

LOT 1 TWO - UNIT DWELLING

SITE AREA	4,404	SF
• TOTAL ALLOWED FLR AREA	2,385	SF
TOTAL ALLOWED GARAGE AREA	400	SF

PROPOSED FLR AREAS

UNIT 1	GROUND LEVEL	816	SF
UNIT 1	UPSTAIRS PLAN	1,160	SF

• UNIT 1	TOTAL FLR AREA	1,976	SF
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UNIT 2	GROUND LEVEL	409	SF
UNIT 2	UPSTAIRS PLAN	0	SF

• UNIT 2	TOTAL FLR AREA	409	SF
----------	----------------	-----	----

• TOTAL FLR AREA	2,385	SF
UNITS 1 AND 2		

BASEMENT AREAS		
UNIT 1	917	SF
UNIT 2	555	SF

GARAGE AREA - UNIT 1	400	SF
----------------------	-----	----

LOT COVERAGE	37	%
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LOT 2 TWO - UNIT DWELLING

SITE AREA	3,027	SF
• TOTAL ALLOWED FLR AREA	1,950	SF
TOTAL ALLOWED GARAGE AREA	400	SF

PROPOSED FLR AREAS

UNIT 1	GROUND LEVEL	562.5	SF
UNIT 1	UPSTAIRS PLAN	746	SF

• UNIT 1	TOTAL FLR AREA	1,308.5	SF
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UNIT 2	GROUND LEVEL	607	SF
UNIT 2	UPSTAIRS PLAN	0	SF

• UNIT 2	TOTAL FLR AREA	607	SF
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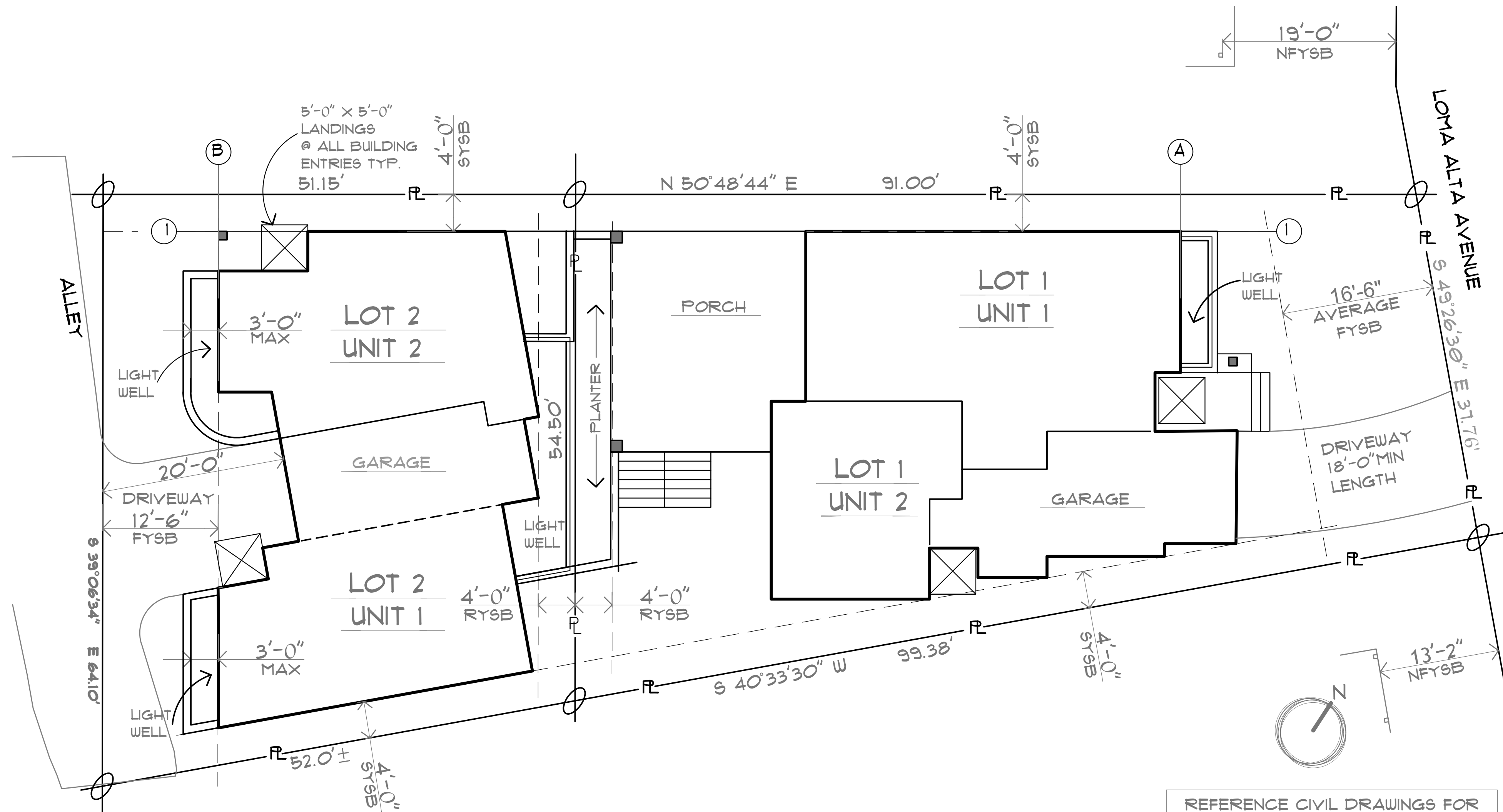
• TOTAL FLR AREA	1,915.5	SF
UNITS 1 AND 2		

BASEMENT AREAS	838	SF
UNIT 1	528	SF
UNIT 2		

GARAGE AREA - UNIT 1	299	SF
----------------------	-----	----

LOT COVERAGE	48	%
--------------	----	---

*ALLOWED PER SB9
*ALLOWED DUE TO NON-CONFORMING LOT SIZE



SITE PLAN LOT 1 AND LOT 2
1/8" = 1'-0"

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SPRINKLERS REQD. THRU-OUT STRUCTURES

Print date :

10/01/25

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LOMA ALTA HEIGHTS
LOT 1 AND LOT 2
176 LOMA ALTA AV, LOS GATOS

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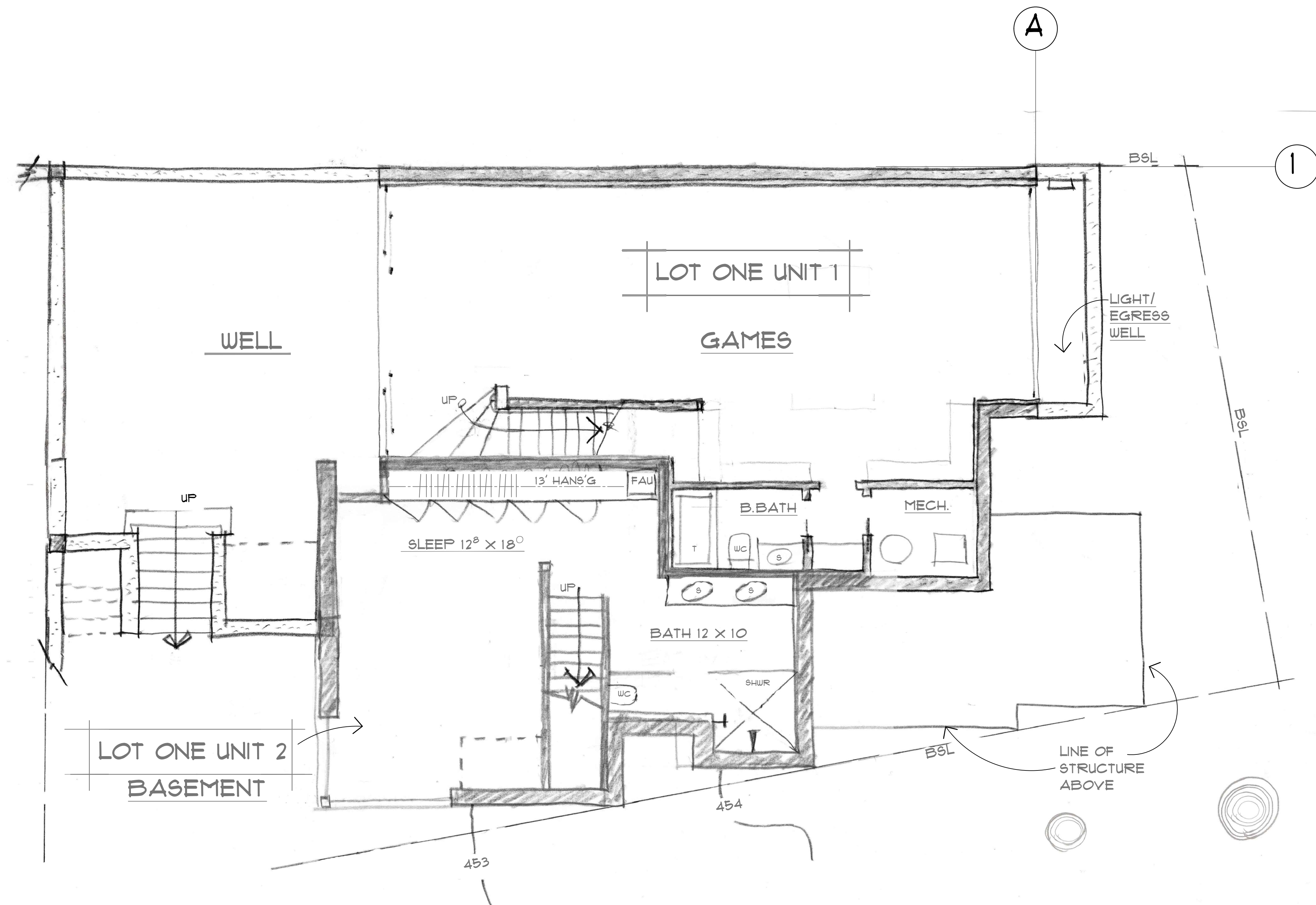
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Date :

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A-1



LOT 1 - BASEMENT FLR PLAN **1/4" = 1'-0"**

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LOT 1
176 LOMA ALTA AV, LOS GATOS

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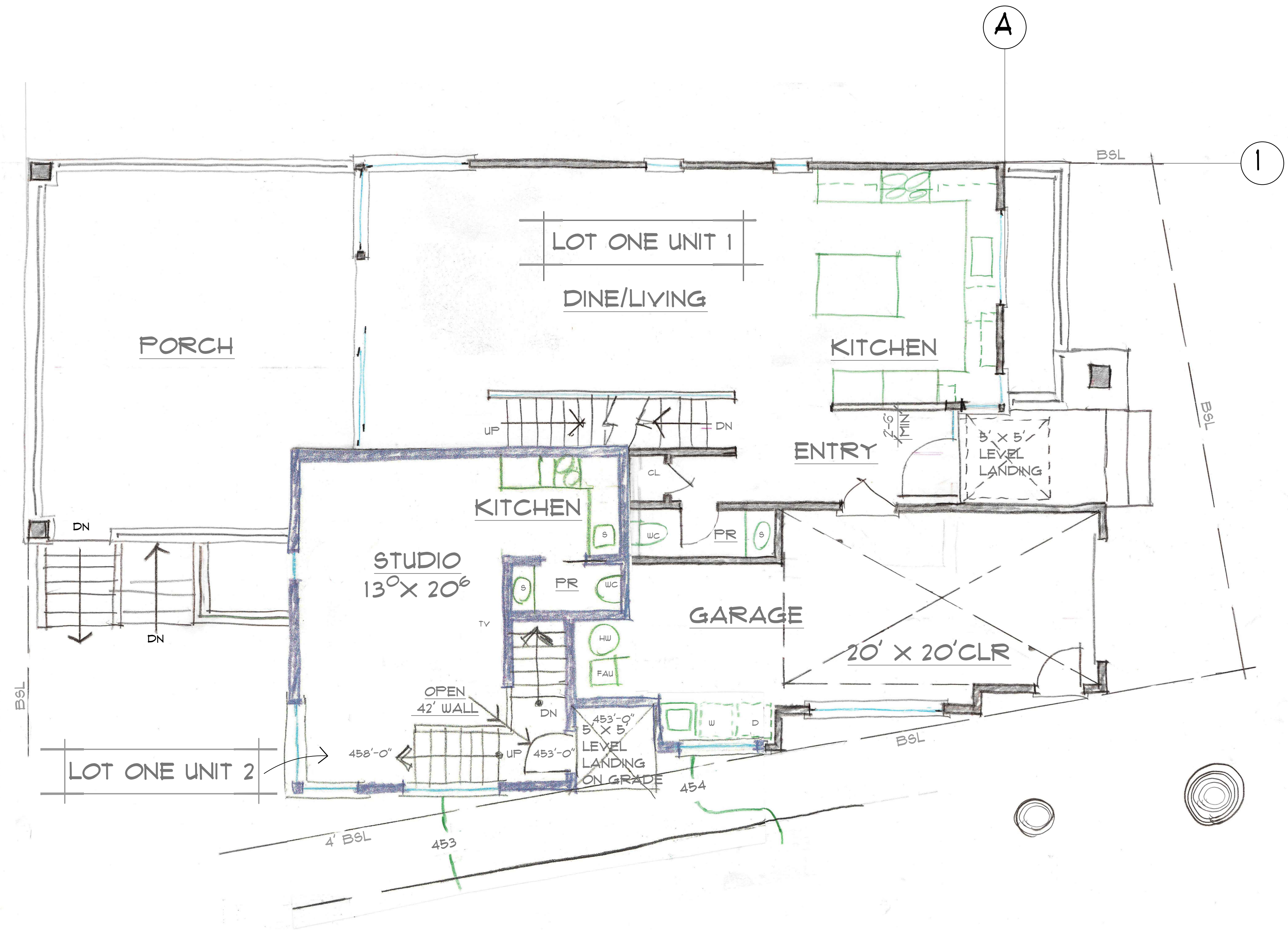
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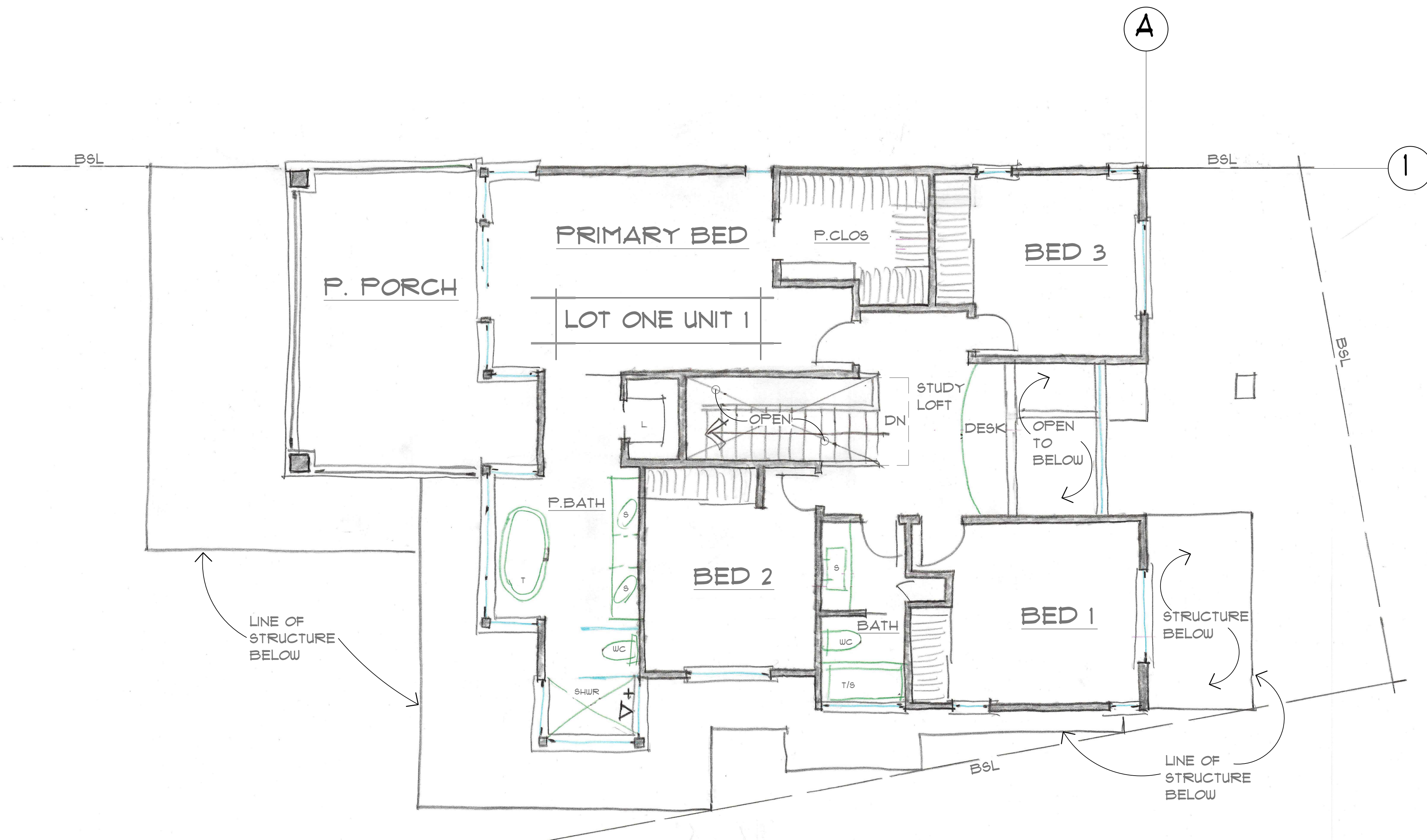
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LOT 1 - GROUND LEVEL PLAN

1/4" = 1'-0"



LOT 1 - UPSTAIRS PLAN **1/4" = 1'-0"**

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LOMA ALTA HEIGHTS
LOT 1
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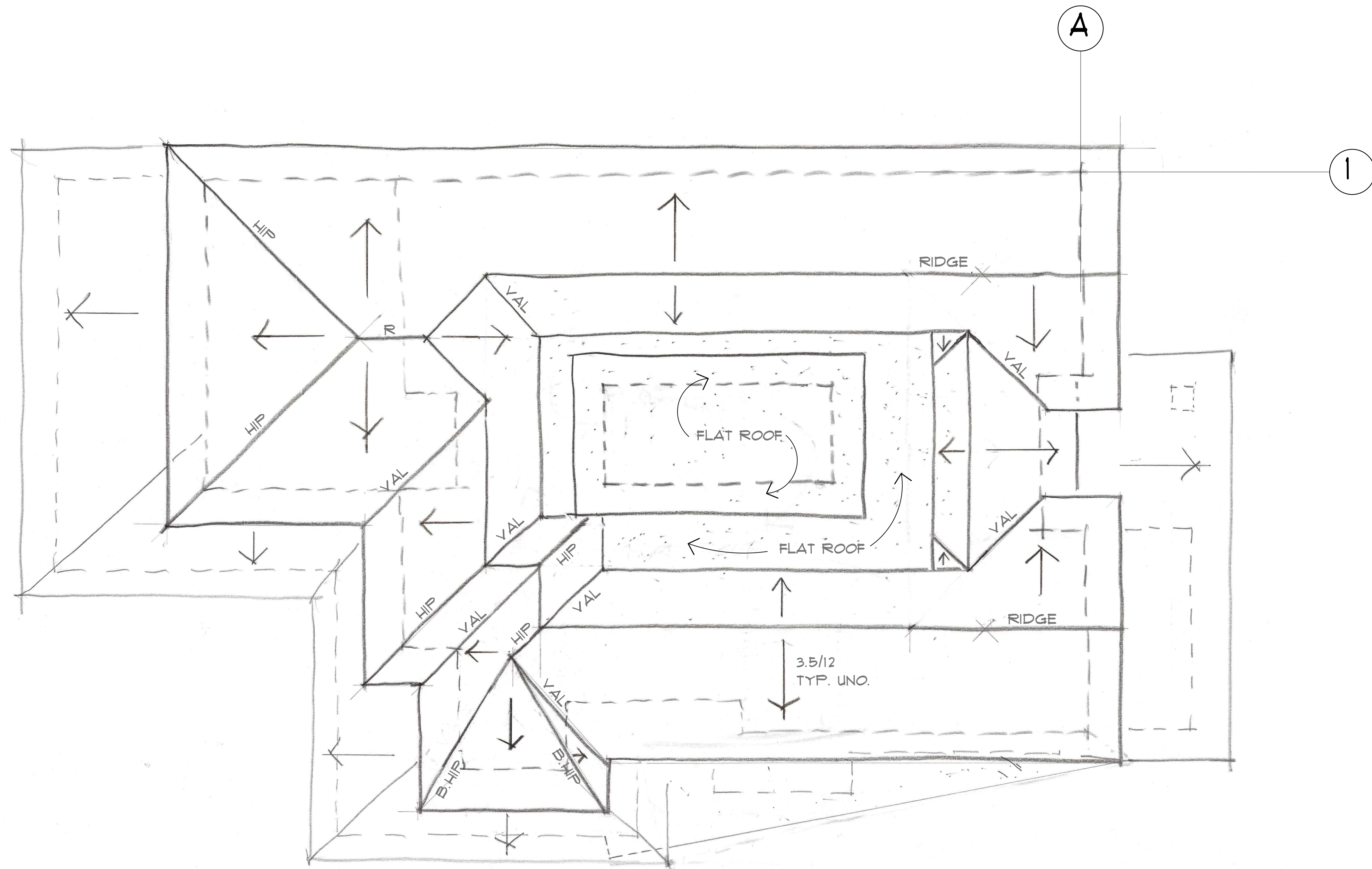
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A-4



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

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LOMA ALTA HEIGHTS
LOT 1
176 LOMA ALTA AV, LOS GATOS

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Date :

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A-5

REFERENCE TO BUILDING SECTION
FOR BUILDING HEIGHT INFORMATION

NATURAL LIGHT SCOOP
CUPOLA

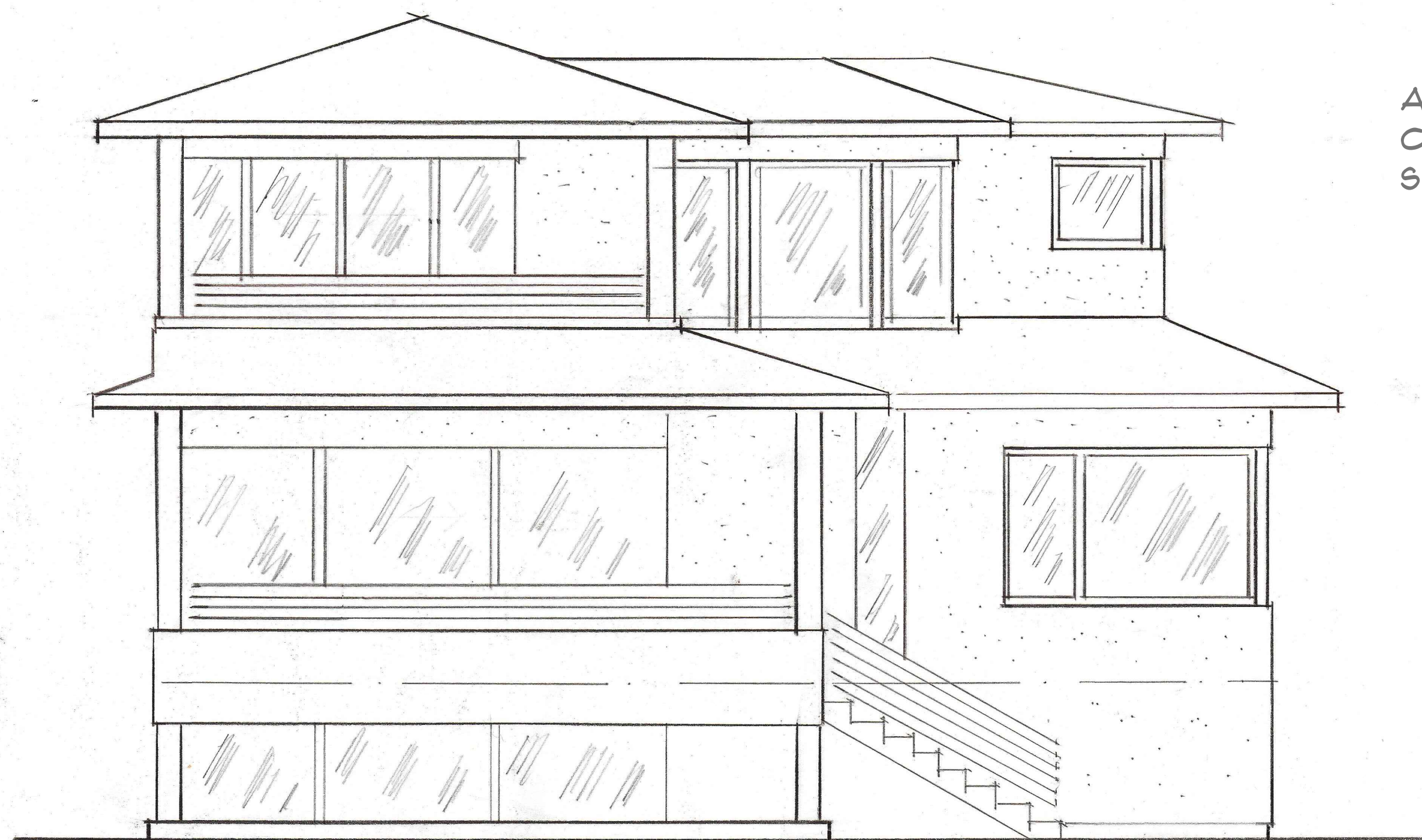
ASPHALT
COMPOSITION
SHINGLE TYP. UNO.

SYNTHETIC
WOOD SIDING
TYP.

PLASTER
TYP.

ALUM. CLAD
WINDOWS
TYP.

STEEL RAILS
AT LIGHTWELLS
AND DECKS
TYP.



LOT 1 - WEST ELEVATION
1/4" = 1'-0"

LOT 1 - EAST ELEVATION
1/4" = 1'-0"



NATURAL GRADE
DASHED LINE

FINISH GRADE - SOLID LINE

LOT 1 - SOUTH ELEVATION
1/4" = 1'-0"

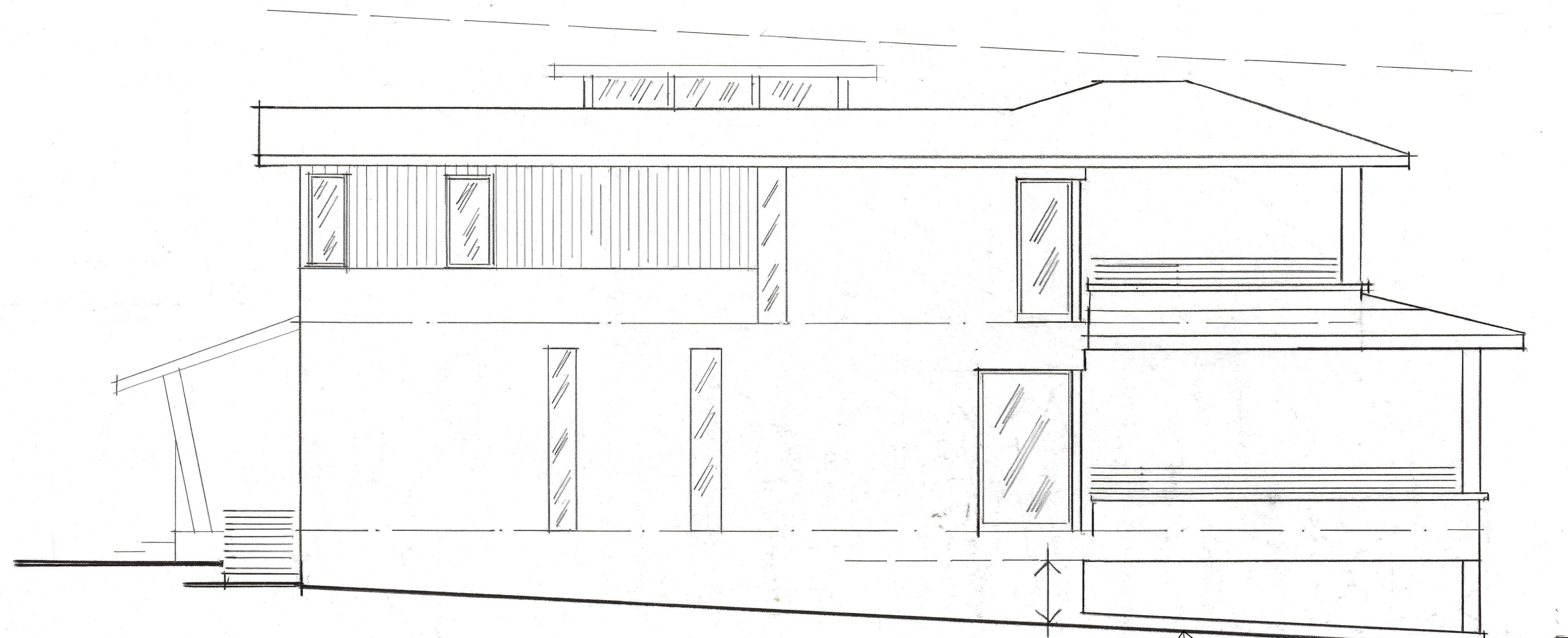
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LOMA ALTA HEIGHTS
LOT 1
176 LOMA ALTA AV, LOS GATOS

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A-6

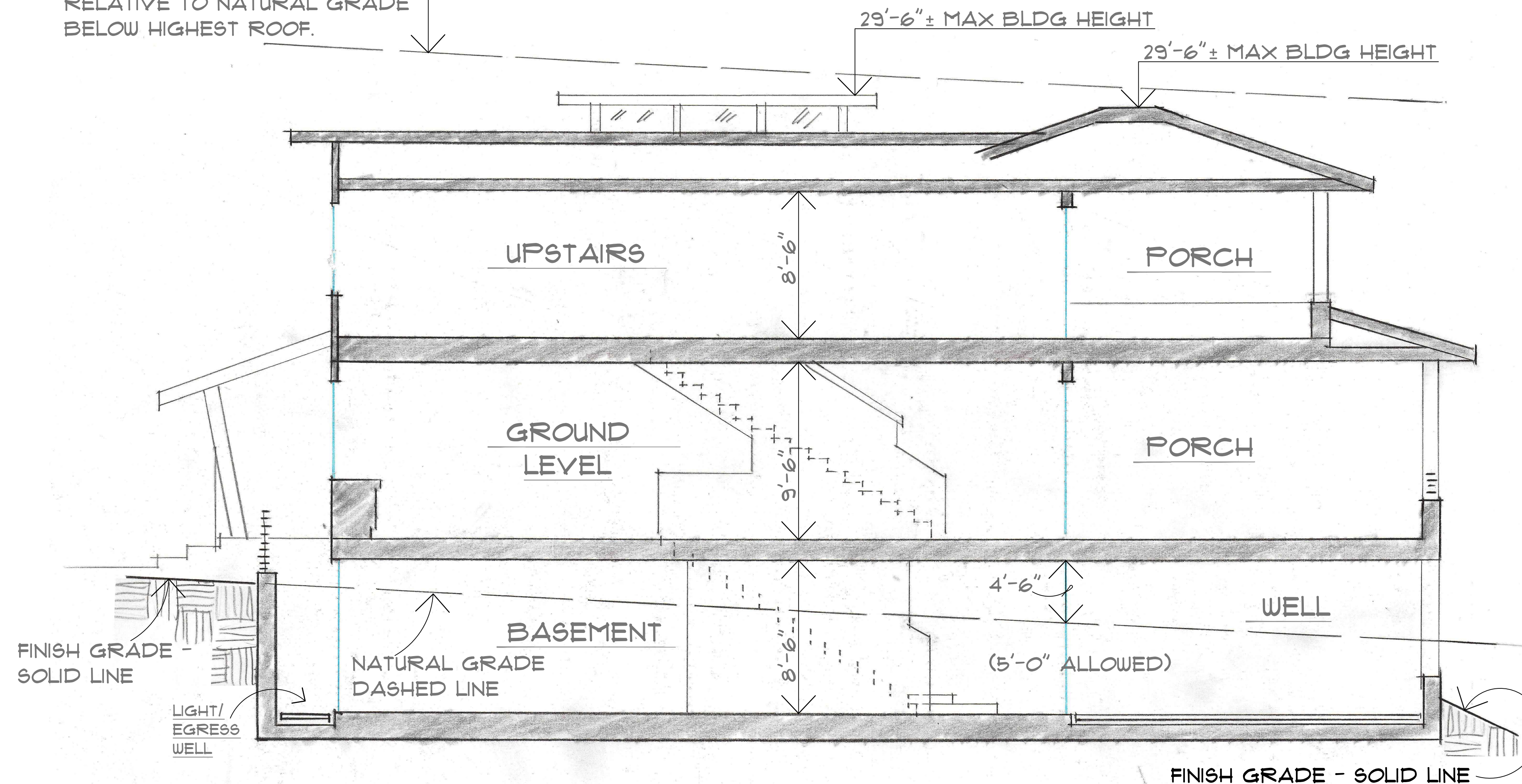


LOT 1 - NORTH ELEVATION

1/4" = 1'-0"

30'-0" MAX BLDG HEIGHT
RELATIVE TO NATURAL GRADE
BELOW HIGHEST ROOF.

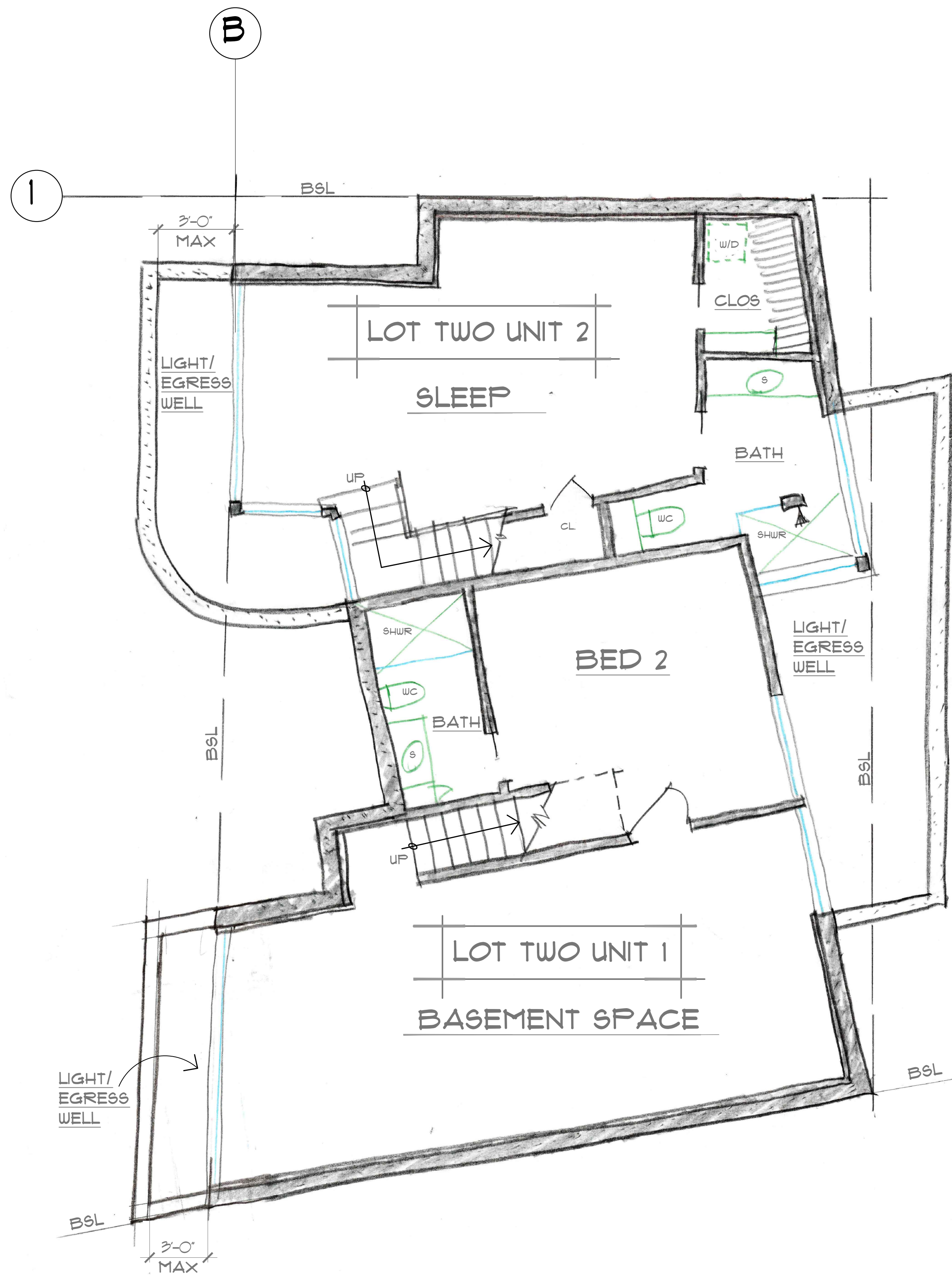
(E) FINISH GRADE



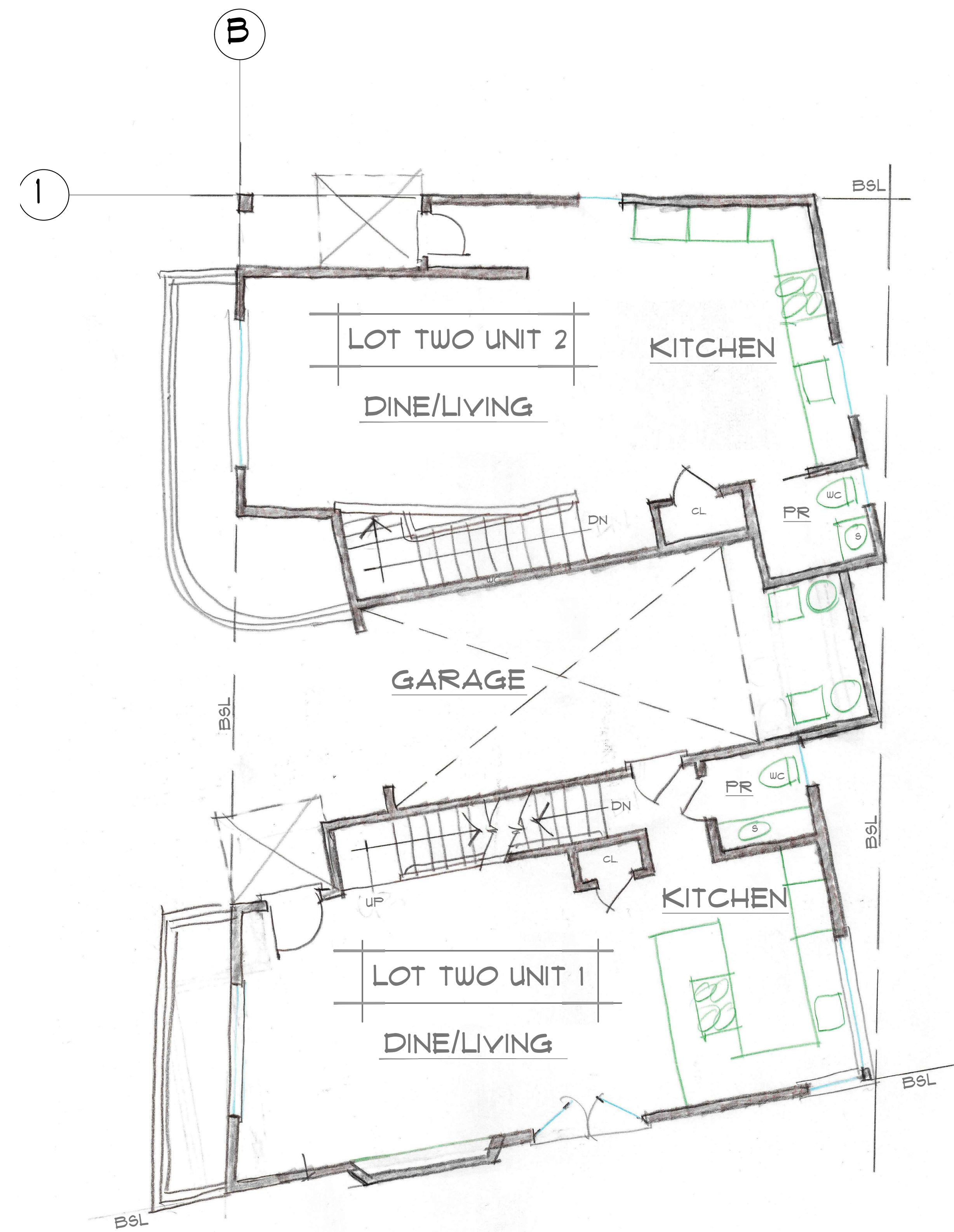
LOT 1 - BUILDING SECTION

1/4" = 1'-0"

FINISH GRADE - SOLID LINE



LOT 2 - BASEMENT FLR PLAN
 1/4" = 1'-0"



LOT 2 - GROUND LEVEL PLAN
 1/4" = 1'-0"

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LOMA ALTA HEIGHTS
LOT 2
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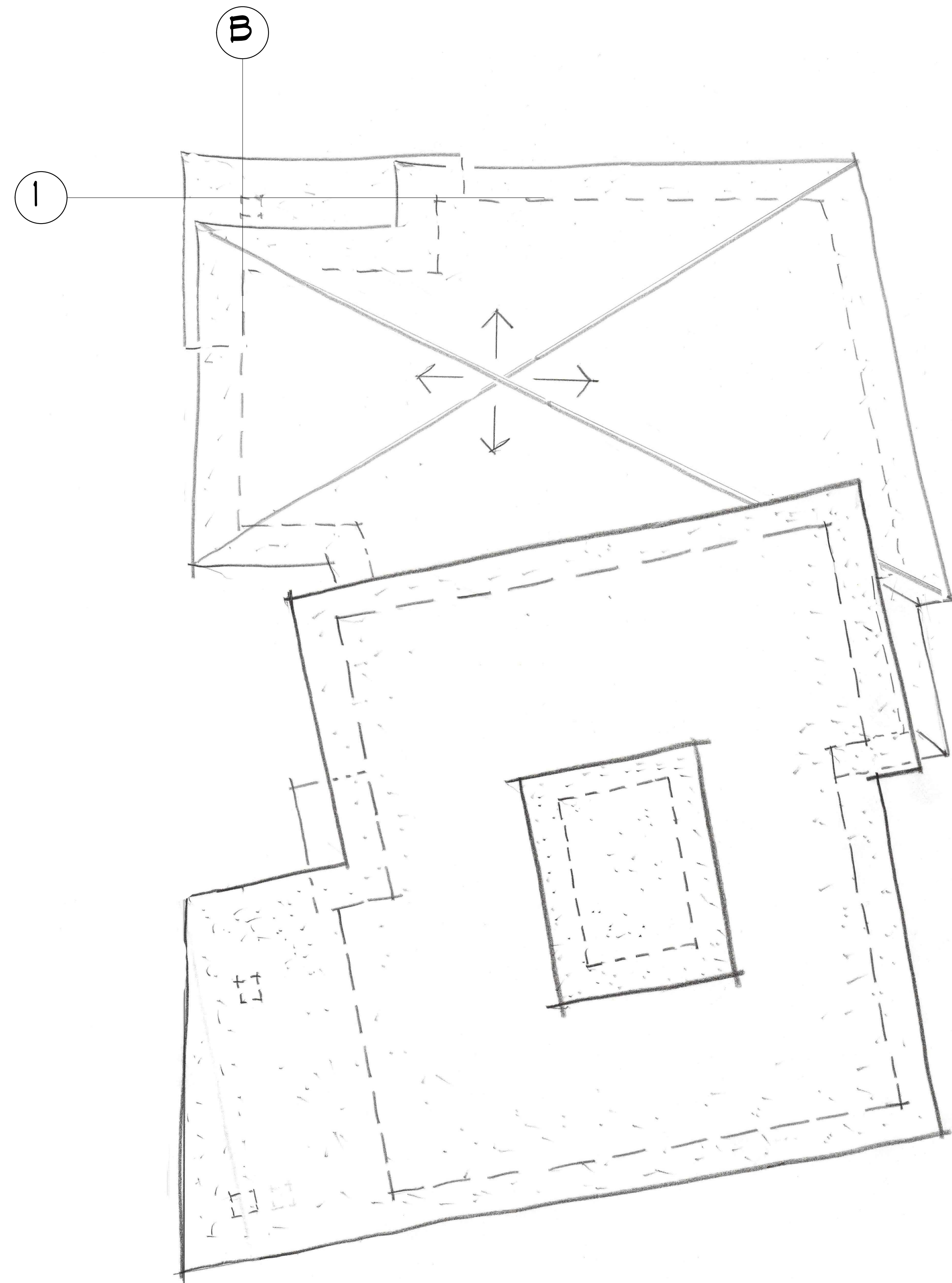
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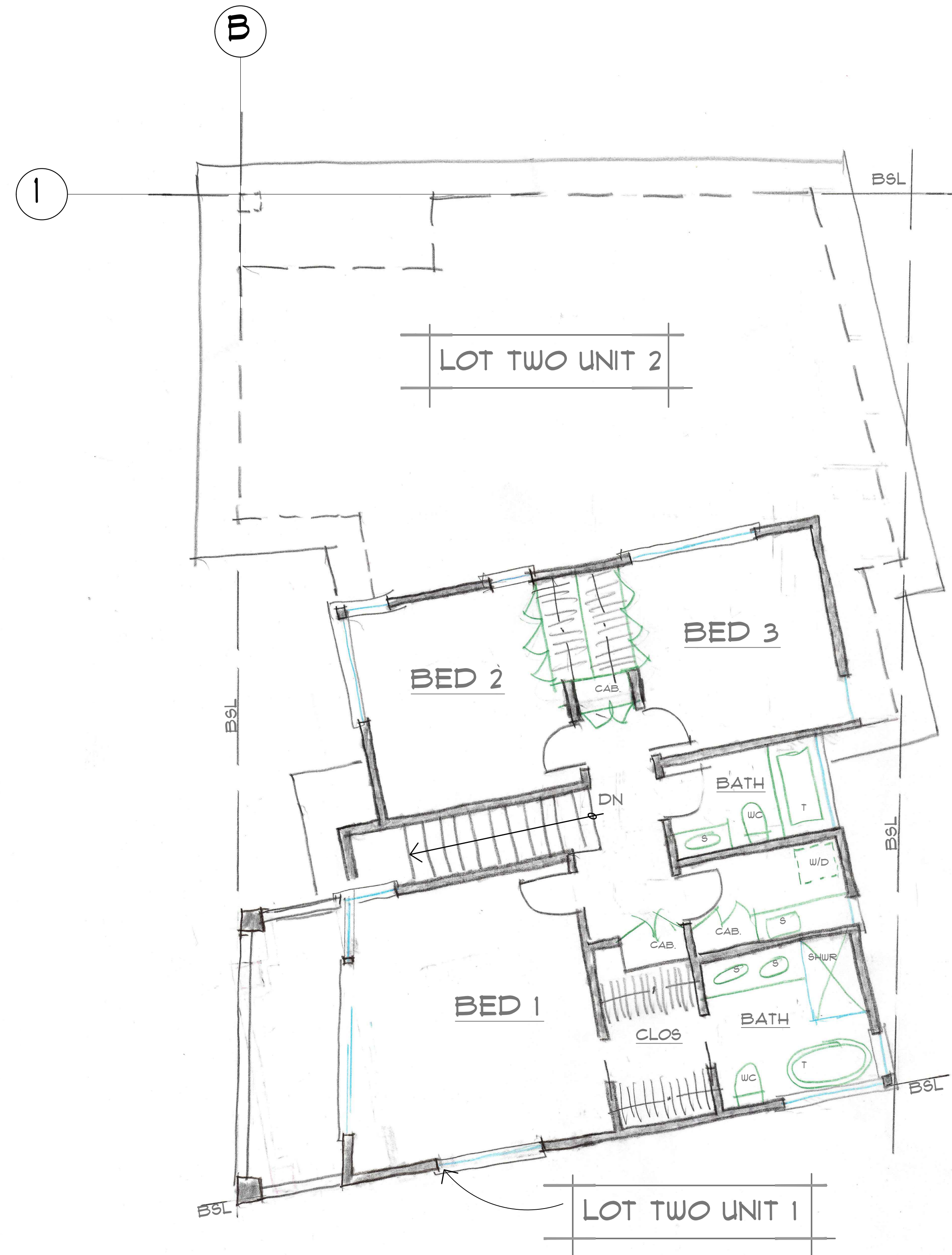
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A-8



LOT 2 - ROOF PLAN
1/4" = 1'-0"



LOT 2 - UPSTAIRS PLAN
1/4" = 1'-0"

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LOMA ALTA HEIGHTS
LOT 2
176 LOMA ALTA AV, LOS GATOS

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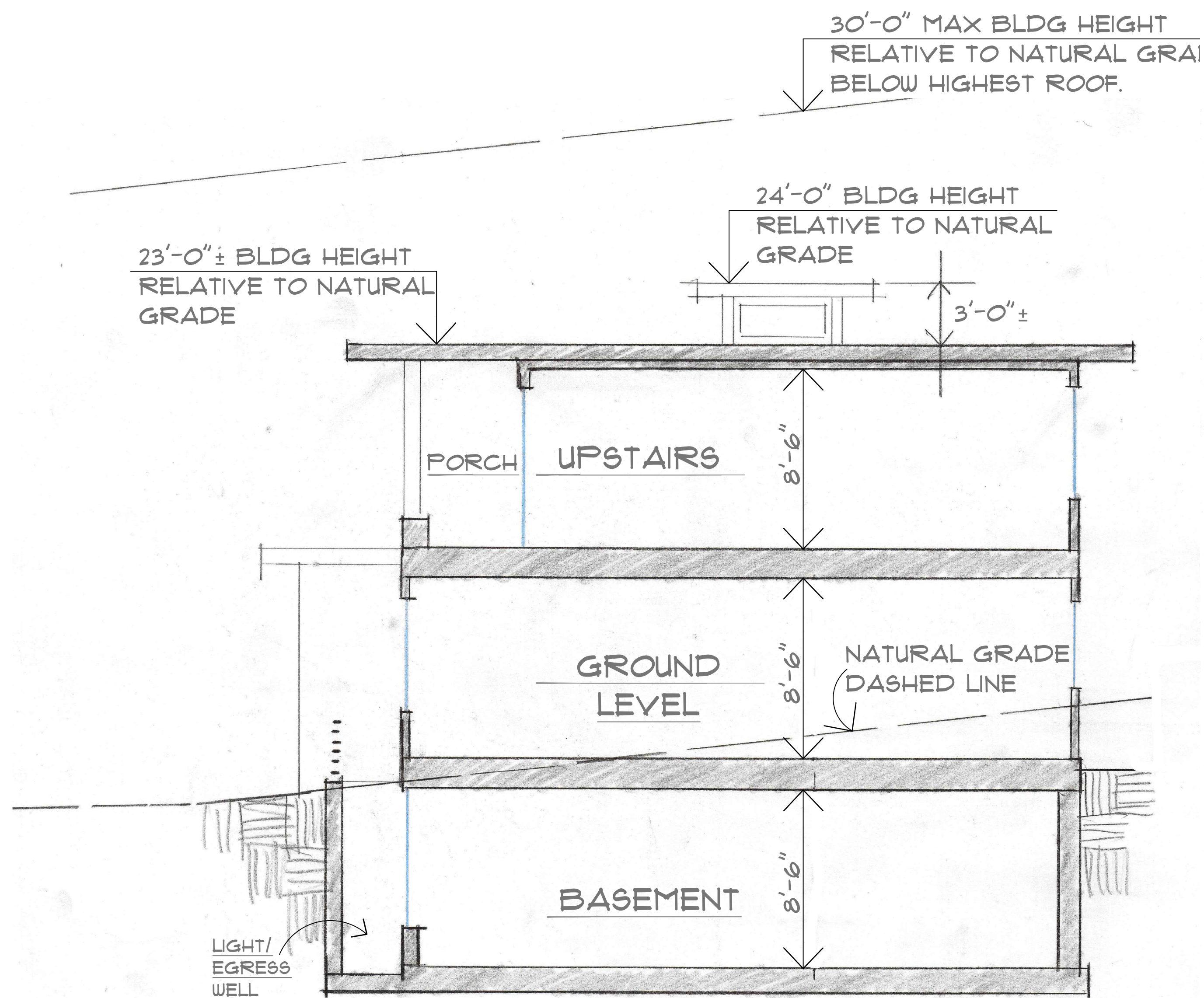
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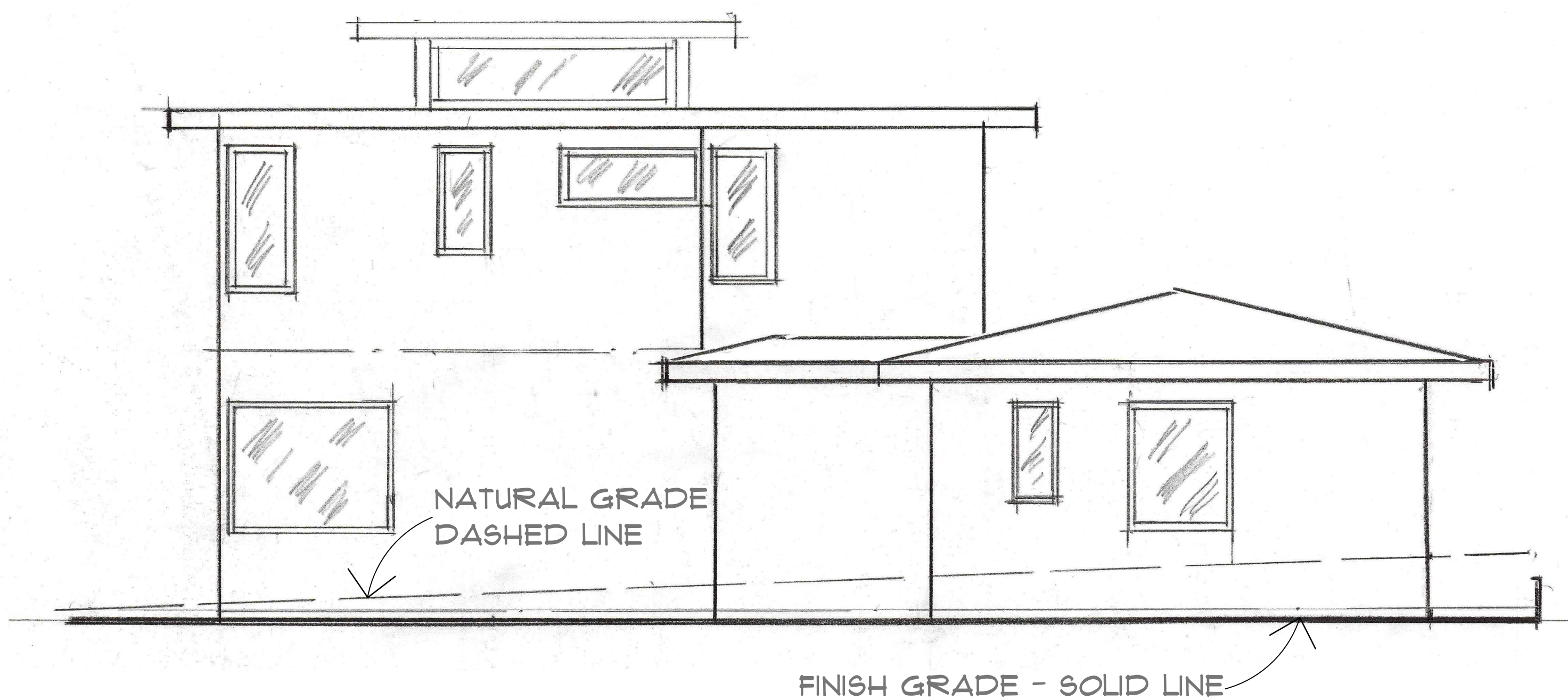
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A-9



LOT 2 - BUILDING SECTION

1/4" = 1'-0"



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LOMA ALTA HEIGHTS
LOT 2
176 LOMA ALTA AV, LOS GATOS

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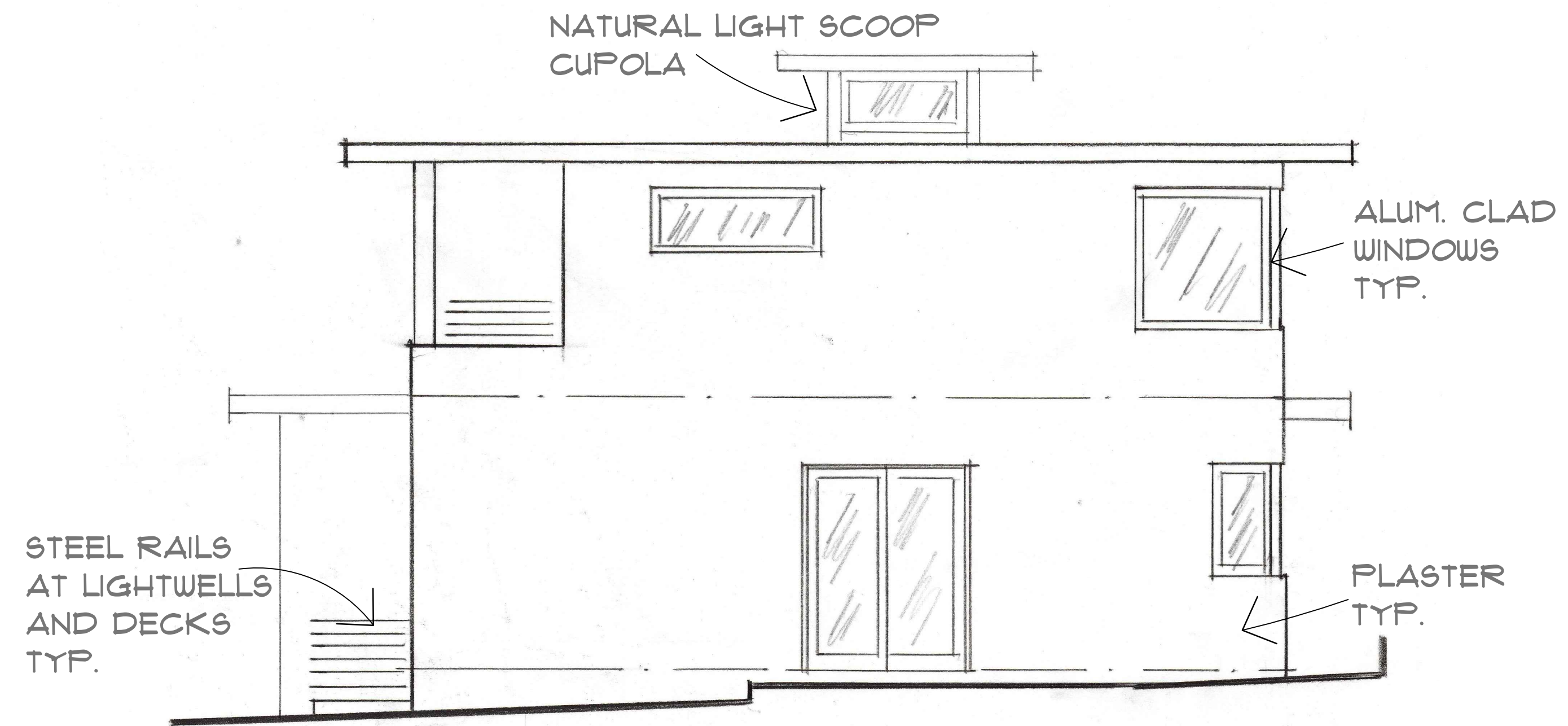
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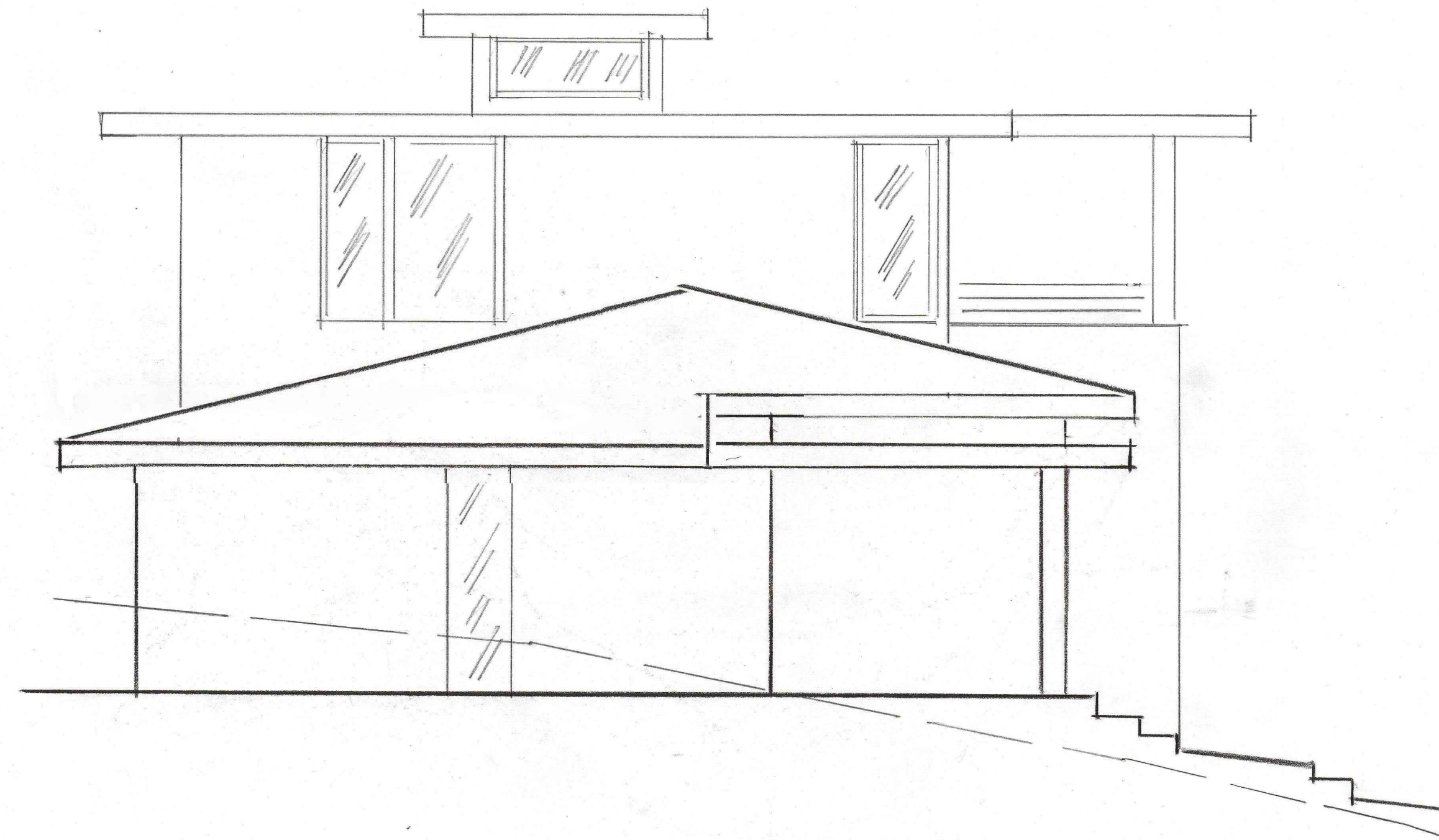
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A-10



LOT 2 - SOUTH ELEVATION

1/4" = 1'-0"



LOT 2 - NORTH ELEVATION

1/4" = 1'-0"

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LOMA ALTA HEIGHTS
LOT 2
176 LOMA ALTA AV, LOS GATOS

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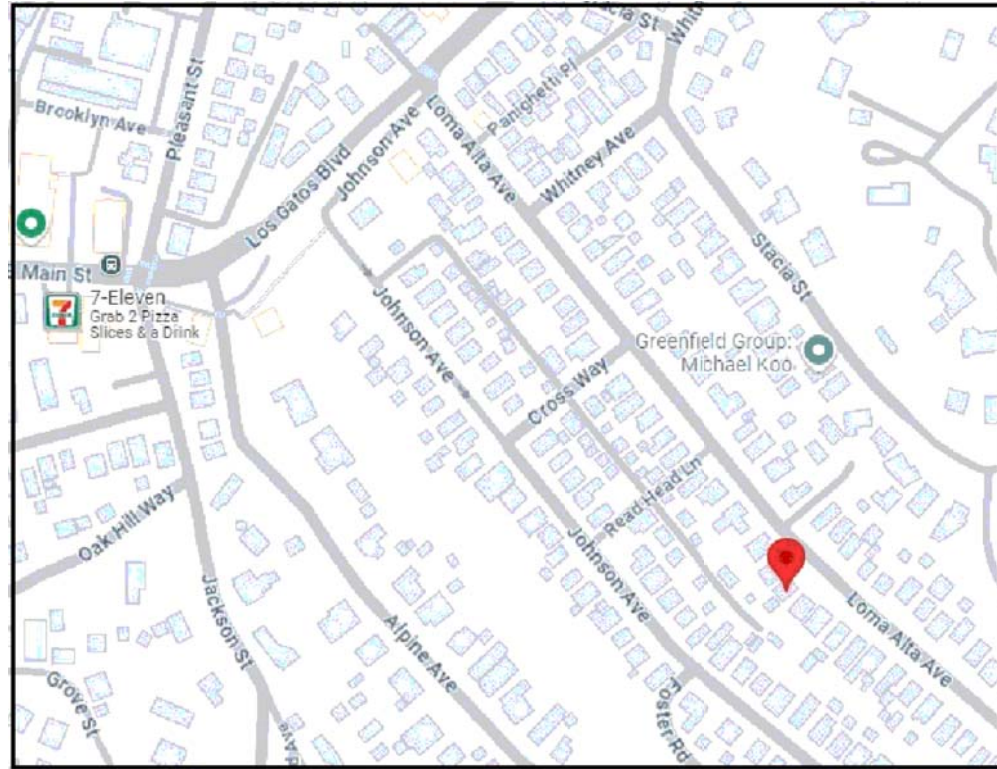
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VICINITY MAP



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
---	EX. CONTOUR MAJOR
---	EX. CONTOUR MINOR
---	EX. BLOCK RETAINING WALL
---	EX. ROCK RETAINING WALL
---	EX. DRIVEWAY
---	EX. BUILDING
---	EX. AC BERM
---	EX. TOP OF BANK
---	EX. TOE OF BANK
---	EX. CREEK FLOWLINE
---	EX. WIRE FENCE
---	EX. CHAIN LINK FENCE
---	EX. WOOD FENCE
---	EX. SANITARY SEWER LINE
---	EX. PERFORATED SEPTIC LINE
---	EX. ELECTRIC LINE
---	EX. GAS LINE
---	EX. JOINT TRENCH
---	EX. STORM DRAIN LINE
---	EX. WATER LINE
---	EX. OVERHEAD WIRE

THORNBERRY FAMILY LOT SPLIT SB9 - URBAN LOT SPLIT NOTES

TRACT NAME:	2 - LOT SUBDIVISION (SB9)
OWNER:	BLAKE & YUE TANG THORNBERRY 176 LOMA ALTA AVE LOS GATOS, CA 95030
CIVIL ENGINEER:	TERENCE J. SZEWCZYK TS/CIVIL ENGINEERING, INC. 1776 TECHNOLOGY DRIVE SAN JOSE, CA, 95110 (408) 452-9300 EXT 220
APN:	532-28-031
GROSS SITE AREA:	7432 SF 0.171 AC
AVERAGE SLOPE:	6.4%
WATER SUPPLY:	SAN JOSE WATER CO.
SEWAGE DISPOSAL:	WEST VALLEY SANITATION DISTRICT
GAS & ELECTRIC:	PG&E
PUBLIC AREAS:	NONE
TELEPHONE:	FRONTIER COMMUNICATIONS
CABLE TV:	MULTIPLE CARRIERS
STORM DRAINAGE:	TOWN OF LOS GATOS
ZONING:	R1-8
FIRE HAZARD:	VERY HIGH, LOCAL RESPONSE AREA
FIRE DISTRICT:	SANTA CLARA COUNTY FIRE
GEOLOGIC HAZARD:	FAULT RUPTURE HAZARD ZONE
FLOOD ZONE:	"X"
LEGAL DESCRIPTION:	PORTION OF LOT-17 MAP OF JOHNSON'S ADDITION TO LOS GATOS BOOK C OF MAPS PAGE 5 RECORDED SEPT. 22, 1887

LOT STATISTICS			
	EXISTING SITE	PARCEL 1	PARCEL 2
a) LOT AREA (SF)	7432	4405 (59%)	3027 (41%)
b) GROSS FLOOR AREA (SF) EXIST. BLDGS	1337	1196	141
c) LOT COVERAGE (%)	18%	27%	5%
d) LOT WIDTH (FT)	50.5	46	59
e) LOT DEPTH (FT)	146.5	94.5	52
f) LOT FRONTAGE (FT)	102	38	64

SETBACK NOTE: A QUALIFIED SB9 BUILDING UNIT IS
ALLOWED 4' SIDE & REAR SETBACKS

PREPARED UNDER THE SUPERVISION OF:

TERENCE J. SZEWCZYK
RCE 35527 EXP. 9-30-25

6			
5			
4			
3			
2			
1			
BY	REVISIONS	DATE	



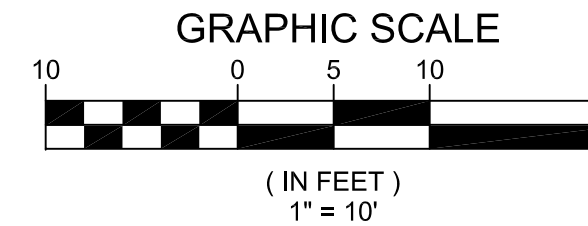
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1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110

PH: 408.452.9300

FAX: 408.837.7550

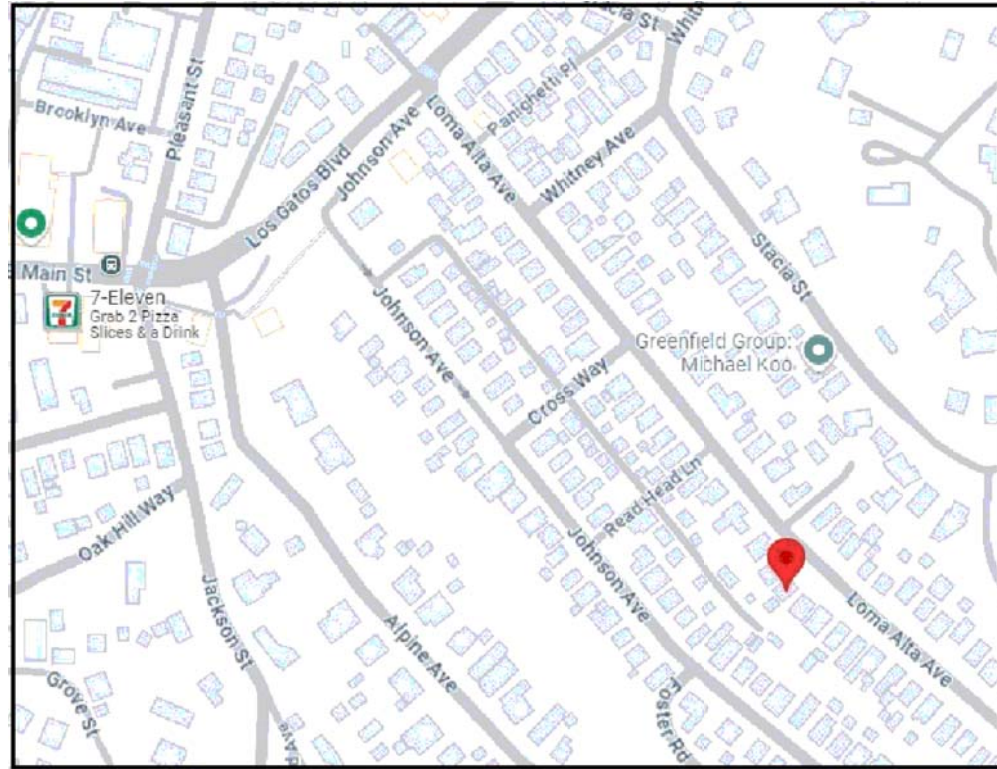
SB9 - URBAN LOT SPLIT
LANDS OF THORNBERRY
176 LOMA ALTA
TOWN OF LOS GATOS
SANTA CLARA COUNTY, CA

DATE:	9-17-25	SHEET NO.
SCALE:	1"=10'	C-1
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SURVEYED BY:	XXX	
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CHECK BY:	TJS	25-213



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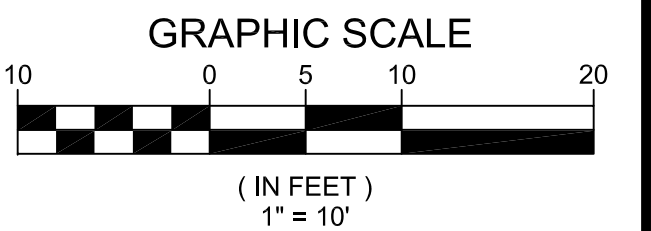
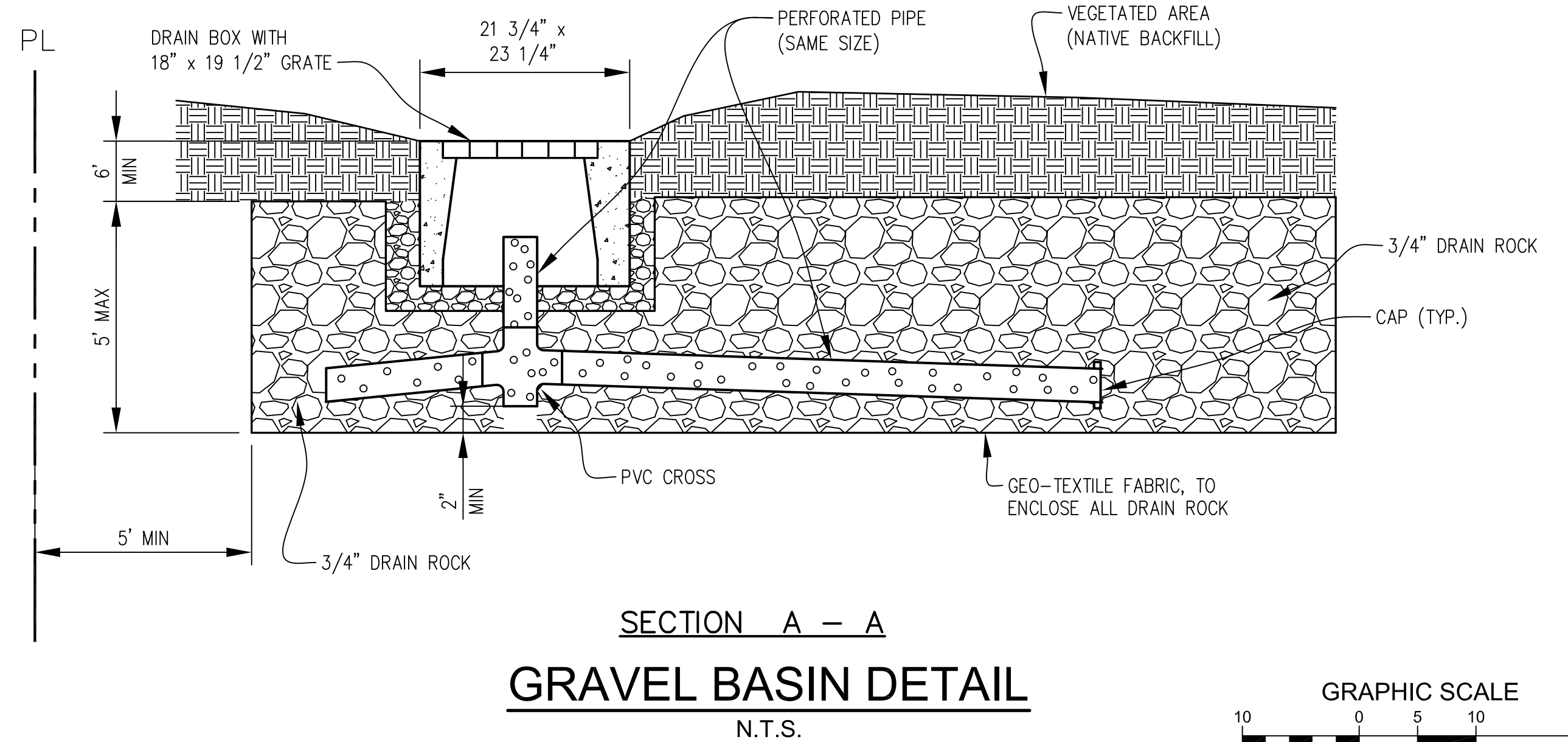
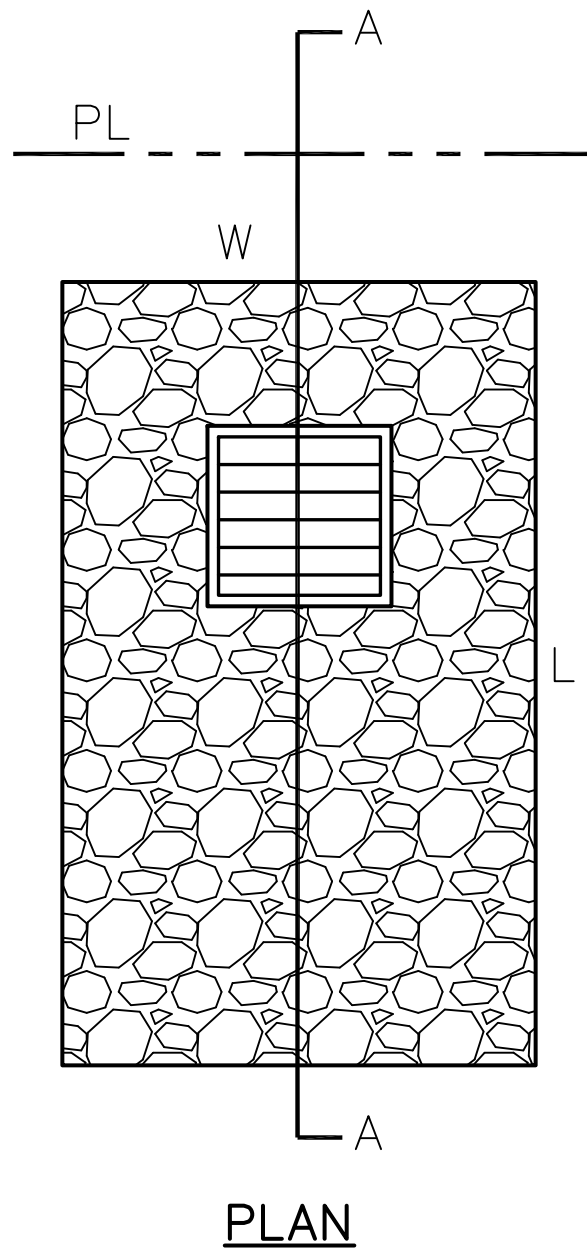


LEGEND

	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
	EX. CONTOUR MAJOR
	EX. CONTOUR MINOR
	EX. BLOCK RETAINING WALL
	EX. ROCK RETAINING WALL
	EX. DRIVEWAY
	EX. BUILDING
	EX. AC BERM
	EX. TOP OF BANK
	EX. TOE OF BANK
	EX. CREEK FLOWLINE
	EX. WIRE FENCE
	EX. CHAIN LINK FENCE
	EX. WOOD FENCE
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	EX. PERFORATED SEPTIC LINE
	EX. ELECTRIC LINE
	EX. GAS LINE
	EX. JOINT TRENCH
	EX. STORM DRAIN LINE
	EX. WATER LINE
	EX. OVERHEAD WIRE

LOT 1 - GRADING				
	CUT (CY)	DEPTH	FILL (CY)	DEPTH
BUILDING	*	*	*	*
LIGHT WELLS	8.5	7'	-	-
MIN. DVWY	*	*	*	*
BASEMENT	*	*	*	*
YARDS	22	1'	-	-
* EXEMPT	TOTAL 30.5 CY			

LOT 2 - GRADING				
	CUT (CY)	DEPTH	FILL (CY)	DEPTH
BUILDING	*	*	*	*
LIGHT WELLS	40	7	-	-
MIN. DVWY	*	*	*	*
BASEMENT	*	*	*	*
YARDS	-	-	4	0.5
	40		4	
	TOTAL 44 CY			



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TERENCE J. SZEWCZYK
RCE 35527 EXP. 9-30-25
9-17-25
DATE

6			
5			
4			
3			
2			
1			
BY	REVISIONS	DATE	



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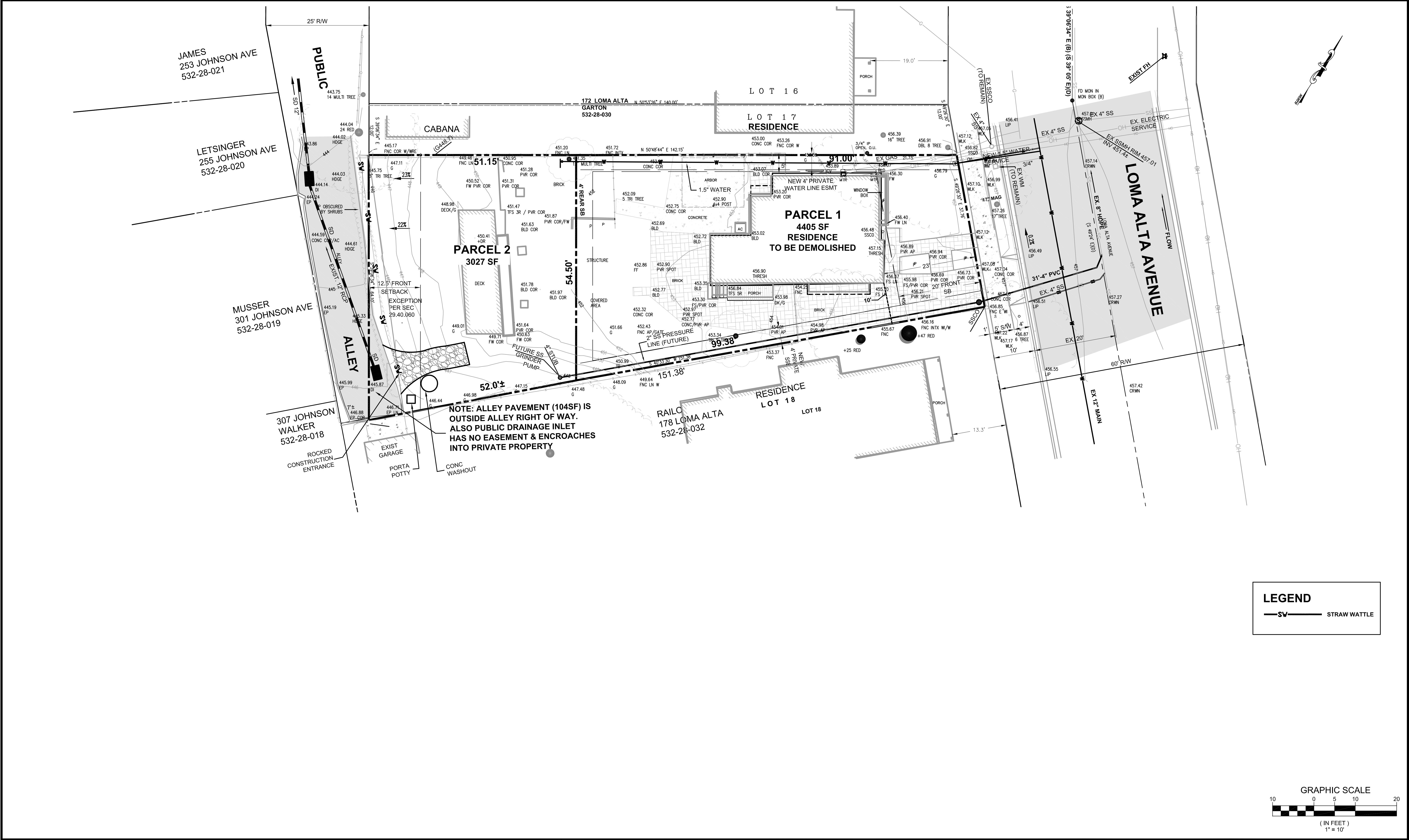
FAX: 408.837.7550

GRADING, DRAINAGE &
UTILITY PLAN
176 LOMA ALTA
TOWN OF LOS GATOS
SANTA CLARA COUNTY, CA

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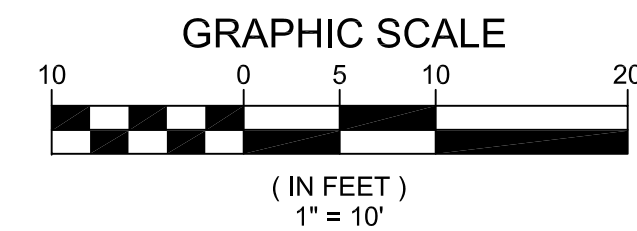
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LEGEND

— SW — STRAW WATTLE



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Terence J. SzeWCzyk

TERENCE J. SZEWCZYK
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9-17-25
DATE

6			
5			
4			
3			
2			
1			
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**CONSTRUCTION LOGISTICS &
EROSION CONTROL PLAN**
176 LOMA ALTA
TOWN OF LOS GATOS
SANTA CLARA COUNTY, CA

DATE:	9-17-25	SHEET NO.
SCALE:	1"=10'	C-3
DRAWN BY:	DKH	OF 1 SHEETS
SURVEYED BY:	XXX	
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CHECK BY:	TJS	25-213