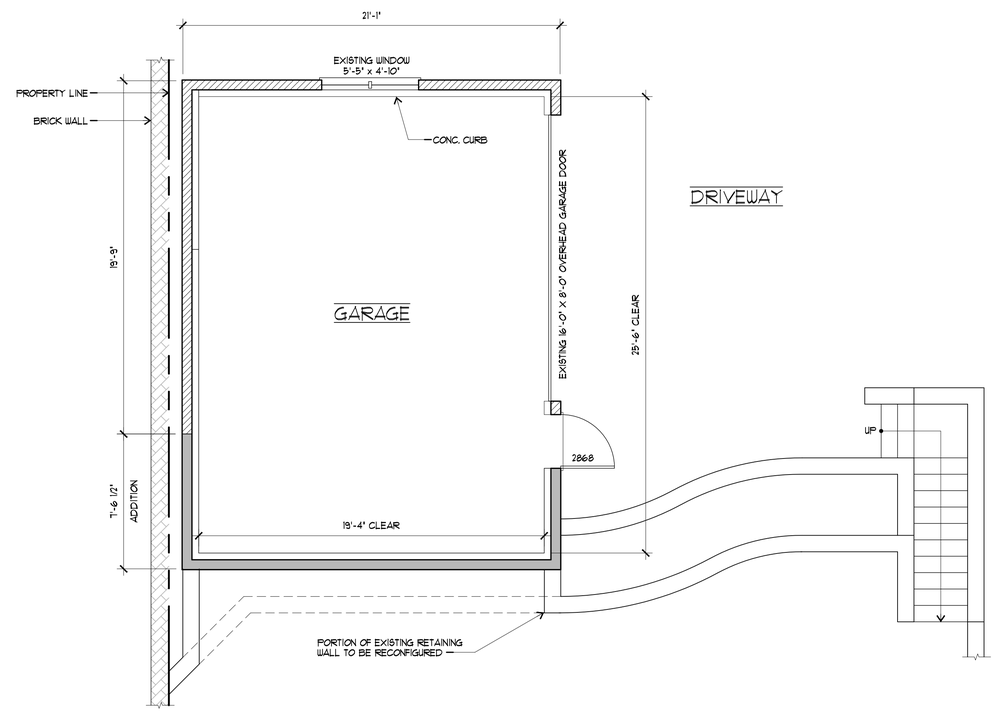
LOWER LEVEL GARAGE DEMOLITION PLAN 1/4" = 1'-0"



N

PROPOSED LOWER LEVEL GARAGE PLAN 1/4" = 1'-0"

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DESIGNERS OF FINE HOMES
761 UNIVERSITY AVENUE, SUITE A, LOS GATOS, CA 95032
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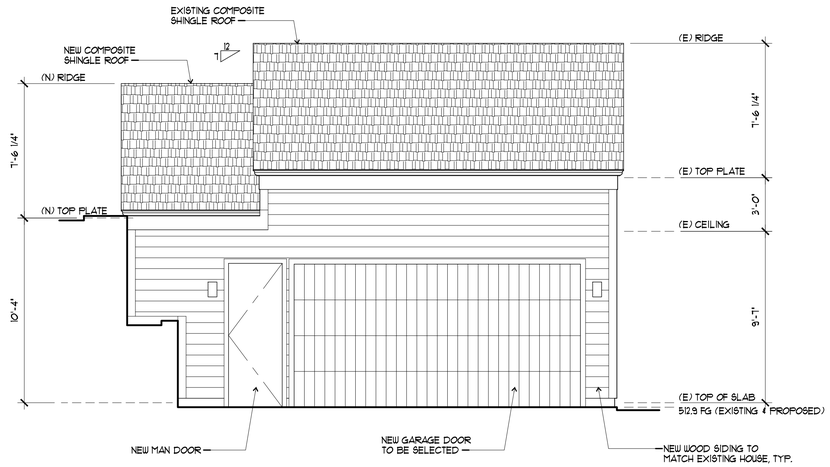
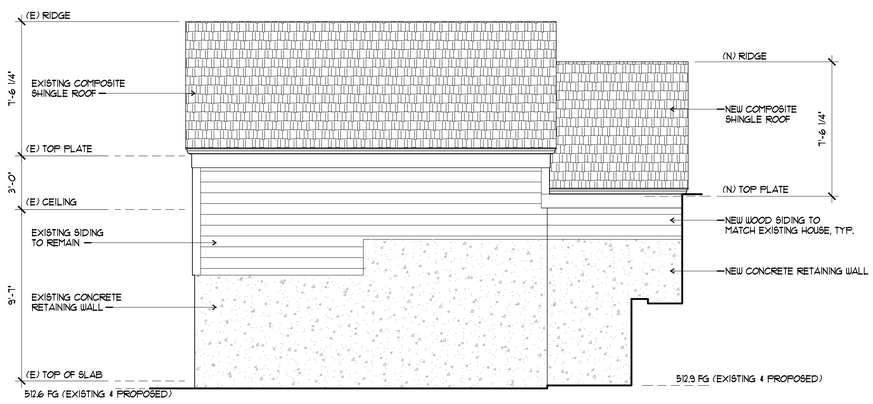
PROPOSED LOWER LEVEL GARAGE PLAN
PROPOSED ROOF PLAN
PROPOSED DEMOLITION PLANS

PROPOSED REMODEL TO:
THE SCOTT RESIDENCE
571 FAIRVIEW PLAZA
LOS GATOS, CA 95030

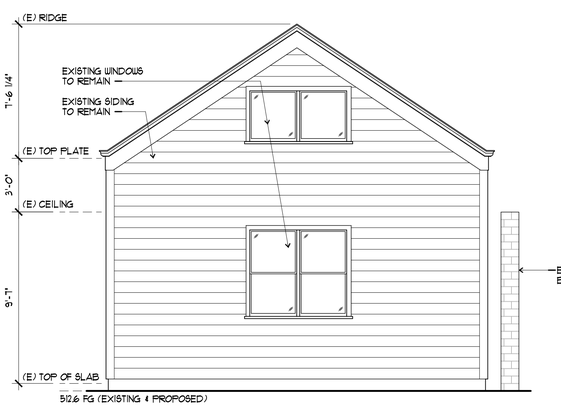
DRAWN BY: T.B.
CHECKED BY: B.B.
DATE: 9/3/2020
SCALE: AS NOTED
JOB NO: 20-006
SHEET: 2
OF 4 SHEETS



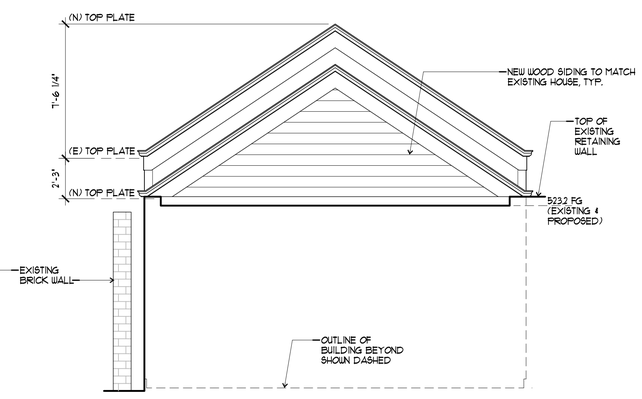
PROPOSED LEFT ELEVATION 1/4" = 1'-0"



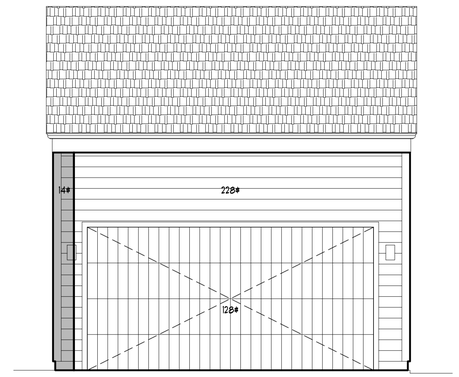
PROPOSED RIGHT ELEVATION 1/4" = 1'-0"



PROPOSED FRONT ELEVATION 1/4" = 1'-0"



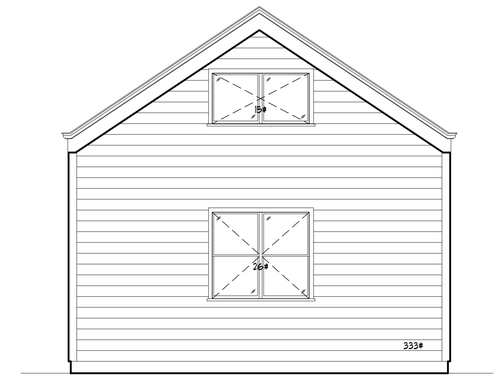
PROPOSED REAR ELEVATION 1/4" = 1'-0"



EXISTING LEFT ELEVATION 1/4" = 1'-0"

TOTAL EXISTING WALL = 228 + 14 - 128 = 114 S.F.

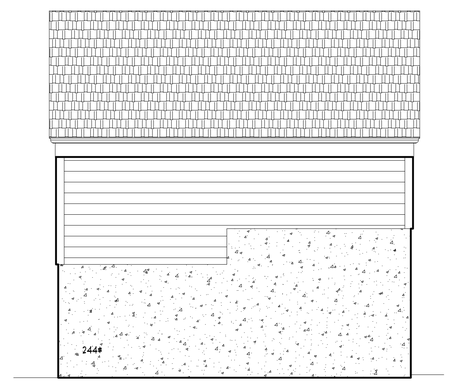
TOTAL WALL TO REMAIN = 228 - 128 = 100 S.F.



EXISTING FRONT ELEVATION 1/4" = 1'-0"

TOTAL EXISTING WALL = 333 - 15 - 26 = 292

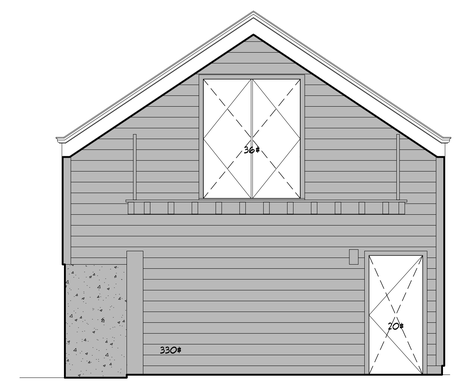
TOTAL WALL TO REMAIN = 292



EXISTING RIGHT ELEVATION 1/4" = 1'-0"

TOTAL EXISTING WALL = 244 S.F.

TOTAL WALL TO REMAIN = 244 S.F.



EXISTING REAR ELEVATION 1/4" = 1'-0"

TOTAL EXISTING WALL = 330 - 36 - 20 = 274 S.F.

TOTAL WALL TO REMAIN = 0 S.F.

LEGEND

- INDICATES WALL TO BE DEMOLISHED
- INDICATES WALL TO REMAIN
- INDICATES FENESTRATION NOT INCLUDED IN WALL AREA

DEMOLITION CALCULATION

TOTAL EXISTING WALL AREA =	114 + 292 + 244 + 274 =	924 S.F.
50% OF EXISTING WALL SURFACE =	924 x 0.50 =	462 S.F.
TOTAL ELEVATION AREA TO REMAIN =	110 + 292 + 244 + 0 =	646 S.F.
TOTAL PERCENT TO REMAIN =	646 / 924 =	69.9%
TOTAL PERIMETER WALL =		81'-11"
TOTAL PERIMETER WALL TO BE DEMOLISHED =	1'-1" + 20'-7 1/2" =	21'-8 1/2"
TOTAL PERCENT TO REMAIN =	(81'-11" - 21'-8 1/2") / 81'-11" =	73.5%

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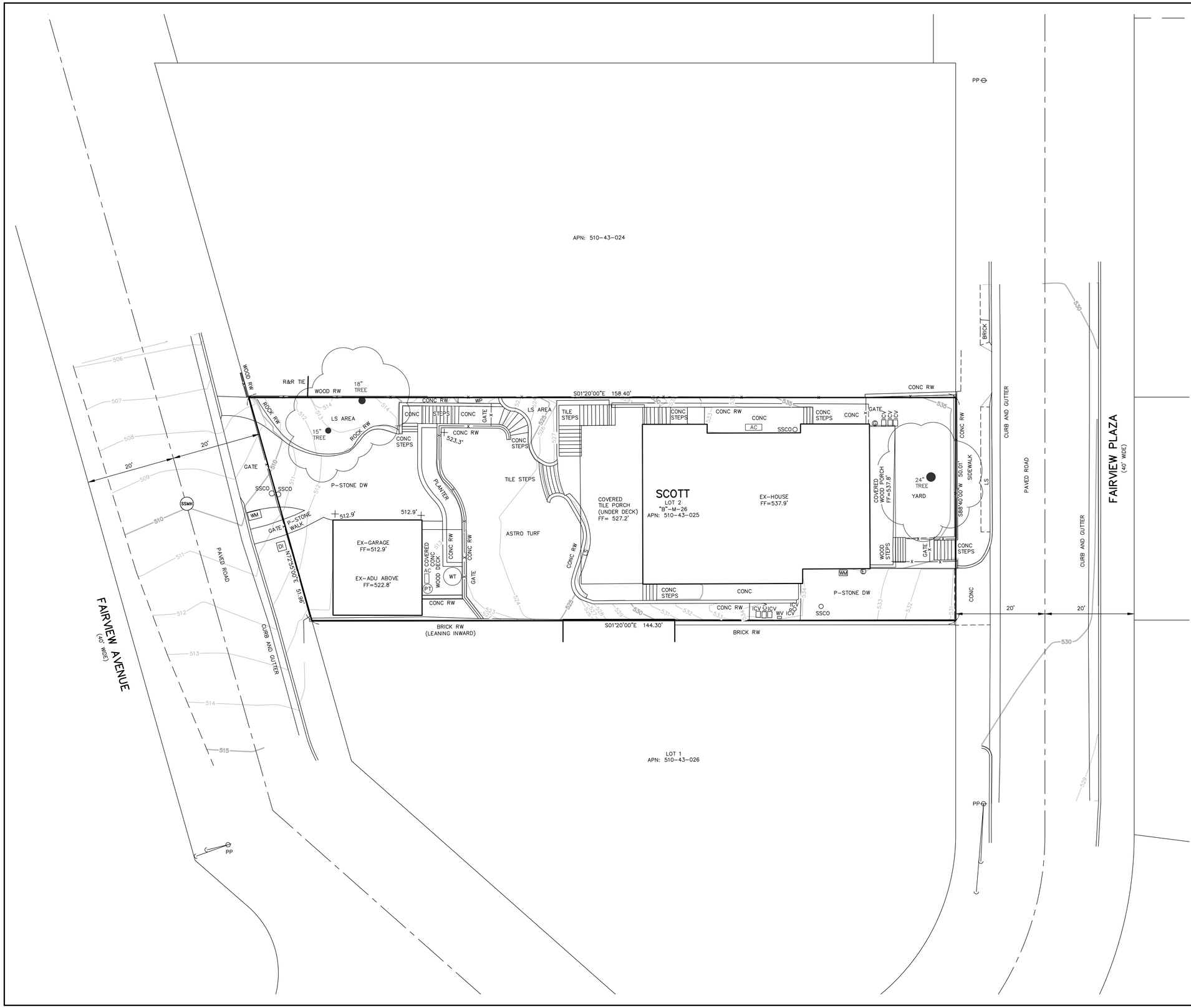
PROPOSED EXTERIOR ELEVATIONS
DEMOLITION ANALYSIS

PROPOSED REMODEL TO:
THE SCOTT RESIDENCE
51 FAIRVIEW PLAZA
LOS GATOS, CA 95030

DRAWN BY: T.B.
CHECKED BY: B.B.
DATE: 9/3/2020
SCALE: AS NOTED
JOB NO: 20-006
SHEET: 3
OF 4 SHEETS



GRAPHIC SCALE

0 5 10 15 20

1"=10'

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- PAVEMENT
- CONCRETE/LIP OF GUTTER
- FENCE
- FLOW LINE
- TIELINE

ABBREVIATIONS

AC	AIR CONDITIONER UNIT
CH	CHIMNEY
CP	COVERED PORCH
DI	DRAIN INLET
DL	DRIP LINE
DW	DRIVE WAY
E	ELECTRICAL METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
G	GAS METER
ICV	IRRIGATION CONTROL VALVE
LS	LANDSCAPE
PP	POWER POLE
P-STONE	PAVER STONE
PT	PRESSURE TANK
R&R	RAIL ROAD
R.O.W.	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TP	TELEPHONE POLE
WM	WATER METER
WP	WOOD PLANTER
WT	WATER TANK
WV	WATER VALVE

NOTES

(1) A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GARY D. CARNES, LAND SURVEYOR, EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

(2) TREE SPECIES AND DRIP LINES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

(3) ALL DISTANCES & DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

(4) THE UNDERGROUND UTILITIES SHOWN ON THIS MAP, IF SHOWN, ARE APPROXIMATE AND BASED ON EVIDENCE AT THE SURFACE.

(5) BUILDING DIMENSIONS SHOWN ON THIS MAP, IF SHOWN, ARE MEASURED FROM THE TRIM, STUCCO OR SIDING AT RIGHT ANGLES TO THE PROPERTY LINES.

PROFESSIONAL LAND SURVEYOR GARY D. CARNES No. 4516 STATE OF CALIFORNIA

Carnes & Ekparian, Inc.
LAND SURVEYORS
9505 SUGAR BABE DRIVE GILROY, CA 95020
T: (408) 847-2013 F: (408) 846-7248
EMAIL: OFFICE@CE-PLS.COM

No.	DATE	REVISION

TOPOGRAPHIC MAP
FOR JASON SCOTT
57 FAIRVIEW PLAZA
CITY OF LOS GATOS, CALIF.

SHEET 1 OF 1	DATE : 06-01-20
	SCALE : 1"=10'
	DRAWN BY : T.W.
Job No. 2028	PROJ. MANAGER : D.E.
DWG: SCOTT	