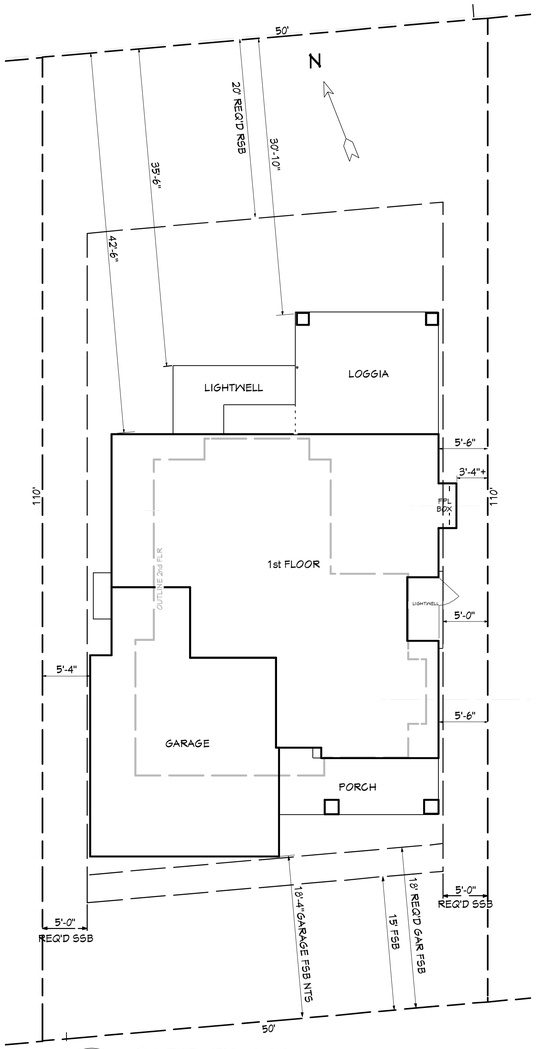
NEW RESIDENCE 44 CHESTER STREET



SITE PLAN
Scale: 1/8"=1'-0"

SCOPE OF WORK:

REMOVE EXISTING POST 1949, 1312.5 SF RESIDENCE & SINGLE CAR GARAGE. CONSTRUCT NEW 1900 SF 3 BEDROOM 2 1/2 BATHROOM RESIDENCE WITH ATTACHED 540 SF 2 CAR GARAGE AND 783 SF 1 BR 1 BATH BASEMENT/GAME RM

PROJECT DATA

ZONING	R1-D
OCCUPANCY TYPE	R-3/U
BUILDING TYPE	
APN	529-08-003
LOT AREA	5500 SF

RESIDENCE FAR=.35-([5.5-5]/25x.20)=3.46
5000.0 x .346 = 1903.0 SQ FT
GARAGE FAR =.10-([5.5-5]/25x.07)=.0886
5500.0 x .0986 = 542.3 SQ FT

EXISTING RESIDENCE REMOVED 1312.5 SQ FT (INCLUDING GARAGE)

PROPOSED RESIDENCE	1900.0 SQ FT
PROPOSED GARAGE	540.0 SQ FT
	2440.0 SQ FT

DEFERRED ITEMS:

A DEFERRED SUBMITTAL OF FIRE SPRINKLER PLAN TO BE APPROVED PRIOR TO INSTALLATION.

PROJECT DIRECTORY

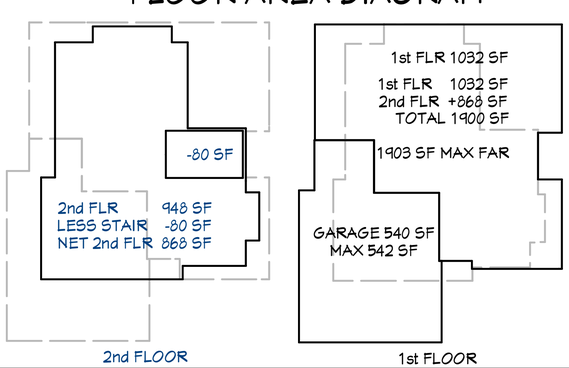
PROPERTY OWNER:
Mark and Tammy De Mattei
16335 Ridgecrest Avenue,
Monte Sereno, California 95030
(408) 639-3337

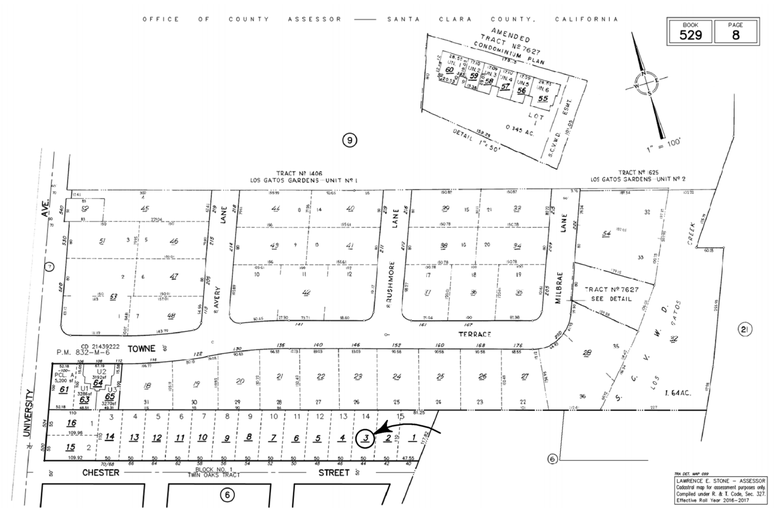
DESIGNER/CONTRACTOR:
DE MATTEI CONSTRUCTION, INC.
1794 THE ALAMEDA
SAN JOSE, CA. 95126
(408) 295-7516

SHEET INDEX

T1	COVER SHEET	
C0	(E) AND PROP'D SITE PLANS	
C0.1	COMPARATIVE AREA CHART AND PLANS	
C1	BOUNDARY & TOPOGRAPHIC SURVEY	
C2	PRELIMINARY GRADING DRAINAGE & UTILITY PLAN	
C3	PRELIMINARY EROSION CONTROL PLAN	
SC	STREET SCAPES	
SCP	STREET SCAPES	PICTURES
A0	(E) FLR PLAN AND ELEVATIONS	
A1	PROPOSED FLOOR PLANS	
A2	PROPOSED ELEVATIONS	
A3	PROPOSED SECTIONS	
SHDW1	SHADOW STUDY 12/21 12PM, 9 AM	
SHDW2	SHADOW STUDY 12/21 3PM	
SHDW3	SHADOW STUDY 6/21 12PM, 9 AM	
SHDW4	SHADOW STUDY 6/21 3PM	

FLOOR AREA DIAGRAM





PARCEL MAP

LOCATION MAP

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	S/VP	12/17/16
2	ADD'L ENG/RG COMMENTS RESPONSE	S/VP	11/16/17

SHEET TITLE:
TITLE SHEET

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

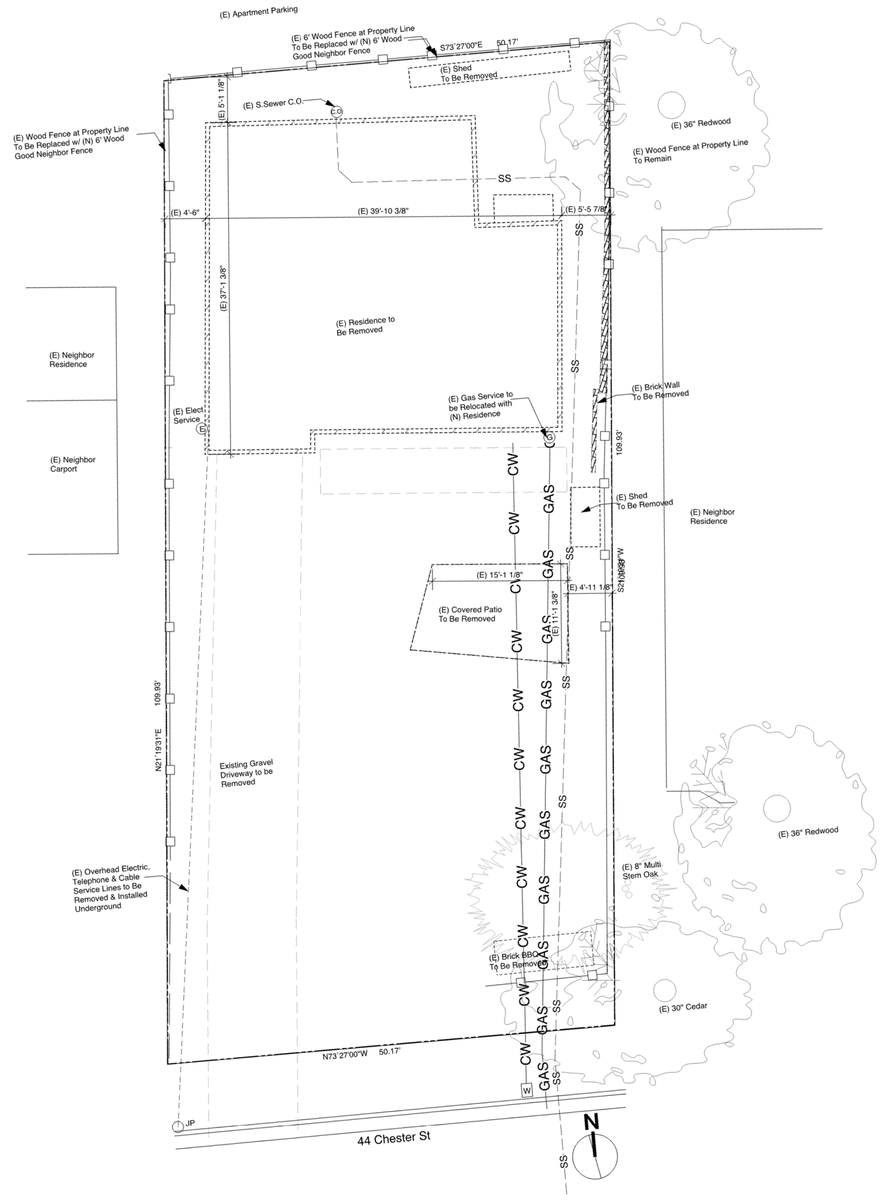
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE:
11/2/2016

SCALE:

DRAWN BY:

SHEET:
T1



(E) SITE PLAN

Scale: 1/8"=1'-0"

REMOVE EXISTING POST 1949, 1312.5 SQUARE FOOT RESIDENCE AND SINGLE CAR GARAGE TO CONSTRUCT A NEW 1900 SQUARE FOOT 4 BEDROOM 2 1/2 BATHROOM RESIDENCE WITH AN ATTACHED 537.3 SQUARE FOOT 2 CAR GARAGE

NOTE:

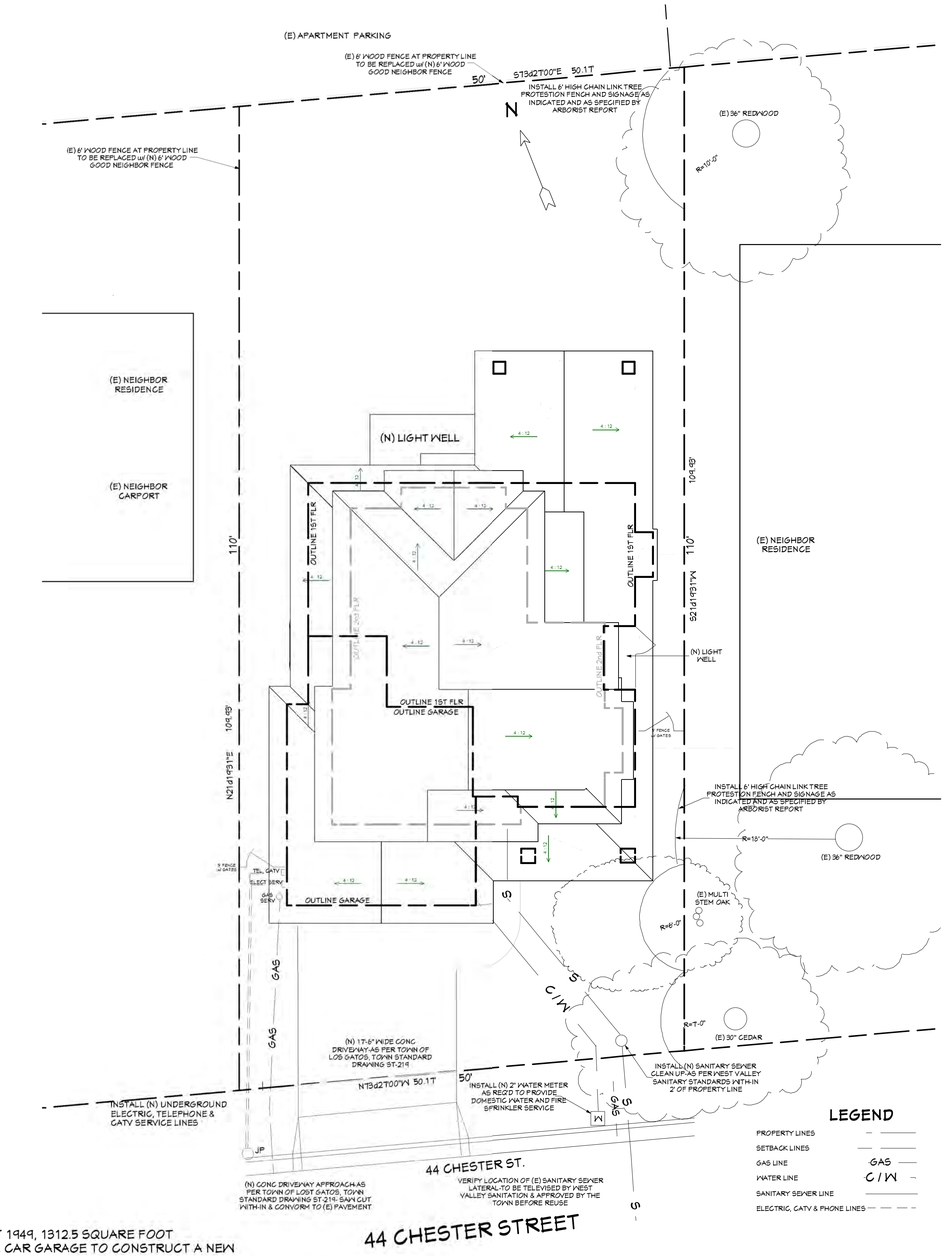
FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT.

CONSULT WITH SAN JOSE WATER TO DETERMINE IF ADEQUATE WATER SUPPLY EXISTS OR IF MODIFICATIONS OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED

POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE FIRE SPRINKLER PLAN.

CONSTRUCTION SITE FIRE SAFETY PLAN IS REQUIRED AND MUST BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL PRIOR TO DEMOLITION.

SITE ADDRESS SHALL BE VISIBLE FROM THE STREET, SHALL BE 4" MINIMUM HIGH WITH 1/2" MINIMUM STROKE WIDTH ARABIC NUMBERS OR LETTERS AND SHALL CONTRACT WITH THE BACKGROUND



44 CHESTER STREET

SITE/ROOF PLAN

Scale: 1/8"=1'-0"

0 5 10 20 30

SCALE IN FEET

APN: 529-08-003
SITE AREA 5500.0 SF, .126 AC
ZONING R-1D
SET BACKS-

FRONT	15'
SIDE	5'
REAR	20'

FAR
RESIDENCE FAR=.35-([5.5-5]/25x.20)=3.46
5000.0 x .346 = 1903.0 SQ FT
GARAGE FAR =.10-([5.5-5]/25x.07)=.0886
5500.0 x .0986 = 542.3 SQ FT

EXISTING RESIDENCE REMOVED 1312.5 SQ FT
(INCLUDING GARAGE)

PROPOSED RESIDENCE	1900.0 SQ FT
PROPOSED GARAGE	540.0 SQ FT
	2440.0 SQ FT

TOTAL DWELLING UNITS - EXISTING -1, PROPOSED - 1
OFF STREET PARKING SPACES PROVIDED - 2

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/7/16
2	ADDL ENGRG COMMENTS RESPONSE	SVP	11/16/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

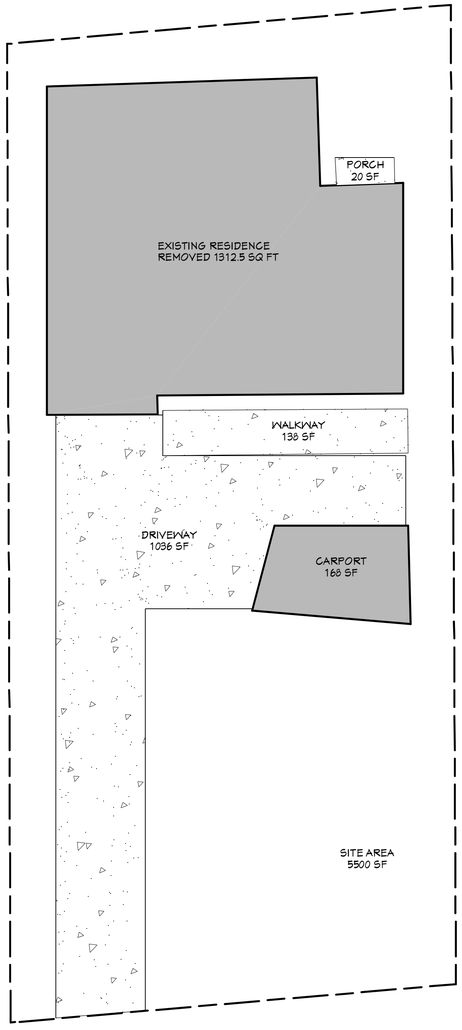
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 11/2/2016

SCALE:

DRAWN BY:

SHEET: C0



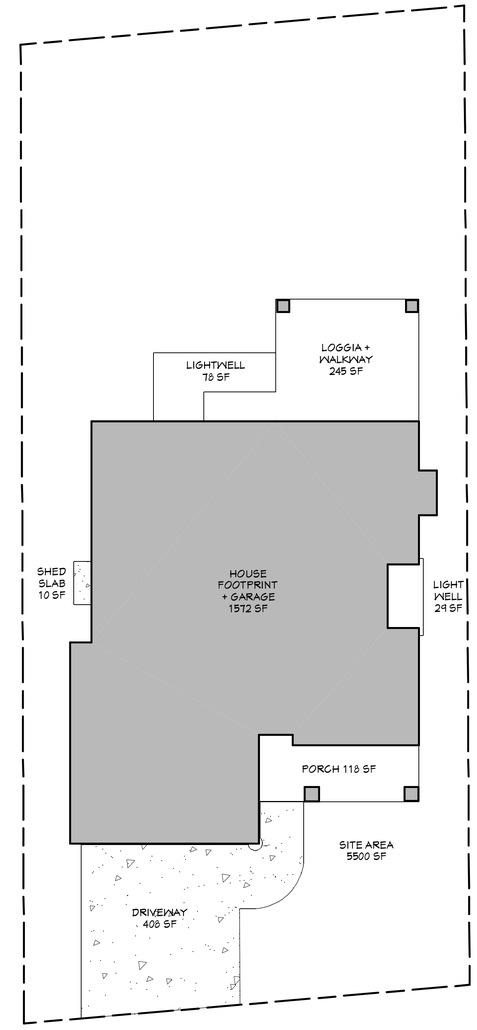
(E) SITE PLAN AREA ANALYSIS

Scale: 1/8"=1'-0"

COMPARATIVE AREA ANALYSIS

44 Chester Impervious Area	EXISTING		PROPOSED	
HOUSE AND BUILDING				
HOUSE FOOTPRINT	1312.5		1032.0	
GARAGE			540.0	
CARPORT	168.0			
		1480.5		1572.0
PORCHES/LIGHT WELLS				
LOGGIA			245.0	
REAR LIGHT WELL			78.0	
shed slab			10.0	
porch slab			118.0	
RIGHT SIDE LIGHT WELL			29.0	
SUBTOTAL PORCHES/LW's				480.0
HARDSCAPE/WALKS				
DRIVEWAY		1086.0		408.0
FRONT WALKWAY	138.0			INCL
REAR WALKWAY	20.0			
SUBTOTAL WALKWAYS		158.0		
SUBTOTAL HARDSCAPE				408.0
TOTAL IMPERVIOUS AREA	EXISTING	**2724.5**	PROPOSED	**2460**

2



PROP'D SITE PLAN AREA ANALYSIS

Scale: 1/8"=1'-0"

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/7/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/9/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 11/2/2016

SCALE:

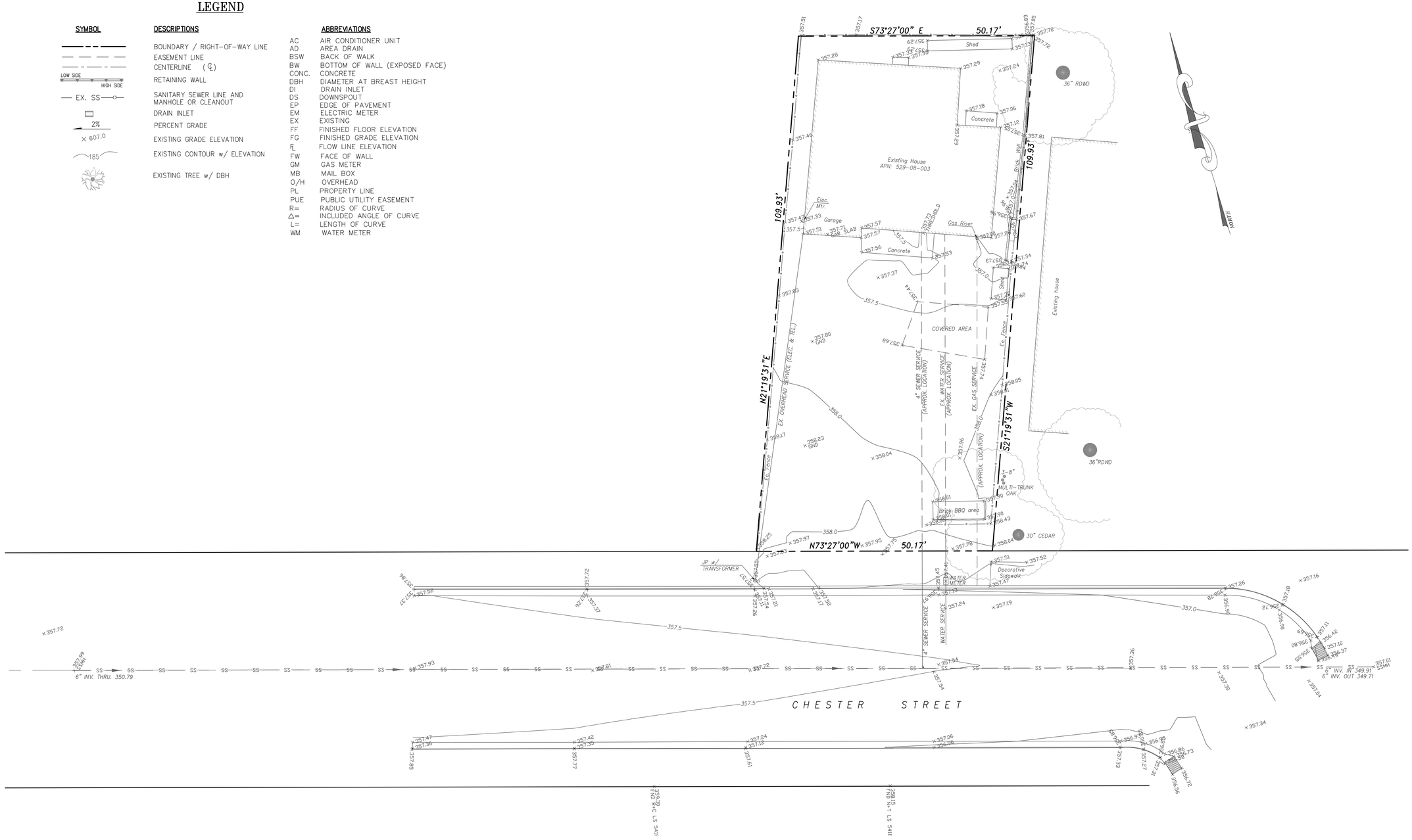
DRAWN BY:

SHEET: C0.1

LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY / RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE (℄)
LOW SIDE / HIGH SIDE	RETAINING WALL
— EX. SS —○—	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	DRAIN INLET
2%	PERCENT GRADE
× 607.0	EXISTING GRADE ELEVATION
185	EXISTING CONTOUR w/ ELEVATION
	EXISTING TREE w/ DBH

ABBREVIATIONS	
AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
BSW	BACK OF WALK
BW	BOTTOM OF WALL (EXPOSED FACE)
CONC.	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DI	DRAIN INLET
DS	DOWNSPOUT
EP	EDGE OF PAVEMENT
EM	ELECTRIC METER
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FL	FLOW LINE ELEVATION
FW	FACE OF WALL
GM	GAS METER
MB	MAIL BOX
O/H	OVERHEAD
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R=	RADIUS OF CURVE
Δ=	INCLUDED ANGLE OF CURVE
L=	LENGTH OF CURVE
WM	WATER METER



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

BENCHMARK: ELEVATIONS BASED ON SCVWD BM # 1009, ELEVATION = 370.45 FEET (NAVD 1988).

BASIS OF BEARINGS: THE BEARING S73°27'E ALONG THE CENTERLINE OF CHESTER STREET AS SHOWN ON HANNAH SOCKETT'S TWIN OAKS TRACT, RECODED IN BOOK S OF MAPS AT PAGE 30

BOUNDARY: BOUNDARY SURVEY WAS PERFORMED BY HELMUT KORSTICK, PLS.

DATE: OCTOBER 30, 2016					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR HELMUT R. KORSTICK NO. 7739 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
ENGINEERING ■ SURVEYING ■ CONSTRUCTION
1140 BOLLINGER CANYON RD, SUITE E-102
SAN RAMON, CA 94582 TEL: 925.705.3633
1sterlingconsultants@gmail.com FAX: 866.966.6343

PREPARED FOR:
De Mattei Construction, Inc.
ATTN: MR. STEVE PLYLER
1794 THE ALAMEDA
SAN JOSE, CA 95126
TEL: 408-295-7516

APN: 526-08-003 44 CHESTER STREET

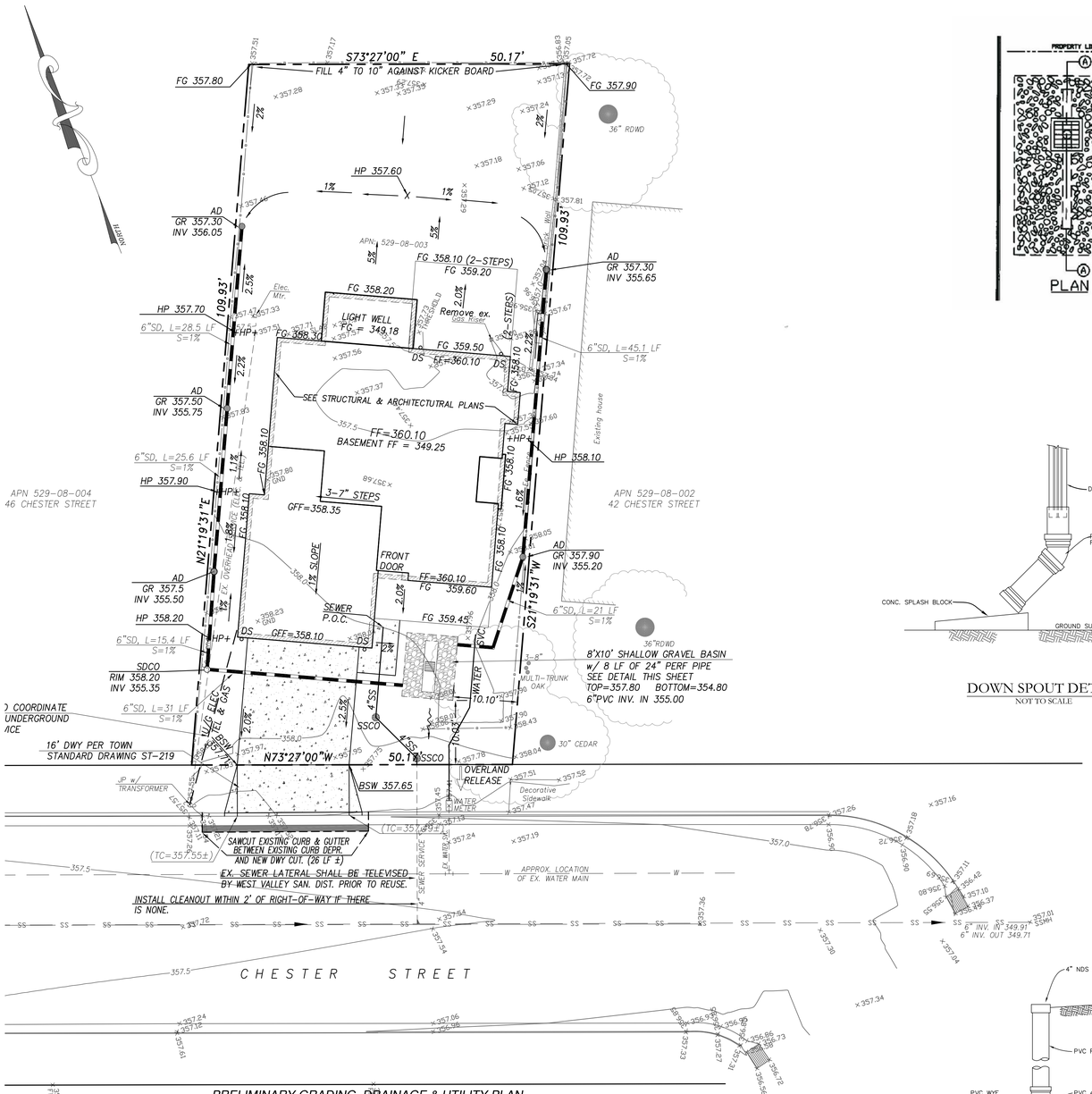
BOUNDARY & TOPOGRAPHIC SURVEY

TOWN OF LOS GATOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. C1

JOB NO. 2016-263

PRINTED: OCTOBER 30, 2016

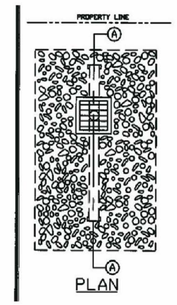


PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
SCALE: 1" = 10'

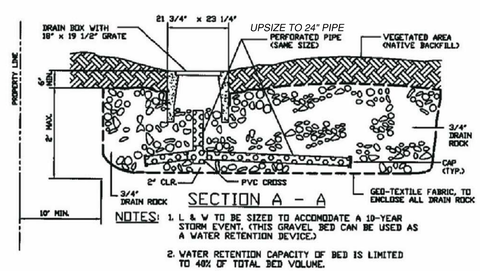
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

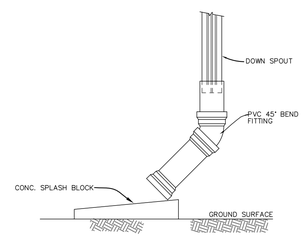


PLAN

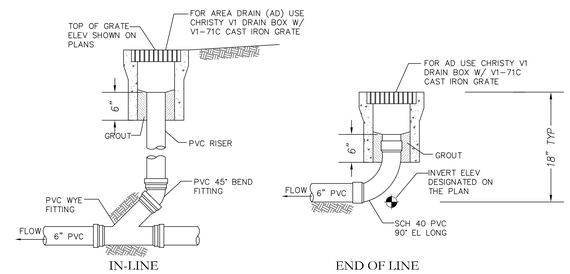


2. SHALLOW GRAVEL BASIN

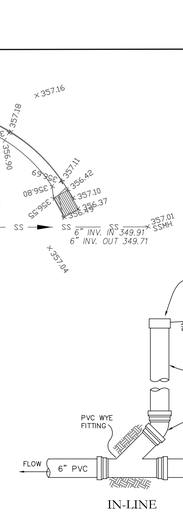
SHALLOW GRAVEL BASIN
NOT TO SCALE



DOWN SPOUT DETAIL
NOT TO SCALE



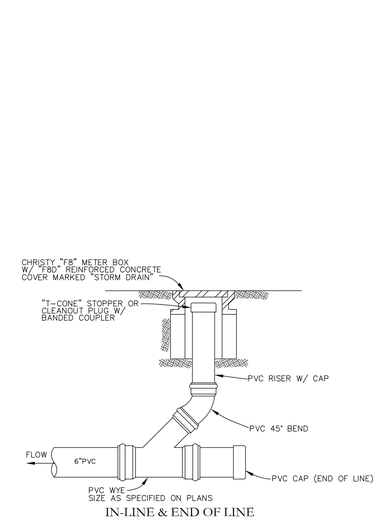
AREA DRAIN - DETAIL
NOT TO SCALE



DECK DRAIN DETAIL
NOT TO SCALE

NOTES:

1. ALL SPLASH BLOCKS SHALL BE 24 INCHES IN LENGTH MINIMUM.
2. GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.



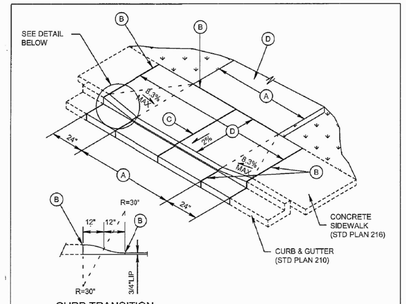
STORM DRAIN CLEANOUT
NOT TO SCALE

GRADING NOTES:

1. GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR CITY OF LOS GATOS'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

EARTHWORK SUMMARY:

WITHIN FOOTPRINT		OUTSIDE FOOTPRINT	
CUT	670 CY	CUT	15 CY
FILL	00 CY	FILL	35 CY
EXPORT		650 CY	
TOTAL MOVED		720 CY	



CURB TRANSITION DETAIL

(A) EQUALS WIDTH OF DRIVEWAY AT PROPERTY LINE. MINIMUM WIDTH = 14'.
(B) 1/2" WIDE FULL DEPTH EXPANSION JOINT.
(C) FULL DEPTH EXPANSION JOINT IF (A) IS 15' OR GREATER.
(D) DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.
(E) DRIVEWAY CONCRETE SHALL BE A MIN. OF 6" THICK FOR RESIDENTIAL AND 8" THICK FOR COMMERCIAL AND IS TO BE PLACED ON A MINIMUM OF 6" CLASS II AGGREGATE BASE 95% MAXIMUM COMPACTION ASTM D1557, OVER COMPACTED SUBGRADE.
(F) ALL CONCRETE SHALL BE CLASS A, PER CALTRANS SPECS, WITH 1 LB. (MIN.) LAMP BLACK PER CUBIC YARD.
(G) ALL WORK SHALL COMFORM TO CURRENT ADA REQUIREMENTS.

NOT TO SCALE

APPROVED BY	DATE		CONCRETE DRIVEWAY WITHOUT PLANTER	STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010			ST-219

F:\GIS\PPW\TLG GENERAL\Standard Details\ST-219.dwg

DATE: DECEMBER 17, 2016					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHNANI C 51620 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
ENGINEERING ■ SURVEYING ■ CONSTRUCTION
1140 BOLLINGER CANYON RD, SUITE E-102
SAN RAMON, CA 94582 TEL: 925.705.3633
1sterlingconsultants@gmail.com FAX: 866.966.6343

PREPARED FOR:
De Mattei Construction, Inc.
ATTN: MR. STEVE PLYLER
1794 THE ALAMEDA
SAN JOSE, CA 95126
TEL: 408-295-7516

APN: 529-08-003 44 CHESTER STREET

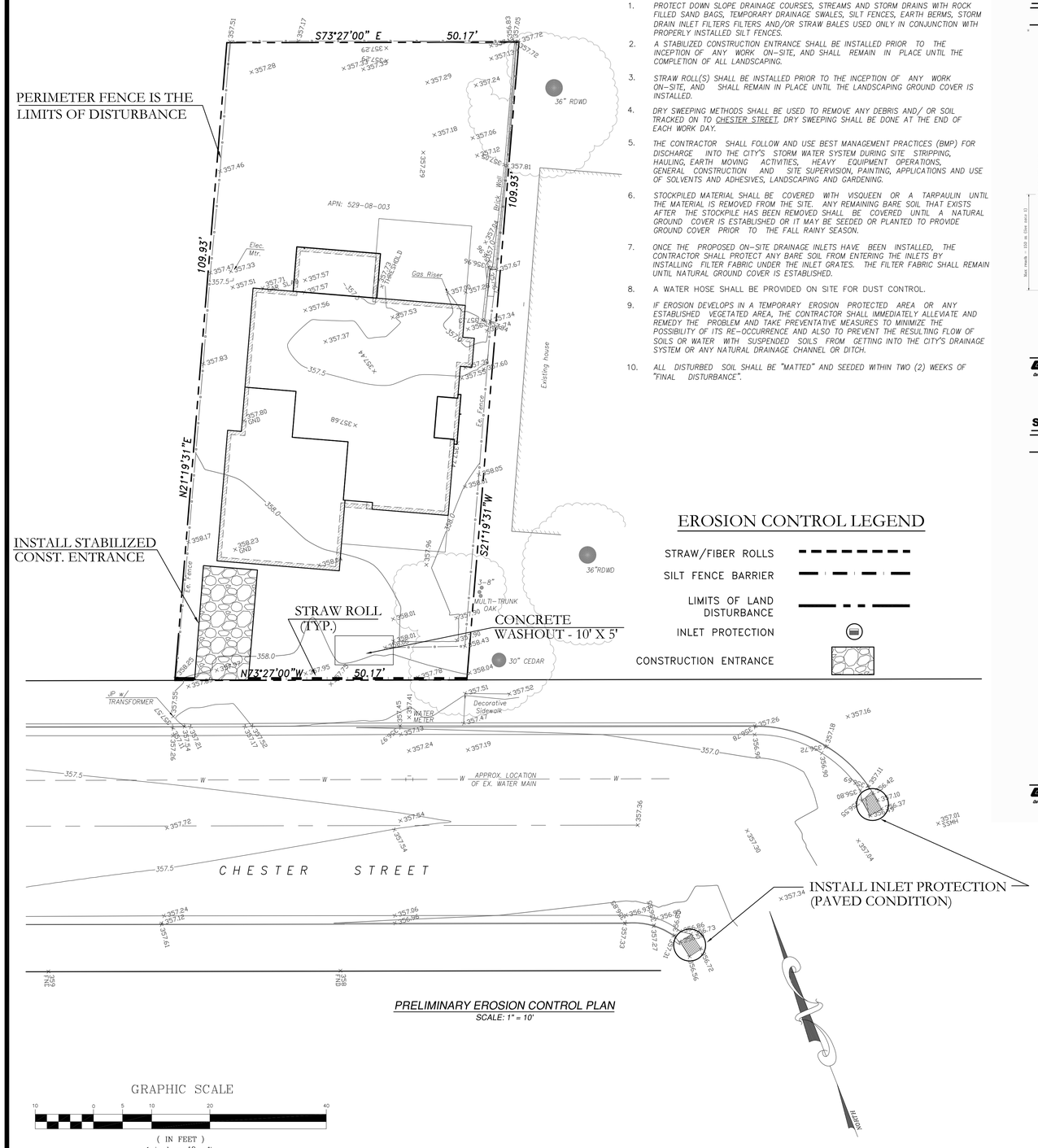
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

TOWN OF LOS GATOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. C2

JOB NO. 2016-263

PRINTED: DECEMBER 17, 2016



PRELIMINARY EROSION CONTROL PLAN
SCALE: 1" = 10'

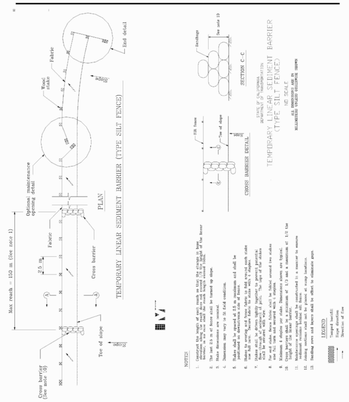
EROSION CONTROL NOTES

1. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.
2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL LANDSCAPING.
3. STRAW ROLL(S) SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED.
4. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO CHESTER STREET. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.
5. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.
6. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
7. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.
8. A WATER HOSE SHALL BE PROVIDED ON SITE FOR DUST CONTROL.
9. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS RE-OCCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE CITY'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
10. ALL DISTURBED SOIL SHALL BE "MATTED" AND SEEDED WITHIN TWO (2) WEEKS OF "FINAL DISTURBANCE".

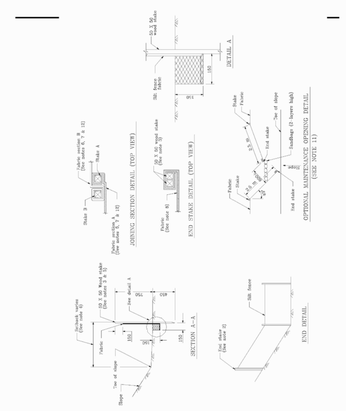
EROSION CONTROL LEGEND

- STRAW/FIBER ROLLS
- SILT FENCE BARRIER
- LIMITS OF LAND DISTURBANCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

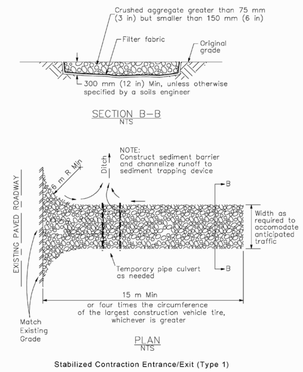
Silt Fence — SC-1



Silt Fence — SC-1

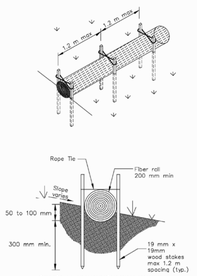


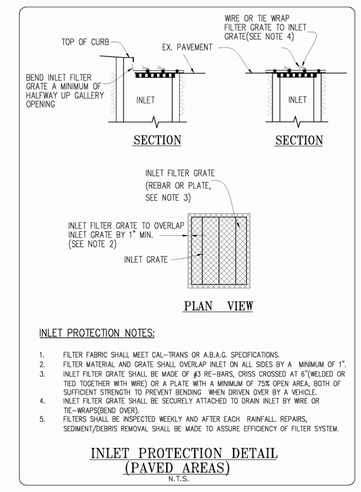
Stabilized Construction Entrance/Exit — TC-1



Stabilized Contraction Entrance/Exit (Type 1)

Fiber Rolls — SC-5

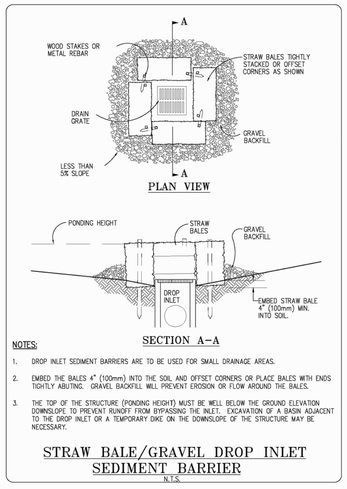




INLET PROTECTION NOTES:

1. FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.A.G. SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
3. INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISS CROSSED AT 6"(WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAPS(BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY OF FILTER SYSTEM.

INLET PROTECTION DETAIL (PAVED AREAS)
N.T.S.

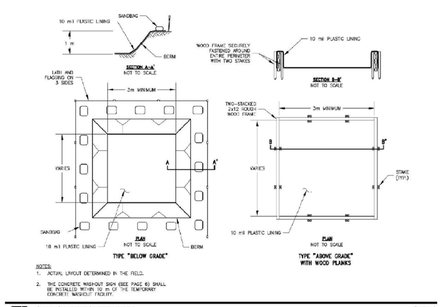


NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL DRAINAGE AREAS.
2. EMBED THE BALES 4" (100mm) INTO THE SOIL AND OFFSET CORNERS OR PLACE BALES WITH ENDS TIGHTLY ABUTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

STRAW BALE/GRAVEL DROP INLET SEDIMENT BARRIER
N.T.S.

Concrete Waste Management — WM-8



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THIS CONCRETE WASHOUT SHOW SERVE PAGE NO SHALL BE INSTALLED WITHIN 150 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

DATE: DECEMBER 17, 2016					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHANI C 51620 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
ENGINEERING ■ SURVEYING ■ CONSTRUCTION
1140 BOLLINGER CANYON RD, SUITE E-102
SAN RAMON, CA 94582
TEL: 925.705.3633
1sterlingconsultants@gmail.com
FAX: 866.966.6343

PREPARED FOR:
De Mattei Construction, Inc.
ATTN: MR. STEVE PLYLER
1794 THE ALAMEDA
SAN JOSE, CA 95126
TEL: 408-295-7516

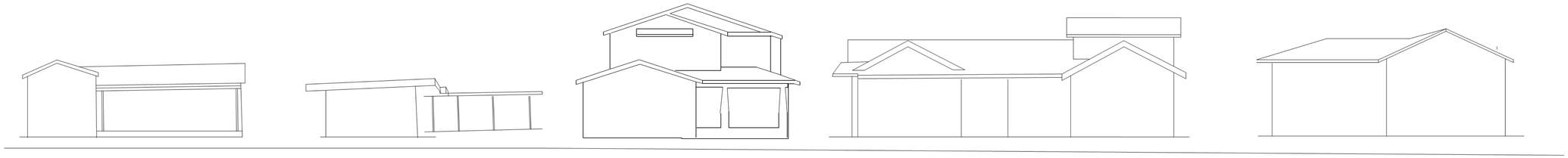
APN: 529-08-003
44 CHESTER STREET

PRELIMINARY EROSION CONTROL PLAN

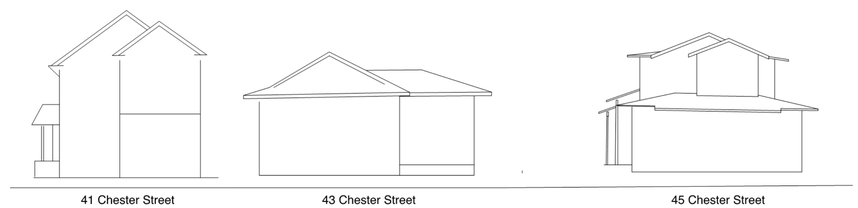
TOWN OF LOS GATOS
SANTA CLARA COUNTY
CALIFORNIA

SHEET NO. C3
JOB NO. 2015-204

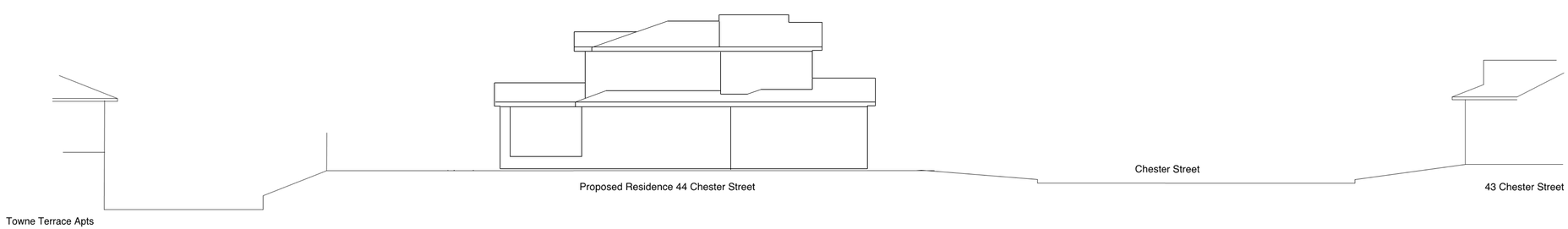
PRINTED: DECEMBER 17, 2016



STREETSCAPE LOOKING NORTH



STREETSCAPE LOOKING SOUTH



STREETSCAPE SECTION LOOKING EAST

STREETSCAPE

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/17/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/18/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6569
LIC.# B-478455

DATE:
11/2/2016

SCALE:

DRAWN BY:

SHEET:
SC

48 CHESTER ST.

3 BR/2 BA
1400 SF HSE
216 SF GAR

46 CHESTER ST.

2 BR/1 BA
1039 SF HSE
300 SF GAR

44 CHESTER ST.

PROPOSED 3 BR/2.5 BA
1900 SF HSE + 1 BR/1 BA BSMT
430 SF GAR

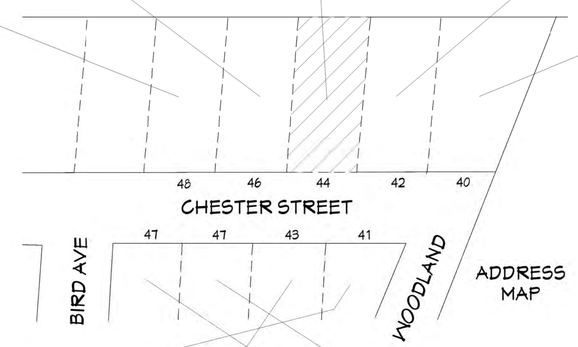
42 CHESTER ST.

2 BR/1 BA
1701 SF HSE
308 SF GAR

40 CHESTER ST.

3 BR/3 BA
1730 SF HSE
562 SF GAR

(E) RESIDENCE
44 CHESTER ST.



NEIGHBORHOOD STREET VIEWS AND STATISTICS

LEFT SIDE FRONT

41 CHESTER ST.

3 BR/2.5 BA
1768 SF HSE
339 SF GAR

43 CHESTER ST.

2 BR/1 BA
850 SF HSE
323 SF GAR

47 CHESTER ST.

4 BR/3.5 BA
1991 SF HSE
323 SF GAR

FRONT RIGHT SIDE

49 CHESTER ST.

2 BR/2 BA
1512 SF HSE
491 SF GAR

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/7/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/9/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

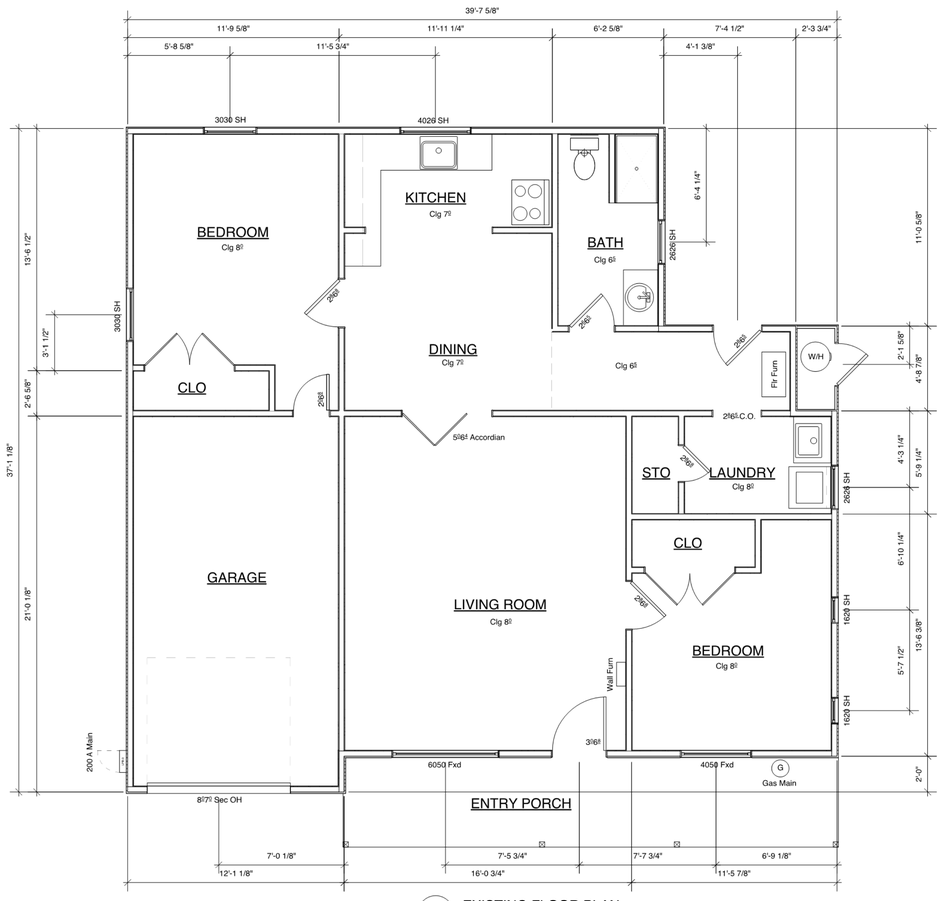
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 11/2/2016

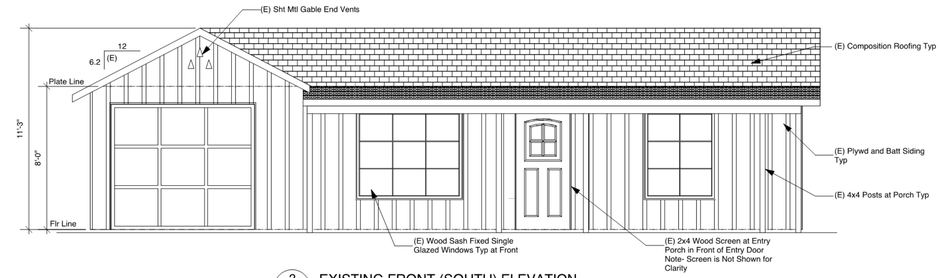
SCALE:

DRAWN BY:

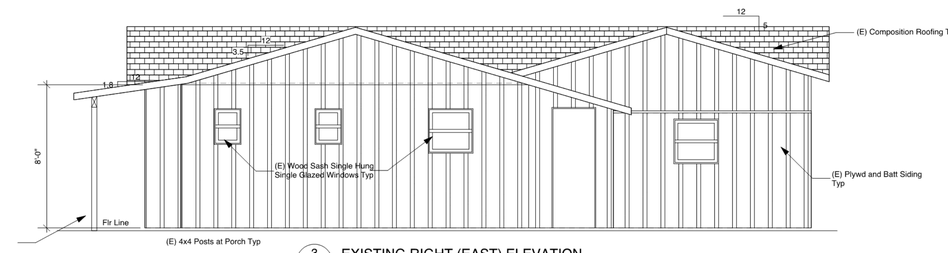
SHEET: SCP



EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"



EXISTING FRONT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



EXISTING RIGHT (EAST) ELEVATION
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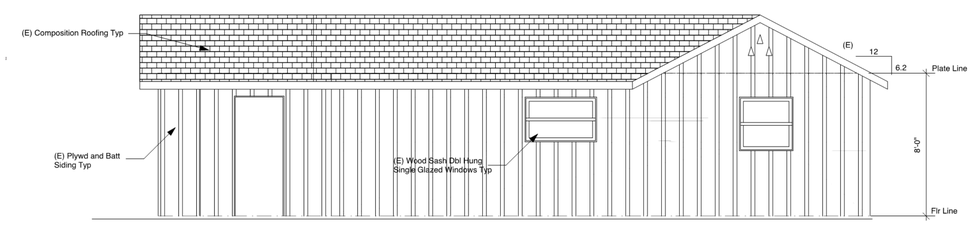

EXISTING REAR (NORTH) ELEVATION
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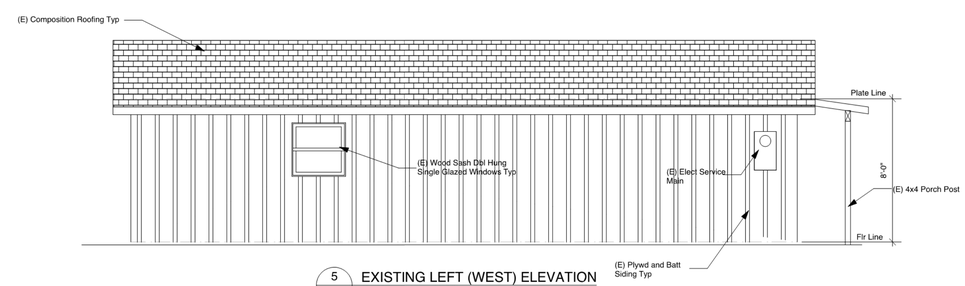


EXISTING LEFT (WEST) ELEVATION
Scale: 1/4" = 1'-0"

EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/17/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/16/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

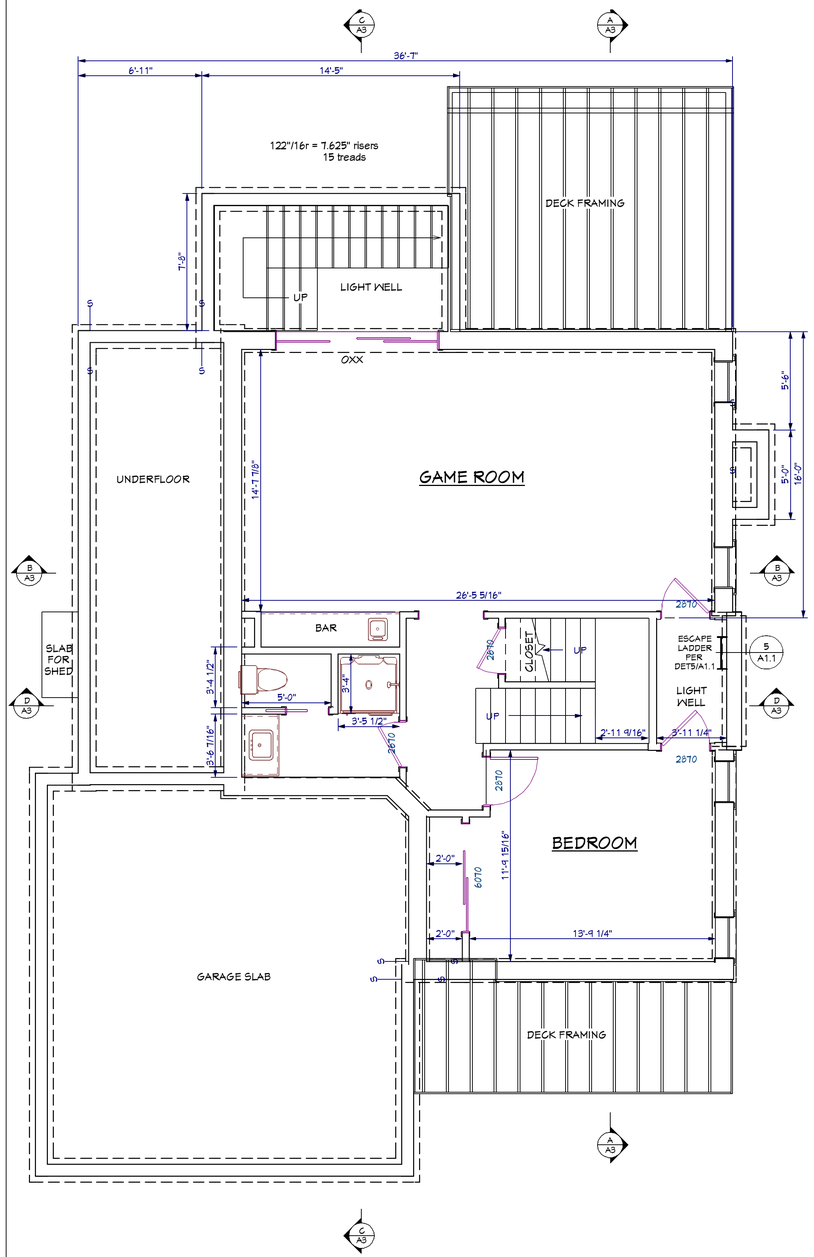
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA. 95126
P: (408) 295-7516
F: (408) 286-6569
LIC.# B-478455

DATE: 11/2/2016

SCALE:

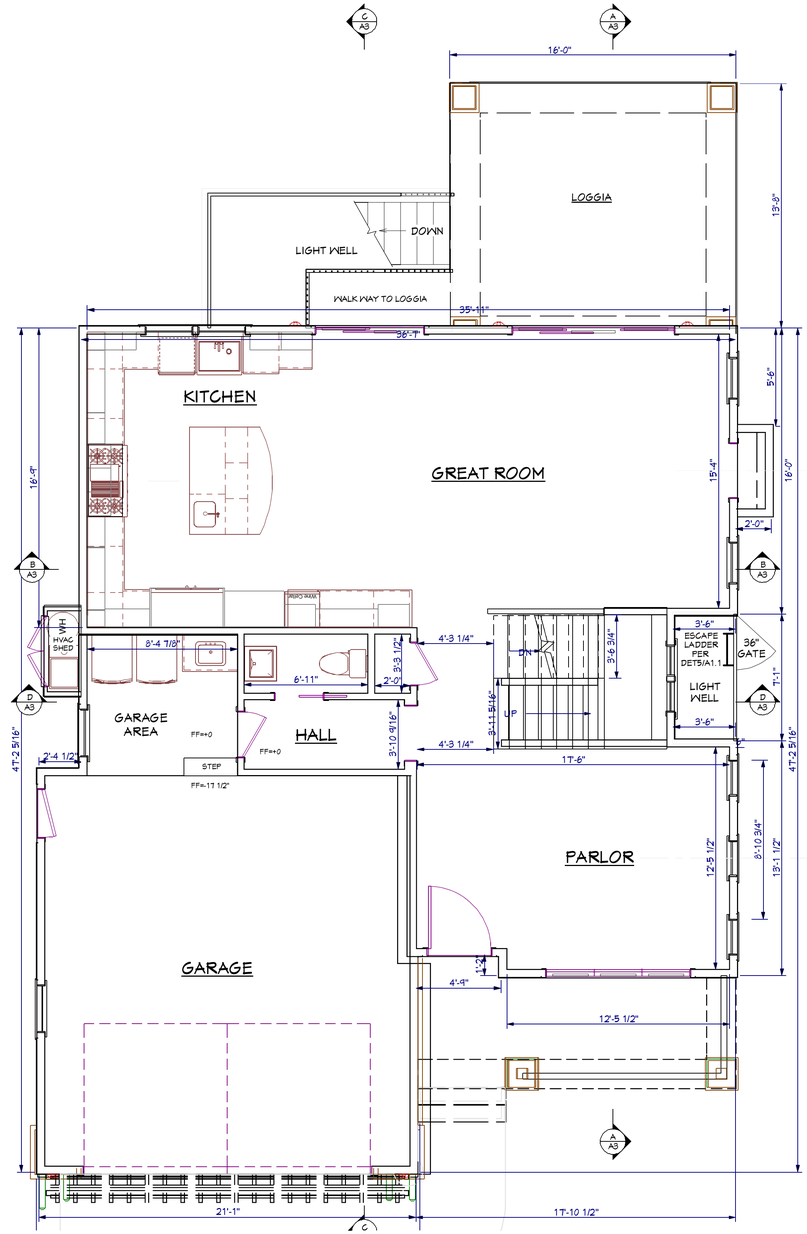
DRAWN BY:

SHEET: A0



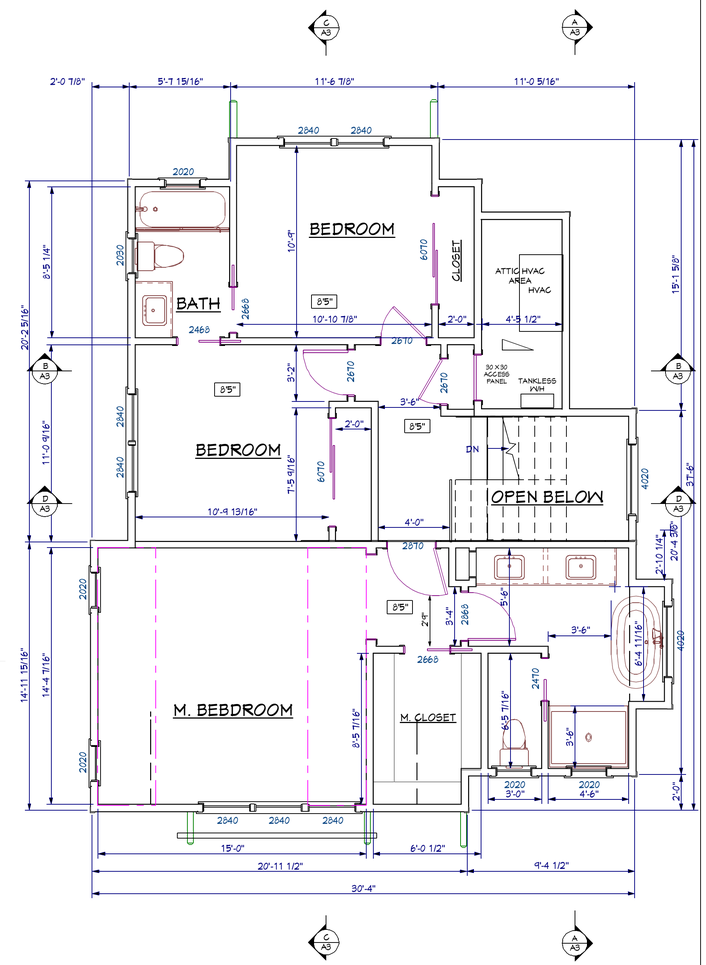
0 BASEMENT

Scale: 1/4"=1'-0"



1 FIRST FLOOR PLAN

Scale: 1/4"=1'-0"



2 SECOND FLOOR PLAN

Scale: 1/4"=1'-0"

0 5 10 20 30

SCALE IN FEET

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/7/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/16/17

SHEET TITLE:

PROJECT DESCRIPTION:

44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

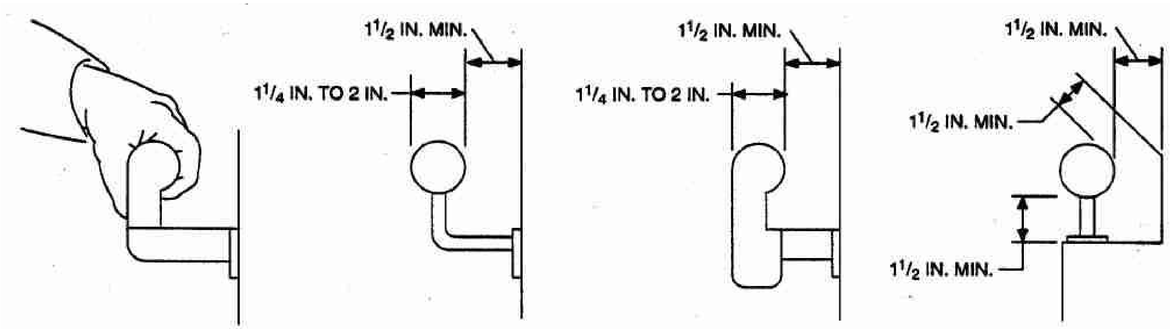
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

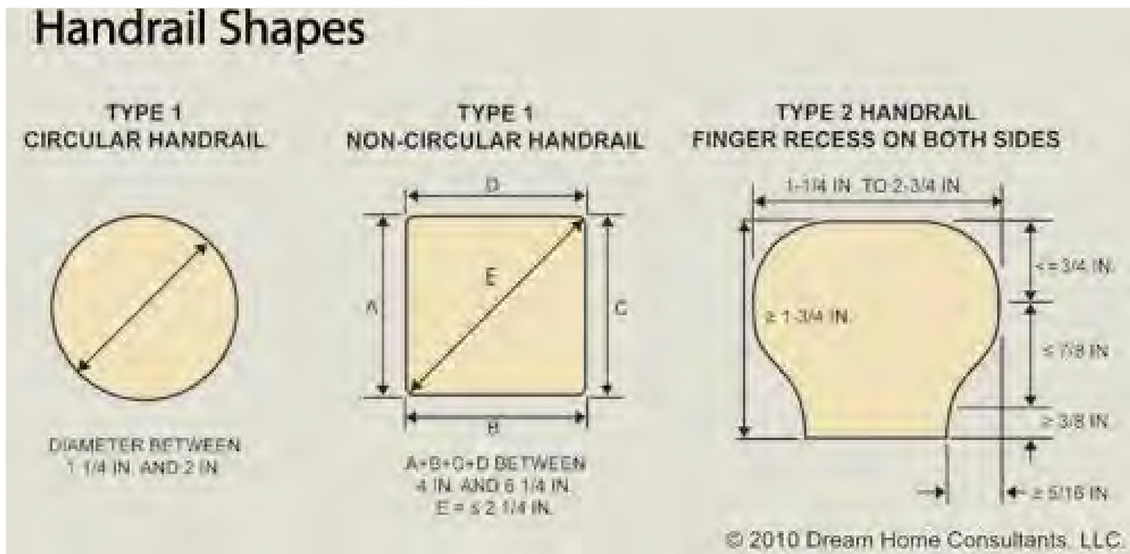
DATE: 11/2/2016

SCALE:

DRAWN BY:

SHEET: A1





(TYP) HAND RAIL NOTES:

HANDRAILS SHALL HAVE 1-1/4 - 2 INCH GRIPPABLE CROSS SECTION, NO SHARP CORNERS, EXTEND CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEWEL POSTS OR RETURN TO WALLS. (TYP)

HAND RAILS SHALL BE 34" TO 38" ABOVE TREADS AND RETURN TO WALLS

R311.7.8.3 GRIP-SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDED EQUIVALENT GRASP-ABILITY.
1. TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS OF DIMENSION OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.
2. TYPE 11. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS TAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO A MAXIMUM OF 2 3/4. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.

(TYP) LIGHT WELLS NOTES:

CBC R310.4 BARS, GRILLES COVERS AND SCREENS. BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURES OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED THE MINIMUM NET CLEAR OPENINGS SIZE COMPLIES WITH SECTIONS R310.1.1 TO R310.1.3 AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. THE RELEASE MECHANISM SHALL BE MAINTAINED OPERABLE AT ALL TIMES.

SUCH BARS, GRILLS, GRATES OR ANY SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT ONLY WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

WHERE SECURITY BARS (BURGLAR BARS) ARE INSTALLED ON EMERGENCY EGRESS AND RESCUE WINDOWS OR DOORS, ON OR AFTER JULY 1, 2000, SUCH DEVICES SHALL COMPLY WITH CALIFORNIA BUILDING STANDARDS CODE, PART 12, CHAPTER 12-3 AND OTHER APPLICABLE PROVISIONS OF THIS CODE.

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M SQ)

R310.2 WINDOW WELLS. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WITH OF AT LEAST 12", SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

(TYP) ESCAPE LADDER NOTES:

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M SQ)

R310.2 WINDOW WELLS. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

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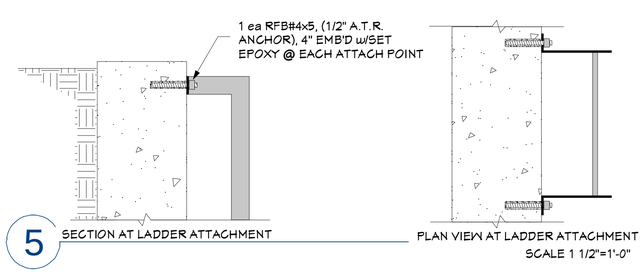
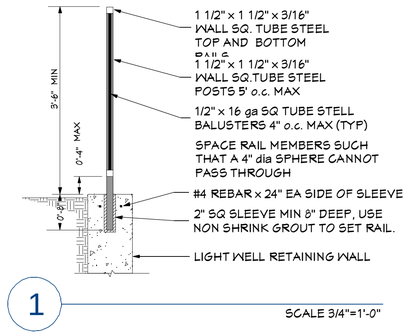




Cotterman Standard Fixed Steel Ladder (One-Piece)

LG6(FS)	ACCESSORY - Cotterman Security Ladder Guard - 6'	**$305.79**	1	☐
LG8(FS)	ACCESSORY - Cotterman Security Ladder Guard - 8'	**$367.41**	1	☐
D3(FS)	ACCESSORY - Cotterman Safety Chain Attachment	**$57.81**	1	☐
CG(FS)	ACCESSORY - Cotterman Security Entry Gate	**$158.22**	1	☐
SP(FS)	ACCESSORY - Cotterman Stand-Off Landing Platform	**$426.73**	1	☐
L5(FS)	Floor Mounts	**$58.50**	1	☐
FS(YELLOW)	Yellow	**$0.00**	1	☐

Check the items you wish to purchase, then click Add to Cart ►

Features:

- Heavy duty one-piece welded assemblies
- Sizes - 3' 3" to 19' 3"
- Side members are ¼ " x 2" x 2" steel angle.
- Climbing rungs are 3/4" corrugated steel round rungs space on 12" centers
- Stand-off brackets are 7"
- Gray powder coat finish is standard color, yellow available. Hot dipped galvanized finish or stainless steel construction can be quoted.
- Meet or exceed ANSI A14.3, OSHA 1910.27 and 1926.1053 standards

Extended Information:

FIXED STEEL LADDERS - SERIES F AND M

Cotterman fixed steel ladders are designed for use where safe, solid vertical climbing access is required. Series F and Series M modular fixed steel ladders are available with and without walk-thru handrails at the top landing surface. Standard fixed and walk-thru models can be used up to 20' without safety cages. OSHA requires safety cages on ladder heights exceeding 20'. Separate cages are offered for updating older ladders to current safety standards. All Cotterman fixed ladders meet or exceed ANSI A14.3, OSHA 1910.27 and 1926.1053 standards.

SERIES F FIXED LADDERS: Ladders are heavy duty one-piece welded assemblies.
SERIES M MODULAR FIXED LADDERS: Ladders are heavy duty sub-assemblies, no section is greater than 7' in length.

CONSTRUCTION FEATURES:
- **Side members are ¼"x2"x2" steel angle. Climbing rungs are ¾" corrugated steel round rungs space on 12" centers. Stand-off brackets are 7".**
- **Gray powder coat finish is standard color, yellow available.**

SPECIFICATIONS			STANDARD	
OVERALL LENGTH	LENGTH TOP TO BOTTOM RUNG	NO. RUNGS	SERIES "F" MODEL NO.	SHPG. WT.
3'3"	3'	4	F4S	41
4'3"	4'	5	F5S	50
5'3"	5'	6	F6S	58
6'3"	6'	7	F7S	66
7'3"	7'	8	F8S	75
8'3"	8'	9	F9S	87
9'3"	9'	10	F10S	95
10'3"	10'	11	F11S	104
11'3"	11'	12	F12S	112
12'3"	12'	13	F13S	120
13'3"	13	14	F14S	129
14'3"	14	15	F15S	137
15'3"	15	16	F16S	149
16'3"	16	17	F17S	158
17'3"	17'	18	F18S	166
18'3"	18'	19	F19S	174
19'3"	19	20	F20S	183
20'3"	20'	21	-	-
21'3"	21'	22	OSHA NOTE: Fixed ladder heights exceeding 20' are required to have safety caging.	
22'3"	22'	23		
23'3"	23	24		
24'3"	24	25		
25'3"	25'	26		
26'3"	26	27		
27'3"	27	28		
28'3"	28	29		
29'3"	29	30		

OSHA NOTE: Heights exceeding 30' require a standoff platform (see option model SP)

SHIPPING NOTE: All 15 thru 28 rung Series F models with cages ship in 2 sections. All 29 and 30 rung models ship in 3 sections.
HOT DIP GALVANIZED FINISH OR STAINLESS STEEL CONTSTRUCTION CAN BE QUOTED.

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/7/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/16/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

DATE: 11/2/2016

SCALE:

DRAWN BY:

SHEET: A1.1

LEFT ELEVATION

FRONT ELEVATION

SITE ADDRESS SHALL BE VISIBLE FROM THE STREET, SHALL BE 4" MINIMUM HIGH WITH 1/2" MINIMUM STROKE WIDTH ARABIC NUMBERS OR LETTERS AND SHALL CONTRACT WITH THE BACKGROUND

RIGHT ELEVATION

REAR ELEVATION

SCALE IN FEET

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/7/16
2	ADDL ENGRG COMMENTS RESPONSE	SVP	11/9/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

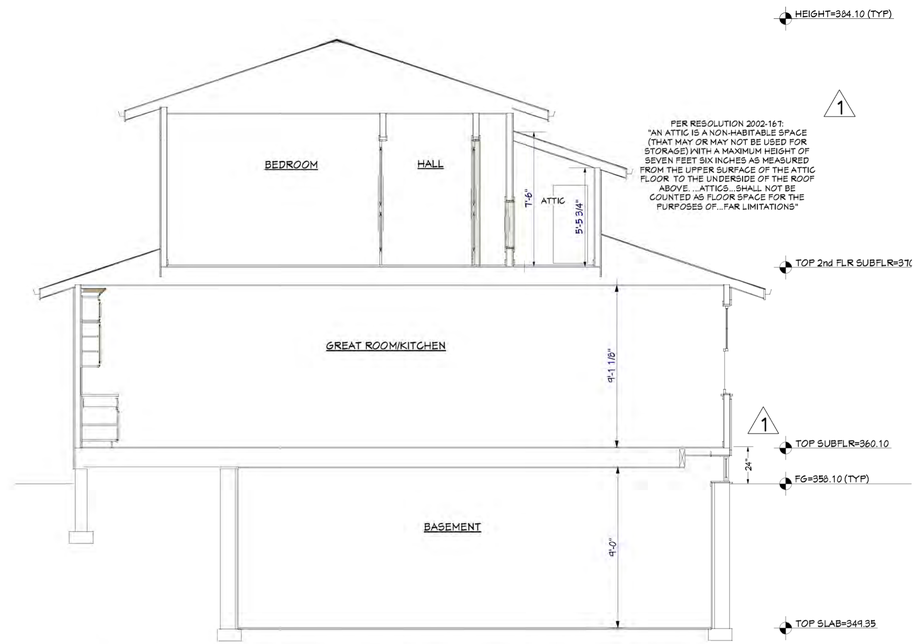
DATE:
11/2/2016

SCALE:
1/4"=1'-0"

DRAWN BY:

SHEET:
A2

SECTION A FRONT TO BACK LOOKING RIGHT



SECTION B SIDE TO SIDE LOOKING BACK

SECTION C FRONT TO BACK LOOKING LEFT

SECTION D SIDE TO SIDE LOOKING BACK

0 5 10 20 30

SCALE IN FEET

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/7/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	1/19/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA. 95126
P: (408) 295-7516
F: (408) 286-6569
LIC.# B-478455

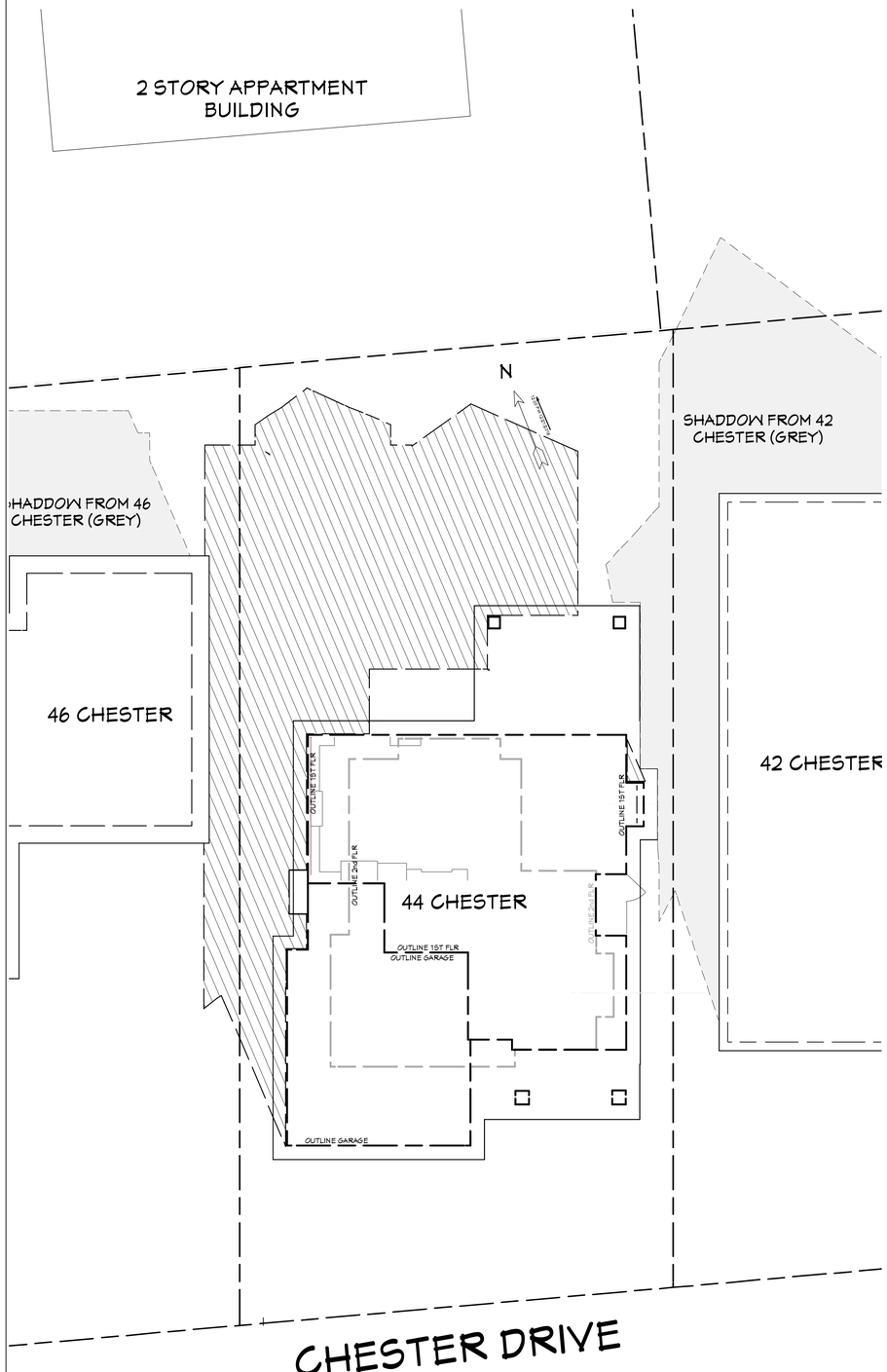
DATE: 11/2/2016

SCALE: 1/4"=1'-0"

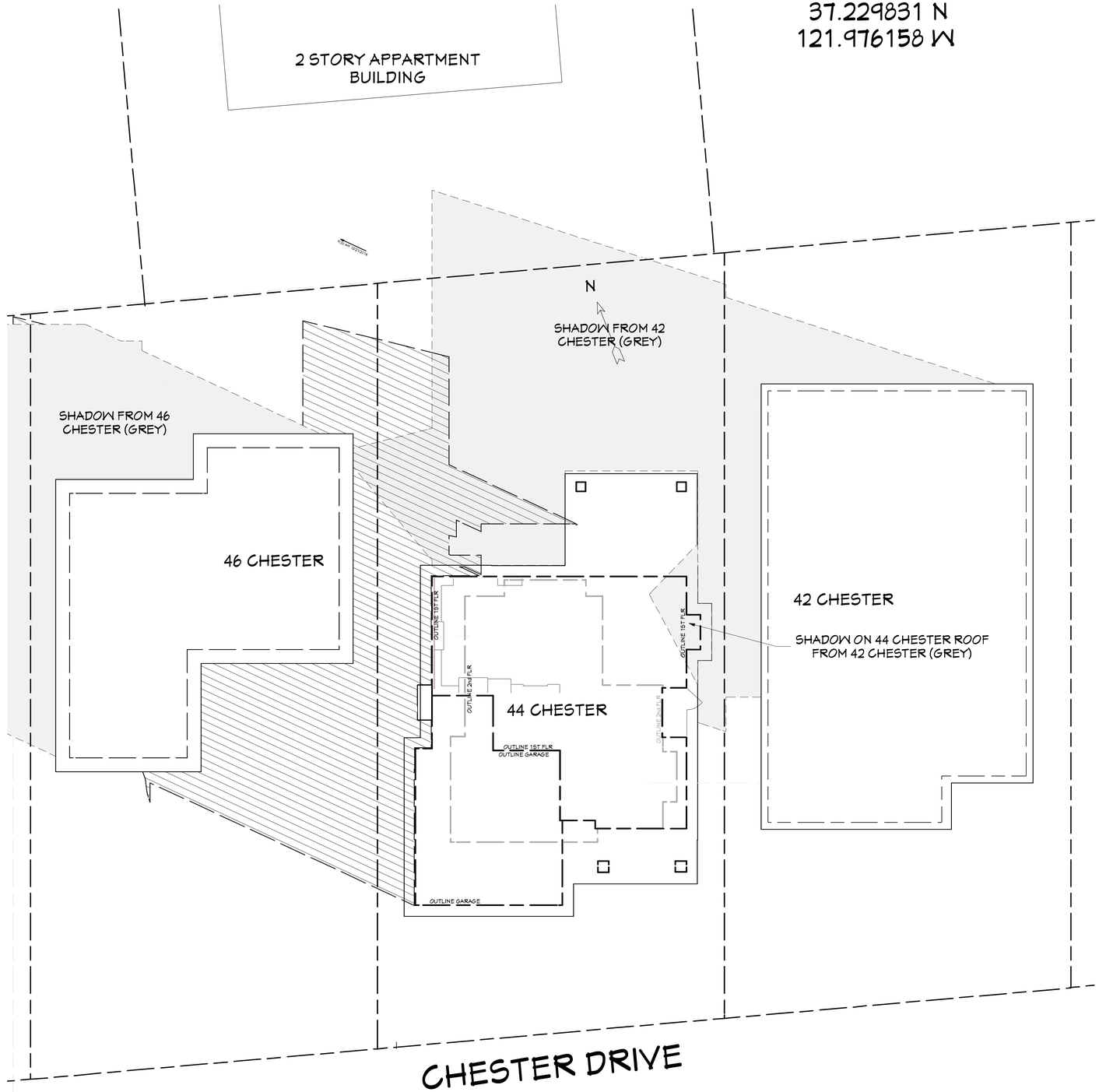
DRAWN BY:

SHEET: A3

SITE LATTITUDE / LONGITUDE:
37.229831 N
121.976158 W



SHADOW STUDY DEC 21st 12PM
Scale: 1/8"=1'-0"



SHADOW STUDY DECEMBER 21st 9am
Scale: 1/8"=1'-0"

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/17/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/16/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

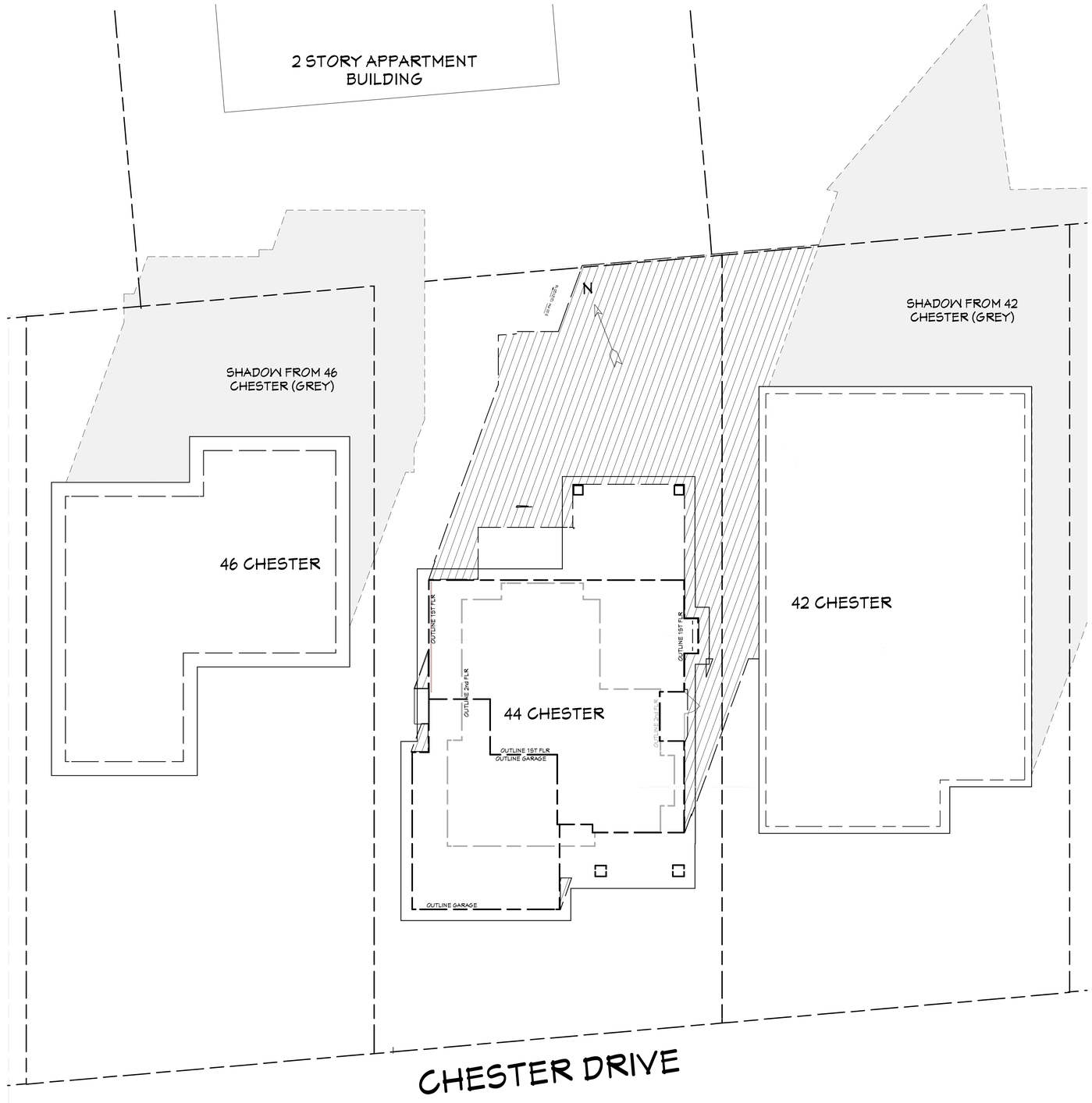
DATE: 11/2/2016

SCALE:

DRAWN BY:

SHEET: SHDW1

SITE LATTITUDE / LONGITUDE:
37.229831 N
121.976158 W



N

SHADOW STUDY DECEMBER 21st 3pm

Scale: 1/8"=1'-0"

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/17/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/16/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

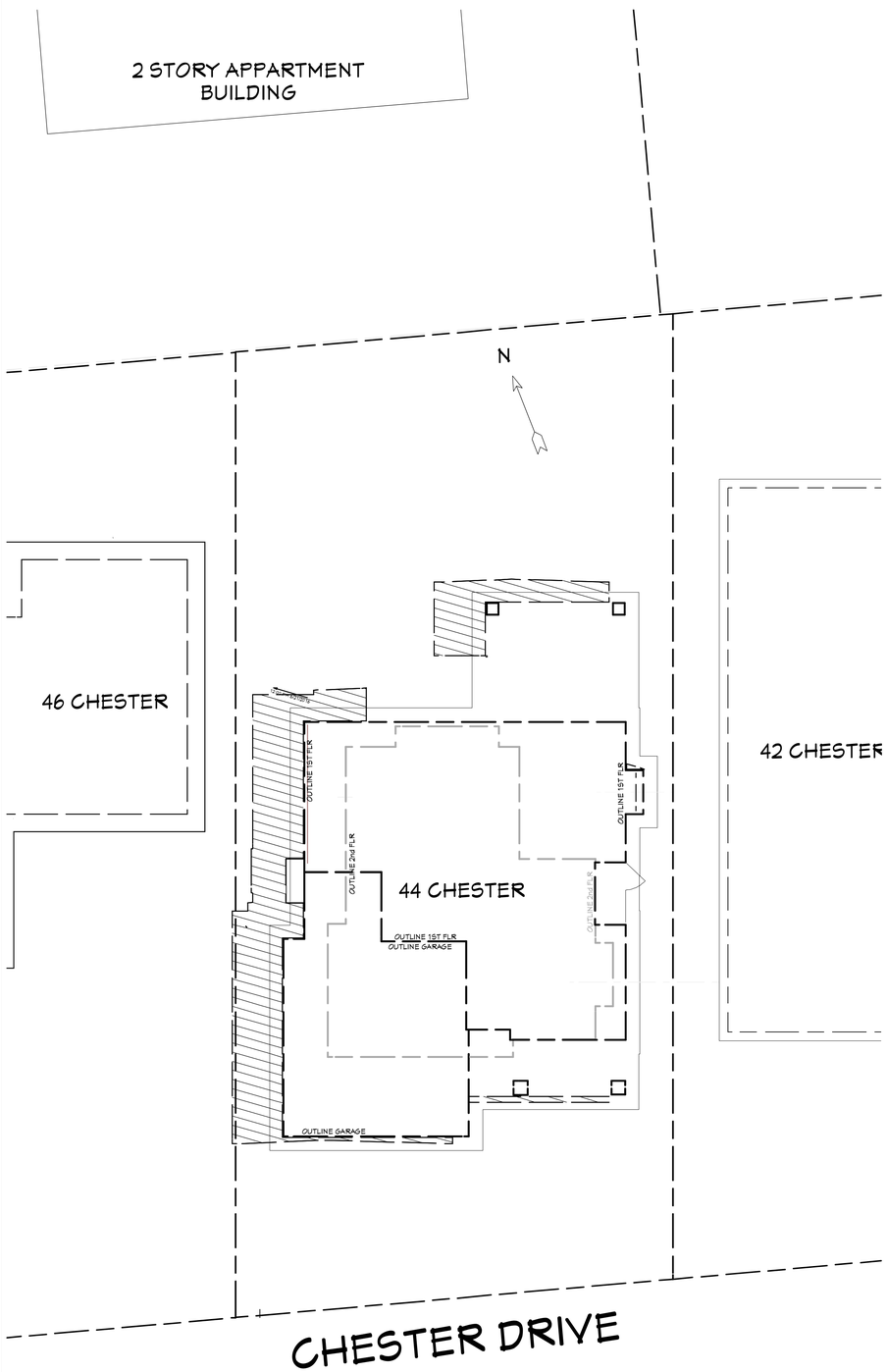
DATE: 11/2/2016

SCALE:

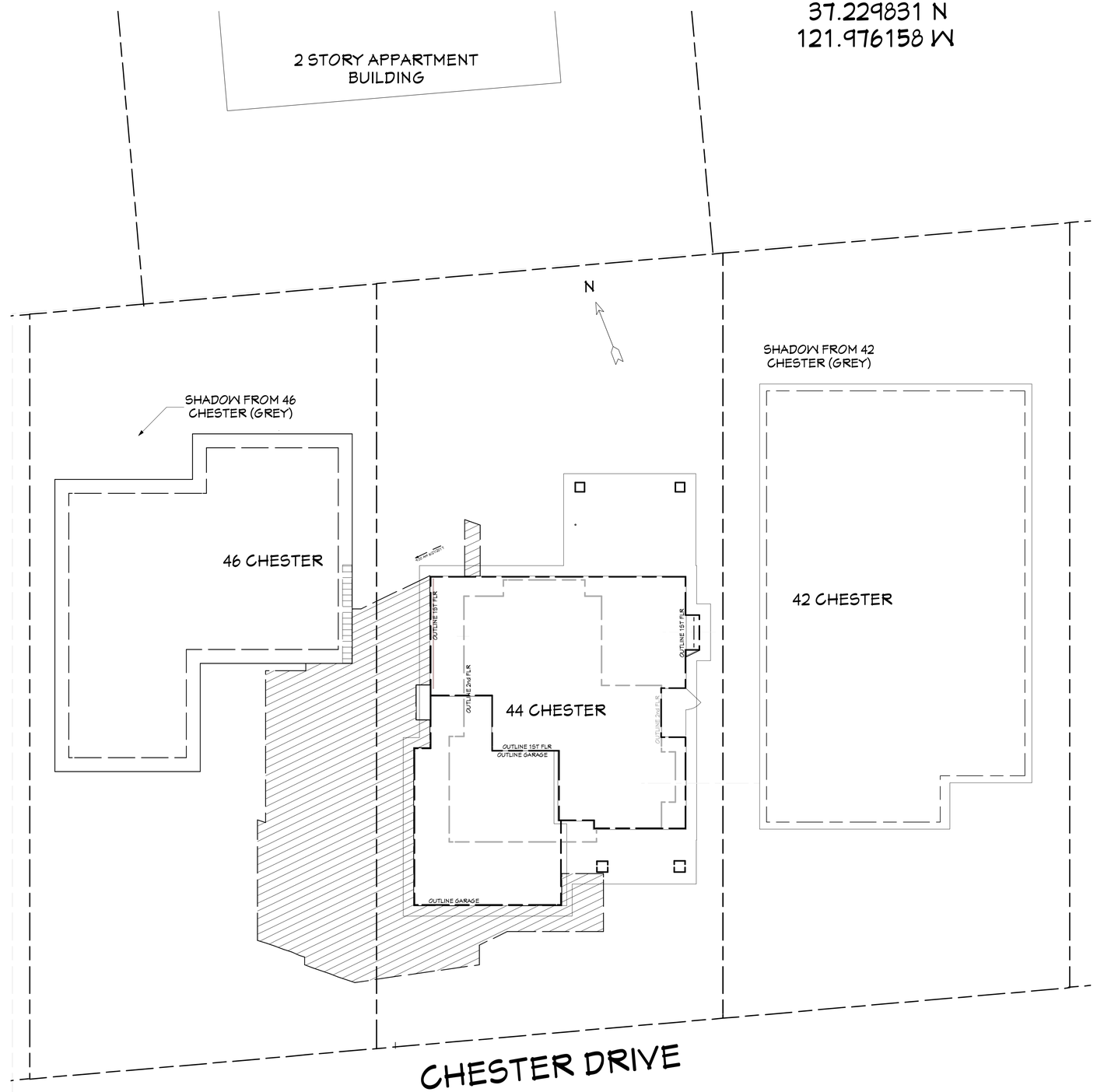
DRAWN BY:

SHEET: SHDW2

SITE LATTITUDE / LONGITUDE:
37.229831 N
121.976158 W



SHADOW STUDY JUNE 21st 12 pm
Scale: 1/8"=1'-0"



SHADOW STUDY JUNE 21st 9am
Scale: 1/8"=1'-0"

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/17/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/16/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose,CA. 95126
P: (408) 295-7516
F: (408) 286-6589
LIC.# B-478455

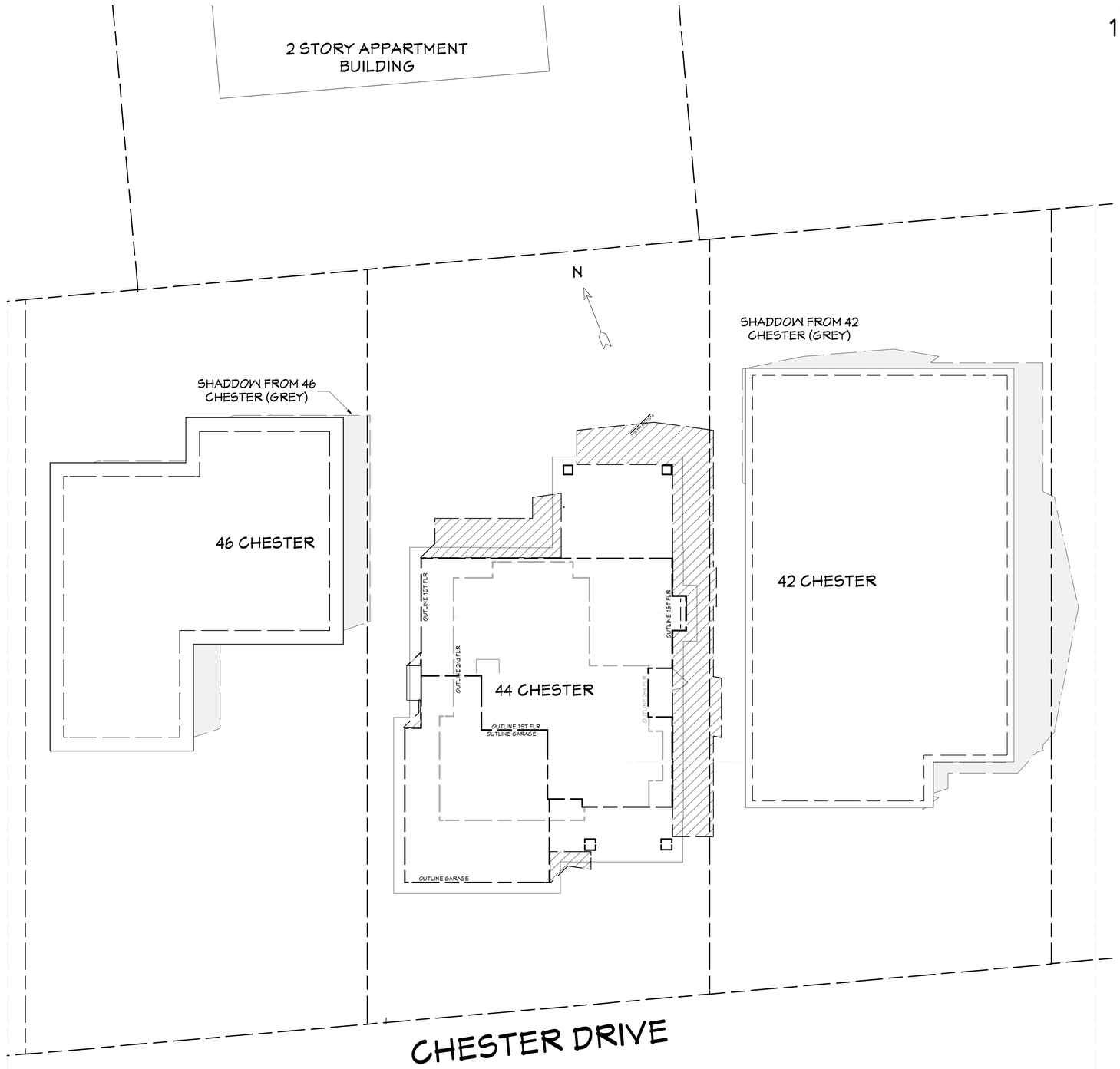
DATE: 11/2/2016

SCALE:

DRAWN BY:

SHEET: SHDW3

SITE LATTITUDE / LONGITUDE:
37.229831 N
121.976158 W



N

SHADOW STUDY JUNE 21st 3 pm

Scale: 1/8"=1'-0"

NO.	DESCRIPTION	BY	DATE
1	STAFF REVIEW RESPONSE	SVP	12/7/16
2	ADD'L ENGRG COMMENTS RESPONSE	SVP	11/16/17

SHEET TITLE:

PROJECT DESCRIPTION:
44 CHESTER STREET
LOS GATOS,
CALIFORNIA 95032

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA. 95126
P: (408) 295-7516
F: (408) 286-6569
LIC.# B-478455

DATE: 11/2/2016

SCALE:

DRAWN BY:

SHEET: SHDW4