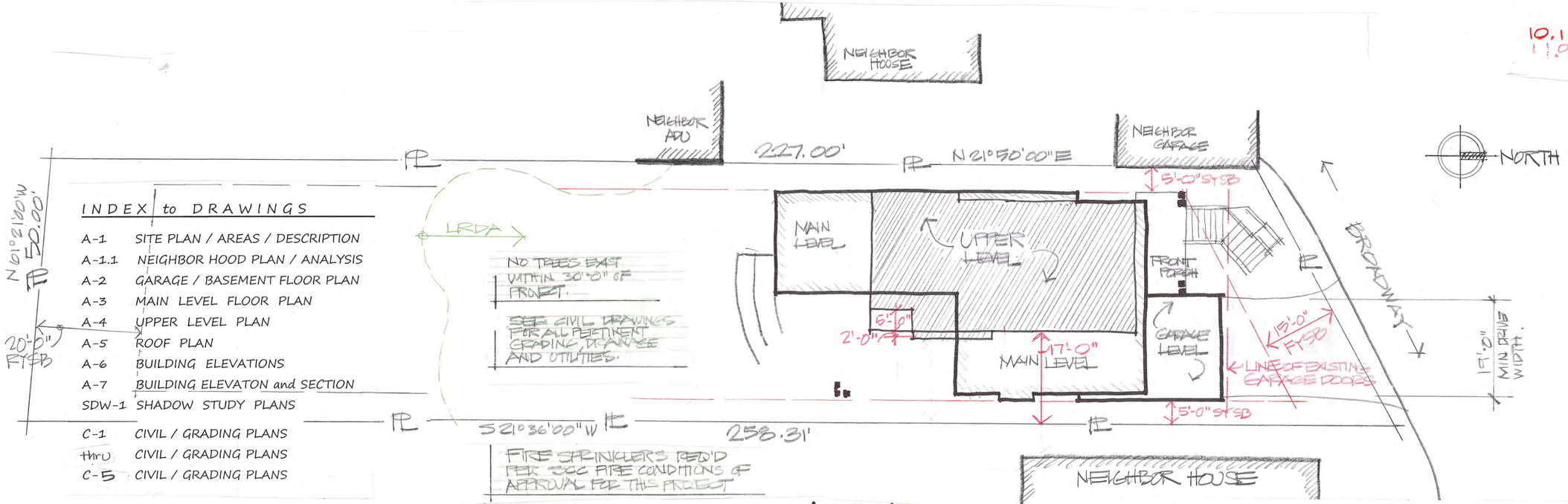
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1/17/20

JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030



SITE PLAN 1"=10'-0"

INDEX to DRAWINGS

A-1	SITE PLAN / AREAS / DESCRIPTION
A-1.1	NEIGHBOR HOOD PLAN / ANALYSIS
A-2	GARAGE / BASEMENT FLOOR PLAN
A-3	MAIN LEVEL FLOOR PLAN
A-4	UPPER LEVEL PLAN
A-5	ROOF PLAN
A-6	BUILDING ELEVATIONS
A-7	BUILDING ELEVATON and SECTION
SDW-1	SHADOW STUDY PLANS
C-1	CIVIL / GRADING PLANS
thru	CIVIL / GRADING PLANS
C-5	CIVIL / GRADING PLANS

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.

The De MATTEI RES
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LOS GATOS

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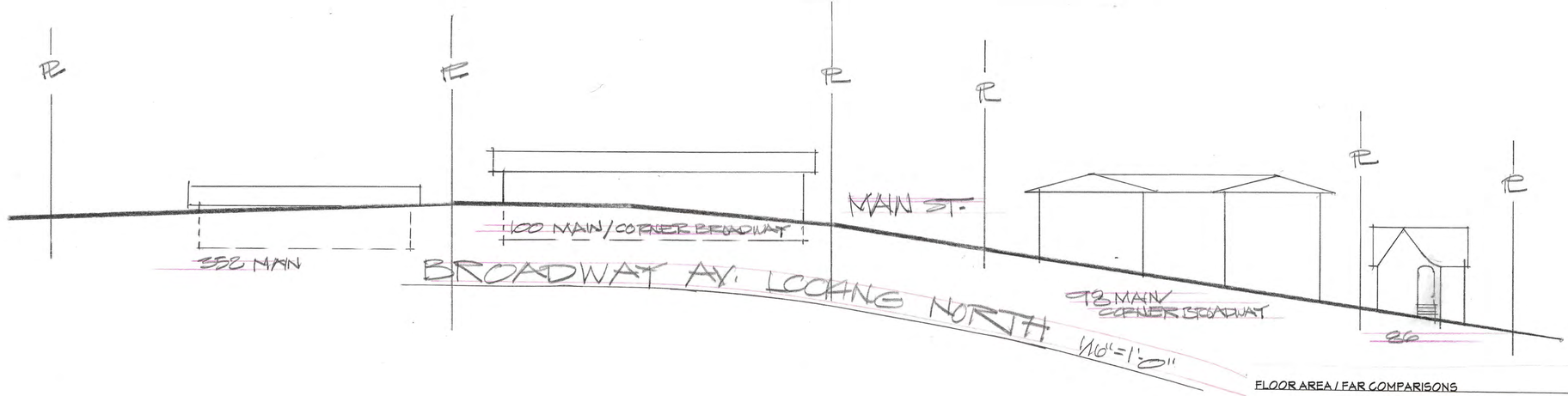
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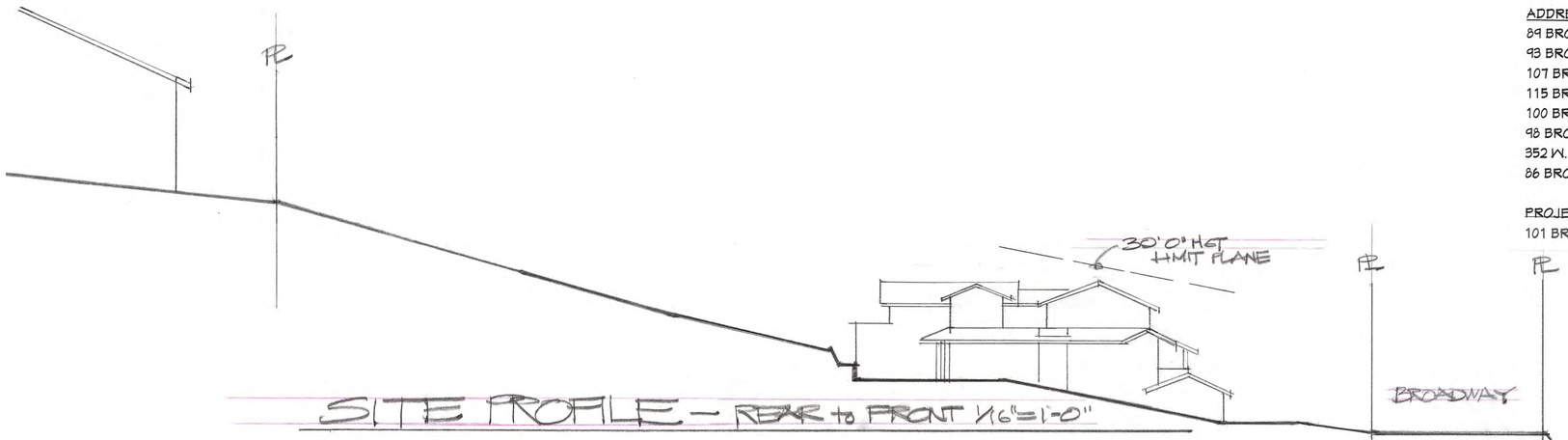
EXHIBIT 31

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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







NEIGHBORHOOD PLAN NO SCALE

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4/6/20

JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

The Retreat
101 BROADWAY
LOS GATOS, CA

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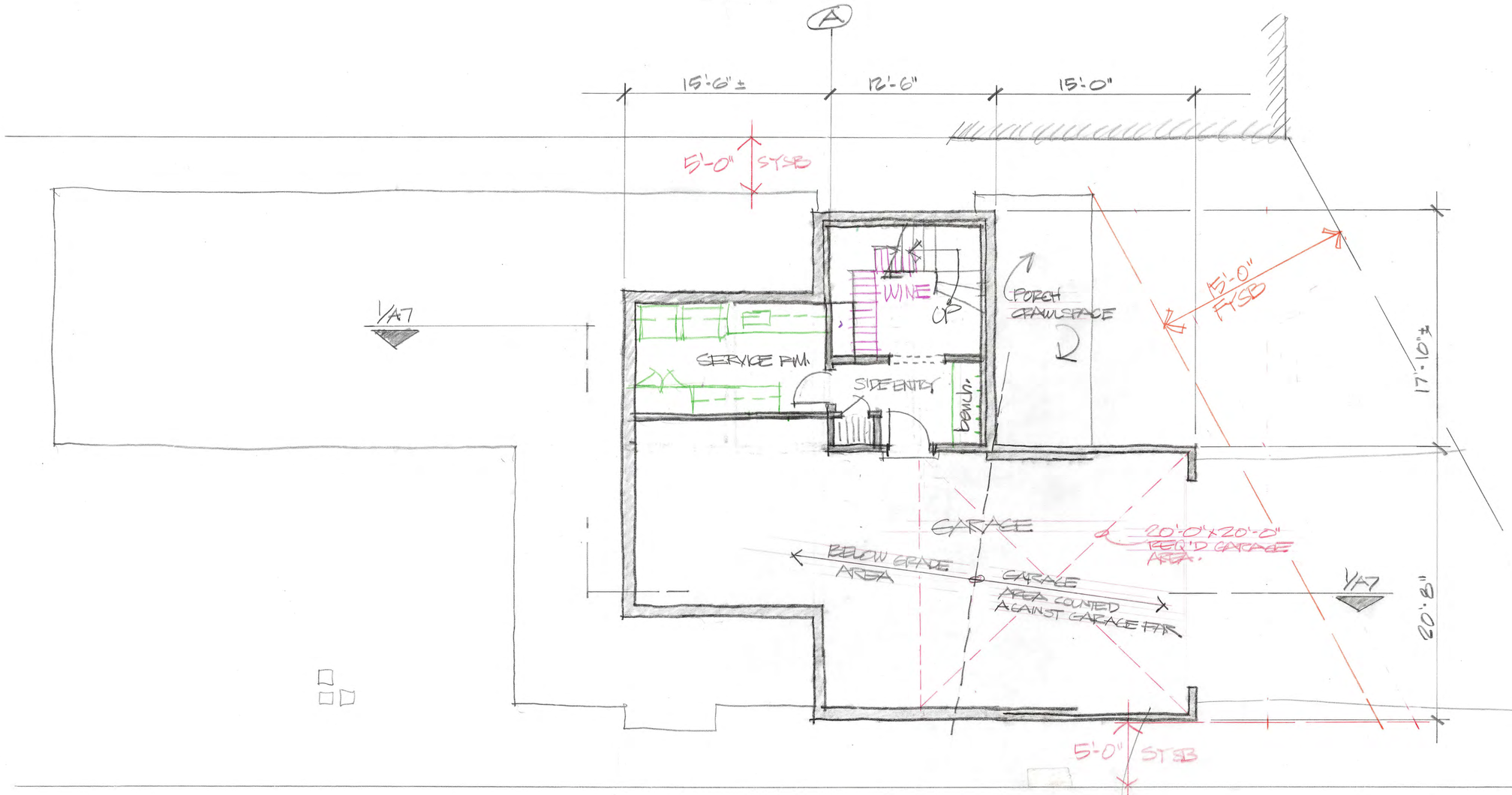
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BASEMENT / GARAGE - LOWER LEVEL 1/4"=1'-0"

NORTH

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JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

The De MATTEI RESIDENCE
101 BROADWAY
LOS GATOS, CA

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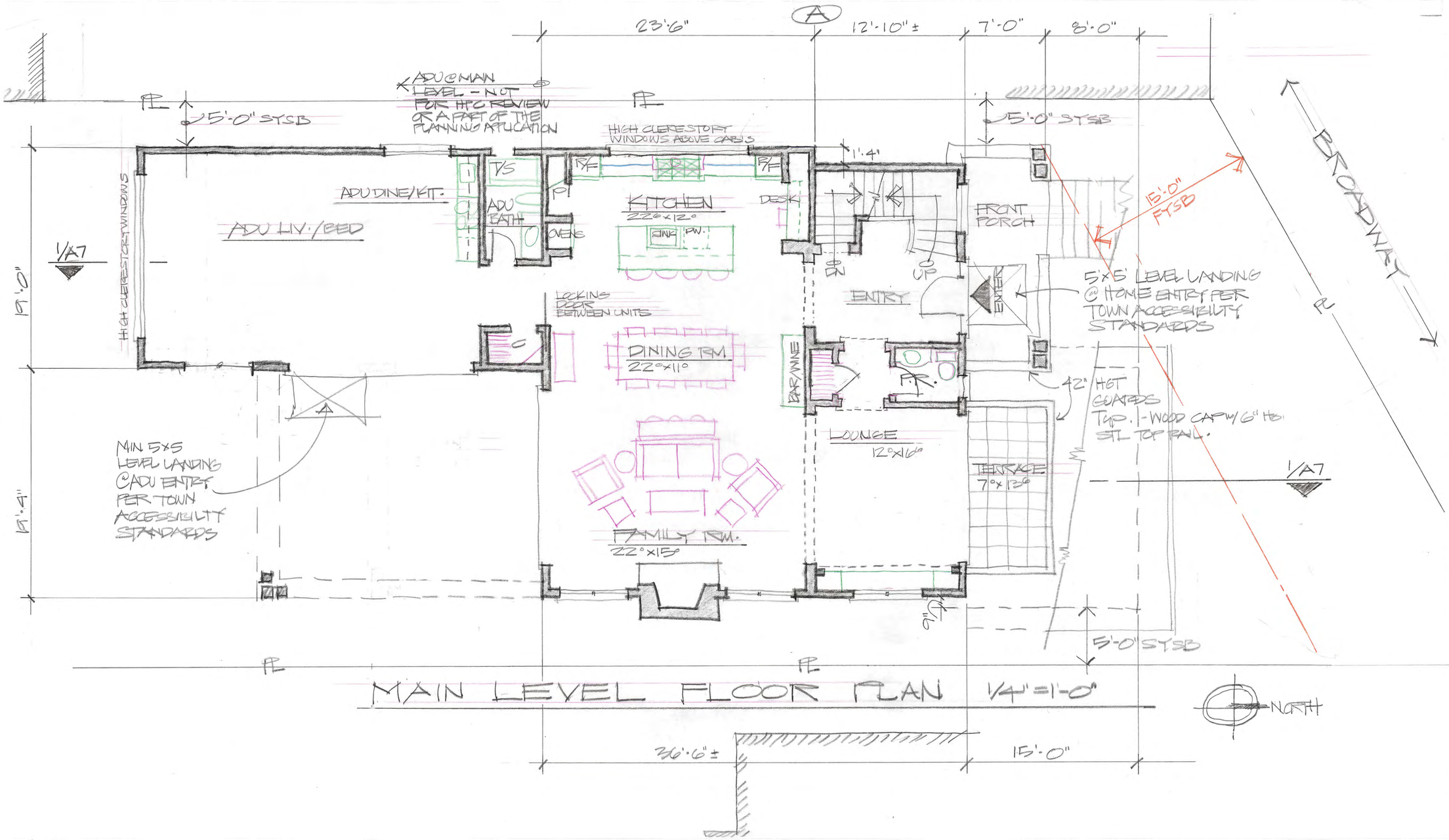
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MAIN LEVEL FLOOR PLAN 1/4"=1'-0"

NORTH

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JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

NEW RESIDENCE
WATTIER
BROADWAY
CA

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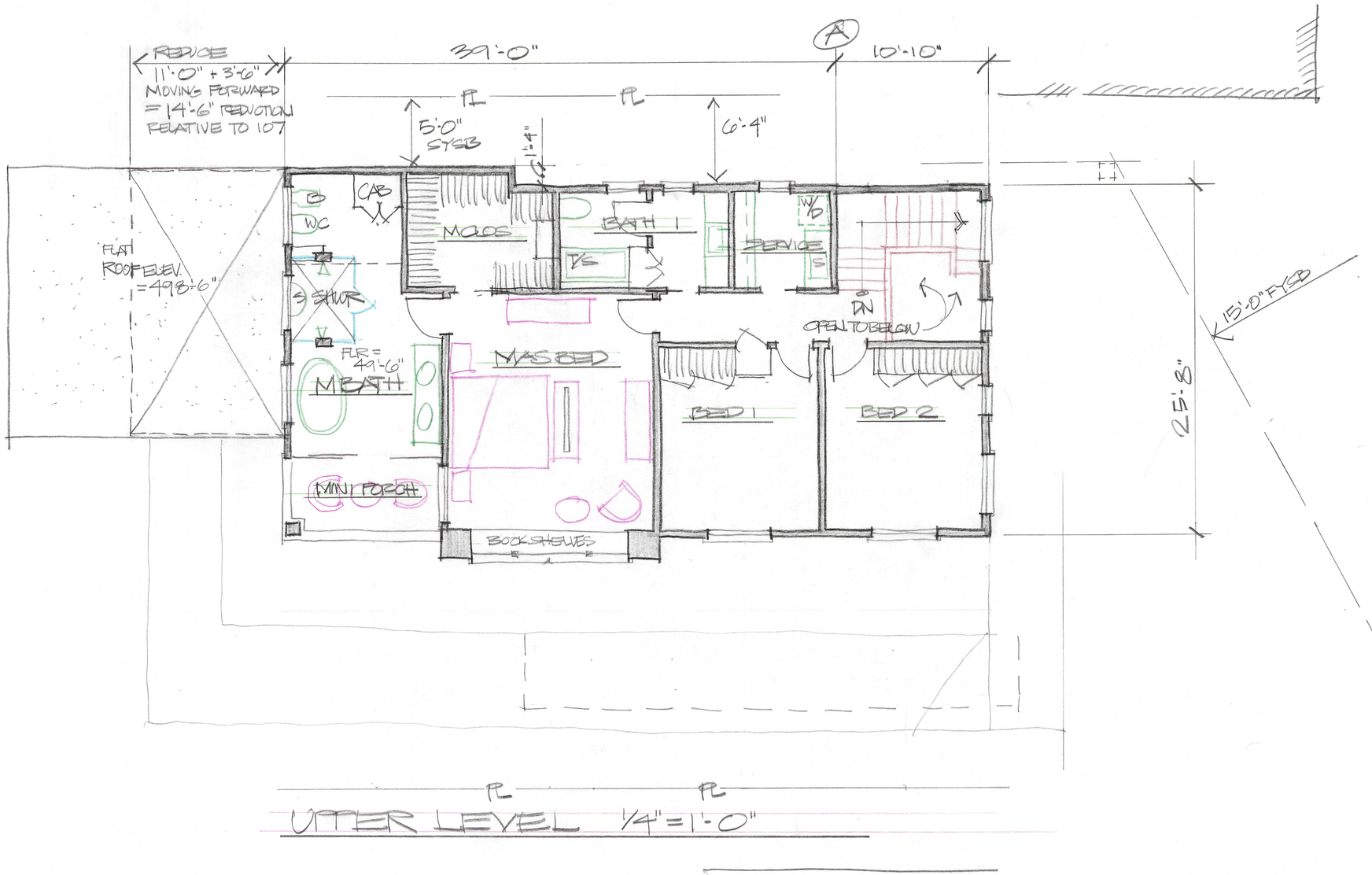
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UPPER LEVEL 1/4"=1'-0"

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JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

The Dalmatian
101 BROADWAY
101 ENTRANCE

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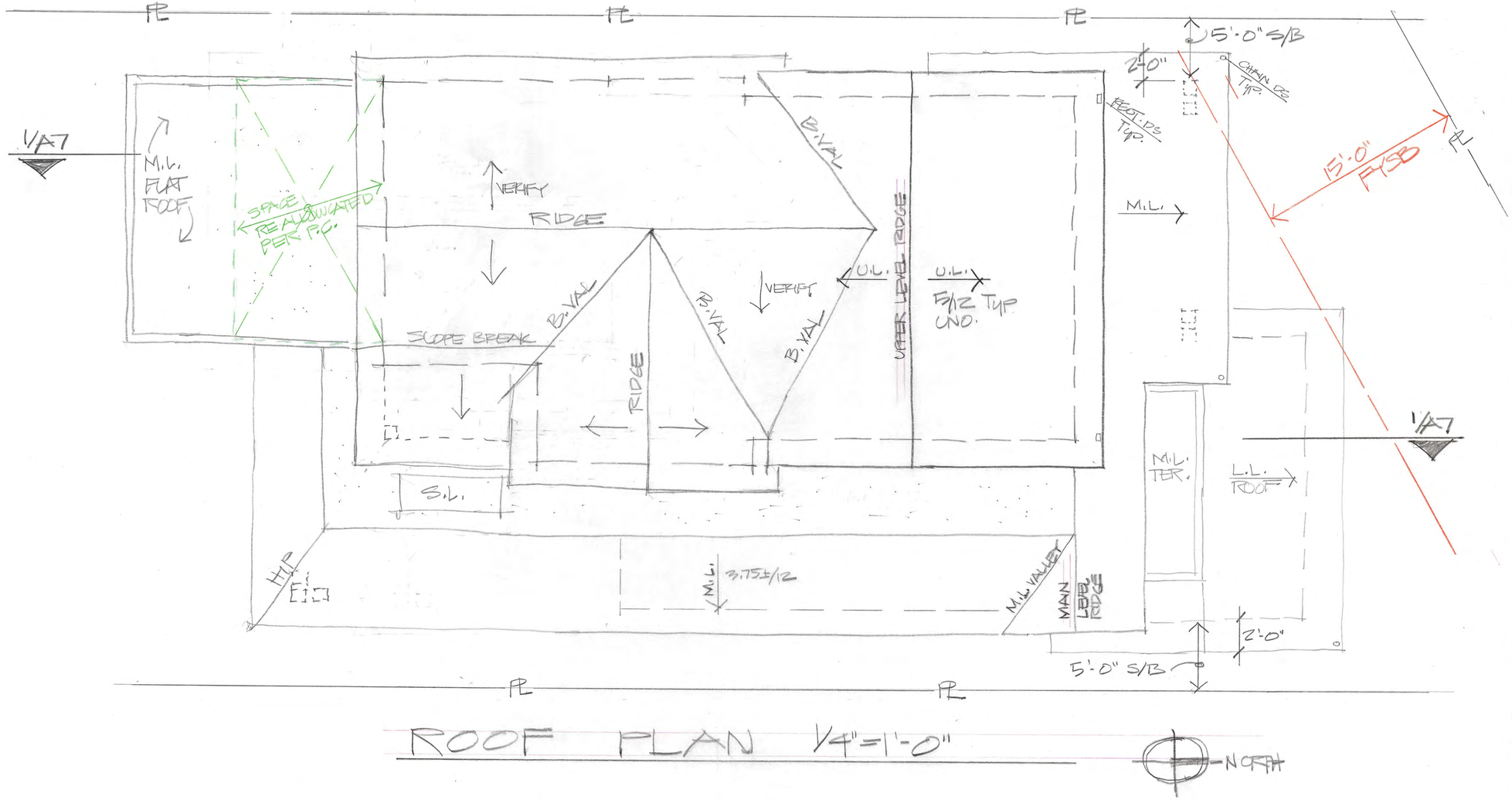
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ROOF PLAN 1/4"=1'-0"

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JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

The Plett Residence
81 Broadway
Los Gatos, CA

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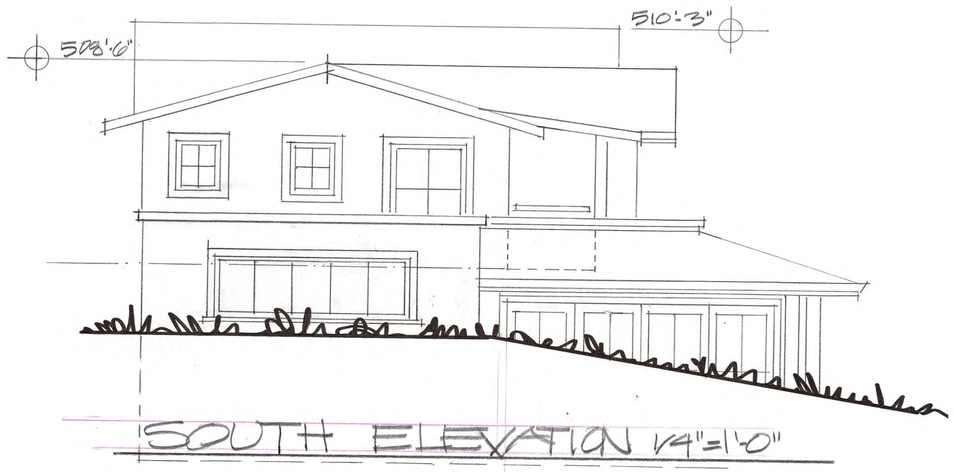
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Date :

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



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



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

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JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

The Denny Mattei Residence
101 Broadway
Saratoga, CA 95070

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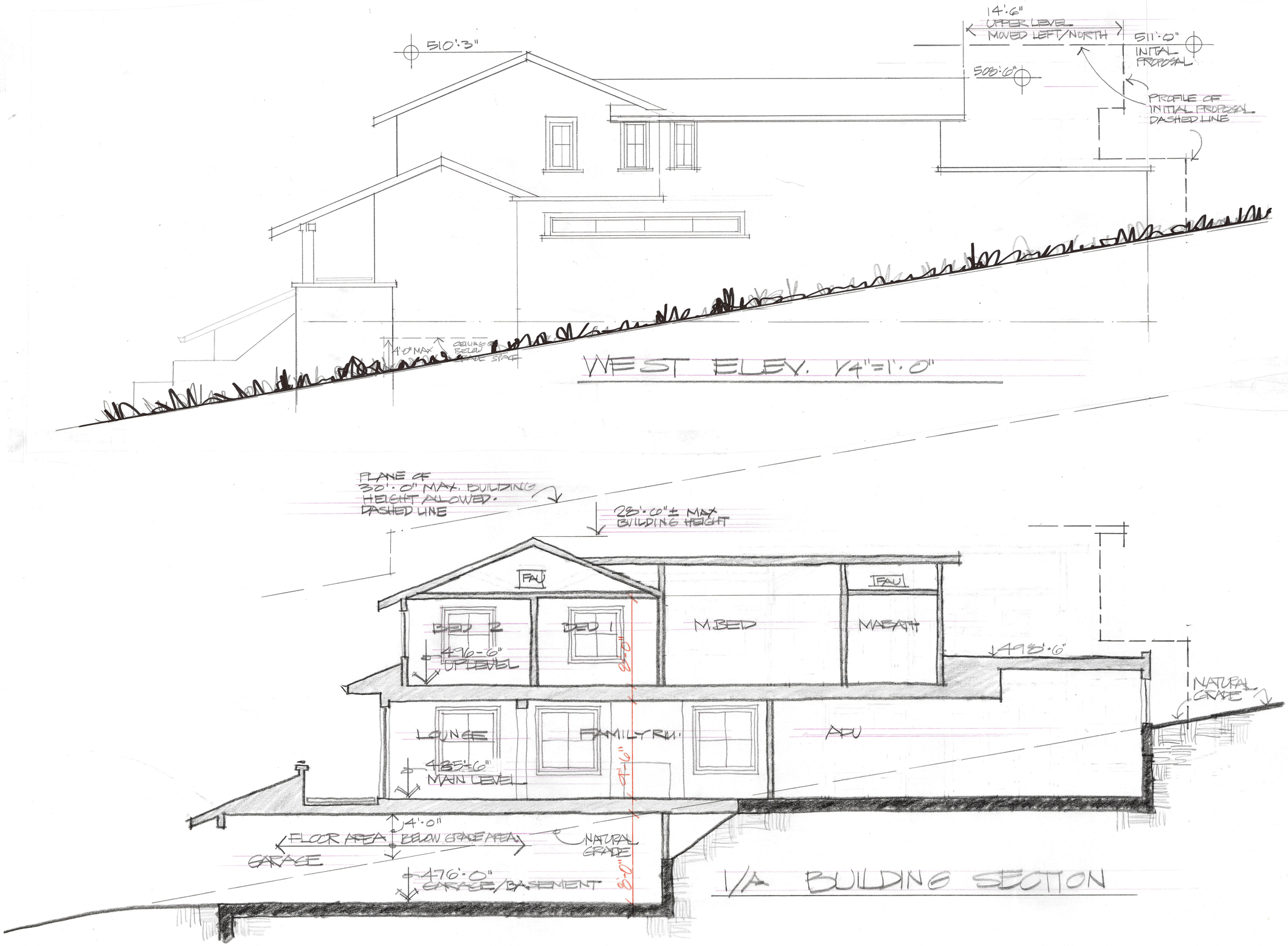
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JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

The De MATTEI RESIDENCE
101 BROADWAY
LOS GATOS, CA

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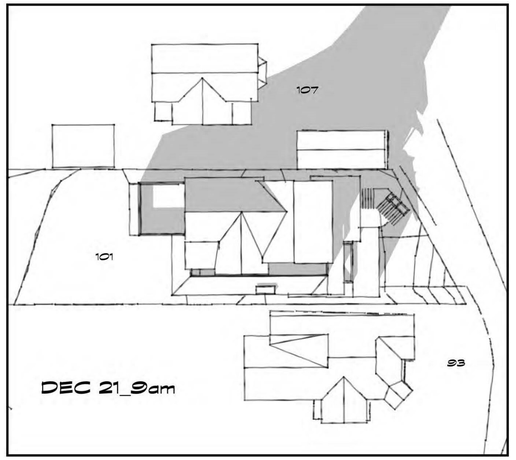
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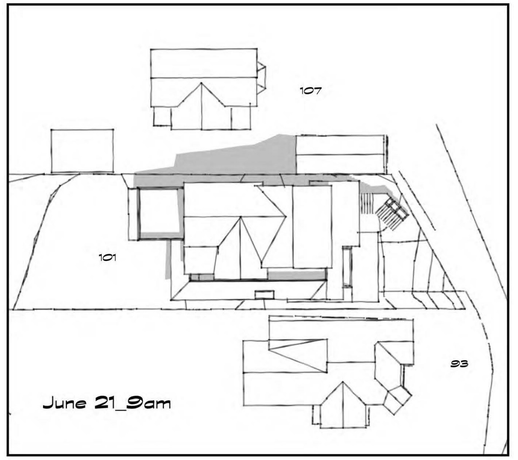
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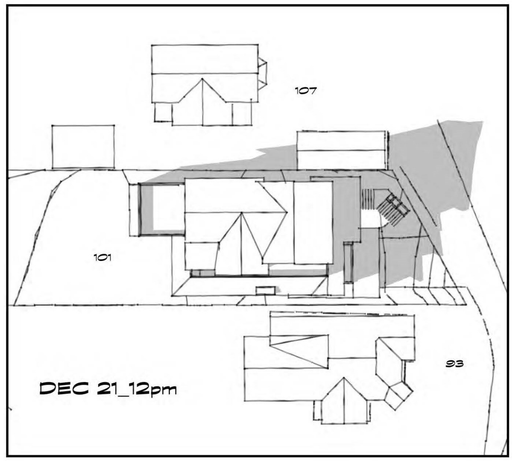
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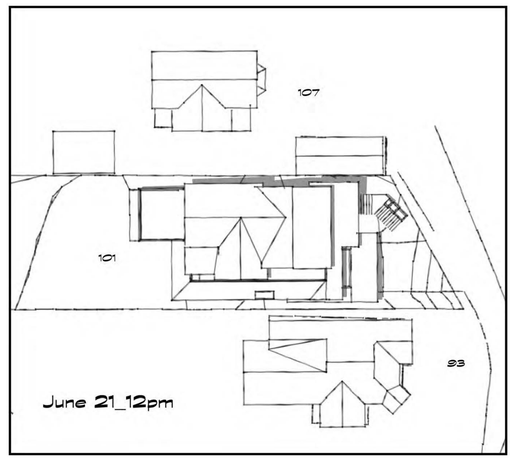
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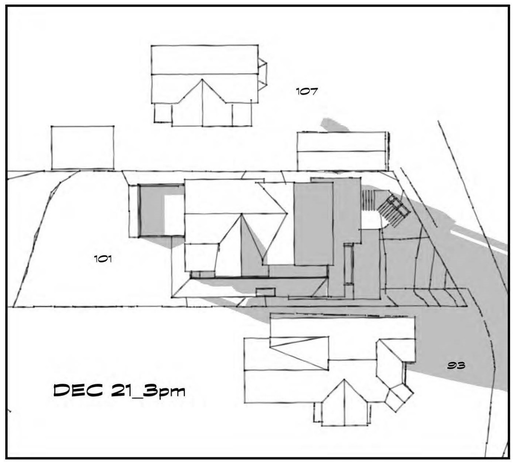
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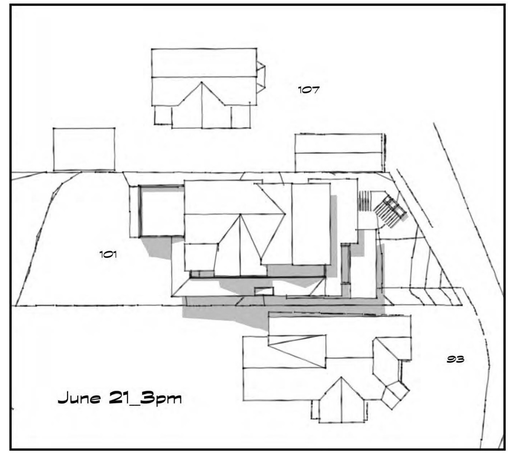












SHADOW STUDY

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JAY PLETT
ARCHITECT

408.354.4551
jay@plett-arc.com
www.plett-arc.com
213 Bean Avenue
Los Gatos, CA 95030

The DeMATTEI RES
101 BROADWAY
LOS GATOS CA

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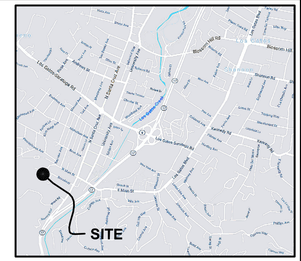
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SDW-1

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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

APN 510-45-070
50 CLIFTON AVE

APN 510-45-047
24 CLIFTON AVE

APN 510-45-088
18 CLIFTON AVE

APN 510-45-040
107 BROADWAY

APN 510-45-041
101 BROADWAY

APN 510-45-042
93 BROADWAY

APN 510-45-032
100 BROADWAY

PARCEL 2
530-M-46

N 63°21'00" W 50.00'

N 21°50'00" E 227.00'

S 21°26'01" W 51.05'

S 21°36'00" W 75.44'

S 21°55'55" W 131.82'

N 28°45'55" E 55.80'

20' REAR SETBACK

5' SIDE SETBACK

43% SLOPE

40% SLOPE

25% SLOPE

30% LRDA

UNDER LRDA

EX. WIRE FENCE

EX. ROCK WALL

FD. 3/4" I.P.
LS 5418
R.O.S 851/36

EX. 2-STORY HOUSE
FF 483.80
DOC. #2986192081
LOT AREA=11,943± SF (0.274± ACRES)

ADJACENT BUILDING LOCATION

ADJACENT HOUSE LOCATION

ADJACENT GARAGE LOCATION

EX. CONC RETAINING WALL
(TW 500.3)
(BW 496.0)

(TW 500.3)
(BW 498.0)

(TW 491.0)
(BW 489.0)

EX. CONC RETAINING WALL
(TW 491.0)
(BW 487.9)

EX. CONC
(482.0)

EX. WALL
(TW 486.7)
(BW 486.2)

EX. BLOCK WALL

EX. CONC RETAINING WALL
(TW 483.8)
(BW 482.2)

6' WOOD FENCE

EX. CONC RETAINING WALL
(H=2'-4')

EX. STONE RETAINING WALL
(TW 474.0)
(BW 468.2)

DECK ABOVE

GARAGE

CONC DRIVEWAY

15' FRONT SETBACK

CATV, E, & TELE

EX. 4" SS

EX. WM

AC BERM

(TW 470.1)
(BW 468.8)

EX. SSMH
RIM 477.19
INV 464.0

ASPHALT PAVEMENT

OH- WIRES

EDGE PAVEMENT

CURB & GUTTER

EDGE OF PAVEMENT

BROADWAY EXTENSION

CONC SIDEWALK

BROADWAY
(60' R/W)

EX. JP

6" VCP

EX. SSMH RIM 462.18
INV IN (W) 453.39
INV IN (N) 453.39
INV OUT (SW) 453.29

8" VCP

FIRE HYDRANT

WEST MAIN STREET

NORTH

DESIGNED UNDER THE SUPERVISION OF:

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

11-18-20

TERENCE J. SZEWCZYK, P.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
- EX. CONTOUR MAJOR (530)
- EX. CONTOUR MINOR (534)
- EX. BLOCK RETAINING WALL
- EX. ROCK RETAINING WALL
- EX. DRIVEWAY
- EX. BUILDING
- EX. AC BERM
- EX. TOP OF BANK (TOP)
- EX. TOE OF BANK (TOE)
- EX. CREEK FLOWLINE
- EX. WIRE FENCE
- EX. CHAIN LINK FENCE
- EX. WOOD FENCE
- EX. SANITARY SEWER LINE (SS)
- EX. PERFORATED SEPTIC LINE
- EX. ELECTRIC LINE (E)
- EX. GAS LINE (G)
- EX. STORM DRAIN LINE
- EX. WATER LINE (W)
- EX. OVERHEAD WIRE (OH)
- 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

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LOS GATOS, CA, 95030
APN 510-45-041

BY	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

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.
- XXX · XXX — EXISTING UTILITY LINE TO BE REMOVED. CUT AND CAP LINE AT MAIN.

APN 510-45-070
50 CLIFTON AVE

N 63°21'00" W 50.00'

20' REAR SETBACK

N 21°50'00" E 227.00'

5' SIDE SETBACK

APN 510-45-040
107 BROADWAY

ADJACENT BUILDING LOCATION

ADJACENT HOUSE LOCATION

EX. CONC RETAINING WALL (TW 500.3) (BW 496.0)

(TW 500.3) (BW 498.0)

(TW 491.0) (BW 489.0)

EX. CONC RETAINING WALL (TW 491.0) (BW 487.9)

S 21°26'01" W 51.05'

APN 510-45-047
24 CLIFTON AVE

EX. WIRE FENCE

5' SIDE SETBACK

FD. 3/4" I.P. LS 5418 R.O.S 851/36

EX. ROCK WALL

S 21°36'00" W (258.31') 258.72' 75.44'

APN 510-45-088
18 CLIFTON AVE

PARCEL 2
530-M-46

ADJACENT HOUSE LOCATION

FD. 3/4" I.P. LS 5418 R.O.S 851/36

S 21°39'52" W 131.82'

APN 510-45-042
93 BROADWAY

ADJACENT HOUSE LOCATION

EX. WALL (TW 486.7) (BW 486.2)

(TW 484.4) (BW 482.2)

EX. BLOCK WALL

EX. CONC RETAINING WALL (TW 483.8) (BW 482.2)

6' WOOD FENCE

REMOVE EXISTING RETAINING WALL (TYP.)

REMOVE EXISTING CONCRETE (TYP.)

REMOVE EXISTING STRUCTURE (TYP.)

EX. 2-STORY HOUSE
FF 483.80
DOC: #2986192061
LOT AREA=11,943± SF (0.274± ACRES)
APN 510-45-041
101 BROADWAY

EX. CONC (482.0)

ADJACENT GARAGE LOCATION

EX. CONC RETAINING WALL (H=7.5')

REMOVE EXISTING CURB (TYP.)

CONC DRIVEWAY

15' FRONT SETBACK

REMOVE EXISTING UTILITY LINE (TYP.)

55.80'

EX. 6" SS

EX. WM

AC BERM

(TW 470.1) (BW 468.8)

REMOVE EX. WATER METER

EX. STONE RETAINING WALL (TW 474.0) (BW 468.2)

(TW 475.7) (BW 475.5)

(TW 474.5) (BW 470.5)

(TW 473.2) (BW 469.8)

(TW 471.3) (BW 469.9)

EX. SSMH RIM 477.19 INV 464.0

ASPHALT PAVEMENT

OH-WIRES

EDGE PAVEMENT

CURB & GUTTER

EDGE OF PAVEMENT

BROADWAY EXTENSION

APN 510-45-032
100 BROADWAY

EX. JPB

CONC SIDEWALK

CURB & GUTTER

BROADWAY (60' R/W)

EX. SSMH RIM 462.18
INV IN (W) 453.39
INV IN (N) 453.39
INV OUT (SW) 453.29

6" VCP

WEST MAIN STREET

FIRE HYDRANT

SITE BENCHMARK
SET MAG NAIL
ELEVATION=467.28'
SURVEY CONTROL POINT

NORTH

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

DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SZEWCZYK
REGISTERED PROFESSIONAL ENGINEER
NO. 35527
EXP. 9-30-21
STATE OF CALIFORNIA
11-18-20
TERENCE J. SZEWCZYK, P.E. 35527
EXPIRATION DATE: 09/30/21

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 (530)
- EX. CONTOUR MINOR (534)
- EX. BLOCK RETAINING WALL
- EX. ROCK RETAINING WALL
- EX. DRIVEWAY
- EX. BUILDING
- EX. AC BERM
- EX. TOP OF BANK (TOP)
- EX. TOE OF BANK (TOE)
- EX. CREEK FLOWLINE
- EX. WIRE FENCE
- EX. CHAIN LINK FENCE
- EX. WOOD FENCE
- EX. SANITARY SEWER LINE (SS)
- EX. PERFORATED SEPTIC LINE
- EX. ELECTRIC LINE (E)
- EX. GAS LINE (G)
- EX. STORM DRAIN LINE
- EX. WATER LINE (W)
- EX. OVERHEAD WIRE (OH)
- 30% SLOPE LINE
- LEAST RESTRICTED DEVELOPMENT AREA

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

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

	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. C2
OF 5 SHEETS
JOB NO. 19-246

11/18/2020 2:59pm – N:\2019 JOBS\19-246\DWG\19-246 C2 DEMOLITION PLAN.dwg – C2

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BW 496.0
2' WALL
CUT
ARD
MAX 8' CUT
RESIDENCE
END WALL
TW 496.5
BW 493.0
3.5' WALL
G 493.0
MAX 4' CUT
IN YARD
PATIO
C 496.0
TW 496.5
BW 496.0 (0.5' WALL)
TW 494.5
BW 491.5 (3' WALL)
TW 491.5
BW 488.5 (3' WALL)
TW 488.5
BW 485.5 (3' WALL)
END
WALL
C 495.7
TW 496.0
BW 493.0
3' WALL
FD. 3/4" I.P.
LS 5418
R.O.S 851/36
C 487.2
END WALL
TW 486.0
BW 485.5
0.5' WALL
C 485.4
C 485.3
6.49'
G 485.0
PLANTER
TW 489.0
BW 486.0
3' WALL
EX. WALL
(TW 486.7)
(BW 486.2)
S 21°39'52" W
BEGIN WALL
TW 486.0
BW 484.0
2' WALL
EX. BLOCK WALL
(TW 484.4)
(BW 482.2)
EX. CONC RETAINING WALL
(TW 483.8)
(BW 482.2)
6' WOOD FENCE
5.09'
B
FL 477.0
FL 478.0
MINOR EARTHEN SWALE
SLAB 476.0
C 476.2
1%
UFF 496.5
LFF 485.5
7' CUT
CELLAR
LIMIT OF
BASEMENT
GRAVEL BASIN
RIM 475.5
INV 472.0
APN 510-45-041
101 BROADWAY
APN 510-45-042
93 BROADWAY
131.82'
AREA DRAIN
RIM 474.5
INV 472.5
(TW 474.5)
(BW 470.5)
(TW 473.7)
(BW 469.8)
EX. STONE
RETAINING WALL
(TW 474.0)
(BW 468.2)
ADJACENT
HOUSE
LOCATION
REMOVE
EX. WATER
METER
AC
BERM
(TW 470.1)
(BW 468.8)
EARTHEN DRAINAGE SWALE
(TW 491.0)
(BW 489.0)
227.00'
EX. CONC RETAINING WALL
(TW 491.0)
(BW 487.9)
B
FL 485.0
G 484.0
6.33'
FL 480.0
G 479.5
ADJACENT
GARAGE
LOCATION
A 10'-6" PVC (SOLID)
OVERFLOW WITH
POP-UP GRATE
RIM 474.5
INV 472.0
PORCH
486.0
TW 480.0
LANDING 479.0
BW 476.0
4' WALL
LANDING
479.0
N 82°45'55" E
55.80'
16.65
LANDING
476.0
C 474.2
31'-6" PVC
@ S=1.61%
SLAB 476.0
15' FRONT
SETBACK
NEW
CONCRETE
DRIVEWAY
18.2%
NEW 4" PVC
P 471.5
ASPHALT PAVEMENT
OH-WIRES
EDGE PAVEMENT
CURB & GUTTER
EDGE OF PAVEMENT
BROADWAY EXTENSION
NEW 2
WS BY
SJWC
EX. SS
TO REM
RIM 47
EX. 4" SS
SSCO
NORTH
GRAPHIC SCALE
5 0 2.5 5 10
(IN FEET)
1" = 5'

TS/CIVIL ENGINEERING, INC.
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.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			

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

SHEET NO.
C3A
OF 5 SHEETS

JOB NO.
19-246

11/18/2020 1:23pm - N:\2019 JOBS\19-246\DWG\19-246 C3 SITE GRADING AND DRAINAGE.dwg - 3a

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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' = 160 CY LESS CUT
REVISED TOTAL: 64 CY CUT 34 CY FILL
30 CY TO BE HAULED OFF SITE

IMPERVIOUS COVERAGE

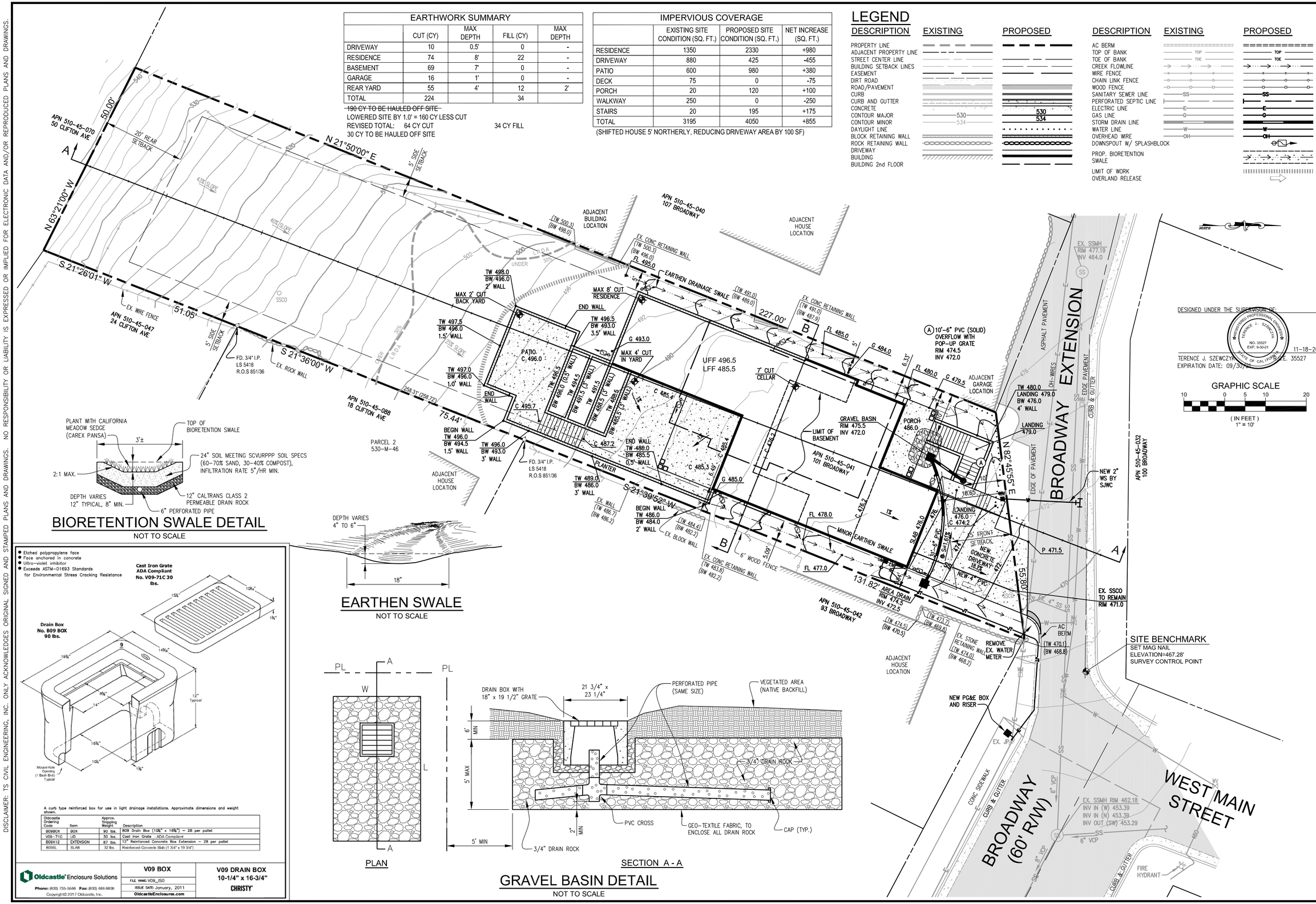
	EXISTING SITE CONDITION (SQ. FT.)	PROPOSED SITE CONDITION (SQ. FT.)	NET INCREASE (SQ. FT.)
RESIDENCE	1350	2330	+980
DRIVEWAY	880	425	-455
PATIO	600	980	+380
DECK	75	0	-75
PORCH	20	120	+100
WALKWAY	250	0	-250
STAIRS	20	195	+175
TOTAL	3195	4050	+855

(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	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

- Etched 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.

A curb type reinforced box for use in light drainage installations. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
B09BOX	BOX	90 lbs.	B09 Drain Box (10¾" x 10¾") – 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")

Oldcastle Enclosure Solutions
Phone: (800) 735-5566 Fax: (800) 488 6806
Copyright© 2017 Oldcastle, Inc.

V09 BOX	V09 DRAIN BOX 10-1/4" x 16-3/4" CHRISTY
FILE NAME: V09_ISO	
ISSUE DATE: January, 2011	
OldcastleEnclosures.com	

GRAVEL BASIN DETAIL

NOT TO SCALE

DESIGNED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
TERENCE J. SZEWCZYK
NO. 35527
EXP. 9-30-21
STATE OF CALIFORNIA
11-18-20

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

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

NO.	BY	REVISIONS	DATE
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

11/18/2020 2:59pm – N:\2019 JOBS\19-246\DWG\19-246 C3 SITE GRADING AND DRAINAGE.dwg – C3

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LEGEND

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

N 21°50'00" E 50.00'

N 63°21'00" W

S 21°26'01" W 51.05'

S 21°36'00" W 75.44'

N 82°45'55" E 55.80'

S 21°39'52" W 131.82'

227.00'

APN 510-45-070
50 CLIFTON AVE

APN 510-45-047
24 CLIFTON AVE

APN 510-45-088
18 CLIFTON AVE

APN 510-45-040
107 BROADWAY

APN 510-45-041
101 BROADWAY

APN 510-45-042
93 BROADWAY

APN 510-45-032
100 BROADWAY

PARCEL 2
530-M-46

20' REAR SETBACK

5' SIDE SETBACK

43% SLOPE

40% SLOPE

25% SLOPE

OVER L.R.D.A.

UNDER L.R.D.A.

ADJACENT BUILDING LOCATION

ADJACENT HOUSE LOCATION

ADJACENT GARAGE LOCATION

EX. CONC RETAINING WALL (TW 500.3) (BW 496.0)

(TW 491.0) (BW 489.0)

EX. CONC RETAINING WALL (TW 491.0) (BW 487.9)

FD. 3/4" I.P. LS 5418 R.O.S 851/36

EX. ROCK WALL

EX. WIRE FENCE

(268.31') (268.72')

PLANTER

EX. WALL (TW 486.7) (BW 486.2)

(TW 484.4) (BW 482.2)

EX. BLOCK WALL

EX. CONC RETAINING WALL (TW 483.8) (BW 482.2)

6' WOOD FENCE

(TW 474.5) (BW 470.5)

(TW 473.2) (BW 469.8)

EX. STONE RETAINING WALL (TW 474.0) (BW 468.2)

REMOVE EX. WATER METER

(TW 470.1) (BW 468.8)

AC BERM

STRAW WATTLES (TYP.)

25' FRONT SETBACK, NEW CONCRETE DRIVEWAY

NEW 4" PVC

EX. SSCO TO REMAIN RIM 471.0

NEW 2" /WS BY SJWC

EX. SSMH RIM 477.19 INV 464.0

ASPHALT PAVEMENT

OH-WIRES

EDGE PAVEMENT

CURB & GUTTER

BROADWAY EXTENSION

BROADWAY (60' R/W)

WEST MAIN STREET

CONC. SIDEWALK

EX. SSMH RIM 462.18
INV IN (W) 453.39
INV IN (N) 453.39
INV OUT (SW) 453.29

6" VCP

8" VCP

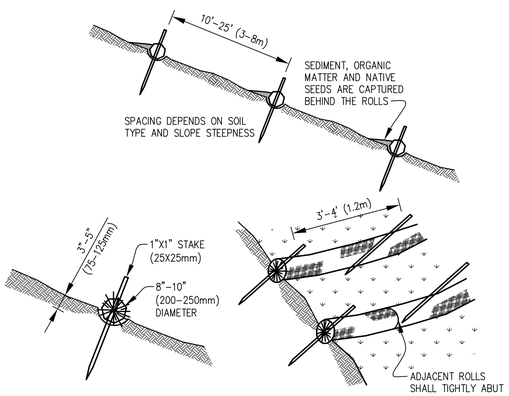
EX. JP

FIRE HYDRANT

SITE BENCHMARK
SET MAG NAIL
ELEVATION=467.28'
SURVEY CONTROL POINT

NORTH

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



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
11-18-20

TERENCE J. SZEWCZYK, P.E. NO. 35527
EXPIRATION DATE: 09/30/21

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

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

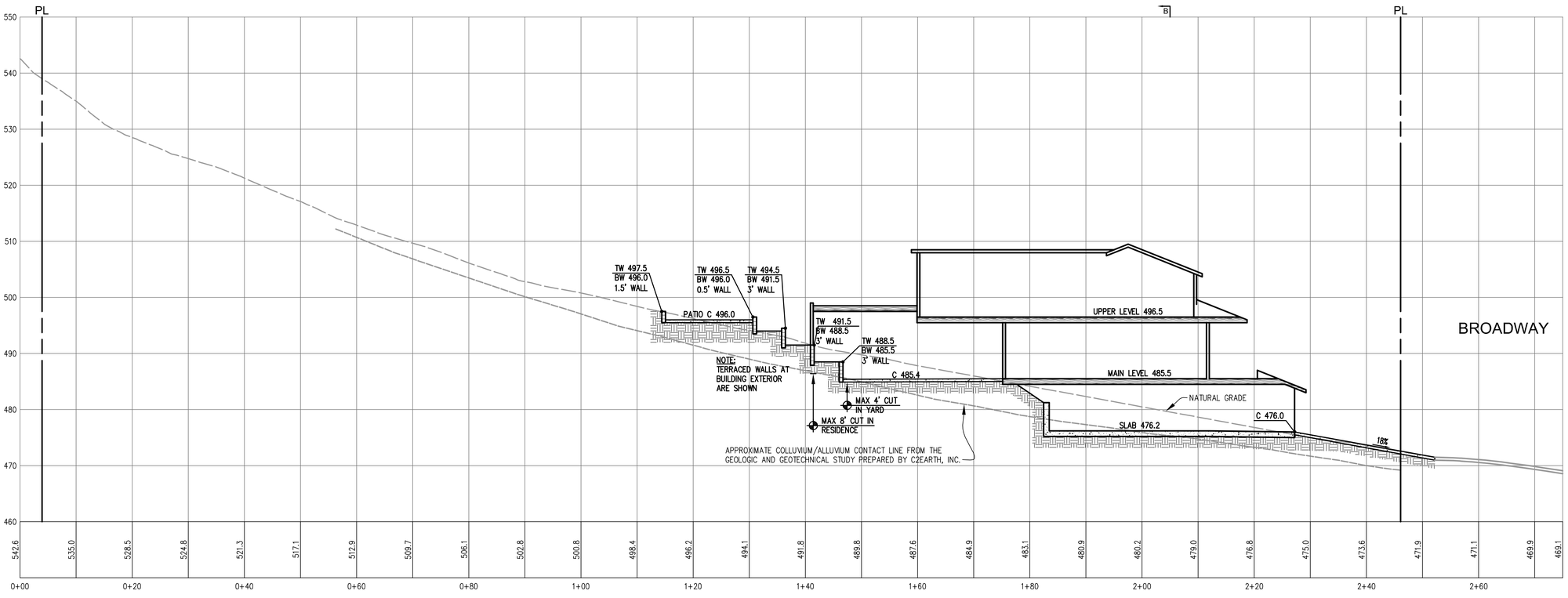
6	5	4	3	2	1	BY	REVISIONS	DATE

DATE: 11-18-20
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY:
PROJ ENGR: TJS
CHECK BY: TJS

SHEET NO.
C4
OF 5 SHEETS

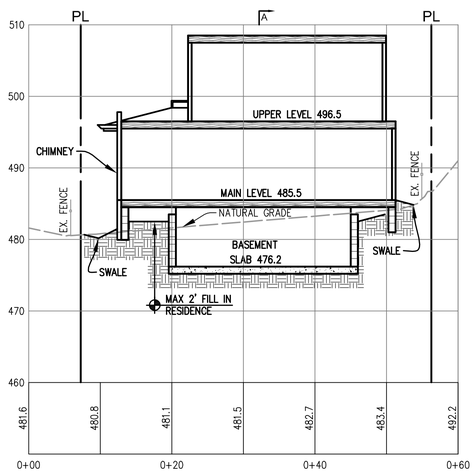
JOB NO.
19-246

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



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

11-18-20

TERENCE J. SZEWCZYK, P.E. NO. 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

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

	BY	REVISIONS	DATE
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

11/18/2020 2:58pm – N:\2019 JOBS\19-246\DWG\19-246 C5 SITE CROSS SECTIONS.dwg – C5

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