

Print date: 10.1.20
11.9.20
2/11/20
7/20/20
6/5/20
4/15/20
2/26/20
1/7/20

JAY PLETT ARCHITECT

408.354.4551
jay@plett-arc.com
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Los Gatos, CA 95030

THE DE MATTEI RES
101 BROADWAY
LOS GATOS CA

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Revisions:

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DRC

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PLAN CK
PRICING SET
CONST. SET

Scale:
Date:

Sheet

A-1

N 61° 21' 20" W
50.00'
20'-0" FT SB

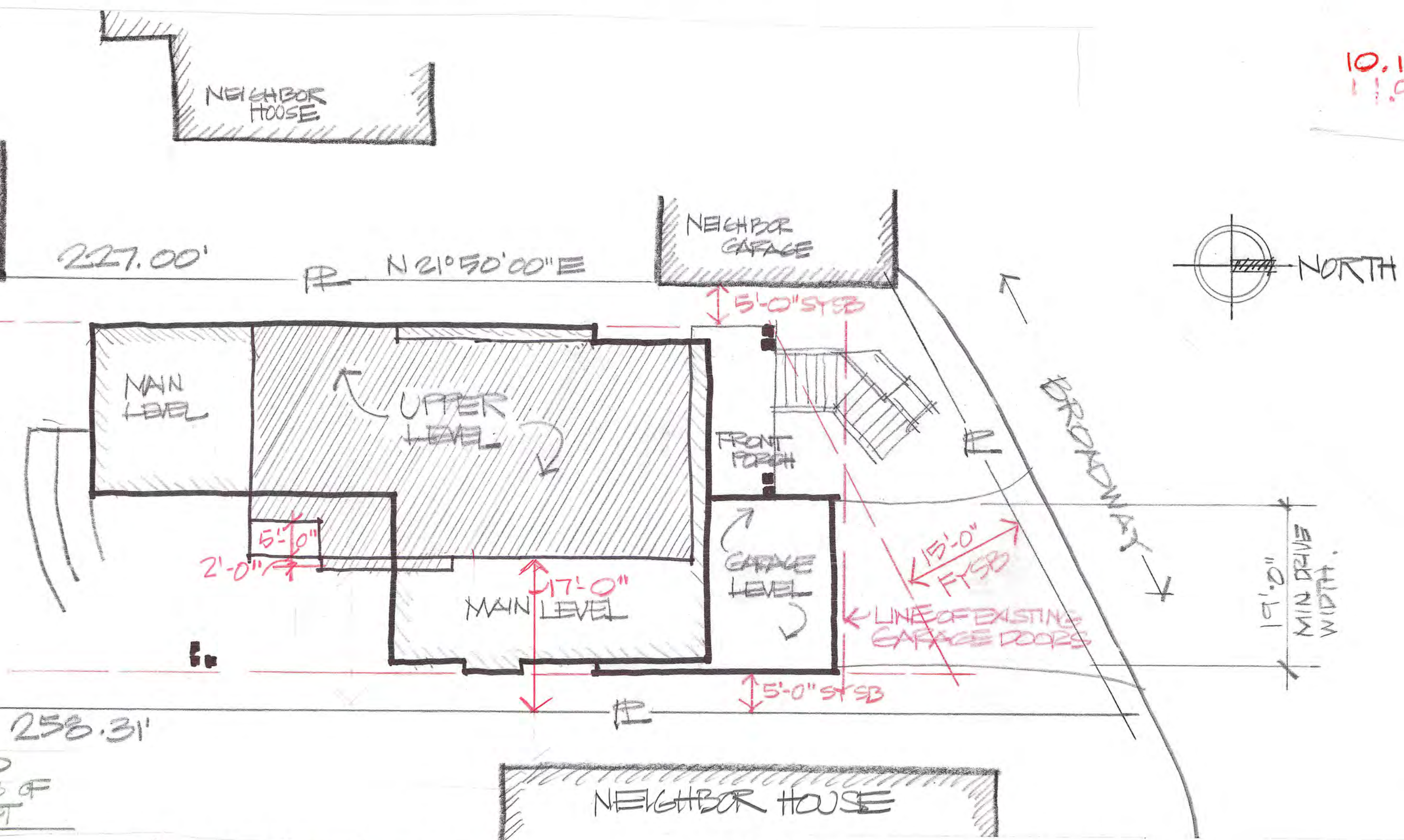
INDEX to DRAWINGS

- A-1 SITE PLAN / AREAS / DESCRIPTION
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LRDA
NO TREES EXIST WITHIN 30'-0" OF PROJECT.

SEE CIVIL DRAWINGS FOR ALL PERTINENT GRADING, DRAINAGE AND UTILITIES.

FIRE SPRINKLERS REQ'D PER 2022 FIRE CONDITIONS OF APPROVAL FOR THIS PROJECT



SITE PLAN 1"=10'-0"

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	
ALLOWABLE 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.

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



PHOTO OF EXISTING STRUCTURE

10.1.20
11.9.20

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7/2/20
6/9/20
4/16/20

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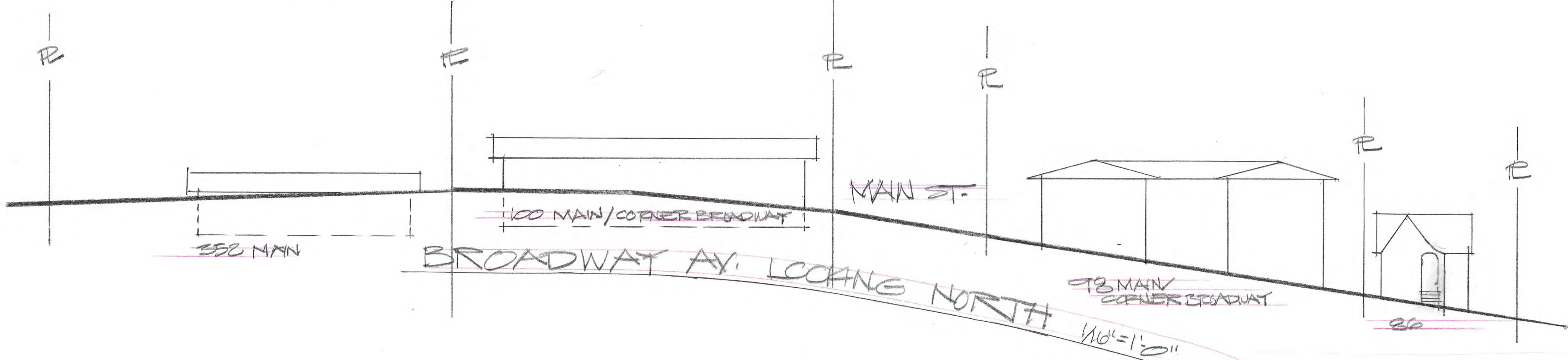
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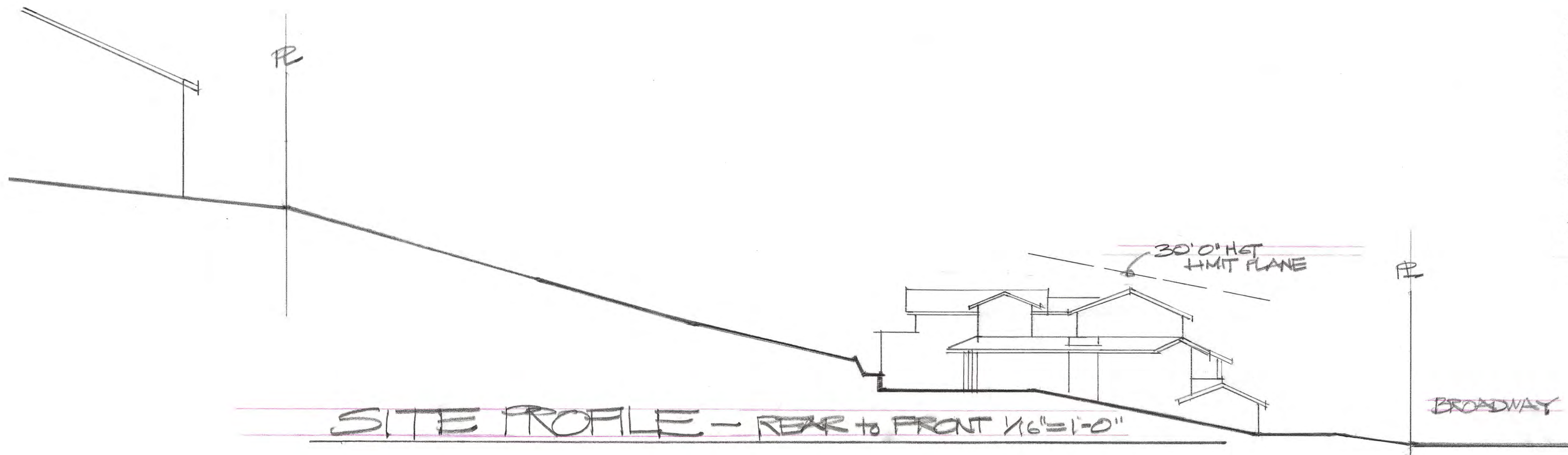
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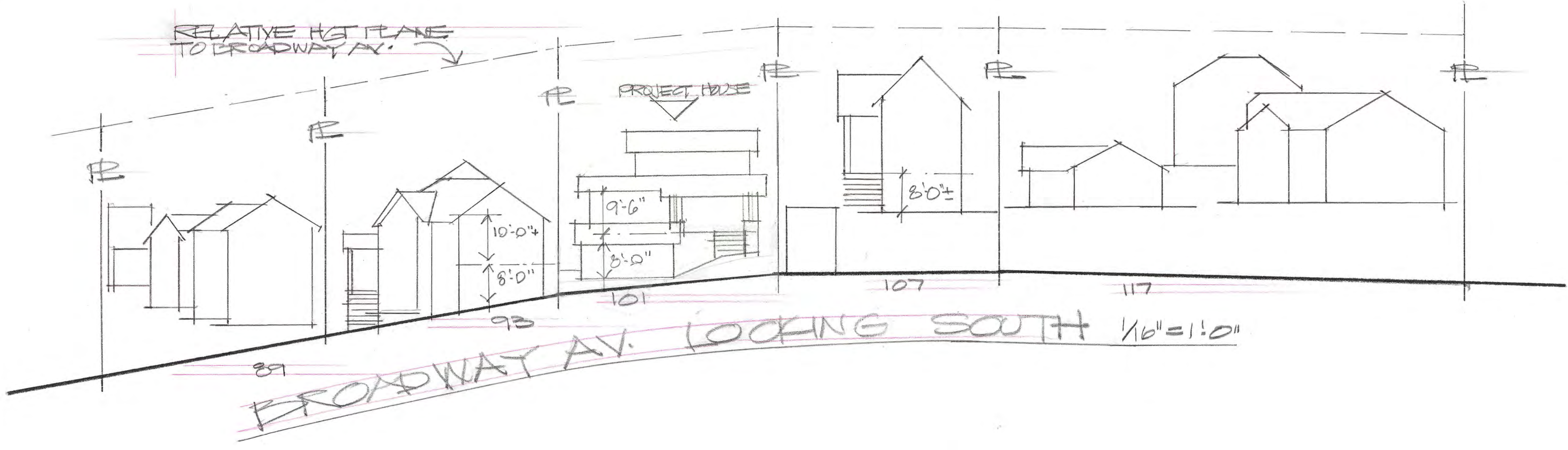


FLOOR AREA / FAR COMPARISONS

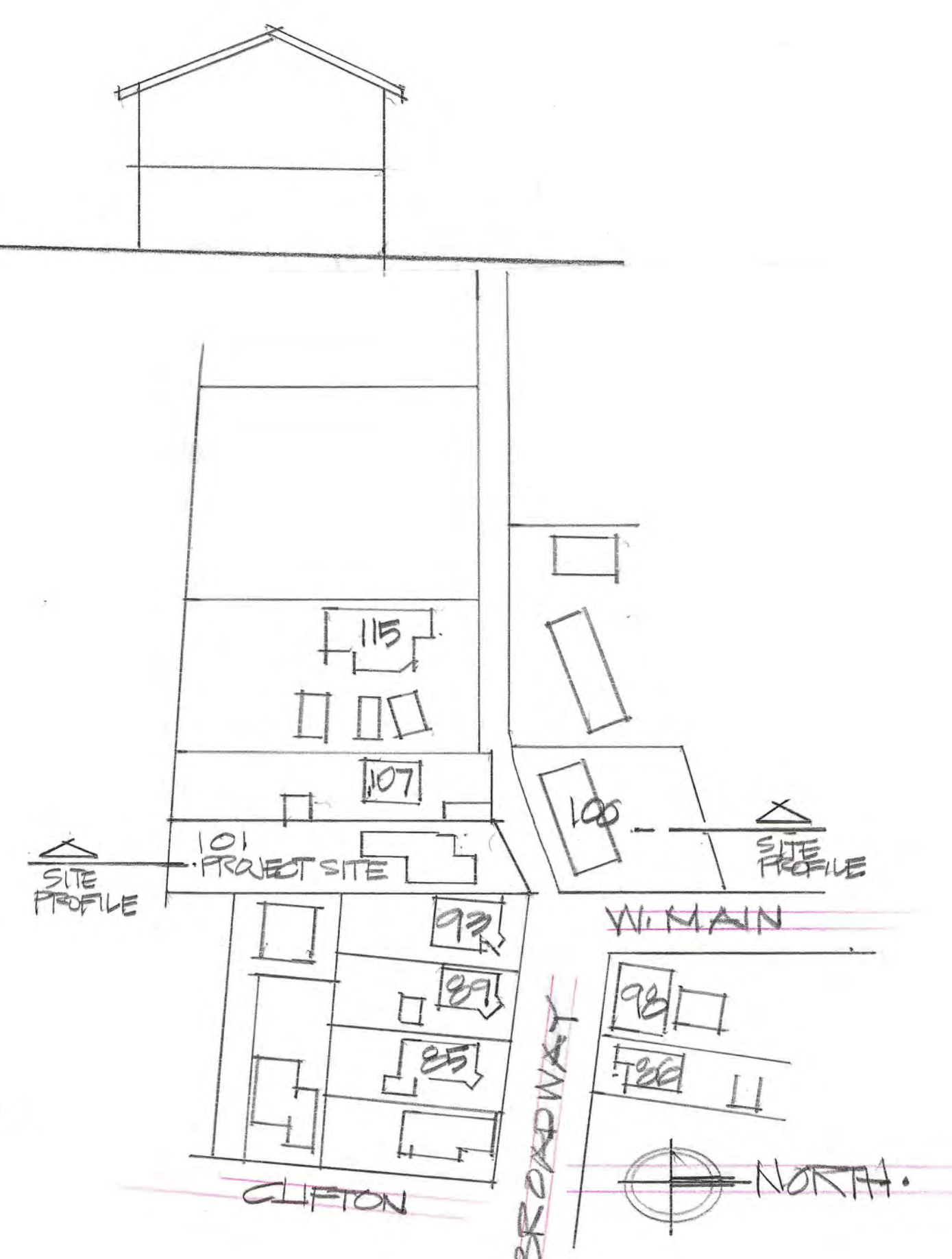
ADDRESS	LOT SIZE	FLOOR AREA	GARAGE	COMPARATIVE FAR
89 BROADWAY	6,419	1,270	200	0.198
93 BROADWAY	5,662	1,817	322	0.321
107 BROADWAY	11,300	1,496	360	0.132
115 BROADWAY	21,502	2,614	192	0.122
100 BROADWAY	13,080	3,608	0	0.276
98 BROADWAY	5,701	2,336	0	0.410
352 W. MAIN	24,990	5,502	0	0.220
86 BROADWAY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



SITE PROFILE - REAR TO FRONT 1/16" = 1'-0"



BROADWAY AV. LOOKING SOUTH 1/16" = 1'-0"



NEIGHBORHOOD PLAN NO SCALE

10.6.20
11.9.20

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6/19/20
4/6/20
2/24/20
1/7/20
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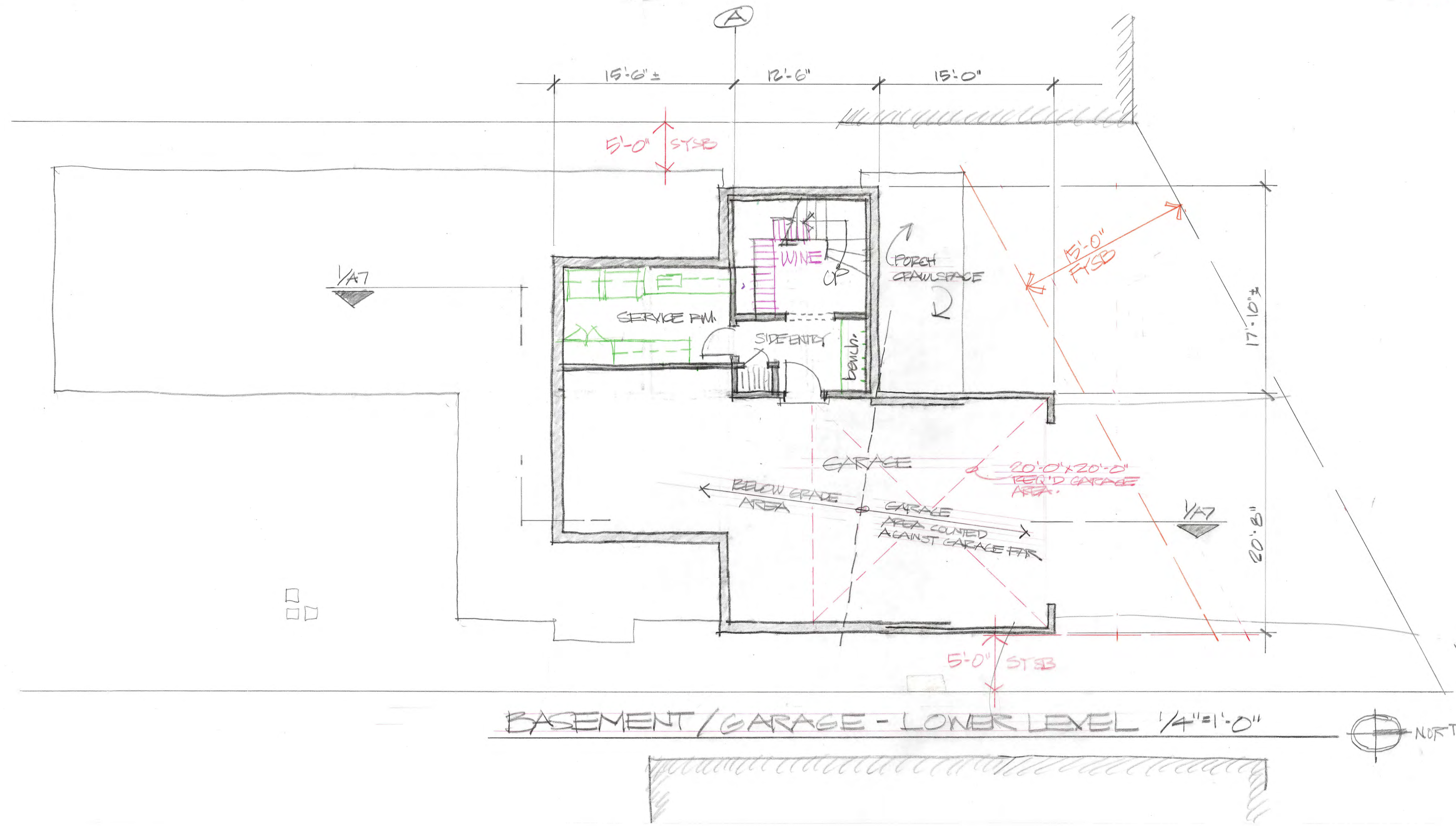
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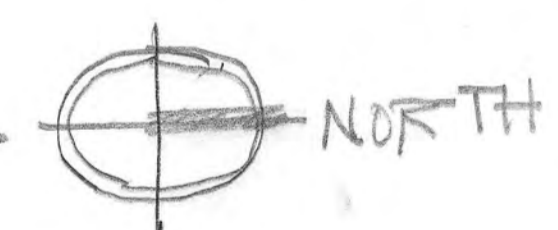
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A-2



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

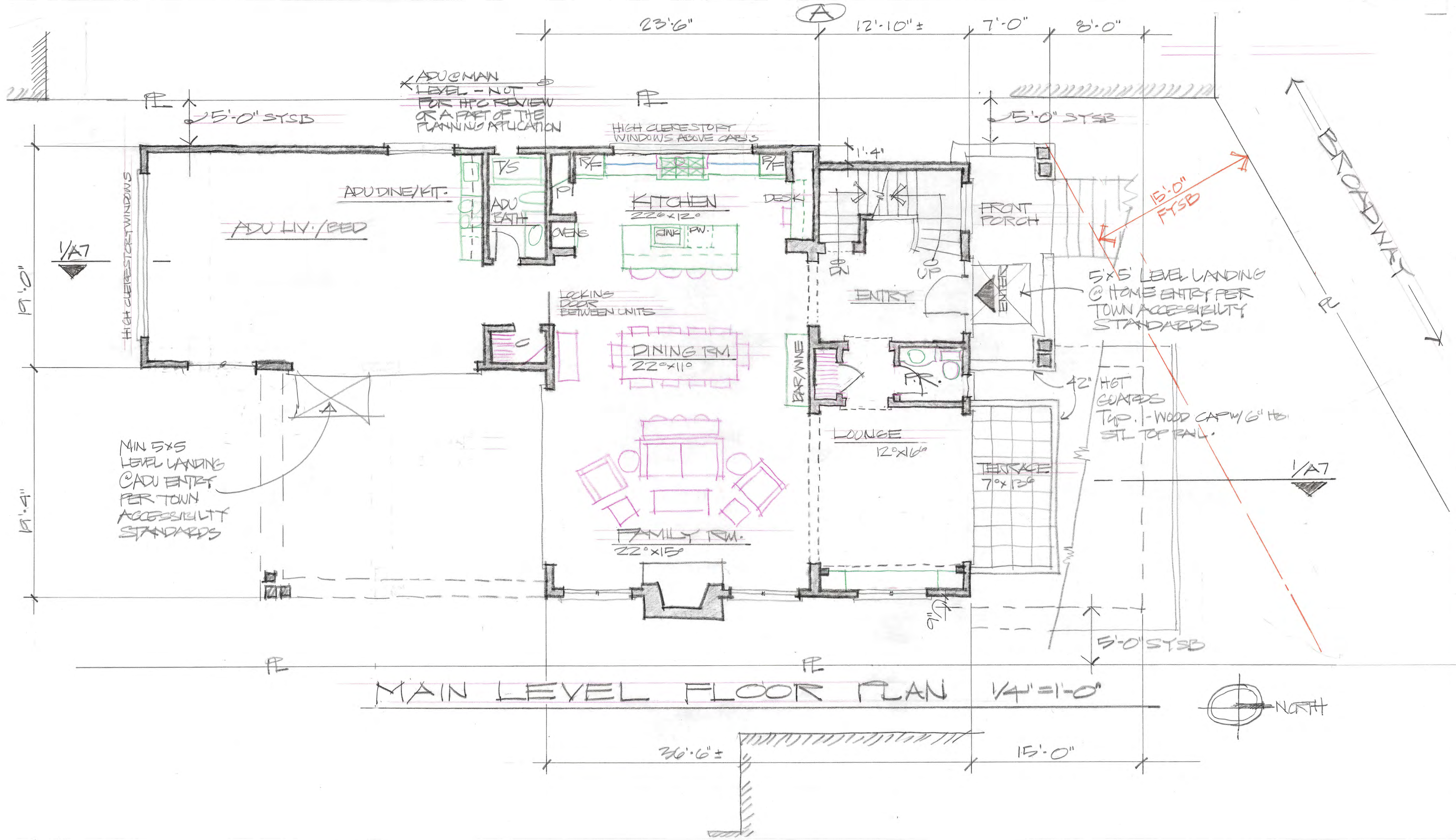


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MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"

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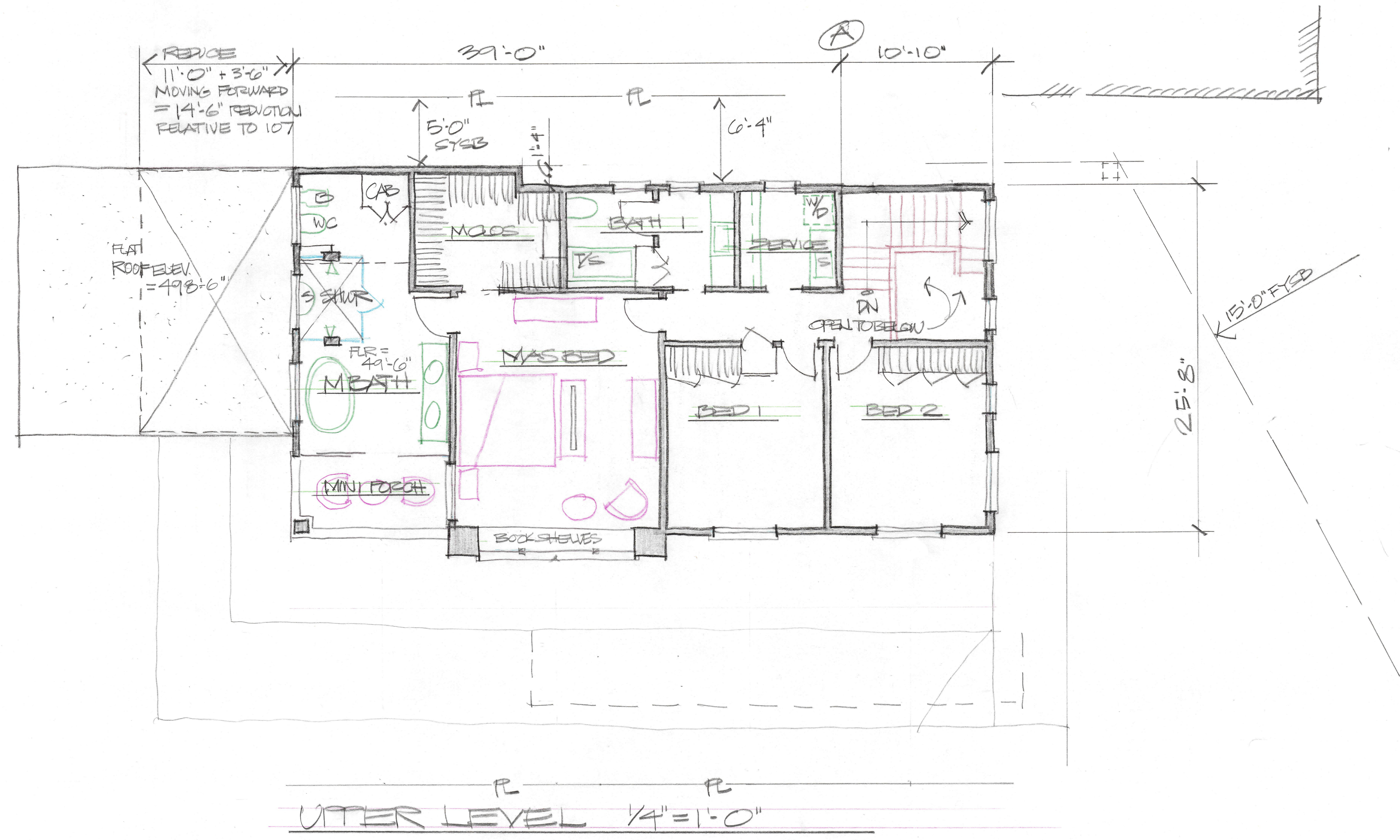
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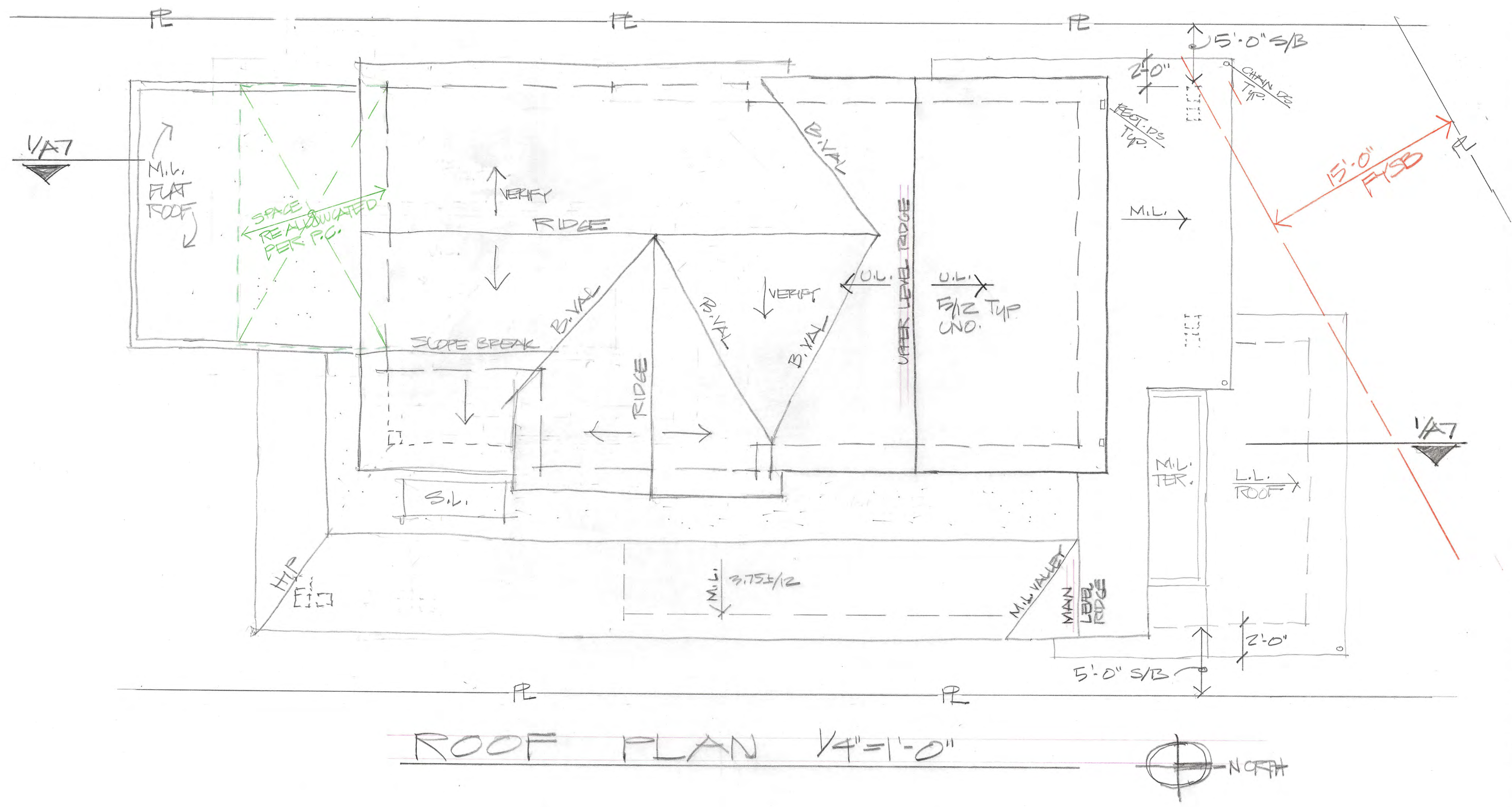
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A-5



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



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1/1/20

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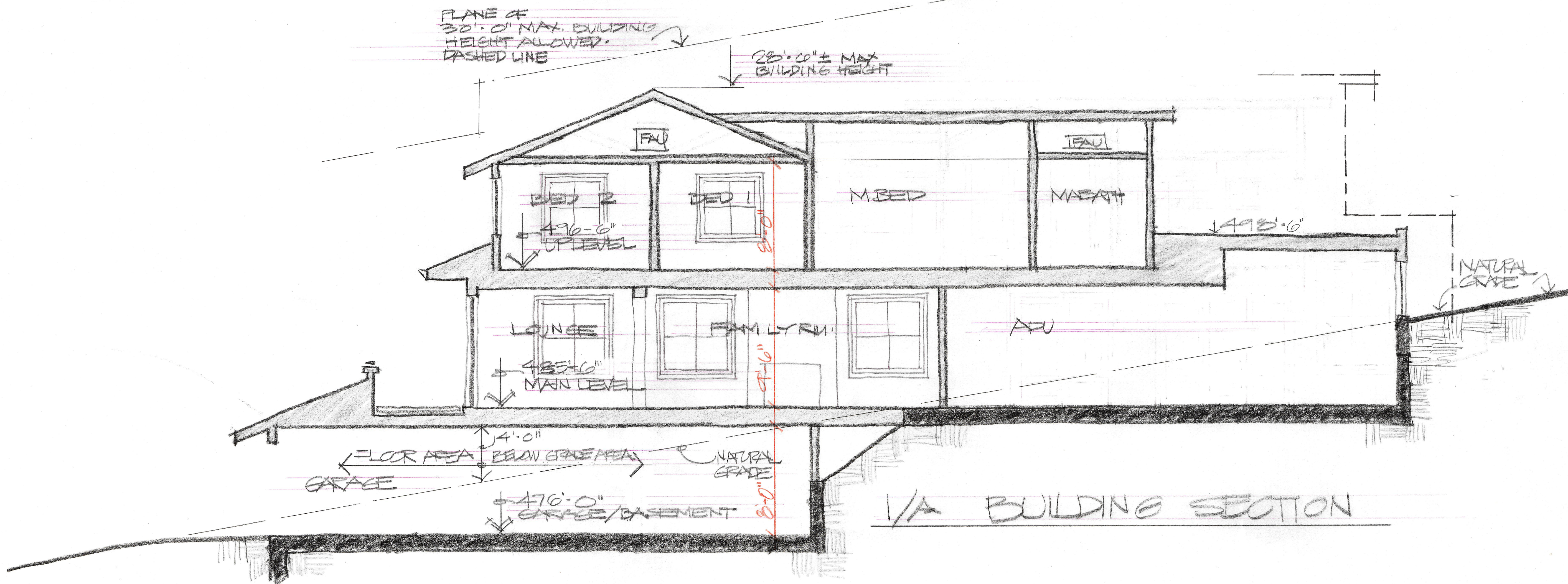
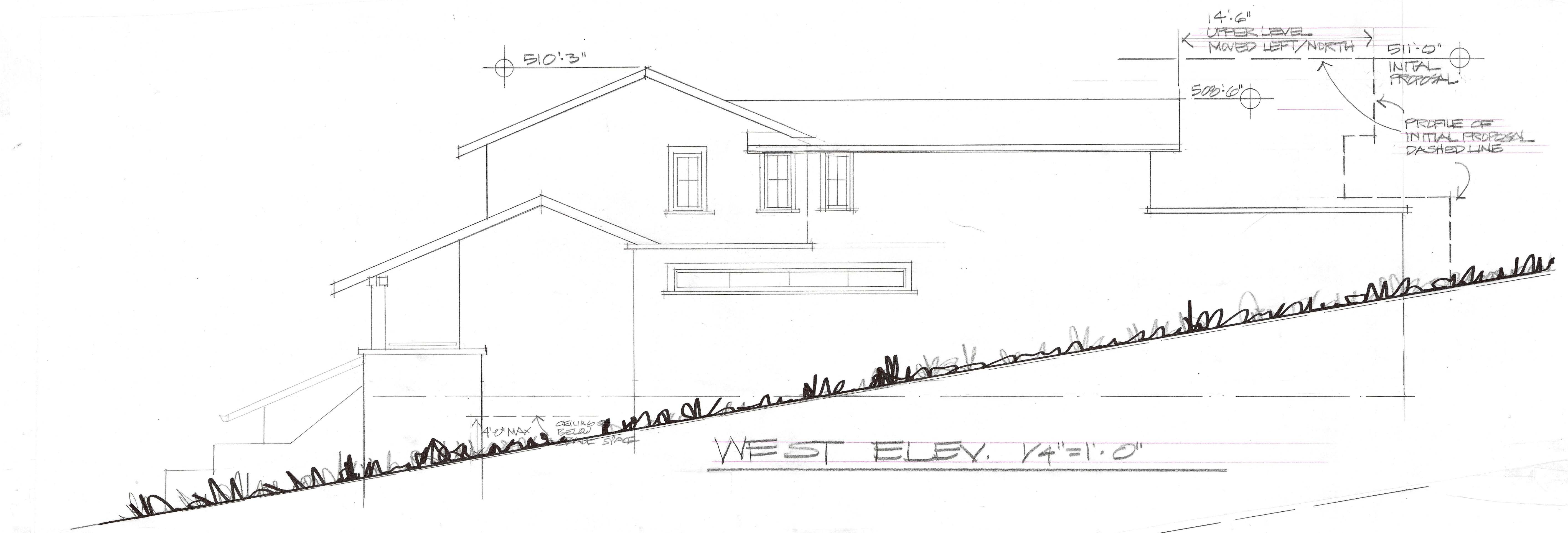
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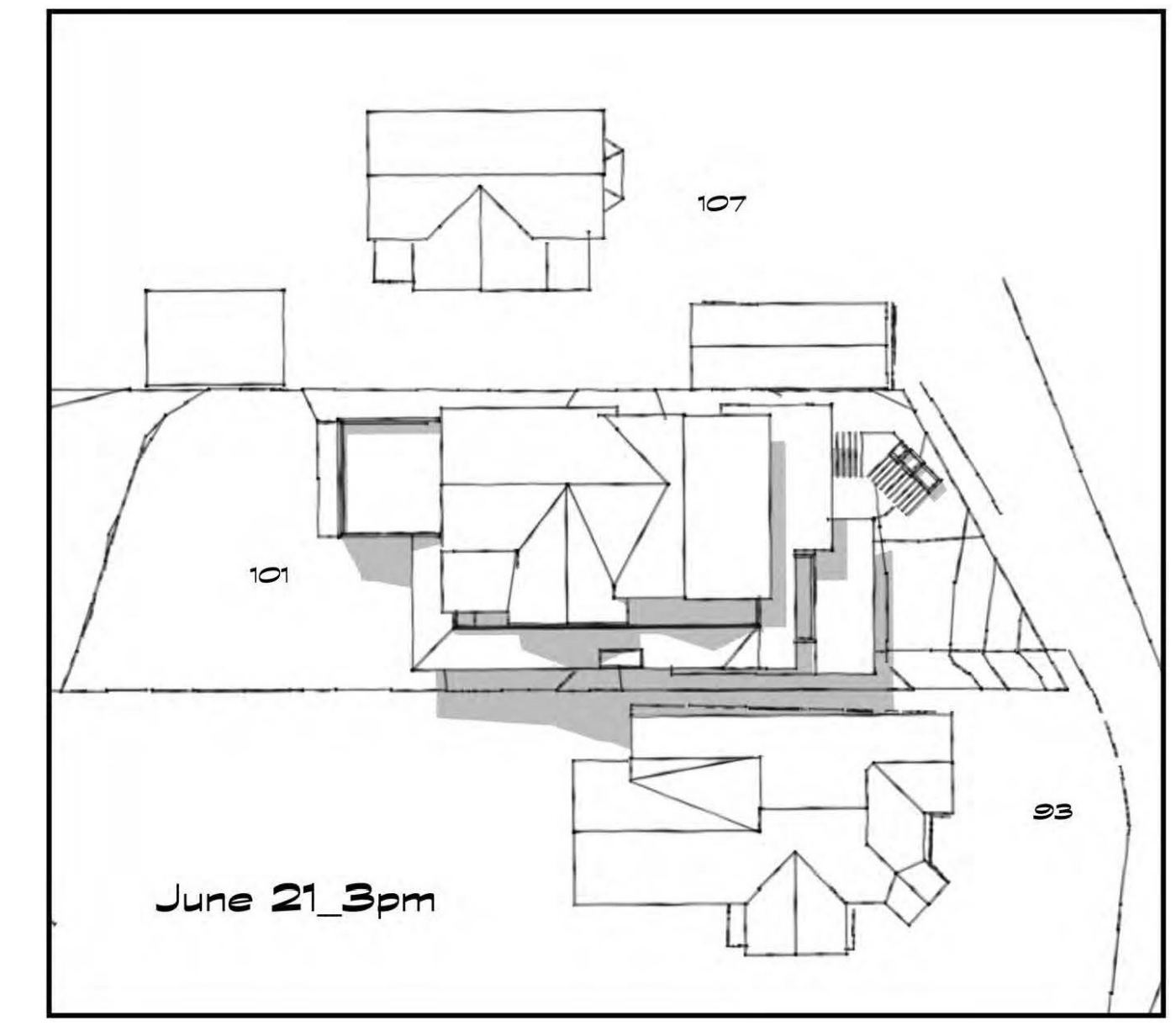
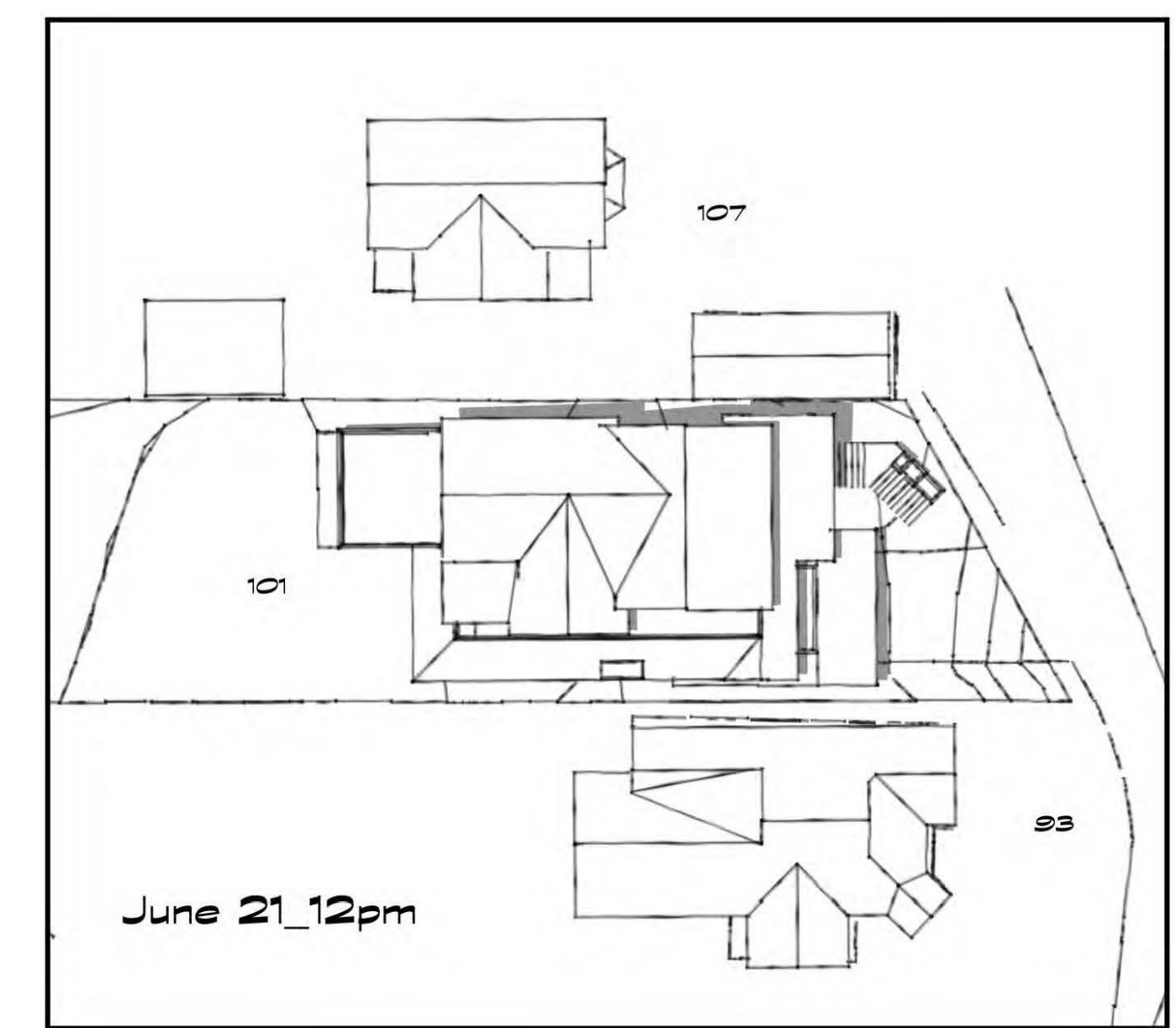
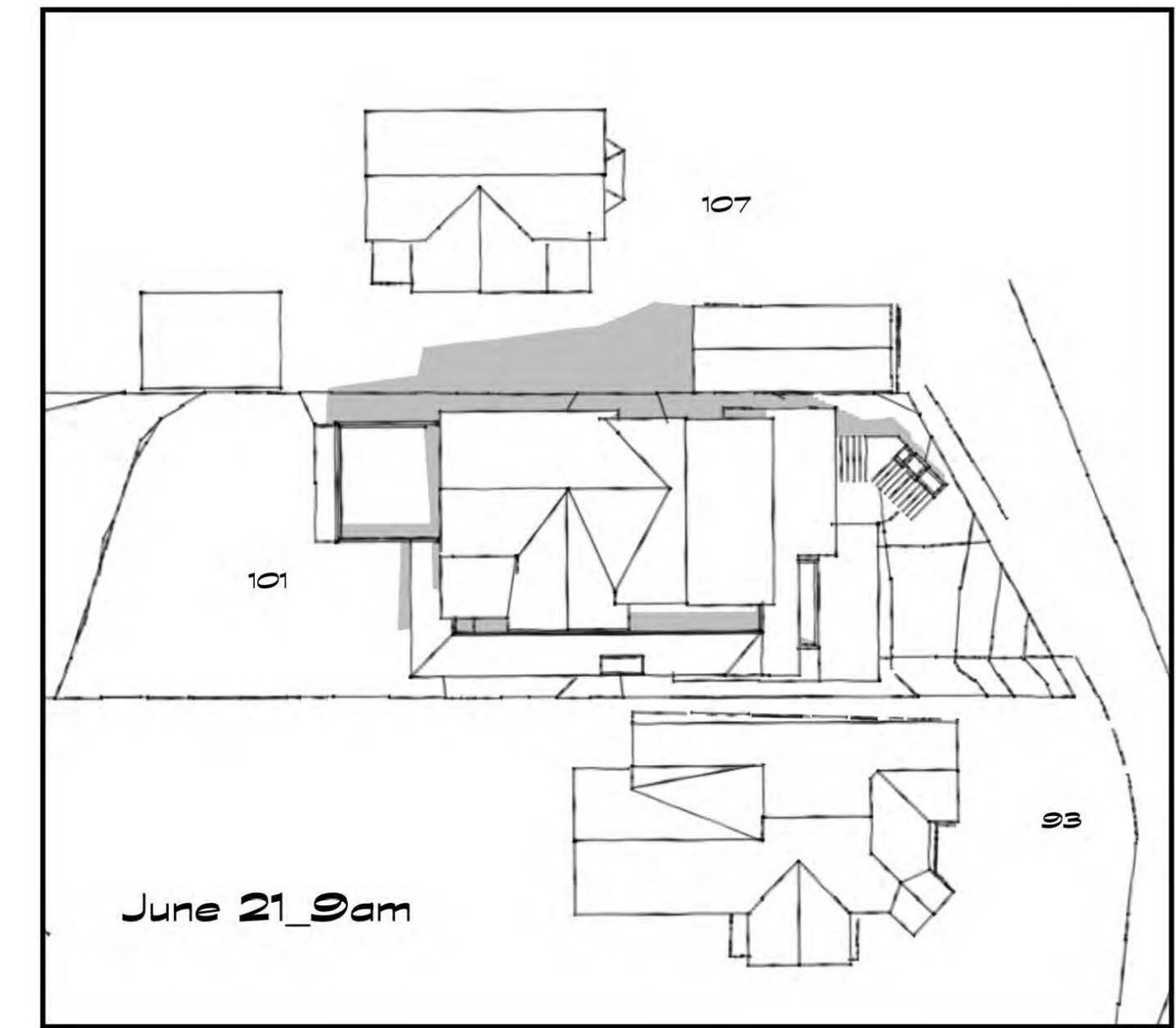
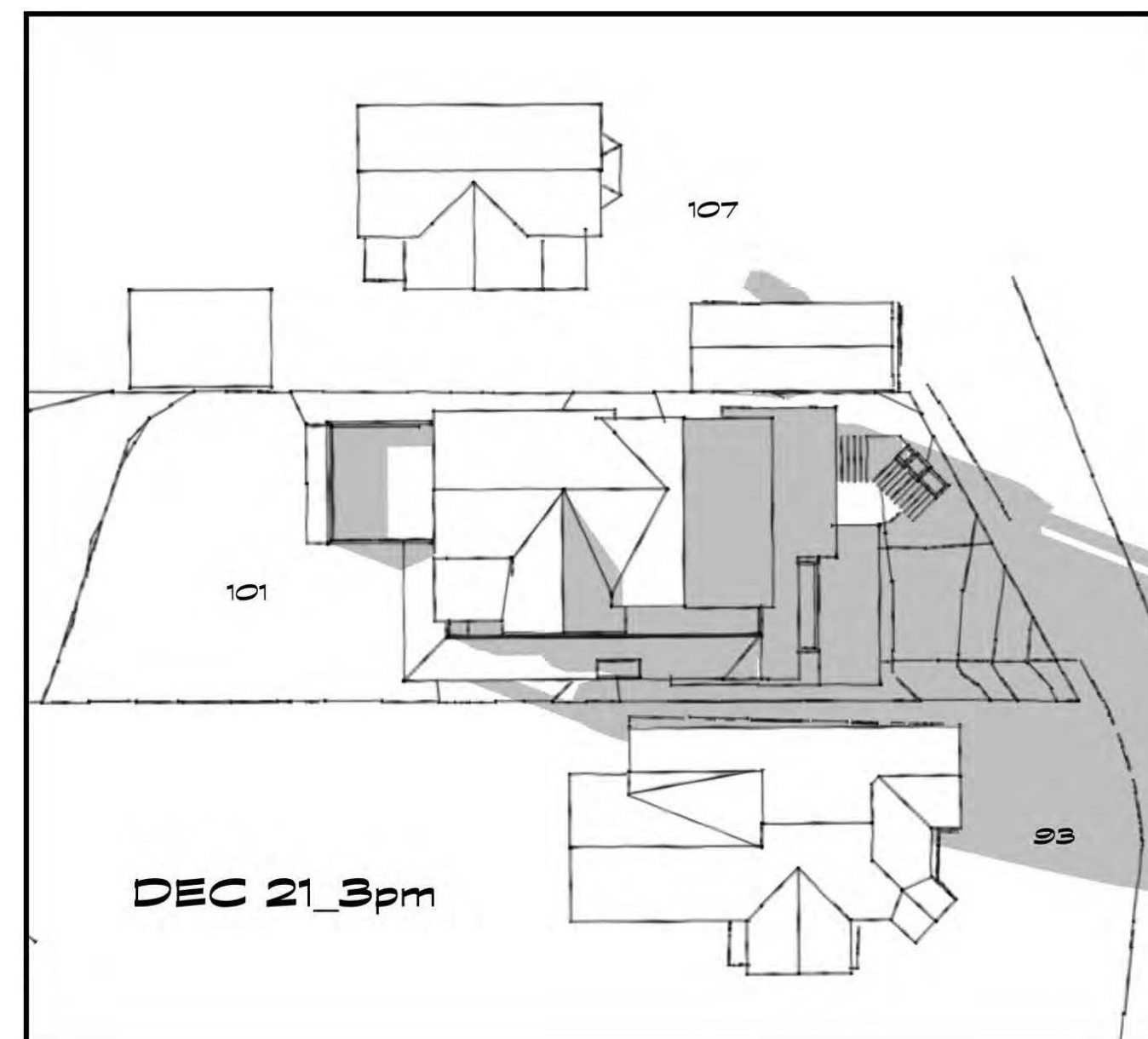
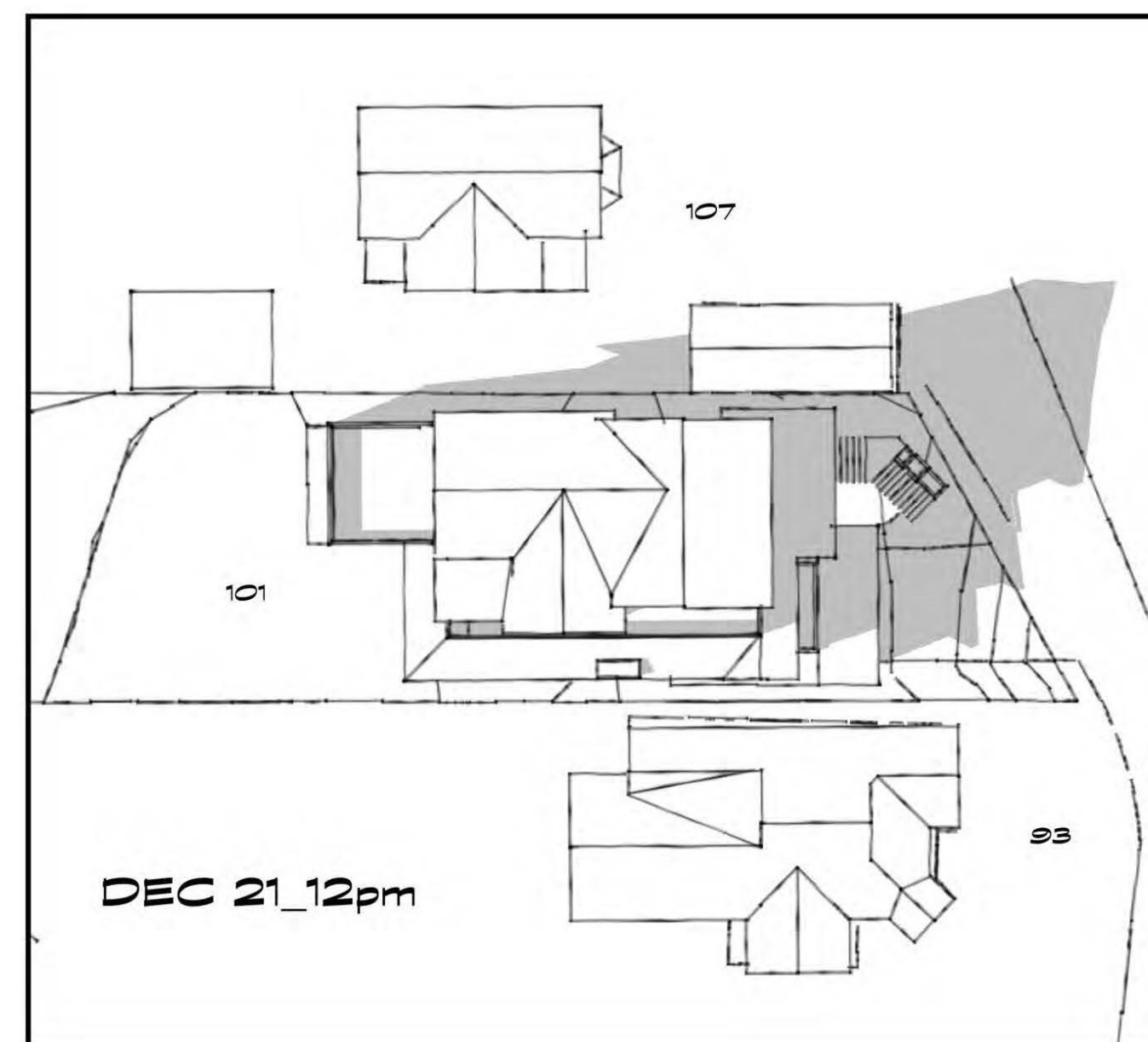
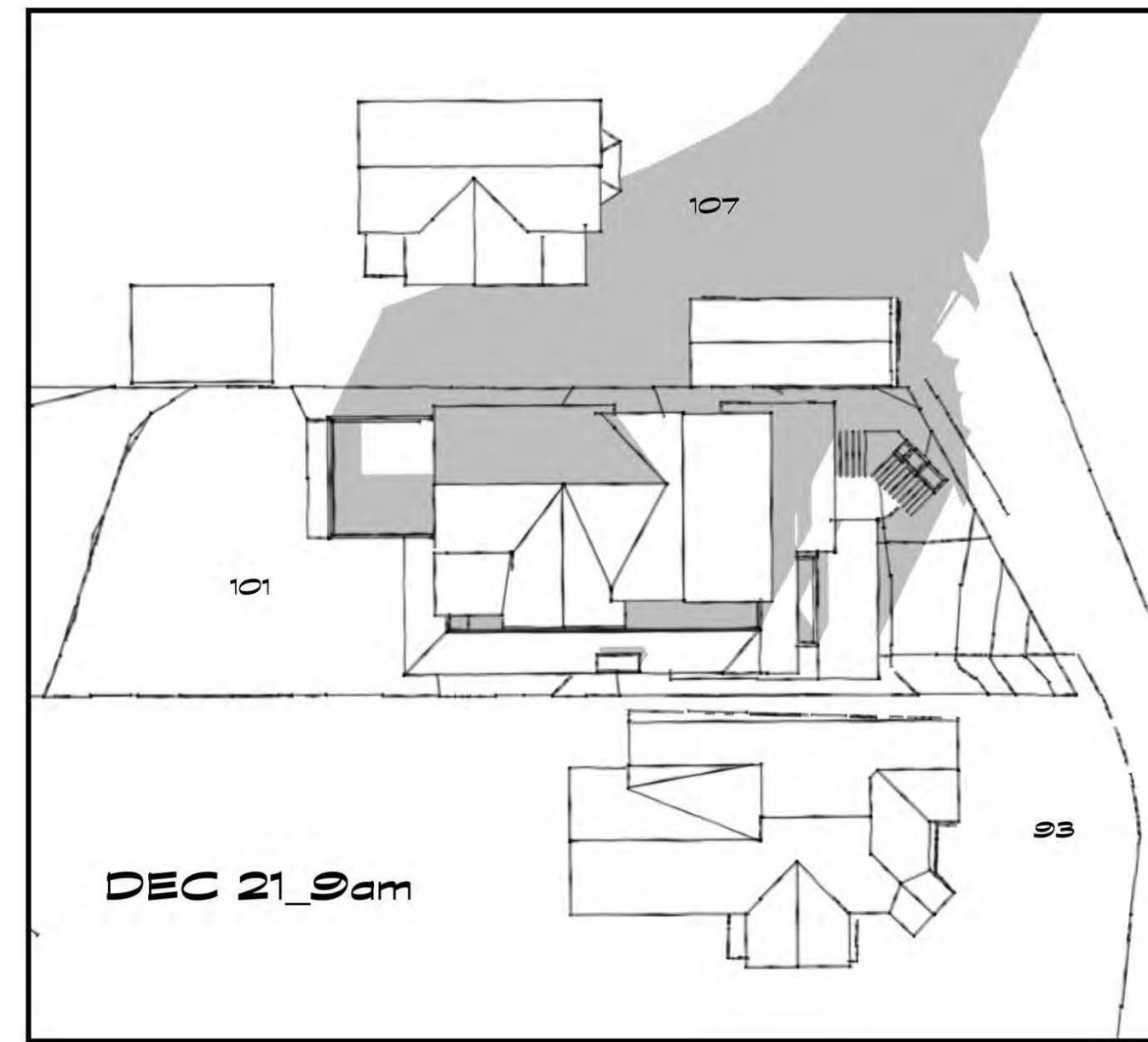
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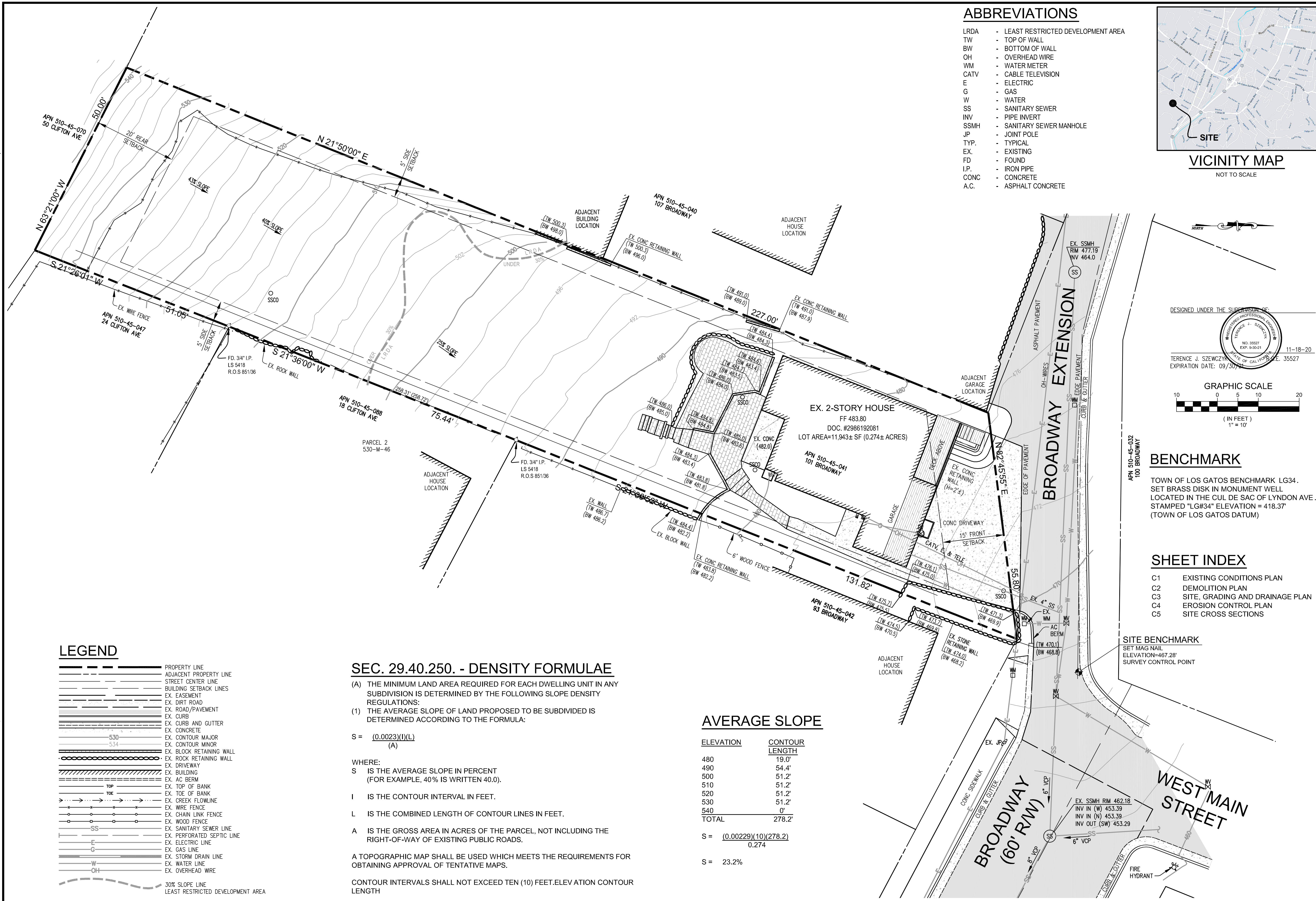
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SDW-1



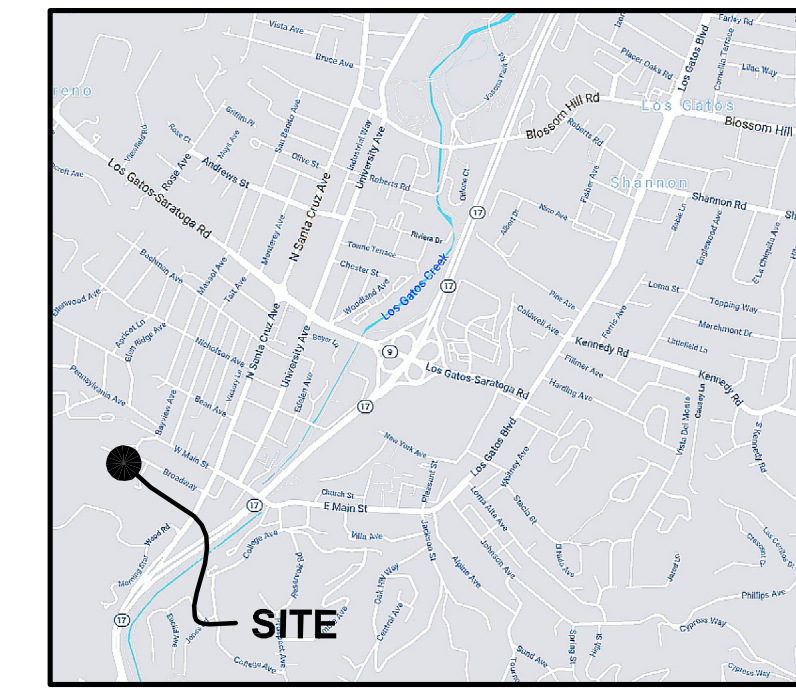
SHADOW STUDY
NOT TO SCALE

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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:

 TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/21
 11-18-20

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
- - - 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. STORM DRAIN LINE
- - - EX. WATER LINE
- - - 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. ELEVATION 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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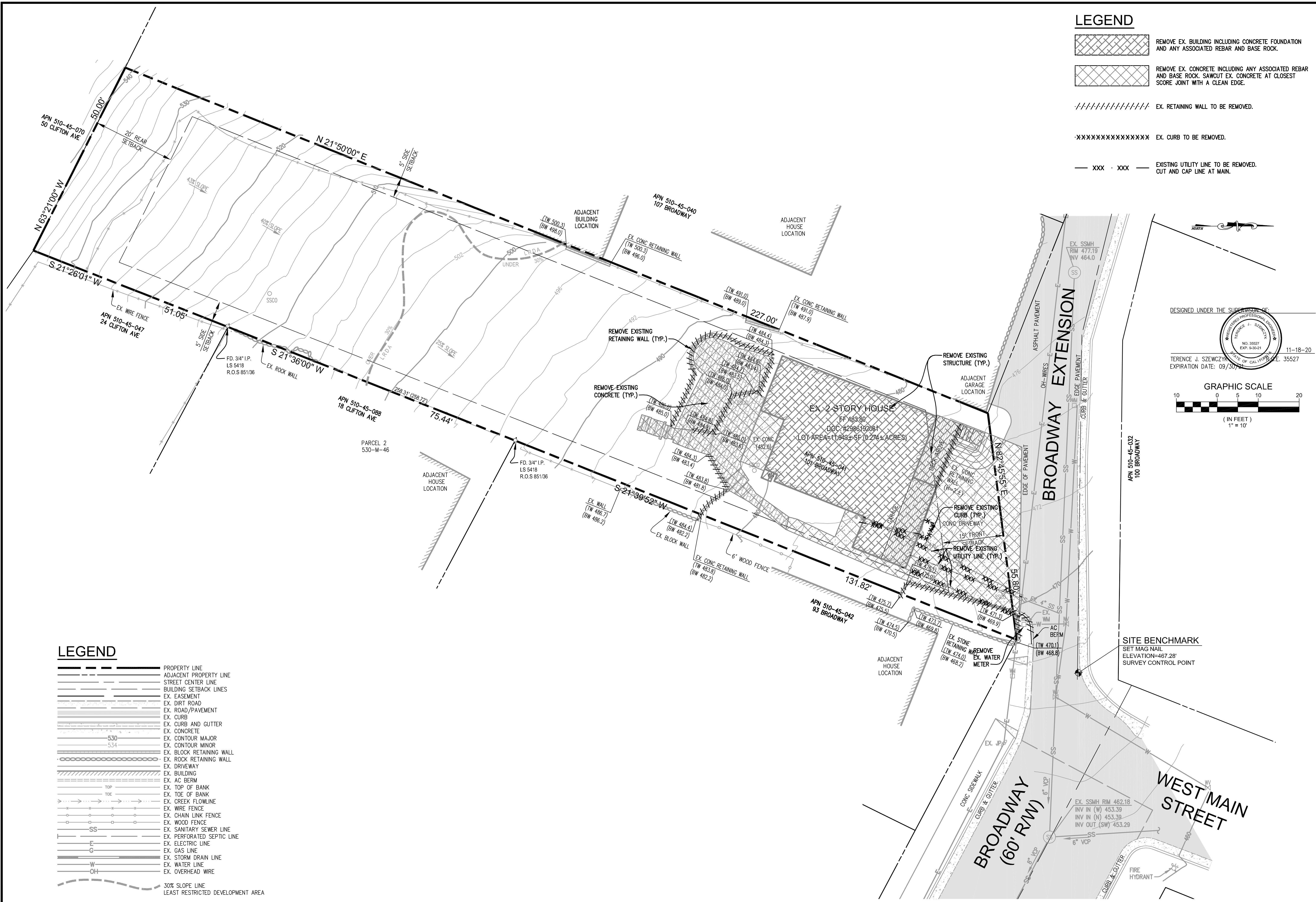
EXISTING CONDITIONS PLAN
 101 BROADWAY
 LOS GATOS, CA, 95030
 APN 510-45-041

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

DATE: 11-18-20
 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

11/18/2020 2:58pm - N:\2019 JOBS\19-246\DWG\19-246 C1 EXISTING CONDITIONS.dwg - C1

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LEGEND

- REMOVE EX. BUILDING INCLUDING CONCRETE FOUNDATION AND ANY ASSOCIATED REBAR AND BASE ROCK.
- REMOVE EX. CONCRETE INCLUDING ANY ASSOCIATED REBAR AND BASE ROCK. SAWCUT EX. CONCRETE AT CLOSEST SCORE JOINT WITH A CLEAN EDGE.
- EX. RETAINING WALL TO BE REMOVED.
- EX. CURB TO BE REMOVED.
- EXISTING UTILITY LINE TO BE REMOVED. CUT AND CAP LINE AT MAIN.

DESIGNED UNDER THE SUPERVISION OF:

TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/21

11-18-20

GRAPHIC SCALE
 1" = 10'

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. STORM DRAIN LINE
- EX. WATER LINE
- EX. OVERHEAD WIRE
- 30% SLOPE LINE
- LEAST RESTRICTED DEVELOPMENT AREA

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

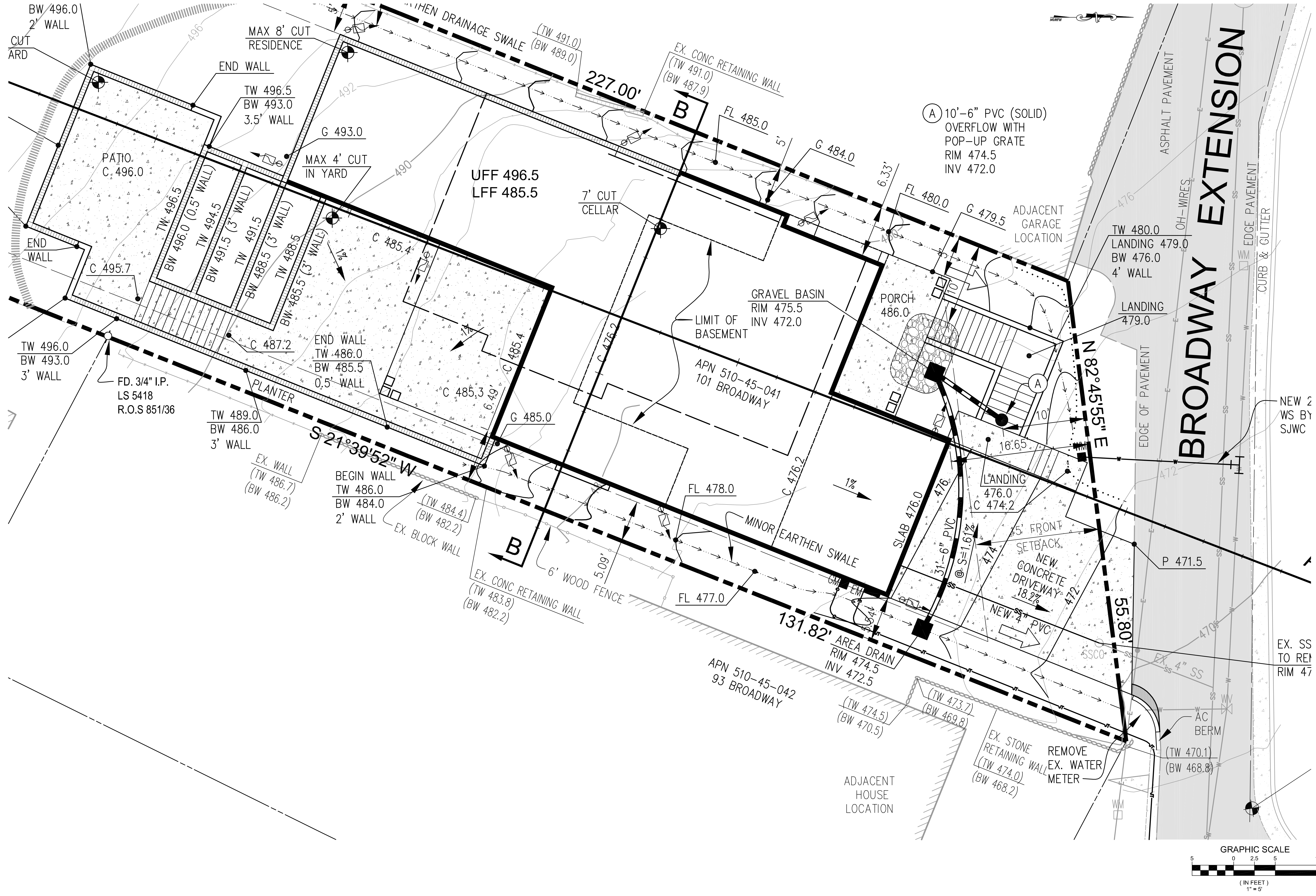
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5			
4			
3			
2			
1			

DATE: 11-18-20
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 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS

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

NO.	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

DATE: 11-18-20
 SCALE: 1"=5'
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 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS

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11/18/2020 1:23pm - N: 2019 JOBS\19-246\DWG\19-246 C3 SITE GRADING AND DRAINAGE.dwg - 30

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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
 LOWERED SITE BY 1.0' = 180 CY LESS CUT
 REVISED TOTAL: 64 CY CUT
 34 CY FILL
 30 CY TO BE HAULED OFF SITE

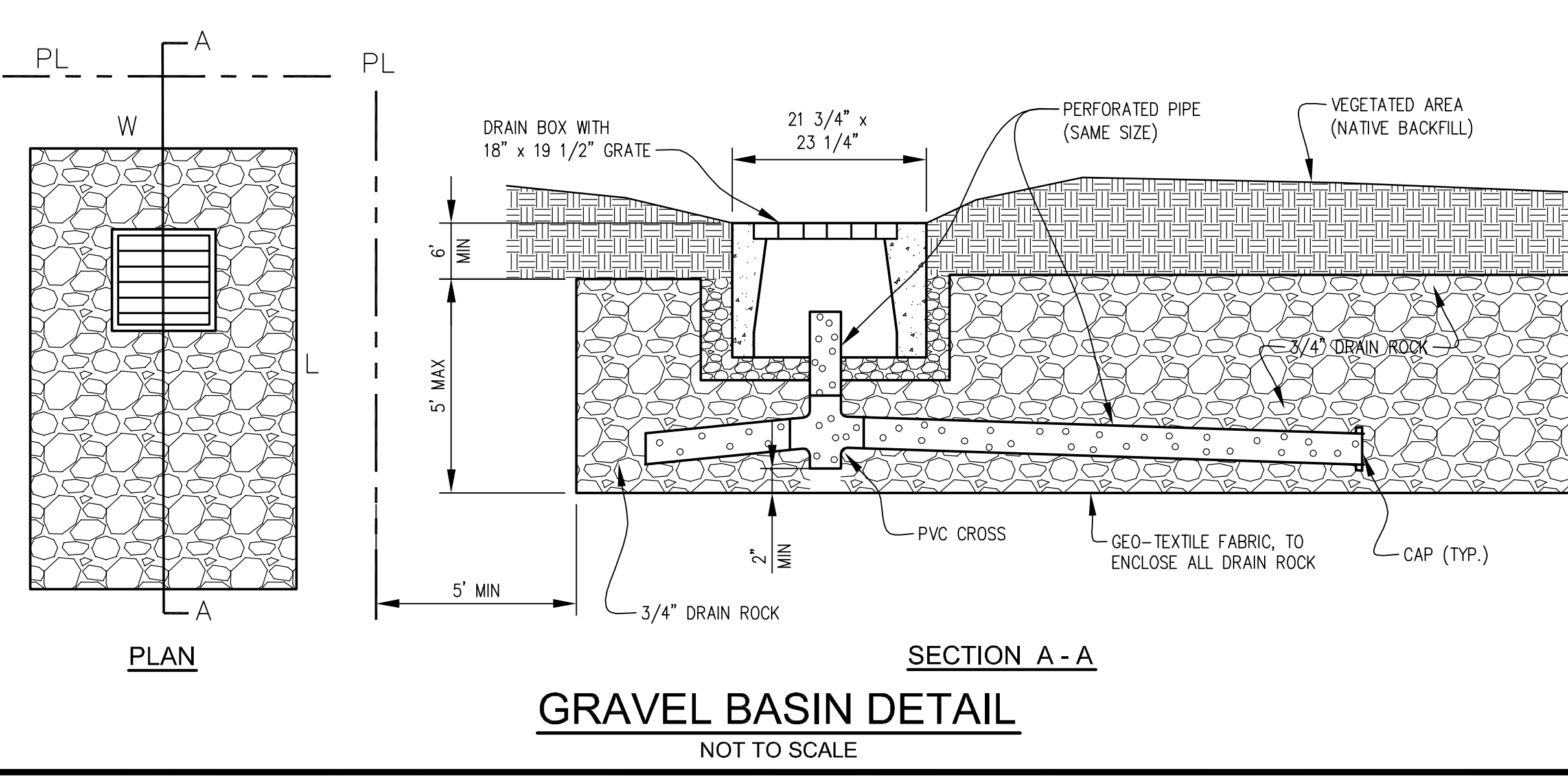
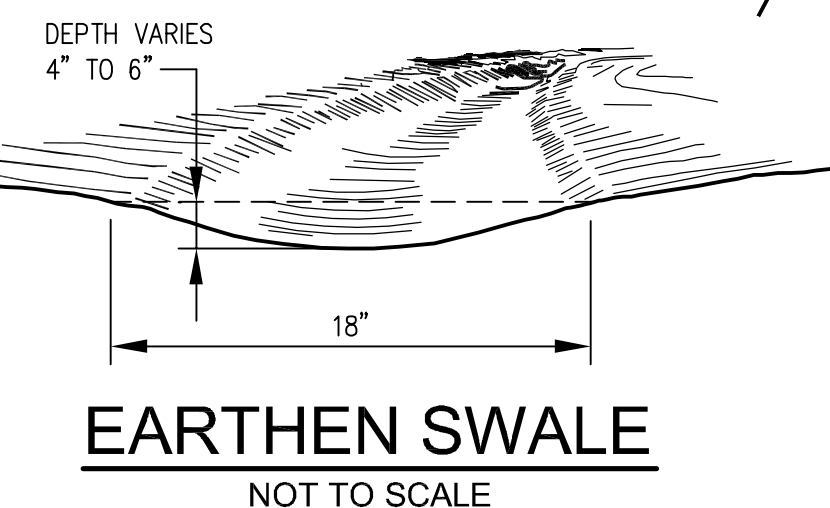
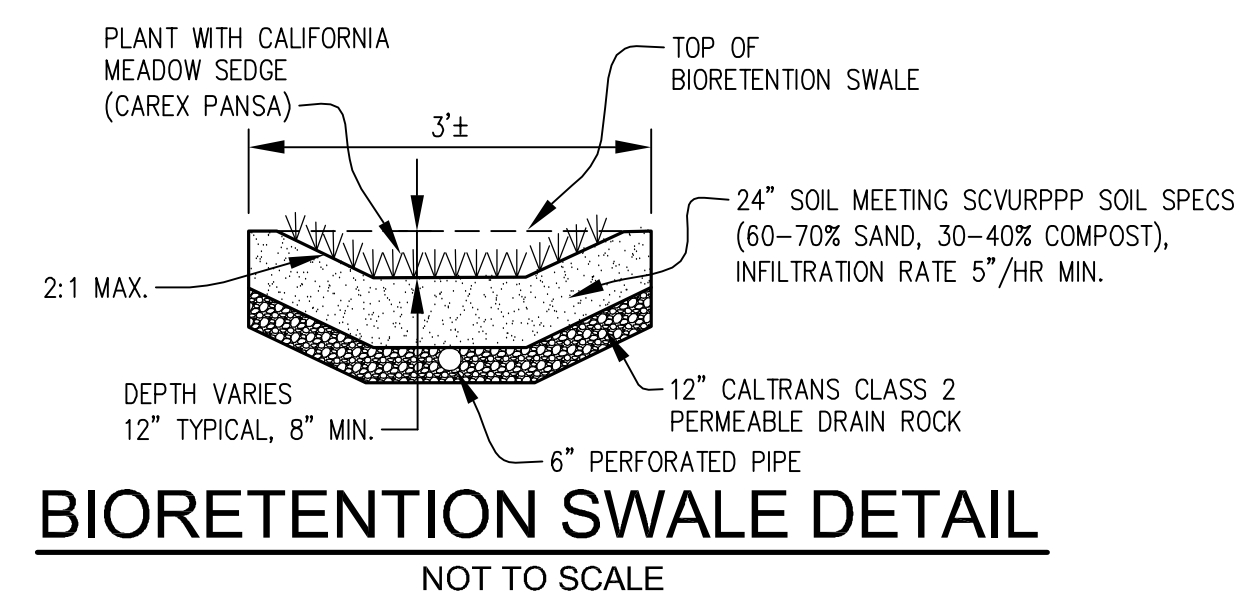
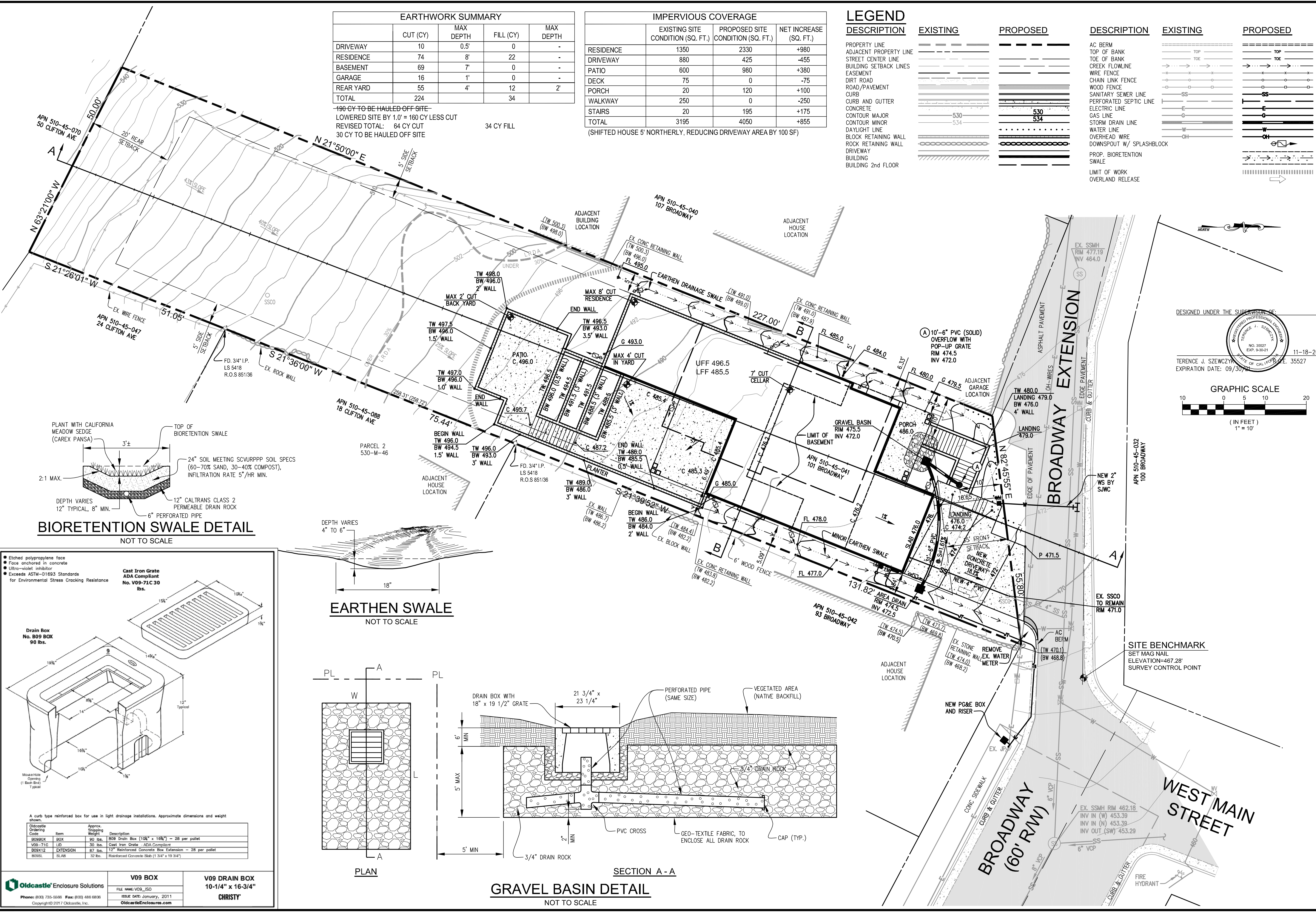
IMPERVIOUS COVERAGE			
	EXISTING SITE CONDITION (SQ. FT.)	PROPOSED SITE CONDITION (SQ. FT.)	NET INCREASE (SQ. FT.)
RESIDENCE	1350	2330	+980
DRIVEWAY	880	425	-455
PATIO	600	980	+380
DECK	75	0	-75
PORCH	20	120	+100
WALKWAY	250	0	-250
STAIRS	20	195	+175
TOTAL	3195	4050	+855

(SHIFTED HOUSE 5' NORTHERLY, REDUCING DRIVEWAY AREA BY 100 SF)

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	---	---
CONTOUR MINOR	---	---
DAYLIGHT LINE	---	---
BLOCK RETAINING WALL	---	---
ROCK RETAINING WALL	---	---
DRIVEWAY	---	---
BUILDING	---	---
BUILDING 2nd FLOOR	---	---

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



● Elched polypropylene face
 ● Face anchored in concrete
 ● Ultra-violet inhibitor
 ● Exceeds ASTM-D1693 Standards for Environmental Stress Cracking Resistance

Cast Iron Grate
 ADA Compliant
 No. V09-71C 30 lbs.

Drain Box
 No. B09 BOX 90 lbs.

VEGETATED AREA (NATIVE BACKFILL)

PLAN

SECTION A-A

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
B09BOX	BOX	90 lbs.	B09 Drain Box (18" x 19 1/2") - 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")

V09 BOX

V09 DRAIN BOX
 10-1/4" x 16-3/4"
 CHRISTY

Oldcastle Enclosure Solutions
 Phone: 803.735.5666 Fax: 803.486.6908
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DESIGNED UNDER THE SUPERVISION OF:
 REGISTERED PROFESSIONAL ENGINEER
 TERENCE J. SZEWCZYK
 NO. 35527
 EXP. 9-30-21
 STATE OF CALIFORNIA
 EXPIRATION DATE: 09/30/2021

11-18-20

GRAPHIC SCALE
 1" = 10'

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

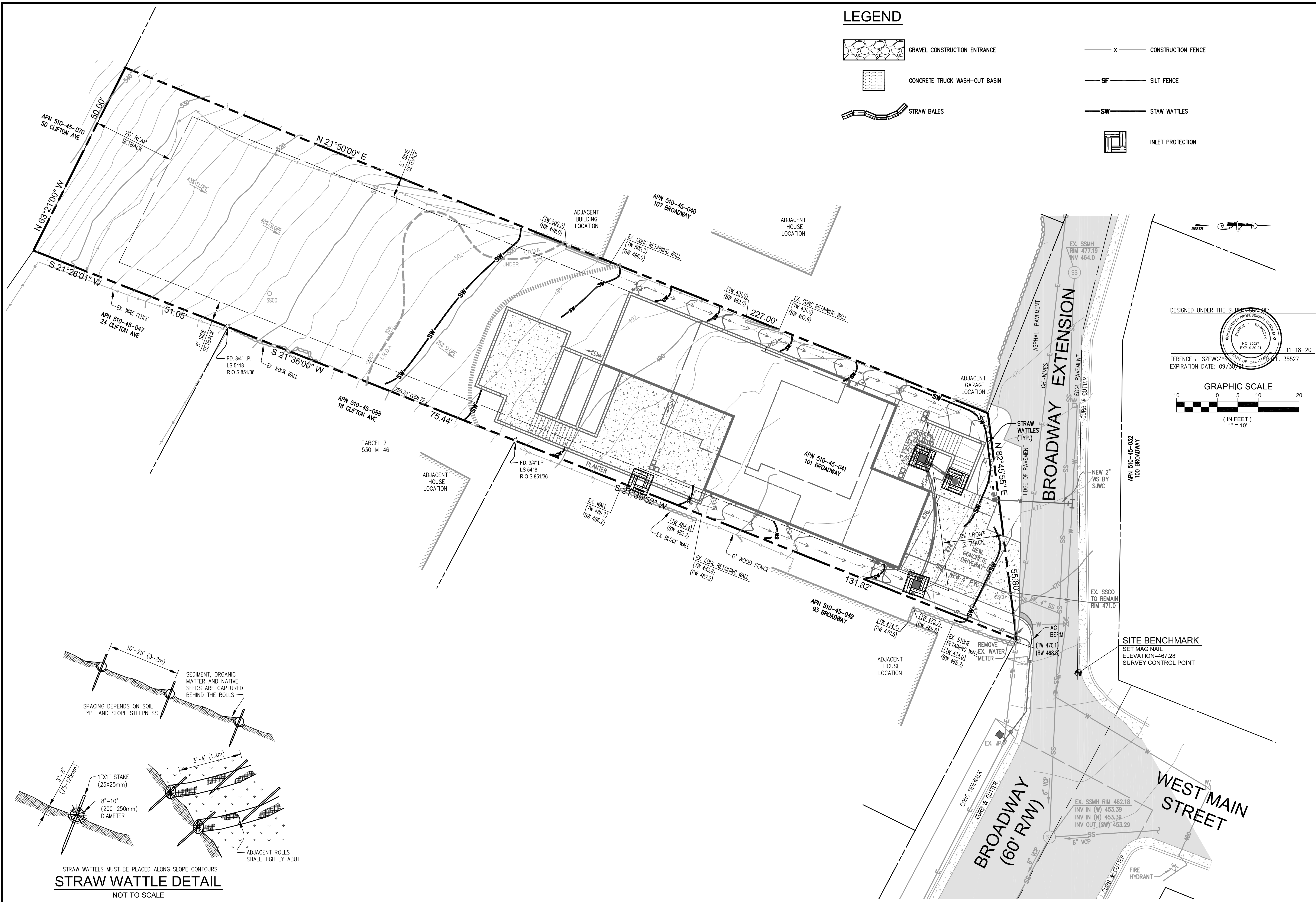
SITE, GRADING AND DRAINAGE PLAN
 101 BROADWAY
 LOS GATOS, CA, 95030
 APN 510-45-041

NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			

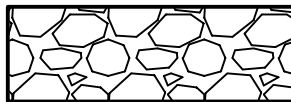


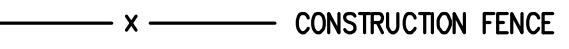
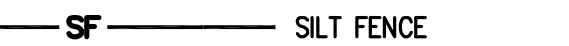
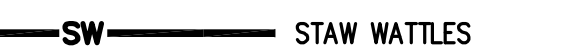

DATE: 11-18-20
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO. **C3**
 OF 5 SHEETS
 JOB NO. 19-246

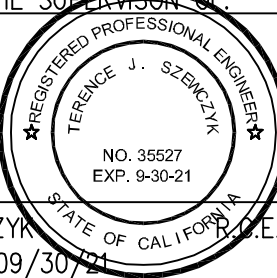
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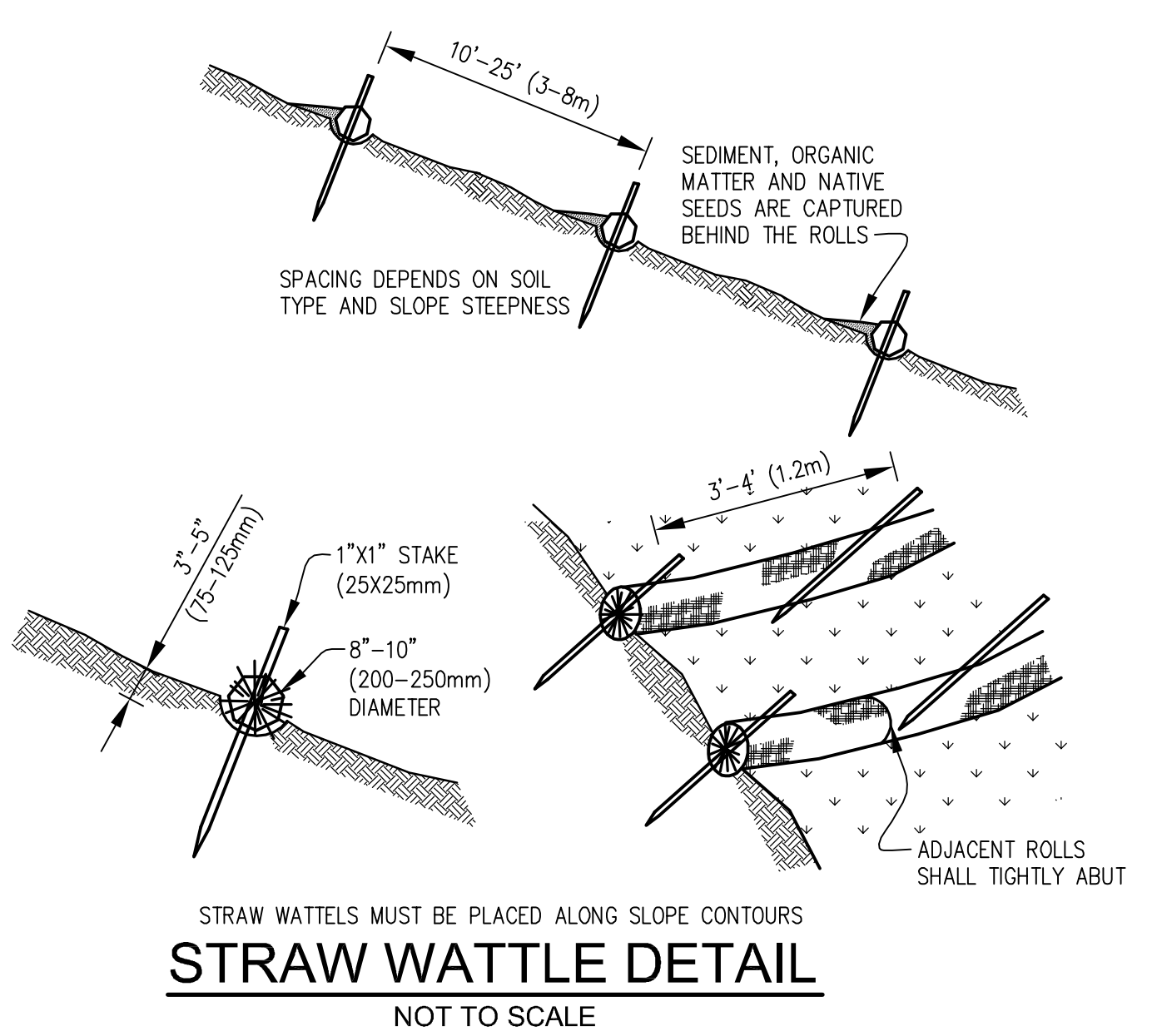
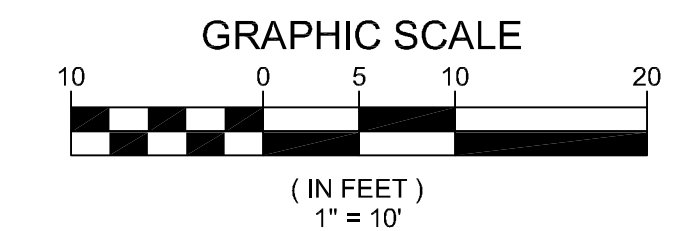
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LEGEND

-  GRAVEL CONSTRUCTION ENTRANCE
-  CONCRETE TRUCK WASH-OUT BASIN
-  STRAW BALES
-  CONSTRUCTION FENCE
-  SILT FENCE
-  STRAW WATTLES
-  INLET PROTECTION

DESIGNED UNDER THE SUPERVISION OF

 TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/2021



TS CIVIL ENGINEERING, INC.
 1776 TECHNOLOGY DRIVE
 SAN JOSE, CA 95110
TS CIVIL ENGINEERING
 PH: 408.452.9300
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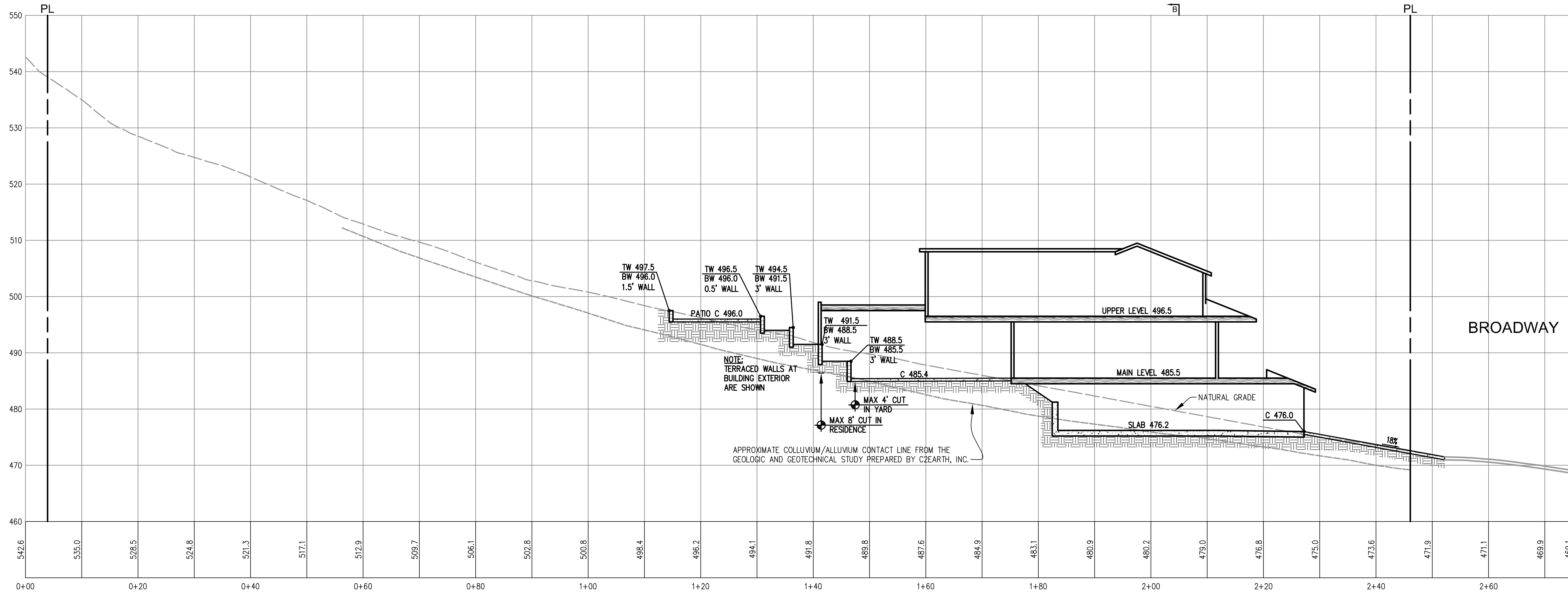
EROSION CONTROL PLAN
 101 BROADWAY
 LOS GATOS, CA, 95030
 APN 510-45-041

NO.	DATE	BY	REVISIONS
6			
5			
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2			
1			

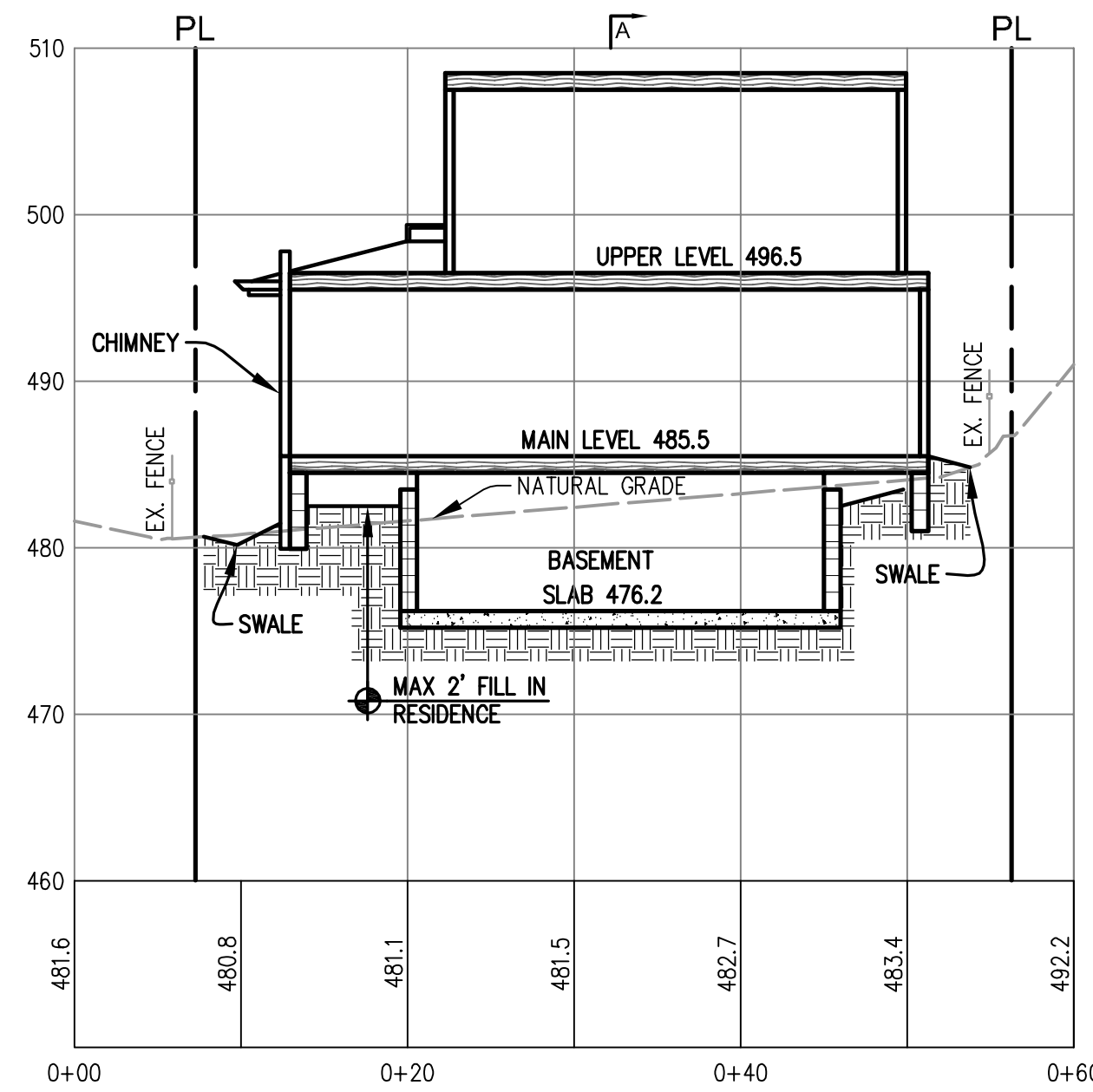
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 SCALE: 1"=10'
 DRAWN BY: DKH
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 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO. **C4**
 OF 5 SHEETS
 JOB NO. 19-246

11/18/2020 2:59pm - N:\2019 JOBS\19-246\DWG\19-246 C4 EROSION CONTROL.DWG - C4

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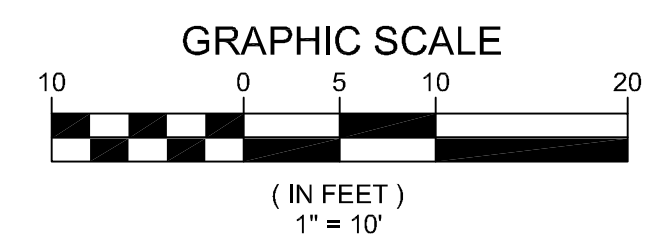
SECTION A-A
1"=10'



SECTION B-B
1"=10'

DESIGNED UNDER THE SUPERVISION OF

 TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/21



NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

DATE: 11-18-20
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS
 SHEET NO.
C5
 OF 5 SHEETS
 JOB NO.
 19-246

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