TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
DECEMBER 17, 2025
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
4:00 PM

Lee Quintana, Chair
Martha Queiroz, Vice Chair
Susan Burnett, Planning Commissioner
Emily Thomas, Planning Commissioner
Alan Feinberg, Committee Member

HOW TO PARTICIPATE

The Town of Los Gatos strongly encourages your active participation in the public process. If you are interested in providing oral comments during the meeting, you must attend in-person, complete a speaker's card, and return it to the staff. If you wish to speak to an item on the agenda, please list the item number on the speaker card. The time allocated to speakers may change to better facilitate the meeting. If you are unable to attend the meeting in-person, you are welcome to submit written comments via email to planning@losgatosca.gov.

Public Comment During the Meeting:

When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Town meeting.

Speakers at public meetings may be asked to provide their name and to state whether they are a resident of the Town of Los Gatos. Providing this information is not required.

Deadlines to Submit Written Comments:

If you are unable to participate in person, you may email planning@losgatosca.gov with the subject line "Public Comment Item #_" (insert the item number relevant to your comment). Persons wishing to submit written comments to be included in the materials provided to the Commission must provide the comments as follows:

- For inclusion in the agenda packet: by 11:00 a.m. the Friday before the Committee meeting.
- For inclusion in the agenda packet supplemental materials: by 11:00 a.m. on the day of the Committee meeting.
- For inclusion in a desk item: by 11:00 a.m. the day of the Committee meeting.

CALL MEETING TO ORDER

ROLL CALL

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Committee may request to have an item removed from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions contained on Page 1 of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.)*

1. Draft Minutes of the November 19, 2025, Historic Preservation Committee Meeting

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Historic Preservation Committee on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Committee. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

PUBLIC HEARINGS *(Applicants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)*

2. Consider a Request for Approval to Construct a New Second-Story Addition to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 310 Tait Avenue**. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-25-016. Property Owner/Applicant: Santiago Allende. Project Planner: Erin Walters.

3. Consider a Request for Approval to Construct an Addition and Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 249 Los Gatos Boulevard**. APN 529-24-024. Request for Review Application PHST-25-027. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Gorini. Applicant: Michael Dern. Project Planner: Ryan Safty.

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

4. Consider a Request for Preliminary Review to Demolish an Existing Contributing Single-Family Residence and Construct a New Single-Family Residence Located in the University-Edelen Historic District on Property Zone C-2:LHP. **Located at 313 University Avenue.** APN 529-04-063. CEQA Review is Pending. Request for Review Application PHST-25-026. Property Owner/Applicant: Frank Delgado. Project Planner: Sean Mullin.

5. Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 318 Los Gatos Boulevard**. APN 532-36-032. Request for Review Application PHST-25-028. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Robert Sohigian. Applicant: Tom Krulevitch, Krulevitch Architecture, P.C. Project Planner: Sean Mullin.

REPORT FROM THE DIRECTOR OF THE COMMUNITY DEVELOPMENT

COMMITTEE MATTERS

ADJOURNMENT

ADA NOTICE In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

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DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
NOVEMBER 19, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on November 19, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Lee Quintana, Vice Chair Martha Queiroz, Planning Commissioner Emily Thomas, Planning Commissioner Susan Burnett and Committee Member Alan Feinberg.

Absent: None.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – October 22, 2025
2. Approval of Minutes – October 29, 2025
3. Adopt a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

Consent Item 3 moved to the end of the meeting

MOTION: **Motion** by **Commissioner Thomas** to approve the Consent Calendar. **Seconded** by **Commissioner Burnett.**

VOTE: **Motion passed unanimously, (5-0)**

PUBLIC HEARINGS

4. 647 N. Santa Cruz Avenue

   Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-022. Property Owner: 647 N. Santa Cruz Ave, LLC. Applicant: Lance Tate. Project Planner: Ryan Safty.

Ryan Safty, Project Planner, presented the staff report.

Opened Public and close Comment.

Applicant presented the project.

Daniel Hudson, Applicant Team

They conducted a study with Bonnie Bamburg. The house in the back is beyond repair. They are asking to remove the structure. It is not salvageable. They want to provide housing.

Bonnie Bamburg, Applicant Team

They first look to find historical significance and not just the condition of the structure. They did not find any architectural or historical significance.

Public Hearing Closed

Committee members discussed the matter.

MOTION: **Motion** by **Committee Member Feinberg** to Recommend Approval to the Community Development Director to a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. **Seconded** by **Commissioner Thomas**.

Committee discussed the motion.

VOTE: **Motion** failed (1-4), **Commissioner Thomas, Commissioner Brunett, Committee Member Queiroz, and Chair Quintana dissenting.**

MOTION: **Motion** by **Vice Chair Queiroz** to Recommend Denial to the Community Development Director to a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. **Seconded** by **Commissioner Burnett**.

VOTE: **Motion passed, (4-1), Committee Member Feinberg dissenting.**

5. 245 Los Gatos Boulevard

Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-24-024. Request for Review Application PHST-25-023. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Phung. Applicant: Andres Johnson. Project Planner: Samina Merchant.

Samina Merchant, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Andres Johnson, Architect
They Intend to add two bedrooms by adding a second story. It would not be seen from the street.

Committee members asked questions of the applicant.

Andres Johnson, Architect
They can use a French door instead of a sliding glass door. They will discuss with the owner about moving the yard access from the back instead of the side. They are open to suggestions. They want to move ahead with the project.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Commissioner Burnett** to Recommend Approval to the Community Development Director to Construct Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 529-24-024. Request for Review Application PHST-25-023. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Additional recommendations are to remove the side slider and maintain the back door with French doors, and to maintain the front existing door or use a new similar looking door. **Seconded** by **Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

6. 321 Bachman Avenue

   Consider a Request for Approval to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Architecture and Site Application S-25-049. Property Owner: Stanley and Jean Melax. Applicant: Jennifer Kretschmer, AIA. Project Planner: Suray Nathan.

Suray Nathan, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Jennifer Kretschmer, Architect; Stan and Jean Melax, Co-owners

They have incorporated Committee's suggestions to the columns of the porches and neighborhood context. They added more decorations to the front bay window. The home is not pre-1941 and does not match the neighborhood.

Stan and Jean Melax, Co-owners

The front is pretty plain. They want to add a small sitting space and a bay window. They are mainly asking for reduced setbacks to put a garage in the back.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Commissioner Thomas** to Recommend Approval to the Community Development Director to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. With recommendations to install one window of appropriate style or one double-hung window for the kitchen facing the alley, and to change the garage door to be compatible with the architectural style of the house. **Seconded** by **Vice Chair Queiroz**.

Friendly Amendment by Chair Quintana to change the garage door option to a requirement.

Amendment accepted by the Maker of the Motion and Seconder.

MOTION: **Motion** by **Commissioner Thomas** to Recommend Approval to the Community Development Director to Construct an Addition with Reduced Setbacks to an Existing Noncontributing Single-Family Residence Located in the Almond Grove Historic District on Nonconforming Property Zoned R-1D: LHP. APN 510-17-100. With the modifications of changing the garden window style and either keeping one window or two double-hung windows on the side. Also, there is a requirement to use a garage door of a different style that is appropriate to the house and neighborhood. **Seconded** by **Vice Chair Queiroz**.

VOTE: **Motion passed unanimously, (5-0)**

7. 446 San Benito Avenue

   Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Devendra Deshwal. Project Planner: Sean Mullin for Maria Chavarin.

Sean Mullin, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Devendra Deshwal, Owner

Last time they discussed the massing. Now it is a single-story structure. They incorporated all metal-clad windows, stucco in the back, and off-setting of the garage. The belly band is no longer needed.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Chair Quintana** to Recommend Approval to the Community Development Director to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. With the following conditions: Give the applicant flexibility on the using Hardie board shingles or other fire safe materials. Change the metal-clad windows to fiberglass-clad windows. Change the slider to French doors that match the style of the house. Change the front door to wood craftsman style door. The garage door should match what is illustrated on drawing A.5-3. The roof shingle color will match the existing roof shingles. **Seconded** by **Commissioner Thomas.**

Friendly Amendment by Commissioner Thomas to add that the door should match the architectural style of the house.

Amendment accepted by the Maker of the Motion.

MOTION: **Motion** by **Chair Quintana** to Recommend Approval to the Community Development Director to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. APN 410-16-051. Request for Review Application PHST-25-021. With the following conditions: Give the applicant flexibility on the using Hardie board shingles or other fire safe materials. Change the metal-clad windows to fiberglass-clad windows. Change the slider to French doors that match the style of the house. Change the front door to wood craftsman style door. The garage door should match the architectural style of the house. The roof shingle color will match the existing roof shingles. **Seconded** by **Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

8. 310 Johnson Avenue

   Consider a Request for Approval to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. Property Owner/Applicant: Sumit Ahluwalia. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Sumit Ahluwalia, Owner

The foundation has been assessed to have 70 percent failure. They want to fix and not demolish the house. They have a permit to fix the foundation. A horizontal siding was revealed when some brick façade fell off. They plan to use the horizontal style all around the house. A 1928 drawing shows an open porch. They propose to putting the entry in the middle for symmetry.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Committee Member Feinberg** to Recommend Approval to the Community Development Director to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. **Seconded** by **Commissioner Thomas.**

Friendly amendment by Chair Quintana to clarify that the replacement of the brick siding will be the same as the horizontal siding on the first floor.

Amendment accepted by the Maker of the Motion and Seconder.

MOTION: **Motion** by **Committee Member Feinberg** to Recommend Approval to the Community Development Director to Construct Exterior Alterations to an Existing Pre 1941 Single-Family Residence on Property Zoned R-1:8. APN 529-39-006. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-024. With the condition that the replacement of the brick siding will be the same as the horizontal siding on the first floor. **Seconded** by **Commissioner Thomas.**

VOTE: **Motion passed unanimously, (5-0)**

9. 328 Bachman Avenue

   Consider a Request for Approval to Modify a Previously Approved Project to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-037. Request for Review Application PHST-25-025. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Snighdha Uday Dharmavaram. Applicant: Bess Wiersema. Project Planner: Sean Mullin.

Sean Mullin, Project Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Bess Wiersema and Michael Rowe, Applicants

Due to significant job and budget changes the basement has been eliminated, and the master suite has been reduced. They will match the adjacent dormer. The materials and windows will still be matching.

Committee members asked questions of the applicant.

Closed Public Comment.

Committee members discussed the matter.

MOTION: **Motion** by **Vice Chair Queiroz** to Recommend Approval to the Community Development Director to Modify a Previously Approved Project to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-037. Request for Review Application PHST-25-025. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. **Seconded** by **Chair Quintana.**

VOTE: **Motion passed unanimously, (5-0)**

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

10. Adopt the 2026 Meeting Schedule.

MOTION: **Motion** by **Chair Quintana** to approve. **Seconded** by **Commissioner Thomas**.

VOTE: **Motion passed unanimously, (5-0)**

3. Adopt a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

Committee members discussed the matter.

Closed the Public Hearing

MOTION: **Motion** by **Chair Quintana** to approve the letter as amended in this discussion. **Seconded** by **Vice Chair Queiroz**.

Friendly amendment by Commissioner Thomas to reorganize the objectives.

Amendment accepted by the Motion Maker and the Seconder.

VOTE: **Motion passed unanimously, (5-0)**

COMMITTEE MATTERS
None.

ADJOURNMENT

The meeting adjourned at 6:33 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the November 19, 2025 meeting as approved by the Historic Preservation Committee.

_____
Sean Mullin, AICP, Planning Manager

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DATE: December 12, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Construct a New Second-Story Addition to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 310 Tait Avenue**. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-25-016. Property Owner/Applicant: Santiago Allende. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting approval to construct a new first- and second-story addition and exterior alterations to an existing pre-1941 non-contributing single-family residence located in the Almond Grove Historic District on property zoned R-1D:LHP located at 310 Tait Avenue.

PROPERTY DETAILS:
1. Date primary structure was built: 1918 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County Assessor's Database lists a construction date of 1918 for the residence. The property is not included in the 1991 Anne Bloomfield Historic Survey and is identified as a non-contributor within the Almond Grove Historic District. Town records indicate prior building permits for the replacement of windows to match the existing aesthetics and originality of the

PREPARED BY: Erin M. Walters
Senior Planner

home and for a reroof completed in 2007 (Attachment 1). The applicant provided a summary of the property research and photographs (Attachment 1).

At the December 18, 2024, meeting, the Historic Preservation Committee conducted a preliminary review of a proposal for a single-story addition and a new two-story addition, including exterior alterations to the pre-1941 single-family residence. The Committee reviewed the areas of interest outlined in the staff report dated September 19, 2025 (Attachment 1), evaluated the proposal, and provided feedback for the applicant to incorporate into a revised design.

At the May 28, 2025, meeting, the applicant returned with a revised design addressing the Committee's recommendations from the December 18, 2024, meeting (Attachment 1). The Committee deliberated on the proposed revisions and provided additional feedback for refinement of the design (Attachments 2 and 3).

DISCUSSION:

The applicant has returned to the Committee requesting a formal recommendation for the project. The applicant's project description and Letter of Justification (Attachment 4) outline the existing site conditions; the proposed single-story and second-story additions; the project's historic and architectural compatibility; and the surrounding neighborhood context. The applicant's response letter addresses the Committee's feedback from the May 28, 2024, meeting (Attachment 5). The development plans are included in Attachment 6.

The development plans propose a single-story side addition to the existing 731-square-foot residence, including a 368-square-foot accessory dwelling unit (ADU) that replaces 113 square feet of the first floor. A 415-square-foot second-story addition is also proposed, resulting in a total residence size of 1,401 square feet. The addition and remodel have been reduced in size and massing to maintain the character of the original home and ensure compliance with FAR requirements. The second story has been shifted back to provide a 15-foot setback from both the front and rear property lines. The project complies with all applicable floor area, setback, and building height standards and will be processed as a Minor Residential Development application. The ADU is subject to ministerial review and is not within the Committee's purview.

The exterior modifications include first- and second-story additions designed to preserve the historic character of the home through the use of matching window and door trim, wood siding, the existing front door, scalloped gable siding, the brick chimney, and compatible roof forms. The existing wood windows will be replaced with brown aluminum-clad wood windows. The new roof forms—a combination of gable and hip—will match the existing composite shingle roofing. Proposed horizontal wood siding and a board-and-batten skirt will also match existing materials. All new exterior materials are proposed to match the existing.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.
In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

__X__ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7 of Attachment 1, December 18, 2024, Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant is seeking a recommendation of approval from the Committee for the construction of first- and second-story additions and exterior alterations to an existing non-contributing single-family residence located in the Almond Grove Historic District on property Zoned R-1D:LHP, located at 310 Tait Avenue.

The application is being processed through a Minor Residential Development Permit application. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director. If confirmed through Planning review to be in substantial conformance with the Committee's review and recommendations, the application would not return to the Committee.

ATTACHMENTS:
1. May 28, 2025, Historic Preservation Committee Staff Report
2. May 28, 2025, Historic Preservation Committee Action Letter
3. May 28, 2025, Historic Preservation Committee Meeting Minutes
4. Letter of Justification
5. Response Letter
6. Revised Development Plans

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DATE: May 23, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Construct a New Second-Story Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 310 Tait Avenue**. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-026. Property Owner: Santiago Allende. Applicant: Donna Chivers. Project Planner: Erin Walters.

DISCUSSION:

On December 18, 2024, the Committee discussed the proposed second-story addition, provided the following feedback, and requested that the applicant return to the Committee at a future date (Attachment 1):

- Take into account the roofing materials and low-pitched roof sections;
- Consider adding architectural details to the side elevations;
- Pay particular attention to the long pitch on the side elevation as it is not harmonious with the rest of the design;
- Study the neighborhood carefully, especially the two-story houses in the immediate neighborhood, update this design to be more consistent with the neighborhood; and
- Move the mass of the second floor to the back.

The applicant submitted revised plans and a letter summarizing their response to the Committee's direction (Attachment 2). The revised plans include the following modifications (Attachment 3):

- Redesigned roof is a combination of a 4:12 and 6:12 roof pitch which will accommodate asphalt composition roofing shingles;
- Retained the existing brick fireplace;
- Matched new materials to existing materials;

PREPARED BY: Erin Walters
Associate Planner

- Added a wood scallop detail at the new gable ends to match the original detailing;
- Eliminated the long pitch roof;
- Redesigned the second-story addition to be consistent with the building height (23 feet, three-inches), roof design, and exterior materials of the two-story homes in the immediate neighborhood and with the architectural style of the existing home;
  - The 25-foot-tall residence at 301 Almendra Drive features a gable end roofline with shingle siding;
  - The 30-foot-tall residence at 256 Bachman Avenue features a gable-end roofline and a combination of shingle and horizontal siding for exterior material; and
- Reduced the mass of the second story and increased the second story front setback to 15 feet from the property line.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.
In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

___ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7 of Attachment 1, December 18, 2024, Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant is requesting the Committee to provide preliminary feedback on the first- and second-story additions with exterior modifications (Attachment 3). A new second-story addition, if not triggering a technical demolition, will be processed as an Architecture and Site application. This application would return to the Committee for a formal recommendation to the deciding body.

ATTACHMENTS:

1. December 18, 2024, Historic Preservation Committee Staff Report
2. Response Letter
3. Revised Development Plans

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DATE: December 13, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Preliminary Review for Construction of a New Second-Story Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 310 Tait Avenue**. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-026. Property Owner: Santiago Allende. Applicant: Donna Chivers. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting preliminary review for construction of a new second-story addition and exterior alterations to an existing non-contributing single-family residence located in the Almond Grove Historic District on property zoned R-1D:LHP located at 310 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1918 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County's Accessors Database lists a construction date of 1918 for the residence. According to the Sanborn Fire Insurance Maps, the 1908 and 1928 map shows the property

PREPARED BY: Erin Walters
Associate Planner

before it was subdivided and an accessory structure shown approximately in the footprint of the subject residence. The footprint on the July 1944 and 1956 maps shows the house in its current configuration located on a larger property, prior a lot split (Attachment 1).
The property is not included 1991 Anne Bloomfield Historic Survey. Town records show a building permit for replacement of windows to match the existing aesthetics and originality of the home and a reroof in 2007 (Attachment 2). The applicant provided a summary of the property research (Attachment 3), as well as photographs of the property (Attachment 4).

DISCUSSION:

The subject property at 310 Tait Avenue is located on the east side of Tait Avenue, between Bachman Avenue and Almendra Avenue. The applicant is requesting a preliminary review by the Committee to provide feedback on a proposed first floor addition, and a new second-story addition to the existing one-story house. The applicant provided a scope of work (Attachment 5).

The project proposes an internal remodel of the house, and a 256-square foot one-story addition to the front and rear of the house. The project also proposes a new 730-square foot second-story addition to the residence (Attachment 6).

The existing one-story cottage style house is approximately 12 feet, six inches in height with hip roof. The existing house has a mix of tongue and groove vertical wood siding and horizontal lap wood siding. The gable roof ends have wood scalloped vertical siding. The front elevation has brick wainscoting that matches the brick chimney on the south elevation. The front door is a wood decorative cottage style door. The existing windows are white vinyl with wood trim and wood decorative shutters at the front elevation. The existing roof is asphalt composition shingle.

The proposed residence would be 25 feet, one inches in height and would install exterior siding to match the existing siding. The new roof would be composition shingle and introduces two new bay windows at the front elevation. The existing windows would be replaced throughout the home with a variety of window styles and shapes.

The existing brick chimney is proposed to be removed. The front elevation would retain the brick wainscoting and introduces a new wood front door with sidelights. The proposed project includes a proposed rear deck with wood railings.

The proposed project has not been evaluated to determine if it would fall below the Town's demolition thresholds for historic residences.

Town's Residential Design Guidelines

The Committee should consider Section 3.9 of the Town's Residential Design Guidelines, which provides recommendations for construction of additions to existing residences (Attachment 7). Including but not limited to the following recommendations:

- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape, and location as the original, and should utilize the same materials as the existing protected exterior elements.

CONCLUSION:

The applicant is requesting preliminary review for construction of a new second-story addition and exterior alterations an existing non-contributing single-family residence located at 310 Tait Avenue. A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a recommendation to be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.
In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

___ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

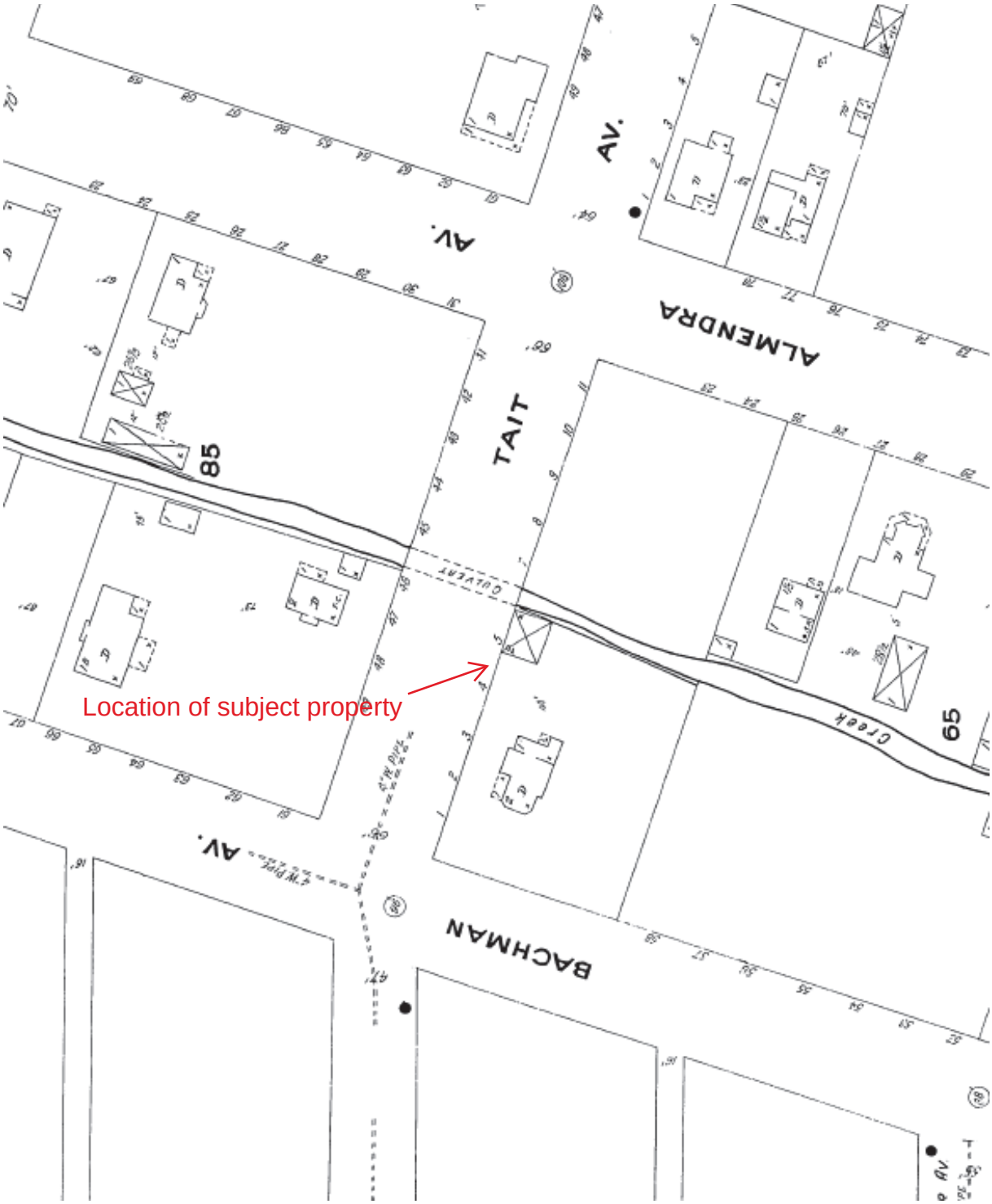
B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for

construction of additions to existing residences (Attachment 5).

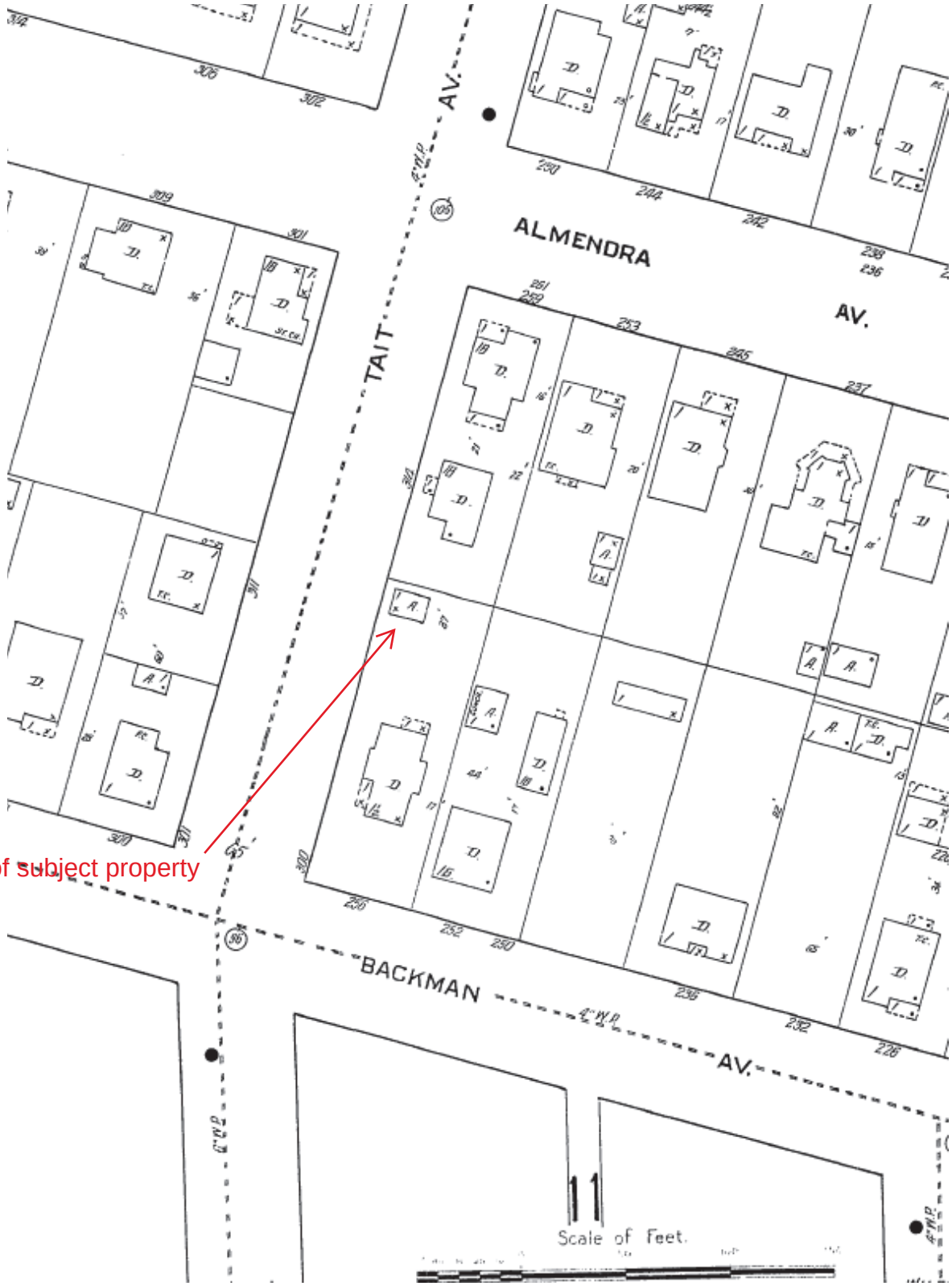
ATTACHMENTS:

1. Sanborn Fire Insurance Maps
2. Permit Records
3. Property Research
4. Photographs
5. Request Letter from Applicant
6. Project Plans
7. Section 3.9, Residential Design Guidelines



Sanborn Map
1908

ATTACHMENT 1



Location of subject property

Sanborn Map
1928

Location of subject residence

Sanborn Map
March 1928- July 1944

Location of subject residence

Sanborn Map
1956

[redacted]

TOWN of LOS GATOS
Community Development
Building Permit

Permit ID/Type:	B07-0841 BUILDING/BUILDING/RESIDENTIAL/ALTERATION	Applied:	10/30/2007
Work Description:	REPLACE WINDOWS/MATCH (E) WINDOWS	Approved:	10/30/2007
Status:	ISSUED	Issued:	10/30/2007
Address:	310 TAIT AVE, LOS GATOS, CA 95030	Expires:	4/27/2008
Owner	[redacted] 310 TAIT AVELOS GATOS, CA 95030	Phone:	[redacted]
Contractor:	S G K CONSTRUCTION 3801 CHARTER PARK CT STE BSAN JOSE, CA 95136	Phone:	[redacted]
License No.:	875057		
Job Value:	9500.00	Buildings:	1
Total Sq. Ft.		Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-N

Total Fees	$308.98
Total Payments	$0.00
Balance Due	$308.98

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code and my license is in full force and effect.
License Class B-C-17 License No. 875057 Exp. Date 09/31/08 Contractor Name Sosan Kibilo ✓
OWNER-BUILDER DECLARATION: I hereby confirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Professions Code)
[X] I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code)
[ ] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code)
[ ] I am exempt under Sec _____, Business and Professions Code for this reason _____
WORKERS' COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:
[ ] I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
[X] I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier State Fund Policy # 279-0038500
[ ] I certify that, in the performance of work for which this permit is issued, I shall not employee any person in any manner as to become subject to the workers' compensation laws of California, and agree that, if I should be come subject to the workers' compensation provisions of section 3700 of the Labor Code, I shall forthwith comply with those provisions.
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____ Lender's Address _____
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.
Signature of Applicant of Agent _____ Date 10/30/07

ATTACHMENT 2

[redacted]

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
PHONE: (408) 354-6876 FAX: (408) 354-7593
www.losgatosca.gov/building

CIVIC CENTER
110 E. MAIN STREET
P.O. BOX 949
LOS GATOS, CA 95031

B07-841

BUILDING DIVISION PERMIT APPLICATION

SITE ADDRESS 310 Tait Suite ____ Today's Date 10/30/07

TYPE OF WORK TO BE DONE ☐ New ☐ Addition ☒ Alteration ☐ Repair ☐ Reroof ☐ Deck ☐ Pool/Spa ☐ Ret Wall

DETAILED DESCRIPTION OF WORK TO BE DONE Replace Windows / Match existing aketics + originality of home.

PROJECT AREA	New/Add Sq. Ft.	Remodel/Alter Sq. Ft	Reroof/Pool/Porch/Deck SF	Retaining Wall LF
1st Floor	N/A	N/A	N/A	N/A
2nd Floor				
Attic/Basement/Cellar/Porch				
Attached/Detached Garage				

CONSTRUCTION VALUATION (Required): 9500 Include costs of all labor and materials

BUILDING DETAILS: Heated? ☐ Cooled? ☐ # of Stories 1 ☒ Pre 1941/Historic District ☐ Has A Fire Sprinkler System

Is there a Swimming Pool and/or Spa located at this address: ☐ Yes ☒ No If Yes, Owner to Complete & Return Affidavit

Proposed Use of Building: Residential Construction Type ____ Occupancy Type Home

CONTACT NAME Evan Sprague Phone [redacted] Fax ____

Address 3801 Charter Park Ct Suite B City San Jose Zip 95136

Property Owner Name Richard Katz Phone (Required) [redacted]

Address 310 Tait City ____ Zip ____

Architect/Engineer/Designer SGK License # 875057 Phone [redacted]

Address 3801 Charter Park Ct Suite B City San Jose Zip 95136

Contractor Name SGK

State License No. 875057 License Type B-General Expires ____ Town Business Lic. No. ____

Commercial Tenant ____ Phone ____

Address ____ City ____ Zip ____

Electrical, Mechanical & Plumbing details are on reverse side

[redacted]

TOWN of LOS GATOS
Community Development
Building Permit

Permit ID/Type:	B07-0849 BUILDING/BUILDING/RESIDENTIAL/REROOF	Applied:	11/02/2007
Work Description:	T/O WOOD SHAKES R/R GRAND SEQUOIS COMP 1200 SF	Approved:	
Status:	ISSUED	Issued:	11/02/2007
Address:	310 TAIT AVE, LOS GATOS, CA 95030	Expires:	4/30/2008
Owner:	[redacted] 310 TAIT AVELOS GATOS, CA 95030	Phone:	[redacted]
Contractor:	WARREN KNOX ROOFING 46 EL PUEBLO RDSCOTTS VALLEY, CA 95066	Phone:	831-461-0634
License No.:	696146		

Job Value:	7334.00	Buildings:	1
Total Sq. Ft.:		Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-N

Total Fees	$299.01
Total Payments	$0.00
Balance Due	$299.01

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code and my license is in full force and effect.
License Class C39 License No. 696146 Exp. Date 1-1-07 Contractor Name KNOX ROOFING
OWNER-BUILDER DECLARATION: I hereby confirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Professions Code)
[ ] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code)
[ ] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code)
[ ] I am exempt under Sec. _____, Business and Professions Code for this reason _____
WORKERS' COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:
[ ] I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
[X] I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier State Fund Policy # 2SS-000 2991
[ ] I certify that, in the performance of work for which this permit is issued, I shall not employee any person in any manner as to become subject to the workers' compensation laws of California, and agree that, if I should be come subject to the workers' compensation provisions of section 3700 of the Labor Code, I shall forthwith comply with those provisions.
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____ Lender's Address _____
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.
Signature of Applicant of Agent _____ Date 11-2-07

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
PHONE: (408) 354-6876 FAX: (408) 354-7593
www.losgatosca.gov/building

CIVIC CENTER
110 E. MAIN STREET
P.O. BOX 949
LOS GATOS, CA 95031

B07-849

BUILDING DIVISION PERMIT APPLICATION

SITE ADDRESS 310 Tait Ave. Suite _____ Today's Date 11-2-07

TYPE OF WORK TO BE DONE ☐ New ☐ Addition ☐ Alteration ☐ Repair ☒ Reroof ☐ Deck ☐ Pool/Spa ☐ Ret Wall

DETAILED DESCRIPTION OF WORK TO BE DONE TEAR-OFF WOOD SHAKES, Install new 1/2" sheathing. Install New Grand Sequoia Composition Roof.

PROJECT AREA	New/Add Sq. Ft.	Remodel/Alter Sq. Ft	Reroof/Pool/Porch/Deck SF	Retaining Wall LF
1st Floor			12	
2nd Floor				
Attic/Basement/Cellar/Porch				
Attached/Detached Garage				

CONSTRUCTION VALUATION (Required): $7334.00 Include costs of all labor and materials

BUILDING DETAILS: Heated? ☐ Cooled? ☐ # of Stories 1 ☐ Pre 1941/Historic District ☐ Has A Fire Sprinkler System

Is there a Swimming Pool and/or Spa located at this address: ☐ Yes ☒ No If Yes, Owner to Complete & Return Affidavit

Proposed Use of Building: SFD Construction Type _____ Occupancy Type _____

CONTACT NAME Joshua Nichols Phone [redacted] Fax _____

Address 46 El Pueblo Rd. City Scotts Valley Zip 95066

Property Owner Name [redacted] Phone (Require [redacted]

Address 310 Tait Ave. City Los Gatos Zip 950

Architect/Engineer/Designer _____ License # _____ Phone _____

Address _____ City _____ Zip _____

Contractor Name Knox Roofing

State License No. 696146 License Type C39 Expires 1-1-08 Town Business Lic. No. 18161

Commercial Tenant _____ Phone _____

Address _____ City _____ Zip _____

Electrical, Mechanical & Plumbing details are on reverse side

310 Tait Ave.
Los Gatos, CA 95030
APN: 510-14-058

SITE RESEARCH

Dear Historical Preservation Society,

Research was conducted for 310 Tait Ave. using the resources indicated in the application. Below are the findings:

1. Patrons' Inquiries binder indicated that the last request for information on 310 Tait Ave was completed in 2007-2008
2. No photos of house found in Residences drawers of the Vertical File
3. The house is not on the "Bellringers" list
4. The house is not listed in the Historic Homes Tours
5. The 1941 Tax Assessment Survey suggests that the house may have been built in 1931
6. The Sanborn maps show inconsistent subdivisions, structures, and location of structures over the years
7. The Polk's Directories did not reveal any notable individuals who lived at 310 Tait Ave

Please let me know if you need any further information.

Regards,

Santiago Allende

[redacted]

ATTACHMENT 3

310TaitAve_SiteResearch

Final Audit Report 2024-10-29

Created:	2024-10-28
By:	Donna Chivers (donnachivers@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEQlDi667C9lQAwB89RudY9CLall6Mmop

"310TaitAve_SiteResearch" History

Document created by Donna Chivers (donnachivers@gmail.com)
2024-10-28 - 11:10:31 PM GMT

Document emailed to Santiago Allende ([redacted]) for signature
2024-10-28 - 11:10:35 PM GMT

Email viewed by Santiago Allende ([redacted])
2024-10-29 - 2:11:20 AM GMT

Document e-signed by Santiago Allende ([redacted])
Signature Date: 2024-10-29 - 2:11:50 AM GMT - Time Source: server

Agreement completed.
2024-10-29 - 2:11:50 AM GMT

310 Tait Ave.
Site Photos

West Elevation

East Elevation

South Elevation

North Elevation

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Donna Chivers
4716 Bryce Cir.
Carlsbad, CA 92008
510-714-8309
donnachivers@gmail.com

December 13, 2024

Community Development Department
110 E. Main Street
Los Gatos CA 95030
Re: Scope of Work for the Proposed Addition and Remodel at 310 Tait Ave.

Dear Town of Los Gatos,

We are proposing to expand the existing footprint by 256 s.f. and build a new 730 s.f. upper level addition. The entire interior will be remodeled and the existing roof will be removed and replaced to build the upper level. Additional scope of work includes:

- Install new and replacement windows
- Install new flooring throughout
- Install cabinets, counters, plumbing fixtures and appliances
- Paint interior
- Install exterior siding to match existing siding
- Install elextrical fixtures, outlets and switches
- Insulate per Title 24 requiremens
- Install new HVAC and Water Heater per Title 24 requirements

Please feel free to contact me at any time with questions.

Regards,

Donna Chivers

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[redacted] ADDITION

DESIGNER
DONNA CHIVERS
4716 BRYCE CIR.
CARLSBAD, CA 92008
510-714-8309
donnachivers@gmail.com

OWNER
[redacted]
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

TITLE 24
DAVID HENSEL, PE
P.O. Box 1442
SAN MARCOS, CA 92079
(619) 665-3259

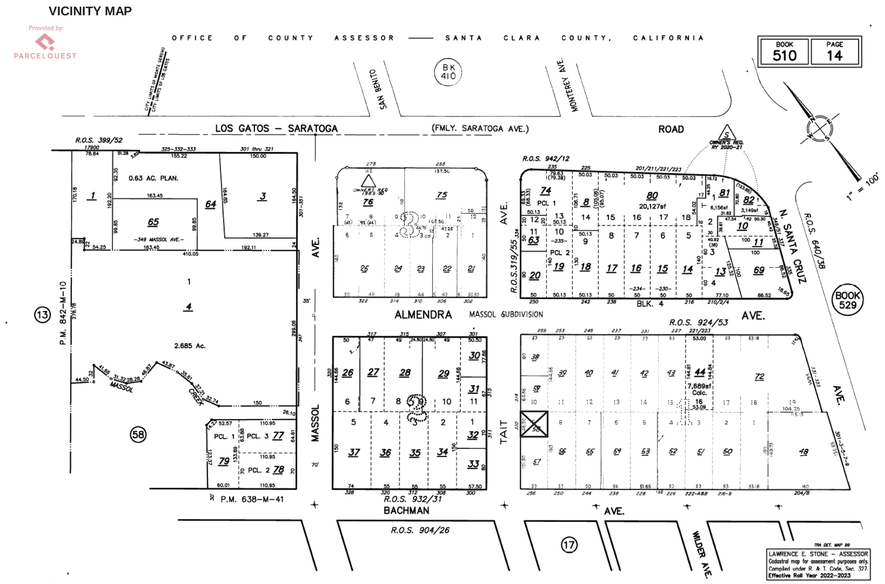
ENGINEER

INDEX OF DRAWINGS

A0.0	COVER SHEET
A1.0	SITE PLAN
A2.0	EXISTING FLOOR PLAN AND DEMO PLAN
A2,1	EXISTING ROOF PLAN
A3.0	NEW FLOOR PLAN AND SCHEDULES
A3.1	NEW ELEVATIONS
A3.2	ROOF PLAN
A3.3	SECTIONS
A3.4	GENERAL NOTES
G1	CA RESIDENTIAL GREEN BUILDING CODE SHEET 1
G2	CA RESIDENTIAL GREEN BUILDING CODE SHEET 2
T24-1	TITLE 24 - ADU1
T24-2	TITLE 24 - ADU 1
T24-3	MANDATORY MEASURES - ADU 1
T24-4	TITLE 24 - ADU 2
T24-5	TITLE 24 - ADU 2
T24-6	MANDATORY MEASURES - ADU 2
E1.0	ELECTRICAL PLAN
E1.1	ELECTRICAL NOTES

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE AND FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WINDOW, DOOR AND CABINET DIMENSIONS MUST BE VIF BY CONTRACTOR, INSTALLER OR FABRICATOR PRIOR TO ORDERING. ANY DISCREPANCY FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITION MUST BE BROUGHT TO THE ATTENTION OF D3 DESIGNS AND THE STRUCTURAL ENGINEER INVOLVED IN THE PROJECT. FAILURE TO DO SO VOIDS D3 DESIGNS AND THE ENGINEER OF RESPONSIBILITY TO WORK PERFORMED BY CONTRACTOR. D3 DESIGNS IS NOT RESPONSIBLE FOR ON SITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS OR WORKMANSHIP SPECIFIED HEREIN, UNLESS BY SECONDARY AGREEMENT.

VICINITY MAP



SCOPE OF WORK

PROVIDE PROPERLY PLACED BLOCKING AND BACKING IN ALL BATHROOMS AND CLOSETS FOR THE PROPER INSTALLATION OF TOWEL BARS, TOILET PAPER HOLDERS, SHELVING AND ANY WALL MOUNTED FIXTURE OR LIGHT.

BUILD 256 S.F. LOWER LEVEL ADDITION PER PLAN
BUILD NEW 730 S.F. UPPER LEVEL ADDITION PER PLAN
INSTALL WINDOWS AND DOORS PER PLAN
INSTALL FLOORING PER HOMEOWNER
INSTALL CABINETS, COUNTERS, PLUMBING FIXTURES AND APPLIANCES
INSTALL TILE
INSTALL GLASS SHOWER ENCLOSURE
TAPE, TEXTURE AND PAINT INTERIOR. COLOR TBD BY HOMEOWNER
INSTALL EXTERIOR SIDING. COLOR TBD BY HOMEOWNER
INSTALL ELECTRICAL FIXTURES, OUTLETS AND SWITCHES PER ELECTRICAL PLAN
INSULATE PER TITLE 24 REQUIREMENTS
INSTALL HVAC AND WATER HEATER PER TITLE 24 REQUIREMENTS

GENERAL NOTES

1. CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL INSURANCE REQUIRED BY THE OWNER AND FURNISH ALL MATERIAL, LABOR TRANSPORTATION AND EQUIPMENT AND PROPERLY INSTALL ALL WORK SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED TO COMPLETE THE CONSTRUCTION. INCLUDED AS PART OF THE WORK OF THESE SECTIONS, NOT NECESSARILY LIMITED BY THEM, ARE THE FOLLOWING: ALL MATERIALS, LABOR, TOOLS AND EQUIPMENT REQUIRED TO PROPERLY EXECUTE AND COMPLETE HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORM PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DISCREPANCIES OR ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS FOR THE WORK PRIOR TO SUBMITTING BID.
3. CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
4. ALL CONSTRUCTION AND INSTALLATION SHALL COMPLY ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
5. CONTRACTORS SHALL INDIVIDUALLY WARRENT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREES. IN CASE OF CONCONFLICT, NOTES AND SPECIFIC DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE "GENERAL NOTES AND SPECIFICATIONS" AND OVER TYPICAL DETAILS.
6. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
7. ITEMS SPECIFIED ON PLANS AND SPECIFICATIONS REPRESENT THE TYPE AND QUALITY REQUIRED. SUBCONTRACTORS MAY SUBSTITUTE "EQUAL" ITEMS IN THEIR BID WHEN APPROVED BY THE OWNER AND ARCHITECT.
8. CONTRACTORS SHALL, UPON COMPLETION OF THIS WORK, CLEAN AND CLEAR THE AREA OF ALL DEBRIS OR ANY OTHER MATTER CAUSED BY HIS OPERATION.
9. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR THE WAY IN WHICH FIELD WORK IS PERFORMED, SAFETY IN, ON OR AROUND THE JOBSITE, METHODS OF PERFORMANCE OR TIMELINESS OF PERFORMANCE OF THE WORK.
10. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY DISCREPANCY OR OMISSION HE MAY DISCOVER.
11. FENCES AND FREE STANDING MASONRY WALLS UP TO 36" IN HEIGHT DO NOT REQUIRE A BUILDING PERMIT. ALL THOSE OVER 36" IN HEIGHT REQUIRED A SEPARATE BUILDING PERMIT.
12. SIGNS REQUIRE A SEPARATE PERMIT.
13. WHERE CONTINUOUS OR SPECIAL INSPECTION IS REQUIRED BY THESE PLANS, A REGISTERED DEPUTY INSPECTOR APPROVED BY AND RESPONSABLE TO THE ARCHITECT AND BUILDING DEPARTMENT SHALL BE EMPLOYED BY THE OWNER.
14. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
15. "PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
16. THESE DRAWINGS SHOW ONLY REPRESENTATIVE ABD TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE, AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE SAME. ALL SPECIFICATIONS AND DETAILS INCLUDED ON THESE DRAWINGS ARE INTENDED TO INDICATE A PARTICULAR LEVEL OF QUALITY FOR THE PROJECT. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH EACH SPECIFIC MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL MANUFACTURERS RECOMMENDATIONS FOR MATERIAL INSTALLATION SHALL TAKE PRECEDENCE OVER ANY METHOD IMPLIED IN THESE CONSTRUCTION DOCUMENTS.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY ARCHITECT OF AN DISCREPANCIES.
18. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. DO NOT SCALE ANY DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
19. THE BUILDING INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST INSPECTION
20. THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410.

GOVERNING CODE

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

ALL 2022 CALIFORNIA CODES
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARD CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ALL PERMITS EXCEEDING $1,000 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING.

ALL PERMITS EXCEEDING $10,000 IN VALUATION SHALL REQUIRE THE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.

BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES IN HEIGHT OR 3 INCHES IN HEIGHT AND SELF-ILLUMINATED.

PER THE GREEN BUILDING STANDARDS CODE, THE CONSTRUCTION AND DEMOLITION ORDINANCE (C & D) APPLIES

TRUSS CALCULATIONS TO BE A DEFERRED SUBMITTAL

GAS LINE DIAGRAM TO BE A DEFERRED SUBMITTAL

SITE DATA

PROJECT ADDRESS:	310 TAIT AVE., LOS GATOS, CA 95030
LOT SIZE:	2649 S.F.
APN:	510-14-058

ZONING DATA

ZONING DESIGNATION:	R1-D:LHP
OVERLAY DESIGNATIONS:	NONE
BASE FAR:	
OCCUPANCY GROUP:	R-3/U
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
SETBACKS:	
FRONT YARD SETBACK:	TBD
INT.SIDE YARD SETBACK:	TBD
EXTERIOR SIDE YARD SETBACK:	TBD
REAR YARD SETBACK:	TBD
MAX. ALLOWABLE HEIGHT:	30'

BUILDING DATA

CONSTRUCTION TYPE:	V-B
YEAR BUILT:	1918
EXISTING # OF STORIES:	1
PROPOSED # OF STORIES:	2
PROPOSED BUILDING HEIGHT:	25' - 1"
FIRE SPRINKLERS:	NO
FIRE ALARM:	NO

AREA CALCULATION

(N) BUILDING AREA	
(E) LOWER LEVEL	731 S.F.
(N) LOWER LEVEL ADDTION	256 S.F.
(N) UPPER LEVEL ADDITION	730 S.F.
TOTAL BUILDING AREA	1747 S.F.

TITLE 24 SUMMARY

SEE FULL TITLE 24 REPORT FOR ALL REQUIREMENTS

COMPLIANCE NOTES

1. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.
2. ALL PROPOSED BUILDING, STRUCTURES, ADDITIONS, MODIFICATIONS TO BUILDINGS/STRUCTURES MUST COMPLY WITH THE APPROVED LOCATION, AS SHOWN ON THE COUNTY APPROVED PLOT PLAN. AT THE DISCRETION OF THE COUNTY, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE PROOF OF CURRENT PLACEMENT OF EACH ON THE PARCEL. THIS WAY INCLUDE A STAMPED AND SIGNED SETBACK CERITIFATE PREPARED BY A CALIFORNIA LICENSED SURVEYOR OR CIVIL ENGENNER. (COUNTY BUILDING CODE 91.1.107.2).

REVISIONS	BY

DESIGN CONSULTANT

DONNA CHIVERS
D3 DESIGNS, LLC

4716 BRYCE CIR.
CARLSBAD, CA 92008
510-714-8309

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www.d-3-design.com

CLIENT

[redacted]
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

COVER SHEET

310 TAIT AVE, LOS GATOS

SCALE	SHEET A0.0
DATE 10/28/2024 3:40:26 PM	
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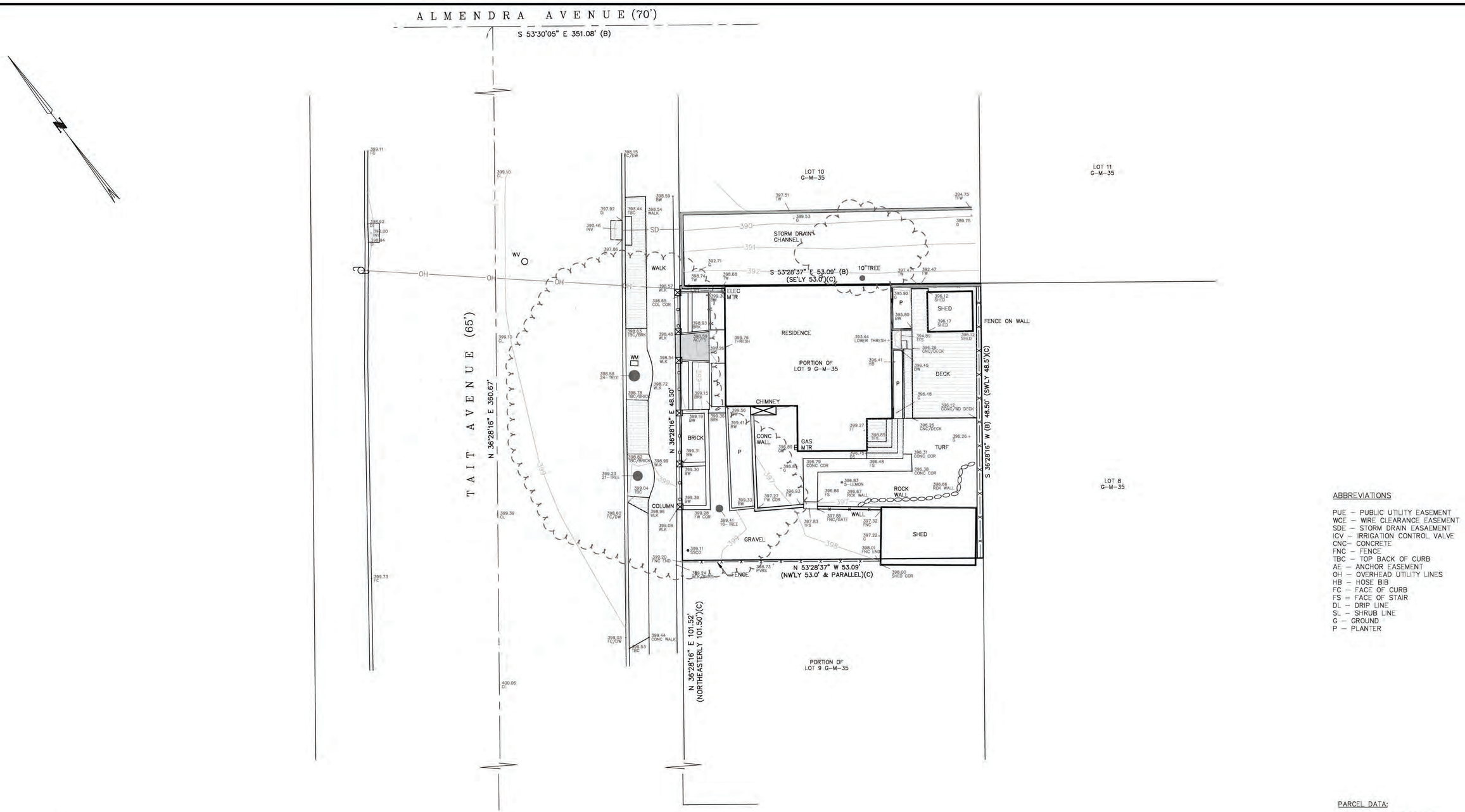


ABBREVIATIONS

PUE – PUBLIC UTILITY EASEMENT
WCE – WIRE CLEARANCE EASEMENT
SDE – STORM DRAIN EASAEMENT
ICV – IRRIGATION CONTROL VALVE
CNC– CONCRETE
FNC – FENCE
TBC – TOP BACK OF CURB
AE – ANCHOR EASEMENT
OH – OVERHEAD UTILITY LINES
HB – HOSE BIB
FC – FACE OF CURB
FS – FACE OF STAIR
DL – DRIP LINE
SL – SHRUB LINE
G – GROUND
P – PLANTER

PARCEL DATA:

APN: 510-14-058

AREA: 2,575 SF +/-

AVG SLOPE: 4.9%

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTER LINE OF BACHMAN AVENUE AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 924 OF MAPS AT PAGE 53, SANTA CLARA COUNTY RECORDS

NORTH 53° 27' 06" WEST

ELEVATION DATUM

ELEVATIONS ARE DERIVED FROM A GPS READING AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS HAVE NOT BEEN TIED TO A PUBLISHED BENCHMARK.

REFERENCES

(A) G-M-35

(B) 924-M-53

(C) DOC# 25355039

NOTES

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.

SCALE

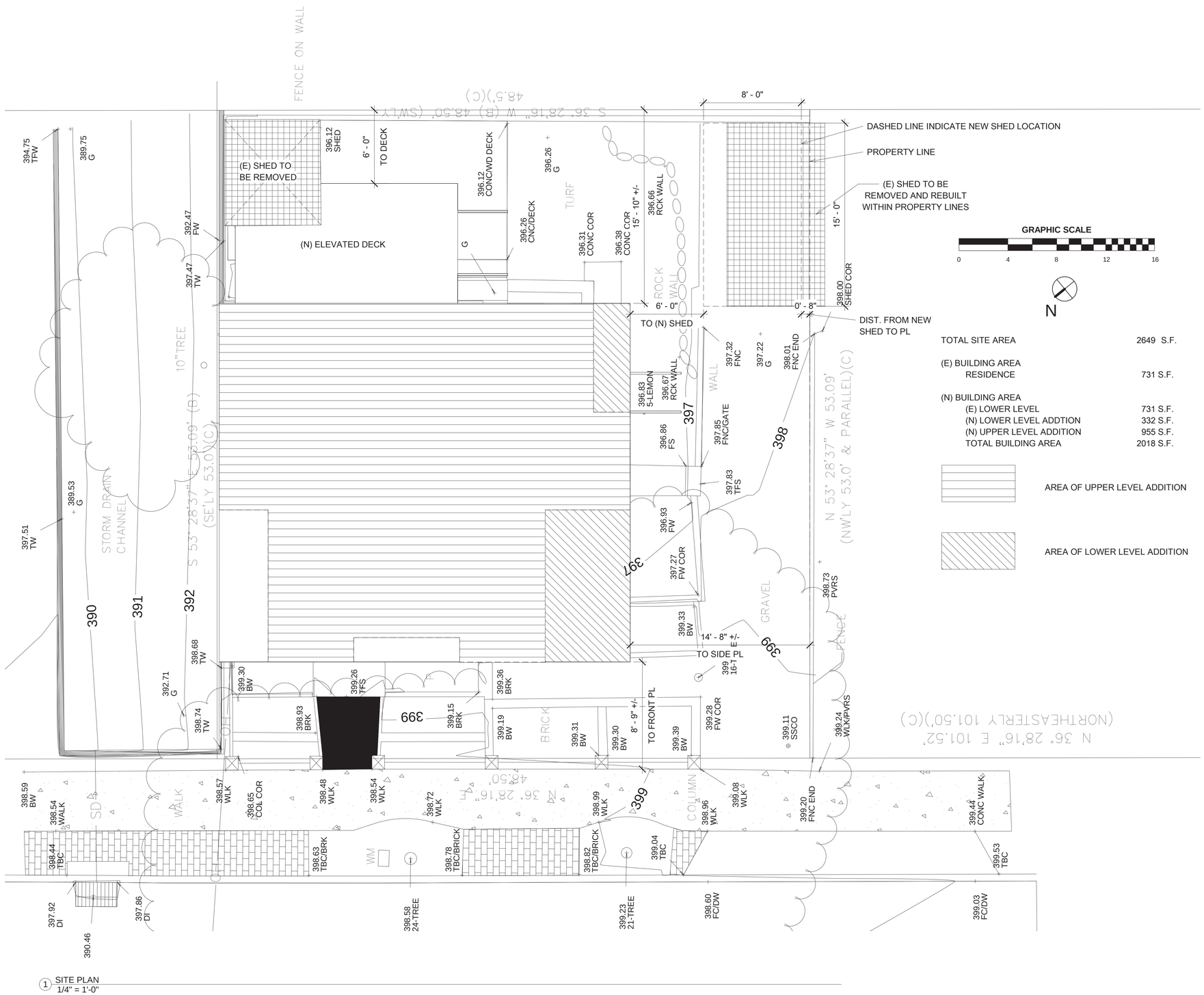
8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

LICENSED LAND SURVEYOR
JEAN-PAUL HAPPEE
8807
STATE OF CALIFORNIA

JEAN-PAUL HAPPEE, PLS 8807

ALPHA LAND SURVEYS, INC.			
4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	TOPOGRAPHIC MAP OF 310 TAIT AVENUE TOWN OF LOS GATOS SANTA CLARA COUNTY	SHEET 1 OF ONE
1" = 8'	DATE: 1/31/23	JOB#: 2022-242	



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

REVISIONS	BY

DESIGN CONSULTANT

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CLIENT

[redacted]

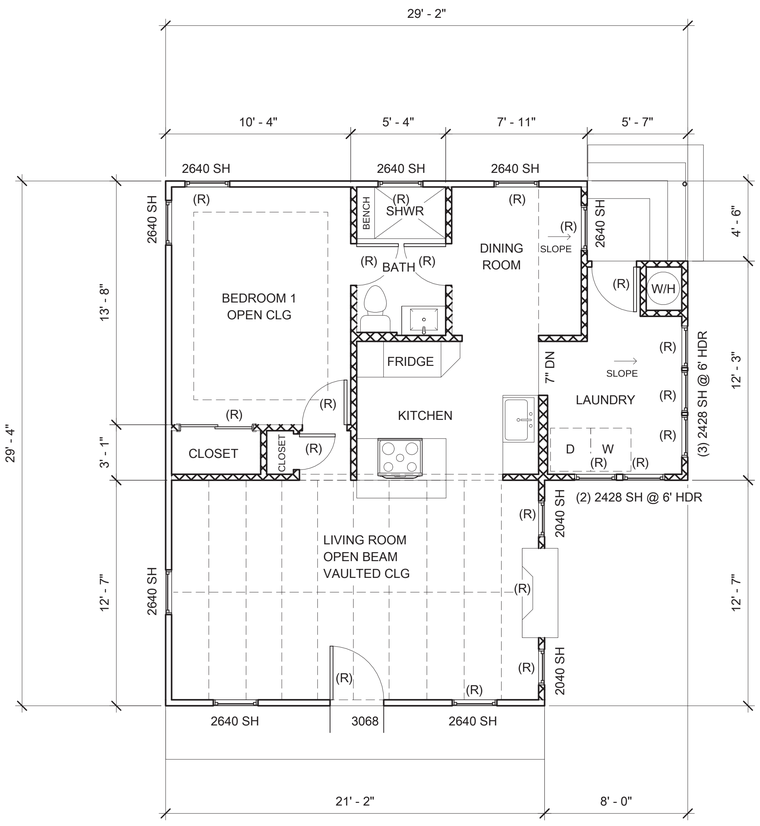
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

SITE PLAN

310 TAIT AVE, LOS GATOS

SCALE	1/4" = 1'-0"
DATE	10/28/2024 3:41:21 PM
DRAWN BY	Author

SHEET A1.0



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

GRAPHIC SCALE

0 4 8 12 16

N

TOTAL SITE AREA	2649/2575 S.F.
(E) BUILDING FOOTPRINT RESIDENCE	731 S.F.

INDICATES WALLS TO BE REMOVED

(R) INDICATES DOORS/WINDOWS TO BE REMOVED

DEMO NOTES:
1. REMOVE DOORS AND WINDOWS AS INDICATED
2. REMOVE WALLS AS INDICATED
3. REMOVE ROOF
4. REMOVE CABINETS, COUNTERS, PLUMBING FIXTURES AND APPLIANCES THROUGHOUT
5. REMOVE FIREPLACE AND CHIMNEY
6. REMOVE ALL HVAC AND WH UNITS
7. REMOVE BRICK STAIRS IN BACK
8. REMOVE EXTERIOR MATERIALS THROUGHOUT
9. REMOVE FIREPLACE AND CHIMNEY

REVISIONS	BY

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

EXISTING FLOOR PLAN AND DEMO PLAN

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	1/4" = 1'-0"
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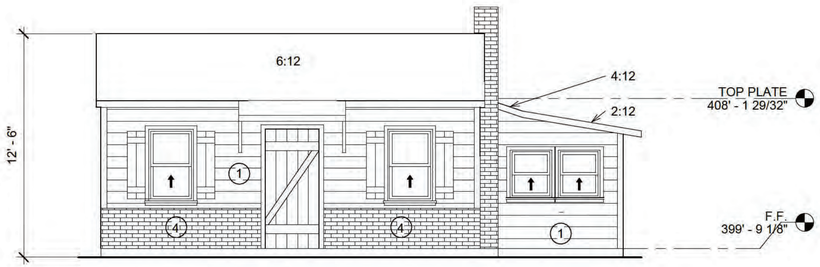
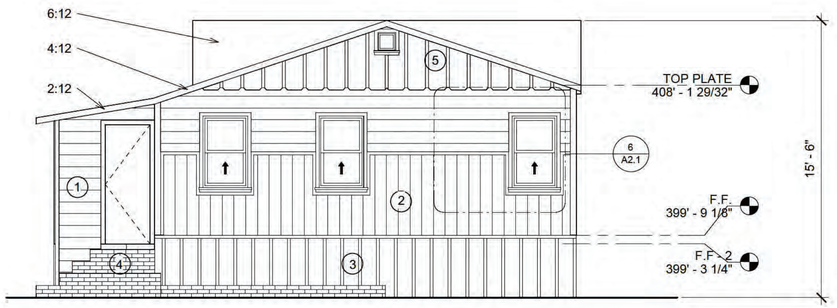
DRAWN BY	Author

SHEET
A2.0



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



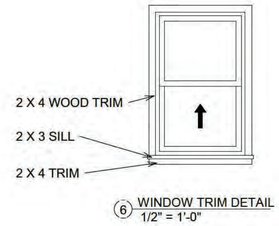
2 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:

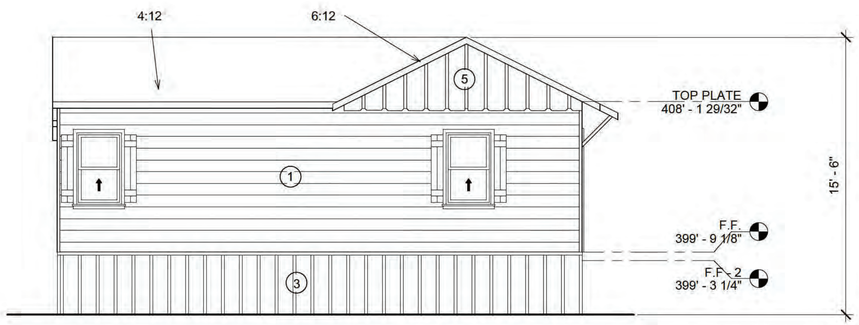
1. 8" WOOD, HORIZONTAL LAPPED SIDING
2. 8" WOOD, T & G VERTICAL SIDING
3. WOOD BOARD AND BATTEN
4. RED BRICK
5. 8" WOOD, SCALLOPED VERTICAL SIDING WITH 2" TRIM

ROOF: ASPHALT COMPOSITION SHINGLE, BROWN

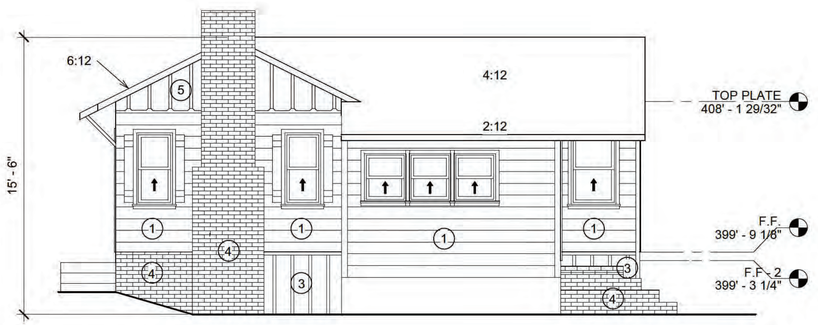
TRIM: 2 X 4 WOOD



6 WINDOW TRIM DETAIL
1/2" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



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

REVISIONS	BY

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[redacted]

310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

EXISTING ELEVATIONS

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	As indicated
DATE	8/28/2024 6:26:25 AM
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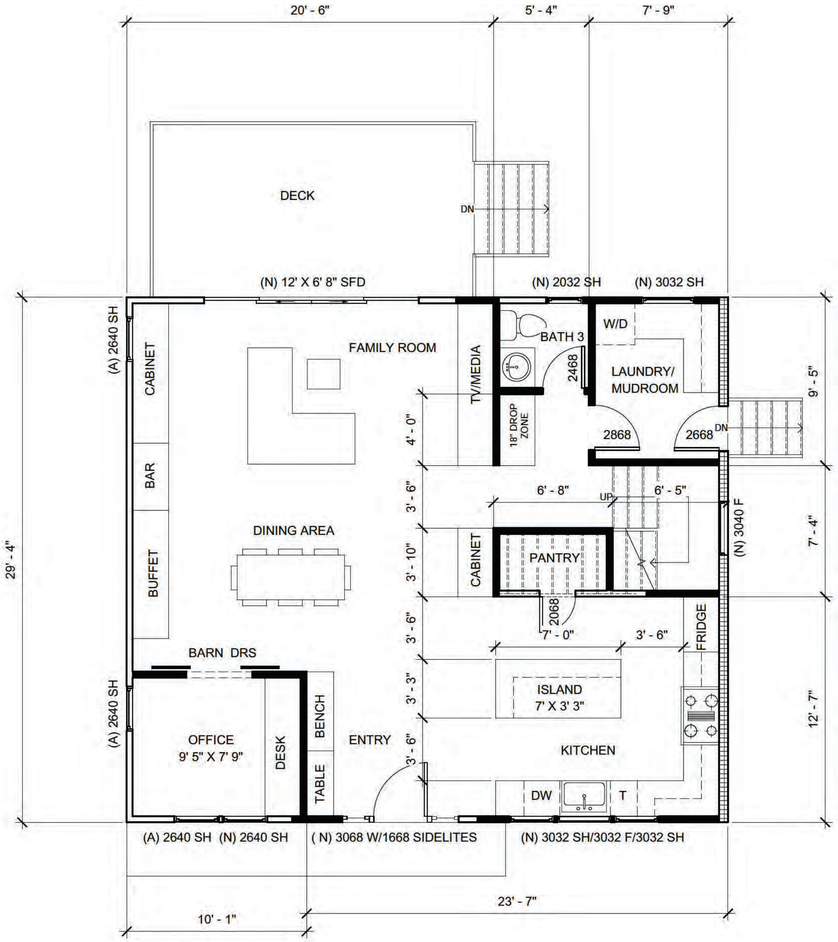
SHEET
A2.1



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

GRAPHIC SCALE

0 4 8 12 16

N

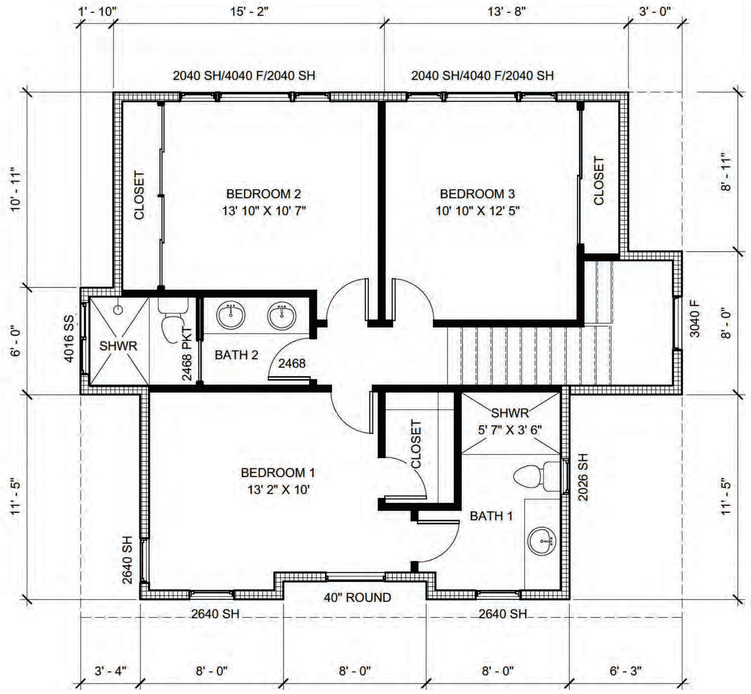
TOTAL SITE AREA	2649 S.F.
(E) BUILDING AREA	
RESIDENCE	731 S.F.
(N) BUILDING AREA	
(E) LOWER LEVEL	731 S.F.
(N) LOWER LEVEL ADDTION	256 S.F.
(N) UPPER LEVEL ADDITION	730 S.F.
TOTAL BUILDING AREA	1747 S.F.

(A) = REPLACEMENT WINDOW IN EXISTING OPENING
(N) = NEW WINDOW/DOOR IN NEW OPENING

NEW 2 X 4 WALLS

NEW 2 X 6 WALLS

NOTES:
1. WINDOW AND DOOR SIZES MUST BE VIF BY CONTRACTOR OR INSTALLER PRIOR TO ORDERING.
2. CABINET MEASUREMENTS MUST BE VIF BY CONTRACTOR OR FABRICATOR PRIOR TO ORDERING.



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

REVISIONS	BY

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[redacted]
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

NEW FLOOR PLANS

310 TAIT AVE, LOS GATOS

SCALE	1/4" = 1'-0"
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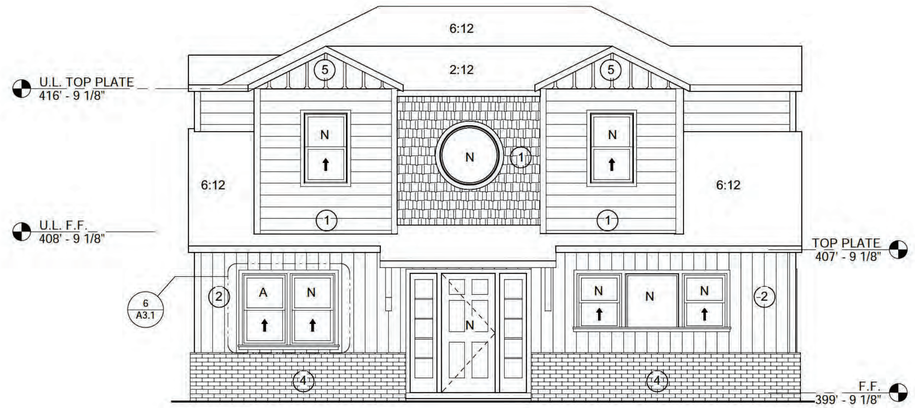
SHEET
A3.0

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



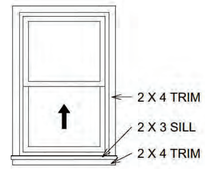
2 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:

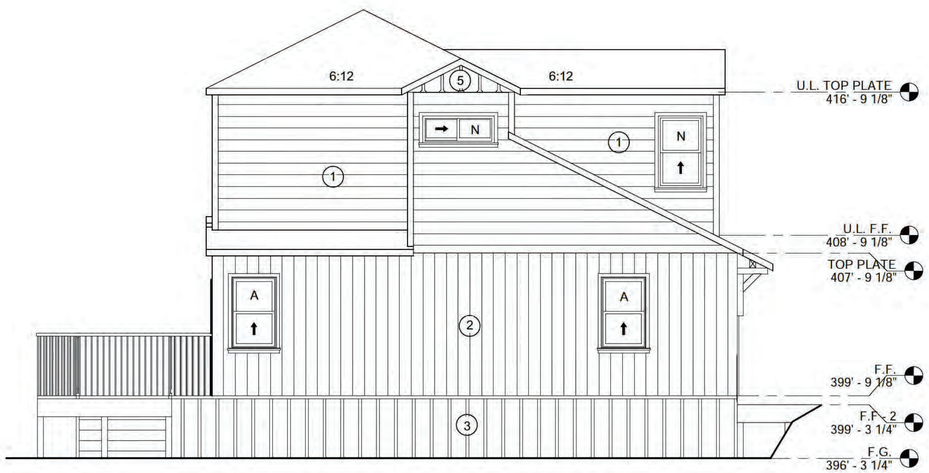
1. 8" WOOD, HORIZONTAL LAPPED SIDING
2. 8" WOOD, T & G VERTICAL SIDING
3. WOOD BOARD AND BATTEN
4. RED BRICK
5. 8" WOOD, SCALLOPED VERTICAL SIDING WITH 2" TRIM

ROOF: ASPHALT COMPOSITION SHINGLE, BROWN

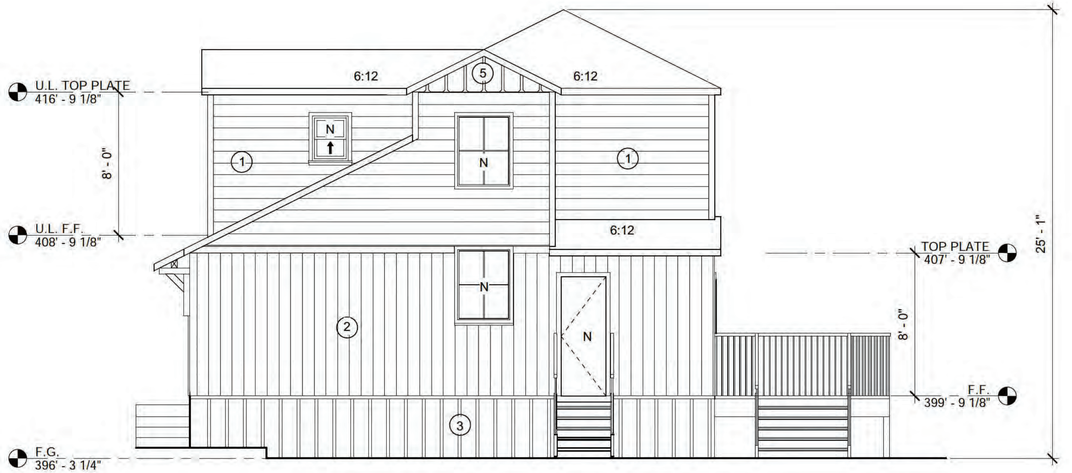
TRIM: 2 X 4 WOOD



6 WINDOW TRIM DETAIL
1/2" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



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

REVISIONS	BY

DESIGN CONSULTANT

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CARLSBAD, CA 92008
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CLIENT

[redacted]

310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

NEW ELEVATIONS

310 TAIT AVE, LOS GATOS

SCALE	As indicated	SHEET	A3.1
DATE	10/28/2024 3:43:24 PM		
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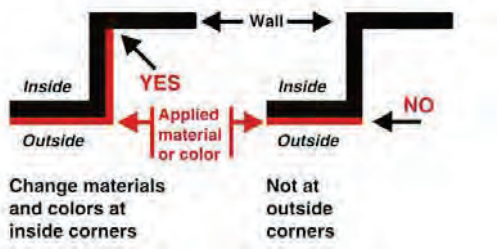
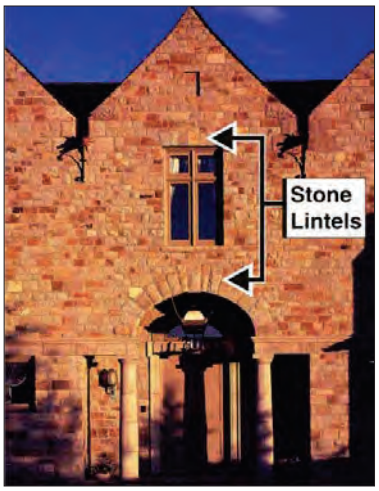
3.8.3 Use traditional detailing

- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and to make the space too small is inconsistent with the architectural style.
- Openings in walls faced with stone, real or synthetic, should have defined lintels above the opening except in Mission or Spanish Eclectic styles. Lintels may be stone, brick or wood as suits the style of the house.
- Treat synthetic materials as though they were authentic. For example, select synthetic stone patterns that place the individual stones in a horizontal plane as they would have been in a load bearing masonry wall.
- Select roof materials that are consistent with the traditional architectural style (e.g., avoid concrete roof tiles on a Craftsman Style house.)

3.8.4 Materials changes

- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.





Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- Site additions in the least conspicuous place. In many cases this is a rear or side elevation - only rarely is it a rooftop.
- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and

Additions, accessory buildings and secondary units should match the form, architectural style, and details of the original house

Original structure

Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood

Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

should utilize the same materials as the existing protected exterior elements.

- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style with the original architecture is strongly discouraged (e.g., sliding windows or doors in a structure characterized by double hung windows and swinging doors).
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- The amount of foundation exposed on the addition should match that of the original building.
- Do not add roof top additions where the roof is of historic significance.
- Second floor additions are discouraged in neighborhoods with largely one story homes. If horizontal expansion of the house is not possible, consider incorporating a second floor addition within the roof form as shown in the example to the left.
- Second floor additions which are not embedded within the roof form should be located to the rear of the structure.
- The height and proportion of an addition or a second story should not dominate the original structure.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.

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May 2, 2025

Town of Los Gatos
Community Planning Department
110 E. Main St.
Los Gatos, Ca 95030

Re: Response to HPC Comments dated 12-19-2024

Dear Los Gatos Historic Preservation Committee,

Per your comments, the addition and remodel at 310 Tait Ave. has been thoughtfully redesigned to maintain the look and feel of the original home and minimize the massing of the new upper level. Please see below for details addressing comments:

1. The redesigned roof is a combination of a 4:12 and 6:12 roof pitch which will accommodate asphalt comp. roofing shingles.
2. The existing exterior materials will remain intact (including the brick fireplace) and the new materials will match in size and type. A wood scallop detail has also been added in the gable ends to carry the original design into the new areas.
3. The long pitch roof has been eliminated
4. The proposed building height of 24' 3", roof design, and exterior materials is consistent with the 2-story houses in the immediate neighborhood and with the original design of the existing home:
    a. The home at 301 Almendra Dr. features a gable end roofline with shingle siding and sits roughly 25' in total height above street level
    b. The home at 256 Bachman Ave. features a gable end roofline and a combination of shingle and horizontal siding for exterior materials. The building sits roughly 30' in total height above street level.
5. The mass of the second story has been reduced and moved back such that the front wall of the upper level is 15' from the front property line.

Please feel free to contact me at any time with questions.

Regards,

Donna Chivers

Donna Chivers
510-714-8309

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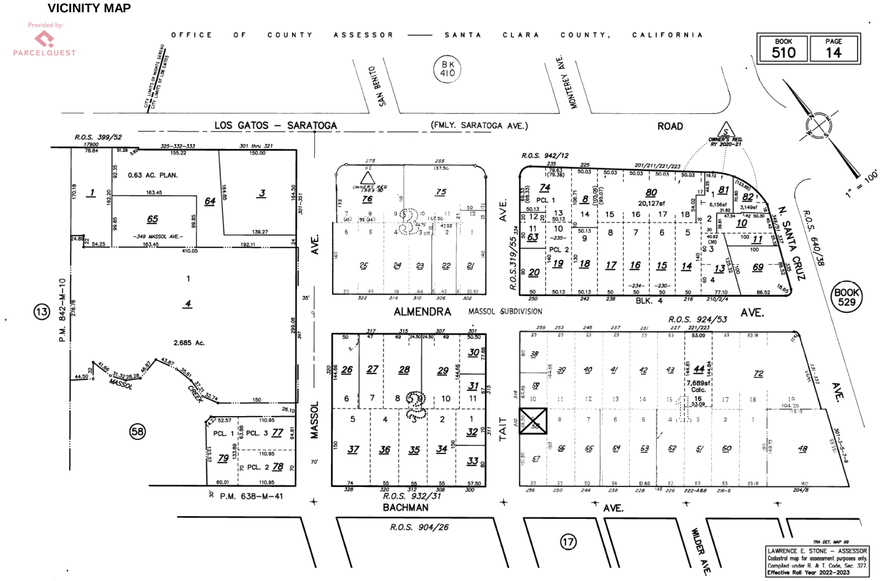
ALLENDE ADDITION

INDEX OF DRAWINGS

A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	DEMO CALCULATIONS
A2.0	EXISTING FLOOR PLAN AND DEMO PLAN
A2.1	EXISTING ROOF PLAN
A3.0	NEW FLOOR PLAN AND SCHEDULES
A3.1	NEW ELEVATIONS
A3.2	ROOF PLAN
A3.3	SECTIONS
A3.4	GENERAL NOTES
G1	CA RESIDENTIAL GREEN BUILDING CODE SHEET 1
G2	CA RESIDENTIAL GREEN BUILDING CODE SHEET 2
T24-1	TITLE 24 - ADU1
T24-2	TITLE 24 - ADU 1
T24-3	MANDATORY MEASURES - ADU 1
T24-4	TITLE 24 - ADU 2
T24-5	TITLE 24 - ADU 2
T24-6	MANDATORY MEASURES - ADU 2
E1.0	ELECTRICAL PLAN
E1.1	ELECTRICAL NOTES

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE AND FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WINDOW, DOOR AND CABINET DIMENSIONS MUST BE VIF BY CONTRACTOR, INSTALLER OR FABRICATOR PRIOR TO ORDERING. ANY DISCREPANCY FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITION MUST BE BROUGHT TO THE ATTENTION OF D3 DESIGNS AND THE STRUCTURAL ENGINEER INVOLVED IN THE PROJECT. FAILURE TO DO SO VOIDS D3 DESIGNS AND THE ENGINEER OF RESPONSIBILITY TO WORK PERFORMED BY CONTRACTOR. D3 DESIGNS IS NOT RESPONSIBLE FOR ON SITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS OR WORKMANSHIP SPECIFIED HEREIN, UNLESS BY SECONDARY AGREEMENT.

VICINITY MAP



DESIGNER
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510-714-8309
donnachivers@gmail.com

OWNER
[redacted]
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

TITLE 24
DAVID HENSEL, PE
P.O. Box 1442
SAN MARCOS, CA 92079
(619) 665-3259

ENGINEER

SCOPE OF WORK

PROVIDE PROPERLY PLACED BLOCKING AND BACKING IN ALL BATHROOMS AND CLOSETS FOR THE PROPER INSTALLATION OF TOWEL BARS, TOILET PAPER HOLDERS, SHELVING AND ANY WALL MOUNTED FIXTURE OR LIGHT.

BUILD 301 S.F. LOWER LEVEL ADDITION PER PLAN
BUILD NEW 415 S.F. UPPER LEVEL ADDITION PER PLAN
INSTALL WINDOWS, DOORS AND SKYLIGHTS PER PLAN
INSTALL FLOORING PER HOMEOWNER
INSTALL CABINETS, COUNTERS, PLUMBING FIXTURES AND APPLIANCES
INSTALL TILE
INSTALL GLASS SHOWER ENCLOSURE
TAPE, TEXTURE AND PAINT INTERIOR. COLOR TBD BY HOMEOWNER
INSTALL EXTERIOR SIDING. COLOR TBD BY HOMEOWNER
INSTALL ELECTRICAL FIXTURES, OUTLETS AND SWITCHES PER ELECTRICAL PLAN
INSULATE PER TITLE 24 REQUIREMENTS
INSTALL HVAC AND WATER HEATER PER TITLE 24 REQUIREMENTS

GENERAL NOTES

1. CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL INSURANCE REQUIRED BY THE OWNER AND FURNISH ALL MATERIAL, LABOR TRANSPORTATION AND EQUIPMENT AND PROPERLY INSTALL ALL WORK SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED TO COMPLETE THE CONSTRUCTION. INCLUDED AS PART OF THE WORK OF THESE SECTIONS, NOT NECESSARILY LIMITED BY THEM, ARE THE FOLLOWING: ALL MATERIALS, LABOR, TOOLS AND EQUIPMENT REQUIRED TO PROPERLY EXECUTE AND COMPLETE HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORM PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DISCREPANCIES OR ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS FOR THE WORK PRIOR TO SUBMITTING BID.
3. CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
4. ALL CONSTRUCTION AND INSTALLATION SHALL COMPLY ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
5. CONTRACTORS SHALL INDIVIDUALLY WARRENT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREES. IN CASE OF CONCONFLICT, NOTES AND SPECIFIC DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE "GENERAL NOTES AND SPECIFICATIONS" AND OVER TYPICAL DETAILS.
6. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
7. ITEMS SPECIFIED ON PLANS AND SPECIFICATIONS REPRESENT THE TYPE AND QUALITY REQUIRED. SUBCONTRACTORS MAY SUBSTITUTE "EQUAL" ITEMS IN THEIR BID WHEN APPROVED BY THE OWNER AND ARCHITECT.
8. CONTRACTORS SHALL, UPON COMPLETION OF THIS WORK, CLEAN AND CLEAR THE AREA OF ALL DEBRIS OR ANY OTHER MATTER CAUSED BY HIS OPERATION.
9. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR THE WAY IN WHICH FIELD WORK IS PERFORMED, SAFETY IN, ON OR AROUND THE JOBSITE, METHODS OF PERFORMANCE OR TIMELINESS OF PERFORMANCE OF THE WORK.
10. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY DISCREPANCY OR OMISSION HE MAY DISCOVER.
11. FENCES AND FREE STANDING MASONRY WALLS UP TO 36" IN HEIGHT DO NOT REQUIRE A BUILDING PERMIT. ALL THOSE OVER 36" IN HEIGHT REQUIRED A SEPARATE BUILDING PERMIT.
12. SIGNS REQUIRE A SEPARATE PERMIT.
13. WHERE CONTINUOUS OR SPECIAL INSPECTION IS REQUIRED BY THESE PLANS, A REGISTERED DEPUTY INSPECTOR APPROVED BY AND RESPONSABLE TO THE ARCHITECT AND BUILDING DEPARTMENT SHALL BE EMPLOYED BY THE OWNER.
14. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
15. "PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
16. THESE DRAWINGS SHOW ONLY REPRESENTATIVE ABD TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE, AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE SAME. ALL SPECIFICATIONS AND DETAILS INCLUDED ON THESE DRAWINGS ARE INTENDED TO INDICATE A PARTICULAR LEVEL OF QUALITY FOR THE PROJECT. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH EACH SPECIFIC MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL MANUFACTURERS RECOMMENDATIONS FOR MATERIAL INSTALLATION SHALL TAKE PRECEDENCE OVER ANY METHOD IMPLIED IN THESE CONSTRUCTION DOCUMENTS.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY ARCHITECT OF AN DISCREPANCIES.
18. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. DO NOT SCALE ANY DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
19. THE BUILDING INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST INSPECTION
20. THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410.

GOVERNING CODE

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

ALL 2022 CALIFORNIA CODES
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARD CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ALL PERMITS EXCEEDING $1,000 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING.

ALL PERMITS EXCEEDING $10,000 IN VALUATION SHALL REQUIRE THE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.

BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES IN HEIGHT OR 3 INCHES IN HEIGHT AND SELF-ILLUMINATED.

PER THE GREEN BUILDING STANDARDS CODE, THE CONSTRUCTION AND DEMOLITION ORDINANCE (C & D) APPLIES

TRUSS CALCULATIONS TO BE A DEFERRED SUBMITTAL

GAS LINE DIAGRAM TO BE A DEFERRED SUBMITTAL

SITE DATA

PROJECT ADDRESS:	310 TAIT AVE., LOS GATOS, CA 95030
LOT SIZE:	2649 S.F.
APN:	510-14-058

ZONING DATA

ZONING DESIGNATION:	R1-D:LHP
OVERLAY DESIGNATIONS:	NONE
BASE FAR:	
OCCUPANCY GROUP:	R-3/U
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
SETBACKS:	
FRONT YARD SETBACK:	15'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	20'
MAX. ALLOWABLE HEIGHT:	30'

BUILDING DATA

CONSTRUCTION TYPE:	V-B
YEAR BUILT:	1918
EXISTING # OF STORIES:	1
PROPOSED # OF STORIES:	2
PROPOSED BUILDING HEIGHT:	24' - 3"
FIRE SPRINKLERS:	NO
FIRE ALARM:	NO

AREA CALCULATION

(N) BUILDING AREA

(N) LOWER LEVEL	662 S.F.
(N) UPPER LEVEL	415 S.F.
(N) ADU	370 S.F.
TOTAL	1447 S.F.

TITLE 24 SUMMARY

SEE FULL TITLE 24 REPORT FOR ALL REQUIREMENTS

COMPLIANCE NOTES

1. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.
2. ALL PROPOSED BUILDING, STRUCTURES, ADDITIONS, MODIFICATIONS TO BUILDINGS/STRUCTURES MUST COMPLY WITH THE APPROVED LOCATION, AS SHOWN ON THE COUNTY APPROVED PLOT PLAN. AT THE DISCRETION OF THE COUNTY, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE PROOF OF CURRENT PLACEMENT OF EACH ON THE PARCEL. THIS WAY INCLUDE A STAMPED AND SIGNED SETBACK CERITIFATE PREPARED BY A CALIFORNIA LICENSED SURVEYOR OR CIVIL ENGENNER. (COUNTY BUILDING CODE 91.1.107.2).

REVISIONS	BY

DESIGN CONSULTANT

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

COVER SHEET

310 TAIT AVE. LOS GATOS, CA 95030

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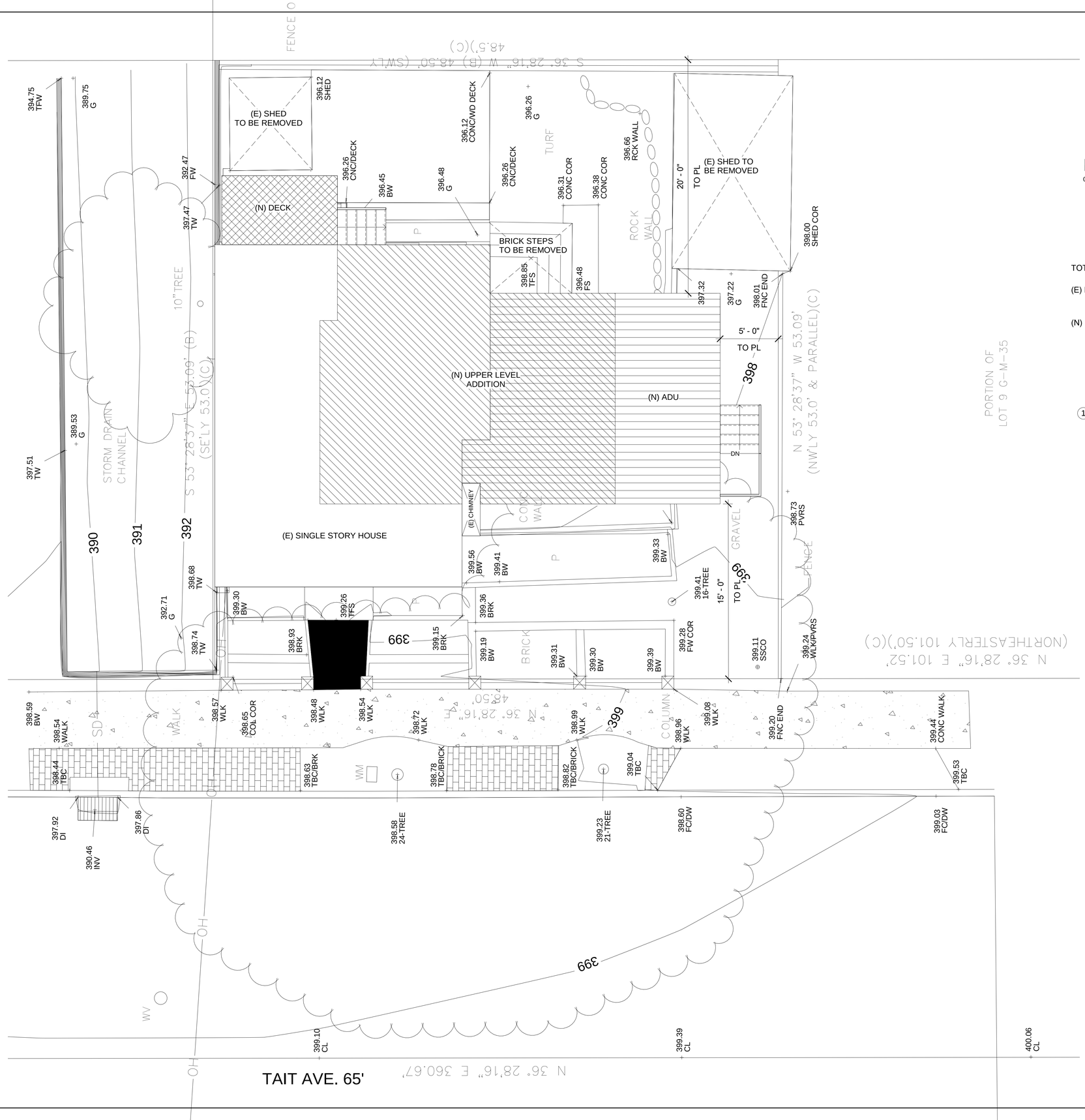
ATTACHMENT 3



GRAPHIC SCALE

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TOTAL SITE AREA	2649/2575 S.F.
(E) BUILDING AREA	
RESIDENCE	731 S.F.
(N) BUILDING AREA	
(N) LOWER LEVEL	662 S.F.
(N) UPPER LEVEL	415 S.F.
(N) ADU	370 S.F.
TOTAL	1447 S.F.

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

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

SITE PLAN

310 TAIT AVE. LOS GATOS, CA 95030

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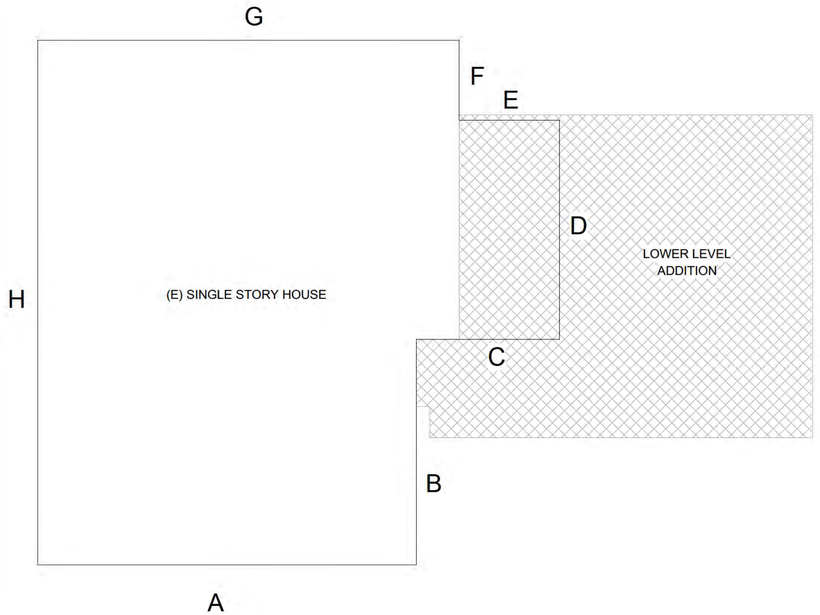
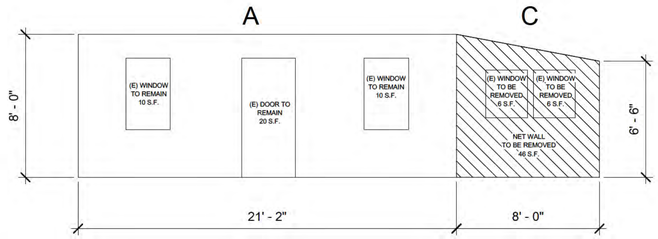
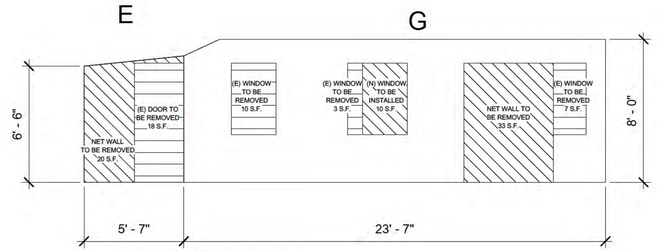


WALL TO BE REMOVED

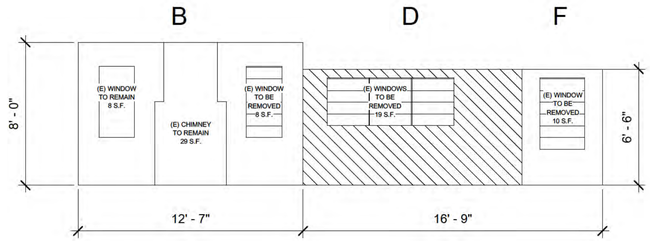
OPENING TO BE BLOCKED



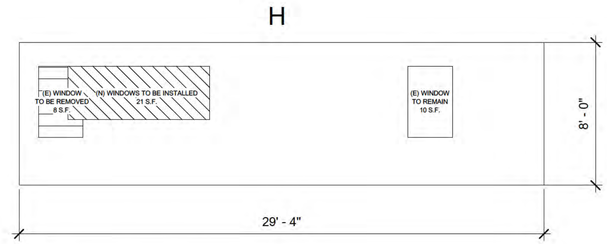
FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

A. EXISTING WALL SURFACE AREA

WALL SECTION	L X H	TOTAL WALL SURFACE (GROSS)	EXISTING NET OPENING (WINDOWS AND DOORS)	NET WINDOWS AND DOORS TO BE REMOVED	NET WINDOWS AND DOORS TO REMAIN	WALLS TO BE REMOVED	WALLS TO REMAIN	CONTIGUOUS WALL TO REMAIN
A	21' 2" X 8'	169 S.F.	40 S.F.	0	40 S.F.	0	169-40-0	129 S.F.
B	12' 7" X 8'	101 S.F.	45 S.F.	8 S.F.	37 S.F.	0	101-45-0	56 S.F.
C	8' X 6' 6"	58 S.F.	12 S.F.	12 S.F.	0	46 S.F.	58-12-46	0
D	12' 3" X 6' 6"	78 S.F.	19 S.F.	19 S.F.	0	59 S.F.	78-19-59	0
E	5' 7" X 6' 6"	38 S.F.	18 S.F.	18 S.F.	0	20 S.F.	38-18-20	0
F	4' 6" X 6' 6"	31 S.F.	10 S.F.	10 S.F.	0	0	31-10-0	21 S.F.
G	23' 7" X 8'	188 S.F.	30 S.F.	20 S.F.	0	43 S.F.	188-30-43	115 S.F.
H	29' 4" X 8'	235 S.F.	20 S.F.	8 S.F.	10 S.F.	21 S.F.	235-20-21	194 S.F.
TOTAL		**898 S.F.**	**194 S.F.**					**512 S.F.**

B. CALCULATE 50% OF EXISTING WALL SURFACE (GROSS) = 898/2 = 449 S.F.

C. CALCULATE 50% OF EXISTING WALL SURFACE (NET) = 898-194/2 = 352 S.F.

D. TOTAL CONTIGUOUS NET WALL AREA TO REMAIN = 512 S.F. = 57%

REVISIONS	BY

DESIGN CONSULTANT

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[redacted]

310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

DEMO CALCULATIONS

310 TAIT AVE. LOS GATOS, CA 95030

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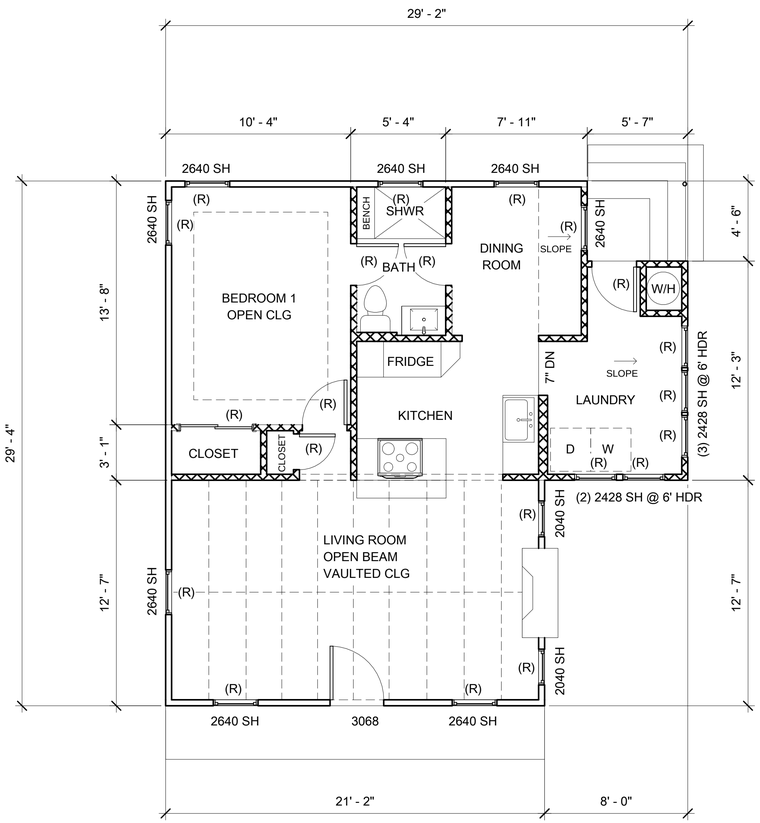

1 MAIN FLOOR
1/4" = 1'-0"

GRAPHIC SCALE

0 4 8 12 16

N

TOTAL SITE AREA 2649/2575 S.F.

(E) BUILDING FOOTPRINT
RESIDENCE 731 S.F.

INDICATES WALLS TO BE REMOVED

(R) INDICATES DOORS/WINDOWS TO BE REMOVED

DEMO NOTES:
1. REMOVE DOORS AND WINDOWS AS INDICATED
2. REMOVE WALLS AS INDICATED
3. REMOVE ROOF
4. REMOVE CABINETS, COUNTERS, PLUMBING FIXTURES AND APPLIANCES THROUGHOUT
5. REMOVE FIREPLACE AND CHIMNEY
6. REMOVE ALL HVAC AND WH UNITS
7. REMOVE BRICK STAIRS IN BACK
8. REMOVE EXTERIOR MATERIALS THROUGHOUT
9. REMOVE FIREPLACE AND CHIMNEY

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

EXISTING FLOOR PLAN AND DEMO PLAN

310 TAIT AVE. LOS GATOS, CA 95030

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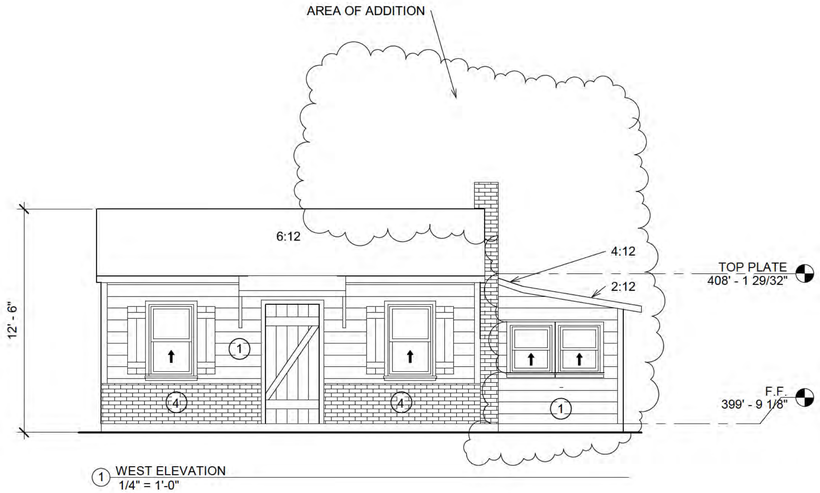
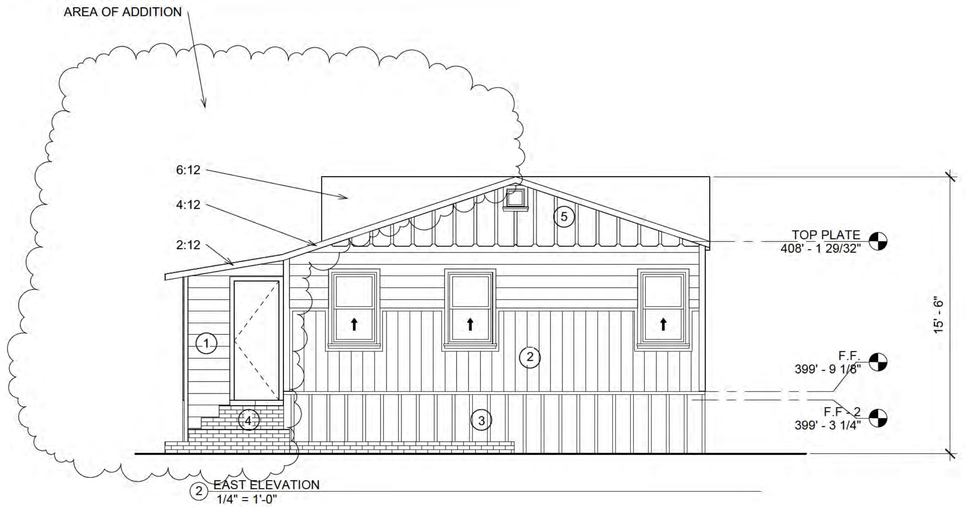


1 WEST ELEVATION
1/4" = 1'-0"



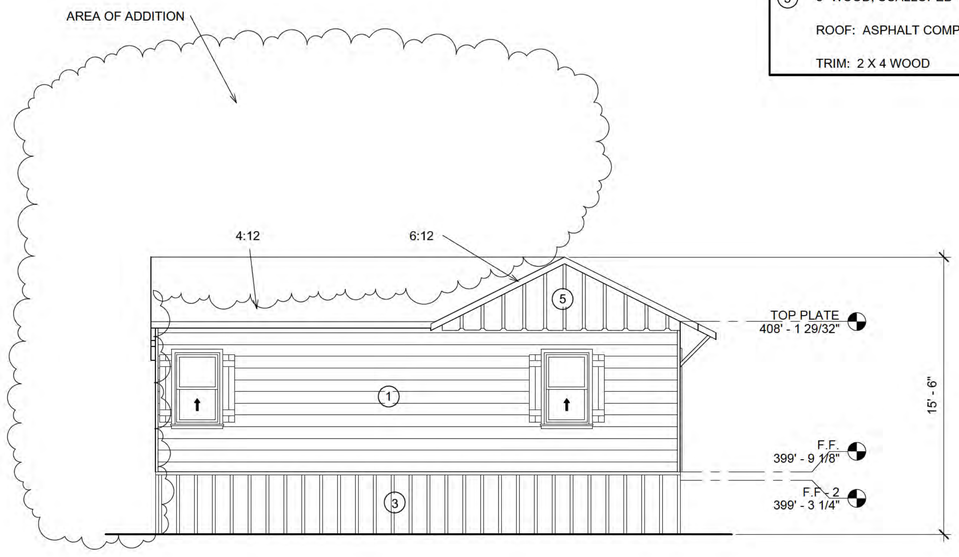
2 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:

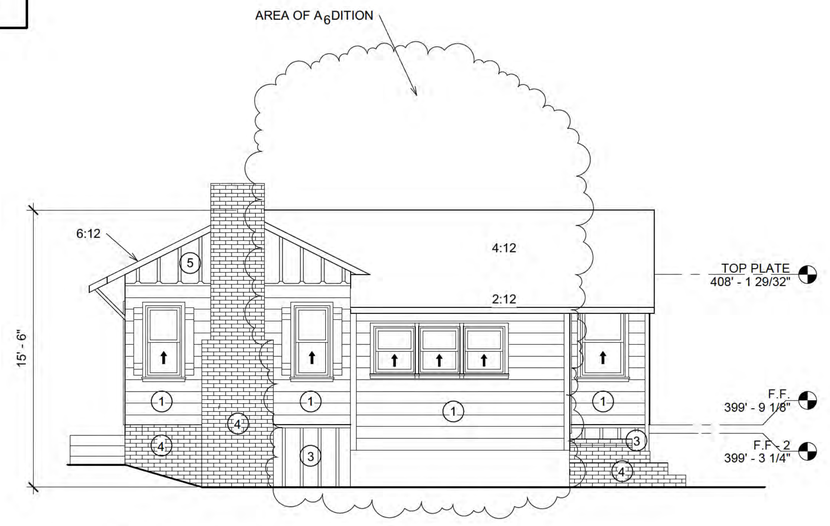
1. 8" WOOD, HORIZONTAL LAPPED SIDING
2. 8" WOOD, T & G VERTICAL SIDING
3. WOOD BOARD AND BATTEN
4. RED BRICK
5. 8" WOOD, SCALLOPED VERTICAL SIDING WITH 2" TRIM

ROOF: ASPHALT COMPOSITION SHINGLE, BROWN

TRIM: 2 X 4 WOOD



3 NORTH ELEVATION
1/4" = 1'-0"



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

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

EXISTING ELEVATIONS

310 TAIT AVE. LOS GATOS, CA 95030

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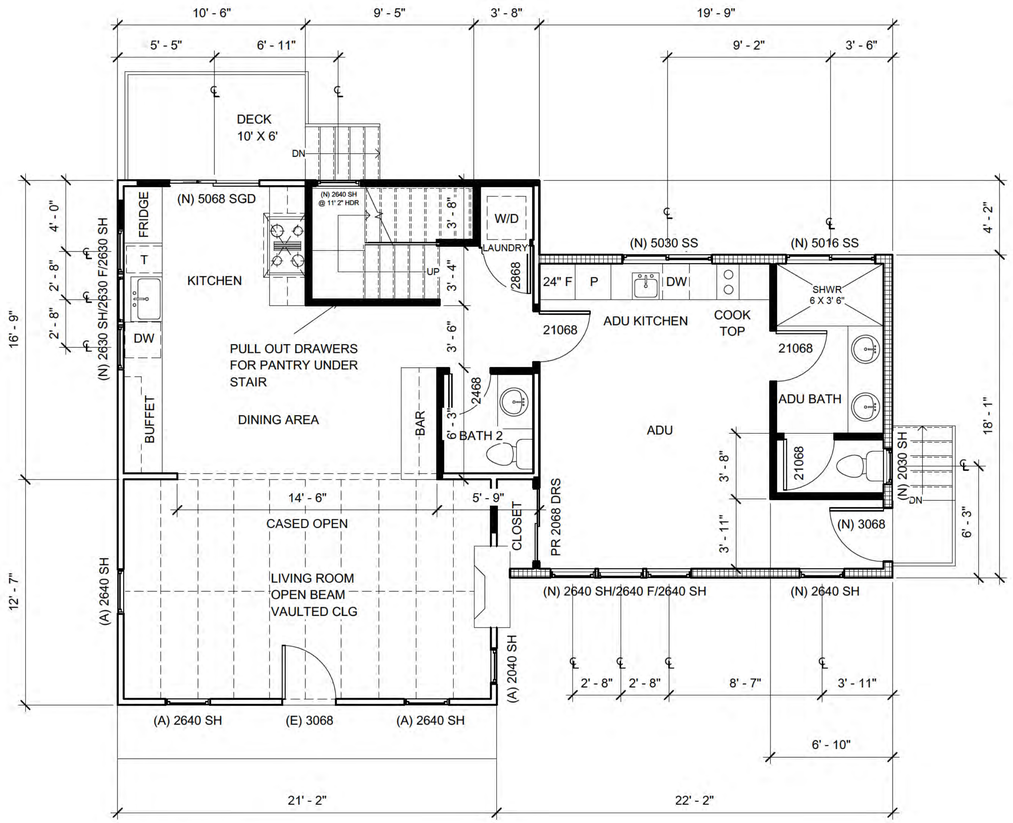


1 MAIN FLOOR
1/4" = 1'-0"

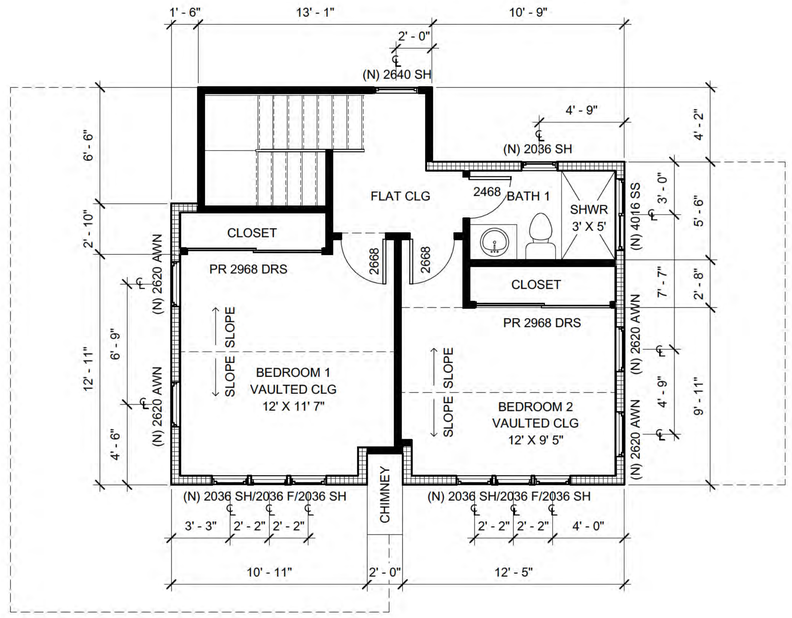
GRAPHIC SCALE
0 4 8 12 16

N

TOTAL SITE AREA	2649/2575 S.F.
(E) BUILDING AREA	
RESIDENCE	731 S.F.
(N) BUILDING AREA	
(N) LOWER LEVEL	662 S.F.
(N) UPPER LEVEL	415 S.F.
(N) ADU	370 S.F.
TOTAL	1447 S.F.

(N) 2 X 6 WALLS

(N) 2 X 4 WALLS



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

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

NEW FLOOR PLANS

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	1/4" = 1'-0"
DATE	3/5/2025 6:03:02 PM
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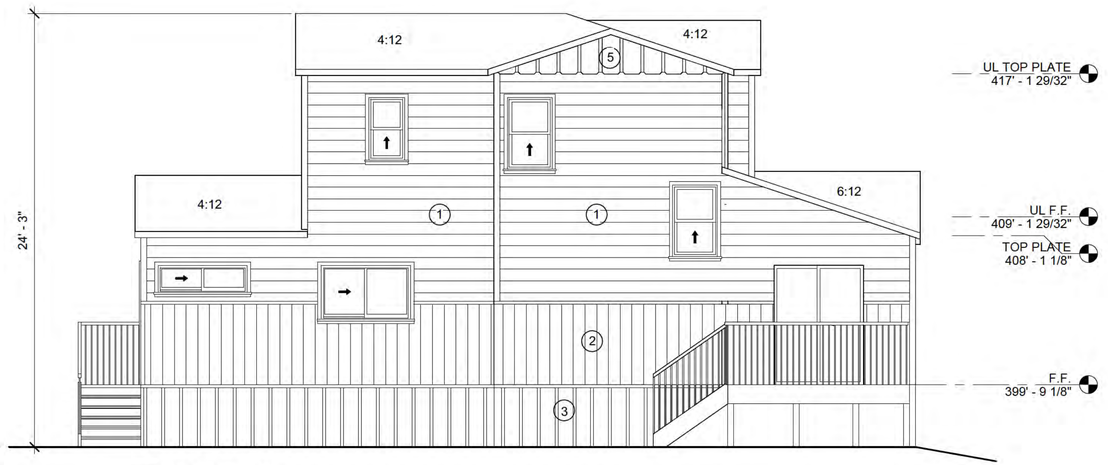
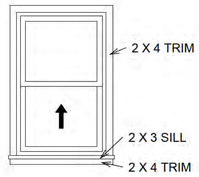
SHEET
A3.0

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



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



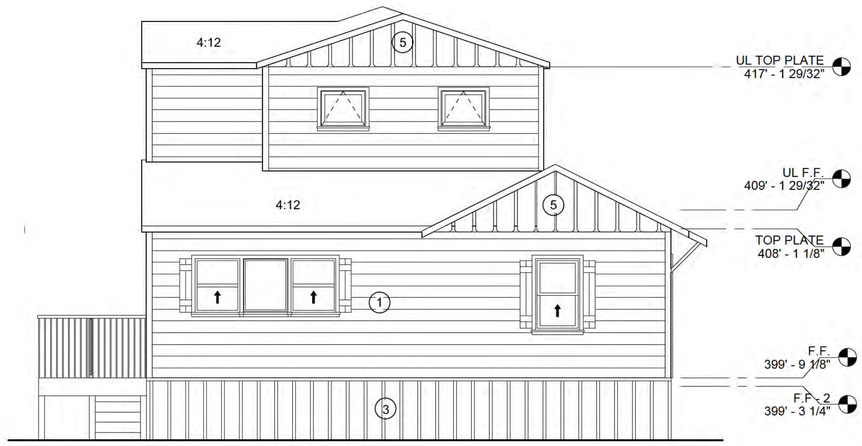
5 WINDOW TRIM DETAIL
1/2" = 1'-0"

EXTERIOR MATERIALS:

1. 8" WOOD, HORIZONTAL LAPPED SIDING
2. 8" WOOD, T & G VERTICAL SIDING
3. WOOD BOARD AND BATTEN
4. RED BRICK
5. 8" WOOD, SCALLOPED VERTICAL SIDING WITH 2" TRIM

ROOF: ASPHALT COMPOSITION SHINGLE, BROWN

TRIM: 2 X 4 WOOD



3 NORTH ELEVATION
1/4" = 1'-0"

6

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

REVISIONS	BY

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

NEW
ELEVATIONS

310 TAIT AVE. LOS GATOS, CA 95030

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TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

May 28, 2025

Donna Chivers
Via email

RE: **310 Tait Avenue**
Request for Preliminary Review PHST-24-026

Requesting Preliminary Review for Construction of a New Second-Story Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Santiago Allende. Applicant: Donna Chivers.

On May 28, 2025, the Los Gatos Historic Preservation Committee discussed the revised item and provided the following feedback and requested that the applicant return to the Committee at a future date:

- The revised design is a better design.
- The lack of parking is a concern.
- The massing and scale are concerns.
- The proposed home is large on a small lot.
- Recommends moving more of the mass to the back.
- Major concern is keeping the effect of that immediate neighborhood, four cottage homes.
- Consider working within the allowed FAR.
- Revisit the Residential Design Guidelines.

If you have any questions, I can be contacted by phone at (408) 354-6867or by email at ewalters@losgatosca.gov.

Sincerely,

Erin M. Walters
Senior Planner

cc: Santiago Allende, via email

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2025\Letters have been sent\Tait Avenue 310 - HPC Action Letter - 05-28-25.docx

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MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING MAY 28, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on May 28, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Lee Quintana, Vice Chair Martha Queiroz. Planning Commissioner Susan Burnett, Committee Member Alan Feinberg, and (Planning Commissioner Emily Thomas late due to traffic).

Absent: None.

VERBAL COMMUNICATIONS

Wayne Heimsoth, Vietnam Veteran, California State Guard Staff Sargeant, Los Gatos Veteran Memorial Support Foundation Board Member, and American Legion Post 99 Adjutant.

Their mission is to save the old fire station at 4 Tait Avenue as a historical landmark and use it as a meeting place and office for their two organizations. They are asking Planning what needs to be done to rent the building and the approximate cost. The American Legion has a 501c Charity organization which can help with the cost. They are asking that it be called a Veterans Center. Other towns have spaces for veteran organizations. They are not moving in but by calling it a Veterans Center, other veteran organizations can use, help fix and fund the building. Please save the building and advise the Planning Commission to turn it into a Town resource.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – March 26, 2025
2. Approval of Minutes – April 23, 2025

   Correction on April 23 Minutes - Discussion on the criteria for the State and Federal significance and the Town's significance. There are 5 different categories usually spoken of. For the State and Federal the first four criteria are "or" the last one is "and." The Town's all five criteria are followed by "or". There is no "and".

MOTION: **Motion** by **Commissioner Burnett** to approve the Consent Calendar. **Seconded** by **Vice Chair Queiroz.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 446 San Benito Avenue

   Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 410-16-051. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-005. Property Owner/Applicant: Devendra Deshwal. Project Planner: Erin Walters.

Erin Walters, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Devendra Deshwal, Owner/Applicant

At the last meeting there were four conditions required to remove from the property from inventory. Of the five conditions to remove from the inventory, four have been satisfied. The fifth condition is if the structure has lost its integrity.

They spoke with neighbors regarding the history of the property. The neighbor at 441 has lived there for fifty years and said that the front and rear of the house have been totally changed. A garage and an auxiliary structure used to be in the middle of the lot, but they burned in a fire three or four years ago. The neighbors at 447 and 437 confirmed that there was a fire, and that the auxiliary structure was damaged. They contacted the prior owners, who provided old photos of the front and rear of the house. Current photos are provided for comparison.

Committee members asked questions of the applicant.

Devendra Deshwal, Owner/Applicant

The applicant did a lot of work. They took photos of the subject structures widows and their neighbors windows for comparison. The windows have been altered. They don't know when the windows were changed.

Committee members asked questions of Staff.

Erin Walters, Project Planner

If the structure stays in the Historic Inventory, it will need to meet the requirement of no more than twenty-five percent demolition of the siding/wall covering for the front facing elevation and no more than fifty percent removal of the covering/siding for all elevations. The

application will return to the Committee for formal review after submittal of an Architecture and Site Application.

Sean Mullin, Planning Manager

The lattice is not a wall covering and not included in that twenty-five percent demolition calculation.

Erin Walters, Project Planner

The garage is an accessory structure and not included.

Sean Mullin, Planning Manager

Historic houses typically have structural issues and that is not typically a basis for removal from the inventory. Restoration and rehabilitation include structural issues.

Closed Public Comment.

Planning Commissioner Thomas arrived at 4:20.

Committee members discussed the matter.

Vice Chair Queiroz

Appreciate all the work done by the homeowner. The house represents a simple California bungalow style. It is shown through the front covered porch, wood shingled exterior, and low-pitched gabled roof. The structure could be expanded and kept in the inventory and restored to its former glory.

Member Feinberg

Satisfied that the technical criteria have been met and is willing to grant the request for removal.

Commissioner Burnett

It is a perfect example of a California bungalow. The houses on San Benito are unique to Los Gatos. The exterior tells a story about a time in Los Gatos. The owner can still build a larger home but keep the same feeling. I want to keep it in the inventory.

Commissioner Thomas

I agree that it is a nice representation but there have been modifications. Does it meet the criteria?

Chair Quintana

If taken off the inventory it could come back as a two-story house. That block has a cohesiveness. Other homes there have additions, but they are towards the back. The major change on this home is the lattice work but that can be removed. The porch floor changed from

wood to cement which is not significant. The foundation is fixable but costly. What cost does the Committee put on maintaining its inventory?

Vice Chair Queiroz

The photos reinforce that the house looks unchanged even with the window change. The windows can be replaced with the look of the former windows. What is the cost difference between fixing what is there and tearing down to build new.

Member Feinberg

Cost is not within our purview. It is not one of the criteria.

MOTION: **Motion** by **Commissioner Burnett** to forward a recommendation of denial of the above request to the Community Development Director. **Seconded** by **Vice Chair Queiroz**.

VOTE: **Motion passed unanimously, (5-0).**

4. 37 Ellenwood Avenue

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 510-19-015. Request for Review PHST-25-008. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Arthur Chatoff. Project Planner: Samina Merchant.

Samina Merchant, Associate Planner, presented the staff report.

Opened Public Comment.

Committee members asked questions of Staff.

Applicant presented the project.

Arthur Chatoff, Owner

He is the owner, showed photos of 41 and 37 Ellenwood. Cannot see the house from the street. 41 is the only house that looks at 37. Daughter, son, and grandkids live in 37. There's a permit for a shed attached to the garage. Nothing historic about it. Bought it from people who lived there for four generations. The photos show a hodge podge of styles. Went through the five points and none were met. Available for questions.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Thomas

Appreciate the photos and Staff recommendation. In this case we don't see any original or significant architecture.

Commissioner Burnett

It has nice architectural features. But because it was built in 1956 it doesn't qualify.

Vice Chair Queiroz

If it wasn't on the map pre-1941, it should be removed.

MOTION: **Motion** by **Commissioner Thomas** to recommend removal from the Historic Inventory. Does not meet the five criteria. **Seconded** by **Commissioner Burnett**.

VOTE: Motion passed unanimously, (5-0)

5. 109 Tait Avenue

Consider a Request for Approval to Construct Exterior Alterations to a Non-Contributing Single-Family Residence in the Almond Grove District on Property Zoned R-1D:LHP. Located at. APN 510-18-037. Minor Development in a Historic District Application HS-25-009. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owners: Howard Labe and Jill Nakamura. Applicant: Terry J. Martin, AIA. Project Planner: Erin Walters.

Vice Chair Queiroz recused themselves due to owning property within 500 feet of the property.

Erin Walters, Senior Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Rebecca Pollard, Architect; Howard Labe and Jill Nakamura Owners

The project has two goals which include making a covered back porch for the owners to enjoy the backyard and replacing the current patchwork roof that is not weather sound. The project is not visible from the street.

Committee members asked questions of the applicant.

Howard Labe, Owner

The neighbor to the left did the same thing to their home.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Burnett

It is an improvement. The design fits very well with the home.

Commissioner Thomas

It is a nice improvement and fits in with the district.

Member Feinberg

Main concern was that the left side is visible from the neighbor. But that was addressed.

MOTION: **Motion** by **Commissioner Burnett** to forward a recommendation of approval of the above request to the Community Development Director. **Seconded** by **Commissioner Thomas**.

VOTE: **Motion passed unanimously, (4-0, Vice Chair Queiroz recused).**

6. 16805 Loma Street

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532-07-101. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-007. Property Owner: William Wundram. Applicant: David Britt, Britt-Rowe. Project Planner: Sean Mullin.

Sean Mullin, Planning Manager, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Brenna Wundram, Co-owner

Brenna and Bill have lived in Los Gatos since 2008. Brenna is teacher at West Valley College. Bill works for Varian Medical Systems. They love Los Gatos. They bought this property and hired an architect. They have many neighbors here.

Bill Wundram, Co-owner

He will present the research and the proposal. No significant persons. It was a rental property for forty years. Wasn't in the Sanborn map or any other historic overlay. Listed as a bungalow. It wasn't annexed until 1999. The address was originally 16801 Loma Street. Split in 1971. Three of the six pre-1941 neighboring homes were approved for demolition. They had built dates from 1999 to 2010.

The property had three primary permits. Main permit in 1967 was for adding a bedroom and a laundry room. The structural engineer described an over span of floor framing, rafter framing without bracing, no sheer walls, and shims under the mudsills between the post and beam connections to level the house.

David Britt, Architect

They have been in the business for over 30 years. They had worked with HPC in the past on neighborhood projects. They did not find value. Work within an identifiable style. This property is the last parcel on Loma that has not been remodeled or rebuilt. They looked very carefully There was nothing left of the bungalow structure to identify it as California or a Spanish bungalow. They propose removal and building something more consistent with the neighborhood while following the Design Guidelines.

Carrie Winhall, Neighbor

They bought the adjoining house in 1998 and built in 2000. They've been there for twenty-seven years. They are in support of the project. The owners have been proactive in reaching out to the neighbors. All the houses are now two-story homes built in the last 30 years. It'll be a huge improvement to the neighborhood. It had been a rental property and not very well maintained.

Cheryl Green, Neighbor

They are in support of the project. The owners have been very proactive in working with all the neighbors. The new design looks consistent with the neighborhood. They have lived there for 20 years and don't know of any significance at that house.

Dave Renner, Neighbor

Shady lane 2 blocks away. Know Bill for 15 years. Maintaining the aesthetics of the neighborhood and have done a lot of research and thorough research of the five criteria.

David Britt, Architect

At the start of any project they try to find some architectural value in the structure. This structure has been reduced to a bungalow shape. All the decorative surface treatments have been removed. To add value it would be purely speculative.

Closed Public Comment.

Committee members asked questions of Staff.

Sean Mullin, Planning Manager

The proposed design is not part of the decision process.

Committee members discussed the matter.

Commissioner Thomas

Encourage the communicating and connecting with the neighbors.
Grew up in that neighborhood. It is a generic bungalow. Doesn't have anything architecturally significant or historically significant.

Vice Chair Queiroz

We appreciate the applicant's work. The house is representative of an era. Even though other homes have been taken off, we prefer to keep it. The house looks the same as the original.

Commissioner Burnett

It is a typical California bungalow built in the 1920's, especially in that area. In the 1998 Bloomfield photos, it looks the same. It should stay on the inventory.

Chair Quintana

Of the three examples that were allowed demolition, two were not homes but barns, which are not included as historic structures. The third one indicated an incomplete application. While there are a lot of second-story additions in the area, they are mostly in the back. It is not an exact style but is a typical bungalow seen throughout Los Gatos.

Commissioner Thomas

The neighborhood is not to be considered. This house does not have enough significance. Not in support of a denial.

Chair Quintana

In the List of five criteria the "or" integrity has not been kept. Some of the committee says it retains enough of a bungalow style. Keeping it on the inventory does not mean they cannot make improvements.

MOTION: **Motion** by **Commissioner Burnett** to forward a recommendation of denial of the above request to the Community Development Director. Finding that it still has integrity and typical California bungalow. **Seconded** by **Vice Chair Queiroz**.

VOTE: **Motion passed passes (3-2), Commissioner Thomas and Member Feinberg opposed.**

7. 119 Harding Avenue

   Consider a Request for Approval to Construct an Addition and Exterior Modifications to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-35-022. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-25-010. Property Owner: Brian Conlisk. Applicant: Jay Plett Architect, LLC. Project Planner: Sean Mullin.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect; Brian Conlisk, Owner

Proposing a very small addition. According to the Bloomfield Survey, the windows were already changed. This will be the fourth change. The view from the front and roofline won't change. They are punching out in the back. Moving the door and removing only one window. The addition is no more than 500 square feet. All the new windows will be in keeping with the Spanish revival style.

Committee members asked questions of the applicant and staff.

Jay Plett, Architect; Brian Conlisk, Owner

The front door will be replaced with a similar nice door. They will match the stucco molding around the windows. There are no bay windows. The house will basically stay the same.

Chair Quintana

The house may have had more embellishment as a Spanish style home. Can the Committee make the recommendation to add lighting fixtures, to be more consistent with the Spanish Colonial style?

Sean Mullin, Planning Manager

You can make the recommendation, but those items are not part of the project.

Chair Quintana

Concerned that the project will come back many times due to structural damage.

Jay Plett, Applicant

They are not adding a second story. They are not taking the structure apart. Here's a close-up image of the windowsill that is rotten and filled with Bondo. There is termite damage to the windows.

Sean Mullin, Planning Manager

It is typical to find structural damage in older homes. It is usually handled at staff level and does not return to the Committee. You don't know the structure's condition until you open a wall.

Vice Chair Queiroz

Can the Committee recommend that if they find damage that they replace in kind?

Sean Mullin, Planning Manager

To replace in kind is covered in the Design Guidelines and Town Code.

Jay Plett

The crawl space looks good, and they have not found any termite damage. The windows were 1980's wood windows.

Jay Plett, Applicant

The fireplace structure remains but will not be used. The awnings will also remain as protection from the heat.

Vice Chair Queiroz

Materials for windows. Normally we don't approve the aluminum clad. How about fiberglass clad?

Jay Plett, Applicant

They would look for the style. The aluminum clad windows can still have the stucco trim. It will be indistinguishable. The interior would be wood. It would be wood with fiberglass clad or painted metal clad windows. The window would have the same trim and sill.

Sean Mullin, Planning Manager

Before the availability of fiberglass clad windows, the Committee typically approved wood or metal clad windows.

Commissioner Thomas

Will you be re-stuccoing the similar color shade. What window style was original to the home?

Jay Plett, Applicant

We will re-stuccoing and have not yet decided on a paint color. The window styles are casement and provide circulation.

Closed Public Comment.

MOTION: **Motion** by **Vice Chair Queiroz** to forward a recommendation of approval of the above request to the Community Development Director. **Seconded** by **Member Feinberg.**

VOTE: **Motion passed unanimously, (5-0).**

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

8. 310 Tait Avenue

Consider a Request for Preliminary Review to Construct a New Second-Story Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-026. Property Owner: Santiago Allende. Applicant: Donna Chivers. Project Planner: Erin Walters.

Erin Walters, Senior Planner, presented the staff report

Opened public comment.

Applicant presented the project.

Donna Chivers, Architect,

Architectural revisions were made based on the Committee's comments from the previous meeting. Based on their preliminary calculations and discussions with the project planner, they believe that it does not qualify as a technical demolition. They are saving the entire front, left side, and back of the house. Just taking off a portion. The front door, both windows and chimney all stay intact. They are adding a second story. They pushed back the upper story addition fifteen feet from the front property line. It now sits behind the ridge of the original roof. The ridge helps hide the massing from the front view. Windows are proposed to be single hung windows with wood trim. New windows will have the same trim. They will add a scalloped trim to match the existing. The existing siding was inspected by Planning, Building and Police. It was deemed sound. The foundation will not be demolished but will need to be reinforced.

Committee members asked questions of the applicant and staff and provided comments.

Vice Chair Queiroz
Is this the ADU bathroom? It seems like a wide building in a small lot.

Sean Mullin, Project Planner
The setbacks can be 4 feet.

Commissioner Thomas
The requested changes were addressed. Pushing back the addition lessens the massing.

Member Feinberg
In two dimensional drawings it is hard to see the setbacks. The landscaping helps a lot.

Donna Chivers, Applicant
The garage/shed is being removed. It is on the neighbor's property line. The ADU is attached to the house. There is no garage or off-street parking.

Chair Quintana
It is a much better design than previous one; however, it dominates the existing structure. Tait is its own neighborhood. There are no other two-story homes. Afraid that it'll open the door for other case-by-case, two-story structures.

Erin Walters, Project Planner
The parking and FAR would be reviewed when an Architecture and Site (A&S) application is submitted.

Sean Mullin, Planning Manager
When they receive the A&S application with details, staff will present it to the Planning Commission who can grant exceptions.

Vice Chair Queiroz
Recommend moving more of the mass to the back. The bathroom could be moved to the back to reduce the mass.

Erin Walters, Project Planner
The State allows a minimum 800 square foot ADU even if the main house is over the maximum allowed floor area.

Sean Mullin, Planning Manager
This attached ADU meets the Town Code. ADUs cannot be subject to discretionary review. The applicant is welcome to consider the recommendation, but it is not binding.

Member Feinberg

The back addition looks massive behind a tiny house.

Vice Chair Queiroz

Recommend that it should not go over FAR since it is in a historic district.

Sean Mullin, Planning Manager

In summary, the Committee agrees that it is a better design, but the lack of parking, the massing and the scale are concerns. It is a large home on a small lot. They ask that the architect consider working within the FAR.

Chair Quintana

Major concern is keeping the effect of that immediate neighborhood

Donna Chivers, Architect

There is a second-story house on Almendra right across the street and another two-story homes visible on that street.

Chair Quintana

That is typical of a corner house. This is a street of four cottage homes.

Commissioner Burnett

Ask that the architect to go back over the design guidelines.

ADJOURNMENT

The meeting adjourned at 6:19 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
May 28, 2025 meeting as approved by the
Historic Preservation Committee.

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/s/ Sean Mullin, AICP, Planning Manager

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Donna Chivers
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October 11, 2025

Community Development Department
110 E. Main Street
Los Gatos CA 95030
Re: Project Justification for a Proposed Addition and Remodel at 310 Tait Ave.
APN: 510-14-058

Dear Town of Los Gatos Planning Department,

We are submitting the following project justification and design compliance summary for the proposed remodel and addition at 310 Tait Avenue, an historic property located within the Los Gatos Historic District. We believe the proposed project aligns with the Town's zoning requirements, as well as both the Residential and Historic Design Guidelines.

Existing Property Description:

The subject property is located on the east side of Tait Avenue, in a neighborhood of architecturally diverse homes. It is currently a 731 square foot, single-story, 1-bedroom, 1-bath cottage, originally constructed in 1918. The home is classified as an historic property.

Proposed Development Description:

We propose to add:

- A 368 s.f. attached ADU on the lower level, which includes replacing 113 s.f. of existing area.
- An upper-level addition of 415 s.f., bringing the total proposed living space to 1,401 s.f.

Despite the property's small lot size (2,649 s.f.) and its R-1D:LHP zoning designation, the proposed design:

- Complies with maximum Floor Area Ratio (FAR) requirements,
- Maintains an overall building height of 24'-3", below the 30' maximum,
- Meets all required front, rear, and side yard setbacks, with the second story addition set back 15' from the front property line.

Historic and Architectural Compatibility:

To preserve the historic character of the home:

- Original window and door trim, siding style, scalloped gable siding, and the brick chimney/veneer will be preserved or replicated.
- Windows will be replaced like-for-like, maintaining historic proportions and profiles.
- Insulation will be added to existing walls, floors, and attic spaces to improve energy efficiency.
- All existing trees and native landscaping will remain undisturbed.

Neighborhood Context:

The Tait Avenue block between Almendra Avenue and Bachman Avenue includes a mix of single-story and two-story homes, reflecting various architectural styles and exterior finishes. Our proposal maintains compatibility by:

- Incorporating gable-end rooflines,
- Using wood trim around windows and doors,
- Matching horizontal and vertical siding with the existing exterior finishes.

These elements ensure that the home blends well into the existing neighborhood look and feel.

Design Goals:

Our design is guided by the following objectives:

1. Maximize livable space to accommodate a growing family and support long-term occupancy.
2. Reinforce the structure and foundation to address current safety and seismic concerns.
3. Ensure architectural compatibility with surrounding homes and historic context.

Neighbor Interaction:

We have proactively shared our plans with our immediate neighbor to the left, as well as two neighbors across the street. All provided positive feedback and support for the project as proposed.

Conclusion:

We are confident that the proposed design:

- Preserves the historic integrity of the existing structure,
- Meets or exceeds zoning and design standards,
- Is architecturally compatible with the surrounding neighborhood,
- And addresses the unique challenges of this constrained site.

We respectfully request approval of the design as submitted. Please do not hesitate to contact us with any questions or for additional information.

Regards,

Donna Chivers

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October 7, 2025

Town of Los Gatos
Community Planning Department
110 E. Main St.
Los Gatos, Ca 95030

Re: Response to HPC Comments dated 05-28-2025

Dear Los Gatos Historic Preservation Committee,

Per your comments, the addition and remodel at 310 Tait Ave. has been reduced in size and scale to maintain the look and feel of the original home, minimize the massing of the new upper level, and comply with the FAR requirements. Please see below for details addressing comments:

1. The mass of the second story has been reduced and moved back such that the front wall of the upper level is 15' from the front property line and 15' minimum from the back property line. The footprint of the house meets all zoning setback requirements, FAR requirements, and building height requirements.

2. The effect of the immediate neighborhood which includes the houses immediately adjacent to our property and the five houses across the street is varied in design with (2) two-story homes of both traditional and Victorian style, a Mediterranean style home with stucco exterior, a cottage with stucco exterior, and several wide facing cottage homes. The proposed building height of 24' 3", roof design, and exterior materials is consistent with the 2-story houses in the immediate neighborhood and with the original design of the existing home:
    a. The home at 301 Almendra Dr. features a gable end roofline with shingle siding and sits roughly 25' in total height above street level
    b. The home at 256 Bachman Ave. features a gable end roofline and a combination of shingle and horizontal siding for exterior materials. The building sits roughly 30' in total height above street level.

Please feel free to contact me at any time with questions.

Regards,

Donna Chivers
510-714-8309

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ALLENDE ADDITION

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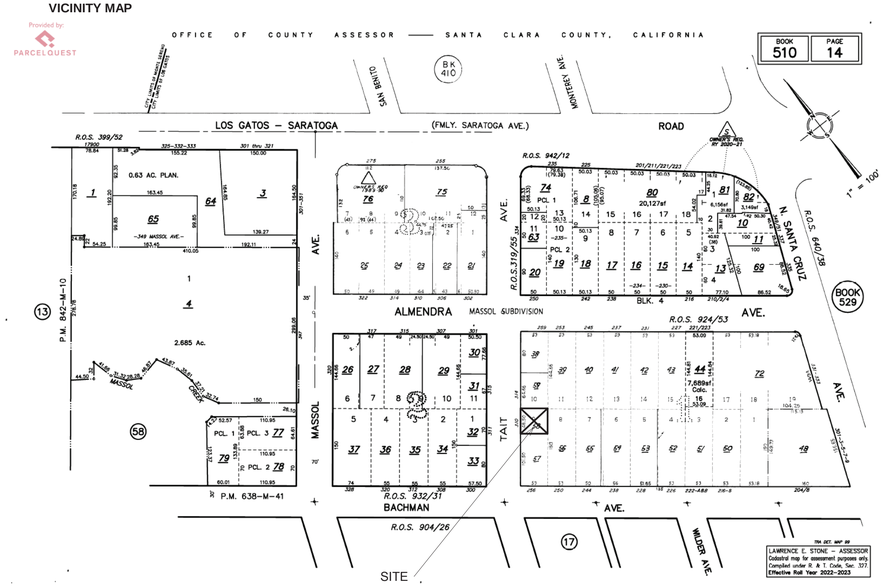
CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE AND FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WINDOW, DOOR AND CABINET DIMENSIONS MUST BE VIF BY CONTRACTOR, INSTALLER OR FABRICATOR PRIOR TO ORDERING. ANY DISCREPANCY FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITION MUST BE BROUGHT TO THE ATTENTION OF D3 DESIGNS AND THE STRUCTURAL ENGINEER INVOLVED IN THE PROJECT. FAILURE TO DO SO VOIDS D3 DESIGNS AND THE ENGINEER OF RESPONSIBILITY TO WORK PERFORMED BY CONTRACTOR. D3 DESIGNS IS NOT RESPONSIBLE FOR ON SITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS OR WORKMANSHIP SPECIFIED HEREIN, UNLESS BY SECONDARY AGREEMENT.

VICINITY MAP



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SCOPE OF WORK
PROVIDE PROPERLY PLACED BLOCKING AND BACKING IN ALL BATHROOMS AND CLOSETS FOR THE PROPER INSTALLATION OF TOWEL BARS, TOILET PAPER HOLDERS, SHELVING AND ANY WALL MOUNTED FIXTURE OR LIGHT.

BUILD 368 S.F. LOWER LEVEL ADU ADDITION PER PLAN
BUILD NEW 415 S.F. UPPER LEVEL ADDITION PER PLAN
INSTALL WINDOWS, DOORS AND SKYLIGHTS PER PLAN
INSTALL FLOORING PER HOMEOWNER
INSTALL CABINETS, COUNTERS, PLUMBING FIXTURES AND APPLIANCES
INSTALL TILE
INSTALL GLASS SHOWER ENCLOSURE
TAPE, TEXTURE AND PAINT INTERIOR. COLOR TBD BY HOMEOWNER
INSTALL EXTERIOR SIDING. COLOR TBD BY HOMEOWNER
INSTALL ELECTRICAL FIXTURES, OUTLETS AND SWITCHES PER ELECTRICAL PLAN
INSULATE PER TITLE 24 REQUIREMENTS
INSTALL HVAC AND WATER HEATER PER TITLE 24 REQUIREMENTS
INSTALL (N) GAS METER

GENERAL NOTES

1. CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL INSURANCE REQUIRED BY THE OWNER AND FURNISH ALL MATERIAL, LABOR TRANSPORTATION AND EQUIPMENT AND PROPERLY INSTALL ALL WORK SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED TO COMPLETE THE CONSTRUCTION. INCLUDED AS PART OF THE WORK OF THESE SECTIONS, NOT NECESSARILY LIMITED BY THEM, ARE THE FOLLOWING: ALL MATERIALS, LABOR, TOOLS AND EQUIPMENT REQUIRED TO PROPERLY EXECUTE AND COMPLETE HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORM PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DISCREPANCIES OR ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS FOR THE WORK PRIOR TO SUBMITTING BID.
3. CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
4. ALL CONSTRUCTION AND INSTALLATION SHALL COMPLY ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
5. CONTRACTORS SHALL INDIVIDUALLY WARRENT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREES. IN CASE OF CONCONFLICT, NOTES AND SPECIFIC DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE "GENERAL NOTES AND SPECIFICATIONS" AND OVER TYPICAL DETAILS.
6. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
7. ITEMS SPECIFIED ON PLANS AND SPECIFICATIONS REPRESENT THE TYPE AND QUALITY REQUIRED. SUBCONTRACTORS MAY SUBSTITUTE "EQUAL" ITEMS IN THEIR BID WHEN APPROVED BY THE OWNER AND ARCHITECT.
8. CONTRACTORS SHALL, UPON COMPLETION OF THIS WORK, CLEAN AND CLEAR THE AREA OF ALL DEBRIS OR ANY OTHER MATTER CAUSED BY HIS OPERATION.
9. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR THE WAY IN WHICH FIELD WORK IS PERFORMED, SAFETY IN, ON OR AROUND THE JOBSITE, METHODS OF PERFORMANCE OR TIMELINESS OF PERFORMANCE OF THE WORK.
10. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY DISCREPANCY OR OMISSION HE MAY DISCOVER.
11. FENCES AND FREE STANDING MASONRY WALLS UP TO 36" IN HEIGHT DO NOT REQUIRE A BUILDING PERMIT. ALL THOSE OVER 36" IN HEIGHT REQUIRED A SEPARATE BUILDING PERMIT.
12. SIGNS REQUIRE A SEPARATE PERMIT.
13. WHERE CONTINUOUS OR SPECIAL INSPECTION IS REQUIRED BY THESE PLANS, A REGISTERED DEPUTY INSPECTOR APPROVED BY AND RESPONSABLE TO THE ARCHITECT AND BUILDING DEPARTMENT SHALL BE EMPLOYED BY THE OWNER.
14. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
15. "PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
16. THESE DRAWINGS SHOW ONLY REPRESENTATIVE ABD TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE, AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE SAME. ALL SPECIFICATIONS AND DETAILS INCLUDED ON THESE DRAWINGS ARE INTENDED TO INDICATE A PARTICULAR LEVEL OF QUALITY FOR THE PROJECT. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH EACH SPECIFIC MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL MANUFACTURERS RECOMMENDATIONS FOR MATERIAL INSTALLATION SHALL TAKE PRECEDENCE OVER ANY METHOD IMPLIED IN THESE CONSTRUCTION DOCUMENTS.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY ARCHITECT OF AN DISCREPANCIES.
18. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. DO NOT SCALE ANY DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
19. THE BUILDING INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST INSPECTION
20. THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410.

GOVERNING CODE

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

ALL 2022 CALIFORNIA CODES
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARD CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ALL PERMITS EXCEEDING $1,000 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING.

ALL PERMITS EXCEEDING $10,000 IN VALUATION SHALL REQUIRE THE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.

BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES IN HEIGHT OR 3 INCHES IN HEIGHT AND SELF-ILLUMINATED.

PER THE GREEN BUILDING STANDARDS CODE, THE CONSTRUCTION AND DEMOLITION ORDINANCE (C & D) APPLIES

TRUSS CALCULATIONS TO BE A DEFERRED SUBMITTAL

GAS LINE DIAGRAM TO BE A DEFERRED SUBMITTAL

SITE DATA

PROJECT ADDRESS:	310 TAIT AVE., LOS GATOS, CA 95030
LOT SIZE:	2649 S.F.
APN:	510-14-058

ZONING DATA

ZONING DESIGNATION:	R1-D:LHP
OVERLAY DESIGNATIONS:	Historic District
BASE FAR:	1033 s.f.
OCCUPANCY GROUP:	R-3/U
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
SETBACKS:	
FRONT YARD SETBACK:	15'
SIDE YARD SETBACK:	5' MAIN HOUSE/4' ADU
REAR YARD SETBACK:	20' MAIN HOUSE/ 4' ADU
MAX. ALLOWABLE HEIGHT:	30'

BUILDING DATA

CONSTRUCTION TYPE:	V-B
YEAR BUILT:	1918
EXISTING # OF STORIES:	1
PROPOSED # OF STORIES:	2
PROPOSED BUILDING HEIGHT:	24' - 3"
FIRE SPRINKLERS:	NO
FIRE ALARM:	NO

AREA CALCULATION

(N) BUILDING AREA	
(N) LOWER LEVEL	618 S.F.
(N) UPPER LEVEL	415 S.F.
MAIN HOUSE TOTAL	**1033 S.F.**
(N) ADU	368 S.F.
TOTAL	1401 S.F.

TITLE 24 SUMMARY

1. New walls: R-21 (2x6)
2. New Roof: R-30
3. New floor: R-19
4. New glazing: U-factor = 0.30 & SHGC = 0.23
5. Water heater: new tankless water heater w/0.95 energy factor (minimum); 1x for the entire house
6. HVAC: 2x new furnace + AC for the (95% AFUE, 14.3 SEER2); 1 for the main house and 1 for the ADU

SEE FULL TITLE 24 REPORT FOR ALL REQUIREMENTS

COMPLIANCE NOTES

1. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.
2. ALL PROPOSED BUILDING, STRUCTURES, ADDITIONS, MODIFICATIONS TO BUILDINGS/STRUCTURES MUST COMPLY WITH THE APPROVED LOCATION, AS SHOWN ON THE COUNTY APPROVED PLOT PLAN. AT THE DISCRETION OF THE COUNTY, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE PROOF OF CURRENT PLACEMENT OF EACH ON THE PARCEL. THIS WAY INCLUDE A STAMPED AND SIGNED SETBACK CERITIFATE PREPARED BY A CALIFORNIA LICENSED SURVEYOR OR CIVIL ENGENNER. (COUNTY BUILDING CODE 91.1.107.2).

REVISIONS	BY

DESIGN CONSULTANT

DONNA CHIVERS
D3 DESIGNS, LLC

4716 BRYCE CIR.
CARLSBAD, CA 92008
510-714-8309

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www.d-3-design.com

CLIENT

SANTIAGO ALLENDE
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

COVER SHEET

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	SHEET
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Author	

ATTACHMENT 6

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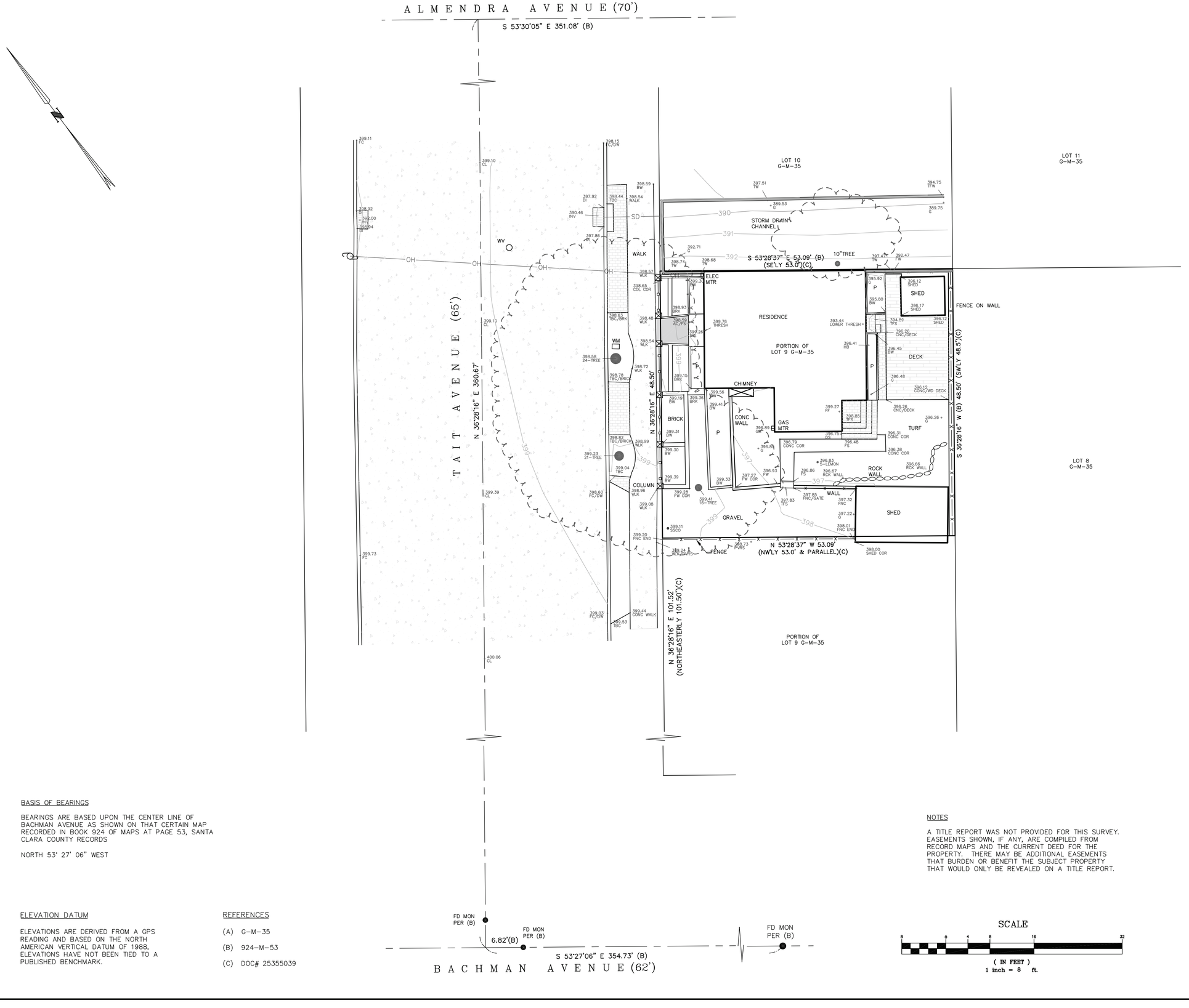


ABBREVIATIONS

PUE – PUBLIC UTILITY EASEMENT
WCE – WIRE CLEARANCE EASEMENT
SDE – STORM DRAIN EASAEMENT
ICV – IRRIGATION CONTROL VALVE
CNC– CONCRETE
FNC – FENCE
TBC – TOP BACK OF CURB
AE – ANCHOR EASEMENT
OH – OVERHEAD UTILITY LINES
HB – HOSE BIB
FC – FACE OF CURB
FS – FACE OF STAIR
DL – DRIP LINE
SL – SHRUB LINE
G – GROUND
P – PLANTER

PARCEL DATA:

APN: 510–14–058

AREA: 2,575 SF +/–

AVG SLOPE: 4.9%

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTER LINE OF BACHMAN AVENUE AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 924 OF MAPS AT PAGE 53, SANTA CLARA COUNTY RECORDS

NORTH 53° 27' 06" WEST

ELEVATION DATUM

ELEVATIONS ARE DERIVED FROM A GPS READING AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ELEVATIONS HAVE NOT BEEN TIED TO A PUBLISHED BENCHMARK.

REFERENCES

(A) G–M–35

(B) 924–M–53

(C) DOC# 25355039

NOTES

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.

SCALE

8 0 4 8 16 32

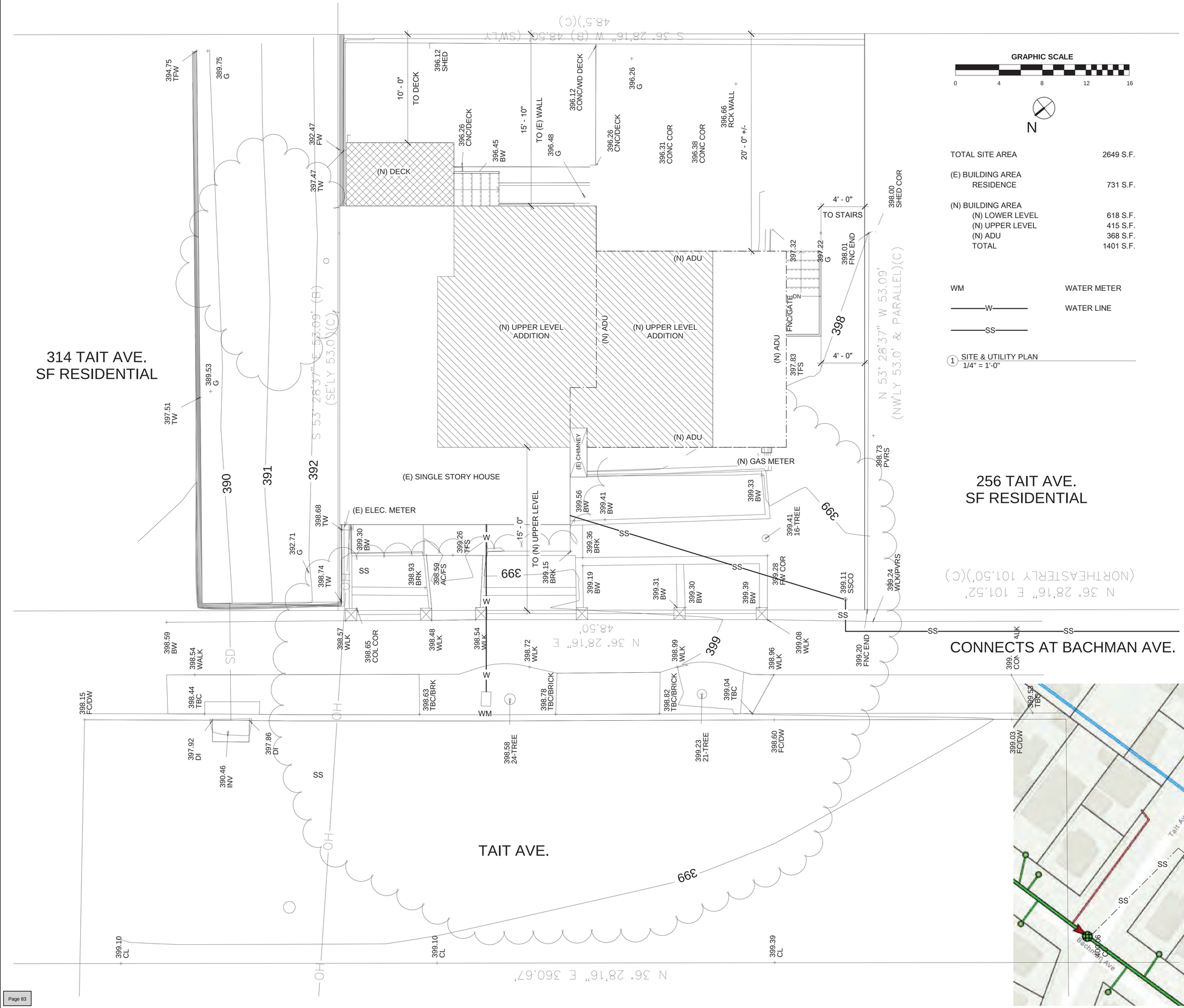
(IN FEET)
1 inch = 8 ft.

LICENSED LAND SURVEYOR
JEAN-PAUL HAPPEE
8807
STATE OF CALIFORNIA

JEAN–PAUL HAPPEE, PLS 8807

ALPHA LAND SURVEYS, INC.

4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438–4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438–4453	TOPOGRAPHIC MAP OF 310 TAIT AVENUE TOWN OF LOS GATOS SANTA CLARA COUNTY	SHEET 1 OF ONE
1" = 8'	DATE: 1/31/23	JOB#: 2022–242	



GRAPHIC SCALE

0 4 8 12 16

N

TOTAL SITE AREA	2649 S.F.
(E) BUILDING AREA	
RESIDENCE	731 S.F.
(N) BUILDING AREA	
(N) LOWER LEVEL	618 S.F.
(N) UPPER LEVEL	415 S.F.
(N) ADU	368 S.F.
TOTAL	1401 S.F.

WM WATER METER

W WATER LINE

SS

1 SITE & UTILITY PLAN
1/4" = 1'-0"

REVISIONS	BY

DESIGN CONSULTANT

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D3 designs

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CLIENT

SANTIAGO ALLENDE
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

SITE & UTILITY PLAN

310 TAIT AVE. LOS GATOS, CA 95030

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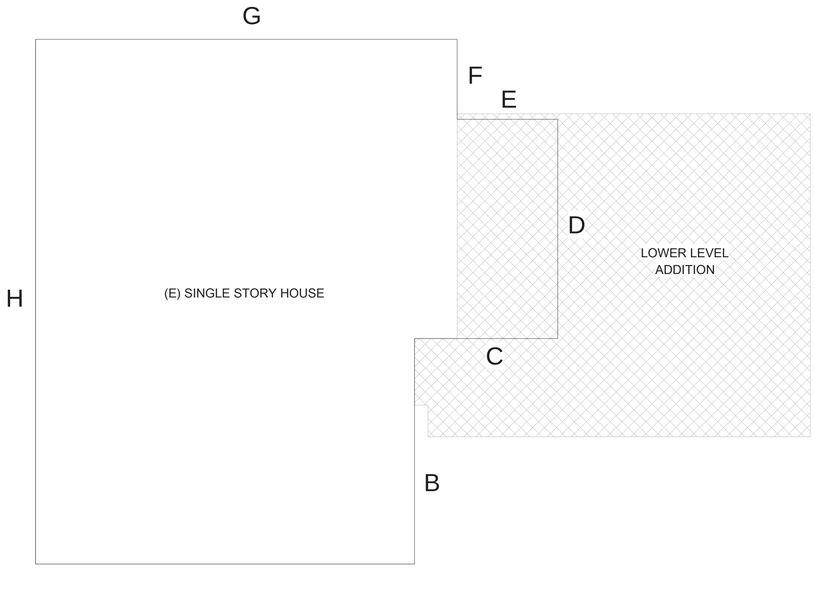
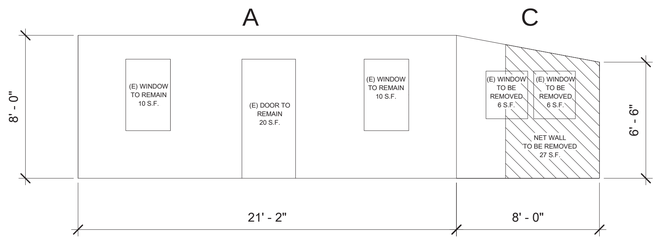
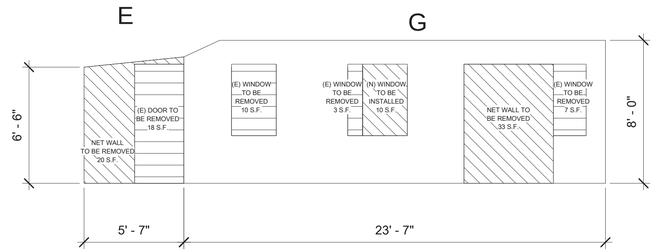


WALL TO BE REMOVED

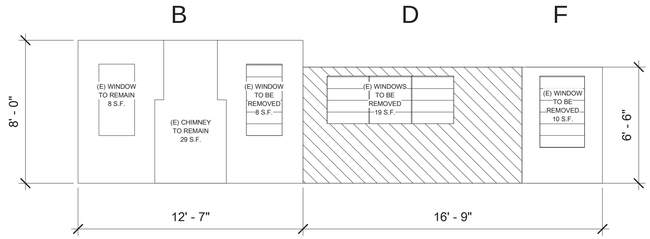
OPENING TO BE BLOCKED



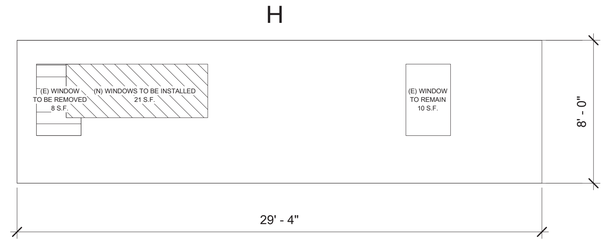
FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

A. EXISTING WALL SURFACE AREA

WALL SECTION	L X H	TOTAL WALL SURFACE (GROSS)	EXISTING NET OPENING (WINDOWS AND DOORS)	NET WINDOWS AND DOORS TO BE REMOVED	NET WINDOWS AND DOORS TO REMAIN	WALLS TO BE REMOVED	WALLS TO REMAIN	CONTIGUOUS WALL TO REMAIN
A	21' 2" X 8'	169 S.F.	40 S.F.	0	40 S.F.	0	169-40-0	129 S.F.
B	12' 7" X 8'	101 S.F.	45 S.F.	8 S.F.	37 S.F.	0	101-45-0	56 S.F.
C	8' X 6' 6"	58 S.F.	12 S.F.	12 S.F.	0	27 S.F.	58-12-27	19 S.F.
D	12' 3" X 6' 6"	78 S.F.	19 S.F.	19 S.F.	0	59 S.F.	78-19-59	0
E	5' 7" X 6' 6"	38 S.F.	18 S.F.	18 S.F.	0	20 S.F.	38-18-20	0
F	4' 6" X 6' 6"	31 S.F.	10 S.F.	10 S.F.	0	0	31-10-0	21 S.F.
G	23' 7" X 8'	188 S.F.	30 S.F.	20 S.F.	0	43 S.F.	188-30-43	115 S.F.
H	29' 4" X 8'	235 S.F.	20 S.F.	8 S.F.	10 S.F.	21 S.F.	235-20-21	194 S.F.
TOTAL		**898 S.F.**	**194 S.F.**					**531 S.F.**

B. CALCULATE 50% OF EXISTING WALL SURFACE (GROSS) = 898/2 = 449 S.F.

C. CALCULATE 50% OF EXISTING WALL SURFACE (NET) = 898-194/2 = 352 S.F.

D. TOTAL CONTIGUOUS NET WALL AREA TO REMAIN = 531 S.F. = 59%

1 DEMO CALC
1/4" = 1'-0"

REVISIONS	BY

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CLIENT

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

DEMO
CALCULATIONS

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	1/4" = 1'-0"
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GRADING AND DRAINAGE PLANS

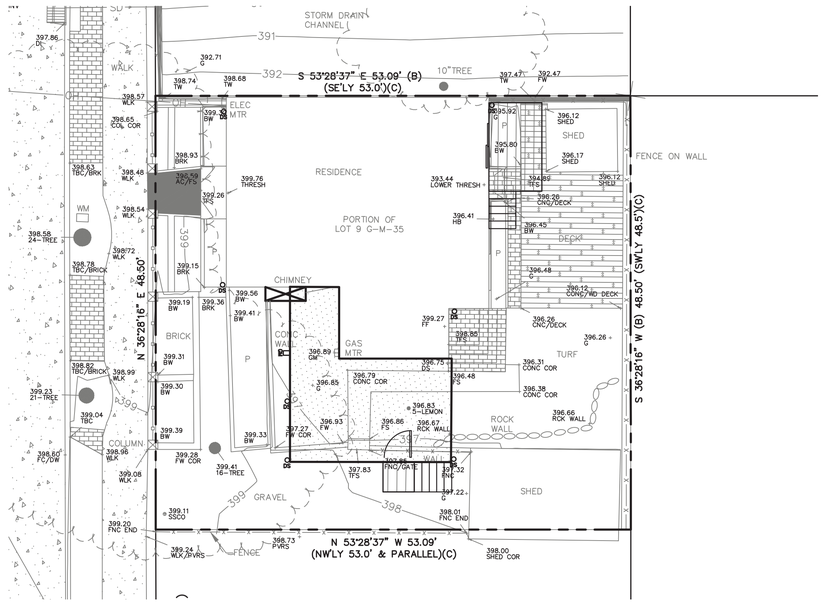
310 TAIT AVENUE, LOS GATOS, CA 95030
ASSESSORS PARCEL NO. 510-14-058

LEGEND

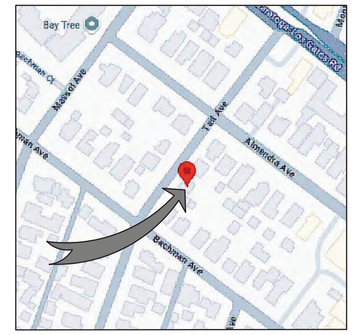
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW	RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
ACC	ACCESSIBLE	MIN	MINIMUM
AD	AREA DRAIN	MON.	MONUMENT
BC	BEGINNING OF CURVE	MRO	METERED RELEASE OUTLET
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BOW	BACK OF SIDEWALK	NTS	NOT TO SCALE
BUB	BUBBLER BOX	O.C.	ON CENTER
BW/FG	BOTTOM OF WALL/FINISH GRADE	O/	OVER
		(PA)	PLANTING AREA
CB	CATCH BASIN	PED	PEDESTRIAN
C & G	CURB AND GUTTER	PIV	POST INDICATOR VALVE
℄	CENTER LINE	PSS	PUBLIC SERVICES EASEMENT
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	℗	PROPERTY LINE
		PP	POWER POLE
CO	CLEANOUT	PUE	PUBLIC UTILITY EASEMENT
COTG	CLEANOUT TO GRADE	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	R	RADIUS
CONST	CONSTRUCT or –TION	RCP	REINFORCED CONCRETE PIPE
CONC COR	CONCRETE CORNER	RIM	RIM ELEVATION
CY	CUBIC YARD	RW	RAINWATER
D	DIAMETER	R/W	RIGHT OF WAY
DI	DROP INLET	S	SLOPE
DIP	DUCTILE IRON PIPE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SAN	SANITARY
EC	END OF CURVE	SD	STORM DRAIN
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
EL	ELEVATIONS	SHT	SHEET
EP	EDGE OF PAVEMENT	S.L.D.	SEE LANDSCAPE DRAWINGS
EQ	EQUIPMENT	SPEC	SPECIFICATION
EW	EACH WAY	SS	SANITARY SEWER
(E)	EXISTING	SSCO	SANITARY SEWER CLEANOUT
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	ST.	STREET
FG	FINISHED GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	STRUCT	STRUCTURAL
FS	FINISHED SURFACE	T	TELEPHONE
G	GAS	TC	TOP OF CURB
GA	GAGE OR GAUGE	TOW	TOP OF WALL
GB	GRADE BREAK	TEMP	TEMPORARY
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TP	TOP OF PAVEMENT
		TW/FG	TOP OF WALL/FINISH GRADE
HORIZ	HORIZONTAL	TYP	TYPICAL
HI PT	HIGH POINT	VC	VERTICAL CURVE
H&T	HUB & TACK	VCP	VITRIFIED CLAY PIPE
ID	INSIDE DIAMETER	VERT	VERTICAL
INV	INVERT ELEVATION	W/	WITH
JB	JUNCTION BOX	W, WL	WATER LINE
JT	JOINT TRENCH	WM	WATER METER
JP	JOINT UTILITY POLE	WWF	WELDED WIRE FABRIC
L	LENGTH		
LNDG	LANDING		
LF	LINEAR FEET		



KEY MAP
1" = 40'



VICINITY MAP
NTS

ESTIMATED ONSITE EARTHWORKS QUANTITIES

CUT		
CUT (SITE GRADING)	0	CU.YD.
CUT (WITHIN BUILDING FOOTPRINT)	25	CU.YD.
CUT TOTAL OVERALL VOLUME	25	CU.YD.
FILL		
FILL (SITE GRADING)	20	CU.YD.
FILL (WITHIN BUILDING FOOTPRINT)	0	CU.YD.
FILL TOTAL OVERALL VOLUME	20	CU.YD.
TOTAL EXPORT:	5	CU.YD.

OWNER'S INFORMATION

OWNER:
SANTIAGO ALLENDE
310 TAIT AVENUE
LOS GATOS, CA

APN: 510–14–058

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY ALPHA LAND SURVEYS, INC, ENTITLED:
"TOPOGRAPHIC MAP"
310 TAIT AVENUE
LOS GATOS, CA
DATED: 01–31–2023
JOB# 2022–242

2. SITE PLAN BY D3 DESIGNS, LLC., ENTITLED:
"SITE PLAN"
310 TAIT AVENUE
LOS GATOS, USA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

FEMA NOTE:

PROPERTY LIES WITHIN ZONE "X", BEING AREAS DETERMINED TO BE OUTSIDE OF THE .2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06085C0376H, DATED MAY 18, 2009.

CONTRACTOR SHALL POTHOLE AND VERIFY EXISTING UTILITY CONNECTIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD.

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

CALL 1-800-642-2444 BEFORE YOU DIG 811 UNDERGROUND SERVICE ALERT

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116.
aabaya@leabraze.com

SHEET INDEX

01 TITLE SHEET, ABREVIATIONS, LEGEND
02 TOWN NOTES & PROJECT DATA
03 GRADING SPECIFICATIONS
04 GRADING & DRAINAGE PLAN
05 EROSION CONTROL PLAN
06 EROSION CONTROL DETAILS
07 BEST MANAGEMENT PRACTICES

SANTA CLARA COUNTY FIRE DEPARTMENT

FIRE PROTECTION IMPROVEMENTSAS SHOWN ON THESE PLANS ARE HEREBY APPROVED THIS _____ DAY OF _____ 202_.

DEPUTY FIRE MARSHALL — DATE

TOWN OF LOS GATOS
IMPROVEMENT PLANS REVIEWED BY:

GARY HEAP, P.E.
TOWN ENGINEER — DATE

REGISTERED PROFESSIONAL ENGINEER No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

DATE: JULY 22, 2025
SCALE: AS NOTED
DESIGN: MR
DRAWN: MR
CHECK: DH
ENGR: PC
PROJECT NO.:2251341CI

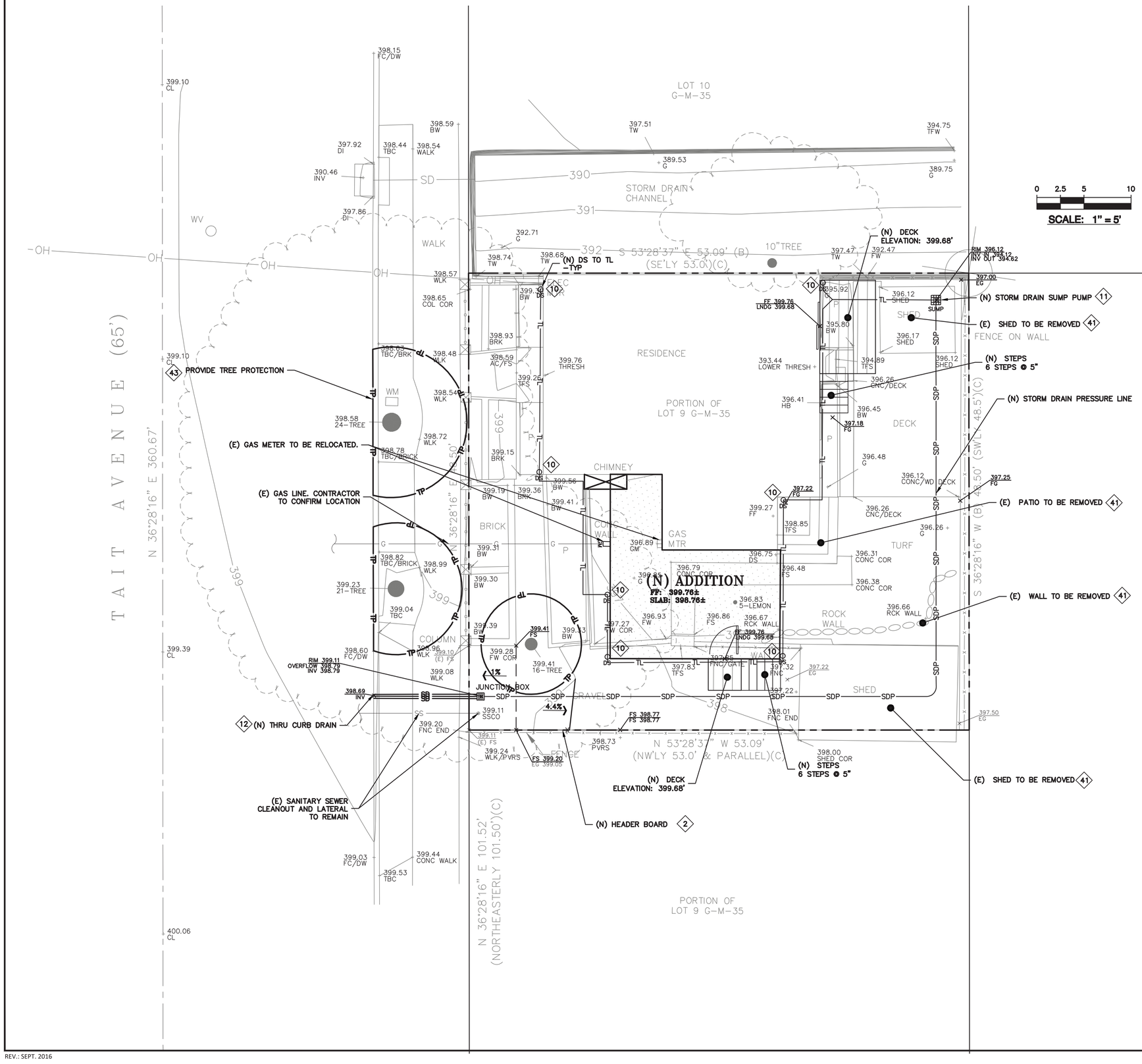
GRADING AND DRAINAGE PLANS
ALLENDE RESIDENCE
310 TAIT AVE
TITLE SHEET, ABREVIATIONS, LEGEND
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
REDSVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

DATE	BY	REVISIONS

SHEET 01 OF 08

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



FLATWORK KEYNOTES 1 TO 2

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. (N) HEADERBOARD. SEE DETAIL 4 ON SHEET 4.0.

STORM DRAIN KEYNOTES 10 TO 12

10. CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL 2 ON SHEET 04.
11. INSTALL (N) SUMP PUMP FOR STORMDRAIN. SEE DETAIL 1 ON SHEET 04.
12. INSTALL (N) CURB THROUGH DRAIN. SEE DETAIL 3 ON SHEET 03.

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

NOTE:
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*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

CALL BEFORE YOU DIG 1-800-642-2444 811 UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER No. C70555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

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REVISIONS	BY	DATE

SHEET 03 OF 08

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PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT–LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON–SITE FROM OCTOBER 15 THROUGH APRIL 15.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THROUGH APRIL 15, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT–OF–WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS 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 IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 15 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

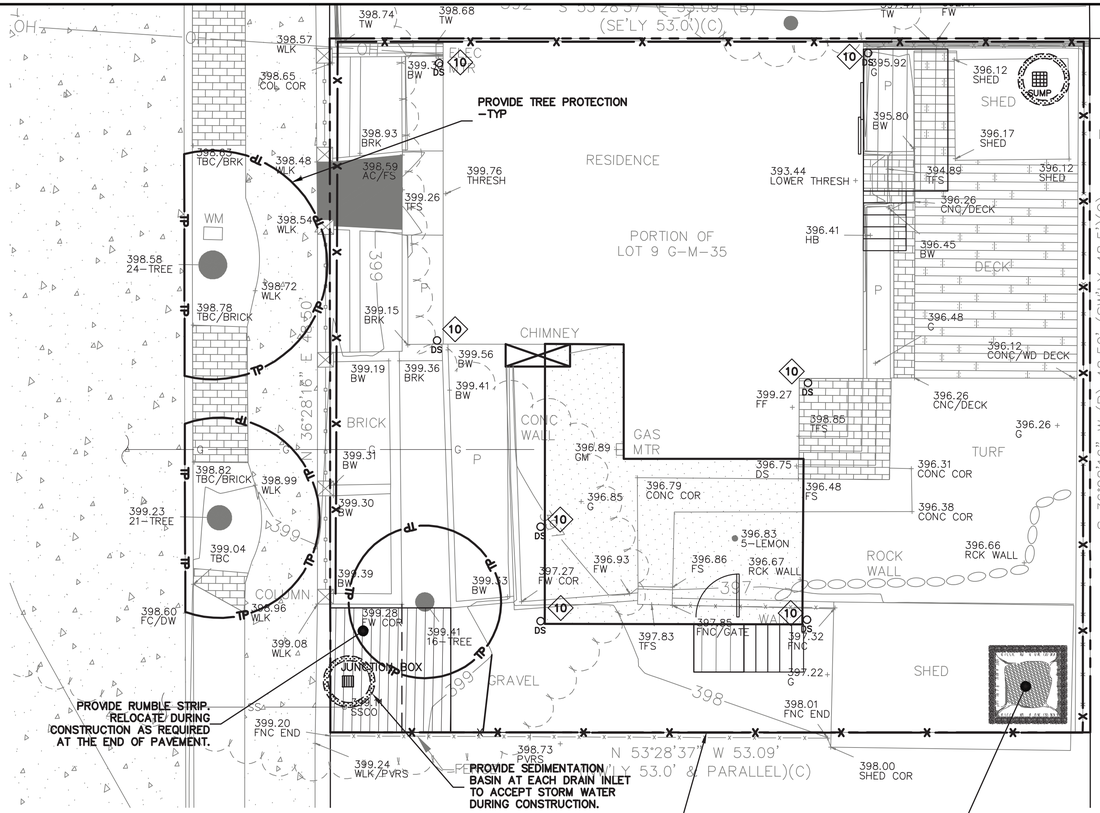
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE–STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL (SR)
- SILT FENCE (X)
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. –TYP

REGISTERED PROFESSIONAL ENGINEER DAVID HOLLAND No. C70555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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DATE	BY	REVISIONS

SHEET 06 OF 08

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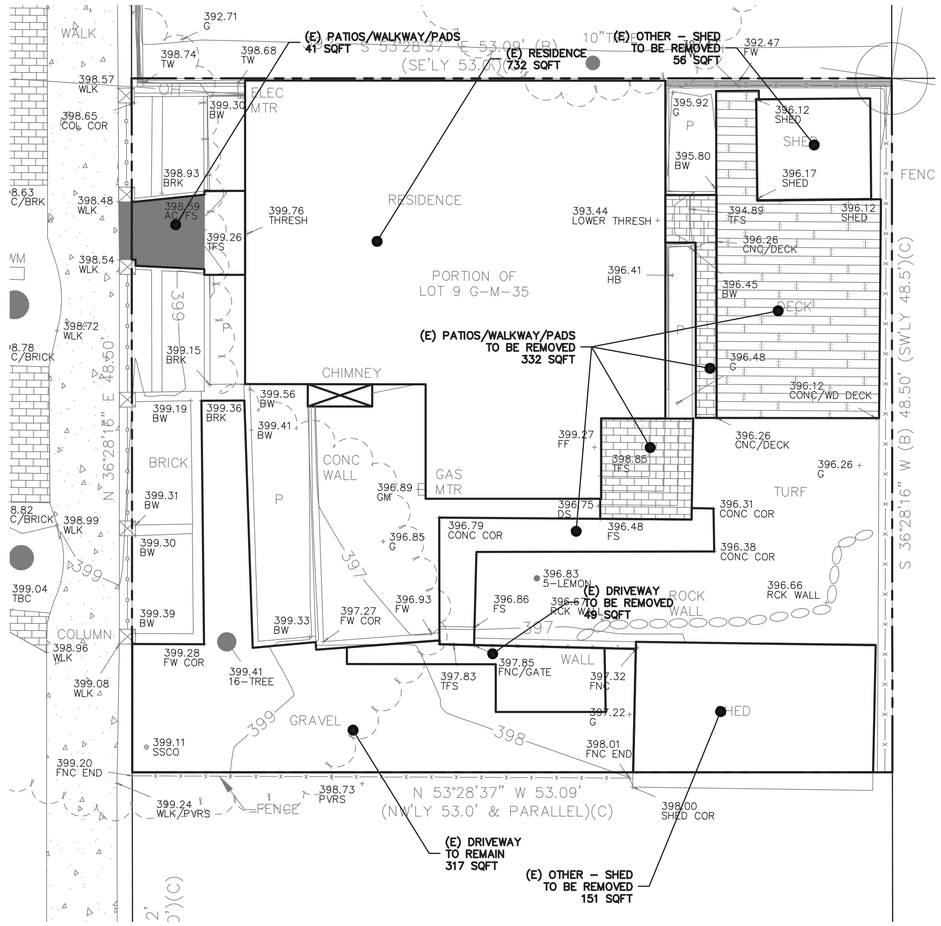

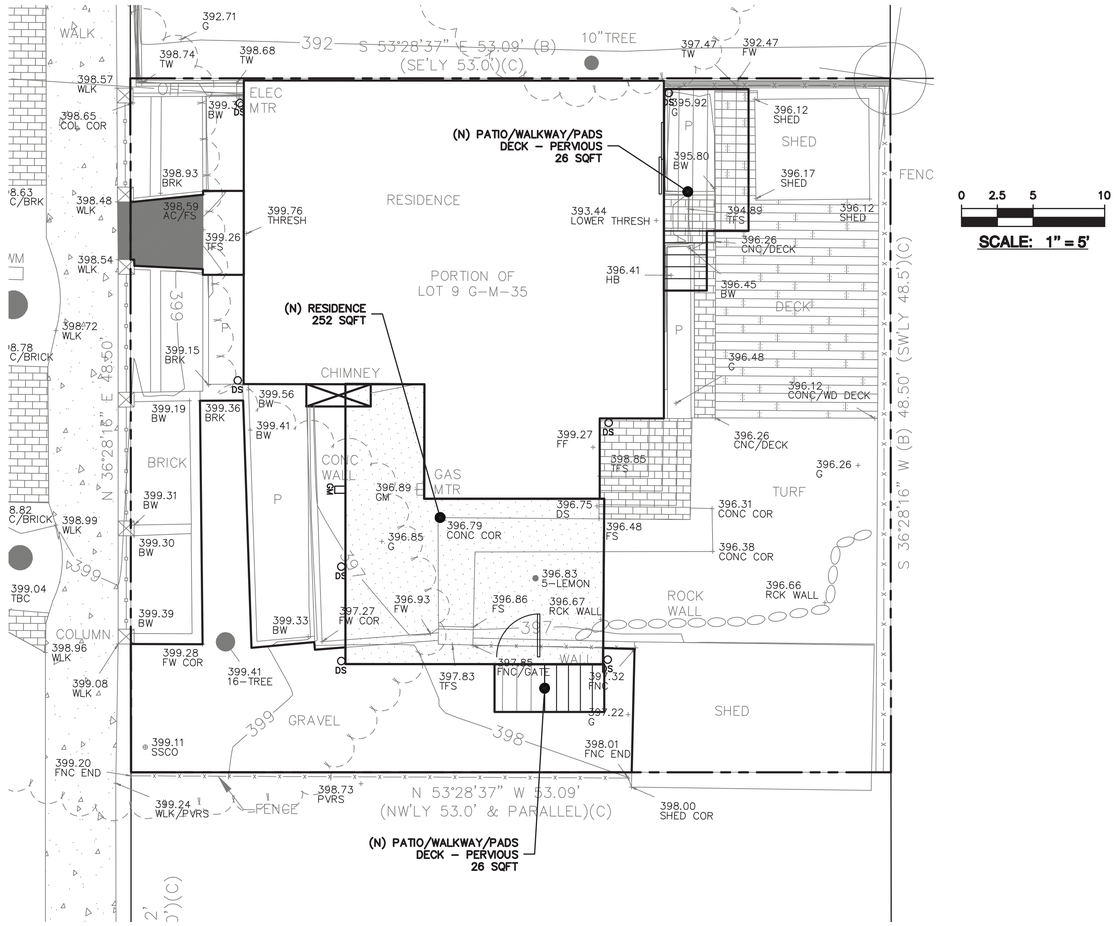

0 2.5 5 10

SCALE: 1" = 5'

EXISTING

PROPOSED

IMPERVIOUS SURFACE INFORMATION

TOTAL SITE AREA =	2,575 SQUARE FEET = 0.059 ACRES			
DISTURBED AREA =	2,575 SQUARE FEET = 0.059 ACRES			
IMPERVIOUS AREAS	**EXISTING (sq-ft.)**	**REMOVED (sq-ft.)**	**NEW (sq-ft.)**	**PROPOSED (sq-ft.)**
RESIDENCE ROOFLINE	732	0	252	984
GARAGE	0	0	0	0
OTHER - SHED	207	207		0
DRIVEWAY AND PARKING	366	49		317
PATIOS, WALKWAYS AND PADS	373	332	0	41
WATER FEATURES	0			0
TOTAL IMPERVIOUS AREA	**1,678**	588	252	**1,342**
SEMI-PERVIOUS AREAS				
PERMEABLE PAVER AUTOTURN AND COURT	0	0	0	0
GRAVEL AUTOCOURT	0	0	0	0
DG PATIOS AND WALKWAYS	0	0	0	0
GRAVEL PATIOS AND WALKWAYS	0	0	0	0
TOTAL SEMI-PERVIOUS AREA	0	0	0	0
TOTAL DEVELOPED AREA	1,678	588	252	1,342
NET CHANGE IN DEVELOPED AREA	**-336 SQFT. NET DECREASE**			

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REGISTERED PROFESSIONAL ENGINEER
PETER CARMEN KRAUSE
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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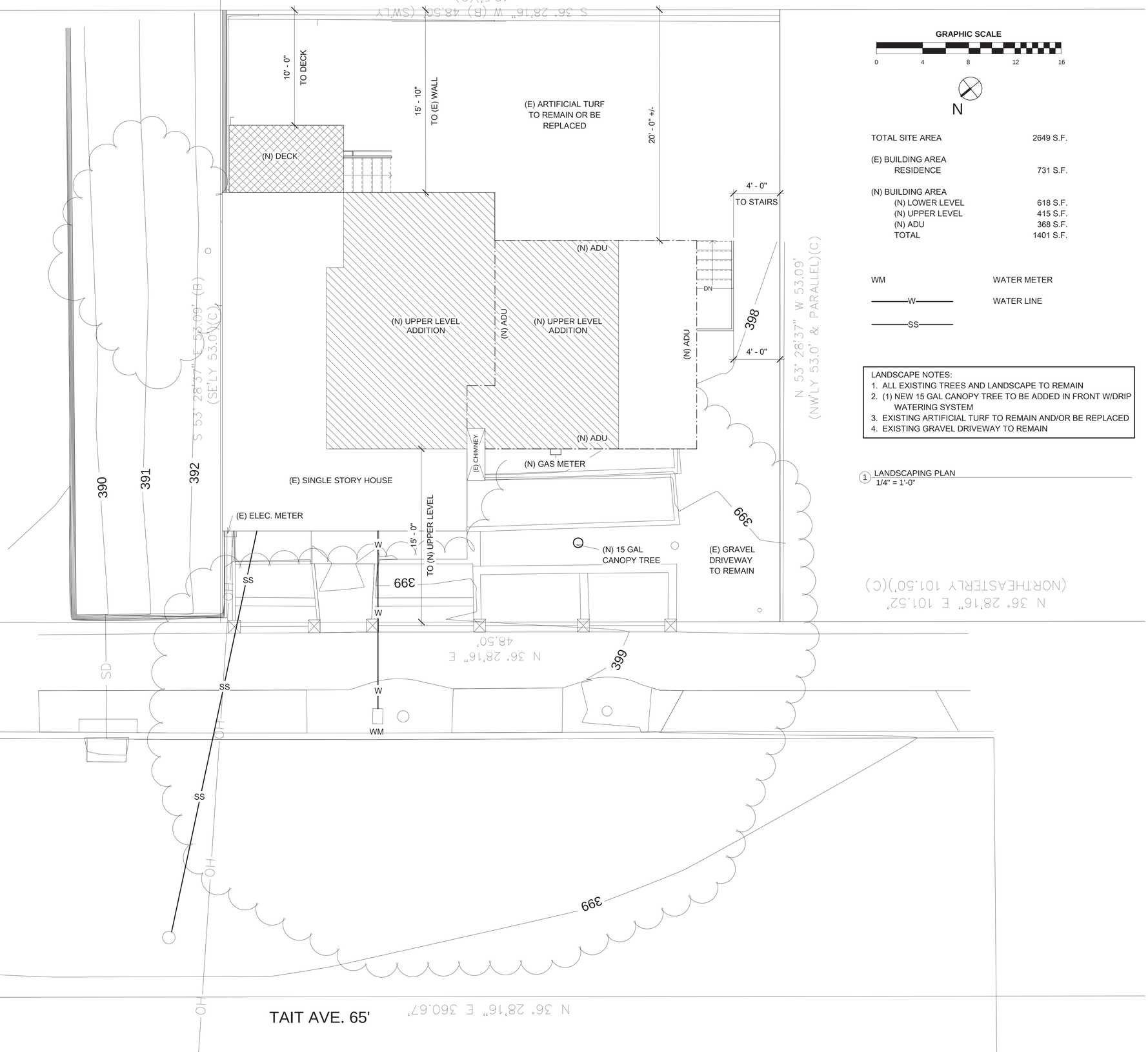

GRAPHIC SCALE

0 4 8 12 16

N

TOTAL SITE AREA	2649 S.F.
(E) BUILDING AREA	
RESIDENCE	731 S.F.
(N) BUILDING AREA	
(N) LOWER LEVEL	618 S.F.
(N) UPPER LEVEL	415 S.F.
(N) ADU	368 S.F.
TOTAL	1401 S.F.

WM — WATER METER

W — WATER LINE

SS

LANDSCAPE NOTES:
1. ALL EXISTING TREES AND LANDSCAPE TO REMAIN
2. (1) NEW 15 GAL CANOPY TREE TO BE ADDED IN FRONT W/DRIP WATERING SYSTEM
3. EXISTING ARTIFICIAL TURF TO REMAIN AND/OR BE REPLACED
4. EXISTING GRAVEL DRIVEWAY TO REMAIN

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

REVISIONS	BY

DESIGN CONSULTANT

DONNA CHIVERS
D3 DESIGNS, LLC

4716 BRYCE CIR.
CARLSBAD, CA 92008
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CLIENT

SANTIAGO ALLENDE
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

LANDSCAPE PLAN

310 TAIT AVE. LOS GATOS, CA 95030

SCALE 1/4" = 1'-0"	SHEET L1.0
DATE 10/11/2025 1:14:43 PM	
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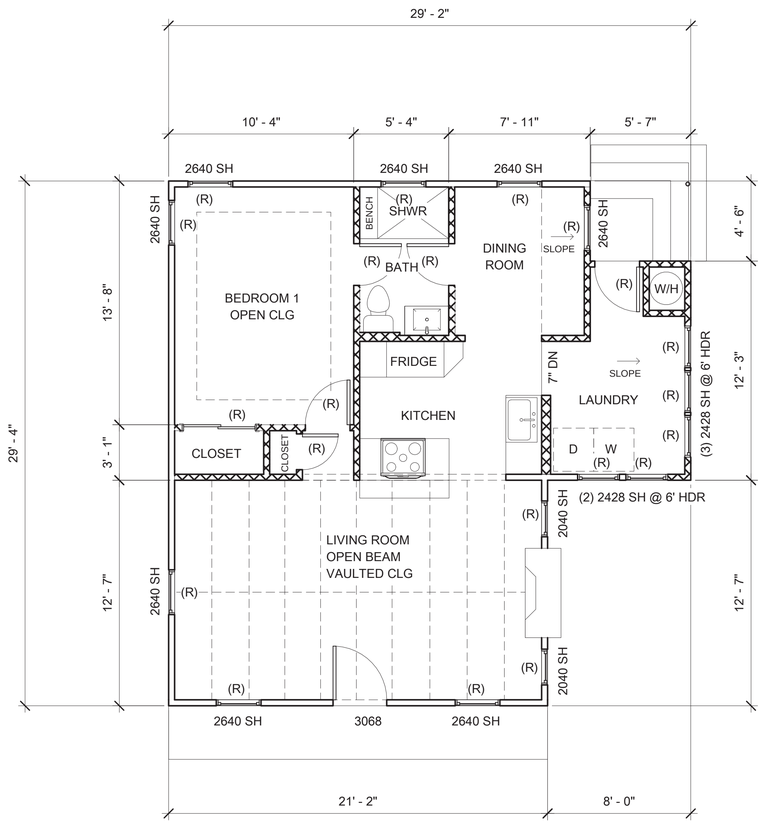

1 MAIN FLOOR
1/4" = 1'-0"

GRAPHIC SCALE

0 4 8 12 16

N

TOTAL SITE AREA 2649/2575 S.F.

(E) BUILDING FOOTPRINT
RESIDENCE 731 S.F.

INDICATES WALLS TO BE REMOVED

(R) INDICATES DOORS/WINDOWS TO BE REMOVED

DEMO NOTES:
1. REMOVE DOORS AND WINDOWS AS INDICATED
2. REMOVE WALLS AS INDICATED
3. REMOVE ROOF
4. REMOVE CABINETS, COUNTERS, PLUMBING FIXTURES AND APPLIANCES THROUGHOUT
5. REMOVE FIREPLACE AND CHIMNEY
6. REMOVE ALL HVAC AND WH UNITS
7. REMOVE BRICK STAIRS IN BACK
8. REMOVE EXTERIOR MATERIALS THROUGHOUT
9. REMOVE FIREPLACE AND CHIMNEY

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310 TAIT AVE.
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APN: 510-14-058

EXISTING FLOOR PLAN AND DEMO PLAN

310 TAIT AVE. LOS GATOS, CA 95030

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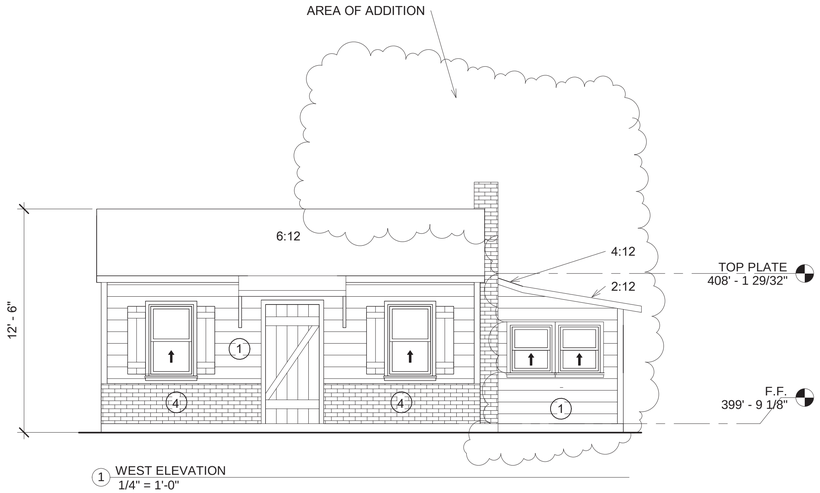
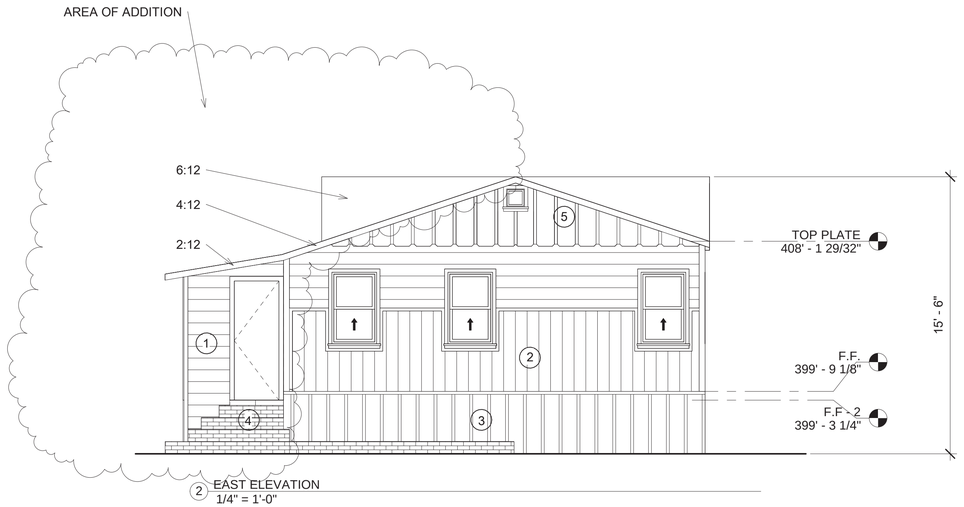
SHEET A2.0



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



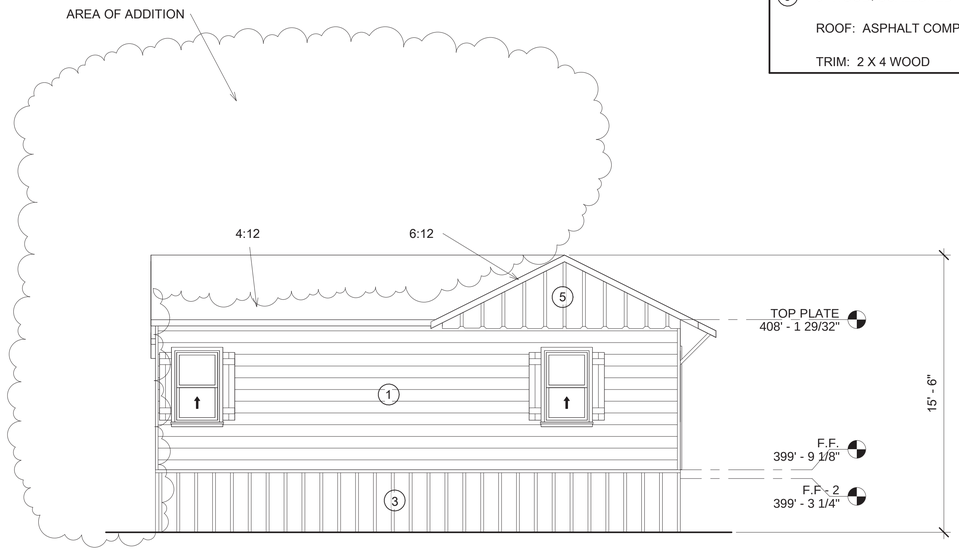
2 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:

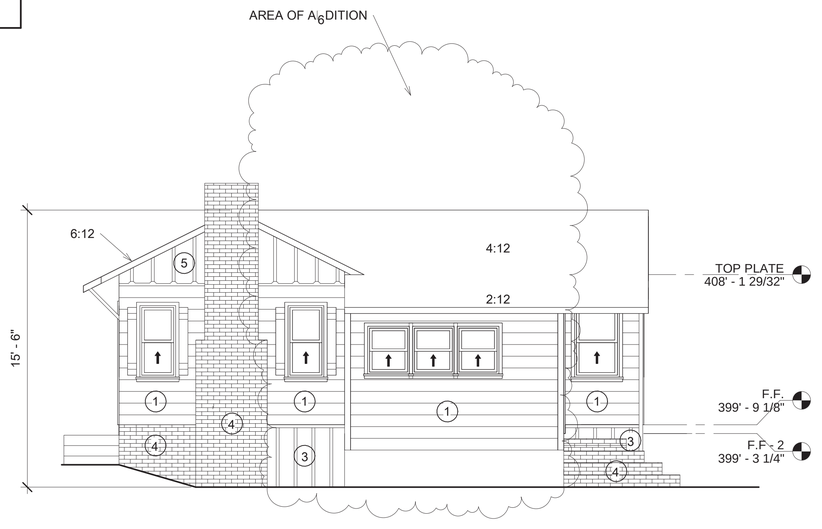
1. 8" WOOD, HORIZONTAL LAPPED SIDING
2. 8" WOOD, T & G VERTICAL SIDING
3. WOOD BOARD AND BATTEN
4. RED BRICK
5. 8" WOOD, SCALLOPED VERTICAL SIDING WITH 2" TRIM

ROOF: ASPHALT COMPOSITION SHINGLE, BROWN

TRIM: 2 X 4 WOOD



3 NORTH ELEVATION
1/4" = 1'-0"



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

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310 TAIT AVE.
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APN: 510-14-058

EXISTING ELEVATIONS

310 TAIT AVE. LOS GATOS, CA 95030

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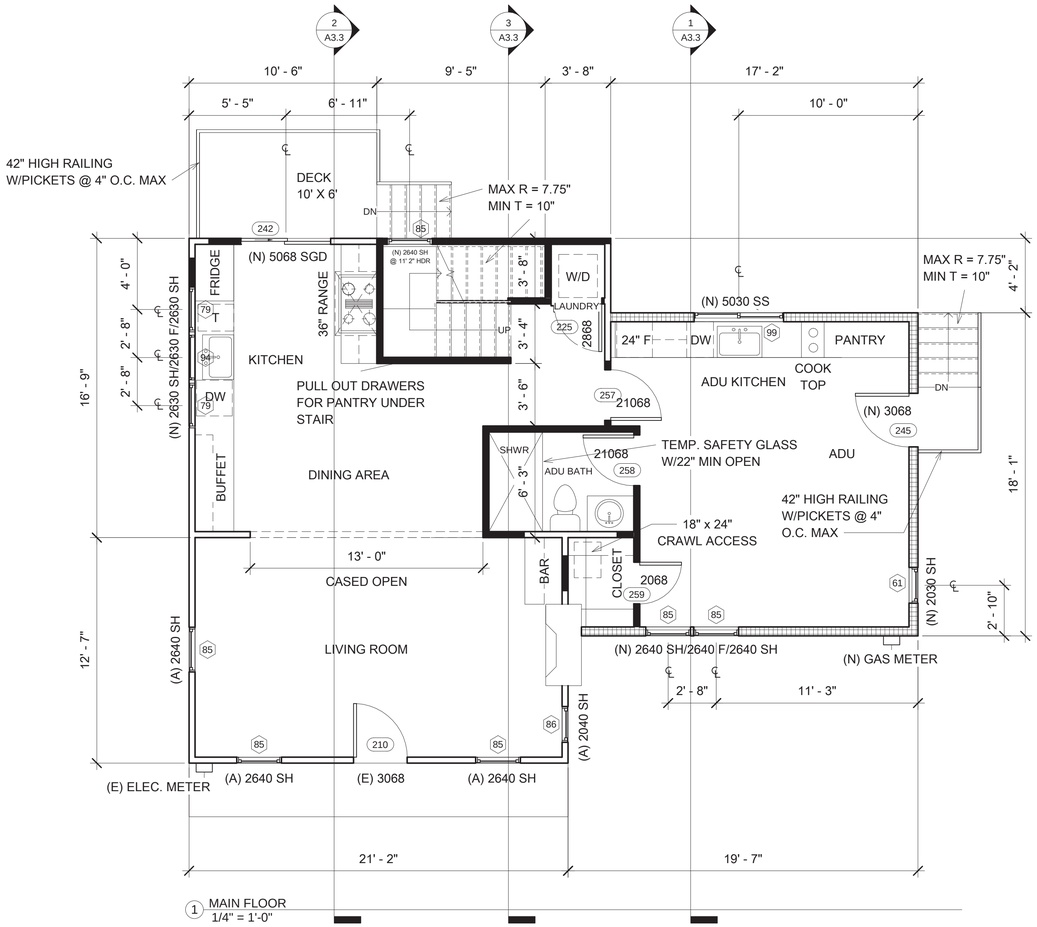

GRAPHIC SCALE

0 4 8 12 16

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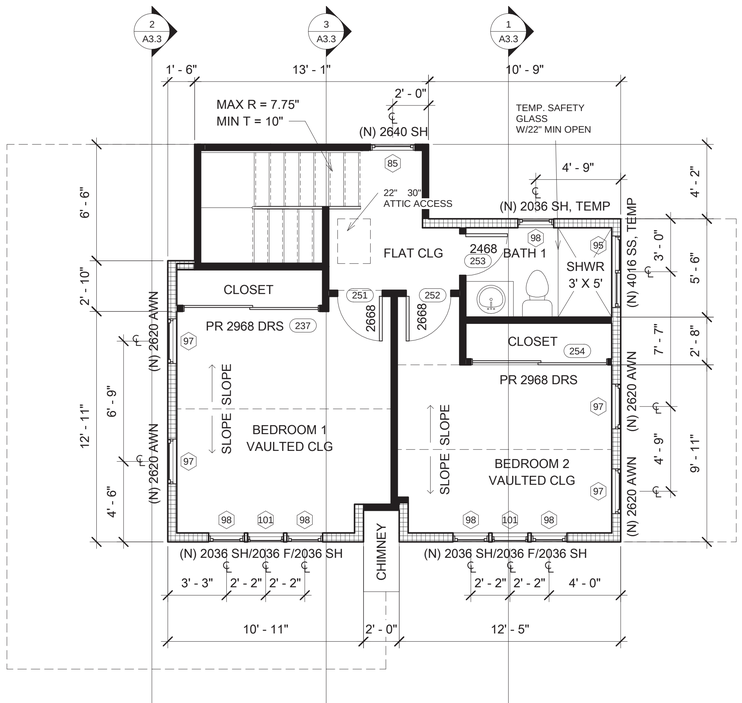
TOTAL SITE AREA	2649 S.F.
(E) BUILDING AREA	
RESIDENCE	731 S.F.
(N) BUILDING AREA	
(N) LOWER LEVEL	618 S.F.
(N) UPPER LEVEL	415 S.F.
(N) ADU	368 S.F.
TOTAL	1401 S.F.

(N) 2 X 6 WALLS

(N) 2 X 4 WALLS



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

DOOR SCHEDULE				
Mark	Width	Height	Frame	Comment
210	3' - 0"	6' - 8"	S -Full	FRONT ENTRY - EXISTING WOOD DOOR TO REMAIN
225	2' - 8"	6' - 8"	S -Full	LAUNDRY
237	7' - 6"	6' - 8"	Door-Interior-Double -S -2 Panel -Wood	PR 2968 DRS - BEDROOM 1 CLOSET
242	5' - 0"	6' - 8"	Door-Double -S	KITCHEN - WOOD INTERIOR - ALUMINUM CLAD EXTERIOR
245	3' - 0"	6' - 8"	S -Full	ADU ENTRY - WOOD
251	2' - 6"	6' - 8"	S -Full	BEDROOM 1
252	2' - 6"	6' - 8"	S -Full	BEDROOM 2
253	2' - 4"	6' - 8"	S -Full	BATH 1
254	7' - 6"	6' - 8"	Door-Interior-Double -S -2 Panel -Wood	PR 2968 DRS - BEDROOM 2 CLOSET
257	2' - 10"	6' - 8"	S -Full	ADU INTERIOR ENTRY
258	2' - 10"	6' - 8"	S -Full	ADU BATH
259	2' - 4"	6' - 8"	S -Full	ADU CLOSET

WINDOW SCHEDULE				
Type Mark	Width	Height	Frame	Comment
85	2' - 6"	4' - 0"	Wood -S -Hung	LIVING ROOM
86	2' - 0"	4' - 0"	Wood -S -Hung	LIVING ROOM
85	2' - 6"	4' - 0"	Wood -S -Hung	LIVING ROOM
85	2' - 6"	4' - 0"	Wood -S -Hung	LIVING ROOM
85	2' - 6"	4' - 0"	Wood -S -Hung	STAIR LANDING
85	2' - 6"	4' - 0"	Wood -S -Hung	STAIR LANDING
94	2' - 6"	3' - 0"	Wood -Fixed	KITCHEN
79	2' - 6"	3' - 0"	Wood -S -Hung	KITCHEN
79	2' - 6"	3' - 0"	Wood -S -Hung	KITCHEN
97	2' - 6"	2' - 0"	Wood -Awning	BEDROOM 1
97	2' - 6"	2' - 0"	Wood -Awning -S	BEDROOM 1
99	5' - 0"	3' - 0"	Wood -S -Double	ADU KITCHEN
85	2' - 6"	4' - 0"	Wood -S -Hung	ADU
85	2' - 6"	4' - 0"	Wood -S -Hung	ADU
97	2' - 6"	2' - 0"	Wood -Awning -S	BEDROOM 2
97	2' - 6"	2' - 0"	Wood -Awning -S	BEDROOM 2
101	2' - 0"	3' - 6"	Wood -Fixed	BEDROOM 1
101	2' - 0"	3' - 6"	Wood -Fixed	BEDROOM 2
98	2' - 0"	3' - 6"	Wood -S -Hung	BEDROOM 1
98	2' - 0"	3' - 6"	Wood -S -Hung	BEDROOM 1
98	2' - 0"	3' - 6"	Wood -S -Hung	BEDROOM 2
98	2' - 0"	3' - 6"	Wood -S -Hung	BEDROOM 2
98	2' - 0"	3' - 6"	Wood -S -Hung	BATH 1
95	4' - 0"	1' - 6"	Wood -S -Double	BATH 1
61	2' - 0"	3' - 0"	Wood -S -Hung	ADU

FOUNDATION VENTILATION NOTES:

1. Provide ventilation to equal 1 s.f. per 150 s.f. of underfloor space
   a. Under floor area measures 986 s.f. / 150 s.f. = 6.57 s.f. required
   b. Provide 14 foundation vents. At least 1 vent opening to be located within 3" off foundation corner.
2. Openings to be located as to provide cross ventilation. Openings shall be covered with corrosion resistant wire mesh.
3. Standard foundation vent measured 6" x 14" net free opening = .5 s.f.
4. For additions to existing structures provide cross ventilation between new and existing foundation with vented blocking at every 3rd joist bay.
5. Access between new and existing foundation to be via an opening of 16" x 24" min.
6. Crawl access to be a minimum 18" x 24" and within 20' of plumbing.

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APN: 510-14-058

NEW FLOOR PLANS

310 TAIT AVE. LOS GATOS, CA 95030

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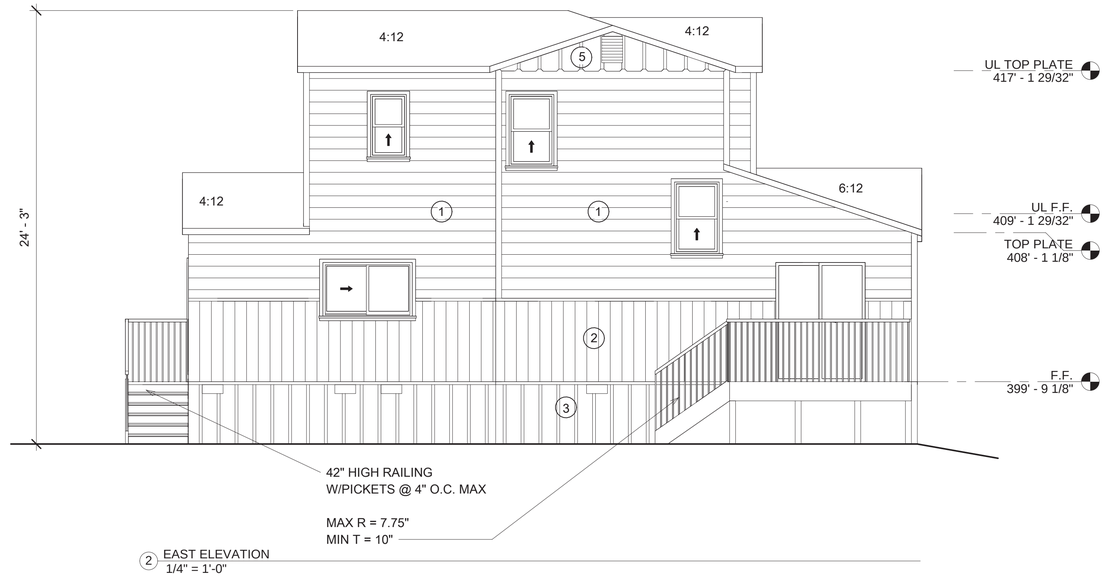
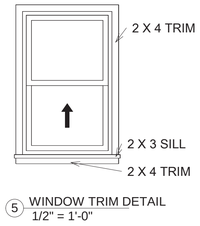
1 WEST ELEVATION
1/4" = 1'-0"



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



5 WINDOW TRIM DETAIL
1/2" = 1'-0"

EXTERIOR MATERIALS:

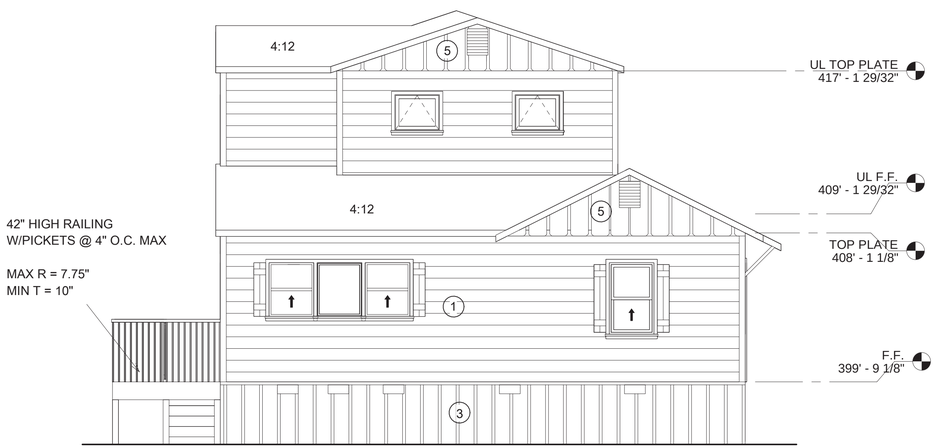
1. 8" WOOD, HORIZONTAL LAPPED SIDING
2. 8" WOOD, T & G VERTICAL SIDING
3. WOOD BOARD AND BATTEN
4. RED BRICK MATCH (E)
5. 8" WOOD, SCALLOPED VERTICAL SIDING WITH 2" TRIM

ROOF: ASPHALT COMPOSITION SHINGLE, BROWN

WINDOWS: WOOD INTERIOR - ALUMINUM CLAD EXTERIOR

TRIM: 2 X 4 WOOD

SHUTTERS: WOOD TO MATCH (E)



3 NORTH ELEVATION
1/4" = 1'-0"

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

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SANTIAGO ALLENDE
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

NEW ELEVATIONS

310 TAIT AVE. LOS GATOS, CA 95030

SCALE A t	SHEET
DATE 12/9/2025 5:51:58 AM	A3.1
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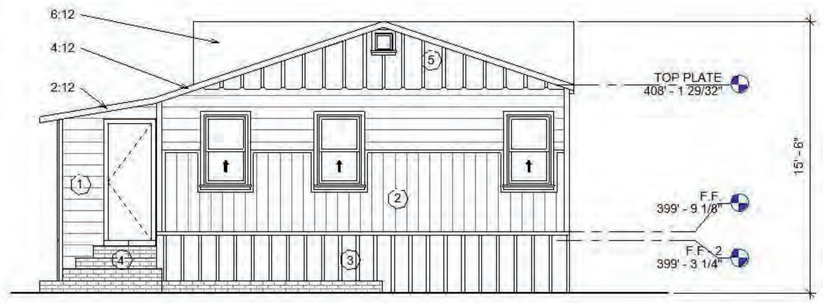
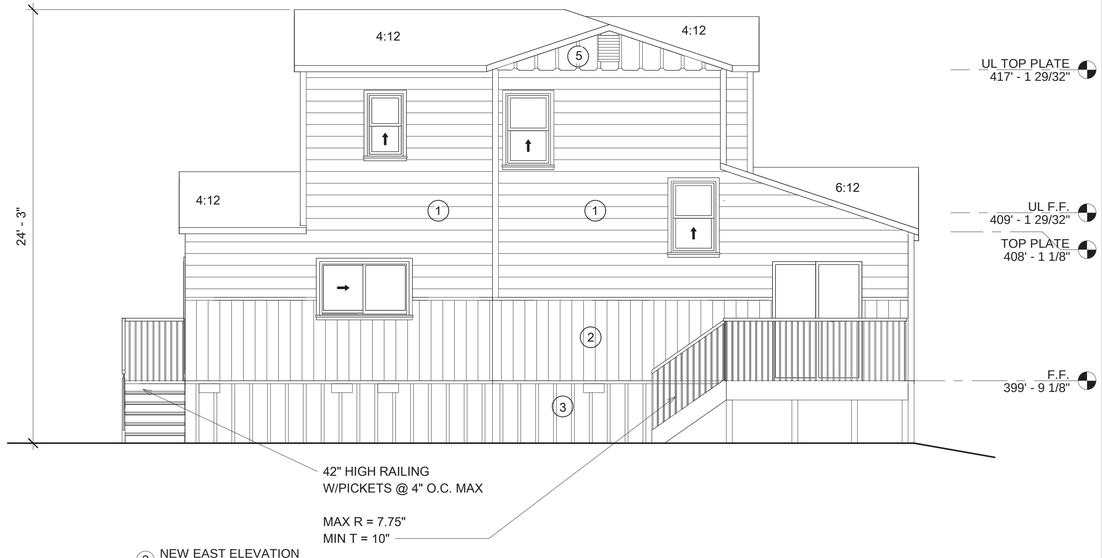
3 EXISTING WEST ELEVATION

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



4 EXISTING EAST ELEVATION



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

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310 TAIT AVE.
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APN: 510-14-058

EXISTING AND NEW EAST AND WEST ELEVATIONS

310 TAIT AVE. LOS GATOS, CA 95030

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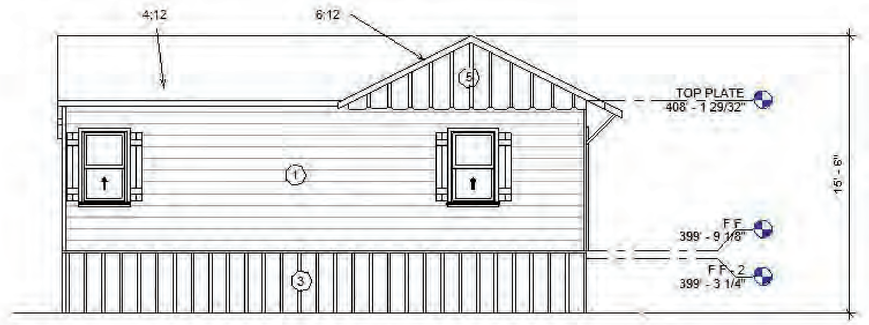
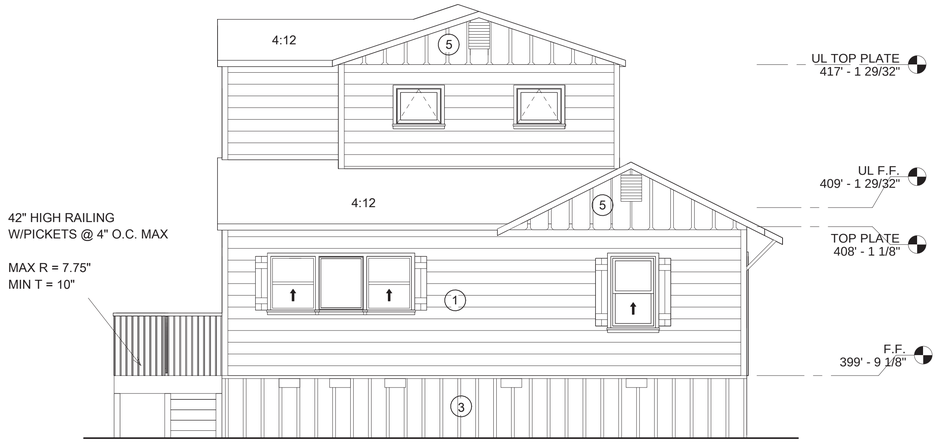
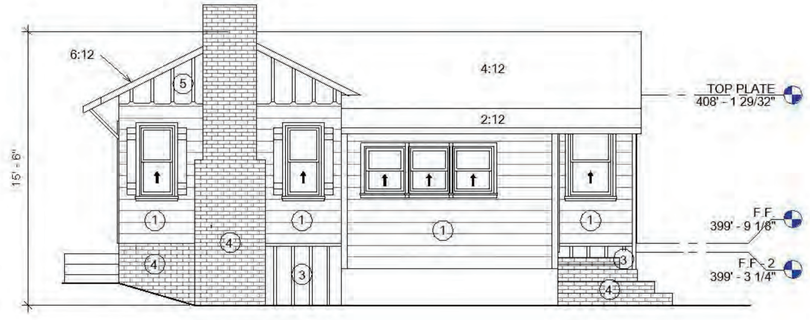


3 EXISTING NORTH ELEVATION



1 NEW NORTH ELEVATION
1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION

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

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

EXISTING AND NEW NORTH AND SOUTH ELEVATIONS

310 TAIT AVE. LOS GATOS, CA 95030

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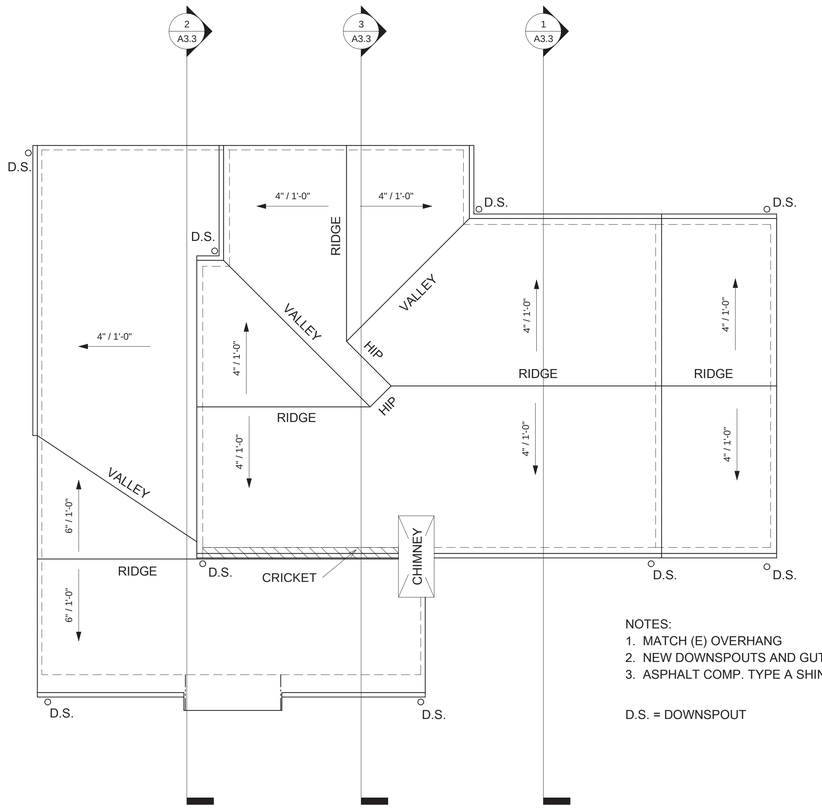

1 ROOF PLAN
1/4" = 1'-0"

NOTES:
1. MATCH (E) OVERHANG
2. NEW DOWNSPOUTS AND GUTTERS THROUGHOUT
3. ASPHALT COMP. TYPE A SHINGLE, TYP.

D.S. = DOWNSPOUT

FURNACE NOTES:

1. Attic access must be within 20' of new attic HVAC unit. The access opening must be at least as large as the largest component of the appliance and not less than 22" x 30". Provide solid flooring a minimum of 24" wide from access to unit. Provide a minimum 30" x 30" clear work space on the service side of the unit.

2. Where the height of the space is less than 6' the passageway shall not be more than 20' in length when measured along the center line of the passageway from the access opening to the equipment.

TRUSS NOTES:

Roof truss design to be a deferred submittal. The deferred submitttal shall first be submitted to the project engineer for review and coordination; following the completion of project engineer review and coordination, a submittal to the building department shall be made (for review and approval), which shall include a letter (or by stamping with a shop drawing review stamp) stating this review and coordination has been performed and completed and plans and calculations for the deferred items are found to be acceptable (e.g. with regard to geometry, load conditions, etc.) with no exceptions.

ATTIC VENTILATION NOTES:

1. If attic has a vertical height of more than 30", provide a readily accessible access opening no less than 22" x30" for emergency entry to attic (exception to 22" dimension normally allowed when no mechanical equipment is installed in attic). Minimum 30" unobstructed headroom in the attic space shall be provided at or above the access opening. Verify compliance in field.

2. ATTIC VENTILATION: Provide ventilation to equal 1 s.f per 150 s.f. of attic area.

   Exceptions:
   a. area may be 1/300 provided 50% of the required area is provided by ventilators located in the upper portion of the space at least 3 ft above eave line.
   b. Openings shall be covered with corrosion resistant wire mesh.

3. VENTILATION CALCULATION

a. Ventilated Attic Area 986 s.f. ÷ 150 = 6.57 s.f. required ventilation
b. 6.57 s.f. required ventilation x 144 = 946.56 sq in. required

Provide attic ventilation as follows:
5 Gable end vents measuring 14" x 12" net free opening = 168 sq in.
1 Eave vents measuring 5.5" x 22" net free opening = 121 sq. in.

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LOS GATOS, CA 95030
APN: 510-14-058

ROOF PLAN

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	1/4" = 1'-0"	SHEET	A3.2
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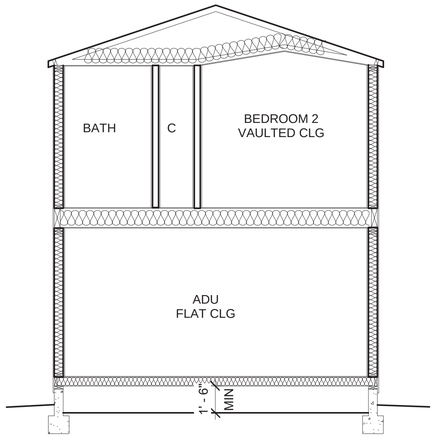
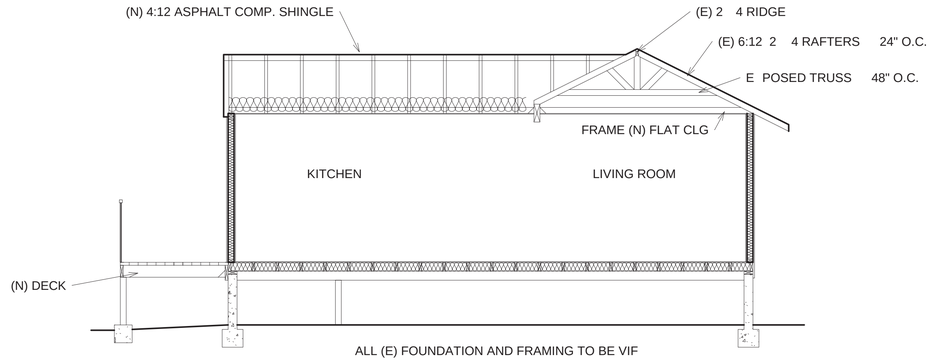


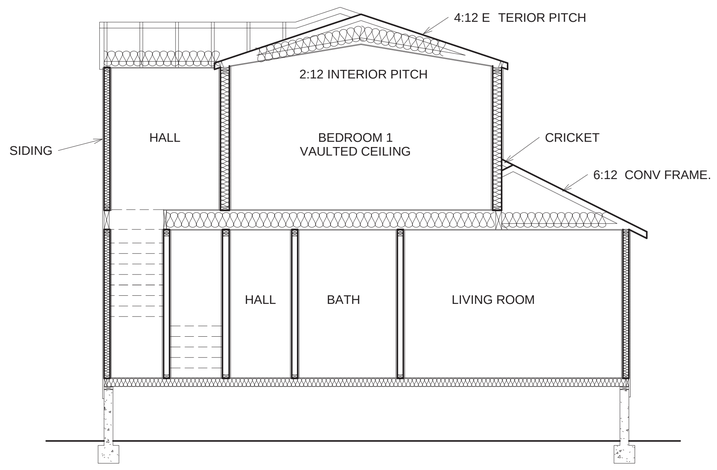
1 SECTION THRU BEDROOM 2 AND ADU
1/4" = 1'-0"

I S LA I RE IRE E S

1. N : R-21 (2 6)
2. N Roo : R-30
3. N oor: R-19



2 SECTION THRU KITCHEN AND LIVING ROOM
1/4" = 1'-0"



SECTION THRU STAIRS AND BEDROOM
3 1
1/4" = 1'-0"

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APN: 510-14-058

SECTIONS

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	1/4" = 1'-0"
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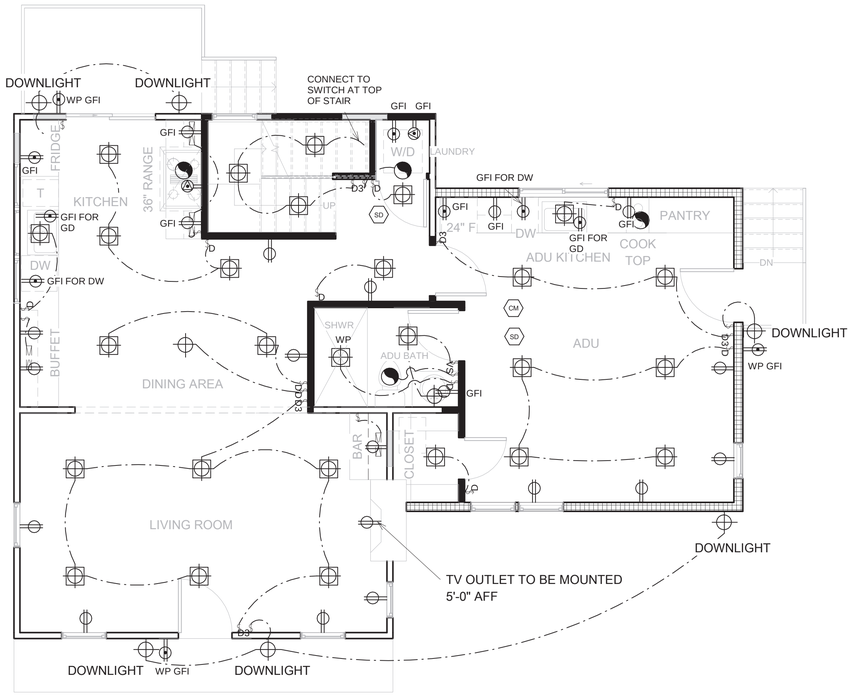
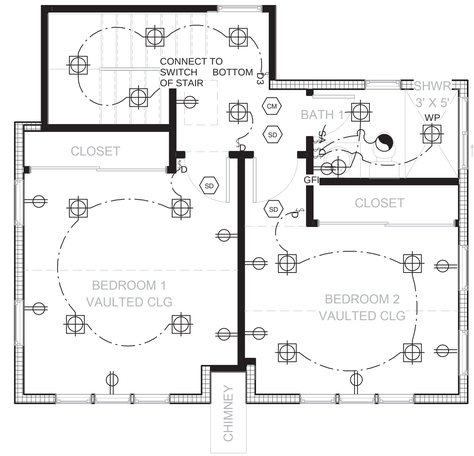


1 MAIN FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL SYMBOLS/ABBREVIATIONS	
	UNDER CABINET LED LIGHTING
	CEILING MOUNTED FIXTURE
	CEILING MOUNTED FAN W/LIGHT
	WALL MOUNTED FIXTURE
	RECESSED CAN LIGHT
	RECESSED ROTATING FIXTURE
D	SWITCH WITH DIMMER
VS	VACANCY SENSOR
D3	3-WAY SWITCH
	DUPLEX OUTLET
	WATER PROOF OUTLET
	SPECIALTY OUTLET
CM	CARBON MONOXIDE
SD	SMOKE DETECTOR
G	GAS LINE
T	TELEPHONE LINE
D	DATA LINE
HB	HOSE BIBB
WP	WATER PROOF
GFI	GROUND FAULT INTERRUPTOR
	EXHAUST FAN
GD	GARBAGE DISPOSAL



2 UPPER LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

REVISIONS	BY

DESIGN CONSULTANT

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CLIENT

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

ELECTRICAL PLAN

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	1/4" = 1'-0"
DATE	10/11/2025 1:12:59 PM
DRAWN BY	Author

SHEET
E1.0

NOTES:

1. Receptacles installed in wet locations shall have an enclosure that is weatherproof per CEC section 406.8(B)(2).

2. Sufficient access and working space shall be provided and maintained at main electrical panel and sub-panel locations to permit ready and safe operation and maintenance of such equipment. Such working space shall be a clear area with minimum 30" width and shall extend from the floor or platform to a height of not less than 6'-6".

3. Install electric fluorescent lighting in compliance with CEC requirements for a "45 lumens per watt" efficiency lamp in kitchen. Fluorescent lighting in bathrooms.

4. In kitchens and dining areas of dwelling units a receptacle outlet shall be installed at each counter space wider than 12". Receptacles shall be installed so that no point along the wall line is more than 24" measured horiz. from an outlet in that space. Island and peninsula counter tops 12" or deeper with a long dimension of 24" or more shall be provided with min. 1 receptacle (peninsula counter is measured from the connecting edge). Receptacle outlets shall be located not more than 18" above the counter top.

5. Carbon monoxide alarms to be installed in the ceiling or wall in each area/hallway adjacent to sleeping rooms and on every level of a dwelling unit.

6. Smoke alarms to be installed in each sleeping area, outside each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story.

7. AII lighting shall be high efficacy or other type permitted if they are controlled by dimmer switch or occupancy sensor.

8. AII bathroom exhaust fans to have a minimum 50 cfm intermittent or 20 cfm continuous per CMC Table 403.7.

9. All recessed lights shall be certified air tight construction in addition to being IC rated.

10. Exterior lights attached to the building shall be high efficacy fixtures controlled by a motion sensor in combination with a photo-control, astronomical time clock oR energy management system.

11. Ground fault circuit interrupter protection required for receptacles installed bathrooms, garages at grade level outdoors, all kitchen counter receptacle outlets and on construction power poles.

12. Electrical lighting fixtures in clothes closets shall be installed as follows.
    1. Surface mounted incandescent fixtures with a completely enclosed lamp may be installed on the wall above the door or on the ceiling provided there is a minimum clearance of 12" between the fixture and the storage area.
    2. Surface mounted fluorescent fixtures installed on the wall above the door or on the ceiling. Recessed-incandescent fixtures with a completely enclosed lamp, recessed fluorescont fixtures installed in the wall or the ceiling may be installed provided there is a minimum clearance of 6" from the storage area.

13. At least one wall receptacle outlet shall be installed adjacent to each basin location (i.e. 2 sinks, 2 outlets; if installed at each end of the counterspace or a single outlet may be installed between the 2 sinks)

14. Receptacle outlets required outside at grade (w/i 6'-6"), at least one receptacle outlet accessible at grade level, shall be instailed at the front and back of the dwelling, at laundry area, in attached garage and basement. Provide at least one weather-resistant type receptacle in a weatherproof enclosure at the front and back of the dwelling. (CEC 210.52(E)(1) & 406.8(B)(1)

15. In every habitable room or area of dwelling units, receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6' measured horizontally from an outlet in that space, including any wall space 2' or more in width and the wall space occupied by fixed panels in exterior walls, but excluding sliding panels in exterior walls.

16. Provide switch controlled lighting outlet in every habitable room, bathroom, hallway, stairway, garage and at outdoor entrances or exits. At least one lighting outlet controlled by a light switch located at the point of entry to the attic, underfloor space utility room and basement shall be installed where these spaces are used for storage or contain equipment requiring servicing.

17. AII branch circuits that supply 125 volt, single phase, 15 and 20-ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc fault circuit interrupter. All 120 volt, single-phlse, 15- and 20- ampere brach circuits supplying new receptacle, lighting and alarm outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas s all be protected by a listed arc-fault circuit interrupter (AFCI, combination-type, installed to provide protection of the branch circuit. CEC article 210.12(A)

18. Electrical light fixtures in clothes closets shall be installed over an area which is unobstructed to the floor. Maintain an 18 inch clearance horizontally between the fixture and a storage area where combustible material may be stored within the closet.

19. Warm air furnaces within compartments or alcoves shall have a minimum working space clearance of 3" along the sides, back and top with a total width of the enclosing space at least 12" wider than the furnace.

20. Install excess flow valves at all fuel burning appliances.

21. All receptacle outlets to be tamper resistant per CEC 406.11

22. All 125 volt, single phase 15 and 20 ampere recetacles installed in the following locations shall have GFCI protection for personel (CEC 210.8)
    a. Bathrooms, garages, outdoors, crawl spaces, unfinished basements
    b. Kitchen countertop surfaces
    c. Laundry, utility, and wet bar sinks (within 6' of the edge of sink)
    d. Boathouses

23. Smoke alarms shall not be installed within a 36" horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.

24. Lighting installed in attached and detached garages, laundry rooms and utility rooms shall be high efficacy luminaires and be controlled by occupancy sensor.

25. Separate circuits will be provided for bathrooms, laundry rooms, garbage disposal/dishwasher, two at kitchen counter tops and HVAC (as required by the manufacturer).

26. Lighting fixtures located within 3' horizontally and 8' vertically of the bathtub rim or shower stall threshold shall be listed for damp location, or listed for wet locations where subject to shower spray.

27. Air conditioner refrigerant lines must be protected from UV deterioration.

28. Newly constructed one and two familiy dwellings and townhouses with attached private garages shall comply with EV infrastructure requirements in accordance with the CA Green Building Standards Code.

29. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarm shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

30. Where more than one carbon monoxide alarm is required to be installed within an individual dwelling or sleeping unit, the carbon monoxide alarm shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

31. All garage receptacle outlets shall be at least 18” AFF.

32. All receptacle outlets are to be Tamper Resistant as per CEC 406.12, and AFCI protected per CEC 210.12.

33. Exterior ‘WP’ receptacle outlets are to be in a bubble-type enclosure.

34. All exhaust fans are to be Energy Star rated with a humidistat.

35. Kitchen receptacles shall meet all of the following requirements: CEC 210.8, 210.12, 210.23, 210.52, 406.12

    A. Countertop receptacles shall be located no more than 20 inches above the countertop.
    B. Electric stoves and ovens shall be supplied with a 40- or 50- amp branch circuit.
    C. Countertop receptacles shall be supplied by a minimum of two 20-amp branch circuits.
    D. Dining area, breakfast room, pantry, or similar area shall be supplied by a 20-amp circuit, the countertop circuits may be used to supply these areas.

36. Requirements for bathrooms:

    A. Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. CEC 410.10
    B. Each bathroom shall have one light fixture controlled by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated. All other light fixtures shall be controlled by a vacancy sensor or dimmer.
    C. Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (i.e. UL). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydro-massage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. CEC 680.70

37. Lighting efficiency requirements: California Energy Efficiency Standards 150.0(k)

    All lighting shall be high efficacy such as fluorescent. LED lighting system and GU-24 lamp holder shall be listed by Energy Commission and shall meet the requirement of Table 150-C.

Watts	Lumens/Watts
5 or less	30
>5 to 15	45
>15 to 40	60
Over 40	90

    A. All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
    B. All light fixtures shall contain bulbs that are labeled as JA8-2016 (JA8-2016-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
    C. Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JA8-2016-E efficiency label.
    D. Note that all outdoor lighting shall be controlled by a manual ON and OFF switch and controlled by photocell and motion sensor.

38. Smoke alarms and carbon monoxide alarms are required to be listed by the California State Fire Marshal.

39. Smoke detectors and carbon monoxide detectors must be interconnected 110V each with a battery backup.

REVISIONS	BY

DESIGN CONSULTANT

DONNA CHIVERS
D3 DESIGNS, LLC

4716 BRYCE CIR.
CARLSBAD, CA 92008
510-714-8309

donnachivers@gmail.com
www.d-3-design.com

CLIENT

SANTIAGO ALLENDE
310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

ELECTRICAL NOTES

310 TAIT AVE. LOS GATOS, CA 95030

SCALE	SHEET
DATE 10/24/2025 6:37:23 AM	E1.1
DRAWN BY Author	

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TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 12/17/2025

ITEM NO: 3

DATE: December 12, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Construct an Addition and Exterior Alterations to a Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 249 Los Gatos Boulevard**. APN 529-24-024. Request for Review Application PHST-25-027. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Gorini. Applicant: Michael Dern. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to construct an addition and exterior alterations to a pre-1941 single-family residence on property zoned R-1D located at 249 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1924 per County Assessor's Database; 1910s per Anne Bloomfield Survey
2. Bloomfield Preliminary Rating: ✓, historic and some altered but still contributor to a district if there is one
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? N/A
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 249 Los Gatos Boulevard was constructed in 1924. The 1991 Bloomfield Survey describes the residence as being built in the Craftsman style with an estimated construction date of the 1910s (Attachment 1), while noticing that alterations have occurred consisting of two new aluminum windows. The Bloomfield Survey rates the residence as historic and some altered but still a contributor to a district if there is one, but the property is not within a historic district. The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1928 and 1956 (Attachment 2).

PREPARED BY: Ryan Safty
Associate Planner

Town records in Attachment 3 show minimal changes to the residence over the years: a dormer added to the existing roof line in 1976; deck and stair replacement in 1977; approval to convert the second-story to an Accessory Dwelling Unit in 1985; foundation and porch repairs between 1989 and 1990; demolition, rebuild, and partial enclosure of the front porch in 1990; re-roof in 2019; and installation of the swimming pool in 2022.

DISCUSSION:

The applicant is proposing to add a covered stairwell to the back of the residence, providing a covered walkway between both the ADU on the second-floor and the primary residence on the first-floor, as well as some window and door changes. The applicant provided a Project Overview (Attachment 4) discussing the request, and photos of the existing residence are provided in Attachment 5. There is an existing exterior staircase at the back of the structure which connects to a second-floor deck and provides access to the second-floor ADU, which would remain.

The project plans show the existing ground floor master bedroom at the rear of the house being modified to accommodate the new stairwell (Attachment 7). The second-floor portion of this stairwell, although at the back of the home, would be visible from Los Gatos Boulevard when viewed at an angle. The front elevation would not change, and neither would the building height. As shown on Sheet A5.1 of Attachment 7, the new lap siding and composition shingle roofing proposed with this addition would match the existing residence. The added roof form at the back would have a 4:12 roof pitch, while the rest of the structure has a mixture of 1:12, 3:12, and 6:12. New vinyl windows are proposed, which would match existing.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.
In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

___ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Section 4.8.4 of the Town's Residential Design Guidelines offers recommendations for window replacements on historic resources. Section 4.8.8 of the Town's Residential Design Guidelines offers recommendations for roof modifications on historic resources (Attachment 6).

CONCLUSION:

The applicant is requesting approval to construct an addition and exterior alterations associated with an internal remodel and new stairwell to a pre-1941 single-family residence on property zoned R-1D located at 249 Los Gatos Boulevard. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The proposed work could be completed with a Building Permit and would not return to the Committee for further review.

ATTACHMENTS:

1. 1991 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Town Records
4. Project Overview
5. Property Pictures
6. Sections 4.8.4 and 4.8.8, Residential Design Guidelines
7. Project Plans

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ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO. CA 94115

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

481

File address 249 Los Gatos Blvd.

PARCEL MAP INFORMATION

Parcel # 529-24-022 Lot size: 50 front ft. x 140 ft. deep

Lot shape: Rectangle / L___ Rectangle with small rear jog___ Other___

Location: N__ S__ E__ W / side of LG St___ Ave___ Other B

distance to cross st: c.25' ft. N___ S / E___ W___ from Charles

at NE___ NW___ SE___ SW___ corner of___

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Bartlett Sub Old Block #___ Old lot # 6 + ptn 5

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓ Estimated age 1910s Style Craftsman # stories___

Alterations 2 alum. windows

Other shingled

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) EFFective date___

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey ϕ

Gebhard: page #___ illustration page #___

Butler/Junior League___

PHOTOS: Roll/frame # 006/14A Date 31-10 89

ATTACHMENT 1

ARCHITEC AL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

Anne Bloomfield

ARCHITECTURAL SURVEY
ASSESSMENT ROLL RESEARCH

File Address 249 LG B Tract/Block/Lot Bartlett/7/6 (Eptw) Pre 1924 Lockwood

Assessments are filed by last name of property owner, but not necessarily in alphabetical order. Some years there is an index inside the volume or in a separate book. The goal of a search is to find the years when the assessed value of "improvements" (buildings) changed from 0 to over $500, or when that figure rose by $500 or mroe. Write down every year and name you try, including the years when you find nothing. Ditto marks are fine.

Date	Page	Name	Lot Identification or Boundaries: Tract or Acres	N Bdy	E Bdy	Block or Lot # or S Bdy	W Bdy	Assessment for: Land	Improvements	Other Info.
1916	61	Minnie Lockwood	Bartlett		—	6		$ 300 (680)	$1200 (1440)	also lot 5
1909	44	"	ø							
1914	55	"	"		—	"		300	1200	PP 100

Page 106

/initials date

Anne Bloomfield
ARCHITECTURAL HISTORY
(415) 922-1063
2229 [illegible]STER STREET
SAN FRANCISCO, CA 94115

File address 249 LGB

ARCHITECTURAL SURVEY
BUILDING RESEARCH

PUBLISHED ANNOUNCEMENTS
Source: ___A&E ___Bulletin ___CA&BN ___Call ___Chron ___DPB ___Ed AB ___EX ___News ___PCA _____Other
Volume_____ Date _____ Page____
Nature of announcement: ___Contract notice ___Notice of completion ___BP issued ___Photo ___Elev/sketch/rend'g ___Floor plan ___Arch't/cont'r pub ___Real est.
Copy exactly:

Owner	Builder/Contractor	Architect/Engineer	Location	Nature of work	Cost

Initials Date

BUILDING PERMITS Address requested _____

Source: Permit Register, Press-Dem., or . . .	Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/ contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials

Initials date

OTHER SOURCE (specify thoroughly)
Bennett, Images, 14 bottom — seems to be here (2d full house fm. right)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu, gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Differences from today in: Use	Stories	Footprint	Date of constr.	Describe or sketch plan
1908	no exposure														
1928	20	this	249 SJ		D	N	1	—	1	2					
1944	"	"	"		same										

Initials Date

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

Name (person, building, organization, etc)_____

Addresses associated with Name 249 LGB

Relevant dates: construction_____. birth_____. death_____. other_____

I. DIRECTORY SEARCH (City Directories, County Directories, Telephone Books, society directories, etc.)

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1924	LGD	San Jose, 249	Lockwood Mrs Minnie
1927	SJD	Lockwood, Minnie, Mrs	Ens occ h 249 San J.
1912	"	" Chas H	bkpr O Lewis & Son, r SJ Av
1905	"	"	ø

/initials date

BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.
Mark 'X' (infd.or 'ø' (nothing found) at each source you try. List findings below.

Los Gatos Library:
- ___City directories (name & street index)
- ø Historic Collection Index (green boxes)
- ___Thompson & West, 1876 (bio index)
- ___Pen Pictures, 1888 (bio index)
- ___Sunshine Fruit & Flowers, 1895 (bio index)
- ___Guinn, 1904 (bio index)
- ___Sawyer, 1922 (bio index)
- ___Extended index to Bruntz
- ___Bio index of Munroe Frazer, 1881 (Survey box)
- ___Photo collection (2 boxes)

Los Gatos Museum (Forbes Mill):
- ___Death records by year
- ___Funeral records (index cards to big books)
- ___Photo collection

California History Center, De Anza College:
- ___Biographical file
- ___Photo collection

San Jose Historical Museum:
- ___Great Registers (of voters)
- ___Indexes
- ___Photo collection

Other sources:
- ___Indexes, California Historical Quarterly
- ___State Library Information Index (fiche)
- ___State Library-S.F. Newspaper Index (")

III. LIST ALL REFERENCES FROM ABOVE. Find them. Copy good material & attach. Or copy below if only a few words. Or explain why not relevant (as, wrong person).

Bruntz, 150 & 153 – Admiral Chas Lockwood helped youth activities in 1950s

Continued on Reverse

1928

20

20

MARCH 1928
LOS GATOS
CALIF.

19

PLEASANT AV.

BROOKLYN AV.

NEW YORK AV.

124

BELLA VISTA AV.
(WIDTH NOT DEFINED)

147
(66)

174
(56)

24

E. MAIN

ALPINE AV.

SAN JOSE AV.
(SAN JOSE R'D)

JOHNSON AV.

25

LOMA ALTA AV.

20

SIMONS WAY

HISTORY CLUB

26

STACIA

VEGETABLE GARDENS

340

BELLA VISTA AV.

341
(66)

20

SIMONS WAY

CHARLES

27

SAN JOSE AV.
(SAN JOSE R'D)

26

Scale of Feet.

Copyright 1928 by the Sanborn Map Co.

WHEELER AV.

CHARLES

27

STACIA

ATTACHMENT 2

1944

20

CAL. 5.20

63

20

MARCH 1928
LOS GATOS
CALIF.

19

PLEASANT AV.

BROOKLYN AV.

NEW YORK AV.

BELLA VISTA AV. (WIDTH NOT DEFINED)

MAIN

ALPINE AV.

SAN JOSE AV.

(SAN JOSE R'D)

JOHNSON AV.

LOMA ALTA AV.

SIMONS WAY

STACIA

CHARLES

WHEELER AV.

GOSPEL LIGHTHOUSE ASSEMBLY OF GOD

HISTORY CLUB

VEGETABLE GARDENS

174 (56)

47 (56)

340

341 (66)

24

25

26

27

20

Scale of Feet

Copyright 1928 by The Sanborn Map Co

1956

20
19
20
MARCH 1928
LOS GATOS
CALIF.
PLEASANT AV.
NEW YORK AV.
124
174
147
BELLA VISTA AV.
24
E. MAIN
SAN JOSE AV.
JOHNSON AV.
25
LOMA VISTA AV.
26
SIMONS WAY
20
340 GARDENS
VEGETABLE
BELLA VISTA AV.
341
CHARLES
27
SIMONS WAY
20
SAN JOSE AV.
(SAN JOSE RD)
26
27
STACIA
Scale of Feet

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TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

APPLICATION FOR BUILDING PERMIT

B 3441

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 249 L.G.B. LOS GATOS

LOT NO: | BLK'S | TRACT

SIZE OF LOT: | NO OF BLDGS NOW ON LOT: 1

USE OF EXISTING BLDG: YES RESID.

OWNER: J. MOORE

MAIL ADDRESS: AS ABOVE

CITY: LOS GATOS | TEL NO:

ARCHITECT OR ENGINEER: | TEL NO:

ADDRESS:

CONTRACTOR: WOODS CONS. | TEL NO: 353 1450

ADDRESS: 23251 SUMMIT RD. L.G.

STATE LIC NO: 212227 | CITY: LOS GATOS

DESCRIPTION OF WORK

NEW | ADD ✓ | ALTER | REPAIR | DEMOLISH

SQ FT SIZE | NO OF STORIES | NO OF FAMILIES: 1

USE OF STRUCTURE
DESCRIPTION OF WORK: DORMER

ADDED TO EXISTING ROOF LINE

BLDG 24.00

ELEC

MECH SM 50

TOTAL 24.50

$ 2,756.00 VALUATION

I hereby acknowledge that I have read this application and state that the above is correct. I agree to comply with all Town Ordinances and State Laws relating to building construction. I authorize representatives of this City to enter the above-mentioned property for inspection purposes. (Or the agent of the owner if the owner is applying for a permit.)

I HEREBY CERTIFY THAT I AM PROPERLY LICENSED OR THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW

SIGNATURE OF PERMITTEE: Robert Woods

FOR

DATE REC'D | BY

P.C. NO | P.C. FEE

USE AND OCCUPANCY APPROVAL

BUILDING INSPECTOR (354-6878) DATE / /

FIRE MARSHAL (354-6821) DATE / /

PUBLIC WORKS (354-6863) DATE / /

ISSUED BY (354-6872) DATE / /

PL

DI

249 L.G. Blvd.

FIRE ZONE	CONST TYPE	GROUP	PROCESSED BY
3	V	R	WDB

USE ZONE	SPECIAL CONDITIONS	VARIANCE #
R1	none	USE PERMIT

BUILDING SETBACKS	FRONT	REAR	R SIDE	L SIDE
	EXISTING			

BUILDING PERMIT APPROVAL — **DATE**

PLANNING DEPT / /

FIRE MARSHAL / /

PUBLIC WORKS / /

ISSUED BY BUILDING INSPECTOR: [signature] 11-24-76

INSPECTION RECORD

VALIDATION

NOV 24 5630 $ 0024.50

APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION FORMS, MATERIALS		
FRAME FIRE STOPS BRACING BOLTS		
FURNACE LOCATION GAS VENT, DUCTS		
LATH INT		
LATH EXT		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED	1-18-77	
FINAL		

DISTRIBUTION 1 2 3 4

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT · PHONE 354-6876

APPLICATION FOR BUILDING PERMIT B 3532

1

FOR APPLICANT TO FILL IN

249 LOS GATOS BLVD

DWELLING

J. MOORE

AS ABOVE

LOS GATOS

WOODS CONS 353-1450

23239 SUMMIT RD

LOS GATOS

DESCRIPTION OF WORK

REPLACE OLD DECK AND STAIRCASE WITH NEW MATERIALS

$875.00

TOTAL

249 LOS GATOS

BUILDING PERMIT APPROVAL DATE

INSPECTION RECORD

VALIDATION

MAR 31 '78 2961 $ 0009.50

APPROVALS

	DATE	
FOUNDATION LOCATION REINF. MATERIALS		
FRAME FIRE STOPS BRACING BOLTS		
FURNACE LOCATION GAS VENT DUCTS		
LATH INT.		
LATH EXT.		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL	3-31-78	

USE AND OCCUPANCY APPROVAL

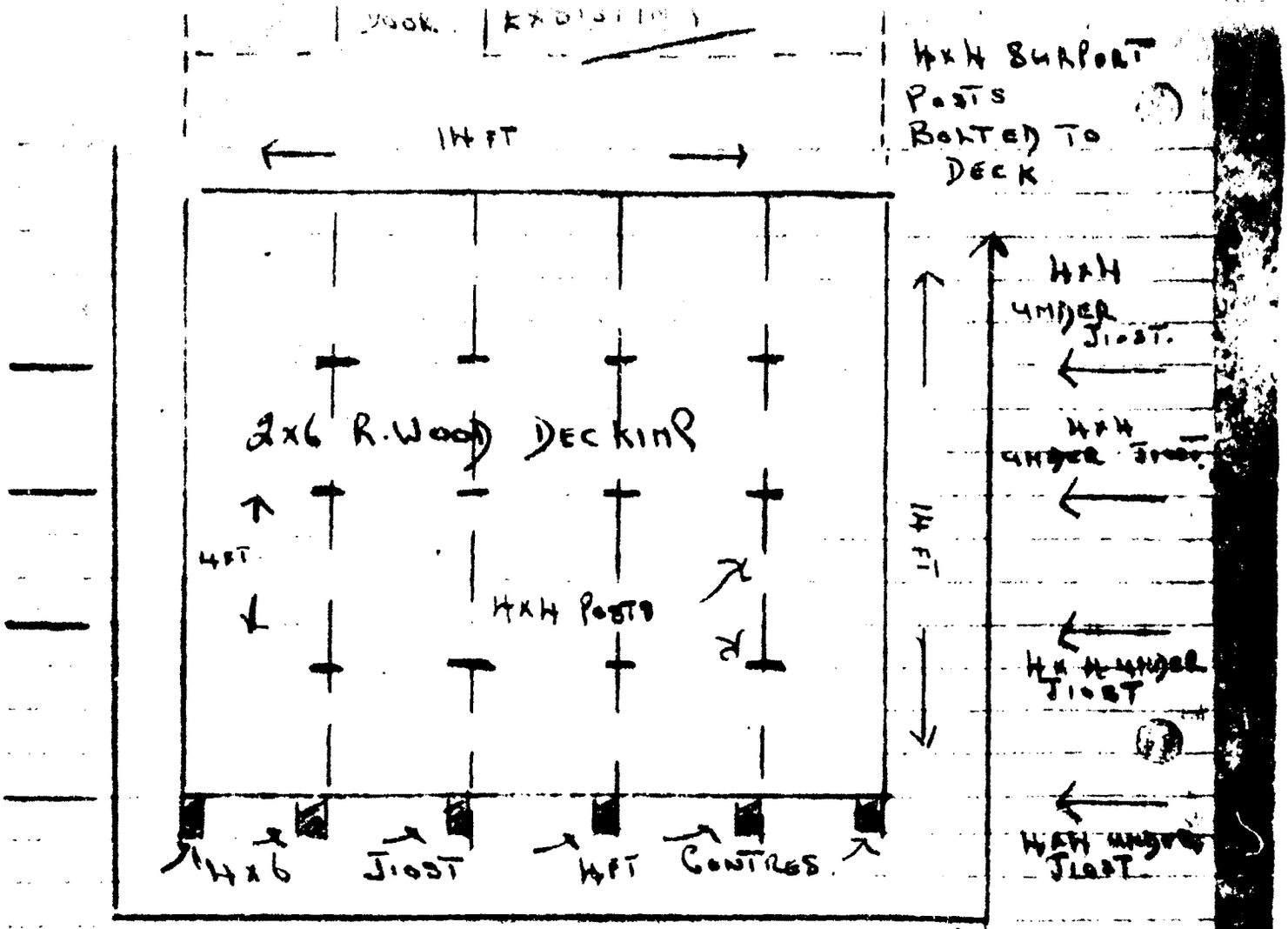
DATE

DATE

DATE

DISTRIBUTION

249 Los Gatos



DECK SITS ON EXSISTING FLAT ROOF & EXSISTING ROOF CONSISTS OF HxH BEAMS WITH 2x6 T.& NOTCH PINE HxH ON HFT CENTRES.
DECK STRENGHT AND SUPPORT TAKEN UP BY OUTSIDE WALL OF SHOWER ROOM.
DISTANCE BETWEEN FLAT ROOF AND DECK 2FT.
GROUND TO DECK 12FT.
STAIRCASE 2x12 STRINGERS REDWOOD.
TREADS & RISERS 2x12 & 2x6
STAIRCASE SUPPORTED FROM CONCRETE PAD TO STRINGERS BY HxH R.WOOD POSTS.

249 LOS GATOS BLVD

AA

5/31/77

TOWN of LOS GATOS

CIVIC CENTER • 110 EAST MAIN STREET • P.O. BOX 949 • LOS GATOS, CALIFORNIA 95031

SECONDARY DWELLING UNIT PERMIT

GRANTED TO: JOHN AND MAXINE MOORE

PROPERTY OWNER AT: 249 LOS GATOS BLVD.

PURSUANT TO CHAPTER 3.96 OF THE LOS GATOS ZONING ORDINANCE, APPROVAL IS GRANTED SUBJECT TO CONDITIONS FOR AN EXISTING SECONDARY DWELLING UNIT LOCATED AT, AND DESCRIBED AS FOLLOWS:

APN: 529-24-022

THIS APPROVAL IS SUBJECT TO THE COMPLETION OF CONDITIONS ATTACHED TO THIS PERMIT AS REQUIRED BY THE BUILDING OFFICIAL AND THE TOWN OF LOS GATOS. FAILURE TO COMPLETE ANY OF THESE CONDITIONS WITHIN THEIR RESPECTIVE TIME FRAMES, MAY RESULT IN THE REVOCATION OF THE SECONDARY DWELLING UNIT PERMIT.

DATE ISSUED: DECEMBER 20, 1985

ALL CONDITIONS MUST BE COMPLETED WITHIN 30 DAYS UNLESS SPECIFIED OTHERWISE.

	APPROVAL DATE
AFFIDAVIT FILED WITH PLANNING DIRECTOR.	1-14-86
DECLARATION OF RESTRICTION FILED WITH PLANNING DIRECTOR	1-14-86
APPROPRIATE BUILDING PERMITS FILED WITH BUILDING OFFICIAL	N/A

FINAL APPROVAL: JANUARY 15, 1986

PLANNING DIRECTOR

BUILDING OFFICIAL

TOWN of LOS GATOS
P.O. BOX 949
LOS GATOS, CALIFORNIA 95030

BUILDING DEPARTMENT

December 12, 1985

John and Maxine Moore
P. O. Box 2217
Los Gatos, California 95031

RE: Secondary Unit, 249 Los Gatos Boulevard APN# 529-24-022

In response to your application, an inspection was made to determine requirements for approval of an existing secondary dwelling unit as provided in Section 3.96.010 of the Town Zoning Ordinance.

Attached is the Building Department's report indicating code corrections required for approval. Most correction work will require permits from the Building Department; application for permits may be made through that Department. Further, all corrections will require a final inspection.

Any interested person may appeal to the Board of Appeals from any decision of the Building Official. A request for an appeal must be made in writing to the Town Clerk within thirty days.

In addition, it is required that a deed restriction and/or affidavit be recorded with the County Assessor concerning owner occupancy of one of the dwelling units on the property. Once building permit requirements have been finalized, see Kirk Heinrichs in the Planning Department.

Sincerely,

Archie Watson

Archie Watson
Building Official

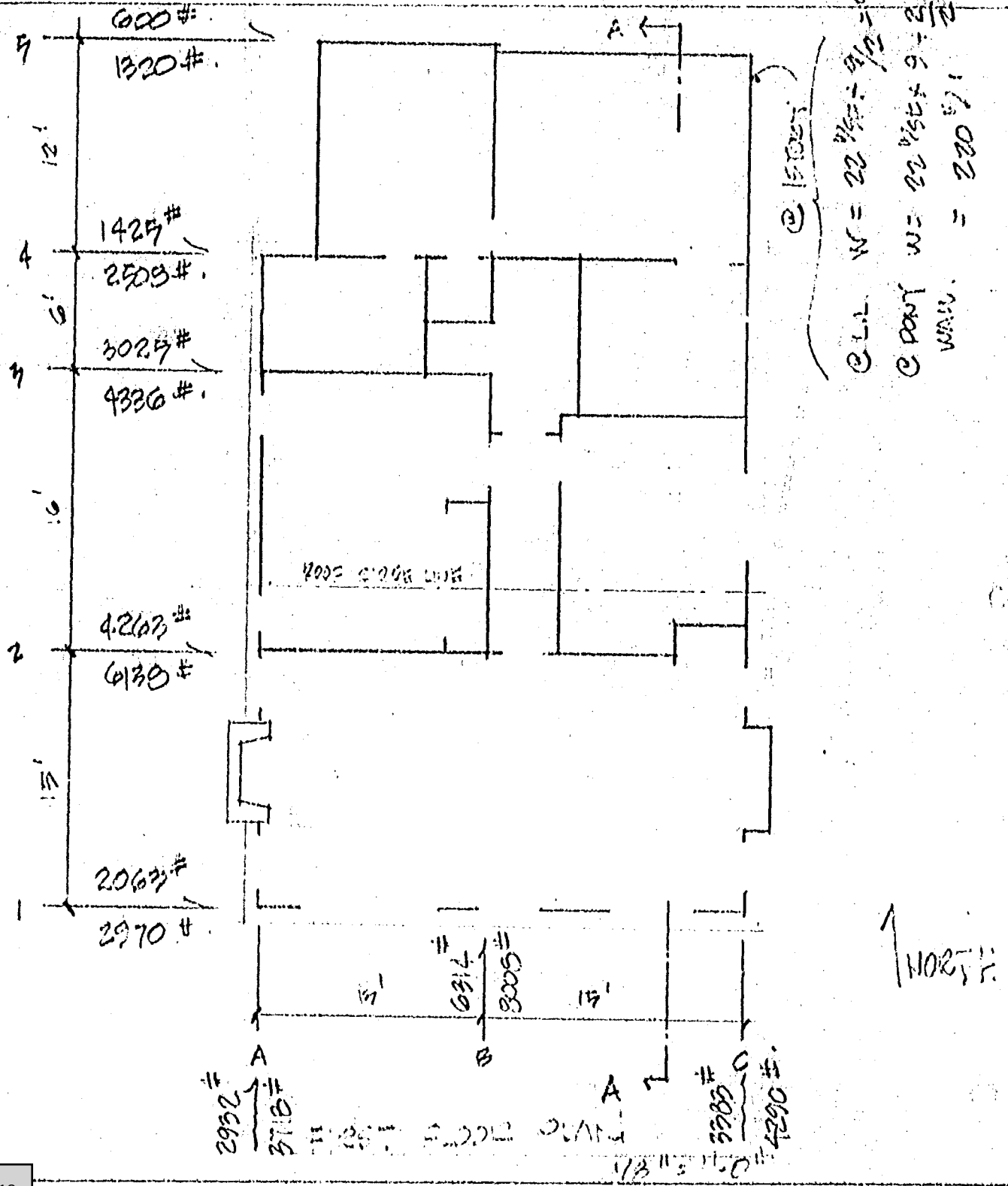
AW:sam
cc: Kirk Heinrichs, Planning Department
Encl.

CALCULATED BY EVS
CHECKED BY SAA
SIGNED BY
RCE NO. 22301

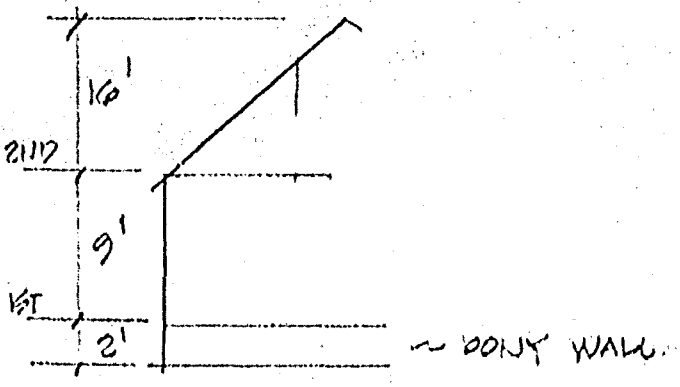
STEVEN A. ARNOLD
Civil Engineer
1671 The Alameda Suite 305
SAN JOSE, CALIFORNIA 95126

PROJECT MOOSE

JOB NO. 22493
DATE 12/23/93
PAGE 1 OF 12



CALCULATED BY BWS CHECKED BY SAA SIGNED BY II RCE NO. 22301	**STEVEN A. ARNOLD** Civil Engineer 1671 The Alameda Suite 305 SAN JOSE, CALIFORNIA 95126 PROJECT. HOUSE	JOB NO. 22499 DATE 12/29/99 PAGE 2 OF 12



TYPICAL SECTION.

NORTH SOUTH DIRECTION. @ LOWER LEVEL WALLS.

BY INSPECTION WIND GOVERNS.

$W = 22\ \#/ft \times 16' + \frac{9'}{2} = 451\ \#/l$

@ LINE A.

$V_A = 451 \times \frac{12}{2} = 2706\ \#.$

@ LINE B.

$V_B = 451 \times \frac{28}{2} = 6314\ \#.$

@ C

$V_C = 451 \times \frac{15}{2} = 3382\ \#.$

CALCULATED BY RWS
CHECKED BY SAA
SIGNED BY
RCE NO. 22301

STEVEN A. ARNOLD
Civil Engineer
1671 The Alameda Suite 305
SAN JOSE, CALIFORNIA 95126

PROJECT MOORE

JOB NO. 22499
DATE 12/29/89
PAGE 7 OF 12

EAST WEST DIRECTION.

BY INSPECTION WIND GOVERNS. @ LOWER LEVEL WALL.

$W = 22\#/ft^2 \times \frac{16'}{2} \times \frac{9'}{2} = 275\#/l$

$V_1 = 275 \times \frac{15'}{2} = 2062\#.$

$V_2 = 275 \times \frac{16+15}{2} = 4263\#.$

$V_3 = 275 \times \frac{16+6.}{2} = 3025\#.$

$V_4 = 275\#/l \times \frac{6'}{2} + 100\#/l \times 12'/2 = 1425\#.$

$V_5 = 100 \times \frac{12}{2} = 600\#$

NORTH SOUTH DIRECTION @ BODY WALLS.

$W = 22\#/ft^2 \times 16' + 9' + \frac{2'}{2} = 572\#/l$

$V_A = 572 \times \frac{13}{2} = 3718\#.$

$V_B = 572 \times \frac{23.}{2} = 8003\#.$

CALCULATED BY OWS CHECKED BY SAA SIGNED BY RCE NO. 22301	STEVEN A. ARNOLD Civil Engineer 1671 The Alameda Suite 305 SAN JOSE, CALIFORNIA 95126 PROJECT MOORE	JOB NO. 82489 DATE 12/29/89 PAGE 4 OF 13

C C.

$V_C = 572 \times \frac{15'}{2} =$

EAST WEST DIRECTION, C FONY WALLS.

$W = 22^{\#/ft} \times \left(\frac{16'}{2} + 9' + \frac{2'}{2}\right) = 396^{\#}$

$V_1 = \frac{396 \times 15}{2} = 2970^{\#}.$

$V_2 = 396 \times \frac{15 + 16}{2} = 6138^{\#}.$

$V_3 = 396 \times \frac{16 + 6}{2} = 4356^{\#}$

$V_4 = 396 \times \frac{6}{2} + 220 \times \frac{12}{2} = 2509^{\#}.$

$V_5 = \frac{220 \times 12}{2} = 1320^{\#}$

REP

Block____ Parcel No.____

ATC-20 Detailed Evaluation Safety Assessment Form

BUILDING DESCRIPTION:

Name: _____

Address: 219 Ken Baker Blvd

No. of Stories: 2

Basement: Yes ☐ No ☐ Unknown ☒

Approximate Age: 60+ Years

Approximate Area: 2000 ? Square feet

Structural System:

Wood Frame ☒ Unreinforced Masonry ☐

Reinforced Masonry ☐ Tilt-up ☐

Concrete Frame ☐ Concrete Shear Wall ☐

Steel Frame ☐ Other _____

Primary Occupancy:

Dwelling ☒ Other Residential ☒ (4 units ? (maybe 2 units)) Commercial ☐

Office ☐ Industrial ☐ Public Assembly ☐

School ☐ Government ☐ Emer. Serv. ☐

Historic ☐ Other _____

Has one shallow service load (2) mid. braces

OVERALL RATING: *(Check One)*

INSPECTED (Green) ☐

LIMITED ENTRY (Yellow) ☐

UNSAFE (Red) ☒

INSPECTOR:

Inspector ID McDonald / Kay / Johnson

Affiliation _____

INSPECTION DATE:

Mo/day/year 10/20/89

Time 12:00 am (pm)

Instructions: Complete building evaluation and checklist on next page and then summarize results below.

Posting:	*Existing*	*Recommended*
None	☐	
Inspected *(Green)*	☐	☐
Limited Entry *(Yellow)*	☐	☐
Unsafe *(Red)*	☒	☒

Posted at this Assessment: ☒ Yes ☒ No

Existing posting by: Lloyd Combs

Recommendations:

☐ No further action required

☒ Engineering Evaluation required (circle one) Structural Geotechnical Other _____

☐ Barricades needed in the following areas: _____

☐ Other *(falling hazard removal, shoring/bracing required, etc.)*: _____

Comments *(Why posted Unsafe, etc.)*:

Building dropped 12" and moved 1" to Northerly

side. Gave

Unsafe entry Tilton

Bad cracks both int and ext walls Chimney has failed

Sheet ____ of ____

inspection conference not shown

CALCULATED BY BWS
CHECKED BY SAA
SIGNED BY "
RCE NO. 22301

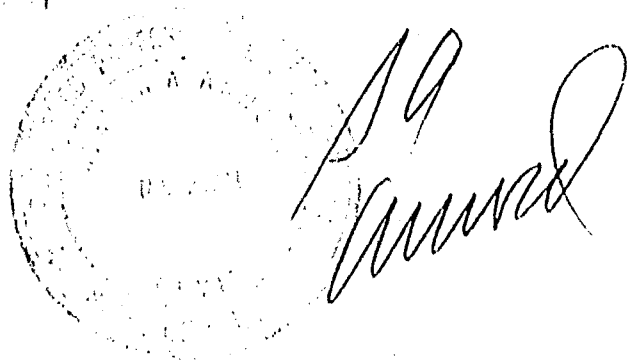
STEVEN A. ARNOLD
Civil Engineer
1671 The Alameda Suite 305
SAN JOSE, CALIFORNIA 95126

PROJECT MOORE

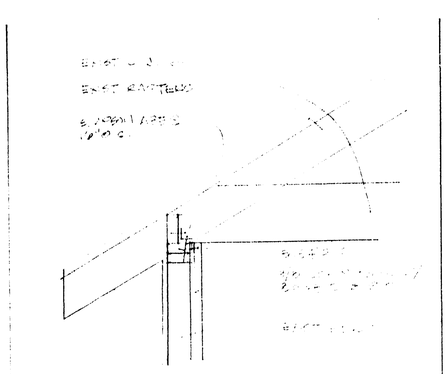
JOB NO. 22189
DATE 12/28/89
PAGE 0 OF 125

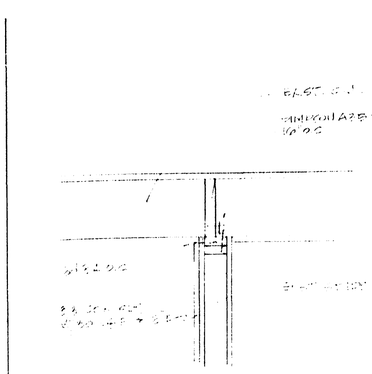
STRUCTURAL CALCULATIONS
FOR EARTHQUAKE DAMAGE
REPAIR FOR THE MOORE
RESIDENCE AT
249 LOS GATOS BLVD.
LOS GATOS, CALIFORNIA.

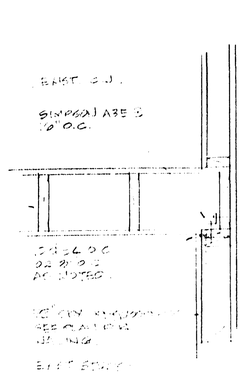
Town of Los Gatos
BUILDING DEPARTMENT
APPROVED
DATE 3/5/90

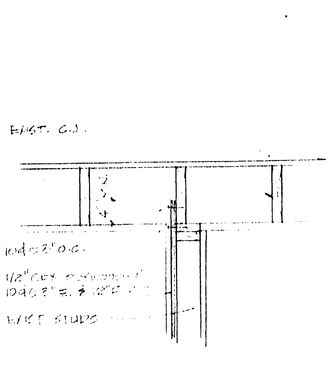


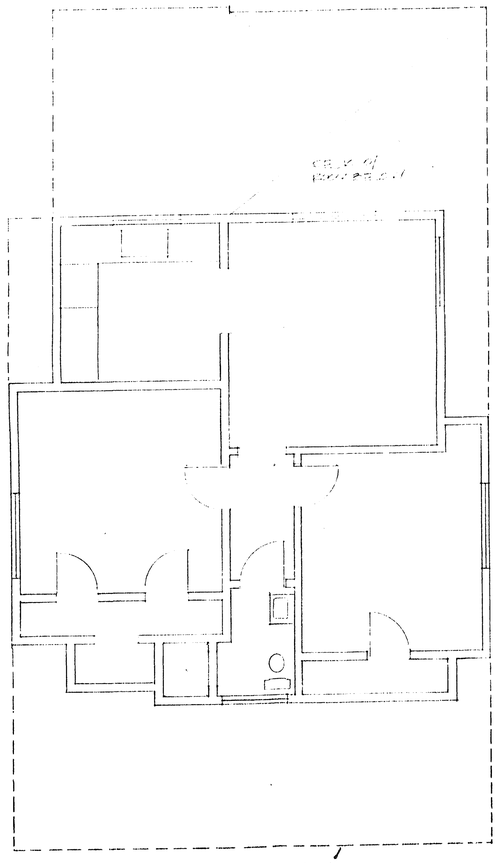
CERTIFICATE EXPIRES
9-30-93





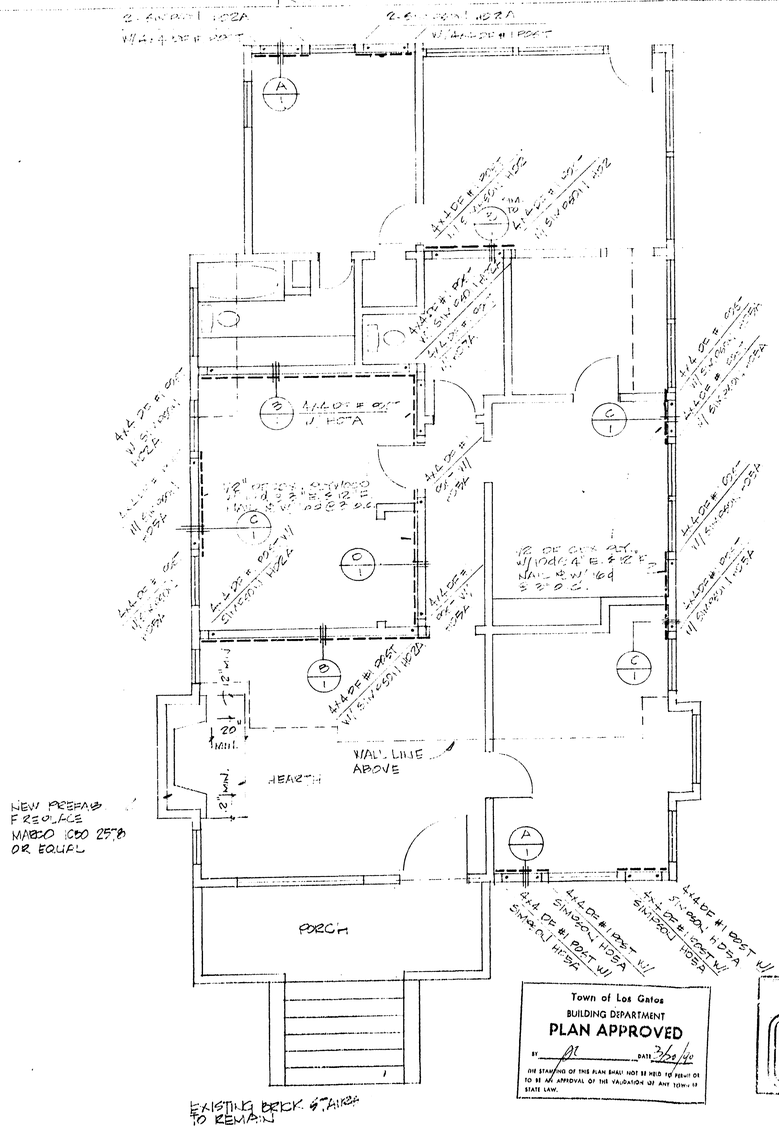






SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

PLANNING DEPARTMENT APPROVED
AS NOTED ON PLANS
OBTAIN PERMIT TO INSTALL FIREPLACE
PRIOR TO WORK
MAY REQUIRE A SURCHARGE
Kirk Stand
2-19-93

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE 3/26/93
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY TOWN OR STATE LAW.

RECEIVED
MAR 16 '93
TOWN OF LOS GATOS
BUILDING DEPARTMENT

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. ARNOLD
CIVIL
STATE OF CALIFORNIA

CERTIFICATE EXPIRES
9-30-93

REVISIONS

FLOOR PLANS & T-24 CALCS.

Sheet	of	Job No.
1	2	2248

STEVEN ARNOLD
CIVIL ENGINEER
1671 The Alameda, Suite 305 San Jose California 95126
(408) 286-9111

Date	Scale
2-26-93	1/4" = 1'

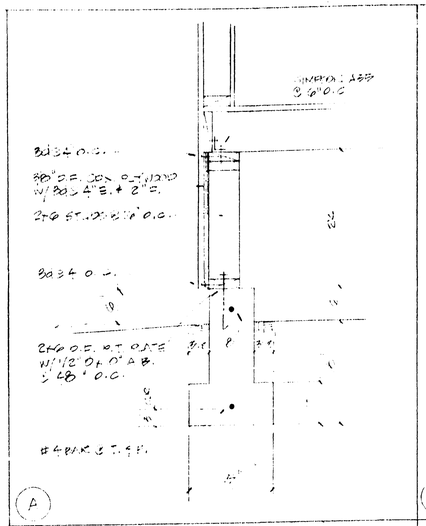
APPROVED:
STEVEN A. ARNOLD
RCE 23331

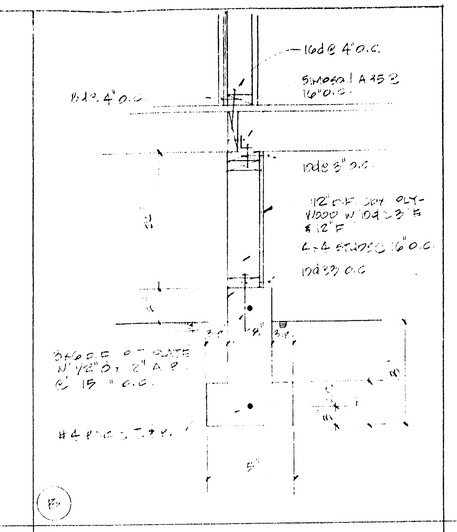
FOUNDATION PLAN
FOR THE MOORE RESIDENCE
249 LOS GATOS BLVD.
LOS GATOS, CALIFORNIA

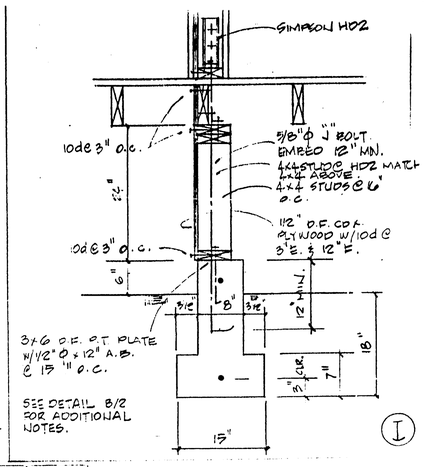
SHEET NO.
1
OF 2

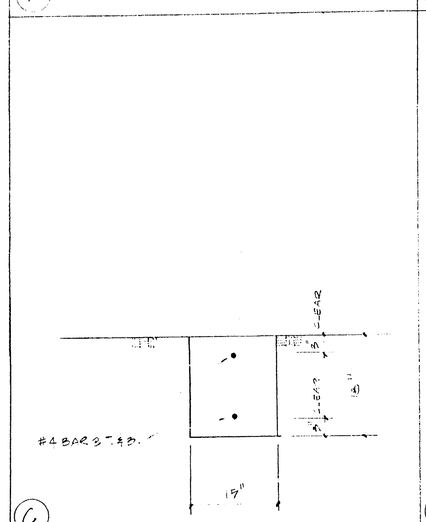
STRUCTURAL SPECIFICATIONS

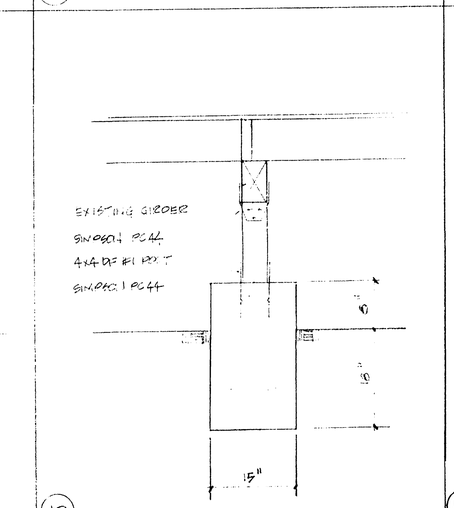
1. All work to be in conformance with UBC 1985 edition.
2. Foundation & Concrete: (Minimum footing depth 18" below natural grade).
   A. Basis for design: F'c = 2000 PSI/use 5 sack mix.
   B. All concrete shall be reinforced.
   C. Concrete shall be machine mixed and delivered in accordance with ASTM C-94. Submit mix designs to engineer for approval prior to pouring concrete.
   D. Backfill shall be placed in layers not to exceed 6" layers and shall be moistened and thoroughly compacted prior to placing next layer.
3. Steel Reinforcement:
   A. Conforming to ASTM A-615 grade 40
   B. Reinforcement to be continuous, stagger splices in adjacent bars, min. lap 30 bar diameters.
   C. Hold reinforcement in its true horizontal and vertical position with devices sufficiently numerous to prevent displacement.
4. Carpentry:
   A. Glu-Lams: Douglas Fir in accordance WCLA PS 56-73 standard specs. Combination symbol 22F-V3, DF/DF, end seal, protect from moisture at all times. Provide ATTC Certificate.
   B. Plywood unless otherwise noted: At floors, 3/4" Douglas Fir CDX, T & G, Structural II, glue and nail, 10d @ 6"E, 10"F.
   C. Bolts: Drill holes 1/16" oversized. Use standard malleable iron washers and nuts or heads against wood.
   D. Metal Anchors: Simpson or approved equal/use connectors as specified in latest Simpson catalog.
5. Project engineer shall inspect rough framing.
6. Beams/ledgers/plates/headers to be DF #1
   Joists to be DF#2
   Studs to be construction grade or better

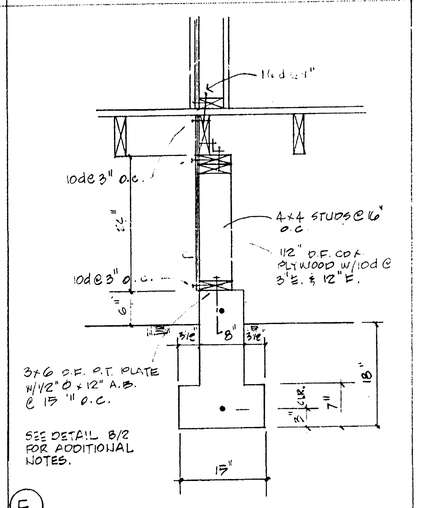


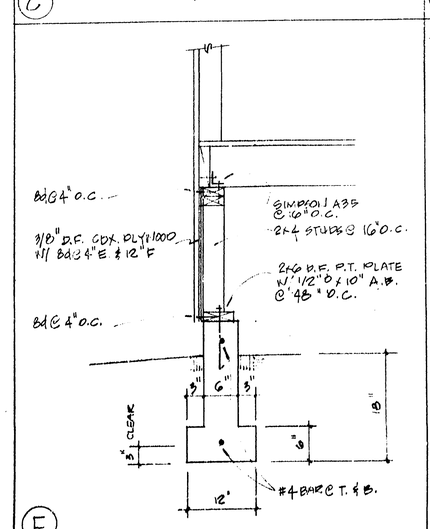


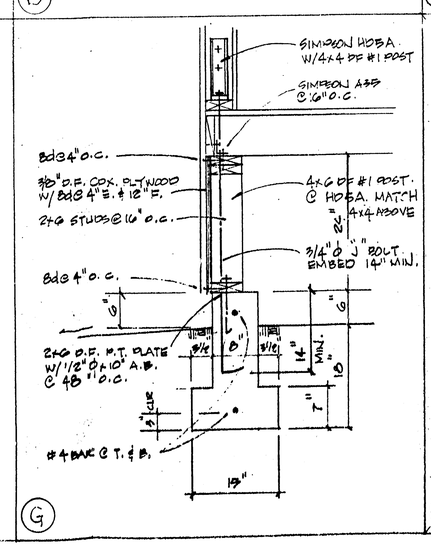


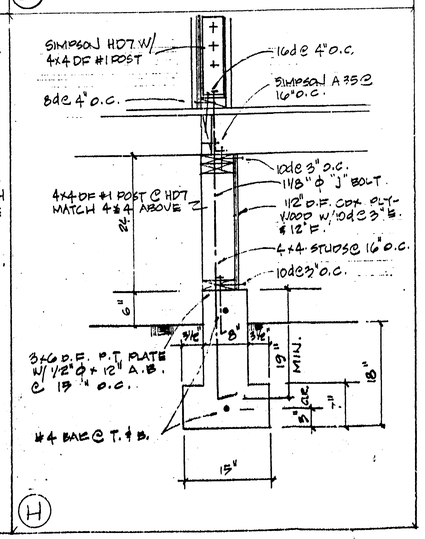


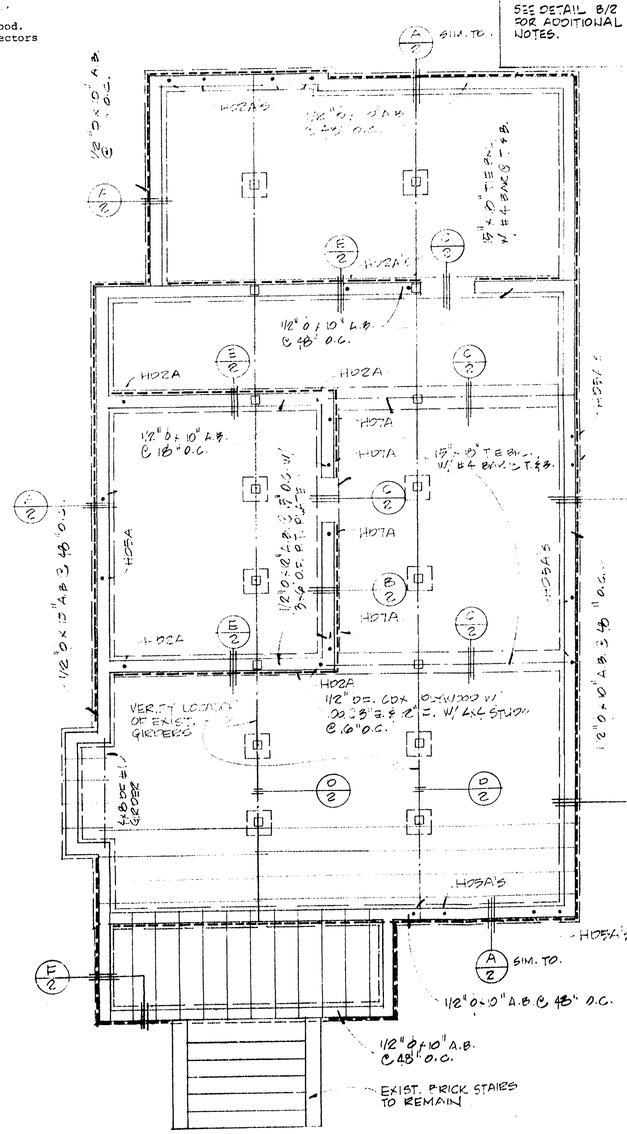












FOUNDATION PLAN

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

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 3/5/90
THE STAMPING OF THIS PLAN DOES NOT RELIEVE THE APPLICANT OF THE REQUIREMENT TO COMPLY WITH ANY PROVISION OF ANY LAW OR ORDINANCE WHICH MAY BE APPLICABLE TO THIS PROJECT.

LEGEND :

- DENOTES FOUNDATION WALL SHEAR PLY. 3/8" D.F. CDX W/ 8d @ 4"E. & 12"F. UNLESS NOTED OTHERWISE.
- DENOTES SIMPSON HD HOLDOWN. HD2A, HD5A OR HD7A AS NOTED SEE DETAILS G, H, & I/2

CERTIFICATE EXPIRES 9-30-93

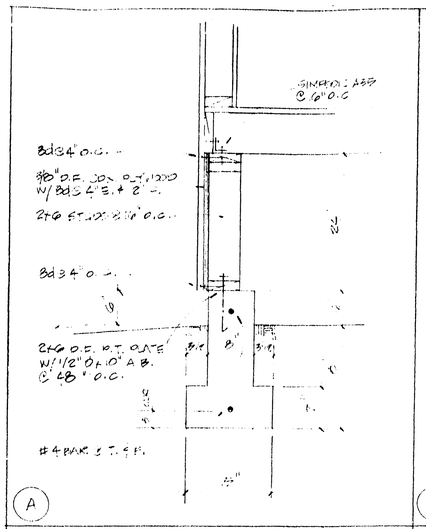
FOUNDATION PLAN FOR THE MOORE RESIDENCE 249 LOS GATOS BLVD. LOS GATOS, CALIFORNIA

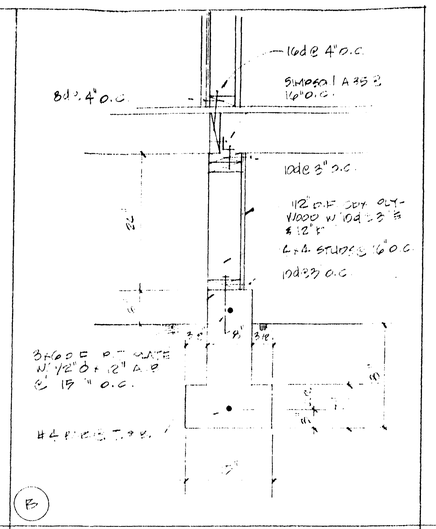
STEVEN ARNOLD
CIVIL ENGINEER
1671 The Alameda, Suite 305 San Jose California 95126
(408) 286-9111
APPROVED: STEVEN A. ARNOLD RCE 23201

Date 12/26
Scale 1/4" = 1'-0"
Sheet 2 of 2
Job No. 22499

SHEET NO 2 OF 2

22499





STRUCTURAL SPECIFICATIONS

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   D. Backfill shall be placed in layers not to exceed 6" layers and shall be moistened and thoroughly compacted prior to placing next layer.
3. Steel Reinforcement:
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   B. Reinforcement to be continuous, stagger splices in adjacent bars, min. lap 30 bar diameters.
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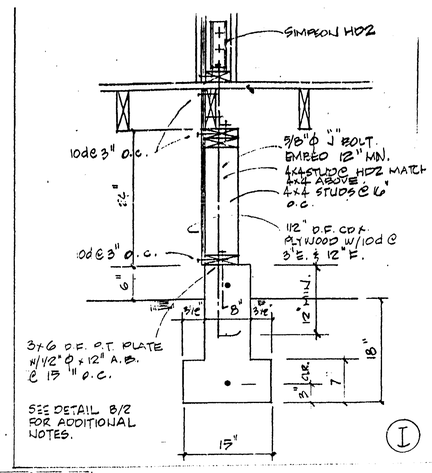
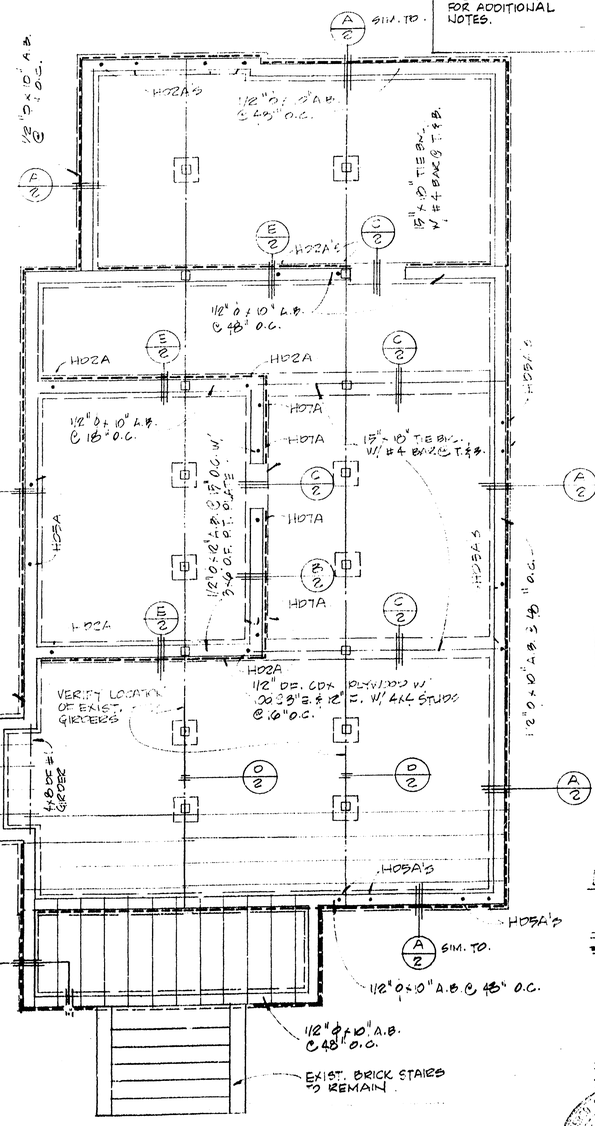
   Studs to be construction grade or better





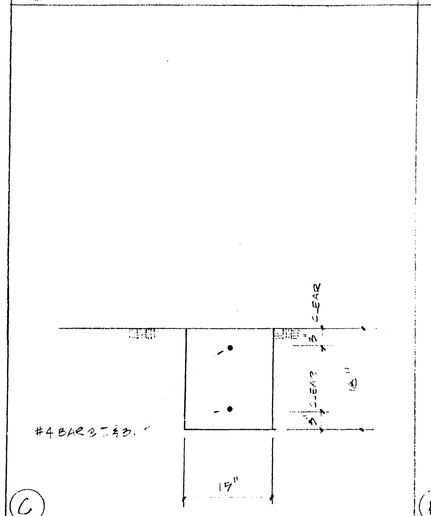
Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE
NO PERSON SHALL MAKE ANY CHANGES OR ALTERATIONS IN THE PLANS OR SPECIFICATIONS APPROVED BY THE BUILDING OFFICIAL EXCEPT AS AUTHORIZED BY THE BUILDING OFFICIAL OR HIS AUTHORIZED REPRESENTATIVE. SEC. 302.4 U.B.C.

LEGEND :

DENOTES ROUT WALL SHEAR PLY. 3/8" D.F. CDX W/ 8d @ 4" E. & 12" F. UNLESS NOTED OTHERWISE.

DENOTES SIMPSON HD HOLDOWN. HD2A, HD5A0Z HD7A AS NOTED SEE DETAILS G, H, & I/2

CERTIFICATE EXPIRE. 9-30-93



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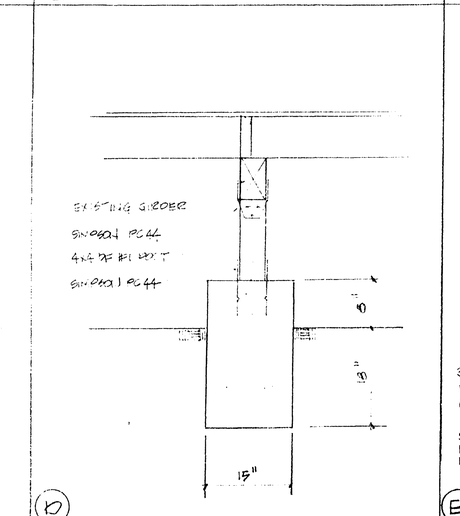

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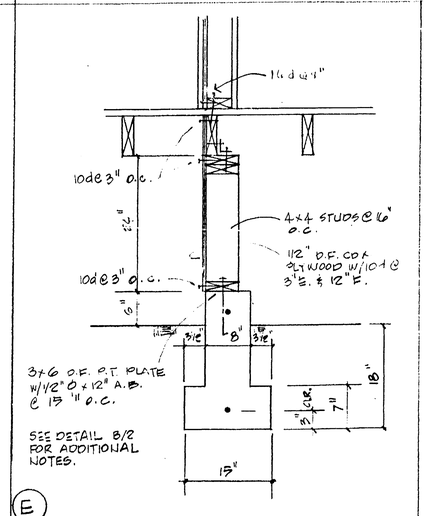
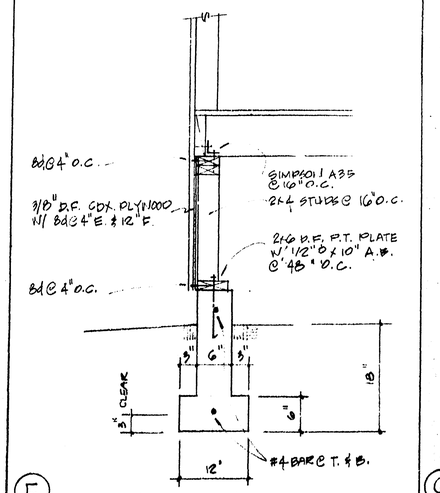
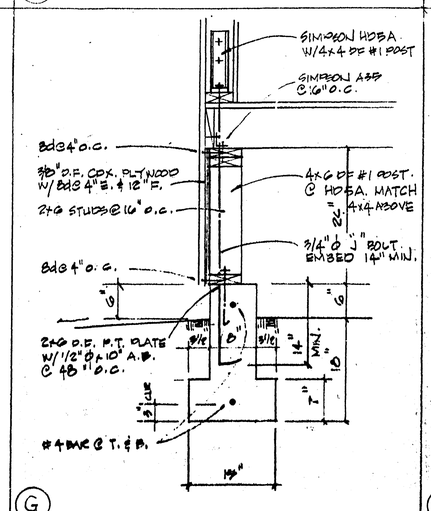
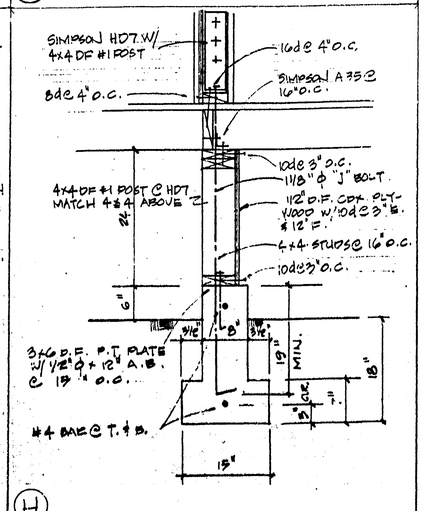








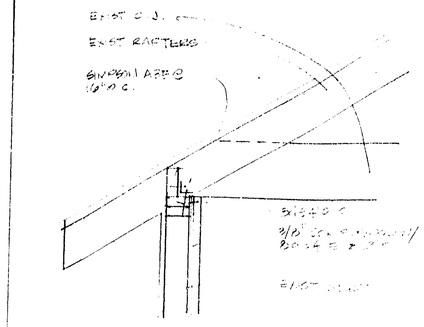
FOUNDATION PLAN
FOR THE MOORE RESIDENCE
249 LOS GATOS BLVD.
LOS GATOS, CALIFORNIA

Sheet	2 of 2
Job No.	2249
Date	12/29
Scale	1/4" = 1'-0"
SHEET NO	2 OF 2

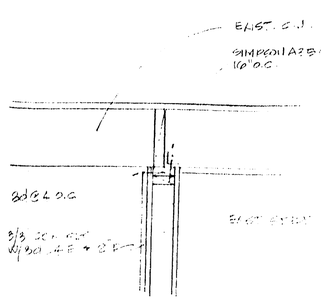
STEVEN ARNOLD
CIVIL ENGINEER
1671 The Alameda, Suite 305 San Jose California 95126
(408) 286-9111
RCE 23397
APPROVED:
STEVEN A. ARNOLD

REVISIONS

2249



A



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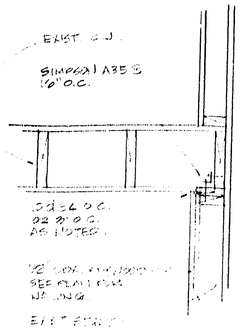

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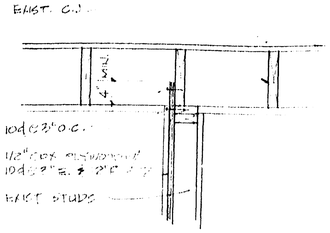

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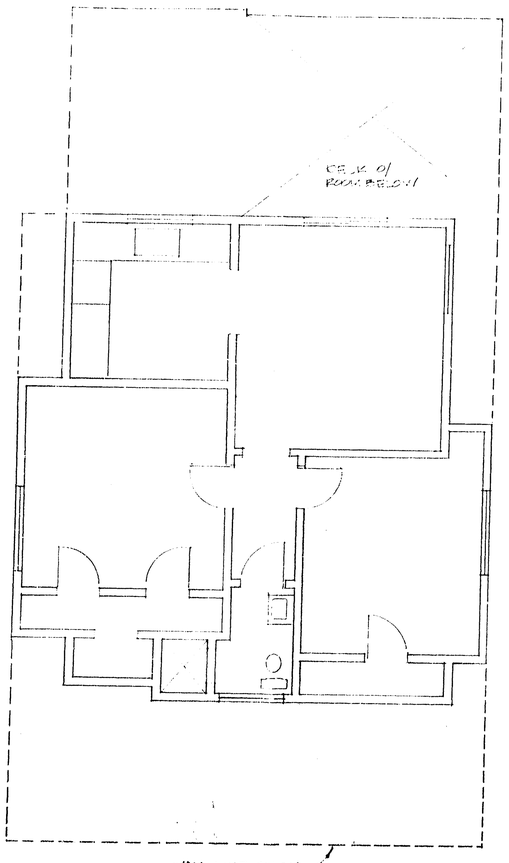
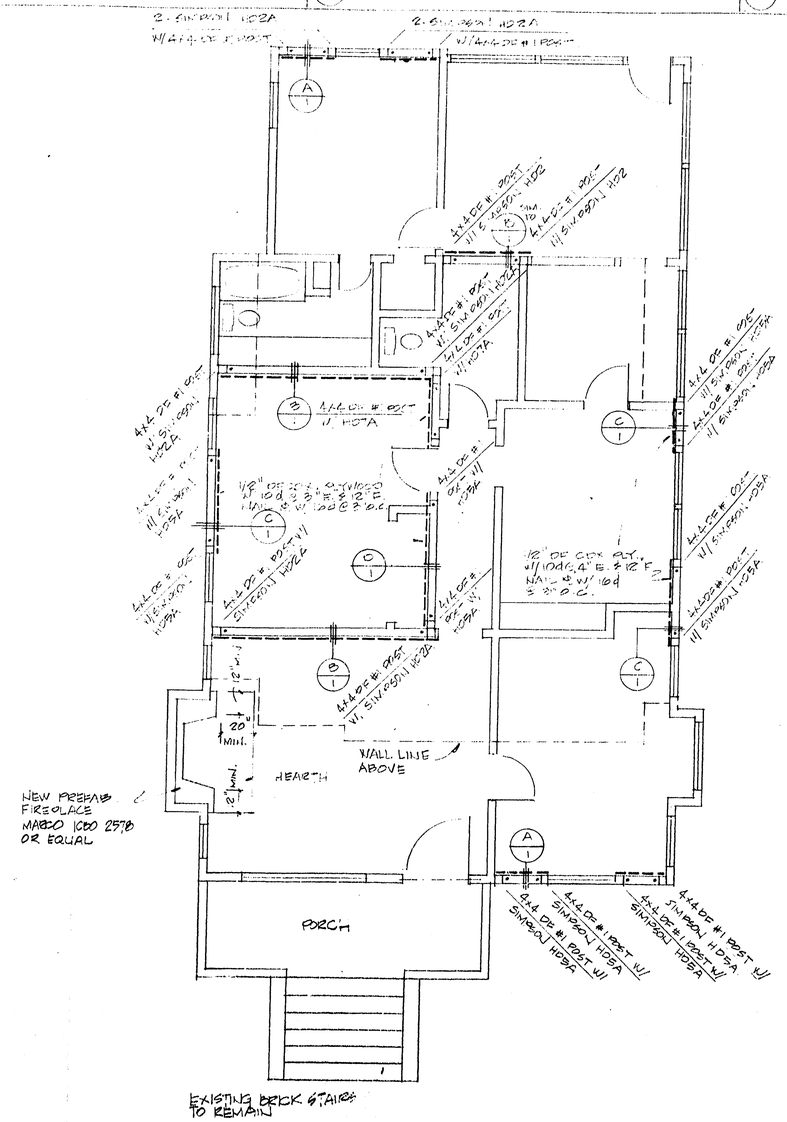


SECOND FLOOR PLAN

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


2. SIMPSON H2A W/4-16d EA END
2. SIMPSON H2A W/4-16d EA END
4x4 DF #1 POST W/ SIMPSON H2A
4x4 DF #1 POST W/ SIMPSON H2A
4x4 DF #1 POST W/ SIMPSON H2A

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA. 95030
BUILDING INSPECTION DEPARTMENT - PHONE 354-6874

B 19192 1

BUILDING ADDRESS	249 Los Gatos Blvd
DATE	6/7/90
LOT NO.	TRACT
BUILDING OCCUPANCY	Apartments
NO. OF BUILDINGS ON LOT	2
OWNER	Jack Moore
ADDRESS	2542 S bascom Ste 215 Campbell, Ca
ARCHITECT OR ENGINEER	
ADDRESS	
CONTRACTOR	Owner builder
ADDRESS	
STATE LICENSE	TOWN LICENSE

NEW	ADD 40 SF	ALTER	REPAIR	DEMOLISH
1st Flr.	2nd Flr.	GAR	BSMT	OTHER
TOTAL AREA SQ. FT.	2200	NO. OF DWELLING UNITS	2	NO. OF GARAGE SPACES 2

~~Earthquake related~~, demolish and rebuild
partial enclose front porch per drawings

NAME

ADDRESS

☐ NOT APPLICABLE

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.

SIGNATURE X

WORKER'S COMPENSATION DECLARATION

A I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE X

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE X

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X

BUILDING PERMIT APPROVAL — DATE

PLAN CHK BY	Bill Hamm	6/8/90	
ENGINEERING DEPT			
FIRE DEPT			
BUILDING DEPT		6/11/90	
SEWER CONNECT			
FEE BY	BPZ	15.00	TYPE CONST
FEE BY	BP	26.00	OCC. GROUP
FEE BY	Doc	2.20	USE ZONE
FEE BY		42.20	FIRE ZONE
VALUATION	$	1000 —	

FEES & TAXES

BUILDING PERMIT	$	42 20
SEISMIC TAX		50
CONSTRUCTION TAX		? 20
UTILITY TAX		? 20
PARK TAX		1 00
PLAN CHECK FEE		35 00
TOTAL	$	93 90

INSPECTION RECORD

VALIDATION

3[illegible]A111 07/17/90 TOTAL 93.70

88-21 APPROVALS

	DATE	INSPECTOR'S INIT.
FOUNDATION LOCATION FORMS, MARKINGS		
FRAME, FIRE STOPS, BRACING, BRLTG		
PLUMBING LOCATION GAS VENT DUCTS		
INSULATION		
LATH, BRT		
INSULATION CERT		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL		

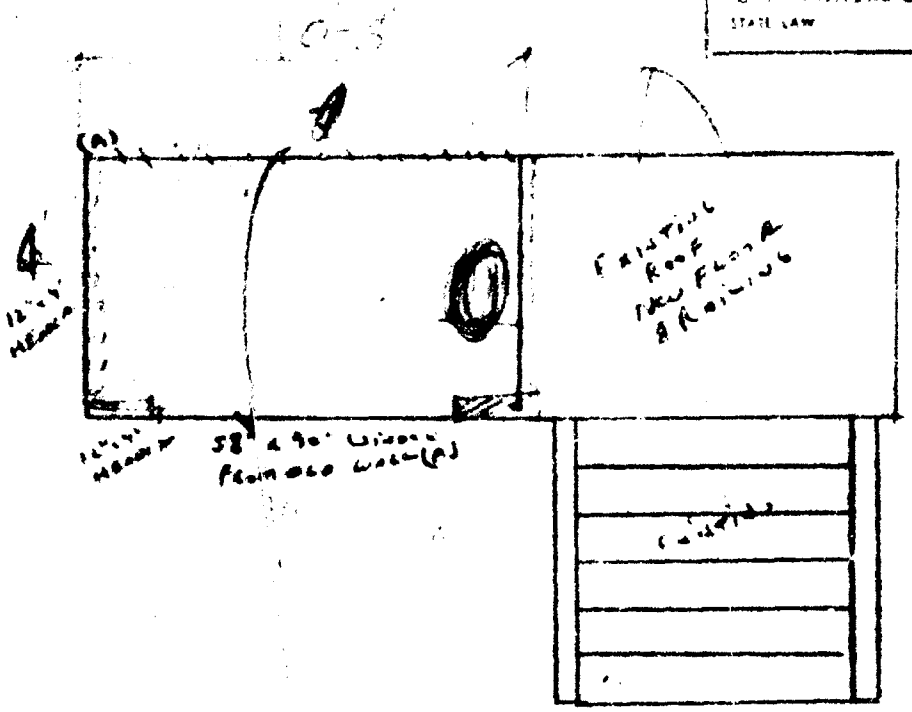
249 Los Gatos Blvd Porch partial enclosure

Carpentry material:

Beams, ledgers, plates to be DF #1
Joists to be DF#2
Studs to be construction grade or better

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 2-11-2

THE ISSUING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VALIDATION OF ANY TOWN OR STATE LAW

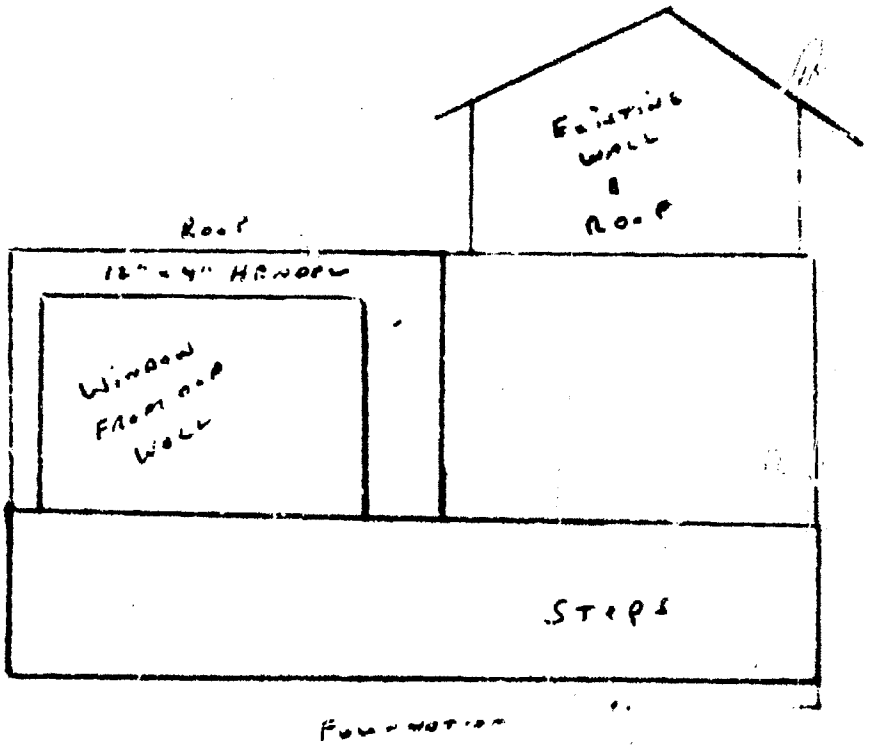


Scale: ¼" to 1'-0"

Inspetion for As Built

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

DATE



Scale ½" to 1'-0"

249 Los Gatos Blvd
Front view of partial porch enclosure

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

ATTENTION OWNER-BUILDERS!

IF YOU PLAN TO IMPROVE YOUR PROPERTY AND EMPLOY PERSONS OTHER THAN YOUR IMMEDIATE FAMILY, THE FOLLOWING INFORMATION WILL BE OF BENEFIT TO YOU. STATE AND FEDERAL LAWS REQUIRE THAT YOU:

1. REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.
2. WITHHOLD AND REMIT INCOME TAX FOR EACH EMPLOYEE.
3. PAY SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
4. WITHHOLD AND REMIT SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
5. PAY WORKER'S COMPENSATION INSURANCE COSTS ON EACH EMPLOYEE.
6. WITHHOLD AND REMIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE.
7. PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

YOU MAY CONSTRUCT IMPROVEMENTS FOR SALE ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY SUBCONTRACT PORTIONS OF THE CONSTRUCTION TO ANY PERSON OR FIRM, BUT THEY MUST BE LICENSED BY THE STATE OF CALIFORNIA.

INFORMATION ABOUT INSURANCE, LIEN LAWS, AND OTHER CONSTRUCTION MATTERS MAY BE OBTAINED FROM THE CONTRACTORS STATE LICENSE BOARD AND VARIOUS BUSINESS AND TRADE ASSOCIATIONS.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your Building Permit.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: ✓ (yes) or _____ (no).

2. I have signed an application for a Building permit for the proposed work: ✓ (yes) or _____ (no).

I AGREE TO CHECK THAT EACH SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN WORK. (YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE [redacted] FINANCE DEPT. AT 354-6836).

J. P. Moore
(SIGNATURE)

July 17 1990
(DATE)

Property Owner: J. P. Moore

Address: 249 Los Gatos Blvd LG
(Of job site)

BLD1:FORMS\OWNERVER

...N OF LOS GATOS

...ST., LOS GATOS, CA. 95030
BUILDING INSPECTION DEPARTMENT • PHONE 354-6876

APPLICATION FOR BUILDING PERMIT

B 18551 1

BUILDING ADDRESS	249 Los Gatos Blvd	DATE	
LOT NO.	TRACT	SIZE OF LOT	
USE OF EXISTING BUILDING	Duplex	NO. OF BUILDINGS NOW ON LOT	
OWNER	L Moore	PH	
ADDRESS	249 Los Gatos Blvd	CITY Los Gatos	
ARCHITECT OR ENGINEER	STEVEN ARNOLD	PH	
ADDRESS	1671 The Alameda Ste 305	CITY San Jose	
CONTRACTOR	Rimol Enterprises	PH 2276801	
ADDRESS	16200 Creekwood Dr	CITY Morgan Hill Ca	
STATE LICENSE	B 166307	TOWN LICENSE	

NEW	ADD	ALTER	REPAIR	DEMOLISH
1st FL	2nd FL	GAR	BSMT	OTHER
TOTAL FLOOR AREA		NO OF STORIES	NO OF LIVING UNITS	

install new Foundation

ESTIMATE VALUATION 25,000 EQ

BUILDING PERMIT APPROVAL — DATE

PLAN DEPT.	/ /
ENGINEERING DEPT	/ /
FIRE DEPT.	/ /
BUILDING DEPT.	2/5/90
SEWER CONNECT	
FR. SB	TYPE CONST.
REAR SB	OCC. GROUP
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR.
VALUATION $	EQ

FEES & TAXES

BUILDING PERMIT	$
SIESMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL $	EQ

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

☐ NOT APPLICABLE

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.

SIGNATURE X

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SIGNATURE X

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SIGNATURE X

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X

INSPECTION RECORD

This permit for Foundation Repair only

Footings 2-22-90 BB

Concrete Item Walls 3-5-90 Bill

Final 3/16/90 Bill

VALIDATION

Allen Lang

APPROVALS

	DATE	INSPECTOR'S SIG.
FOUNDATION, LOCATION, FORMS, MATERIALS		
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
INSULATION		
LATH, EXT.		
INSULATION CERT.		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL	3-16-90	BB

COPY 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT
BUILDING PERMIT

Permit ID/Type:	B19-0091 BUILDING/BUILDING/RESIDENTIAL/REROOF	Applied:	02/07/2019
Work Description:	T/O (E) COMP R/R WITH COMP 2100 SF	Approved:	
Status:	PENDING	Issued:	
Address:	249 LOS GATOS BLVD, LOS GATOS, CA 95030	Expires:	8/6/2019
Owner:	NGUYEN FAMILY TRUST 18030 SARATOGA LOS GATOS RD MONTE SERENO, CA 95030	Phone:	[redacted]3
Contractor:	DBA LOS GATOS ROOFING P O BOX 1726 LOS GATOS, CA 95031	Phone:	408-298-9399
License No.:	800707		

Job Value:	$10,000.00	Buildings:	1
Total Sq. Ft.:	<$SQUARE_FEET$>	Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-B

Total Fees	$410.00
Total Payments	$0.00
Balance Due	$410.00

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-39 California Contractor License No. 800707

Expiration Date 8-30-19 Contractor Signature [signature]

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

____ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

X I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Redwood Fire + Cas Policy Number Wine 200086 Expiration Date 8-22-19

Name of Agent _____ Phone # _____

____ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

[signature] 2-10-19

Signature of Applicant Date

B19-0091

TOWN OF LOS GATOS
BUILDING DIVISION PERMIT APPLICATION
(Email: Building@LosGatosCA.gov)

*PROJECT ADDRESS 249 Los Gatos Blvd.		*APN# 529-24-022
*OWNER NAME C. Nguyen	*PHONE - REQUIRED [redacted]	E-MAIL
*STREET ADDRESS Same	*CITY, STATE, ZIP	FAX
APPLICANT NAME Contractor	PHONE 408 298-9399	E-MAIL info@losgatosroofing.com
STREET ADDRESS	CITY, STATE, ZIP	FAX
TENANT CONTACT NAME	PHONE	E-MAIL
**BUSINESS NAME Jireh Inc. DBA Los Gatos Roofing		CONTACT FAX
BUSINESS ADDRESS, CITY, STATE, ZIP 888 Faulstich Ct San Jose CA 95112		

*CONTACT: ☐ OWNER ☐ H.O.A. ☐ TENANT ☒ CONTRACTOR ☐ PERMIT SERVICE ☐ ARCHITECT ☐ DESIGNER ☐ ENGINEER

*CONTRACTOR NAME Los Gatos Roofing	PHONE 408 298-9399	LICENSE TYPE C-39	
*STATE LICENSE # 800707	STATE LICENSE EXPIRES 10/31/19	TOWN BUSINESS LICENSE # 34051	

*DESCRIPTION OF WORK Remove existing comp. roofing. Install 21 sq Comp over 7/16" osb

*CONSTRUCTION VALUATION (Per Structure): 10,762.00			
*AREA OF REMODEL SPACE: S.F.		*NEW OR RELOCATED PLUMBING FIXTURES: Y N	
**EXISTING USE(S)		**PROPOSED USE(S)	
**OCCUPANCY(S):	**CONSTRUCTION TYPE:	HISTORIC DISTRICT OR PRE-1941? Y N	
FIRE SPRINKLERS: Y N	FIRE HAZARD AREA: Y N	**HAZARDOUS MATERIALS? Y N	*SEPTIC or SEWER

*REQUIRED INFORMATION FOR ALL APPLICATIONS
**REQUIRED FOR COMMERCIAL APPLICATIONS

	EXISTING		PROPOSED	
First Floor		S.F.		S.F.
Second Floor		S.F.		S.F.
Third Floor/Attic – Habitable? Y N		S.F		S.F
Basement/Cellar – Habitable? Y N		S.F.		S.F.
Garage – Attached Detached		S.F.		S.F.
Pool House/Cabana Pool/Spa		S.F.		S.F.
Porch Deck Retaining Wall		S.F./L.F.		S.F.

REROOF - RESIDENTIAL AND COMMERCIAL

TEAR-OFF: SHAKE (COMP) WOOD SHINGLES TILE B.U.R.	# of SQUARES PER STRUCTURE 21	COOL ROOF Y (N)
NEW: SHAKE (COMP) WOOD SHINGLES TILE B.U.R.		ICC ES/ESR #
CONSTRUCTION VALUATION (PER STRUCTURE): 10762		CLASS (A) B C

Please complete Electrical, Mechanical, and Plumbing details on reverse side

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT
BUILDING PERMIT

Permit ID/Type:	B22-0242 BUILDING/BUILDING/RESIDENTIAL/POOL	Applied:	03/22/2022
Work Description:	New Pool 550 sf and Spa 50 sf	Approved:	03/22/2022
Status:	PLAN CHECK	Issued:	
Address:	249 LOS GATOS BLVD, LOS GATOS, CA 95030	Expires:	10/9/2022
Owner:	NGUYEN FAMILY TRUST 18030 SARATOGA LOS GATOS RD MONTE SERENO, CA 95030	Phone:	[redacted]
Contractor:	SOUTH BAY GUNITE INC 4986 PARRISH CT SAN JOSE, CA 95111	Phone:	4083629553
License No.:	294213		
Job Value:	$100,000.00	Buildings:	1
Total Sq. Ft.:	600	Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-B

Total Fees	$3259.82
Total Payments	$0.00
Balance Due	$3259.82

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-53 California Contractor License No. 294213

Expiration Date 09-30-2023 Contractor Signature [signature]

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

____ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

✓ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier PREFERRED Employers Ins. Policy Number ONO943103 Expiration Date 01-14-2023

Name of Agent ODELIA Phone # 818-676-0016

____ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

[signature] 4-13-2022

Signature of Applicant Date

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DERN
architecture + development

Project Description

Project:	Gorini Residence 249 Los Gatos Blvd. Los Gatos, CA 95030	Contact:	Ryan Safty / Town of Los Gatos
		CC:	Michael Gorini / Owner
Date:	10/24/2025		

Town of Los Gatos,

We are submitting the following project for Historical Review and Approvals with the following Scope of Work to the site located at 249 Los Gatos Blvd. in Los Gatos, California.

The Project consists of remodeling the existing two-story residential building that consists of a single-story Primary Residence (1,438 SF) and a second-floor Attached ADU (793 SF). An additional 20 SF is added above in the second-floor area at the Stair Landing. The addition creates a total of 2,251 SF. The scope of work is to add an internal stair to connect the residence and ADU as well as remodeling the interior Primary Residence. No additional floor area is proposed outside the existing building footprint that would increase the FAR on the Property.

All paint, siding, trim materials and windows on the exterior for the new stair envelope and remodeled area at the rear elevation of the building are to have matching window and slider door profiles that match the existing conditions.

Our submittal consists of Architectural and Structural Design for the proposed building.

Sincerely,

Michael Dern, AIA NCARB
Principal

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ATTACHMENT 5

Original doors and windows should be retained and repaired

True divided lite windows are encouraged when appropriate to the original structure

Simulated divided lite windows may be considered on a case-by-case basis

- New materials should identically match original materials in shape, size, dimension, texture and pattern. Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable.
- Composite, synthetic, metal, vinyl, plastic or fabricated/ imitation wood products, painted brick or imitation used brick will generally not be approved. However, some exceptions may be made on a case-by-case basis when the decision making body determines that the replacement is consistent with the appearance of the original material, and that a lay person would be unlikely to discern the difference. The burden of proof will reside with the applicant. Material samples, photographs and specific locations where the material may be seen in use will all assist in the evaluation of alternative materials.
- The decision making body may approve an acceptable alternative to the original building material if use of the original material is not feasible due to unreasonable cost and commercial availability, or health and safety considerations.

4.8.3 Doors

- Original doors should be retained and restored.
- New replacement doors for Victorians should not be flush, but of raised or flat panel design.
- Front doors generally should be painted, not stained. *Not applicable to Mission Revival/Mediterranean style structures.*
- Screened doors should be real wood framed of simple design unless patterns can be shown to fit the existing style.

4.8.4 Windows and Glass in doors

- Original windows, glass and window decorations should be retained and restored.
- Replacement of only the deteriorated portions of the windows is recommended rather than the replacement of the entire window.
- New or replacement windows should be wood-sashed and muntined if applicable.
- Sills, lintels, frames, sashes, muntins, and all decorations should be identically replaced.
- All elements of new windows should be identical in size, shape, proportion, and dimensions as the original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era.
- Windows should be constructed of real glass, and window

frames should be constructed of real wood - not vinyl, metal or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

- All lites (panes of glass) should be true divided lite, not artificial or snap-in grids. Simulated Divided Lite windows are permitted when the details of the window provide projecting muntin elements on the exterior and interior of the window along with a spacer muntin between the panes of glass (See example to the left).
- New arched, angled, and/or octagonal windows are discouraged.
- Large expanses of blank exterior walls without windows are discouraged.

Match bay windows to the architectural style of the house

4.8.5 Bay Windows

- Size, shape, proportion, dimension, type of foundation, and, roof material and style of bay windows, whether restored or of new construction, should be identical to the original or existing bay windows of the structure.
- New bay windows may be added to the building in locations where no bay windows previously existed. These new bay windows should be identical to and replicate the style, design, size, shape and proportion, type of foundation and roof of other bay windows existing on structure. If there are no existing bay windows on the structure, new bay windows should be built in the same size, shape, dimension, proportions, material and type of foundation and roof typical of the architectural style. Metal frame kitchen garden windows are prohibited.
- Generally, traditional architectural styles will require either a foundation to the ground or substantial supporting brackets below a bay window. Floating windows without support, as shown for the bow bay window example to the right, are rarely appropriate.
- New bay windows are permitted only when the applicant proves to the Deciding Body that they are consistent with existing style, design and character of the structure.

Some window styles, such as this bow bay window, would have very limited applicability for use on a historic resource structure

4.8.6 Chimneys

- Wood-framed chimneys are prohibited unless their exteriors are covered with brick or river rock veneers. Masonry veneers may be used. However, they should be detailed exactly as the solid construction that they are emulating.
- Stucco Mission Revival or Mediterranean style houses may have stucco covered chimneys.

Wood clad chimneys are prohibited

Masonry and stucco chimneys are preferred

4.8.8 Roofs, Gables, Eaves and Overhangs

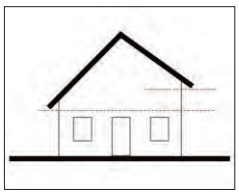
- Roofs should maintain their original size, shape and pitch.
- Any changes in roof area, roof line, roof coverings, eave depth or materials should be consistent with the existing structure.
- In general, original gables should be retained. Restore brackets and decorative details that were original to the structure, but avoid adding elements that were not integral to the original design.
- New gables may be added only where consistent with the existing style and design and approved by the Deciding Body. In general, gable ends should be symmetrical.
- Eaves and fascias should be constructed of wood.
- For original roofs with wood shingles or shakes, coverings of fireproof composition materials and dark colors in a heavy profile are acceptable where they are made to resemble wood, if they are compatible with the architectural style of the building.
- Mission Revival or Mediterranean style structures should have tile roofs of a color, texture, thickness and shape to look like the original clay roof tile.
- Clay and concrete tiles should be avoided on structures with wood or shingle siding.
- Plastic and modern style tiles are prohibited.

Heavy profile fireproof composition shingles may be used as a replacement for wood single and wood shake roofs

Restore gable and eave details, but don't add features that were not original to the house

4.8.9 Siding (General)

- Siding materials and placement on the structure should be appropriate to the existing style and design.
- All existing siding should be restored and retained wherever possible.



Avoid asymmetrical gable ends like this

4.8.10 Wood siding (Victorian/Craftsman)

- Siding should be real wood and not a composite, synthetic or fabricated wood product. Finger jointed wood siding is acceptable.
- Metal and vinyl siding products are prohibited.
- New siding should identically match the existing siding in size, depth, width, pattern, and should match the existing cut or bevel in siding in angle, slope, type width and depth of cut, if any.
- Old deteriorated shingles may be replaced. However, new shingles should match existing shingles in size, shape, dimension and pattern.

Maintain the siding scale and patterns of the original structure

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GORINI RESIDENCE

249 LOS GATOS, LOS GATOS, CA, 95030

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT
ADJ.	ADJUSTABLE
AL.	ALUMINUM
ALT.	ALTERNATE
AMP.	AMPERAGE
AVG.	AVERAGE
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
BLT-IN	BUILT-IN
BM.	BEAM
B.N.	BOUNDARY NAILING
BRG.	BEARING
B.S.	BAR SINK
CABT.	CABINET
CALC.	CALCULATION
CMBR.	CAMBER
C.H.C. CHANGE	CEILING HEIGHT
C.I.	CAST IRON
C.J.	CEILING JOIST
C.L.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CNTR.	COUNTER
CNTRTP.	COUNTER TOP
C.O.	CASED OPENING
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
C.R.	CURTAIN ROD
CSMT.WDW.	CASEMENT WINDOW
C.T.	CERAMIC TILE
CULT.	CULTURED
D.	DRYER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA. OR Ø	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPOSAL
DP.	DEEP
DR.	DOOR
DRP.	DROP
D.S.	DOWNSPOUT
DTL.	DETAIL
D.W.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
EA.	EACH
ELECT.	ELECTRICAL
ELEV.	ELEVATION
E.N.	EDGE NAILING
EQ.	EQUAL
EXH.	EXHAUST
EXT.	EXTERIOR
E.W.	EACH WAY
FAU	FORCED AIR UNIT
F.G.	FINISH GRADE
F.G.	FIXED GLASS
F.G.	FUEL GAS
FIN.	FINISH
FIN.FLR.	FINISH FLOOR
F.J.	FLOOR JOIST
FL.	FLUSH
FLUOR.	FLUORESCENT
F.M.C.	FLOOR MATERIAL CHANGE
F.N.	FIELD NAILING
FND.	FOUNDATION
F.O.C.	FACE OF CURB
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FR.DR.	FRENCH DOOR
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GYPSUM BOARD
G.D.	GARBAGE DISPOSAL
G.D.O.	GARAGE DOOR OPERATOR
G.F.I.	GROUND-FAULT CIRCUIT-INTERRUPTER
G.I.	GALVANIZED IRON
GL.	GLASS
GRD.	GRADE
GRND.	GROUND
GYP.	GYPSUM
G.L.B. BEAM	GLUED-LAMINATED
G.T.	GIRDER TRUSS
H.C.	HOLLOW CORE
H.D.	HOLD DOWN ANCHOR
HDR.	HEADER
HGT.	HEIGHT
HNGR.	HANGER
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LAM.	LAMINATED
L.F.	LINEAL FEET/FOOT
L.L.	LOG LIGHTER
LUM.	LUMINOUS
LVR.	LOUVER
MAR.	MARBLE
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
M=L	MICRO LAM
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.G.	NATURAL GRADE
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C.	OR O/C ON CENTER
O.H.	OVERHEAD
OPG.	OPENING
OSA	OUTSIDE AIR
O.S.B.	ORIENTED STRAND BOARD
P.B.	PUSH BUTTON
P.C.	PORTLAND CEMENT
P.C.	PULL CHAIN
PCE.	PIECE
PH.	PHONE
PLT.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PSF	POUNDS/SQUARE FOOT
PSI	POUNDS/SQUARE INCH
P=L	PARALLAM
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
PVC	POLY VINYL CHLORIDE
R.	RISER
RAD.	RADIAL/RADIUS
R.A.G.	RETURN AIR GRILLE
RECPT.	RECEPTACLE
REF.	REFERENCE
REFER.	REFRIGERATOR
REINF.	REINFORCING
RE/S	RE-SAWN
REQ'D	REQUIRED
REV.	REVERSE
REV.	REVISION/REVISE
R.J.	ROOF JOIST
RO-IN	ROUGH-IN
R.O.	ROUGH OPENING
RO/S	ROUGH SAWN
R.R.	ROOF RAFTER
RWD.	REDWOOD
S.	SINK
S.C.	SOLID CORE
SCH.	SCHEDULE
SCRND.	SCREENED
SEC.	SECOND
SECT.	SECTION
SEL.	SELECT
SEL.STR.	SELECT STRUCTURAL
SER.	SERVICE
S.H.	SINGLE HUNG
SHT.	SHEET
SHTHG.	SHEATHING
SHWR.	SHOWER
SL.	SLIDING
SPL.	SPLASH
SPN.	SILL PLATE NAILING
S & P	SHELF & POLE
S.S.	SERVICE SINK
STD.	STANDARD
S.V.	SHEET VINYL
STRUCT.	STRUCTURAL
SW.	SWITCH
T.	TREAD
T & B	TOP & BOTTOM
T.C.	TRASH COMPACTOR
TEMP.GL.	TEMPERED GLASS
T & G	TONGUE & GROOVE
TJI	TRUSS JOIST
T.O.C.	TOP OF CURB
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.V.	TELEVISION
UNFIN.	UNFINISHED
U.	URINAL
U.N.O.	UNLESS NOTED OTHERWISE
VAN.	VANITY
VEN.	VENEER
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
V.B.	VAPOR BARRIER
V.P.	VAPORPROOF
W.	WASHER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WEATHER PROOF
W/R	WARDROBE
WT.	WEIGHT

JOB SITE CONDITIONS

SAFETY, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE.

CONSTRUCTION EXECUTION , EACH CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION, AND EQUIPMENT NECESSARY TO PERFORM ALL WORK UNDER HIS TRADE IN FULL ACCORDANCE WITH THE WORKING DRAWINGS, SPECIFICATIONS AND CONTRACTS.

JOB SITE CONDITIONS, EACH CONTRACTOR SHALL CLEAN UP AND REMOVE ALL DEBRIS RESULTING FROM HIS WORK PRIOR TO SUBMITTING REQUEST FOR PROGRESS PAYMENT. IN NO CASE WILL FINAL PAYMENT BE DISPERSED TO EITHER THE PRIME CONTRACTOR OR ANY SUB-CONTRACTOR UNTIL ALL DEBRIS AND EQUIPMENT OWNED BY SAID CONTRACTOR'S, HAS BEEN REMOVED FROM THIS PROJECT SITE OR UNTIL OWNER APPROVAL HAS BE GRANTED.

THE RESPONSIBLE PARTY, EITHER THE PROJECT OWNER OR THIS SIGNED DESIGNER, SHALL BE NOTIFIED OF ERRORS OR OMISSIONS FOR CORRECTIONS BEFORE PROCEEDING WITH THE WORK.

STORAGE, MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

CHANGES, ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AND ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED.

MATERIALS, ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

GENERAL NOTES

REGULATORY REQUIREMENTS:
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, LAWS AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS, AND THE USE OF FACILITIES. THIS INCLUDES THE 2019 CALIFORNIA BUILDING CODE & ALL CODES, ORDINANCES AND LAWS ADOPTED BY THE CITY OF LOS GATOS, CA.
2. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201 2007 EDITION, GOVERNS THIS WORK U.O.N.
3. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL CONTRACT DOCUMENTS AND FIELD CONDITIONS AND SHALL BASE HIS BID ON EXISTING CONDITIONS. SUBMIT WRITTEN EXCEPTIONS OR OBJECTIONS, WITH ANALYSIS AND RECOMMENDATIONS TO THE OWNER PRIOR TO SUBMITTING BID COSTS.
4. ALL MECHANICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA MECHANICAL CODE OR OVERRIDING LOCAL MECHANICAL CODES.
5. ALL PLUMBING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE OR OVERRIDING LOCAL PLUMBING CODES.
6. ALL ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE OR OVERRIDING LOCAL ELECTRICAL CODES.
7. ALL SHEET METAL WORK AND FLASHING SHALL CONFORM TO S.M.A.C.N.A. STANDARDS.
8. CITY AMENDMENTS: CITY OF LOS GATOS CODE, IF APPLICABLE.
9. ALL BUILDING STANDARD CONSTRUCTION, MATERIALS AND PRODUCTS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND DETAILS AS OUTLINED IN THE SPECIFICATIONS, EXCEPT AS EXPLICITLY SUPERSEDED HEREIN.

SUBSTITUTIONS:
1. REQUEST FOR SUBSTITUTION WILL BE RECEIVED FROM THE GENERAL CONTRACTOR ONLY.
2. PRODUCTS IN THE CONSTRUCTION DOCUMENTS IDENTIFIED BY NAME, BRAND OR MODEL OF A MANUFACTURER'S ARTICLE SHALL BE PROVIDED UNLESS A WRITTEN REQUEST FOR SUBSTITUTION IS ACCEPTED BY THE ARCHITECT. IN THE EVENT THAT THE CONTRACTOR MAKES A SUBSTITUTION WITHOUT PRIOR APPROVAL FROM THE ARCHITECT, THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE SUBSTITUTION AND REPLACE IT PER SPECIFICATIONS WITHOUT ANY ADJUSTMENT TO THE CONTRACT AMOUNT OR TIME.
3. THE PRODUCTS DESCRIBED IN THE CONSTRUCTION DOCUMENTS ESTABLISH A STANDARD OF REQUIRED FUNCTION, DIMENSION, APPEARANCE AND QUALITY TO BE MET BY ANY PROPOSED SUBSTITUTION. THE BURDEN OF PROOF OF THE MERIT OF THE PROPOSED SUBSTITUTION IS UPON THE PROPOSER. THE OWNER'S DECISION OF THE APPROVAL OR DISAPPROVAL SHALL BE FINAL.
4. THE REQUEST SHALL INCLUDE ANY CHANGE REQUIRED IN OTHER ELEMENTS OF THE WORK DUE TO THE SUBSTITUTION.

SUBMITTALS:
1. SCHEDULE SUBMITTALS TO EXPEDITE PROJECT, AS TO CAUSE NO DELAY IN THE WORK OR IN THE WORK OF THE OWNER OR ANY SEPARATE CONTRACTOR. SUBMITTALS NOT SPECIFICALLY REQUESTED SHALL BE RETURNED WITHOUT REVIEW.
2. SHOP DRAWINGS SHALL BE DRAWN AT A SCALE SUFFICIENT FOR CLARITY AND COORDINATION AND SHALL SHOW NECESSARY WORKING AND ERECTION DIMENSIONS.
3. CIRCLE ALL DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS AND PROVIDE A BRIEF WRITTEN EXPLANATION TO CLARIFY AND SUPPORT REASONS FOR PROPOSED DEVIATION.
4. THE CONTRACTOR SHALL PROVIDE THE OWNER A PROJECT SCHEDULE OUTLINING THE WORK TO OCCUR, AND THE MATERIALS BEING ORDERED ON A WEEKLY BASIS PRIOR TO BEGINNING THE PROJECT.
5. CONTRACTOR SHALL ALLOW 5 DAYS FOR ARCHITECT AND OWNER TO REVIEW SUBMITTALS.
6. ALL SUBMITTALS SHALL HAVE CONTRACTORS STAMP INDICATING SUBMITTAL HAS BEEN REVIEWED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO BEING SEND TO ARCHITECT AND OWNER FOR REVIEW.
7. SUBMITTALS SENT FOR ARCHITECT AND OWNER REVIEW THAT DO NOT HAVE THE STAMP OF THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW.

PROTECTIONS:
1. BY ACCEPTING THESE DRAWINGS THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS FOR ALL PERSONS AND PROPERTY, CONTINUOUSLY DURING CONSTRUCTION OF THIS PROJECT, AND NOT LIMITED TO NORMAL WORKING HOURS.
2. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS AND FINISHES. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.
3. THE CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP THE BUILDING, THE OWNER'S PREMISES AND THE ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO, OR USED BY THE CONTRACTOR, FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY HIS EMPLOYEES, SUBCONTRACTORS OR THEIR WORK.
4. CONTRACTOR SHALL VERIFY LOCATION OF TRANSFORMERS AND UNDERGROUND UTILITIES WITH APPLICABLE UTILITY COMPANIES.
5. CONTRACTOR SHALL PROTECT FROM DAMAGE AND KEEP CLEAN ALL COMMON AREAS OF THE PROJECT.

PERFORMANCE REQUIREMENTS:
1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AND CHECKED BY THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS PRIOR TO BEGINNING WORK AND PRIOR TO ORDERING ANY MATERIALS. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE GENERAL CONTRACTOR. SHOULD THERE BE ANY DISCREPANCIES, ERRORS OR OMISSIONS IN THESE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND WAIT TO RECEIVE WRITTEN INSTRUCTIONS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. THESE DRAWINGS AND SPECIFICATIONS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTORS, SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK, AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
4. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS. SUBCONTRACTORS SHALL VERIFY THAT ANY WORK RELATED TO THEM, WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.
5. PROVIDE STRUCTURAL BACKING FOR ALL WALL MOUNTED EQUIPMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, COORDINATION, AND EXECUTION OF CONSTRUCTION MEANS, METHODS AND PROCEDURES.
7. PATCH AND REPAIR ALL DISTURBED AREAS TO MATCH ADJACENT SYSTEMS, MATERIALS, AND FINISHES, UNLESS OTHERWISE NOTED.
8. INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURERS WRITTEN RECOMMENDATIONS.
9. ALL INTERIOR DIMENSIONS SHOWN IN FLOOR PLANS ARE FACE OF FINISH, U.O.N.
10 ALL EXTERIOR DIMENSIONS ARE SHOW FACE OF FRAMING, U.O.N.
11. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
12. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE 1/4" TEMPERED GLASS UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL DOORS COMPLETE WITH ALL HARDWARE AS REQUIRED BY CODE AND/OR SPECIFIC INSTALLATION.
14. FIRE EXTINGUISHERS SHALL BE LOCATED ACCORDING TO CODE REQUIREMENTS AND MEET ALL APPLICABLE CODES.
15. WHERE NEW WALLS ALIGN WITH EXISTING WALLS, RESULTANT WALL SURFACES SHALL FORM A SMOOTH AND CONTINUOUS PLANE.
16. AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE FROM THE BUILDING AND THE PREMISES ALL SURPLUS MATERIALS AND DEBRIS, AND CLEAN ALL NEW WORK TO THE OWNERS SATISFACTION. INCLUDING BUT NOT LIMITED TO CLEANING INTERIOR GLASS, CLEANING ALL MILLWORK, INSIDE AND OUTSIDE OF CABINETRY, AND CLEANING AND WAXING ALL FLOORING.
17. ALL BUILDING MATERIALS SHALL BE THE MOST NONTOXIC AND THE LOWEST POLLUTING AVAILABLE. THE BUILDING SHALL BE VENTILATED DURING CONSTRUCTION AND THOROUGHLY AIRED OUT BEFORE OCCUPANCY.
18. NAIL UP ALL J-BOXES FOR REVIEW PRIOR TO WIRING. VERIFY ALL LOCATIONS OF POWER OUTLETS, PHONE JACKS, TV, LIGHT FIXTURES AND SWITCHES W/ OWNER PRIOR TO WIRING.
19. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS (INCLUDING BUT NOT LIMITED TO: TILE, TILE TRIM, PAINT, ROOFING, SIDING, WOOD TRIM, WOOD BASE, COUNTERTOPS AND HARDWARE.)TO THE OWNER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
20. THE CONTRACTOR SHALL VERIFY WITH THE OWNER MINIMALLY THREE WEEKS PRIOR TO COVER-UP OF THE SPECIAL WIRING REQUIREMENTS SUCH AS ALARMS AND STEREO SYSTEMS.
22. ALL ELECTRICAL, HVAC, AND PLUMBING SHALL BE DESIGN BUILD BASED ON INFORMATION PROVIDED BY THE CONSTRUCTION DOCUMENTS.
22. A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
23. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
DEFINITIONS: "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.O.N. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
24. BUILDING ADDRESS: TO BE POSTED IN A CONSPICUOUS PLACE AND LIGHTED EXTERNALLY. NUMBERS SHALL BE OF CONTRASTING COLOR TO BACKGROUND COLOR.

PROJECT DATA

ACCESSOR'S PARCEL NUMBER:	529-24-022
LOCAL JURISDICTION:	CITY OF LOS GATOS, CA
PROJECT ADDRESS:	249 LOS GATOS, LOS GATOS, CA, 95030
BUILDING OCCPANCY:	R-1-8
CONSTRUCTION TYPE:	VB
FIRE SPRINKLERS (AUTOMATIC):	NO
ACTUAL STORIES:	2 STORIES
SITE AREA:	7950 SF
BUILDING AREA:	EXISTING HOUSE: 1438 SF EXISTING ATTACHED ADU: 793 SF PROPOSED: 20 SF TO ATTACHED ADU
AREA COVERAGE:	EXISTING: 26% PROPOSED: 26%

CODE REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE FOLLOWING 2022 CALIFORNIA BUILDING STANDARDS CODE, CCR TITLE 24:

APPLICABLE BUILDING CODES:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA STANDARDS CODE

CITY AMENDMENTS: CITY OF LOS GATOS CODE

DEFERRED SUBMITTALS

1. DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING WITHOUT ANY CORRECTIONS.

2. CONTACT THE BUILDING DIVISION FOR DIRECTION CONCERNING SUBMITTAL REQUIREMENTS FOR ALL DEFERRED ITEMS. DEFERRED ITEMS SHALL NOT BE CONSTRUCTED, INSTALLED OR ERECTED UNTIL UNLESS APPROVED PLANS ARE PROVIDED BY THE BUILDING DIVISION FOR SUCH DEFERRED TEM(S).

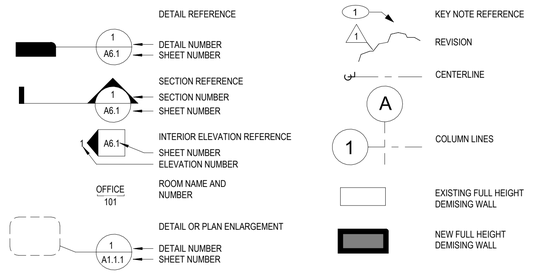
3. SEPARATE PERMITS REQUIRE COMPLETE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL BY ALL CITY DIVISIONS AND DEPARTMENTS.

4. NO FINAL INSPECTION CAN BE GRANTED OR PROVIDED UNTIL ALL DEFERRED ITEMS ARE REVIEWED AND APPROVED BY THE CITY. IN ADDITION, THE DEFERRED ITEM MUST BE INSTALLED, INSPECTED AND APPROVED BY THE CITY INSPECTOR.

SCOPE OF WORK

REMODEL OF SINGLE FAMILY RESIDENCE AND ATTACHED ADU.
ADDITION OF NEW STAIRS TO CONNECT THE HOUSE AND ADU.

PROJECT SYMBOL LEGEND



SHEET INDEX

SHEET NUMBER	SHEET NAME	PERMIT
ARCHITECTURAL		
A0.1	PROJECT INFORMATION	X
A0.2	BLUEPRINT FOR A CLEAN BAY	X
A0.3	GREEN BUILDING REQUIREMENTS	X
A0.4	GREEN BUILDING REQUIREMENTS	X
A1.1	EXISTING SITE PLAN	X
A1.2	EXISTING GROUND FLOOR PLAN	X
A1.3	EXISTING SECOND FLOOR PLAN	X
A1.4	EXISTING REFLECTED CEILING PLANS	X
A1.5	EXISTING ROOF PLAN	X
A1.6	EXISTING BUILDING ELEVATIONS	X
A2.1	DEMOLITION FLOOR PLANS	X
A3.1	PROPOSED SITE PLAN	X
A3.2	PROPOSED GROUND FLOOR PLAN	X
A3.3	PROPOSED SECOND FLOOR PLAN	X
A3.4	PROPOSED GROUND FLOOR REFLECTED CEILING PLAN	X
A3.5	PROPOSED SECOND FLOOR REFLECTED CEILING PLAN	X
A4.1	PROPOSED ROOF PLAN	X
A5.1	PROPOSED BUILDING ELEVATIONS	X
A5.2	PROPOSED BUILDING SECTIONS	X
A5.3	PROPOSED INTERIOR ELEVATIONS	X
A6.1	PROPOSED FINISH PLAN	X
A6.2	ROOFING DETAILS	X
A7.1	PROPOSED INTERIOR STAIR PLAN AND DETAILS	X
A7.2	DOOR SCHEDULE, HARDWARE, & DETAILS	X
A7.3	TYPICAL DOOR FLASHING	X
A7.4	WINDOW SCHEDULE & DETAILS	X
A7.5	TYPICAL WINDOW FLASHING	X
STRUCTURAL		
S-1	FOUNDATION PLAN	X
S-2	CEILING FRAMING PLAN	X
S-3	ROOF FRAMING PLAN AND SHEAR WALL PLAN	X
SD-0	GENERAL NOTES AND SPECIFICATIONS	X
SD-1	TYPICAL FOUNDATION DETAILS	X
SD-2	TYPICAL FRAMING DETAILS	X
SD-3	TYPICAL ROOF FRAMING DETAILS	X
SD-4	TYPICAL FOUNDATION DETAILS	X
SD-5	TYPICAL FLOOR FRAMING DETAILS	X
WSWH1	STRONG-WALL WSWH ANCHORING DETAILS	X
WSWH2	STRONG-WALL WSWH FRAMING DETAILS	X
MECHANICAL, ELECTRICAL & PLUMBING		
MEP1.1	PROPOSED GROUND FLOOR MEP PLAN	X
MEP1.2	MECHANICAL, ELECTRICAL AND PLUMBING NOTES	X
TITLE-24 CALCULATIONS		
T-24.1	TITLE-24 CALCULATIONS	X
T-24.2	TITLE-24 CALCULATIONS	X
T-24.3	TITLE-24 CALCULATIONS	X
T-24.4	TITLE-24 CALCULATIONS	X
T-24.5	TITLE-24 CALCULATIONS	X
T-24.6	TITLE-24 CALCULATIONS	X

DERN
architecture + development

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SAN JOSE, CA 95125
+1 (408) 642-5464

LICENSED ARCHITECT
MICHAEL JOSEPH DERN
C-26779
3/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

GORINI RESIDENCE
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SHEET TITLE
PROJECT INFORMATION

SHEET NO.
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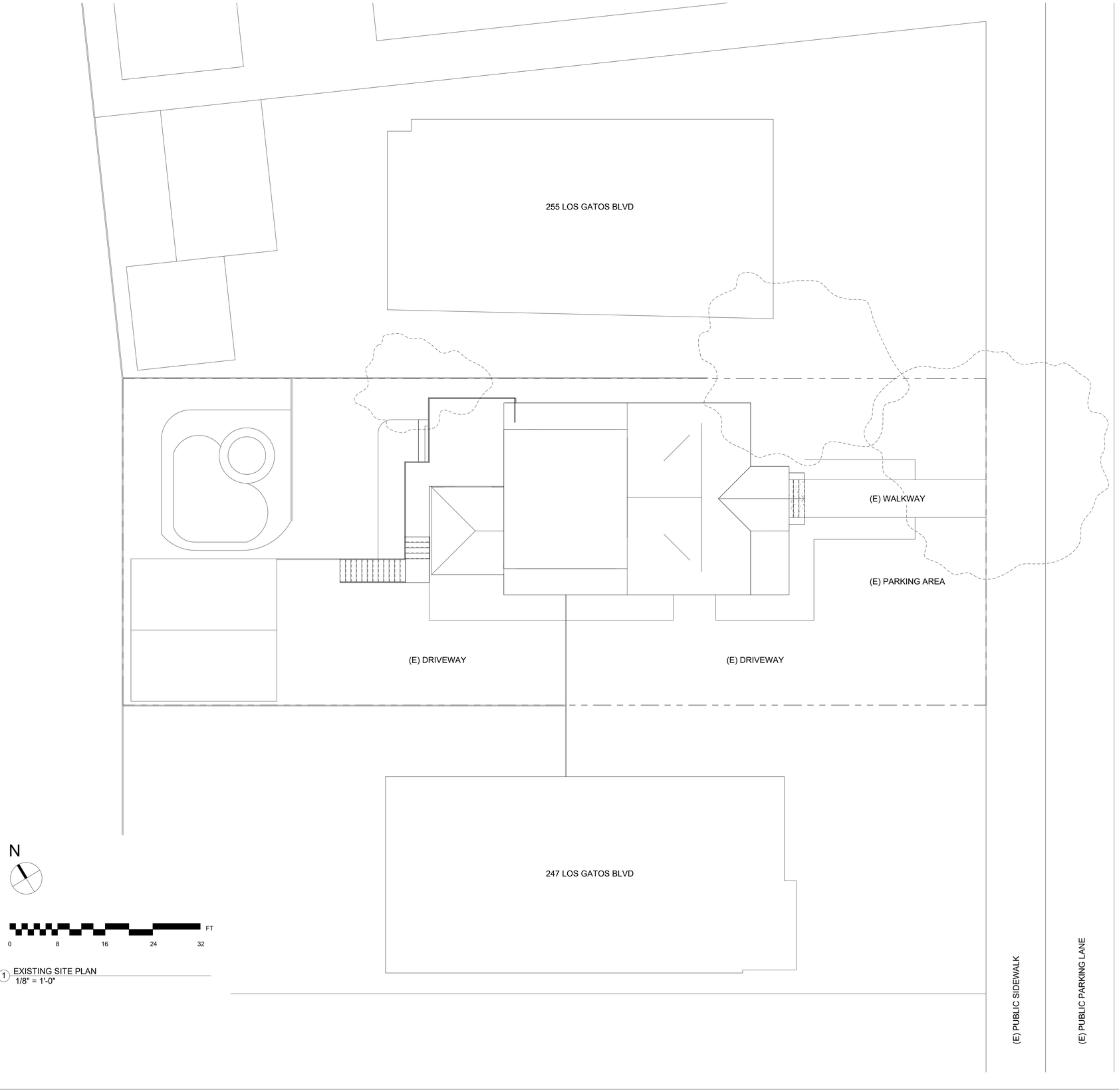

1 EXISTING SITE PLAN
1/8" = 1'-0"

DERN
architecture + development

ARCHITECT
DERN ARCHITECTURE + DEVELOPMENT, PC
110 CASA GRANDE
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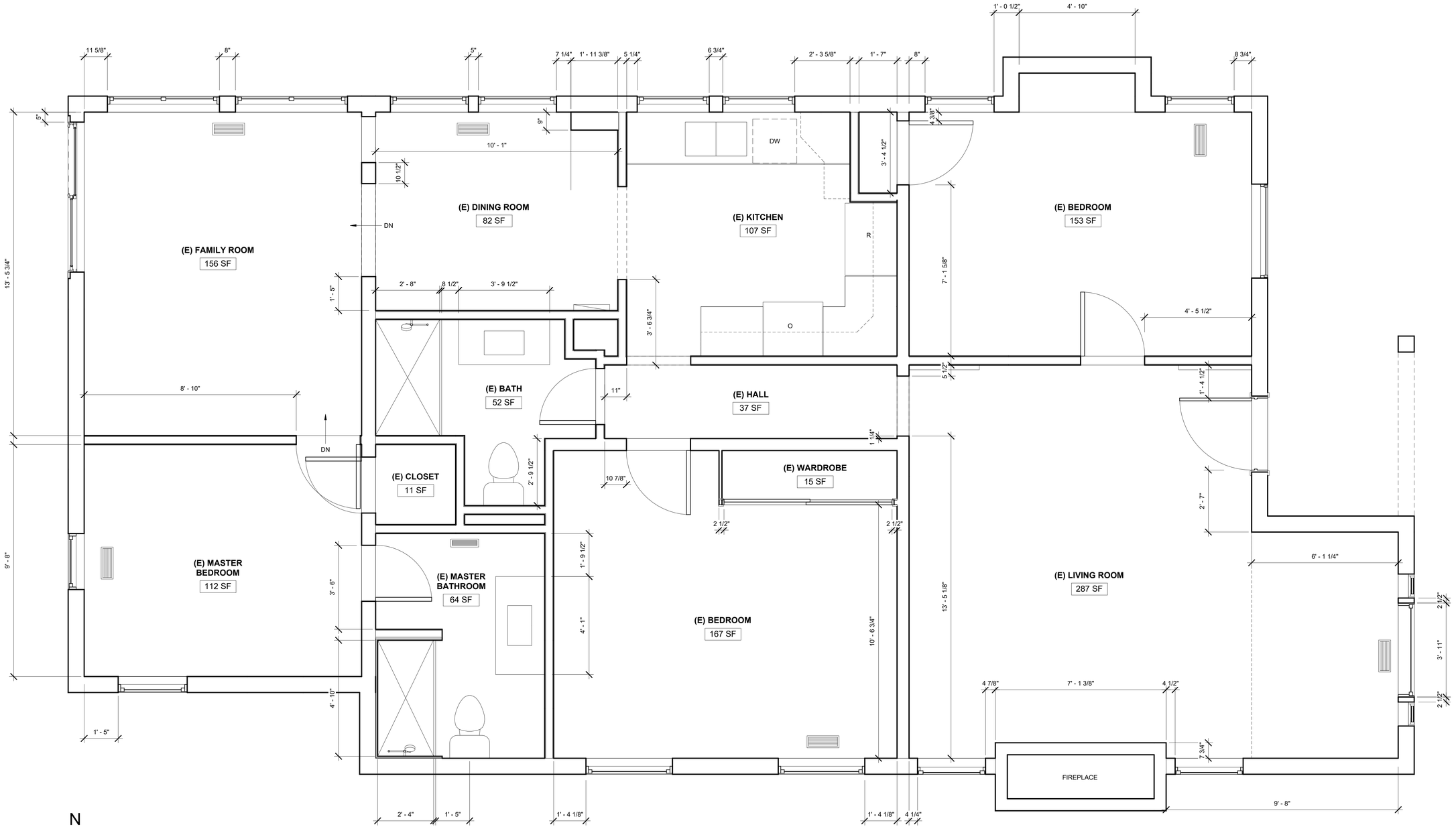

1 EXISTING GROUND FLOOR PLAN
1/2" = 1'-0"

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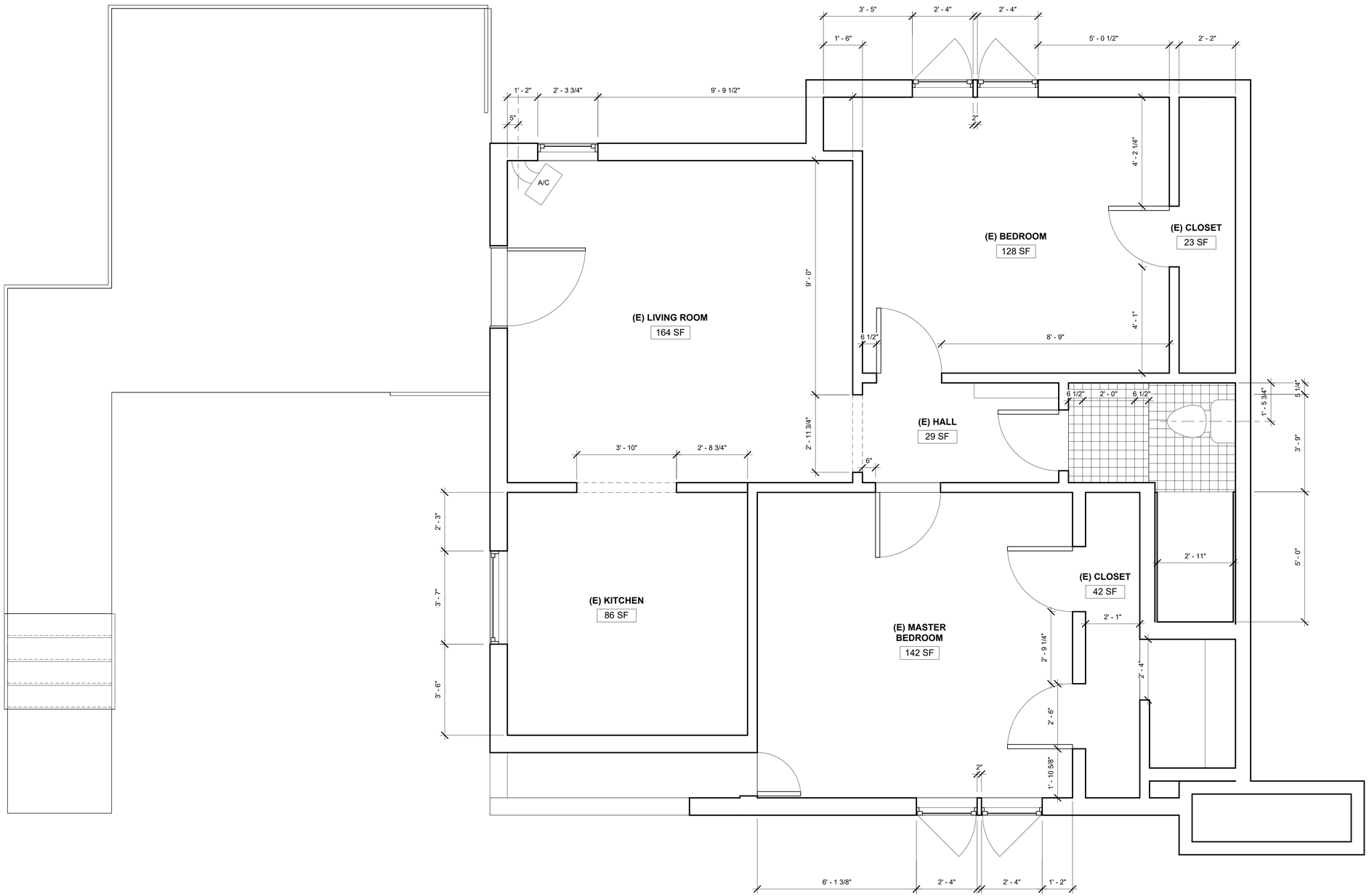

1 EXISTING SECOND FLOOR
1/2" = 1'-0"

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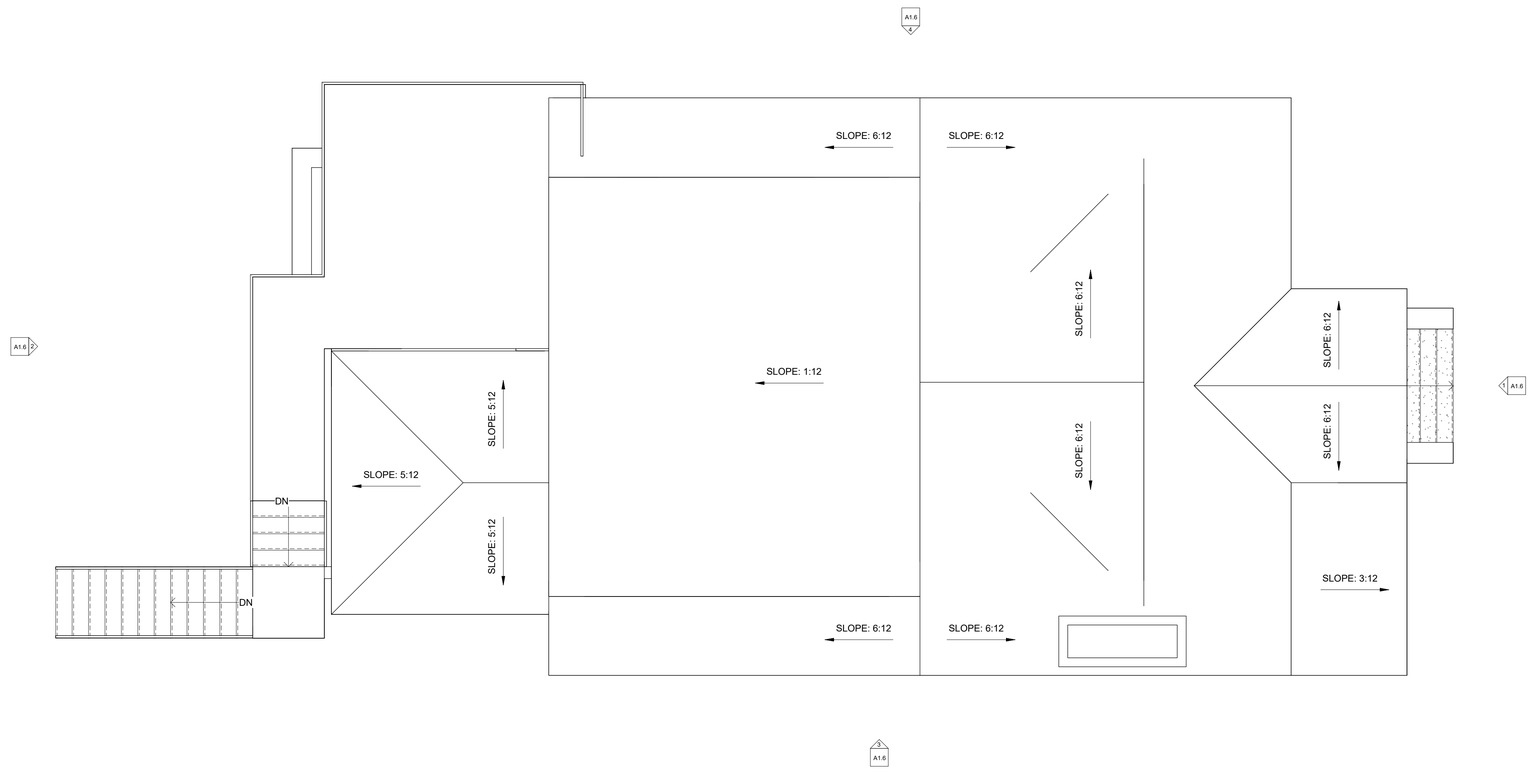

1 EXISTING ROOF PLAN
1/4" = 1'-0"

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SHEET TITLE
EXISTING ROOF PLAN

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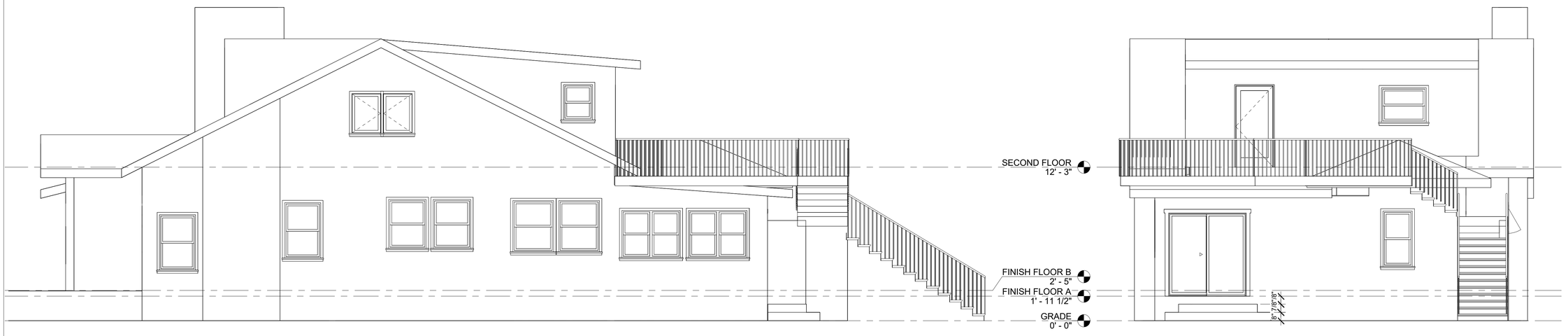
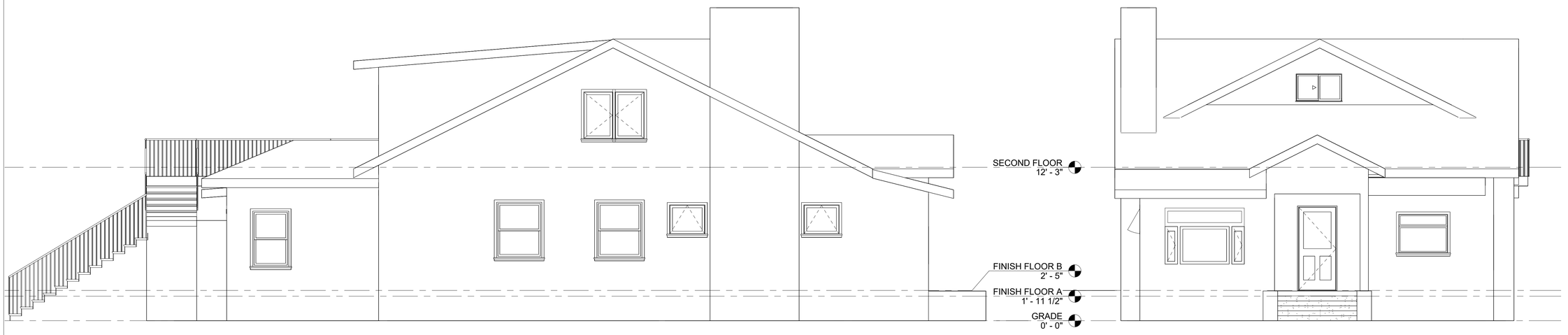


4 EXISTING SOUTHWEST ELEVATION
1/4" = 1'-0"

2 EXISTING BACK ELEVATION
1/4" = 1'-0"



3 EXISTING NORTHEAST ELEVATION
1/4" = 1'-0"

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

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SHEET TITLE
EXISTING BUILDING ELEVATIONS

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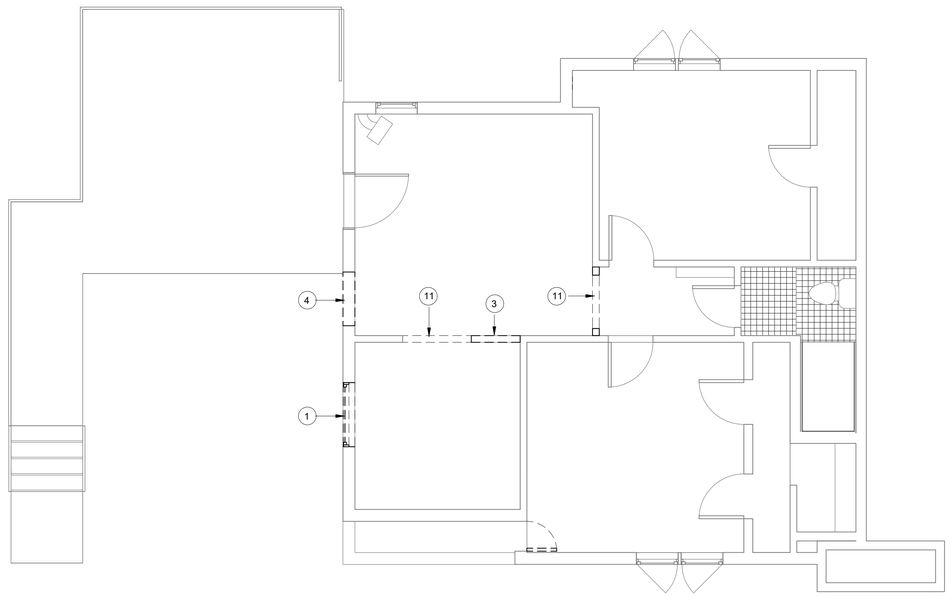
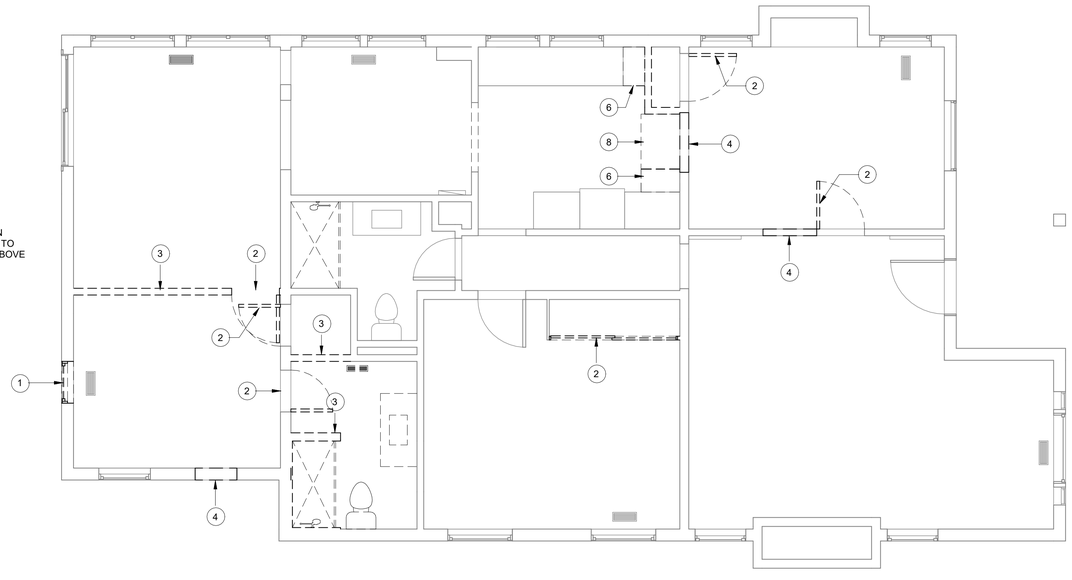


2 DEMOLITION SECOND FLOOR PLAN
1/4" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE (E) WINDOW, KEEP FOR RELOCATION
2. REMOVE (E) DOORS AND FRAMES, TYP.
3. REMOVE (E) WALL FRAMING & FINISHES, SEE (N) FLOOR PLAN
4. REMOVE (E) WALL SEGMENT FOR (N) WINDOW OR DOOR FRAMING, SEE (N) FLOOR PLAN
5. REMOVE (E) FLOORING
6. REMOVE (E) COUNTER & CABINETRY BELOW
7. REMOVE (E) CABINETRY
8. REMOVE (E) APPLIANCE, KEEP FOR RELOCATION
9. REMOVE (E) FIXTURES
10. REMOVE (E) COLUMN
11. REMOVE (E) PASS-THROUGH FRAMING AND WIDEN ENTRY TO THE HALLWAY. PREPARE TRANSITIONS TO HAVE ALIGNED CEILING FINISHES WITH HEADER ABOVE



1 DEMOLITION GROUND FLOOR PLAN
1/4" = 1'-0"

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SHEET TITLE
DEMOLITION FLOOR PLANS

SHEET NO.
A2.1

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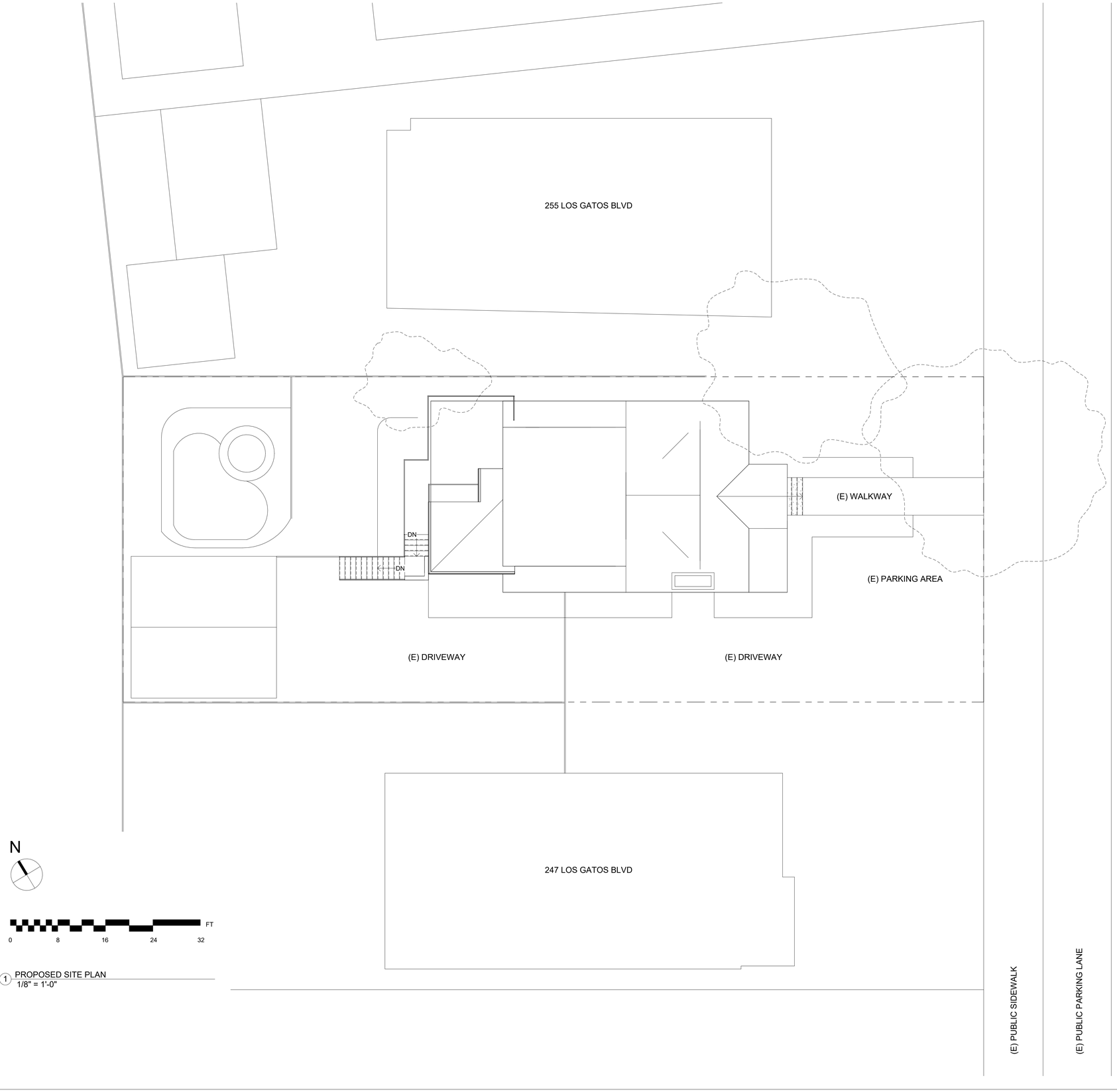

1 PROPOSED SITE PLAN
1/8" = 1'-0"

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SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
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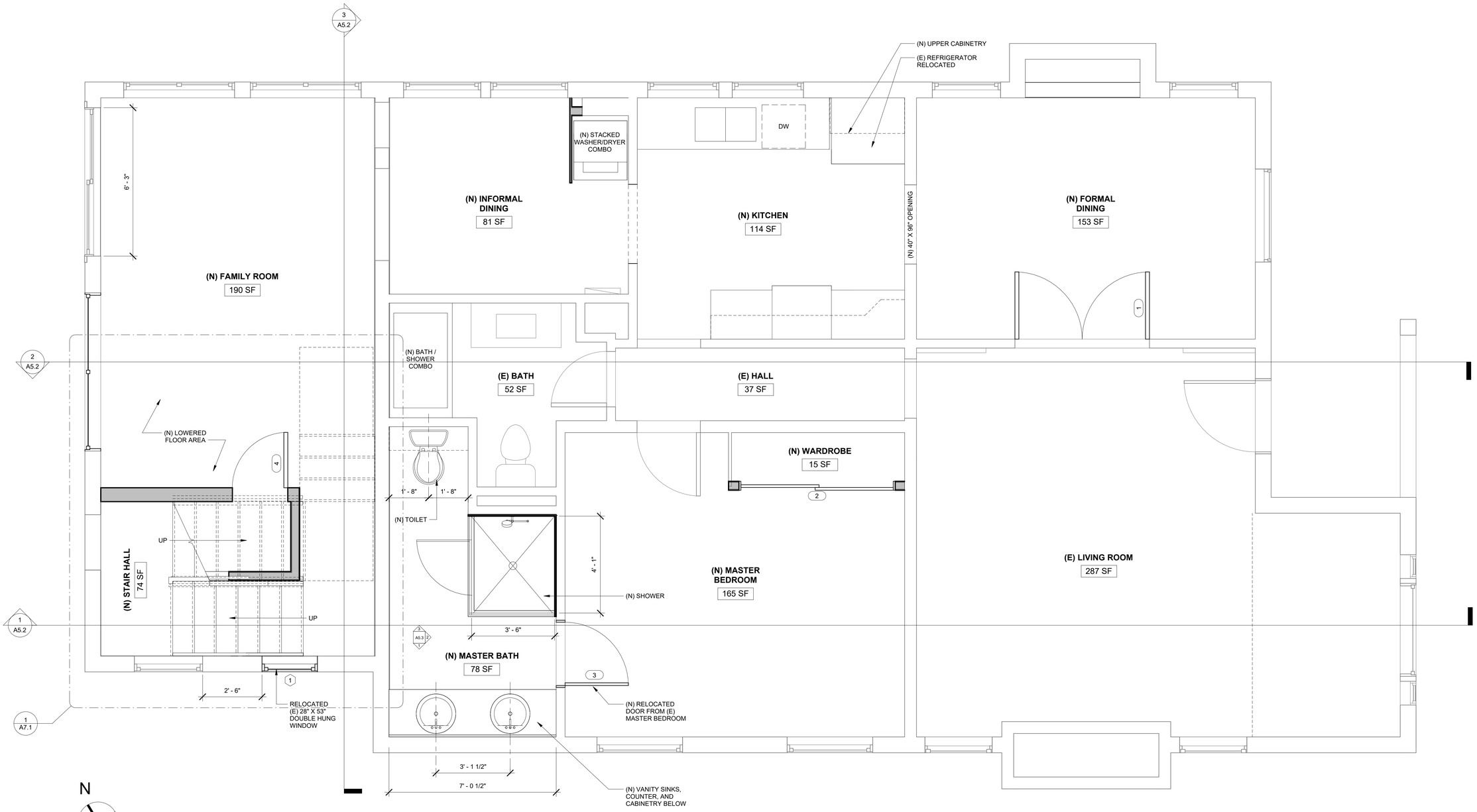

3 PROPOSED GROUND FLOOR PLAN
1/2" = 1'-0"

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SHEET TITLE
PROPOSED GROUND FLOOR PLAN

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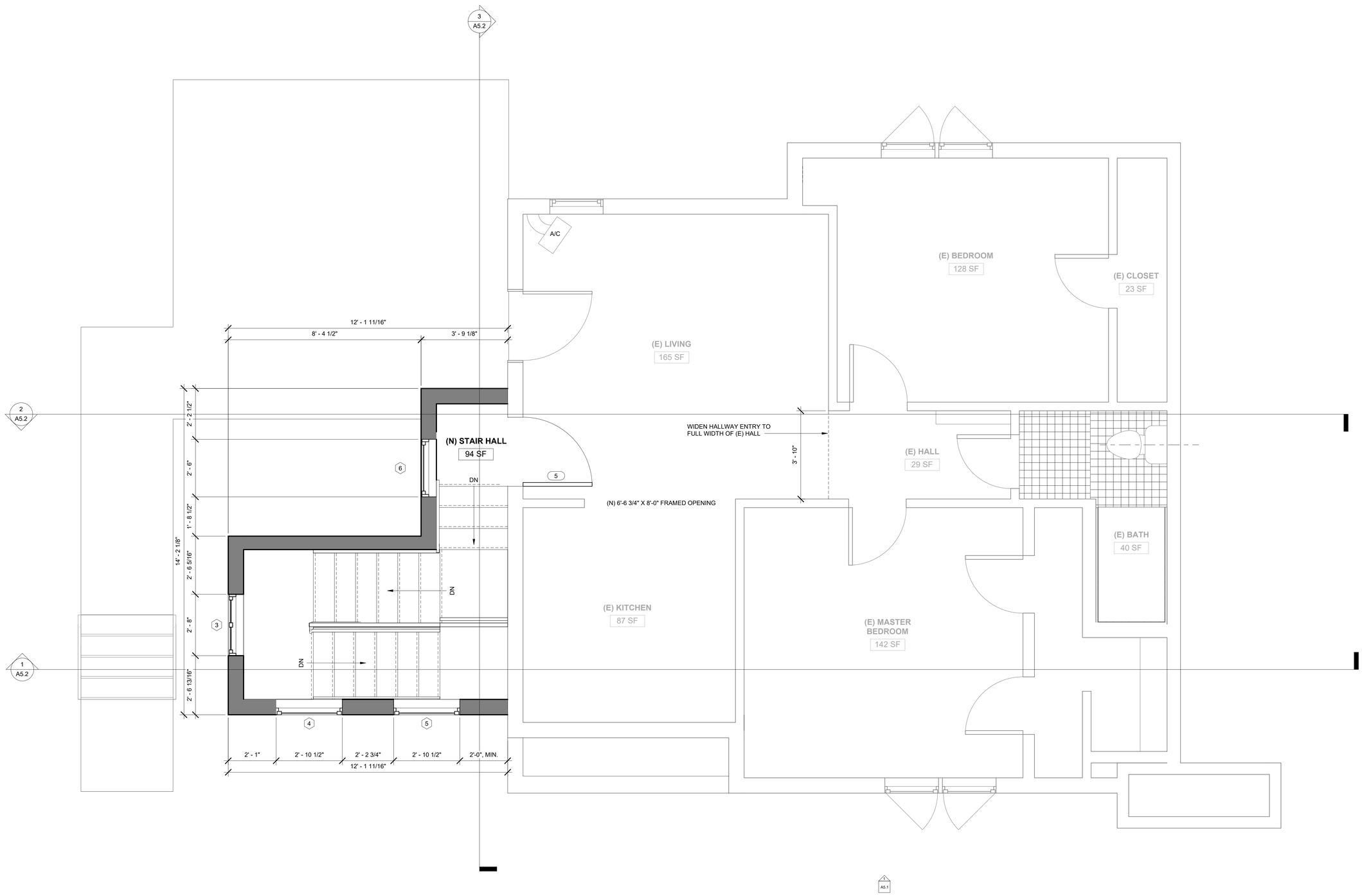

1 PROPOSED SECOND FLOOR
1/2" = 1'-0"

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ARCHITECT
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PROPOSED SECOND FLOOR PLAN

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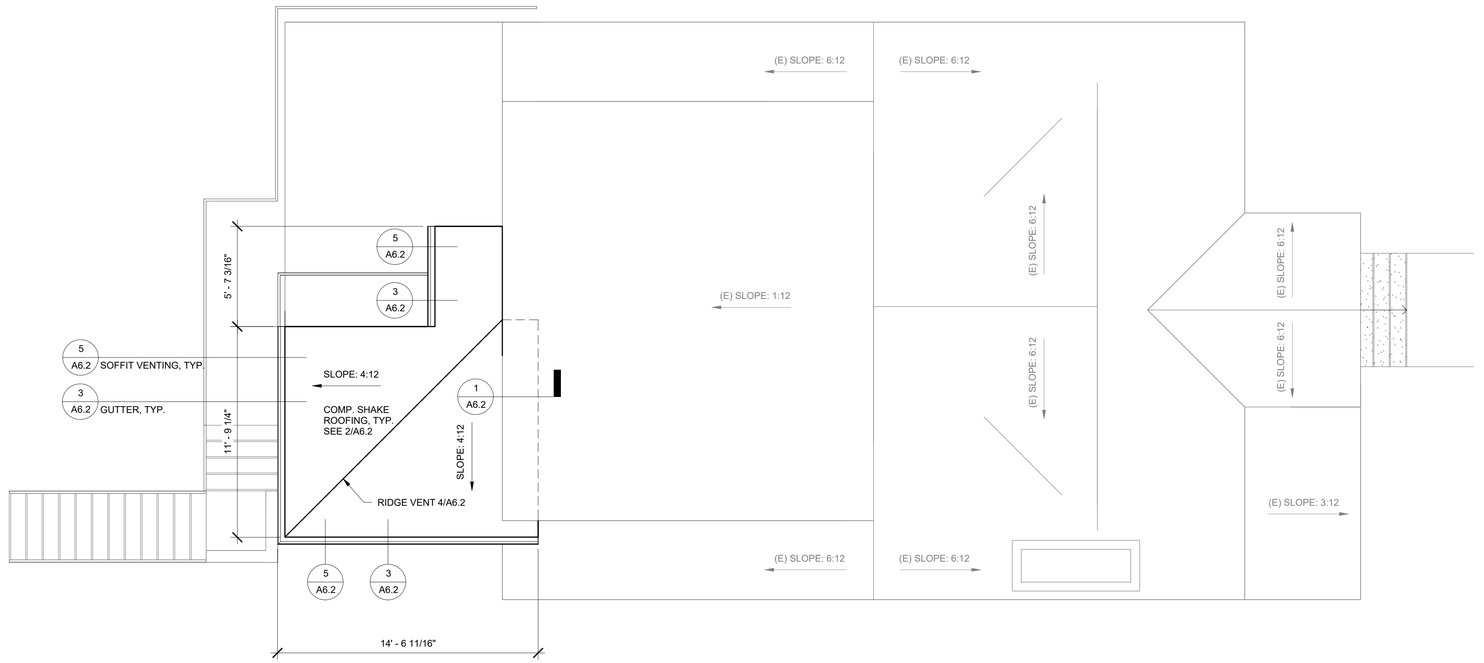

NORTH

0 2 4 6 8 FT

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

(N) ATTIC VENTING CALCULATIONS

THE MINIMUM NET FREE VENTILATING AREA (NFVA) SHALL BE 1 SF / 150SF OF THE AREA OF THE VENTED SPACE.

REQUIRED:
95 SF OF (N) ATTIC AREA

USING 95 SF / 150 SF = 0.634 SF ATTIC VENTILATION OPENINGS

0.634 SF X 144 SQ. IN. = 91.2 SQ. IN. FOR EACH INTAKE AND EXHAUST NFVA

EAVE VENT OF 91.2 SQ. IN.
2" x 45 LINEAR INCHES EAVE VENT = 766 SQ. IN. PROVIDED

RIDGE VENT OF 91.2 SQ. IN.
20 SQ. IN. PER LINEAR FT. ~ 4.46" MIN.
PROVIDING FULL LENGTH OF RIDGE LINE OF 31'-11"

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PROPOSED ROOF PLAN

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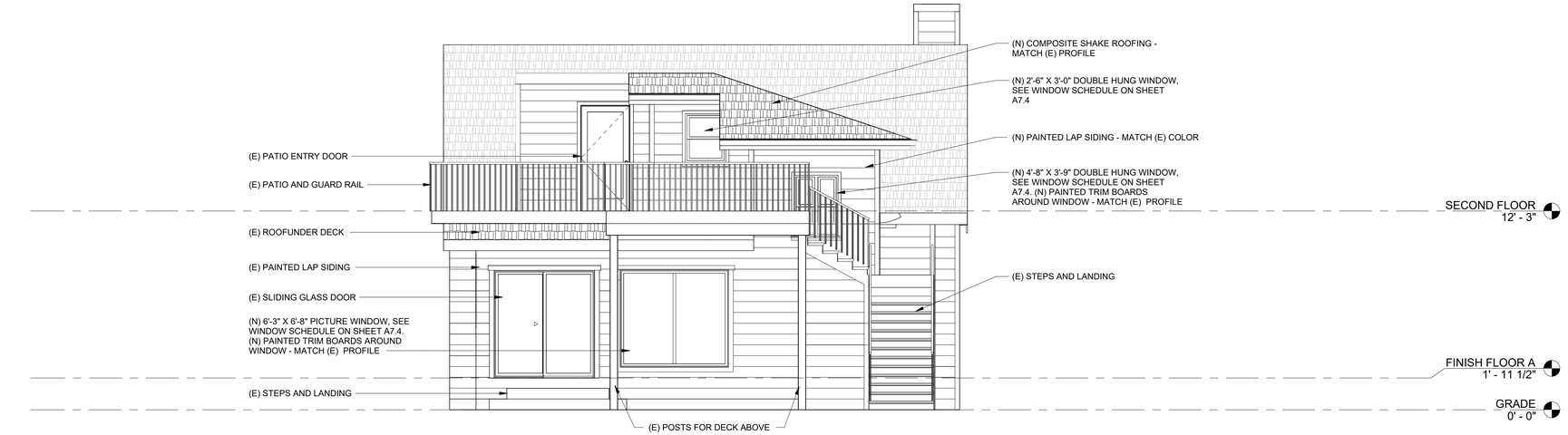

3 PROPOSED ELEVATION - BACK OF HOUSE
1/4" = 1'-0"

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

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PROPOSED BUILDING ELEVATIONS

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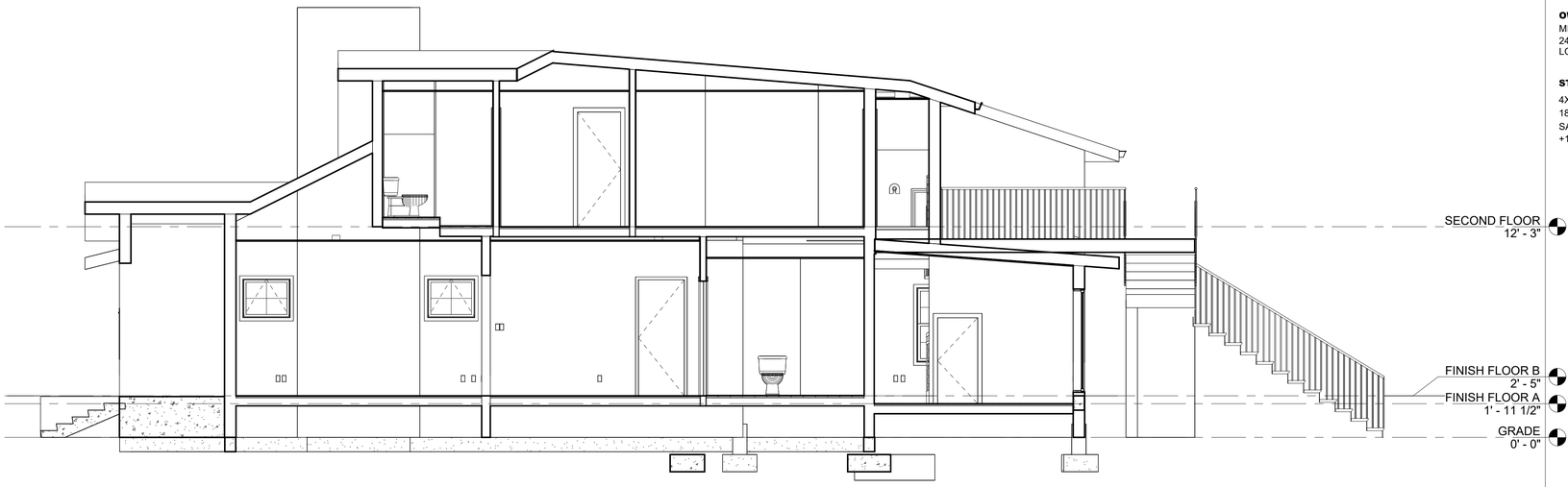
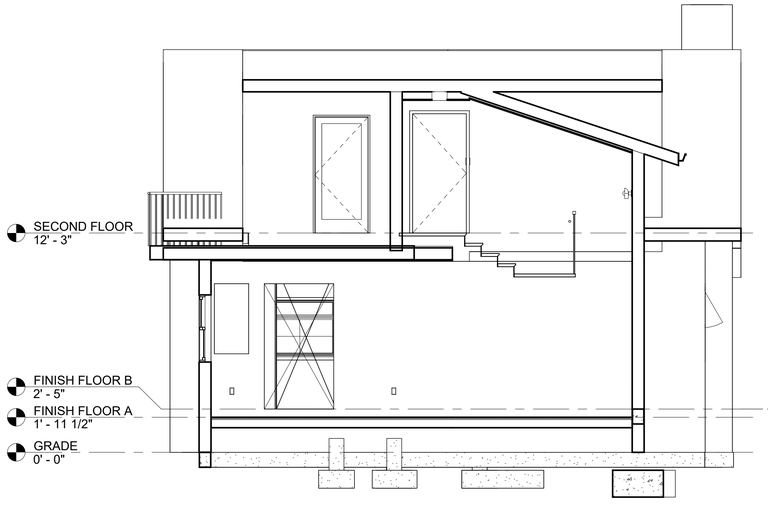
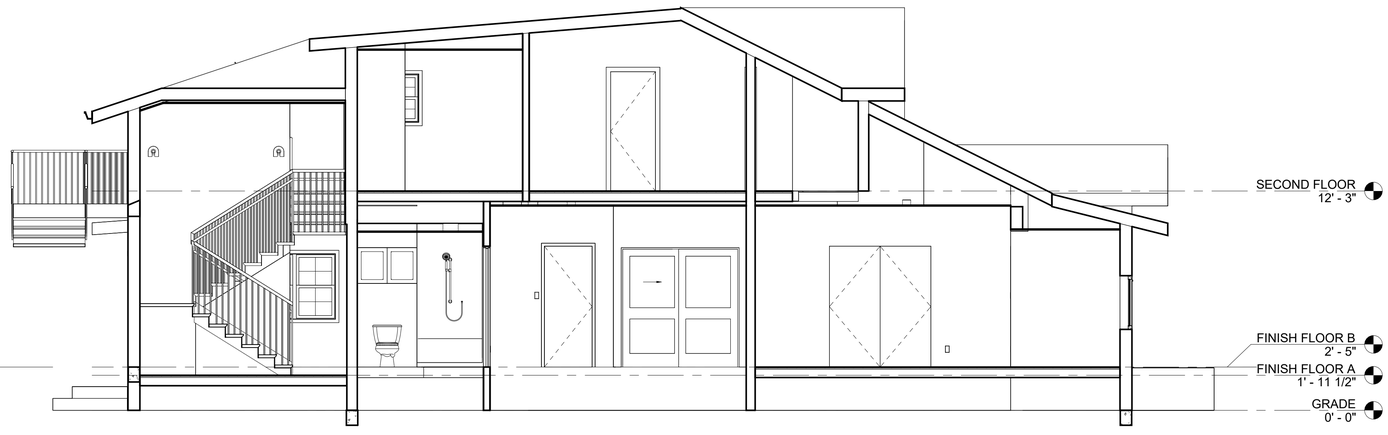


2 PROPOSED LONGITUDINAL SECTION B
1/4" = 1'-0"



3 PROPOSED TRANSVERSE SECTION C
1/4" = 1'-0"



1 PROPOSED LONGITUDINAL SECTION A
1/4" = 1'-0"

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PROPOSED BUILDING SECTIONS

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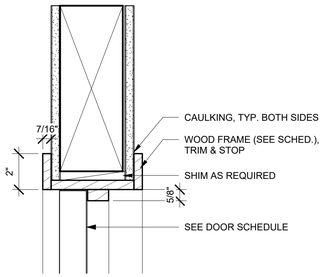
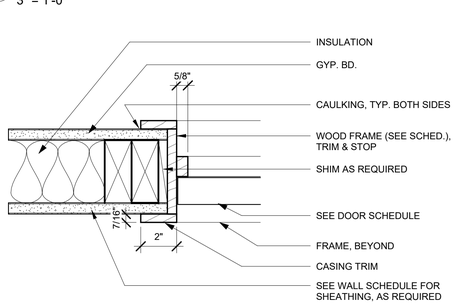
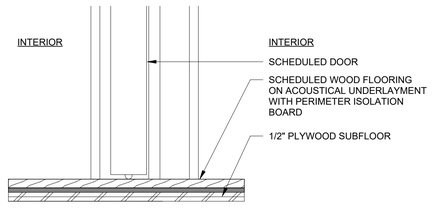


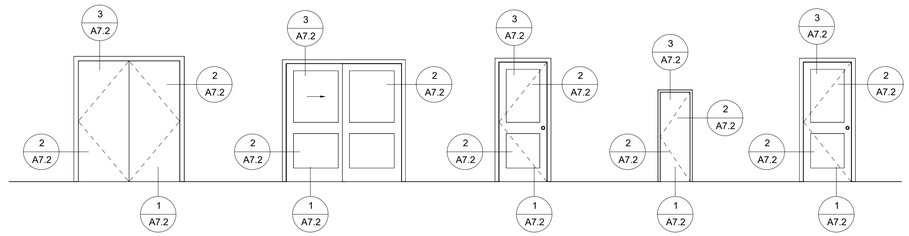
3 INTERIOR WOOD DOOR HEAD
3" = 1'-0"



2 INTERIOR WOOD DOOR JAMB
3" = 1'-0"



1 INTERIOR WOOD DOOR THRESHOLD
3" = 1'-0"



DOOR SCHEDULE

DOOR NO.	DOOR WIDTH	DOOR MATERIAL	WIDTH & HEIGHT	THICKNESS	FINISH MATERIAL	FRAME MATERIAL	THICKNESS	FINISH	HARDWARE GROUP	NOTES
1	1	(N) WOOD	5'-8" X 6'-9"	1-3/4"	PAINT	WOOD	1 1/2"	PAINT	2	(N) INTERIOR DOUBLE DOOR SET
2	2	(N) WOOD	6'-6" X 6'-8"	1-3/4"	PAINT	WOOD	1 1/2"	PAINT	2	(N) SLIDING CLOSET DOOR SET
3	3	(E) WOOD	2'-8" X 6'-8"	(E)	PAINT	WOOD	1 1/2"	PAINT	(E)	(N) INTERIOR PASSAGE DOOR
4	4	(N) WOOD	2'-4" X 5'-0"	1-3/4"	PAINT	WOOD	1 1/2"	PAINT	3	(N) UNDER-STAIR CLOSET DOOR
5	5	(E) WOOD	2'-8" X 6'-8"	1-3/4"	PAINT	WOOD	1 1/2"	PAINT	2	(N) STAIR HALL PASSAGE DOOR

HARDWARE GROUPS

GROUP 1 (ENTRY DOOR)

HINGS	PRE-HUNG DOORSET, PER MFG.
LOCKSET	PER MFG.
CYLINDER CORE	PER MFG.
STRIKE	PER MFG.

GROUP 2 (INTERIOR PASSAGE DOOR)

BARN DOOR TOP RAIL & HARDWARE	PRE-HUNG DOORSET, PER MFG.
LOCKSET	PER MFG.

GROUP 3 (CLOSET DOOR)

HINGS	PRE-HUNG DOORSET, PER MFG.
LOCKSET	SCHLAGE LATITUDE PASSAGE/DUMMY DOORSET, SATIN NICKEL 10LAT625

GROUP 4 (BATHROOM DOOR)

HINGS	PRE-HUNG DOORSET, PER MFG.
LOCKSET	PER MFG.
CYLINDER CORE	PER MFG.
STRIKE	PER MFG.

GENERAL NOTES

1. DOORS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

2. THRESHOLDS SHALL NOT EXCEED ½" IN HEIGHT.

3. BOTH SIDES OF DOORS SHALL BE FINISHED THE SAME, U.O.N.

4. DOORS WITH GLASS HAVE TEMPERED GLASS, TYP.

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STATE OF CALIFORNIA

GORINI RESIDENCE

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No.	Description	Date

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SHEET TITLE
DOOR SCHEDULE, HARDWARE, & DETAILS

SHEET NO.
A7.2

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STEP 1

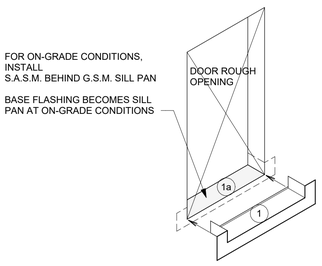
0. ENSURE ROUGH OPENING CAPABLE OF ACCOMMODATING FLASHING AND ALL APPLICABLE WATERPROOFING ELEMENTS.

1. INSTALL G.S.M. BASE FLASHING

1a. SET FLASHING IN BED OF SEALANT

NOTE:
SEE DETAIL 2/- FOR DOOR SILL PAN AT PODIUM OR BALCONY CONDITION

STEP 1 & 2 TO BE 1 PIECE OR BOTH INSTALLED PRIOR TO WATERPROOFING.



STEPS 2 AND 3

2. INSTALL UNCURED NEOPRENE FLASHING OVER BASE FLASHING

2a. WRAP NEOPRENE INTO ROUGH OPENING

3. ATTACH MINIMUM 9" WIDE JAMB S.A.S.M. TO FACE

3a. EXTEND G.S.M. BASE FLASHING JAMB FLANGES

3b. WRAP 2" ONTO INSIDE OF ROUGH OPENING JAMBS

3c. EXTEND 4" ABOVE LOWER EDGE OF ROUGH OPENING HEAD. INSTALL WITHOUT WRINKLES & INSTALL WITH ROLLER

NOTE:
STEP 1 & 2 TO BE 1 PIECE OR BOTH INSTALLED PRIOR TO WATERPROOFING

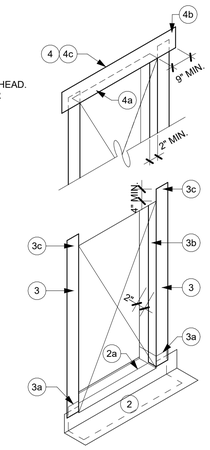
STEP 4

4. ATTACH MINIMUM 9" WIDE HEAD STRIP

4a. WRAP BOTTOM EDGE 2" INTO ROUGH OPENING

4b. EXTEND BEYOND EDGE OF ROUGH OPENING HEAD MINIMUM 9"

4c. SECURE PER MFR. SPECIFICATIONS ACROSS CONT. SUBSTRATE



STEP 5 AND 6

5. INSTALL DOOR AND DRAME

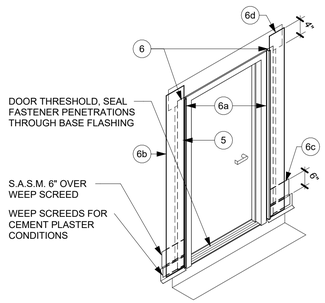
6. ATTACH FINISH MATERIAL TERMINATION (J-MOLD OR ANGLE FLASHING, ETC.) OVER FIRST LAYER OF MEMBRANE FLASHING

6a. LEAVE 1/2" GAP FROM FRAME OVER FIRST LAYER OF FLASHING

6b. INSTALL ADDITIONAL 9" WIDE S.A.S.M. OVER FINISH MATERIAL TERMINATION FLANGE

6c. INSTALL STRIP OVER WEEP SCREED AT CEMENT PLASTER CONDITION

6d. EXTEND JAMB STRIPS FROM SILL TO 4" ABOVE BOTTOM OF HEADER



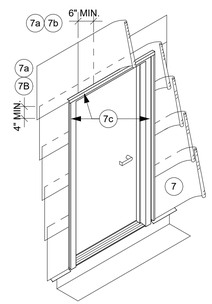
STEP 7

7. COMMENCING AT THE BOTTOM (SILL PLATE) OF THE WALL, LAY BUILDING PAPER (FIRST AND SECOND LAYERS)

7a. MINIMUM 4" VERTICAL LAP AND MINIMUM 6" HORIZONTAL LAP

7b. INTERWEAVE INDIVIDUAL BUILDING PAPER SHEETS

7c. INSTALL BACKER ROD AND SEALANT ALONG DOOR FRAME PERIMETER



STEPS 8 AND 9

8. INSTALL G.S.M. HEAD FLASHING, 24 GA. MIN.

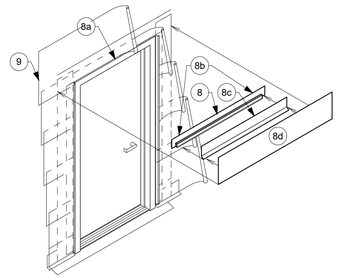
8a. SET HEAD FLASHING IN BED OF SEALANT AT DOOR FRAME TO PROVIDE AIR SEAL

8b. END CAPS AT HEAD FLASHING OVER PLASTER J-MOLD AND SEALANT JOINT AT JAMBS

8c. INSTALL HEAD DRIP SCREED OVER HEAD FLASHING AT CEMENT PLASTER CONDITIONS

8d. INSTALL ADDITIONAL 9" STRIP OF S.A.S.M. OVER DRIP SCREED AND HEAD FLASHING FLANGE

9. APPLY THIRD LAYER OF BUILDING PAPER OVER ENTIRE ASSEMBLY. CONTINUE INSTALL W.R.B. ABOVE HEAD



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TYPICAL DOOR FLASHING

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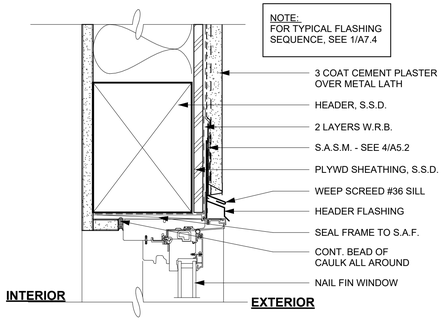
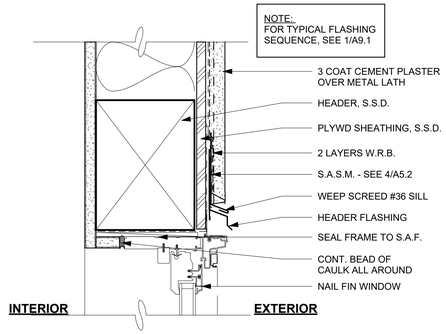
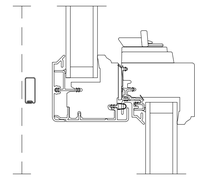


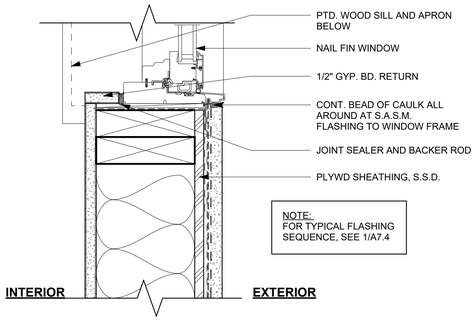
7 FIXED GLASS HEADER
3" = 1'-0"



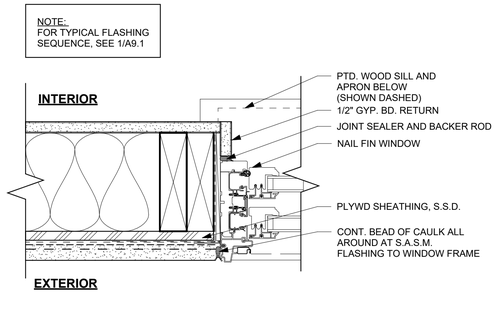
4 DOUBLE HUNG WINDOW HEADER
3" = 1'-0"



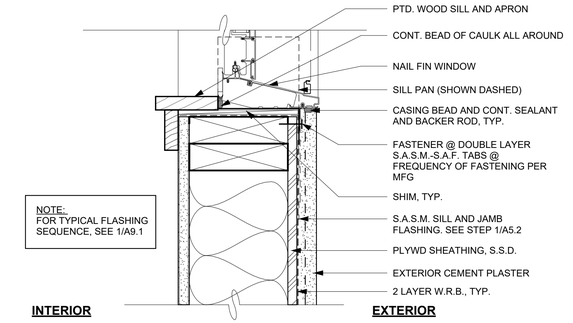
2 DOUBLE HUNG CHECKRAIL
6" = 1'-0"



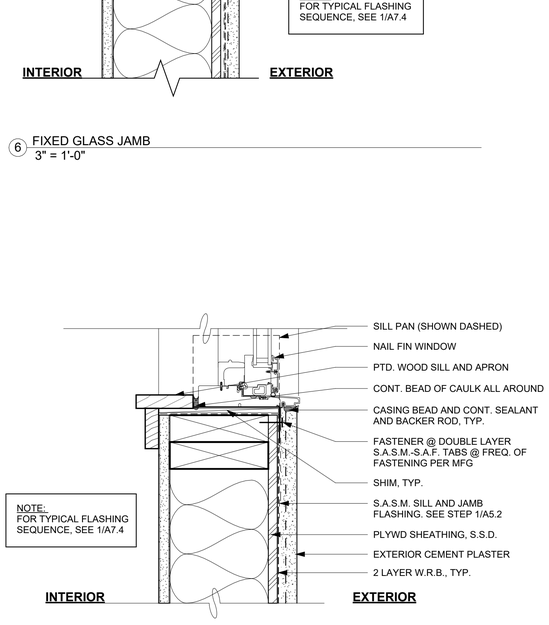
6 FIXED GLASS JAMB
3" = 1'-0"



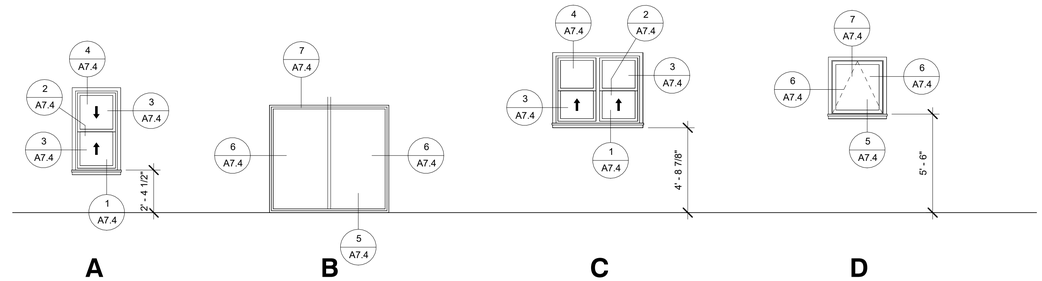
3 DOUBLE HUNG WINDOW JAMB
3" = 1'-0"



1 DOUBLE HUNG WINDOW SILL
3" = 1'-0"



5 FIXED GLASS SILL
3" = 1'-0"



WINDOW SCHEDULE

WINDOW NUMBER	TYPE	MATERIAL	WIDTH & HEIGHT	FRAME THICKNESS	MATERIAL	FINISH	NOTES
1	A	(E)	2'-4" X 4'-5"	(E)	(E)	(E)	(E) DBL HUNG WINDOW RELOCATED
2	B	TEMPERED GLASS	6'-3" X 6'-8"	1"	VINYL	WHITE	(N) PICTURE WINDOW
3	C	GLASS	4'-8" X 3'-9"	1"	VINYL	WHITE	(N) DBL HUNG WINDOW
4	D	GLASS	2'-10 1/2" X 3'-0"	1"	VINYL	WHITE	(N) PICTURE WINDOW
5	D	GLASS	2'-10 1/2" X 3'-0"	1"	VINYL	WHITE	(N) AWNING WINDOW
6	A	GLASS	2'-6" X 3'-0"	1"	VINYL	WHITE	(N) DBL HUNG WINDOW

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WINDOW SCHEDULE & DETAILS

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STEP 1 - SILL, JAMB & HEAD FLASHING

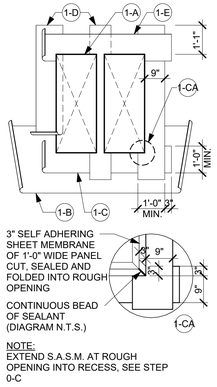
1-A
CONSTRUCT ROUGH OPENING PER WINDOW MANUFACTURER INSTRUCTIONS. VERIFY SHEATHING CUT FLUSH WITH ROUGH OPENING AT ALL EDGES.

1-B
INSTALL BUILDING PAPER AT SILL, CUT IT SUFFICIENTLY LONG TO PROJECT BEYOND THE VERTICAL SELF ADHESIVE SHEET MEMBRANE TO BE APPLIED AT STEP 1-D. NOTCH BUILDING PAPER TO ACCOMMODATE WINDOW.

1-C/1-CA
INSTALL SELF ADHERING SHEET MEMBRANE (S.A.S.M.) AT SILL WITH 9" BELOW AND 3" BEYOND INTO THE ROUGH OPENING. EXTEND SELF ADHERING SHEET MEMBRANE 3" BEYOND VERTICAL SELF ADHERING SHEET MEMBRANE TO BE APPLIED AT STEP 1-D. SEE DIAGRAM 1-CA FOR ADDITIONAL INFO.

1-D
APPLY SELF ADHERING SHEET MEMBRANE AT JAMBS SIMILAR TO STEP 1-C. CUT SUFFICIENTLY LONG TO PROJECT 4" BEYOND VERTICAL SELF ADHERING SHEET MEMBRANE TO BE APPLIED AT STEP 1-E.

1-E
APPLY SELF ADHERING SHEET MEMBRANE AY HEAD SIMILAR TO STEP 1-C.



NOTE:
EXTEND S.A.S.M. AT ROUGH OPENING INTO RECESS, SEE STEP 0-C

STEP 0 - HEAD AND SILL CORNER FLASHING - AT RECESSED WINDOW ONLY

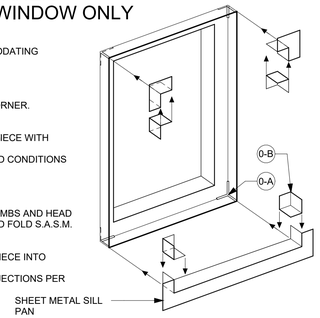
0
ENSURE ROUGH OPENING CAPABLE OF ACCOMMODATING FLASHING AND
ALL RELATED WATERPROOFING ELEMENTS.

0-A
ADD 3 BEADS OF SEALANT IN EACH RECESSED CORNER.

0-B
APPLY PRE-FORMED CORNER SHIELD FLASHING PIECE WITH GALVANIZED
SHEET METAL OR MEMBRANE SILL PLAN PER FIELD CONDITIONS INTO
EACH CORNER, FASTEN WITH STAPLES.

0-C
INSTALL BUILDING PAPER AND S.A.S.M. AT SILL, JAMBS AND HEAD AS NOTED IN STEPS 1B, C, D AND E. CUT SEAL AND FOLD S.A.S.M. INTO RECESS.

INCREASE S.A.S.M. WIDTH BY 12" TO APPLY ONE PIECE INTO ROUGH
OPENING, FRAMING RECESS AND REQUIRED PROJECTIONS PER STEPS
1B, C, D AND E.



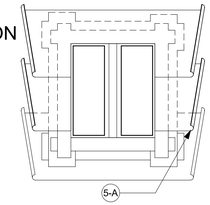
GENERAL NOTE:
WINDOW INSTALLATION TO MEET THE REQUIREMENTS OF AAMA 2400-02 (FORMERLY CAWM 400-95) "STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH A MOUNTING FLANGE IN STUD FRAME CONSTRUCTION", METHOD B

STEP 5 - BUILDING PAPER APPLICATION

4-A
INSTALL BUILDING PAPER. OVERLAP WEATHERBOARD FASHION FROM BOTTOM TO TOP OF WALL PER MANUFACTURER'S INSTRUCTIONS.

NOTES:
DO NOT PENETRATE THE WINDOW NAIL FINS WITH FASTENERS FOR SIDING OR TRIM.

WHERE JAMB AND SILL SECTIONS ARE EXPOSED AT THE BOTTOM OF THE WINDOW, COVER SASM WITH AN ADDITIONAL LAYER OF BUILDING PAPER.

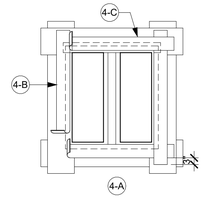


STEP 4 - SECOND SELF ADHERING SHEET MEMBRANE APPLICATION

4-A
CONTINUE INSTALLING 6" WIDE SELF ADHERING SHEET MEMBRANE AT JAMBS TO OVERLAP NAIL FIN AND EXTEND 3" BEYOND SILL SELF ADHERING SHEET MEMBRANE.

4-B
INSTALL FLUID APPLIED MEMBRANE OR 6" SELF ADHERING SHEET MEMBRANE AT JAMB TO OVERLAP HEAD AND SILL FLASHING. EXTEND 3" BEYOND EDGE OF SELF ADHERING SHEET MEMBRANE AT HEAD AND SILL.

4-C
INSTALL 6" SELF ADHERING SHEET MEMBRANE AT HEAD TO OVERLAP SHEET METAL HEAD FLASHING. EXTEND 3" BEYOND EDGE OF SELF ADHERING SHEET MEMBRANE AT JAMB.

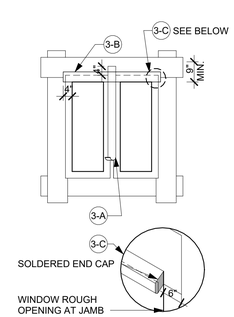


STEP 3 - HEAD AND POST FLASHING

3-A
APPLY VERTICAL STRIP OF S.A.S.M. TO MULLIONS BETWEEN ADJACENT WINDOWS. OVERLAP JAMB FLANGES COMPLETELY. EXTEND 6" BEYOND TOP OF HEAD FLANGE AND 6" BEYOND BOTTOM OF SILL FLANGE.

3-B
WHERE HEAD TRIM OCCURS, INSTALL SHEET METAL HEAD FLASHING WITH SOLDERED END CAPS, TYP. SEE DIAGRAM 3-C. INSTALL SHEET METAL FLASHING ABOVE TRIM EXTENDING 1" BEYOND EDGE OF ROUGH OPENING. SHEET METAL FLASHING TO HAVE A 2" MIN. VERTICAL LEG, A HORIZONTAL LEG 1/8" DEEPER THAN HEAD TRIM, AND A VERTICAL 1/4" HEMMED BOTTOM EDGE. INSTALL SELF ADHERING SHEET MEMBRANE OVER VERTICAL LEG OF SHEET METAL FLASHING. EXTEND SHEET METAL FLASHING 6" BEYOND JAMB ROUGH OPENING.

3-C
SOLDERED END CAPS AT SHEET METAL HEAD FLASHING.



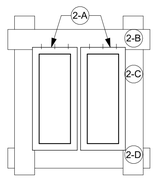
STEP 2 - WINDOW INSTALLATION

2-A
APPLY CONTINUOUS SEALANT BEAD TO INTERIOR SIDE OF WINDOW NAIL-FINS. APPLY ADDITIONAL SEALANT AT MITER CORNERS OF WINDOW FRAME (BACK SIDE). INSPECT WINDOW FINS FOR DAMAGE. INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS. UNLESS OTHERWISE NOTED
BY MANUFACTURER, INSTALL AS FOLLOWS:

2-B
FASTEN AT HEAD FIN PER MANUFACTURER'S RECOMMENDATIONS.
ATTACH AS RECOMMENDED. ALLOW FOR MOVEMENT. TAP DOWN
SHARP EDGES AT NAIL HEAD TO AVOID DAMAGE TO FLASHING PAPER.

2-C
MIN. 3 FASTENERS EACH SIDE AT 16" O.C. MAX. TYP. OR MORE FREQUENTLY PER MANUFACTURE

2-D
NO FASTENERS TO BE WITH 3" OF OUTSIDE CORNER OF FINS.



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SHEET TITLE
TYPICAL WINDOW FLASHING

SHEET NO.
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DATE: December 12, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Demolish an Existing Contributing Single-Family Residence and Construct a New Single-Family Residence Located in the University-Edelen Historic District on Property Zone C-2:LHP. **Located at 313 University Avenue.** APN 529-04-063. CEQA Review is Pending. Request for Review Application PHST-25-026. Property Owner/Applicant: Frank Delgado. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for preliminary review to demolish an existing contributing single-family residence and construct a new single-family residence located in the University-Edelen Historic District on property zoned C-2:LHP, located at 313 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database, effective year built 1920; 1920s per Bloomfield Study
2. Bloomfield Preliminary Rating: ✓, historic and some altered but still contributor to a district if there is one
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? University-Edelen Historic District
5. If yes, is it a contributor? Yes
6. Findings required? Yes
7. Considerations required? No

BACKGROUND:

The subject property is located on the east side of University Avenue just north of Bachman Avenue. The property is developed with a two-story single-family residence located at the back of the property. The County Assessor indicates a construction date for the residence of 1900 and an effective year built of 1920. The Anne Bloomfield survey notes the structure as "historic

PREPARED BY: Sean Mullin, AICP
Planning Manager

and some altered but still contributor to a district if there is one," with an estimated construction date of the 1920s (Attachment 1).

The residence is first present on the 1928 Sanborn Fire Insurance Map (Attachment 2). The footprint of the residence remains consistent through 1956. The only permitted work on record with the Town is for a plumbing permit for a gas line in 1964.

On February 23, 2011, the Committee provided feedback related to a potential demolition of the existing contributing residence (Attachment 3). Photos of the residence from 2011 are included as Attachment 4.

On March 13, 2017, the Town issued a Stop Work Notice for unpermitted grading/excavation occurring underneath the existing residence (Attachment 5). A Code Violation (BV17-004) remains active, and the Town's Code Enforcement Officer has been regularly communicating with the property owner to advise on the steps required to address the open code violation. The applicant now proposes demolition of the residence and construction of a new residence.

DISCUSSION:

The applicant requests preliminary feedback on a proposal to demolish the existing contributing residence and construct a new residence (Attachment 6). The applicant's Letter of Justification states that their intent is to reconstruct/restore the residence to match the original residence. The letter indicates that demolition is recommended due to life-safety risk as determined through a structural assessment by a structural engineer, who noted the following (Attachment 7):

- Extensive termite damage, dry rot, and structural decay;
- Eroded, unanchored shoring at the basement edge; and
- No flooring system; structure is suspended above excavation .

The applicant provided a conceptual plan showing a simple front elevation drawing and a floor plan (Attachment 8). Additionally, the applicant provided an existing and proposed materials summary (Attachment 9). Staff notes that the front elevation sketch is not reflective of the pictures of the front elevation of the residence included in Attachments 4 and 10. This appears to be inconsistent with the applicant's assertion that the intent of the project is to reconstruct/restore the residence to match the original residence. Lastly, adequate details have not been provided to evaluate the existing and proposed side and rear elevations.

The applicant is proposing to demolish the existing residence and construct a new residence with the stated intent of matching the original residence. Due to the residence's contributing status to the University-Edelen District, the applicant has chosen to pursue preliminary feedback on the request ahead of submitting the required Planning application.

Pursuant to Town Code Sections 29.10.09030 (d) and 29.20.145, Architecture and Site approval is required for demolition of the existing contributing residence and construction of a new residence. Town Code Section 29.80.255 requires that construction, alteration, demolition or removal work for which a Town permit is required is prohibited on a designated landmark site or in a designated historic district unless approval by the deciding body has been granted as provided in sections 29.80.260 through 29.80.300, or unless the work conforms with the provisions of section 29.80.310. These sections of the Town Code are provided in Attachment 11.

If a formal Planning application is made, the proposed project would return to the Committee for a formal recommendation.

FINDINGS AND CONSIDERATIONS:

A. Findings

___ As required by Town Code Section 29.10.09030 (c) *Demolition of historic structures*, a demolition permit for a historic structure may only be approved if:

1. The structure poses an imminent safety hazard; or
2. The structure is determined not to have any special historical, architectural or aesthetic interest or value.

___ As required by Town Code Section 29.10.09030 (e) *Demolition Findings,* in Architecture and Site approval proceedings, the deciding body shall consider:

1. Maintaining the Town's housing stock.
2. Preservation of historically or architecturally significan buildings or structures.
3. Property owner's desire or capacity to maintain the structure.
4. Economic utility of the building or structure.

___ All applications to demolish an historic structure which has been identified as a contributor to an existing historic district, a potential historic district, or is eligible for local designation shall be accompanied by a detailed report describing all aspects of the structure's physical condition and shall incorporate pertinent information from the Town's Historic Resources Inventory describing the structure's historical and architectural characteristics.

___ As required by the Residential Design Guidelines, the demolition of any contributing structure in historic districts is forbidden absent a cataclysmic

event or upon determination by the Deciding Body that demolition is necessary for the proper restoration of the structure.

B. Considerations

Sec. 29.80.290. Standards for review.
In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

___ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

CONCLUSION:

The applicant is requesting preliminary feedback from the Committee on a proposal to demolish an existing contributing single-family residence and construct a new single-family residence located in the University-Edelen Historic District on property zoned C-2:LHP, located at 313 University Avenue. An Architecture and Site application is required for the proposed project. Once received, the formal application would return to the Committee for a formal recommendation to the deciding body.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps Exhibit
3. Minutes of the February 23, 2011, Historic Preservation Committee Meeting
4. 2011 Pictures of the Residence
5. Stop Work Notice, March 17, 2017
6. Project Proposal and Justification
7. Structural Integrity Report
8. Conceptual Plan
9. Proposed Materials Summary
10. Current Pictures of the Residence
11. Town Code Excerpts
12. Applicant's Research Findings

UE

Anne Bloomfield

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 313 University

PARCEL MAP INFORMATION

Parcel # 529-04-063 Lot size: 40 front ft. x 111 ft. deep

Lot shape: Rectangle / L___ Rectangle with small rear jog___ Other___

Location: N__ S__ E__ W / side of U — St__ (Ave) Other___

distance to cross st: c 85 ft. N / S__ E__ W__ from Bachman

at NE__ NW__ SE__ SW__ corner of___

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Bentley & Pierce Old Block #___ Old lot # 2

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓ Estimated age 1920s Style generic

Alterations porch enclosed

Other ~~generic~~ at rear of lot

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) EFFective date___

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

PHOTOS: Roll/frame # 001/5A Date 29-9-89

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

~~Butler/Junior~~ League___

Gebhard: page #___ illustration page #___

Bu[illegible]lor League___

ATTACHMENT 1

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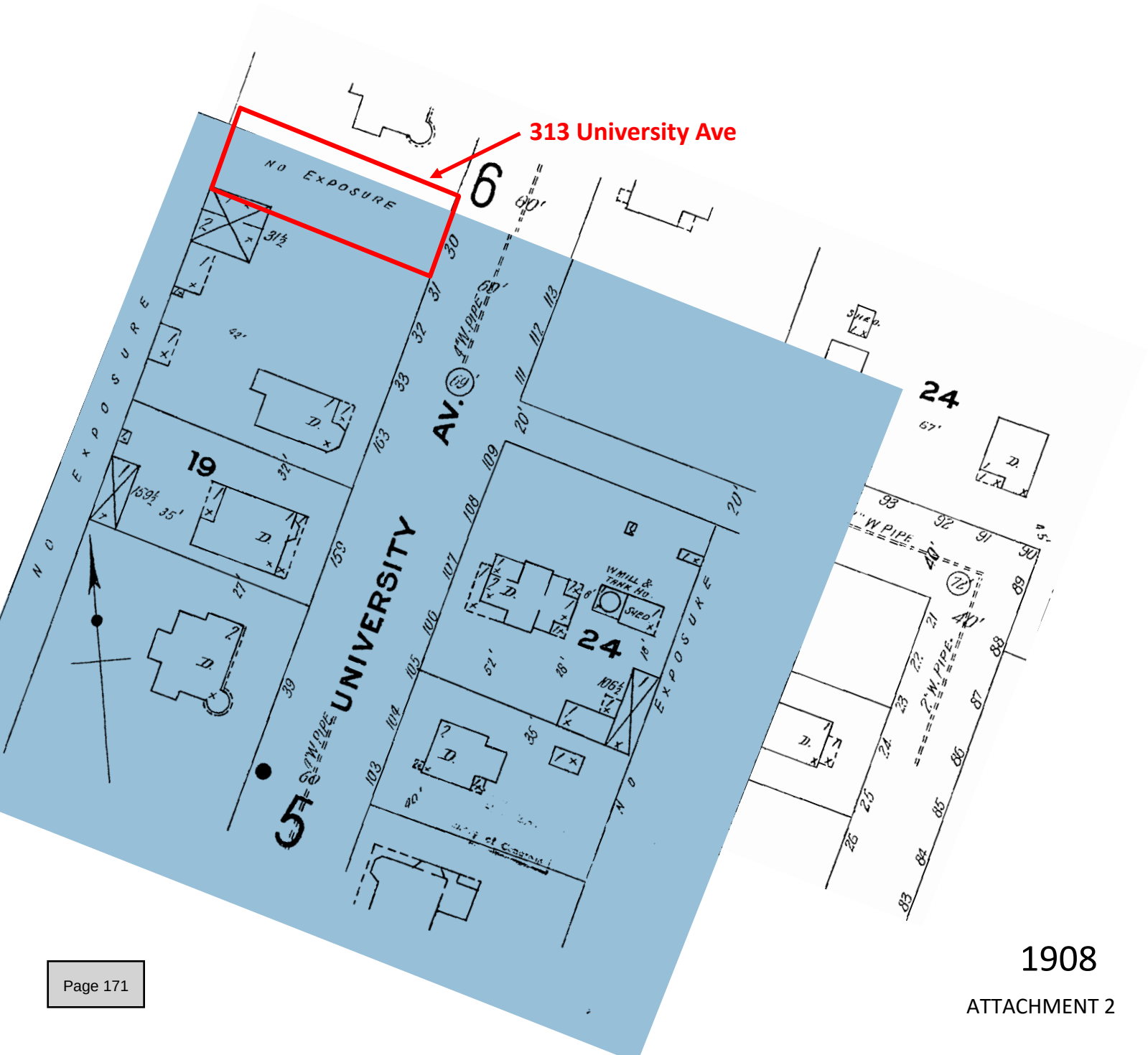
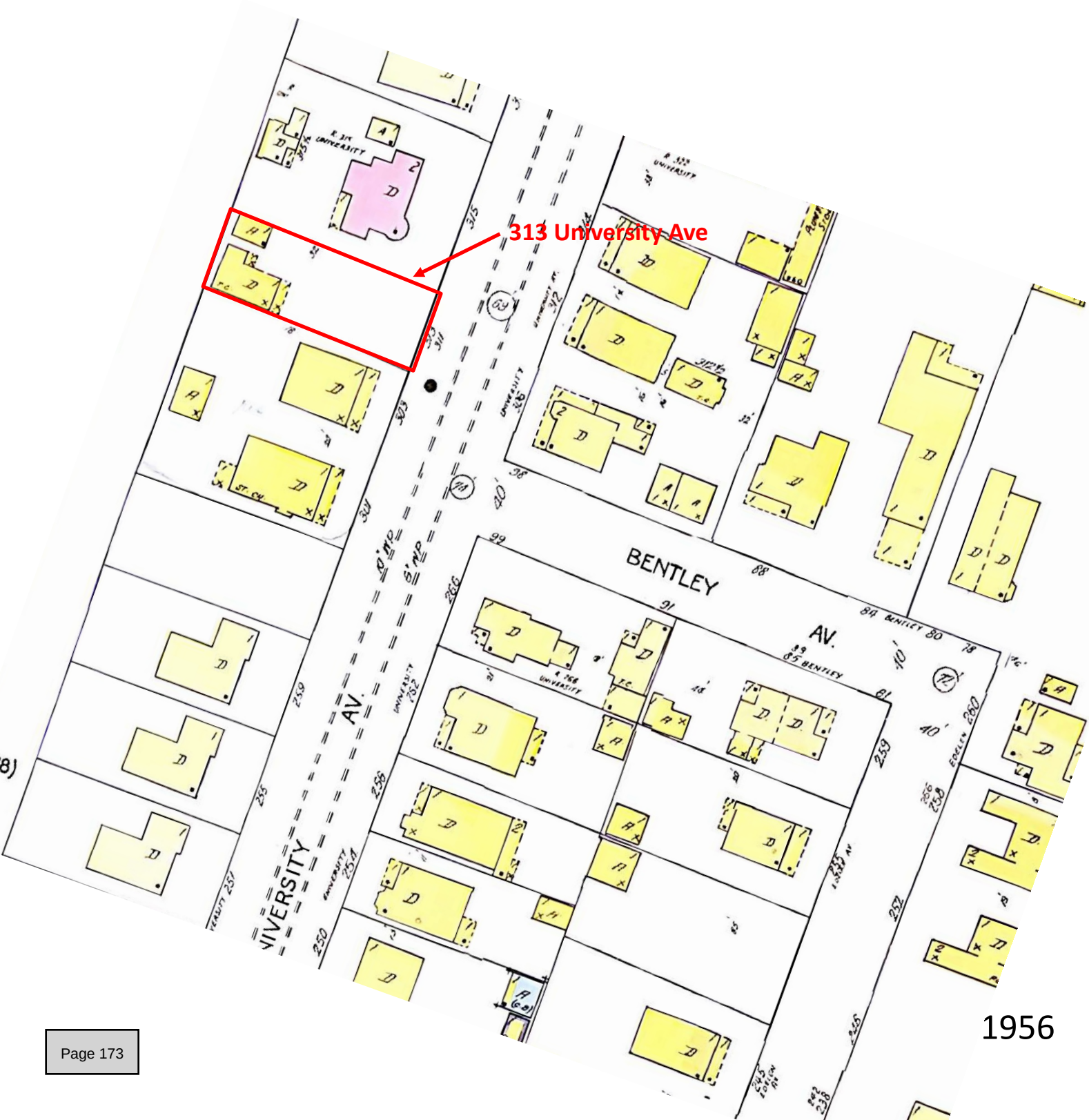


1908

ATTACHMENT 2

313 University Ave
BENTLEY
AV.
UNIVERSITY
AV.
92
(24)
(19)
3 Apts
40'
40'
10' IWP
6' IWP

1928



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TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR FEBRUARY 23, 2011, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:00 P.M. by Chair Charles Erekson.

ATTENDANCE

Members Present:	Bob Cowan, Len Pacheco, Charles Erekson, Kathryn Janoff
Members Absent:	Jane Ogle
Staff Present:	Suzanne Davis, Senior Planner; Jennifer Savage, Associate Planner
Others present:	Jerry Bannon, Jim Soholt, Anderson & Sweeters, Leah Schlesinger, Jim Miller, David Powell, Dustin DeRollo

VERBAL COMMUNICATIONS

None

ITEM 5 APPROVAL OF MINUTES

Len Pacheco made a motion to approve the minutes of February 2, 2011 as submitted. The motion was seconded by *Bob Cowan* and passed 4-0-1 (Jane Ogle abstained as she was not at the meeting).

ITEM 1 114 MASSOL AVENUE

Jerry Bannan, owner, and Jim Soholt, Anderson & Sweeters, were present for this item.

Jim commented that the proposal is to remove the second story and add some floor area on the first story as well as remodeling of the interior. All construction will match the existing style and materials.

Len Pacheco commented that this is an admirable thing to do to bring the house back to its original style.

Bob Cowan commented that it is a great change and makes it closer to the original intent of the Historic District.

Jerry Bannan noted that the entire back of the house was an addition.

Kathy Janoff commented that the symmetry is nice.

Jim Soholt commented that Anderson and Sweeters has been in Los Gatos for 33 years and is familiar with the regulations for historic structures.

Len Pacheco made a motion to approve the modifications as shown on the plans, finding that the proposed work will neither adversely affect the architectural characteristics, will not adversely affect the surroundings, nor adversely affect the aesthetic value of the district and the work is compatible with the neighborhood.

The motion was seconded by *Kathy Janoff* and passed unanimously.

ITEM 2 216 UNIVERSITY AVENUE

Leah Schlesinger, owner, and Dan Miller, contractor, were present for this item.

Dan Miller explained that the window to the right of the entry in front will be modified to match the window style on the left side of the front elevation, and that the windows on the rear are being replaced with larger size windows that will meet egress requirements.

Len Pacheco asked if the width of the openings will be the same. *Dan Miller* clarified that a double window and single window will be put together to create the three window look that is present on the opposite side.

Bob Cowan commented that the sill height is not compatible between the existing three windows and the proposed windows.

Len Pacheco commented that the window height should align at the top. If the windows on the side are different, that height should be matched.

Bob Cowan commented that the siding changes from front to side. *Dan Miller* explained that the siding is flat simulated shingles on the left front and side, vertical T-111 on the right front and driveway side, and stucco on the rear.

Leah Schlesinger commented that the intent is to improve the aesthetics and that she is open to suggestions.

Len Pacheco asked if the left porch column could be replicated on the right side. The angle could be different if the material is the same.

Len Pacheco suggested using simulated or true double hung windows on the rear. *Dan Miller* commented that the plan is to install vinyl clad exterior, wood interior.

Kathy Janoff commented that if it is not cost prohibitive, she would like to see the gridded windows on the back.

Bob Cowan made a motion to approve the application, finding that the proposed work will neither adversely affect the architectural characteristics, will not adversely affect the surroundings, nor adversely affect the aesthetic value of the district, and the work is compatible with the neighborhood, subject to the following conditions:

1. Use a tri-window on the front facade that matches the sill heights of the windows on the south side.
2. Try to match the siding, wrapping it around the corner.
3. The rear windows should be replaced with true double or single hung windows with divided light, if feasible.

The motion was seconded by *Jane Ogle* and passed unanimously.

ITEM 3 15½ N. SANTA CRUZ AVENUE

David Powell and Dustin Derollo, LG Bar & Grill, were present for this item.

David Powell explained that a sound attenuation device was required with the conditional use permit. There is a back deck with a railing facing the lot 6 parking lot. The intent is to install a smoked plexi-glass that will deflect sunlight and not show scratches. The top of the railing is about four feet. The proposal is to mount the plexi-glass on top. It will be left open at the top so that panels can be replaced as needed. Panels will go from post to post.

Bob Cowan commented that plexi-glass will not do much to deflect sound. Normally when there is a requirement for sound attenuation there is a measurable criteria. Usually it would need to be double glazed.

David Powell said the plexi-glass will be installed inside the railing and a four-foot extension will be mounted on top.

Len Pacheco commented that it would be better to see more detail so the Committee has a good understanding of what is being proposed. He agreed that plexi-glass will not do much to deflect sound.

David Powell said he does believe it will contain some of the sound. There are only 36 seats on the deck.

Len Pacheco commented that the proposed materials are not consistent with the historic structure. He suggested use of a different material that is more sound absorbing, such as a trellised grid. A cap would make it more Victorian looking. He would like to see more detail on what will be done.

David Powell commented that his main concern is preserving the view of the mountains, so the material needs to be transparent.

Len Pacheco commented that an open grid would soften the plexi-glass while still providing visual, and keeping in character with the building.

Bob Cowan commented that the condition was not provided, so the intent is not known.

Charles Erekson commented that if it reasonable to have a barrier for one use, it should be the same for the other.

Dustin DeRollo noted that the barrier on the LG Bar & Grill side will be well maintained and more aesthetically pleasing.

Len Pacheco commented that there is not enough information to make a decision.

The applicant was requested to provide additional details on the proposed design. The item was continued to a special meeting to be held on March 9, 2011.

ITEM 4 OTHER BUSINESS

a. 313 University Avenue

Vic Borelli, Victoria Properties, was present for this item, representing the property owner.

Vic Borelli commented that the property is zoned C-2 and is next to the Red Brick Castle (Harry Perrin House). The structure is in very poor condition.

Bob Cowan commented that looking at the zoning and General Plan maps, it is a little blip in an otherwise residential street. It is desirable to maintain the building if possible. It could be used commercially given the zoning.

Len Pacheco commented that an addition such as the one that was done on the Toll House would be appropriate. The original structure could be retained and added on to. The additions could be removed. The original house is representative of its time.

Vic Borelli suggested moving the house forward and expanded toward the rear. If it is determined that the structure is irreparable, it could be replicated. He will have a structural report prepared.

Bob Cowan commented that the residential character of the street should be retained. The house is a contributor to the district and it will be difficult to approve its demolition.

Len Pacheco noted that there is a Folk Victorian style.

ITEM 5 ADJOURNMENT

The meeting was adjourned at 5:30 pm. The next regular meeting is scheduled for March 23, 2011.

Prepared by:

Suzanne Davis

Suzanne Davis, AICP
Senior Planner

Approved by:

Charles Erekson

Charles Erekson
Chair

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ATTACHMENT 4

BEWARE
of DOG

TOWN OF LOS GATOS

STOP WORK NOTICE

March 14, 2017

Frank and Michelyn Delgado
13595 Mannini Court
San Martin CA 95046

SUBJECT: **STOP WORK BV17-004**
DESCRIPTION: **Work without a permit – Grading under Historic Single Family Home**
SITE ADDRESS: 313 University Avenue

On March 13, 2017, a Town Code Compliance Officer issued a stop work notice for a project under construction at the above address. A search of the Town's records revealed that proper plans and permits need to be revised, reviewed, approved and re-issued

This work is in violation of the 2016 California Building Code Section 105.1 which states that permits are required for the remodel, alteration, repair or addition to any structure.

Please be advised that proper building permits for the work under construction need to be obtained immediately. Failure to correct this violation will cause the matter to be referred to Code Enforcement for legal action.

If you have any questions or need assistance in the application process, please contact me at (408) 354-6815.

Very truly yours,

Michael M. Machado
Building Official

MMM:AM:cher

★★★

STOP WORK NOTICE

BV17-004

Town of Los Gatos - Building Division

The Construction Work at...

313 University Ave

- ☐ Is in violation of California Building Code (CBC) Section 2016 CBC (105.1), "Permits Required":
- ☐ Is in violation of CBC Section _____, "Work is being done contrary to the provisions of this code or other pertinent laws or ordinances..:"

Cease and desist all work immediately. Contact the Town of Los Gatos building dept. for permit information

Please contact : Building Division 408-354-6876

Allen Meyer 408-379-5746 Date 3/13/17

LEY
NG, LLC.

STOP WORK
NOTICE

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Demolition & Rebuild Proposal – 313 University Avenue, Los Gatos

Submitted by: Frank & Michelyn Delgado (Property Owners)

Date: 10/3/2025

HPC Meeting Target Date: October/November

Request Summary

We are requesting:
1. Demolition Permit for the existing unsafe structure at 313 University Avenue.
2. Planning and Building Permit for a full reconstruction/restoration of the original home, using archival photos and period-appropriate materials to match the structure as it existed.

Site & Structure Overview

- Address: 313 University Ave., Los Gatos, CA
- Historic Status: Contributor to University-Edelen Historic District
- Original Construction Era: c. 1908–1928
- Structure Type: Single-story wood-framed residence (~850 sq ft)
- Historic Style: Vernacular Craftsman or Bungalow

Demolition Justification

As outlined in the attached structural assessment by Structural Engineers, Inc. (Paul Slattery, SE):
- Extensive termite damage, dry rot, and structural decay
- Eroded, unanchored shoring at the basement edge
- No flooring system; structure is suspended above excavation
- Recommendation: Immediate demolition due to life-safety risk

Per Section 4.5 of the Residential Design Guidelines, demolition is permitted when necessary for restoration.

Proposed Rebuild / Restoration Plan

Design Intent:
- Match the original architecture as shown in archival photo
- Retain contributing elements: gable roof, rafter tails, porch, wood siding, original window types

Likely Historic Materials (c. 1908–1928):
- Wood siding: 1x6 or 1x8 horizontal clapboard or shingles
- Roofing: Wood shakes or composition shingles
- Trim: Painted solid wood corner boards, fascia, and casings

- Foundation: Redwood mudsill over brick or early concrete
- Windows: True divided-lite wood sash (6-over-1 or 4-over-1)

Next Steps

1. Demolition Approval
   - Based on engineering report
   - Section 4.5 restoration pathway

2. Planning Review of Rebuild Concept
   - Elevations and site plan sketch

3. HPC Submission –
   - Structural report, photo, narrative, restoration plan

4. Post-Approval Actions
   - Demolish and backfill
   - Submit full construction drawings
   - Rebuild per historic guidelines

STRUCTURAL ENGINEERS INCORPORATED

April 29, 2025

City of Los Gatos Building and Planning
110 East Main Street
Los Gatos, CA 95030

Re: Structural Condition Assessment
313 University Avenue
Los Altos, CA 94022
SEI Project No. 5794.00

Attention: Chief Building Official

As requested by the property owner, this letter is provided to report on the structural integrity of a small single story residential structural (located below) totaling approximately 850 square feet in area. The roof construction is comprised of straight plank sheathing and sloped 2x roof framing with collar ties. The walls are constructed with 2x studs and straight planking with no interior finishes. Currently there is no floor and the structure is completely detached and shored in place over a partially complete basement excavation. It is our understanding that the building was built in 1900.

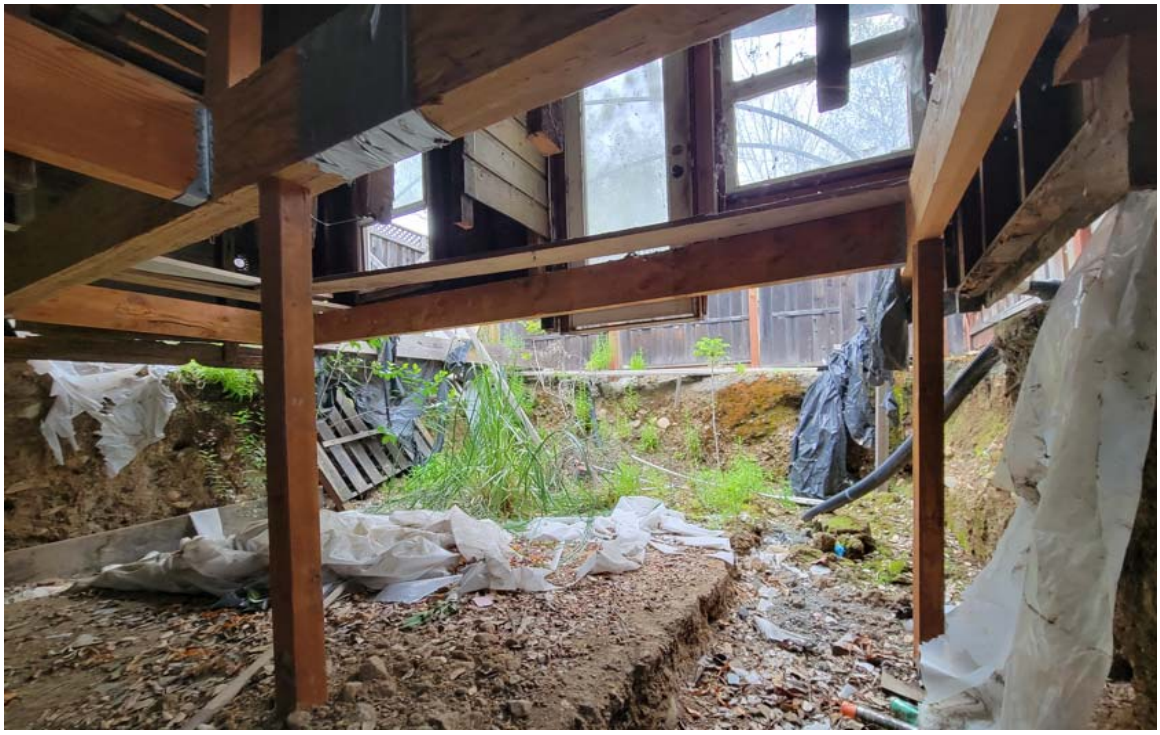
Exterior View East Side

Exterior View - South Side

Exterior View – West Side

Inside View - Looking North

Inside View - Looking East



Inside View - Looking South/East

Inside View looking – South/West

Observations

A close up evaluation of the existing framing reveals significant wood decay from both termite infestation as well as on going dry rot (fungal decay) occurring in much of the original perimeter stud framing and plank siding.

The slopping roof joists and ridge board are undersized and sagging. Proper ceiling/collar ties are not present in the construction. As expected, this has resulted in outward bowing of the exterior walls along the main plate line over time.

The observed shoring has been eroded with no mechanical anchorage.

Conclusions/Recommendations

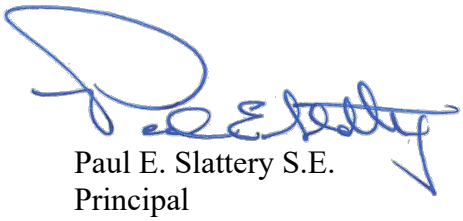
The building appears to be in significant disrepair with extensive decay, water damage and framing deficiencies. The current shoring is unstable and in eminent danger of collapse at the soil interface. We would expect that the cost to properly repair this structure would likely exceed the cost of replacement. In our opinion, the structure in its current state, poses an immediate life safety risk should someone enter the interior or stand too close to the perimeter of the excavation. We recommend that warning signs be posted immediately and that the structure be completely demolished as soon as is feasible.

Limitations

Our professional services have been performed using that degree of skill and care ordinarily exercised, under similar conditions, by reputable engineers in the structural discipline in this area. No other warranty, expressed or implied, is made as to the professional content of this report. This report was prepared upon your request for services and is to be used solely for this project.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

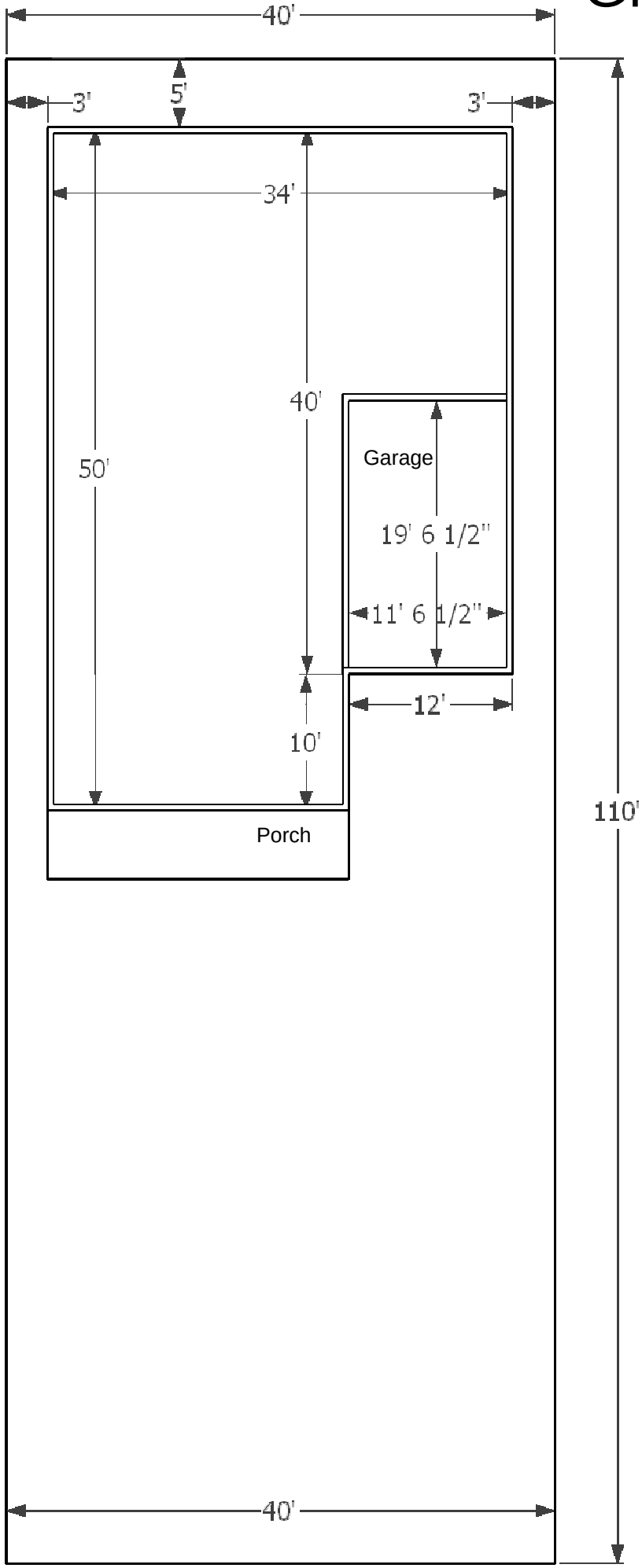


Paul E. Slattery S.E.
Principal
STRUCTURAL ENGINEERS, INCORPORATED

313 University Ave
Front Elevation Concept Sketch

ATTACHMENT 8

Ground Level



University Ave

University Ave

313 University Ave, Los Gatos – Existing & Proposed Materials Summary

Existing (Current) Materials

Feature	Existing Material	Notes
Exterior Siding	Horizontal wood lap siding (painted)	Likely original wood clapboard from early 1900s, still visible beneath later paint layers.
Trim / Fascia	Painted wood	Simple rectangular fascia and corner boards, consistent with early Craftsman detailing.
Roofing	Composition shingles (dark gray)	Modern replacement, likely asphalt composite. Not original to structure.
Windows	Wood sash, double-hung	Painted white, period-appropriate style typical of early Los Gatos cottages.
Doors	Wood panel with divided-lite glass	Traditional Craftsman cottage door with glass upper section.
Foundation	Stacked rock footings	Original home sat on rock base with a partial basement, no continuous footing or stem wall.
Porch / Steps	Wood deck and stairs	Simple railings and small stoop, appropriate scale to house massing.
Color Palette	Light body with white trim	Neutral tones fitting the surrounding historic streetscape.

Proposed Materials for HPC Rebuild Proposal

Feature	Proposed Material	HPC Justification
Siding	5" exposure fiber-cement lap siding (smooth finish, painted)	Matches original horizontal wood look while offering fire resistance and durability.
Trim / Fascia	1x4 and 1x6 wood or composite trim, painted white	Profiles reflect Craftsman-era proportions while maintaining low maintenance.
Roofing	Architectural composition shingles (Weathered Wood color)	Dark tone similar to existing roof with added texture and dimensionality.
Windows	Wood or aluminum-clad double-hung with divided lites	Retains original sash appearance while providing modern energy efficiency.
Doors	Wood front door with divided-lite glass	Reflects historical door pattern and glass proportion.
Foundation	Reinforced concrete basement with lime-wash or stucco finish	Provides seismic safety and waterproofing while evoking original stone appearance.
Basement Detail	Partial daylight wall or exposed fieldstone veneer accent	References original basement condition and adds authenticity.
Porch / Steps	Composite decking with painted wood railing	Preserves original porch scale using modern, durable materials.
Color Palette	Body: beige/gray-green; Trim: white; Accents: black hardware	Reflects early 20th-century color schemes per HPC guidelines.

313 University Ave, Los Gatos - Proposed Materials Concept

Reconstruction in the spirit of the original early-20th-century *Craffsman cottage*

Fiber-Coment Lap Siding (Smooth)

Painted White Trim/Fascla

Weathered Wood Architectural Rorshigles

Wood or Clad-Wood Double-Hund Windows with Divided Lites

Black Hardware / Light Fixture Accent

Wood Front Door with Divided Lie glas.

Thin Brick Veneer (Antique Red)

Stucco/Lime-Wached Foundation (Light Gray)

Composite Porch Deoking (Painted)

Color Palette Trin-Color Accent Color

Historic Reference

The proposed reconstruction preserves the Craftsmann character of the original residence while upgrading materiais for safety, durability, and energy performaformance. Materials An-chosen to excke the historical appearance of original rock-based foundation, wood siding, and brick detaling.

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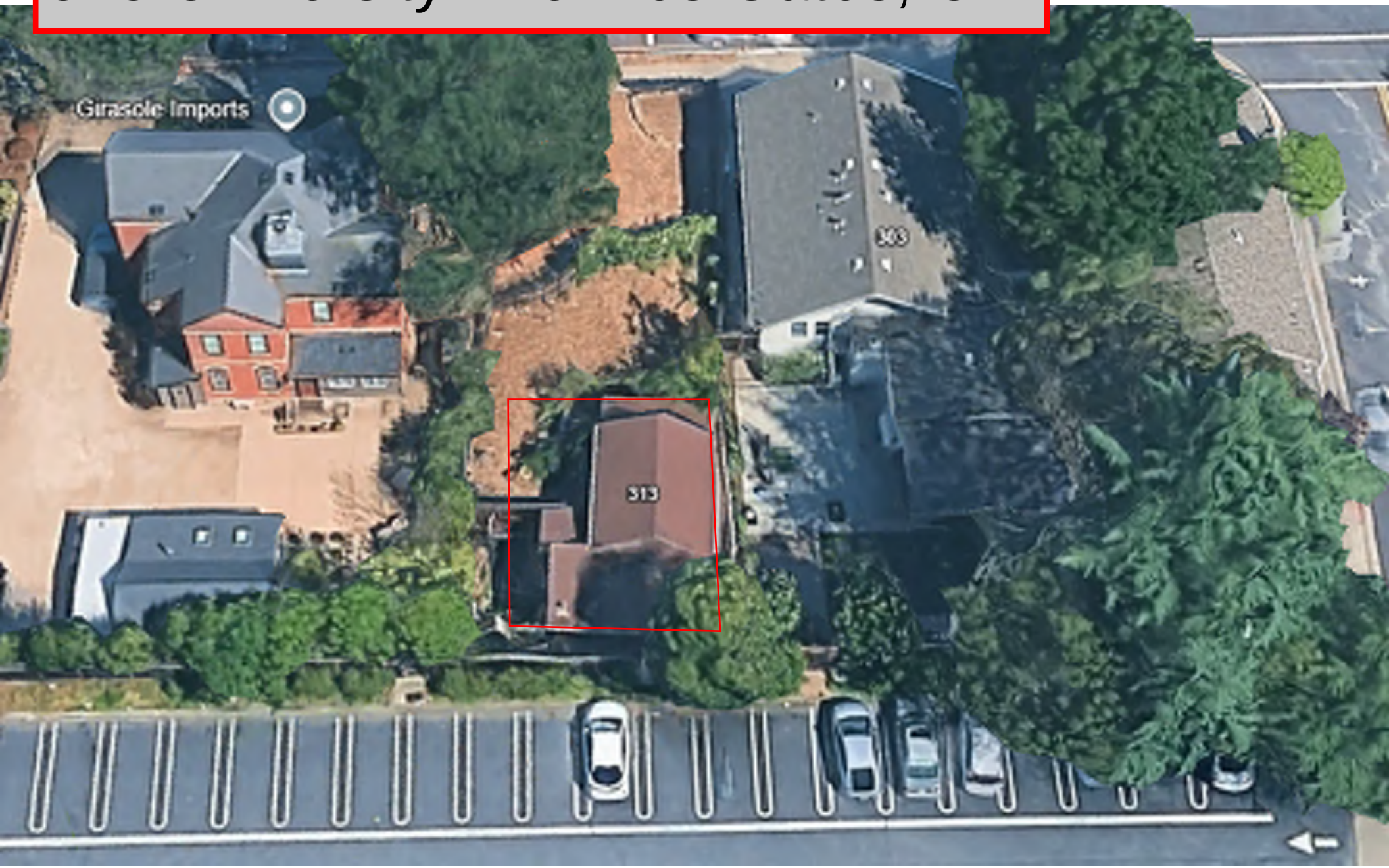
313 University Ave. Los Gatos, CA



ATTACHMENT 10

Exterior View - South Side

Exterior View East Side

Exterior View – West Side

Sec. 29.10.09030. - Demolitions.

(a) *Scope.* Applications for demolition permits (Uniform Building Code, section 301(a), or any successor section) filed with the Building Department shall be submitted to the Planning Director for approval unless such permit is required as part of a code enforcement action by the Building Official, Council, or other authorized agency.

(b) *Approval of permits.* The Planning Director may approve the demolition permit application if:

(1) It is accompanied by a building permit for a replacement structure which meets all town regulations and has received all required approvals, or

(2) It is for demolition of an accessory building or structure.

(c) *Demolition of historic structures.* A demolition permit for a historic structure may only be approved if:

(1) The structure poses an imminent safety hazard; or

(2) The structure is determined not to have any special historical, architectural or aesthetic interest or value.

Any request to demolish an historic structure shall be reviewed by the Historic Preservation Committee. All applications to demolish an historic structure which has been identified as a contributor to an existing historic district, a potential historic district, or is eligible for local designation shall be accompanied by a detailed report describing all aspects of the structure's physical condition and shall incorporate pertinent information from the Town's Historic Resources Inventory describing the structure's historical and architectural characteristics. This report shall be prepared by a qualified person knowledgeable in historic preservation under contract with the Town at the applicant's expense. Applications for all other historic structures proposed for demolition shall be accompanied by a detailed report describing all aspects of the structure's physical condition prepared by an architect, licensed design professional or registered civil engineer at the applicant's expense.

(d) *Architecture and site approval required.* Issuance of a demolition permit requires architecture and site approval if:

(1) The conditions of subsection (b)(1) are not met, or

(2) An application is for demolition of an accessory building or structure and the Planning Director determines for any reason that the accessory building or structure ought not to be demolished.

(e) *Findings.* In architecture and site approval proceedings, the deciding body shall consider:

(1) Maintaining the Town's housing stock.

(2) Preservation of historically or architecturally significant buildings or structures.

(3) Property owner's desire or capacity to maintain the structure.

(4) Economic utility of the building or structure.

(f) *Verification that work will not result in a demolition:* Prior to issuance of a building permit and/or zoning approval for an addition where the work will result in the removal of over forty (40) percent of the exterior walls, the developer shall submit written verification from a registered structural engineer, certifying that the exterior walls shown to remain are structurally sound and will not be required to be removed for the addition. Prior to issuance of a building permit, the property owner and contractor shall sign an affidavit to the town that they are aware of the town's definition of a demolition and the penalties associated with an unlawful demolition.

(g) *Penalties for unlawful demolition:* A property owner who has unlawfully demolished a structure shall:

(1) File the required Planning and Building Department applications and pay the required fees as established by resolution for new applications and for work unlawfully completed.

(2) Be subject to the greater of the following penalties set by the Planning Director as an administration order:

a. If the structure has a Landmark Historic Preservation designation a fine equaling fifteen (15) percent of the building permit valuation at the time of demolition, as determined by the Planning Director; or

b. If the structure was an historic residence and does not have a Landmark Historic Preservation overlay zone, the fine shall be equal to ten (10) percent of the building permit valuation at the time of demolition, as determined by the Planning Director.

If no building permit was issued, the fine shall be assessed on the building permit filed for the replacement structure.

(3) In all cases, no changes to the previously approved plans may be made except as determined by the Planning Director to meet current zoning and building code requirements. No building permits for new construction at this site shall be approved until the required applications have been filed and approved and the required penalty fee has been paid.

(h) *Collection of penalty fees.* The Town may collect the assessed penalty fees by use of all legal means including the recordation of a lien.

(1) Whenever the amount on the penalty fee pursuant to this chapter has not been satisfied in full within ninety (90) days and/or has not been successfully challenged by a timely writ of mandate, this obligation may constitute a lien against the real property on which the violation has occurred.

(2)

The lien provided herein shall have no force and effect until recorded with the county recorder. Once recorded, the administration order shall have the force and effect and priority of a judgement lien governed by the provisions of sections 697.340 of the Code of Civil Procedure and may be extended as provided in sections 683.110 to 683.220, inclusive, of the Code of Civil Procedure.

(3) Interest shall accrue on the principal amount of the judgement remaining unsatisfied pursuant to law.

(4) Prior to recording any such lien, the Planning Director shall prepare and file with the Town Clerk a report stating the amounts due and owing.

(5) The Town Clerk shall fix a time, date and place for hearing such report and any protests or objections thereto by Town Council.

(6) The Planning Director shall cause written notice to be served on the property owner not less than ten (10) days prior to the time set for the hearing.

a. Demolition for Corrective Maintenance. If during the construction process for an approved construction the developer has determined that the structure is in a deteriorated condition, that cannot be repaired, an architecture and site application can be filed requesting a demolition without a penalty provided the following conditions have been met:

1. Construction work has ceased, and
2. The work completed prior to filing the application does not classify as a demolition, and
3. Documentation has been provided to justify the necessity of the demolition, and
4. No changes to the previously approved plans will be made except as determined by the Planning Director to meet current zoning and building code requirements.

If a planning filing fee was paid for the original addition, this fee shall be credited to the architecture and site application fee. If the Development Review Committee determines that the application cannot be approved, the applicant shall pay the credited fee for the architecture and site application if the application is appealed to the Planning Commission.

(j) *Salvage of building materials.* When demolition of a structure is allowed, the Town shall provide the developer of the structure to be demolished with information about the recycling of building materials. Prior to the issuance of the demolition permit, the developer shall provide the Planning Director with written notice of the company that will be recycling the building materials. All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting

these materials, noting the type and weight of materials, shall be submitted to the Town prior to the Town's demolition inspection. No recycling of materials shall occur until a demolition permit has been approved by the Building Department.

(Ord. No. 1316, §§ 3.65.010—3.65.040, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1789, § V, 5-15-89; Ord. No. 1887, § I, 2-3-92; Ord. No. 2083, § I, 5-7-01; Ord. No. 2149, § I, 5-1-06)

Sec. 29.20.145. - Approval required.

Architecture and site approval is required in all zones for the following:

(1) New construction of any principal building;

(2) An exterior alteration that changes the architectural style of a single-family and two-family residence.

(3) Any exterior alteration or addition to a building excluding:

a. Alterations or additions to a single and two family dwelling that do not require approval by the Planning Commission or Development Review Committee pursuant to the Residential Design Guidelines or the Hillside Development Standards and Guidelines;

b. Minor exterior alterations to commercial and multifamily buildings.

(4) Intensification of land use. For the purposes of this section only, intensification of land use means all changes in use which require more parking and/or results in an increase in peak hour trips for mixed use, multi tenant commercial, industrial or multifamily development projects if the trips exceed the traffic generation factor assigned to the project at the time of approval and/or an increase of five (5) or more peak hour trips;

(5) Residence conversions;

(6) Any development in a floodplain as required by article IX of this chapter;

and as otherwise specified in this article.

(Ord. No. 1316, § 5.20.030, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1493, 3-17-81; Ord. No. 1521, 11-2-81; Ord. No. 1680, 3-17-86; Ord. No. 1736, 10-19-87; Ord. No. 1763, § III, 10-3-88; Ord. No. 1815, § III, 3-19-90; Ord. No. 1832, § I, 7-16-90; Ord. No. 2149, § I, 5-1-06)

DIVISION 3. - HISTORIC PRESERVATION AND LHP OR LANDMARK AND HISTORIC PRESERVATION OVERLAY ZONE

Sec. 29.80.215. - Purposes.

It is hereby found that structures, sites and areas of special character or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites and areas. The purpose of historic preservation is to promote the health, safety and general welfare of the public through:

(1) The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, State, or National history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.

(2) The development and maintenance of appropriate settings and environment for such structures.

(3) The enhancement of property values, the stabilization of neighborhood and areas of the Town, the increase of economic and financial benefits to the Town and its inhabitants, and the promotion of tourist trade and interest.

(4) The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

(Ord. No. 1316, § 4.86.010, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.220. - Powers and duties of Planning Commission.

The Planning Commission:

(1) Shall recommend to the Town Council, after public hearing, concerning designation of landmarks and historic districts, as provided in Section 29.80.245.

(2) May establish and maintain a list of structures and other landmarks deserving official recognition although not designated as landmarks or historic districts, and take appropriate measures for recognition.

(3) Shall hear and determine architecture and site approval applications for demolition a designated landmark sites and principal buildings in historic districts, as provided in sections 29.80.270 through 29.80.290.

(4) May take steps to encourage or bring about preservation of structures or other features where the Planning Commission has decided to suspend action on a permit application, as provided in Section 29.80.285.

(5) Shall seek and consider a recommendation from the Historic Preservation Committee when undertaking the powers and duties set forth in subsections (1) and (3) above, and shall consult with or request assistance from the Historic Preservation Committee when undertaking the powers and duties set forth in subsections (2) and (4) above.

(Ord. No. 1316, § 4.86.020, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1831, § I, 7-16-90; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2355, § V, 4-2-24)

Sec. 29.80.222. - Powers and duties of the Planning Director.

The Planning Director:

(1) Upon recommendation by the Historic Preservation Committee, determines matters pertaining to historic preservation as provided in Section 29.80.227 that are not assigned to the Planning Commission.

(Ord. No. 2355, § VI, 4-2-24)

Sec. 29.80.225. - Historic Preservation Committee.

(a) The Historic Preservation Committee acts as an advisory body to the Planning Commission and Planning Director on all matters pertaining to historic preservation. The Historic Preservation Committee shall consist of five (5) members, three (3) public members and two (2) Planning Commissioners. The public members shall be appointed by the Town Council, and the Planning Commission members shall be appointed by the Planning Commission Chair and affirmed by the Town Council.

(b) The Committee is composed of professional and lay members with demonstrated interest, competence, or knowledge in historic preservation. Committee members shall be appointed from among the disciplines of architecture, history, architectural history, planning, archeology, or other historic preservation-related disciplines such as urban planning, American studies, American civilization, cultural geography, or cultural anthropology to the extent that such professionals are available in the community.

(Ord. No. 1316, § 4.86.040, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84; Ord. No. 1762, § I, 9-19-88; Ord. No. 1831, § II, 7-16-90; Ord. No. 1856, § I, 6-3-91; Ord. No. 1915, § III, 10-19-92; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2355, § VII, 4-2-24)

Sec. 29.80.227. - Powers and duties of the Historic Preservation Committee.

The Historic Preservation Committee shall:

(1) Regularly review and make recommendations to the Planning Commission concerning the determination of all matters pertaining to historic preservation which comes before the Planning Commission.

(2) Review and make recommendations to the Planning Director concerning the determination of a minor residential development permit for properties with a LHP overlay zone or structures which were built prior to 1941.

(3) Review and make recommendations to the Planning Director concerning minor residential and commercial exterior alterations not covered under the architecture and site approval process or the minor residential development permit, for designated properties with a LHP overlay zone pursuant to subsection 29.20.485.

(4) Upon request of the Planning Director, review pending or proposed building permits dealing with historic structures when it is questionable that the work proposed meets the guidelines for pre-1941 structures.

(5) May, on request of the property owner, advise with respect to any proposed work requiring or not requiring a Town permit on any historic structure, a designated landmark site or in a designated historic district. Examples of the work referred to are additions, demolitions, painting and repainting of exterior surfaces, roofing, fencing, landscaping, glazing, and installation of lighting fixtures. In advising, the Historic Preservation Committee shall be guided by the purposes and standards specified in this division and other applicable ordinances and/or development standards. This subsection does not impose regulations or controls on any property.

(6) Review and make recommendations to the Planning Director on requests for removal of a pre-1941 property from the Historic Resources Inventory.

(Ord. No. 1915, § IV, 10-19-92; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2169, § I, 10-20-08; Ord. No. 2355, § VIII, 4-2-24)

Sec. 29.80.230. - Designation by ordinance.

(a) The Council may by ordinance designate:

(1) One (1) or more individual structures or other features, or integrated groups of structures and features on one (1) or more lots or sites, having a special character or special historical, architectural or aesthetic interest or value, as landmarks, and shall designate a landmark site for each landmark; and

(2)

One (1) or more areas containing a number of structures having special character or special historical, architectural or aesthetic interest or value, and constituting distinct sections of the Town, as historic districts.

(b) Each designating ordinance shall include a description of the characteristics of the landmark or historic district which justify its designation, and a list of any particular features in addition to those features which would be affected by work described in section 29.80.260 that are to be preserved, and shall specify the location and boundaries of the landmark site or historic district.

(c) A lot zoned LHP may only be used in the manner provided in the underlying zone, however, the Town Council, on the basis of the evidence submitted at the hearing, may permit an existing use not otherwise permitted in the underlying zone to continue providing the Council makes the following findings:

(1) The use has been legal and continues to operate in a manner that is not detrimental to other uses in the general vicinity;

(2) There is no history of complaints about the use;

(3) Removal of the use to another location would effectively end the significance of the historical designation on the property; and

(4) The use has been legally and continuously operating for at least fifty (50) years.

The specific use and the findings to support its continuance shall be incorporated in the designating ordinance.

(d) If the use permitted by subsection (c) above is discontinued for one hundred eighty (180) consecutive days, the use shall not be resumed and the use of the property shall conform with the provisions of the underlying zone. Token use does not toll or interrupt a period of discontinuance.

(e) The property designated shall be subject to the controls and standards contained in this division. In addition, the property shall be subject to the following further controls and standards if imposed by the designating ordinance:

(1) For a publicly owned landmark, review of proposed changes in major interior architectural features.

(2) For a historic district, such further controls and standards as the Council finds necessary or desirable, including but not limited to facade, setback and height controls.

(f) The Council may amend or rescind a designation only by ordinance, after Planning Commission and Council hearings as required for original designations.

(Ord. No. 1316, § 4.86.050, 6-7-76; Ord. No. 1674, 2-18-86; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.235. - Initiation of designation.

Initiation of designation proceedings shall be by resolution of the Council or Planning Commission. The date of initiation is the date the resolution is adopted.

(Ord. No. 1316, § 4.86.060, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.240. - Procedure.

Except as provided by this division the proceedings for LHP or landmark and historic preservation overlay zone designation are the same as for any other zoning of land.

(Ord. No. 1316, § 4.86.070, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.245. - Hearing by Planning Commission for proposed historic designation.

Notices required by sections 29.20.560 and 29.20.565, shall be mailed.

(1) *Action and time limit.* The Planning Commission shall consider the degree of conformity of the proposed designation with the purposes and standards of this division and the general plan. The Planning Commission shall determine the matter within one hundred twenty (120) days after the initiation of designation proceedings.

(2) *Notice of action.* The Planning Commission shall promptly notify the property owner of action taken. If the Planning Commission approves or modifies the proposed designation in whole or in part, it shall transmit the proposal, together with a copy of the resolution of approval, to the Council.

(Ord. No. 1316, § 4.86.080, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1626, 8-6-84; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.250. - Notice of designation by Council.

When a landmark or historic district has been designated by the Council, the Town Clerk shall promptly notify the owners of the property included therein.

(Ord. No. 1316, § 4.86.100, 6-7-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.255. - Conformity required.

Construction, alteration, demolition or removal work for which a Town permit is required is prohibited on a designated landmark site or in a designated historic district unless approval by the deciding body has been granted as provided in sections 29.80.260 through 29.80.300, or unless the work conforms with the provisions of section 29.80.310.

(Ord. No. 1316, § 4.86.110, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.260. - Permit required.

No person shall do any work listed below without first obtaining the required planning approval:

(1) Exterior alteration to a designated landmark, property in an historic district or pre-1941 structure consisting of any construction, addition, demolition, restoration or rehabilitation.

(2) Interior alterations that would affect the exterior of a designated landmark, a structure in an historic district or a pre-1941 structure.

(3) Construction of any type on a landmark site or within a historic district unless excepted by the designating ordinance, or of a type which does not affect the exterior appearance of the site, district or any structure on the site or in the district.

(Ord. No. 1316, § 4.86.120, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.265. - Application for permit.

Prior to issuance of a building permit, a Notice to Contractor form must be signed by the contractor and posted at the job site stating that the property is on the Historic Resources Inventory and no deviations from the approved plans are allowed without prior review and approval. This information shall be affixed on the approved building plans.

(Ord. No. 1316, § 4.86.130, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98; Ord. No. 2083, § I, 5-7-01)

Sec. 29.80.270. - Reserved.

Editor's note— Ord. No. 1914, § I, adopted Oct. 19, 1992, deleted former § 29.80.270, relative to the procedure for architecture and site approval, which derived from Ord. No. 1316, § 4.86.140, adopted June 7, 1976 and Ord. No. 1375, adopted Nov. 21, 1977.

Sec. 29.80.275. - Reserved.

Editor's note— Ord. No. 2083, § II, adopted May 7, 2001, repealed former § 29.80.275 of the Code entitled Notice which derived from Ord. No. 2041, § IV, adopted Feb. 2, 1998.

Sec. 29.80.280. - Decision.

The Planning Commission shall consider any report from the Historic Preservation Committee and shall ascertain whether the proposed work conforms to this chapter and to the provisions of the designating ordinance.

(Ord. No. 1316, § 4.86.160, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.285. - Suspended action.

To obtain sufficient time for steps necessary to preserve the structure concerned, the Planning Commission may suspend action on an architecture and site approval application to permit construction, alteration, demolition or removal for a period not to exceed one hundred eighty (180) days. The Council may, by resolution, extend the suspension for an additional period not to exceed one hundred eighty (180) days, if the resolution is adopted not more than ninety (90) days and not less than thirty (30) days prior to the expiration of the original one-hundred eighty-day period. During the suspension period, the Planning Commission may consult with the Historic Preservation Committee, the Los Gatos Heritage Preservation Society and other civic groups, public agencies and interested citizens, make recommendations for acquisition of property by public or private bodies or agencies, explore the possibility of moving one (1) or more structures or other features, and take any other reasonable measures.

(Ord. No. 1316, § 4.86.170, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 1626, 8-6-84)

Sec. 29.80.290. - Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

(1) On landmark sites, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the landmark (and, where specified in the designating ordinance for a publicly owned landmark, its major interior architectural features) nor adversely affect the character of historical, architectural or aesthetic interest or value of the landmark and its site.

(2) In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

(3) For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

In any event applications shall not be granted for work which violates standards included in the designating ordinance or pre-1941 design guidelines.

(Ord. No. 1316, § 4.86.180, 6-7-76; Ord. No. 1375, 11-21-77; Ord. No. 1914, § II, 10-19-92; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.295. - Exemptions for reconstruction.

Reconstruction of a designated structure shall be exempt from setback and height requirements if it is rebuilt as originally constructed, except for modifications approved in the permit.

(Ord. No. 1316, § 4.86.185, 6-7-76; Ord. No. 1546, 8-16-82; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.297. - State Historical Building Code.

The California State Historical Building Code (SHBC) provides alternative building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as cultural resources. As required by state law, the SHBC shall be used if the property owner requests its use for historic buildings in the Town's building permit procedure.

(Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.300. - Showing of hardship in cases of proposed alterations, demolitions or construction.

If the applicant presents facts clearly demonstrating to the satisfaction of the Planning Commission that failure to approve the application will work immediate and substantial hardship because of conditions peculiar to the particular structure or other feature involved, the Planning Commission may approve the application even though it does not meet the standards set forth in either the enabling or designating ordinance.

(Ord. No. 1316, § 4.86.190, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 1375, 11-21-77; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.305. - Applicability for proposed historic designation.

(a) No application for a permit to construct, alter, demolish or remove any structure or other feature on a proposed landmark site or in a proposed historic district, filed subsequent to the date of initiation of proceedings to designate the landmark site or historic district, shall be approved while the proceedings are pending; provided, however, that if final action on the designation has not been completed one hundred eighty (180) days after initiation of designation proceedings, the permit application may be approved.

(b) The regulations of this division do not apply to the construction, alteration, demolition or removal of any structure or other feature on a landmark site or in a historic district, where a permit for the performance of such work was validly issued and used before initiation of proceedings for designation of the landmark site or historic district. For the purpose of this subsection, a permit is

used if substantial construction work specifically for the purpose for which the permit is issued is lawfully performed after the permit is issued, and in reliance on the permit. (The term "construction" includes grading.)

(Ord. No. 1316, § 4.86.200, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.310. - Unsafe or dangerous conditions.

None of the provisions of this division shall prevent any measures of construction, alteration, or demolition necessary to correct the unsafe or dangerous condition of any structure, other feature, or part thereof, where such condition has been declared unsafe or dangerous by the Building Official or the Fire Marshal, and where the proposed measures have been declared necessary, by such official to correct the condition; provided, however, that only such work as is absolutely necessary to correct the unsafe or dangerous condition and as is done with due regard for preservation of the appearance of the structure involved may be performed pursuant to this section. If any structure or other feature is damaged by fire, or other calamity, or by act of God, to such an extent that in the opinion of the aforesaid officials it cannot be reasonably repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws.

(Ord. No. 1316, § 4.86.210, 6-7-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.315. - Duty to keep in good repair.

The owner, lessee, and any other person in actual charge or possession of a pre-1941 structure, designated landmark or structure in the LHP or landmark and historic preservation overlay zone shall keep all of the exterior portions in good repair as well as all of the interior portions which are subject to control by the terms of the designating ordinance, and all portions whose maintenance is necessary to prevent deterioration or decay of any exterior portion.

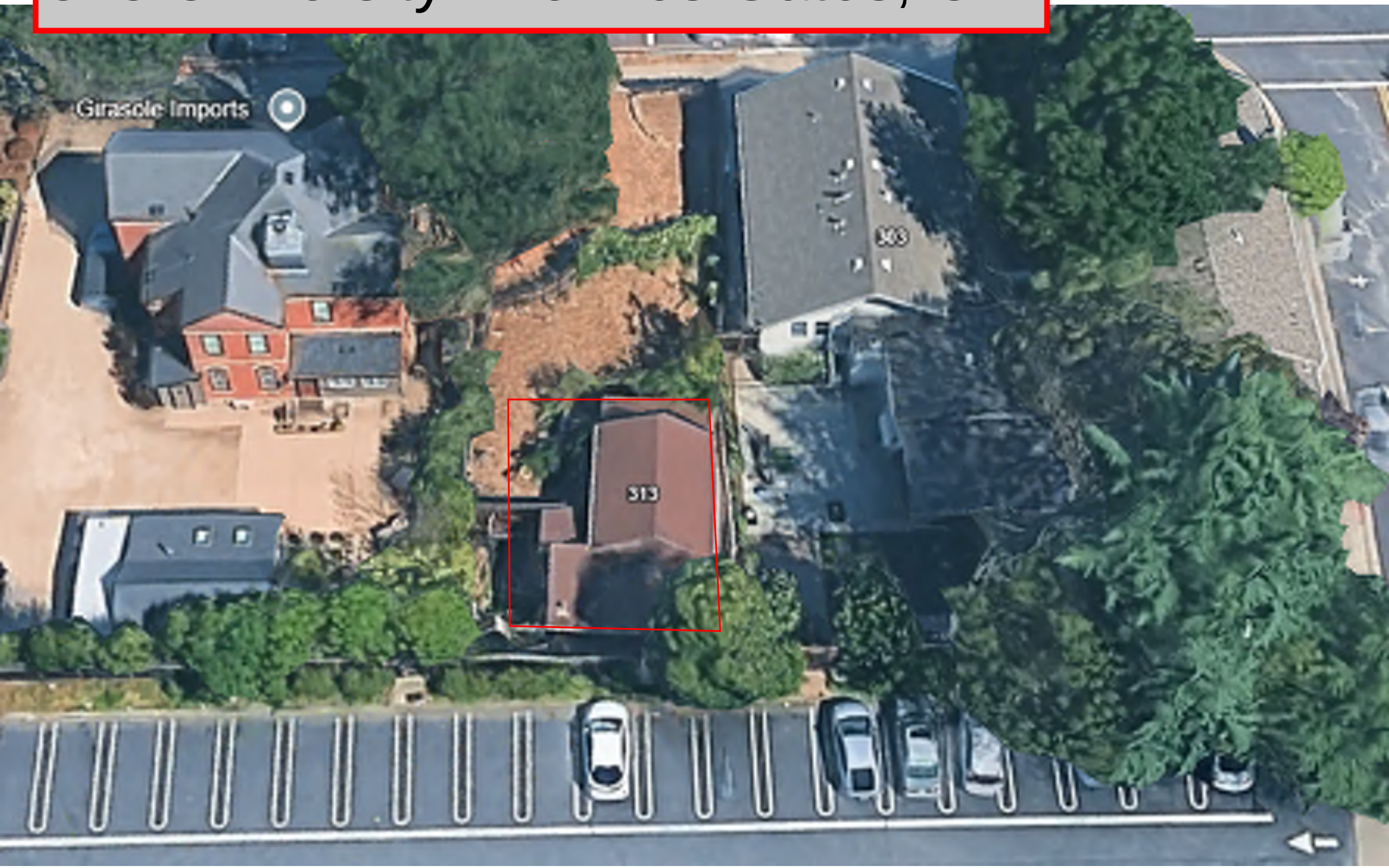
(Ord. No. 1316, § 4.86.220, 6-7-76; Ord. No. 1328, 8-2-76; Ord. No. 2041, § IV, 2-2-98)

Sec. 29.80.320. - Reserved.

Editor's note— Ord. No. 1981, § I, adopted July 5, 1994, repealed former § 29.80.320, relative to filing fees, which derived from Ord. No. 1610, § I(4.86.230), adopted March 5, 1984 and Ord. No. 1952, § IV, adopted Aug. 2, 1993.

Secs. 29.80.330—29.80.400. - Reserved.

313 University Ave. Los Gatos, CA



A Date 29-9-89

VE

4/P

Anne Bloomfield
ARCHITECTURAL HISTORY
(415) 922-1069
2226 WEBSTER STREET
SAN FRANCISCO, CA 94115

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 313 University

PARCEL MAP INFORMATION
Parcel # 529-04-063 Lot size: 40 front ft. x 111 ft. deep
Lot shape: Rectangle ✓ L___ Rectangle with small rear jog___ Other___
Location: N___ S___ E___ W ✓ side of ___ St___ (Ave) Other___
distance to cross st: ~86 ft. N ✓ S___ E___ W___ from Bachman
at NE___ NW___ SE___ SW___ corner of___

HISTORIC INFORMATION ON PARCEL MAP
Old tract or subdivision name Bentley's Park Old Block #___ Old lot # 2

FIELD SURVEY INFORMATION (handwritten in red)
Preliminary rating ✓ Estimated age 1920s Style generic
Alterations porch enclosed
Other ~~driveway~~ at rear of lot

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) EFFective date___

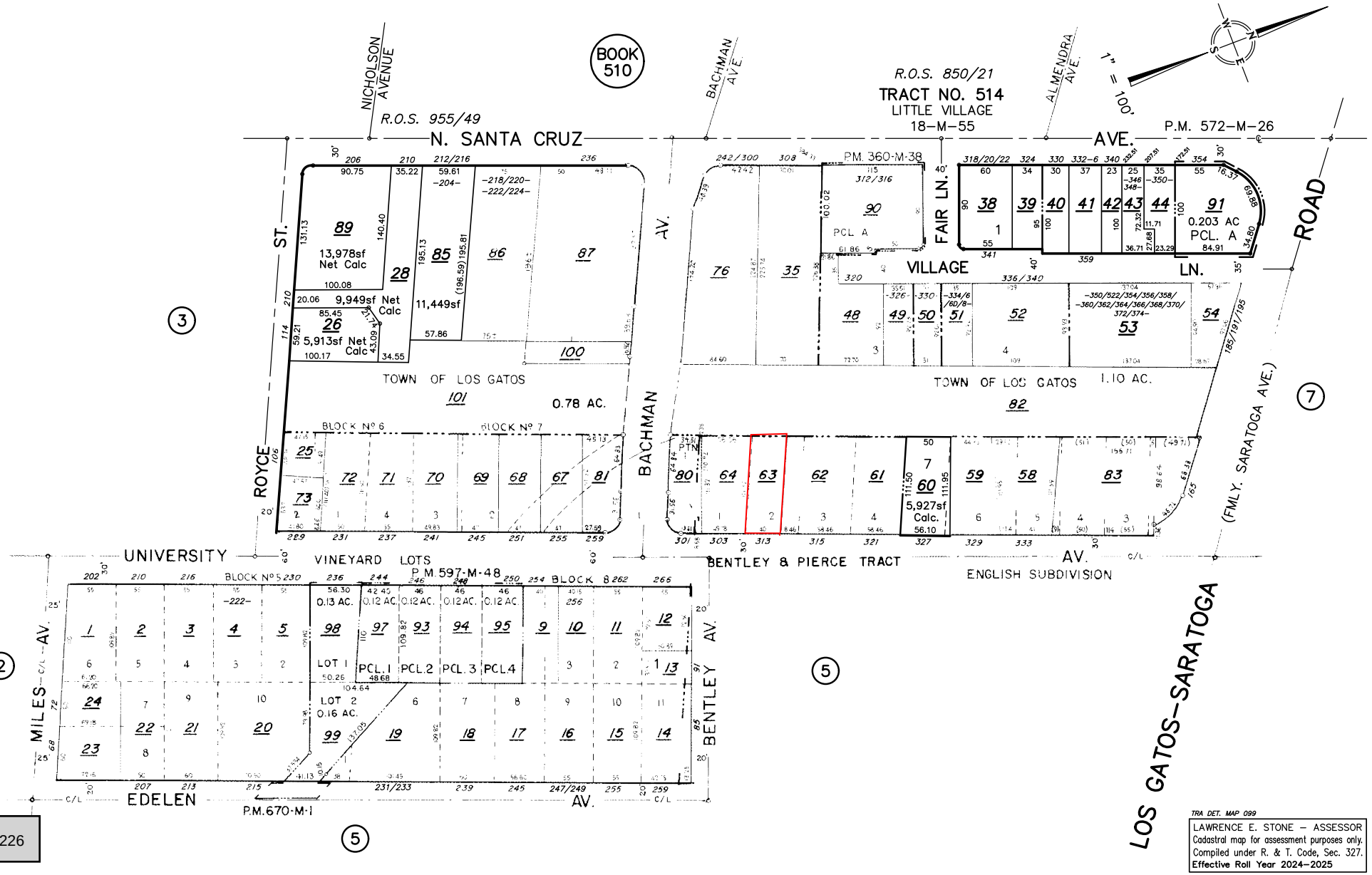
OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS
National Register listed date___
County Inventory 1979___
Town of Los Gatos: Designation___ Recognition___
District Name___
Butler/Junior League___
Gebhard: page #___ illustration page #___
Butler/Junior League___

PHOTOS: Roll/frame #001/5A Date 2-9-89

BOOK 529 PAGE 4



TRA DET. MAP 099

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2024-2025

TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 12/17/2025

ITEM NO: 5

DATE: December 12, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 318 Los Gatos Boulevard**. APN 532-36-032. Request for Review Application PHST-25-028. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Robert Sohigian. Applicant: Tom Krulevitch, Krulevitch Architecture, P.C. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D, located at 318 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1931 per County Assessor's Database
2. Bloomfield Preliminary Rating: "N" New (probably built since 1950)
3. Does the property have an LHP Overlay? No
4. Is the structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property is located on the east side of Los Gatos Boulevard, two properties south of the intersection at Harding Ave. The County Assessor reports that the residence was constructed in 1931. The Anne Bloomfield Survey rates the residence as 'New' probably built since 1950 (Attachment 1).

The Sanborn Fire Insurance Maps do not provide coverage for the property until 1928. The footprint of the residence remains consistent between the 1928 and the 1956 maps

PREPARED BY: Sean Mullin, AICP
Planning Manager

(Attachment 2). The applicant submitted documents based on their findings from the research worksheet, which are included in Attachments 4.

The following is a summary of the Town Records in Attachment 6:

- 1991: 294-square-foot second-story additions to the existing two-story residence; and
- 2007: Enclosure of the existing first-floor covered deck to living area and new trellis.

DISCUSSION:

The applicant provided a Letter of Justification and project plans, including photos of the existing residence (Attachments 3 and 8). A neighborhood outreach letter was also submitted with signatures garnered from two adjacent neighbors. Also, the applicant indicated an intent to gather additional signatures from the remaining immediate neighbors (Attachments 3 and 5). The applicant is requesting a preliminary review by the Committee to provide feedback on the proposed basement expansion, front porch additions, and new second-story rear balcony (Attachment 8).

The project includes expansion of the existing 436-square-foot partial basement to a 796-square-foot full basement with an increased ceiling height of eight feet. The basement is not visible from the street, and the proposed expansion would maintain new walls at less than four feet above grade.

Other exterior improvements include extensions to the existing front porch. The current porch is five feet, six inches deep by eight feet wide, and the project proposes two new porch wings, each approximately 11 feet, four inches wide. New corner columns would match the existing materials and detailing of the existing columns, and ceramic tiles matching the existing diamond pattern with brick edging would be applied. The expanded porch is intended to integrate with the home's facade and overall architectural character.

At the rear of the residence, the applicant proposes a second-story balcony off the primary bedroom. While the property includes other second-story railings with cross balusters, the applicant indicates that the proposed balcony would incorporate traditional vertical balusters to meet current code requirements and maintain consistency with the architectural style. The balcony would be located nine feet, three inches from the adjacent side property line. The Residential Design Guidelines 3.11.2 recommends a minimum setback of 10 feet for balconies and decks more than two feet above grade; however, the balcony edge aligns with the existing pergola beam, and the applicant is requesting consideration for the nine-inch encroachment.

The existing residence features wood columns, pergola elements, and exterior materials consistent with its architectural character. The proposed additions would match these materials and detailing.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.
In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

__X__ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Sections 3.9, 3.10, 3.11, and 4.8.7 of the Town's Residential Design Guidelines provide recommendations for additions to existing residences, architectural detailing and minimizing privacy impacts on neighboring residences located in Historic Districts and/or on historic properties (Attachment 7).

CONCLUSION:

The applicant is requesting preliminary feedback from the Committee on a proposal to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1D, located at 318 Los Gatos Boulevard. Additions to an existing second-story, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to be forwarded to the Community Development Director.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Maps
3. Letter of Justification
4. Applicant's Research
5. Neighborhood Outreach Summary
6. Town Planning & Building Records
7. Section 3.9, 3.10, 3.11, and 4.8.7 Residential Design Guidelines
8. Development Plans

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HM

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO. CA 94115

Anne Bloomfield

1169

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 318 Los Gatos Blvd

PARCEL MAP INFORMATION

Parcel # 532-36-032 Lot size: _____ front ft. x _____ ft. deep

Lot shape: Rectangle__ L___ Rectangle with small rear jog___ Other_____

Location: N__ S__ E__ W__ side of _____ St___ Ave___ Other_____

distance to cross st: _____ ft. N___ S___ E___ W___ from_____

at NE___ NW___ SE___ SW___ corner of_____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name_____ Old Block #_____ Old lot #_____

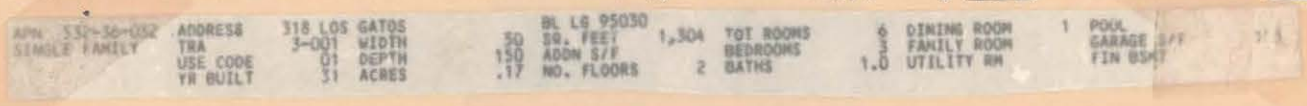
FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating N Estimated age N Style_____ # stories__

Alterations_____

Other_____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 9785 EFFective date 12-87



OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
_____	1891	_____	_____	_____	_____
Blk Book	1908	_____	_____	_____	_____
Survey	1941	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

MISCELLANEOUS PHOTOS: Roll/frame #_____ Date_____

National Register listed date_____

County Inventory 1979_____

Town of Los Gatos: Designation____ Recognition___

District Name_____

Previous Survey POSTED

Gebhard: page #_____ illustration page #_____

Butler/Junior League_____

ATTACHMENT 1

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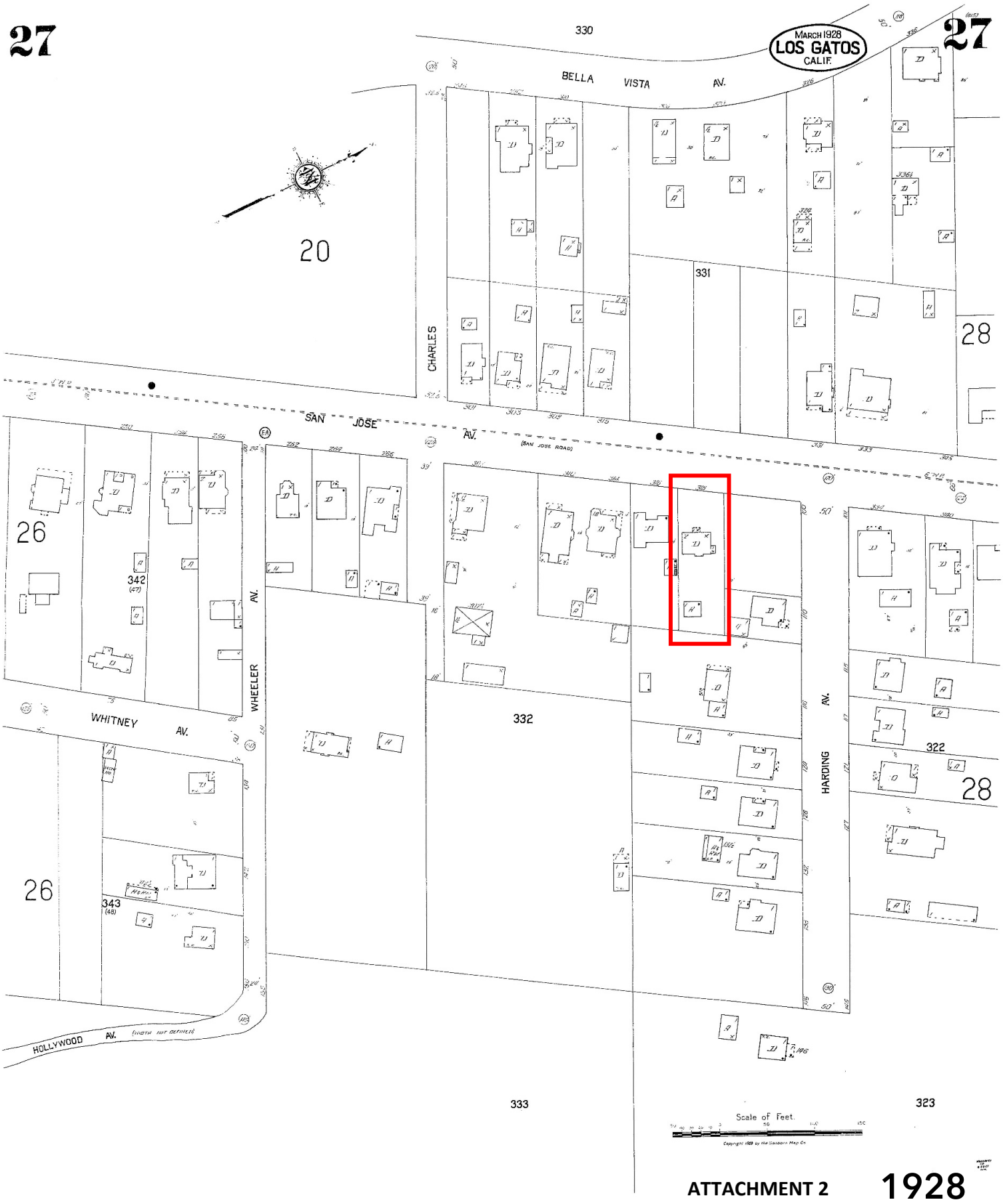
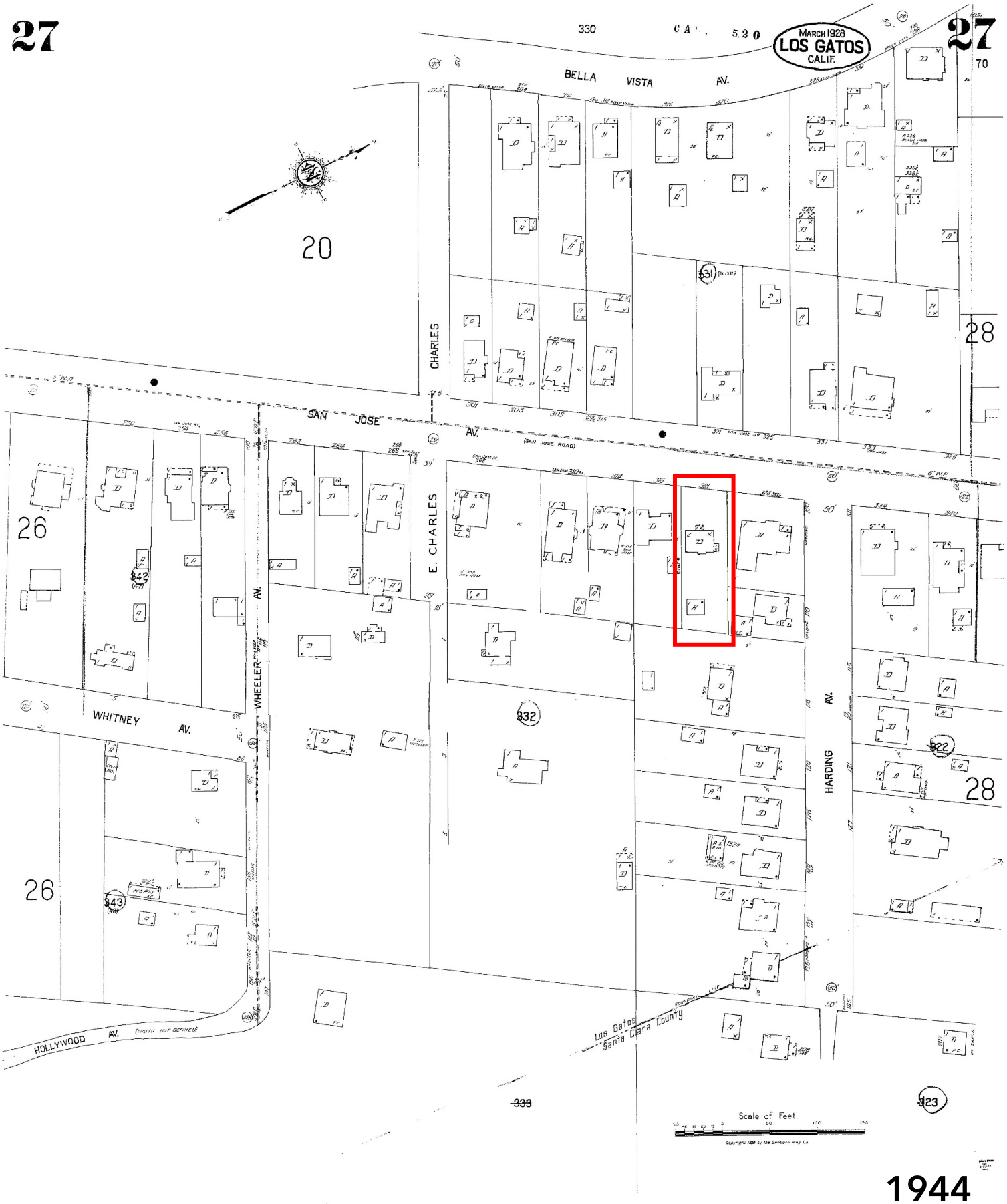


ATTACHMENT 2

1928


27
330
CAL. 5.20
MARCH 1928
LOS GATOS
CALIF.
27
70
BELLA VISTA AV.
20
CHARLES
28
SAN JOSE AV.
(SAN JOSE ROAD)
26
E. CHARLES
WHEELER AV.
WHITNEY AV.
HARDING AV.
28
26
HOLLYWOOD AV.
Los Gatos
Santa Clara County
Scale of Feet.
1944

27
27
MARCH 1928
LOS GATOS
CALIF.
330
BELLA VISTA AV.
20
331
28
CHARLES
SAN JOSE AV.
(SAN JOSE ROAD)
26
342
E. CHARLES
WHEELER AV.
WHITNEY AV.
332
HARDING AV.
322
28
26
343
YOSEMITE WAY
HOLLYWOOD AV. (WIDTH NOT DEFINED)
LOS ROBLES WAY
Boundary Line Los Gatos Santa County
333
323
1956

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Los Gatos Planning and Historic Preservation Committee,

This letter is intended to explain the proposed changes at 318 Los Gatos Blvd. The existing home was built in 1931 in the Dutch Colonial Revival Style. We are proposing modification to the basement, front porch and rear balcony, all of which will seamlessly blend into this beautiful historic home.

The Sohigian family are the current owners and would like to add more space for their multigenerational family… a full basement for working at home and to provide more room for two growing children, a front porch for their parents to take in the lively scene on Los Gatos Boulevard and a rear balcony off the primary bedroom to provide a retreat for themselves.

Basement

There is currently a 436 SF partial basement with 6'-3" head height. The proposal is to expand the basement to 796 SF and 8'-0" head height. The basement is not visible from the street as all but 5" is below grade.

Front Porch

There is currently a 5'- 6" deep by 8'-0" wide front entry porch. The proposal is to add a 11'-4" +/- porch "wing" to each side with a corner column to match the existing wood column (material and capital / base detailing). This porch extension integrates nicely with the front of the home and will look like it has always been there. The wider porch with additional columns is consistent with Dutch Colonial architecture as shown in Figure 1 below. Ceramic tile will be applied to the porch addition to match the existing diamond with brick edge pattern.

Rear Balcony

There is currently a robust pergola on the rear of the home. The proposal is to build a second story balcony off the primary bedroom which is framed by and will blend into the current pergola beams. There are two other second story railings on the property with diagonal cross balusters (one over the breakfast nook and one on the cottage rear deck, A-7 rear / driveway side image). We are proposing traditional vertical balusters, also consistent with Dutch Colonial architecture because the cross balusters do not meet current code (e.g. 4" sphere cannot pass). See Figure 2 below

Fig 1[a]

Fig 2[b]

Additional information on nonconformities, neighbor outreach and historic research is captured below. Our goal is to propose modifications which are consistent with the historic character of this Dutch Colonial home. We hope the committee agrees and will support our proposal.

Thank you and Best,

Thomas Krulevitch

Thomas Krulevitch
Krulevitch Architecture, P.C.
krulevitch@verizon.net
408.806.8850

Nonconformities

The proposed balcony is 9'-3" from the adjacent property line (The Residential Design Guidelines *state As a general rule, balconies and decks more than two feet above grade should maintain a distance of ten feet from side property lines*). The balcony edge is aligned with the existing pergola beam and we are hoping this 9" overage will be acceptable

Neighbor Outreach

The owners are planning to conduct neighborhood outreach with each of their adjacent neighbors. We hope to have these conversations completed prior to the December 17th HPC meeting

Historic Research

1928 Sanborn Maps.

Property shows up on 1928 and 1944 Sanborn maps. There are 2 buildings on the property – a dwelling towards the front of the lot and an accessory building towards the rear of the lot. Same as today. Property appears to be represented identically in both maps.

1941 Tax Assessment Survey:

Property is found in this survey. Information appears consistent with Sanborn Maps.

Anne Bloomfield Historic Resources Survey:

Property is found in this survey. A notation is made that the house was a "new building or total remodel by 1990"

Polk's Directories:

Owners researched and no owner of historical significance was found

Building History

1931 Built. 7 rooms.

1990. Master bedroom added first, with rear porch below… likely in 1990 as noted by Anne Bloomfield

2007 Major Remodel/Addition, for which we have drawings. Created new family room in rear of home, under primary bedroom, added large trellis to cover rear 'deck' / porch

Image References

(a) Durie House. *A Field Guide to American Houses* by Virginia & Lee McAlester, Knopt Inc, 1984, p119 #5

(b) Yates House. *A Field Guide to American Houses* by Virginia & Lee McAlester, Knopt Inc, 1984, p117 #1

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History of 318 Los Gatos Blvd Findings

The property known today as 318 Los Gatos Blvd, was originally known as 318 San Jose Road in Los Gatos. The original house appears to have been built in 1931- although the property appears on the 1928 Sanborn maps. The following was found during research of property:

Sanborn Maps:
Property shows up on 1928 and 1944 maps (attached). Property has 2 buildings on the property – a dwelling towards the front of the lot and an accessory building towards the rear of the lot. Property appears to be represented identically in both maps.

1941 Tax Assessment Survey:
Property is found in this survey. Information appears consistent with Sanborn Maps. See attached information.

Anne Bloomfield Historic Resources Survey:
Property is found in this survey. A notation is made that house is "new building or total remodel by 1990". See attached information.

Polk's Directories:
Property first found in 1930 – ownership A Warren West. They held ownership until around 1934/35.
Property ownership in 1936 – P.L. Burnette and Florence C. They held ownership until around 1945/46.
Property ownership in 1947 – JJ McSwiggins and Alice. They held ownership until around 1962.
Property ownership in 1963 – Douglas Bailey. He held ownership until around 1968.
Property ownership in 1971 – Donald Edson.

ATTACHMENT 4

1944
LOS GATOS
CALIF.
27
28
BELLA VISTA AV.
SAN JOSE AV.
(SAN JOSE ROAD)
E. CHARLES
CHARLES
WHEELER
HARDING AV.
20
28
342
332
322
333
323
Los Gatos
Santa Clara County
BOUNDARY LINE
Scale of Feet.
50 40 30 20 10 0 50 100 150
Copyright 1888 by the Sanborn Map Co.

309
SAN JOSE 315
321 SAN JOSE AV 325
331
333 SAN JOSE
AN JOSE ROAD)
SAN JOSE 310 AV.
314
316
318
324 SAN JOSE
334
50'
120'
HARDING 110
TILE
115
116
117
119 HARDING
121
124
127
128
AV.
HARDING

MARCH 1928
LOS GATOS
CALIF.
27
28
(615)
118
50'
336
326
336½
324
79'
92'
65'
71'
87'
86'
RG.

315
331
333
305
6" W.P.
120
68
122
314
316
318
100
50'
101
334
340
110
115
116
AV.
117
322
HARDING
124
121
178
127
132
132½
A & RM
S.R.
76'
20'

Form 1427

BUILDING CLASSIFICATION AND COMPUTATION RECORD

ADDRESS LOCATION: San Jose ST. AVE. | CITY OF LOS GATOS CALIFORNIA

BLOCK NUMBER 43 LOT NUMBER | OWNERSHIP Paul & Florence Burnette

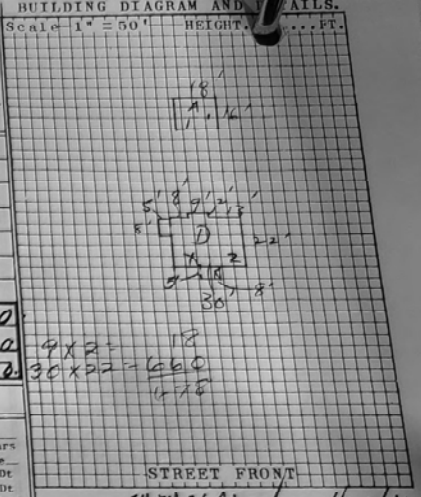
SUBDIVISION OR TRACT, 50 ft on E. side of San Jose Ave by 150 ft

DESCRIPTION dlg.

Sect.	Dimensions	Area or Cubage	Unit Cost	Repro. Cost	Out'bldgs	Pres. Value
(A)	X X =	678 cu.ft	@$ 7.10	$ 4814.		$
(B)	X 8 X 5 =	40 cu.ft	@$ 2.00	80.		
(C)	X 8 X 5 =	40. cu.ft	@$ 3.25	130.	Miscel.	
(D)	X X =	cu.ft	@$.		Retain. Wall	
	X X =	cu.ft	@$.		Tank	
	X X =	cu.ft	@$.		Pool	
	Reproduction Cost of Main Building			$ 5024.	80 % Good	$ 4020.
Garage	X 18 X 16 = 288	cu.ft	@$ 1.00	$ 288.	80 % Good	$ 230.
Depreciation %	Pct. Good %			TOTAL DEPRECIATED VALUE		$ 4250.

BUILDING DIAGRAM AND DETAILS.

Scale 1" = 50' HEIGHT. ...FT.



9 X 2 = 18
30 X 22 = 660
478

PRICED BY W. W. Holden DATE 4/22/41

CLASSIFICATION 1 2 3 4 A B C D

QUALITY: Cheap----; Medium----; Good ✓; Special-----

OCCUPANCY Owner ✓ Vacant | Tenant Not Home

Age 10 Yrs. Remodeled Age Yrs.

Condition: New Good ✓ Medium Poor

Obsolescence Yes No ✓ Functional Defects.....%

Special Depreciation For: Lack of Utility.....%

Over....% Under....% Improvement: Location.....%

DESIGN: Good ✓; Acceptable----; Poor----; Freak-----

FLOOR PLAN: Good ✓; Acceptable----; Awkward.....

Perimeter of Walls 168 ft; Number of angles.....

RENT $ _____ Per Mo. | Source of Information: Tenant / Agent / Estimated

EXTERIOR DESCRIPTION

COMMERCIAL BLDGS
Stories
Stores
Office Bldg
Aparts
Rms. Hotel
Rmg. House
Rms. Hosp.
Bank Hall
Whse. Loft
Car Garage
Seat Theatre
Mill Factory
Gas Station
Green House
School

RESID'L BUILDINGS
1½ Stories
Rooms
Apts
Family
Duplex ✓ Flat
Dwlg ✓ Bung.
Cottage Shack

CONSTRUCTION
Lt. Med. ✓ Hvy.
Masonry
Reinf'd. Conc. Fr. Fl.
Steel Frame
Wood Frame ✓
Mill Frame
Single Wall ✓
Double Wall

FOUNDATION
Deep Shallow ✓
Concrete ✓
Brick Stone
Posts Piers
Mudsill
Piles

ROOF
Gable ✓ Flat
Hip Gambrel
Mansard Dmr.
Plain ✓ Cut up

ROOFING
Wood Shingle ✓
Pat. Shingle
Tar & Gravel
Tile
Composition ✓
Metal
Cor. Iron ✓
Good Med. ✓ Chp.

PORCHES: NUMBER
Front ✓ Rear 1
Open Roofed ✓
Screened
Glassed In

OUTBUILDINGS
Garage 1 Cars
Detchd. Attached
Shed Barn
Poultry House

EXTERIOR WALLS
Brick
Stone
Terra Cotta
Tile
Stucco
On Wood Lath
On Chicken Wire
Rustic Or
Resawed
Brd. & Bat.
Shiplap
Novelty T&G
Corr. Iron
Painted
Stained

EXTERIOR TRIM
Masonry
Metal
Plastic
Tile
Wood ✓
Glass
Ornamental
Plain ✓

STORE FRONT
Bulkhead
Plate in Met.
Plate in Wood
Plate Mit'red
Sheet Glass.

INTERIOR DESCRIPTION

INSIDE TRIM
Stock ✓ Spec.
Pine ✓ Hdwd.
Painted ✓ Enam.

WALLS & CEILINGS
Plastered 7 Rms
Plast. Bd. Rms
Compo. Bd. Rms
Stucco Rms
Wainscot
Paneled
Beamed Ceiling

DECORATING
Papered 3 Rms
Tinted Rms
Canvas Rms
Smltas Rms
Cloth & Pap. Rms
Rms Unfin.
Plain Med. ✓ Good

FLOORS
Number of Rooms.
Pine 1
Hardwood 5 6
Cement
Tile
Marble
Terrazzo
Composition
Earth

PLUMBING
No. of Fixt. 6
Old Style
Modern ✓
Good Med. ✓ Chp.

BATH ROOMS
Large Small 1½
Rooms NO. ✓
Good
Medium
Cheap
Shower
Tub Floor
Tile Wall ½ ¾ R

LIGHTING
No. of Fixt.
Electric ✓
Old Style
Modern ✓
Gas Oil
Good Med. ✓ Chp.
Special

HEATING
Firepl. ✓ Stove
Hot Air Furn. ✓
Ducts: Pipeless
Gas or Oil Fire
Radiant Fire
Steam or Hot Wat.
Arcola System
Thermostat
Floor or Wall Furn.

BUILT-IN FEATURES.
Kitch. Cab. ✓ Ft
Buffet Ft
Book Cases
Lockers
Patent Beds
Refrigerator
Open Shelvg.

MISCELLANEOUS
Sidewalk Lights
Fire Escapes
Plate Glass

BASEMENT
Garage Cars
Full Part None
Floor: Cm. St. Wd. Dt
Walls: Cm. St. Wd. Dt
Un Finished

ELEVATORS
Specif. Hi Low
Elec. Hyd. Auto
Pass. Frt. Dmh Wt.
Height Ft
Sidewalk

MECHANICAL EQUIPMENT - Pres. Val.
Ventilating System $
Sprinkler System $
Automatic Fire Alarm $
Vacuum Cleaning System $
Water Heater ✓ Storage Automatic ✓
Air Conditioning $
Well Windmill Elec. Pump
Tank Pressure System

OUTBUILDINGS-VALUE Under $400
Dimen. X Ft: Age
Walls Roof Floor
Area SqFt @ $
Repro. Cost $
% Good: PRES. VALUE $

Miscellaneous Remarks
See Reverse

EQUATAX SYSTEM THE MODERN ANALYTIC METHOD OF REALTY VALUATION--JAMES G. STAFFORD & ASSOCIATES, OAKLAND AND SAN FRANCISCO, CALIF. ©1940

REAL ESTATE APPRAISAL COMPUTATION:

BLOCK NO. 43 LOT NO. BLOCK BOOK PAGE 8

Description, Dimensions and Ownership of Real Property Described herein, conforms with Official Block Book, and Assessment Map of The City Named on Reverse. No accountability Assumed for Matters Legal in Character. Computation of Values of Land and Buildings in Accordance with Contract Provisions for Equatax System Valuation.

SYMBOL	FRONT	DEPTH	PCT.	COEF.	UNIT	COMPUTED VALUE
	50 X	150	115	57.50	16	$ 920
	X					
	X					
	X					
	Added For Corner					
	Added For Alley					
					TOTAL	$

SYMBOLS
F.T.=Front Triangle. R.T.=Rear Triangle. B.L.=Back Lot Comp.
C.I.=Corner Influence. ♂=Reverse Corner Comp.

VALUATION RECORD

YEAR	1940	19	19	19
Land Value	$ 920	$	$	$
Building Value	$ 4250	$	$	$
Number of Bldgs	2			

OWNERSHIP RECORD

1940
1941 Paul & Florence Burnette
1942
1943
1944
1945
1946
1947

Retail Business ☐ Residence ☐
Semi Business ☐ Industrial ☐

SPECIAL REMARKS

SKETCHES OR REMARKS, OR METES AND BOUNDS DESCRIPTION

REVISIONS AND ADJUSTMENTS: Record Below Subsequent Changes in Value due to Re-appraisal. Indicate Reason for Action Such as Additions, Alterations, Rebuilding, Fire Loss, Demolition, or Removal of Buildings.

DATE	Reason for Action	BY	COST FACTOR	REPRO. COST	DEPRECIATION	REVISED VALUE

HM

Anne Bloomfield

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

1169

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 318 Los Gatos Blvd

PARCEL MAP INFORMATION

Parcel # 532-36-032 Lot size: _____ front ft. x _____ ft. deep

Lot shape: Rectangle__ L___ Rectangle with small rear jog___ Other_____

Location: N__ S__ E__ W__ side of _____ St___ Ave___ Other_____

distance to cross st: _____ ft. N___ S___ E___ W___ from_____

at NE___ NW___ SE___ SW___ corner of_____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name_____ Old Block #_____ Old lot #_____

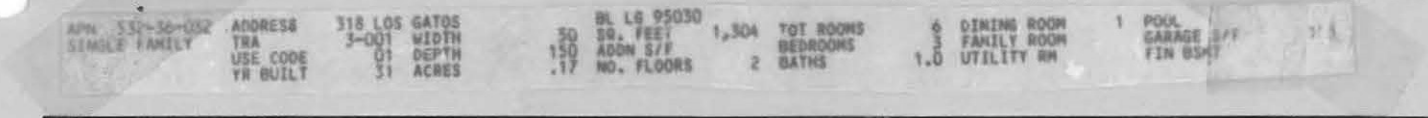
FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating N Estimated age N Style_____ # stories___

Alterations_____

Other_____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 9785 EFFective date 12-87



OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
_____	1891	_____	_____	_____	_____
Blk Book	1908	_____	_____	_____	_____
Survey	1941	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

MISCELLANEOUS PHOTOS: Roll/frame #_____ Date____

National Register listed date_____

County Inventory 1979_____

Town of Los Gatos: Designation___ Recognition___

District Name_____

Previous Survey POSTED

Gebhard: page #____ illustration page #_____

Butler/Junior League_____

Anne Bloomfield

2 [illegible] WEBSTER STREET
SAN [illegible] CISCO. CA 94115

ARCHITECTURAL SURVEY
ASSESSMENT ROLL RESEARCH

File Address 318 & 6 B Tract/Block/Lot_____

Assessments are filed by last name of property owner, but not necessarily in alphabetical order. Some years there is an index inside the volume or in a separate book. The goal of a search is to find the years when the assessed value of "improvements" (buildings) changed from 0 to over $500, or when that figure rose by $500 or mroe. Write down every year and name you try, including the years when you find nothing. Ditto marks are fine.

			-----Lot Identification/Boundaries----------					--Assessment for--		
Date	Page	Name	Tract/ Acres	N Bdy	Block/ E Bdy	Lot/ S Bdy	W Bdy	Land	Improve-ments	Other Info.
1927	122	West, A Warren	50'	Baird	150'	VanDaksam	SJ Av	$500	$2,500	Fnt 300 Auto 620

/initials date

new bldg. by 1990 (or total Rmdl)

318 LOS GATOS BLVD

REAL ESTATE

HOME OF THE WEEK

Golden Gate Sotheby's International Realty

LOS GATOS BOULEVARD *A cottage is located in this home's backyard.*

TWO HOMES IN CONVENIENT LOCATION

This Dutch Colonial style home is close to downtown and schools.

Located at 318 Los Gatos Blvd., the main 1,932-square-foot home includes three bedrooms and two-and-a-half bathrooms. A 500-square-foot cottage with one bedroom and one bathroom is also on the property with a rooftop deck and updated kitchenette with attached storage room.

The main home includes hardwood floors and newly painted interior and cabinetry.

Outside, the front yard has cherry and maple trees. The backyard includes a built-in barbecue and flagstone patio surrounded by planters.

The home, built in 1931, is listed at $2,989,000 by Golden Gate Sotheby's International Realty.

For information, visit bit.ly/36heKGW.

Golden Gate Sotheby's International Realty

INSIDE *The home features hardwood floors with a freshly painted interior throughout.*

Neighbor Review

Project Description
Expand basement, broaden front porch, add second story balcony to 1931 Dutch colonial style home located at 318 Los Gatos Boulevard

I live in a home adjacent to 318 Los Gatos Boulevard and support the changes captured in the project description above

Name, Printed	Signature	Date	Address
SALLY PAOLINI		12/8/2025	[redacted]
Gary Tsang		12/9/2025	[redacted]

ATTACHMENT 5

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TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030
BUILDING INSPECTION DEPARTMENT • PHONE 354-6876 INSPECTION REQUESTS PHONE 354-6877

B 20654 1

BUILDING ADDRESS: STREET, AVE., BLVD, ETC — SUITE OR APT NO
318 LOS GATOS BLVD

USE OF EXISTING BUILDING: RESIDENCE — DATE: 2/26/91

OWNER: Cynthia Farley / Rev. Castaldo [redacted]
ADDRESS: 318 LOS GATOS BLVD — SUITE OR APT NO
CITY: LOS GATOS — ZIP: 95032

ARCHITECT ( ) ENGINEER ( ) DESIGNER ( ): CLIFF PETERSEN [redacted]
ADDRESS — SUITE OR APT NO
CITY — ZIP

CONTRACTOR: Mark Disco — PH
ADDRESS — SUITE OR APT NO
CITY — ZIP

STATE LICENSE — TOWN LICENSE

TYPE OF WORK	RES.	COMM.
NEW BUILDING	☐	☐
ROOM ADDITION	☐	☐
2nd STORY ROOM ADDITION	☒	☐
ALTER REPAIR REMODEL	☒	☐
POOL ☐ GARAGE ☐	☐	☐
DEMOLITION	☐	☐
OTHER		

ADDING SQUARE FOOTAGE		
BASEMENT		SQ FT
1st FLOOR		SQ FT
2nd FLOOR	294	SQ FT
GARAGE		SQ FT
		SQ FT
TOTAL	294	SQ FT

NO OF STORIES: 2 — SIZE OF LOT — NO OF LIVING UNITS: 1
APN — EXISTING SQUARE FOOTAGE: 1430 ?

DESCRIPTION OF WORK: ADD SECOND STORY MASTER BED ROOM - REMODEL EXIST. 2ND FLOOR AREAS - REMODEL 1ST FLOOR BATH
ESTIMATE VALUATION: 35,000 00

LENDING AGENCY — ADDRESS

HAZARDOUS MATERIALS DECLARATION: If this application is for commercial use, indicate if the intended occupancy will use hazardous materials ☐ Yes ☐ NO

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.

SIGNATURE X _____

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE X Ronald V. Castaldo

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X Ronald V. Castaldo

PERMIT APPROVALS

		DATE
REQ FINAL INSP. ☐	PFM DEPT.	
REQ FINAL INSP. ☐	PLAN DEPT	Kurt Jennings 2/26/91
REQ FINAL INSP. ☐	ENGINEERING DEPT	[illegible] 3/13/91
REQ FINAL INSP. ☐	FIRE DEPT	[illegible] 2/26/91
	BUILDING DEPT	Bill Bruckart 3/12/91

FEES AND TAXES

FRONT SB			
REAR SB	PERMIT ISSUANCE	10-4230	$ 15 00
LEFT SB	BUILDING PERMIT	10-4230	317 00
RIGHT SB	TITLE - 24	10-4231	154 54
USE ZONE	SEISMIC TAX	56-4810	2 45
	PLAN CHECK Rd. 206.05	10-2155	
SEWER NO	MICRO BUILDING	10-4592	47 30
TYPE GROUP			
TYPE CONST	CONSTRUCTION TAX	33-4110	
FIRE SPRINKLER ☐	UTILITY TAX	34-4110	
PCA ☐	PARK TAX	35-4110	
PCE ☐ PCHC ☐			
PC NEW RES BLDG ☐	MICRO PLANNING	10-4591	15 00
PC NEW COMM BLDG ☐	MICRO ENG	10-4593	
PC RES ADD ☐	STORM DRAIN ENG	10-4910	88 20
C OF O TYPICALLY ☐	TOTAL $		639 49

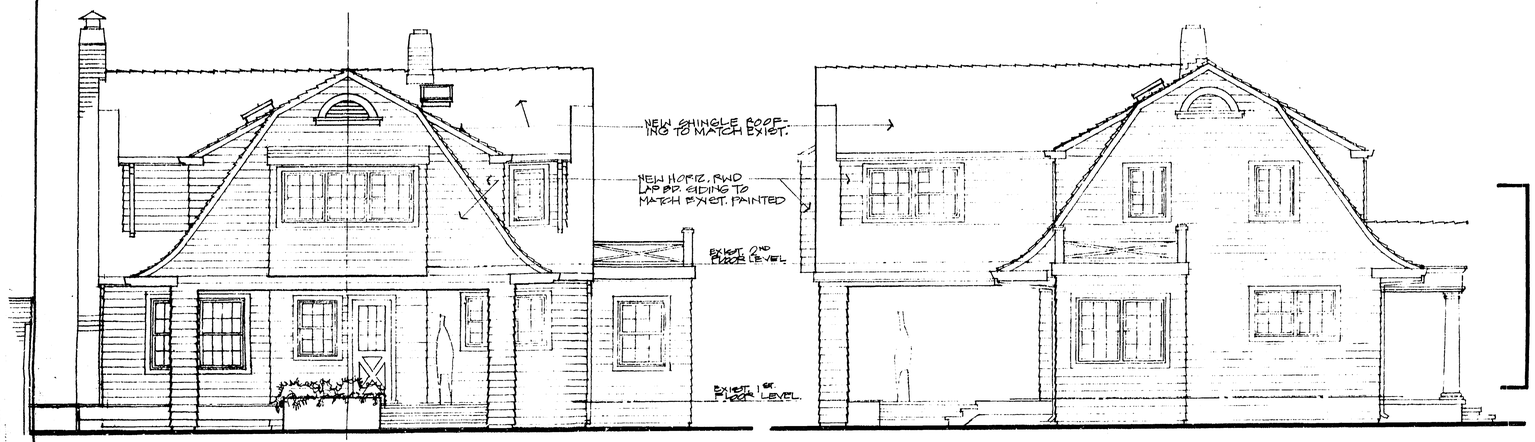
INSPECTION RECORD

Ck'd, Footings OK 3-29-91 D—EL
5 HD 24 ok 3-21-91 D—EL
Stat for Columns 4-4-91 D—EL
PARTIAL FRAME 4-8-91 D— ON W. WALL
SHEAR ON L GABLE/N 1ST FLOOR D 4-15-91
HOLDDOWN & TRANSFER @ KITCHEN 4-19-91 WINDOW
5/3/91 CHASES OK TO ENCLOSE D/B
5/8/91 STRUCTURAL ON CARPA

VALIDATION 03/15/91 TOTAL 639.49 14:13

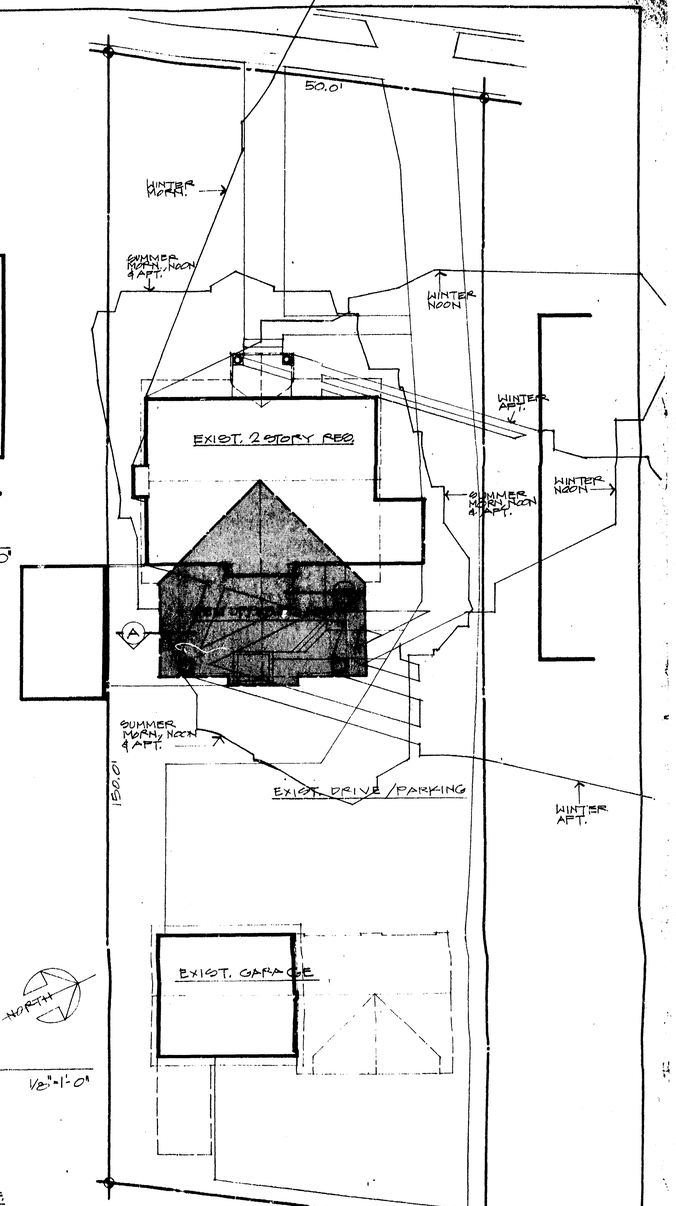
APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION FORM MATERIALS		
UNDER FLOOR GROUND JOISTS U/F EXTERIOR SHEAR		
EXTERIOR SHEAR WALL & ROOF SHR	5-9-91	Bill B.
ROUGH FRAME	5-16-91	Bill B.
EXTERIOR LATH		
INSULATION	5-23-91	D
SHEETROCK	5-31-91	D
BUILDING CODE FINAL		
BUILDING PERMIT FINAL	6-6-91	D—EL



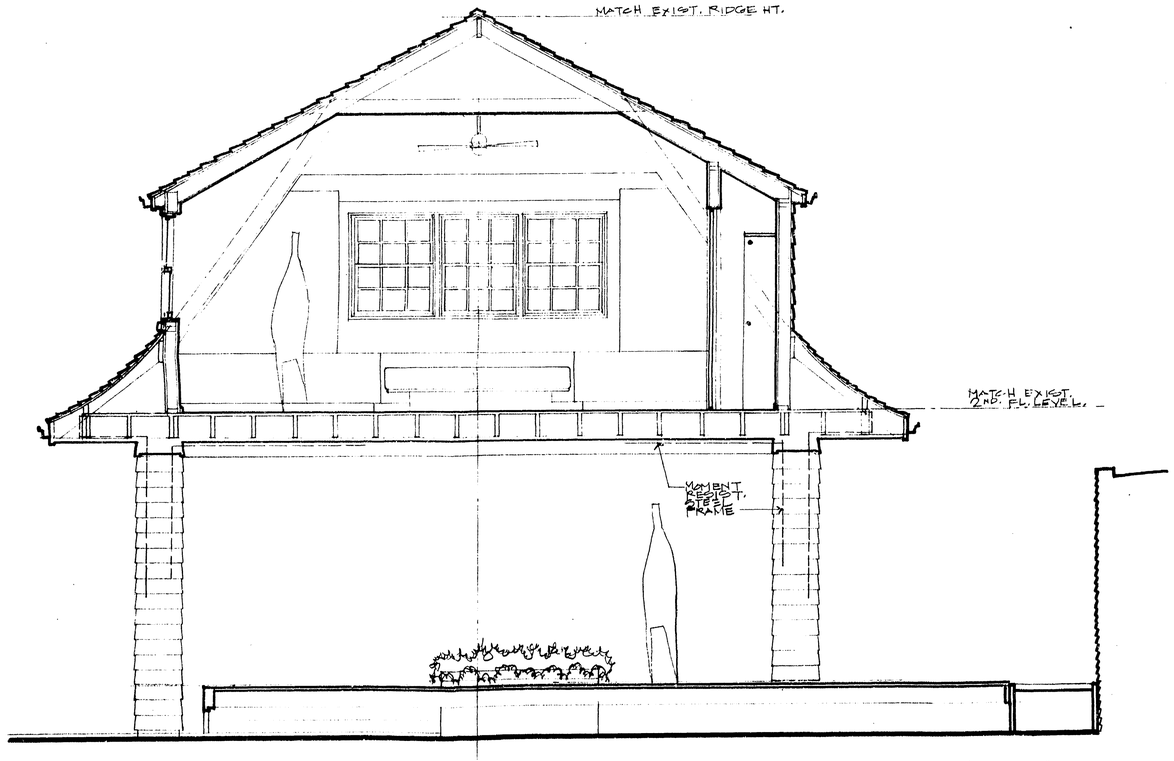
EAST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"



SECTION "A" - "A"

1/2"=1'-0"

APPROVED
LOS GATOS PLANNING DEPARTMENT
11-5-91

SITE PLAN

1/8"=1'-0"

SITE AREA:	7,500 SF.
EXIST. RES:	1,445 SF.
" GAR. RM:	305 SF.
" GARAGE:	305 SF.
TOTAL RES:	1,750 SF.
ADDITION:	320 SF.
TOT. PROPOSED:	2,070 SF.
ALLOWABLE:	2,475 SF. RES, 695 SF. GAR.

BAILEY / CATALDO

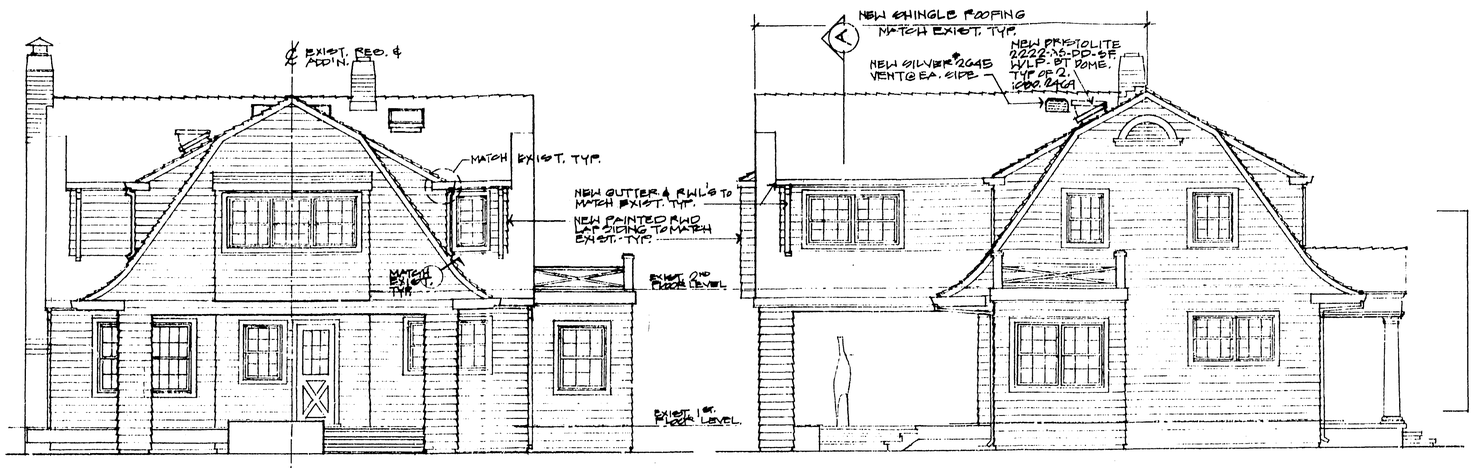
MASTER BEDROOM ADD'N.

SCALE:	APPROVED BY:	DRAWN BY:
DATE: 12-10-90		REVISED
318 Los Gatos Blvd		DRAWING NUMBER A1

CLIFF PETERSEN AIA

PRINTED ON NO. TOUCH CLEARPRINT

24 X

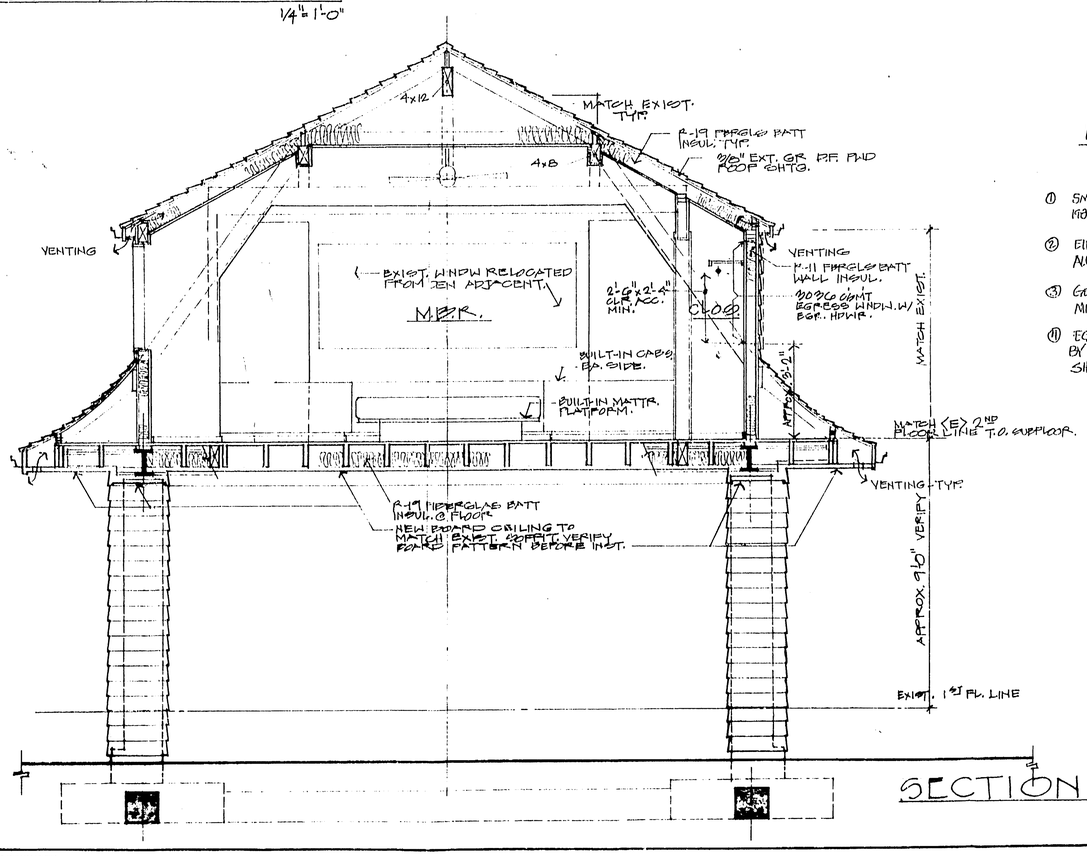


EAST ELEVATION

1/4"=1'-0"

NORTH ELEVATION

1/4"=1'-0"



SECTION "A" - "A"

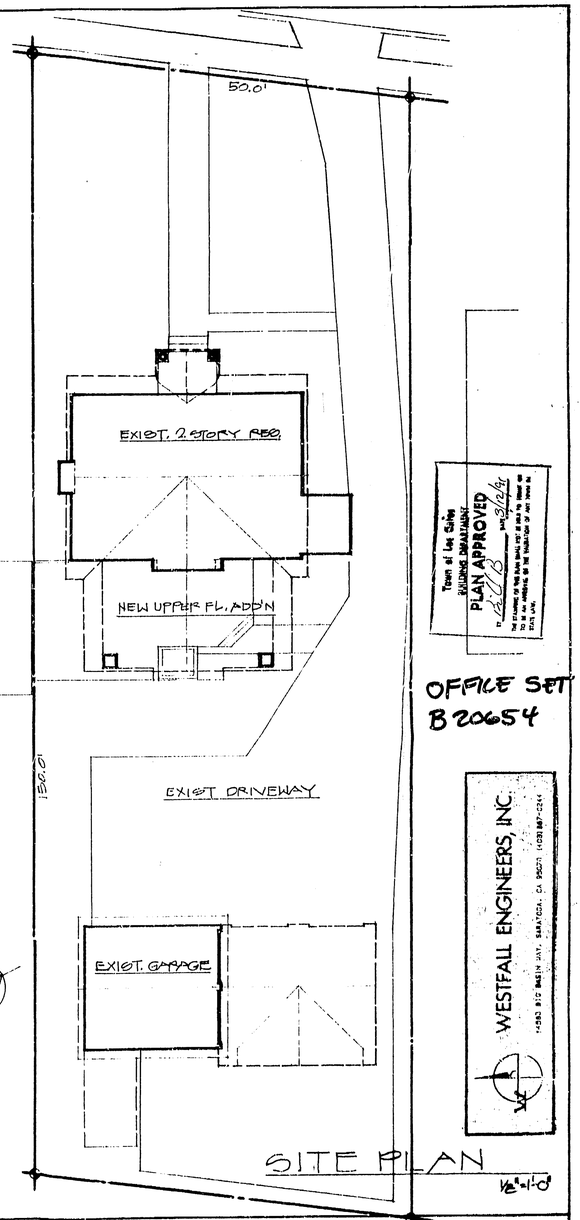
1/2"=1'-0"

NOTES:

1. SMOKE DETECTORS SHALL BE INSTALLED AS PER SEC. 1210 1988 U.B.C.
2. ELECTRIC SERVICE MAIN SHALL BE SIZED TO ADEQUATELY SERVE ALL EXISTING AND NEW ELECTRICAL LOADS.
3. GENERAL LIGHTING FIXTURES IN BATHROOMS SHALL HAVE A MIN EFFICACY OF 25 LUMENS/LUMEN.
11. EGRESS WINDOW AT MASTER BEDROOM SHALL BE UNOBSTRUCTED BY SHELVING, CLOTHING OR FURNITURE. ACCESS TO WINDOW SHALL BE MAINTAINED.

PLANNING DEPARTMENT
APPROVED
PLANS HAVE BEEN APPROVED AS IS. ANY MODIFICATION TO WHAT IS PROPOSED OR TO WHAT IS SHOWN HEREIN MAY REQUIRE A SUBMITTAL
2-26-91

RECEIVED
FEB 22 1991
TOWN OF LOS GATOS
BY Bill Burchett



SITE PLAN

1/8"=1'-0"

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY 2-26-91 BP# 3694
The issuance of this permit does not give the holder the right to violate any law, ordinance or regulation of the Town of Los Gatos.

OFFICE SET
B20654

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-2244

BAILEY / CATALDO

318 LOS GATOS BLVD.
LOS GATOS, CAL.

DAVE SMITH
CLIFF PETERSEN
AIA

MASTER BEDROOM ADD'N.

SCALE:	APPROVED BY:	DRAWN BY:
DATE: 2-15-91		REVISED

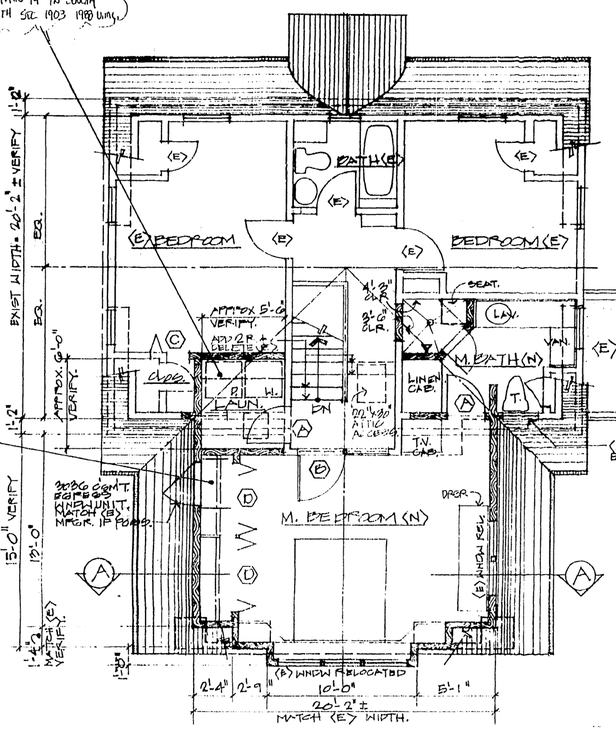
SITE/EXT. ELEVS/SECT.

DRAWING NUMBER A1

24X

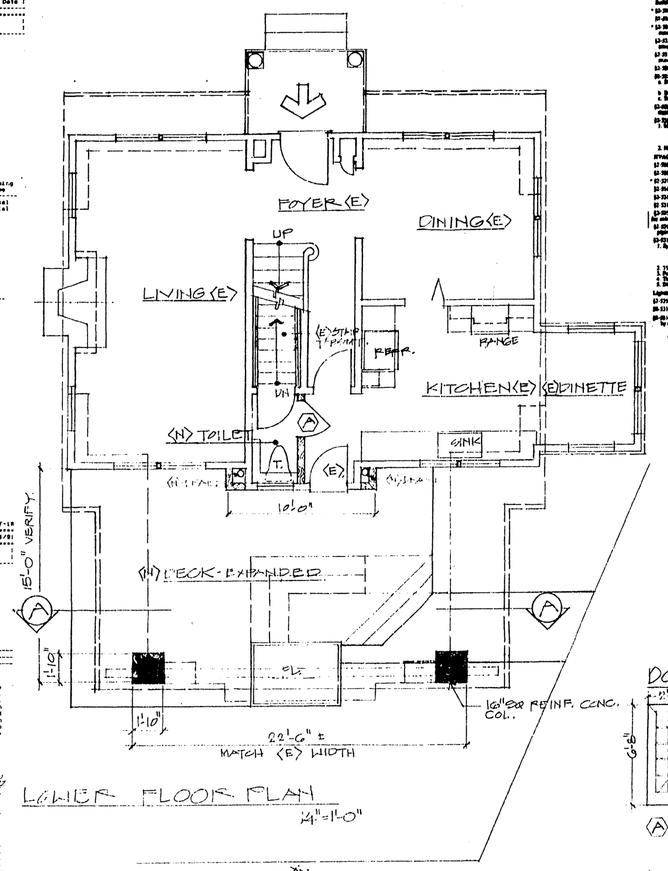
DRYER MOISTURE EXHAUST DUCT SHALL NOT BE MORE THAN 14' IN LENGTH AND SHALL COMPLY WITH SEC. 1903 1988 UMC.

ACCESS TO WINDOW SHALL BE CLEAR AND UNOBSTRUCTED. NO SHRUB OR POLE IN THIS AREA ALLOWED



UPPER FLOOR PLAN

1/4"=1'-0"



LOWER FLOOR PLAN

1/4"=1'-0"

CERTIFICATE OF COMPLIANCE: RESIDENTIAL — Page 1 — CF-1R

Project Title: BAILEY/CATALDO ADDITION — Date: 02/21/91
Project Address: 218 LOS GATOS BLVD. LOS GATOS CA — Building Permit #
Documentation Author: DAVID A. RINARD — Plan Check / Date
Company: FRANK R. IANNUCCI
Telephone: 407-866-1800
Compliance Method: MICROPASS by Enercomp, Inc. — Field Check / Date
Climate Zone: 4

MICROPASS v3.01 File=BAILEY Version=CF1R6 Program=FORM CF-1R
Users-HP9100 User=FRANK R. IANNUCCI Run=BAILEY/CATALDO ADDITION

GENERAL INFORMATION

Conditioned Floor Area	296 sf
Building Type	Single Family Detached
Building Front Orientation	Front Facing 270 deg (W)
Number of Dwelling Units	1
Number of Stories	1
Floor Construction Type	Raised Floor
Infiltration Control	Standard

BUILDING SHELL INSULATION

Component	R-value	Location/Comments
Wall	R-11	North, East, South, To attic
Roof	R-19	Vaulted, Attic
FloorBel	R-11	Cantilevered

GLAZING

Glazing Orientation	Area (sf)	# of Panes	Interior Shading	Exterior Shading	Overhang	Frame Type
Window Back (E)	26	2	Drapes	None	None	Metal
Window Right (E)	18	2	Drapes	None	None	Metal

ASSUMED HVAC SYSTEMS

Assumed System	Assumed Efficiency	Duct Location	Duct R-value
Gas Air Conditioner	0.720 AE 8.90 BEER	Attic Attic	R-2.1 R-2.1

ACTUAL HVAC SYSTEMS

Actual System	Actual Efficiency	Output (Btuh)	Manufacturer and Model # for approved equal
Heating	80.3	36000	DYNATHERM MODEL HF-36
Cooling	8.9	18000	ROF DH14-018
Cooling Coil			DYNATHERM MODEL DHF-18

CERTIFICATE OF COMPLIANCE: RESIDENTIAL — Page 2 — CF-1R

Project Title: BAILEY/CATALDO ADDITION — Date: 02/21/91
MICROPASS v3.01 File=BAILEY Version=CF1R6 Program=FORM CF-1R
Users-HP9100 User=FRANK R. IANNUCCI Run=BAILEY/CATALDO ADDITION

ACTUAL HVAC SYSTEMS

Actual System	Actual Efficiency	Output (Btuh)	Manufacturer and Model # for approved equal

CEC Maximum Output for Gas Central Furnaces: 52000 Btuh

SPECIAL FEATURES/REMARKS

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Chapter 2-53 and Title 20, Chapter 2, Subchapter 4, Article 1 of the California Administrative Code. This certificate has been signed by the individual with overall design responsibility and the Building owner, who shall retain a copy of it and transmit the certificate to any subsequent purchaser of the building. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, all building conservation features which vary are indicated in the Special Features/Remarks section.

DESIGNER	OWNER
Name: CLIFF PETERSEN	Name: ROM CATALDO
Company: CLIFF PETERSEN AIA	Company: OWNER
Address: 430 LOS GATOS BLVD. LOS GATOS CA 95032	Address: [redacted]
Phone: 395-2221	Phone: [redacted]
License: [redacted]	
Signed: [redacted] (date) 2/21/91	Signed: [redacted] (date)
DOCUMENTATION AUTHOR	ENFORCEMENT AGENCY
Name: DAVID A. RINARD	Name:
Company: FRANK R. IANNUCCI	Title:
Address: 21 W. HAMILTON AVE. CAMPBELL CA 95008	Agency:
Phone: 408-866-1800	Phone:
Signed: [redacted] (date) 2/21/91	Signed: (date)

Mandatory Measures Checklist Residential

NOTE: [redacted]

DESCRIPTION	INSPECTION	COMPLIANCE
Building Envelope Measures		
§ 151(b)(1)(A) Infiltration control features		
§ 151(b)(1)(B) Loose fill insulation manufacturer's certified R-Value.		
§ 151(b)(1)(C) Insulation shall maintain a thermal resistance (R-value) not less than specified		
§ 151(b)(1)(D) Insulation specified in attached exterior Cathedral Ceiling Construction (EEC)		
§ 151(b)(1)(E) Insulation specified in attached exterior Cathedral Ceiling Construction (EEC) (gable overhang, Subarea Attic and Rafter)		
§ 151(b)(2) Vapor barriers installed in Climate Zones 14 and 16 only.		
§ 151(b)(3) Vapor barrier specified in Climate Zones 14 and 16 only.		
§ 151(b)(4) Vapor barrier installed in accordance with Section 2517(g)		
§ 151(b)(5) Vapor barriers manufacturer's certified perm rating.		
§ 151(b)(6) Vapor barriers, in Climate Zones 14 and 16 only.		
§ 151(b)(7) Vapor barriers installed on the warm-in-winter side of insulation.		
§ 151(b)(8) Vapor barriers, in Climate Zones 14 and 16 only.		
§ 151(b)(9) Vapor barriers, in Climate Zones 14 and 16 only.		
§ 151(b)(10) Vapor barriers, in Climate Zones 14 and 16 only.		
§

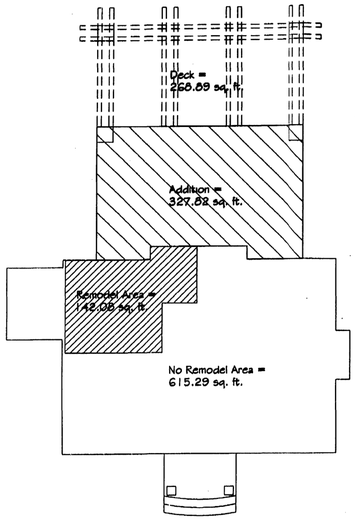
CONDITIONS OF APPROVAL

318 Los Gatos Blvd
Minor Residential Development Application MR-07-03

Requesting approval for an accessory structure over 400 square feet with reduced setbacks on property zoned R-1:8. APN 532-36-032
PROPERTY OWNER/APPLICANT: Matt and Dean Yearling.

TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR (Planning Section)

1. APPROVAL EXPIRATION: Zoning approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the application is vested.
2. TREE REMOVAL PERMIT. A Tree Removal Permit shall be obtained for any trees proposed for removal prior to the issuance of a building permit. Tree removal must be mitigated pursuant to Table 3-1 in the Tree Protection Ordinance.



Total Area (No Remodel)	=	615.29 sq. ft.
Total Area Remodeled	=	142.08 sq. ft.
Addition	=	327.82 sq. ft.
Deck	=	266.89 sq. ft.

AREA DIAGRAM - 1st FLOOR

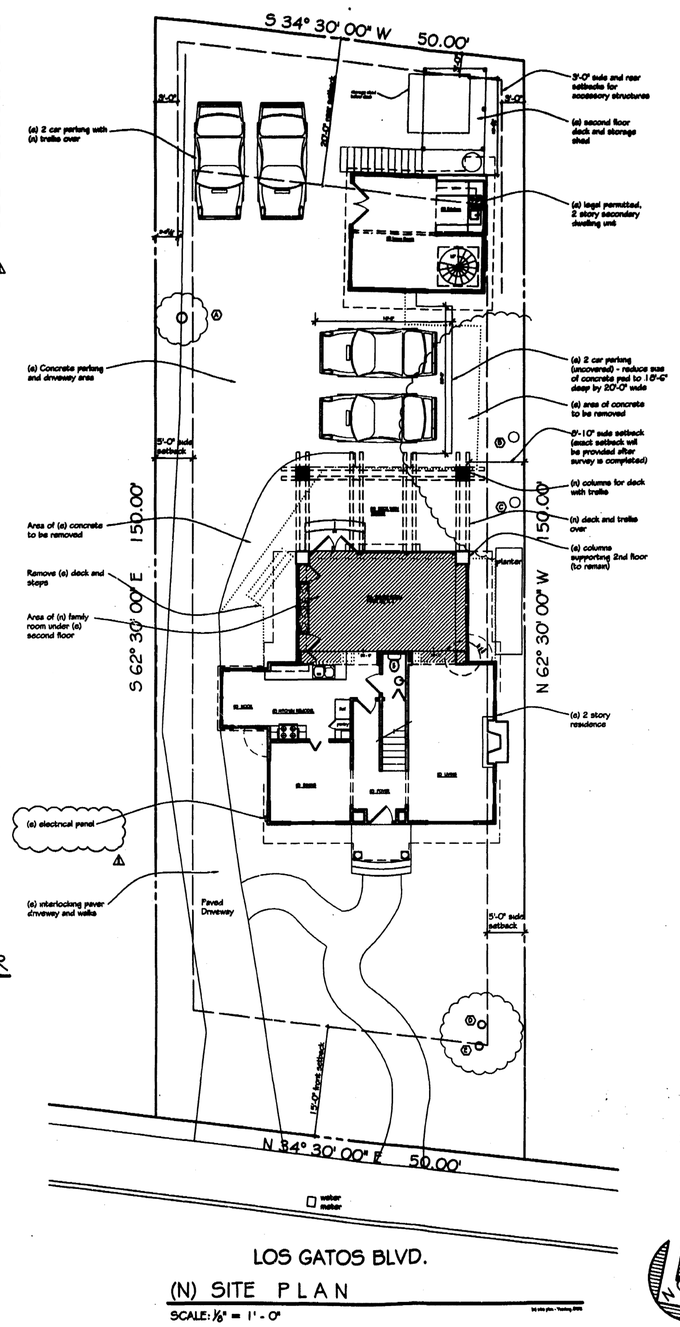
NO SCALE

EXISTING TREES TO REMAIN

Ⓐ = 6" dia., Juniper, Juniperus Chinensis, good
Ⓓ = 6" dia., Oleander, Nerium Oleander, good
Ⓔ = 4" dia., Oleander, Nerum Oleander, good

TREES TO BE REMOVED

Ⓑ = 14" dia. / 9" dia., Camphor, Cinnamomum Camphora, good
Ⓒ = 9" dia., Camphor, Cinnamomum Camphora, fair



LOS GATOS BLVD.

(N) SITE PLAN

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

SITE DATA:

Assessor's Parcel Number:	532 36 032
Zoned:	R1-D
Lot size:	7,444 sq. ft.
lot slope - +/- 0%	
Front setback:	15'
Side setback:	5'
Rear setback:	20'
Existing first floor of residence:	748 sq. ft.
Existing second floor of residence:	884 sq. ft.
Proposed addition to residence: (2nd)	334 sq. ft.
Total residence:	1,966 sq. ft.
Existing cottage (no change):	460 sq. ft.
Existing garage:	0 sq. ft.
Total accessory structure:	460 sq. ft.
Remodeled Areas:	142.08 sq. ft.
(N) Deck area:	266.89 sq. ft.

Parking:
(2) Existing uncovered spaces - 18'-0" x 20' min. - for primary residence
(2) Existing uncovered spaces - 18'-0" x 20' min. - for secondary residence

Building Occupancy Groups: R3/U1

Building Areas:
Total Living Area: 1966 sq. ft.
Total Garage Area: 0 sq. ft.
Covered Porch Area: 0 sq. ft.
(N) Deck, Surface Mounted
Area of interior remodel of first floor: 142 sq. ft.

Automatic Fire Sprinklers: No

Applicable Codes:
2001 CBC, CPC, CMC
2004 CEC
2005 California Energy Code

AREA CALCULATIONS

House FAR calc.:

*** FAR = 0.35 - [(lot area/1000 - 5) / 25] * 0.20
FAR = 0.35 - [(7,444/1000 - 5) / 25] * 0.20
FAR = 0.35 - [2.4 / 25] * 0.20
FAR = 0.32 - .0196
FAR = .3004 x 7,444
FAR = 2,236 sq.ft. for the house

Garage FAR calc.:

*** FAR = 0.10 - [(lot area/1000 - 5) / 25] * 0.07
FAR = 0.10 - [(7,444/1000 - 5) / 25] * 0.07
FAR = 0.10 - [(2.4 /25) / 25] * 0.07
FAR = 0.10 - .00684
FAR = 0.09316 x 7,444 = 693 sq.ft. for the garage

Buildable Area calc.:

- Area inside of building setbacks is 4,532 sq. ft.
- 4,532 x .15 = 680 sq. ft.
- Total accessory building may not be larger than 680 sq. ft.
  -may add 200 sq. ft. to (e) accessory structure

Demolition Work!!!
Prior to the removal of any interior OR exterior wall coverings please read and review the Town's demolition policy attached!

SCOPE OF WORK:

1. Enclose (e) covered deck to create (n) lmly room
2. Replace (e) cabinets and appliances in (e) kitchen
3. Replace (e) furnaces with (n) single furnace in basement
4. Build (n) trellis / shade structure attached to rear of house

PROJECT NOTES:

- For Survey information, refer to survey dated xxxx, by xxxx
- There is no grading proposed for this project
- The existing drainage for house and cotage will not be changed.
- There are no changes proposed to the driveway curb-cut.
- All utility services (electrical, gas, water, sewage, and telephone) are existing and shall remain or to be upgraded depending on the new loads imposed by this project.

Town of Los Gatos
BUILDING DIVISION
PLAN APPROVED
AG 5/15/07

PROJECT TEAM:

Owner	[redacted] Los Gatos, CA, 95032	Phone (H): (C):	[redacted]
Architect:	McKay Architecture 801 Camelia Street, Suite E Berkeley, CA, 94710	Phone: Fax:	(510) 527-5998 (510) 527-5999
Surveyor:	JLK Associates 73 Cedar Lane San Jose, CA, 95127	Phone: Fax:	(408) 997-7456 (408) 904-5271
Structural Engineer:	Anthony Angel 324 Stimson Ave., Pismo Beach, CA93449	Phone: Fax:	(805) 305-5935 (805) 733-4915

Received
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MAY - 3 2007
TOWN OF LOS GATOS
BUILDING DIVISION
B07-227

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED

DRAWING INDEX:

A.)	Site Plan and Notes	S0)	General notes
A2)	(N) Floor plans	S1)	Typical notes
A3)	(N) Elevations	S2)	Foundation & 1st Floor Framing Plan
A4)	(N) Sections	S3)	2nd Floor & Framing Plan
A5)	(N) Electrical plan	S4)	Foundation Details
A6)	Interior elevs.	S5)	Floor Framing Details
A7)	Title-24 report		

mckay • architecture
801 Camelia Street
Suite D
Berkeley, CA 94710
Office: 510.527.5998
Fax: 510.527.5999
www.mckayarchitecture.com

LICENSED ARCHITECT
C21288
Exp: 8/30/07
STATE OF CALIFORNIA

Revisions	By
⚠ April 30, 2007	CH

Preliminary Set	-
Design Review Set	-
Plan Check Set	-
Construction Set	X

A REMODEL FOR [redacted]
318 LOS GATOS BLVD., LOS GATOS, CA, 95032

Date:	04/03/2007
Scale:	As Noted
Drawn:	CH
File:	(n) site plan
Job:	Yearling
Sheet:	A1 of 7 sheets

DOOR SCHEDULE:

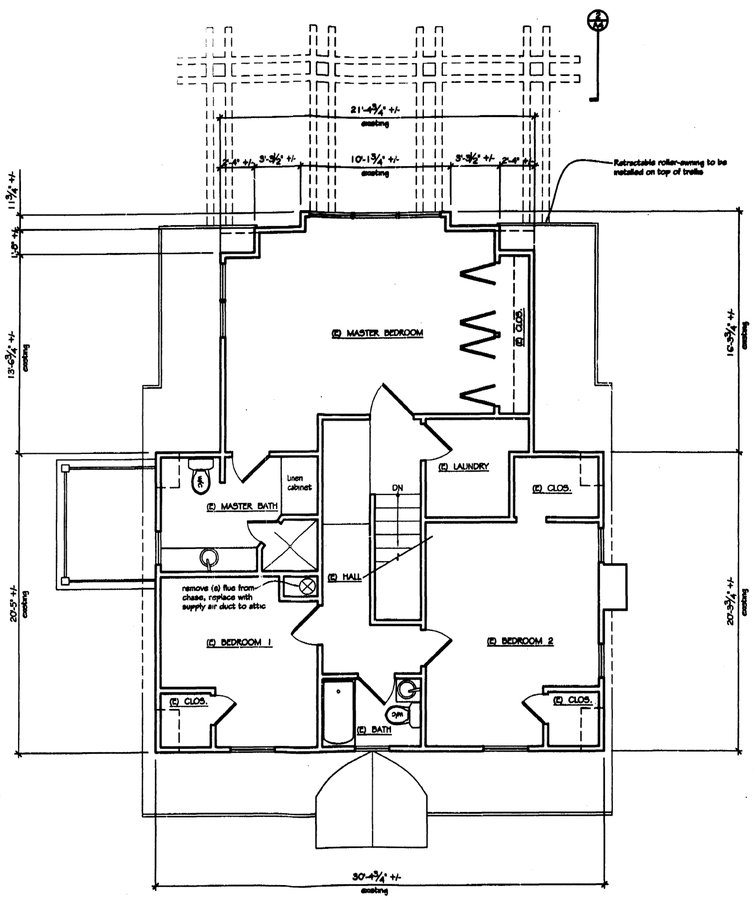
Symbol	Size	No.	Product Info	Type	Notes
◇	6'-0" x 6'-8"	3	---	wood exterior, outswing, temp. glass, french pair, (2) pairs are fixed, (1) pair is operable	Family Room

NOTES:
1. All door sizes are unit dimensions, as actual rough opening sizes will vary dependent on final manufacturer. Contractor to verify rough opening sizes with manufacturer.
2. Tempered glazing in all windows within 24" of doors, above tubs, showers, and shower enclosures, or when the bottom of glazing is less than 18" from finished floor.
3. New exterior doors to be Marvin, Anderson or equal

WINDOW SCHEDULE:

Symbol	Size	No.	Product Info	Type	Notes
Ⓧ	2'-0" x 4'-3 7/8" +/-	4	---	single-hung	Family Room

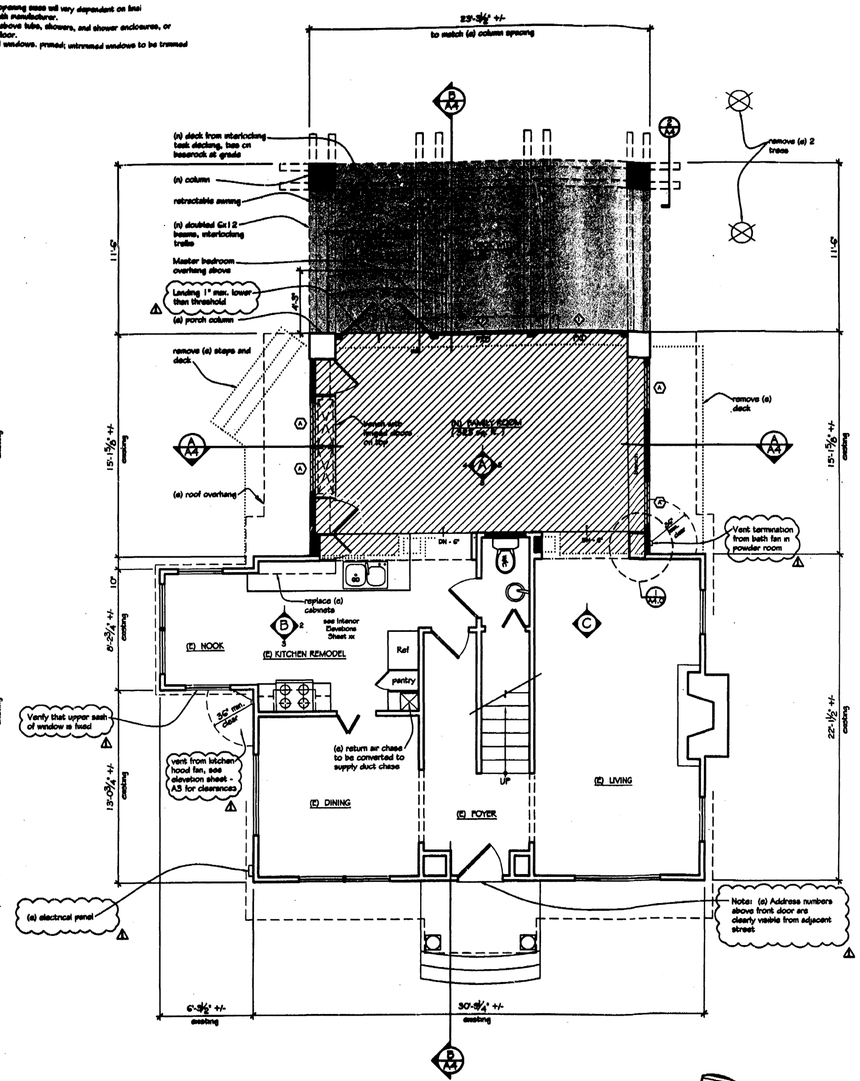
NOTES:
1. All window sizes are unit dimensions, as actual rough opening sizes will vary dependent on final manufacturer. Contractor to verify rough opening sizes with manufacturer.
2. Tempered glazing in all windows within 24" of doors, above tubs, showers, and shower enclosures, or when the bottom of glazing is less than 18" from finished floor.
4. New windows to be Marvin, Anderson or equal, wood windows, primed; unbrowned windows to be trimmed out and painted a hold.
5. All windows to have 6'-8" head height. U.N.O.



Note: Not all area dimensions of second floor were taken, just enough to establish the exact area of floor. Interior walls are based on previous plans by others.

SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

Note: Demolition for this project is limited to:
- (e) covered deck (decking and part of foundation)
- Rear wall between (n) family room and (e) kitchen and living
- Kitchen cabinets and appliances and associated finishes
- Items related to (e) heating system

WALL LEGEND:
- existing wall
- demolished wall
- new 2x4 stud wall
- area of new construction

mckay · architecture

801 Camellia Street
Suite D
Berkeley, CA 94710

Office: 510.527.5998
Fax: 510.527.5999
www.mckayarchitecture.com

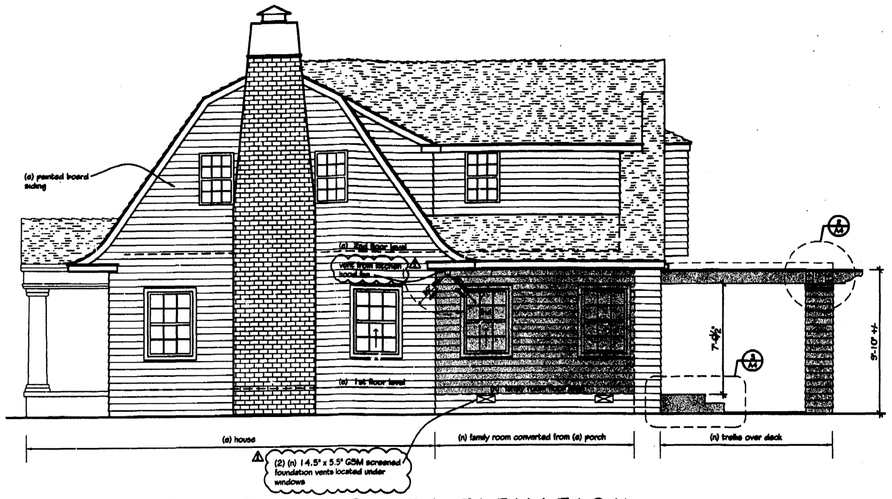
LICENSED ARCHITECT — C31288 Exp: 9/30/07 — STATE OF CALIFORNIA

Revisions	By
⚠ April 30, 2007	CH

Preliminary Set	-
Design Review Set	-
Plan Check Set	-
Construction Set	X

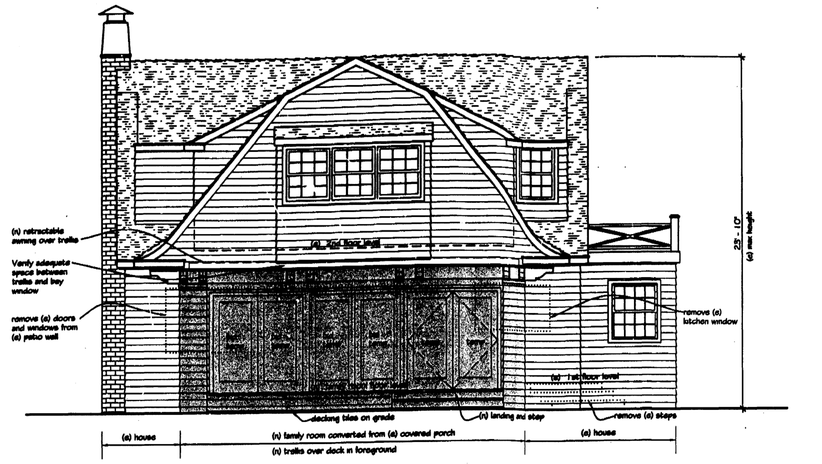
A REMODEL FOR
[redacted]
318 LOS GATOS BLVD., LOS GATOS, CA, 95030

Date:	04/03/2007
Scale:	As Noted
Drawn:	CH
File:	(n) plans
Job:	Yearling
Sheet:	A2 of 7 sheets



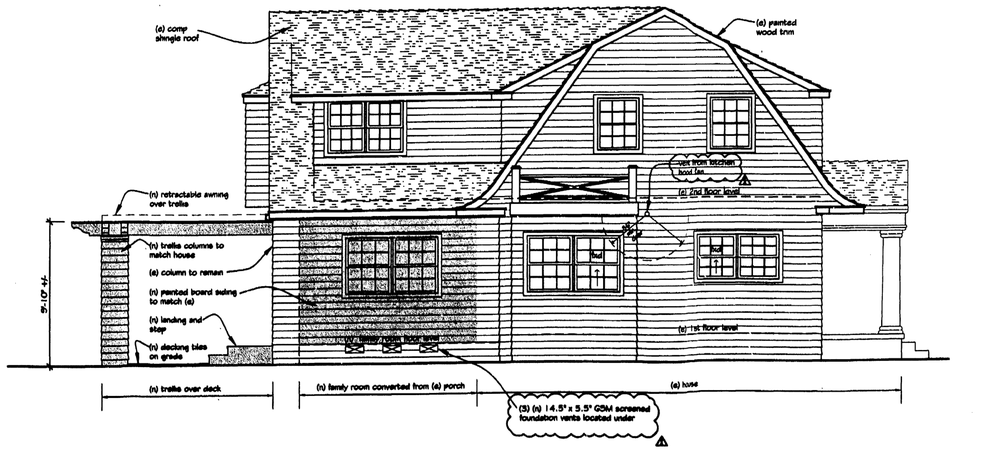
(N) SOUTH (RIGHT SIDE) ELEVATION

SCALE: ¼" = 1' - 0"



(N) EAST (REAR) ELEVATION

SCALE: ¼" = 1' - 0"



(N) NORTH (LEFT SIDE) ELEVATION

SCALE: ¼" = 1' - 0"

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801 Camelia Street
Suite D
Berkeley, CA 94710

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Fax: 510.527.5999
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LICENSED ARCHITECT
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Revisions	By
⚠ April 30, 2007	CH

Preliminary Set	-
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Plan Check Set	-
Construction Set	X

A REMODEL FOR

[redacted]

318 LOS GATOS BLVD., LOS GATOS, CA, 95030

Date:	04/03/2007
Scale:	As Noted
Drawn:	CH
File:	(n) elevs.
Job:	Yearling
Sheet:	A3
	of 7 sheets

MECHANICAL NOTES

Equipment Instructions:
Installation instructions for all listed equipment shall be provided to the field inspector at the time of inspection.

Air Duct Termination:
Termination of all environmental air ducts shall be a minimum of 3 feet away from any openings into the building (ie. dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).

HVAC:
Provide and maintain a minimum 30" x 30" level service space in front of each mechanical or plumbing component of the system. The house is now heated by a furnace located in the attic. The attic furnace will be removed and replaced with a new furnace located in the basement. The existing brick flue chimney will be removed and the old chase used for new ducting that will serve the second floor rooms. The flue from the new furnace and water heater will also run up the chase to the roof. Provide proper firestop in fluid duct chase at each floor. Air duct and flue must both be air-tight from furnace to outlets.

Combustion Air:
Verify that the basement has proper combustion air for the furnace and water heater. The minimum required vent area is 1 sq.in. per 4,000 BTUH/hr for each appliance. A minimum of two openings are required in the space.

Bath & Laundry Room Fans:
All bathroom and laundry rooms whose exterior openings are less than 1/20 of their floor area shall be provided with a mechanical ventilation system capable of providing five air changes per hour. Such systems shall connect directly to the outside. The existing powder room will have it's window covered as a result of the addition and will require an exhaust fan.

Room name	Area (sq.ft)	Area/20	Opening Provided o sq. ft.	req'd CFM	voluntary fan spec.
Powder	19.32			13CFM	(a) 70 CFM

(a) Use Panasonic Whisper Fit #FV-07VF1 (70 CFM).

PLUMBING NOTES:
Backflow prevention devices. All exterior hose bibs shall contain non-removable backflow prevention devices.

The water heater is existing and located in the basement. Verify that it is properly strapped to the new posts that will replace the brick chimney that it is now strapped to.

Water Heater Release Valves. All water heaters shall be provided with an approved, listed, adequately sized combination pressure and temperature relief valve. The valve shall drain to the outside of the building, with its end between 6" and 24" above ground, pointing downward.

Water Heater Capacity. Minimum capacity of water heater equivalent to not less than a rating of 80gal/hour.

Water Closets. All (n) water closets to be 1.6 gallons per flush maximum. There are no new water closets in this project.

FOUNDATION VENTING:

Clearance for untreated wood: minimum 18" for joists and 12" for girders.

Accessibility under floor area shall be provided with a minimum 18" x 24" opening.

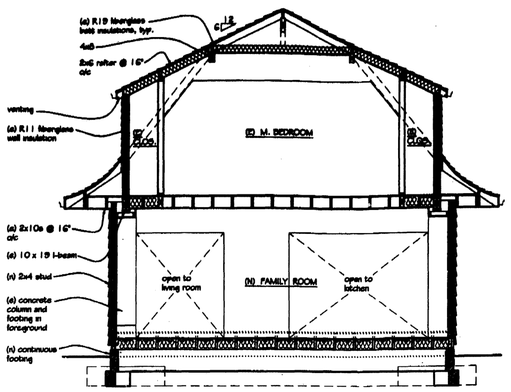
Under floor area shall be ventilated by openings of a net area of not less than 1/150 of the under floor area. Openings shall be protected by a corrosion-resistant metal mesh with ¼" maximum openings.

Any girder, blocking, holddown bolts, etc. visible through the vent openings are to be painted black prior to installation of the vents.

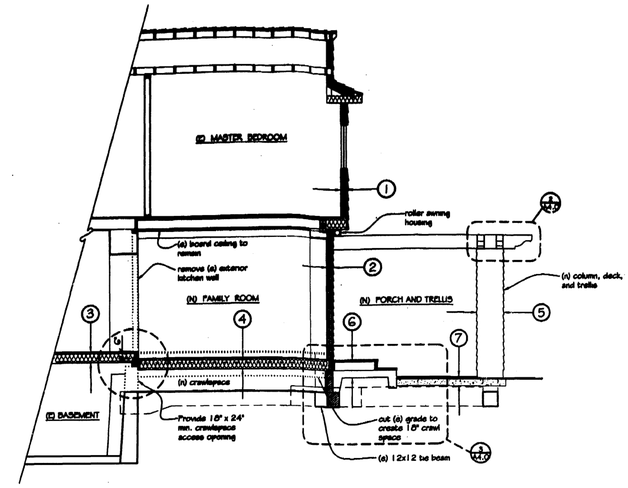
Addition crawl space area:
334 sq.ft. = 48,096 sq.in.

Required total venting:
48,096 sq.in. x 1/150 = 321 sq.in.

Provide (5) new GSM screened vents spaced evenly at back and sides of house.
(5) (14.5" wide x 5.5" high: 79.75 sq.in.) = 399 sq.in.



SECTION A
SCALE: ¼" = 1'-0"



SECTION B
SCALE: ¼" = 1'-0"

1 Typical (E) Exterior Wall Construction
- (E) Horizontal board siding
- (E) (assumed) building paper
- (E) (assumed) wood sheathing
- (N) R-11 fiberglass batt insulation where walls are opened during construction
- (E) 2x4 studs @ 16" o.c. (assumed)
- (E) gypsum wall board

2 Typical (N) Exterior Wall Construction
- (N) Horizontal board siding to match (e)
- (N) Tyvek house wrap or equal
- (N) plywood sheathing (see structural plans for shearwall locations and nailing requirements)
- (N) R-13 fiberglass batt insulation
- (N) 2x4 studs per structural drawings
- (N) ½" gypsum board

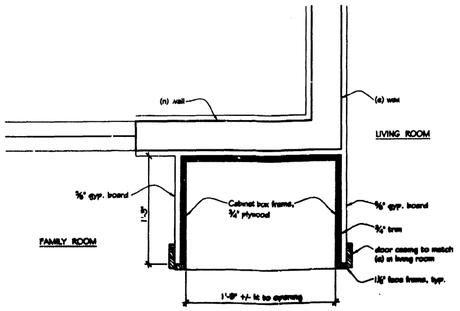
3 Typical (E) Floor Construction
- (N) or (E) finish flooring per plan
- (E) 2x6 T&G diagonal sheathing
- (E) floor joists @ 16" o/c
- (N) R-19 fiberglass insulation under entire (e) uninsulated house
- (E) girders and posts
- (E) vented crawl space

4 Typical (N) Floor Construction
- (N) hardwood flooring
- (N) plywood sheathing per structural drawings
- (N) joists per structural drawings
- (N) R-19 fiberglass batt insulation
- (N) vented crawl-space

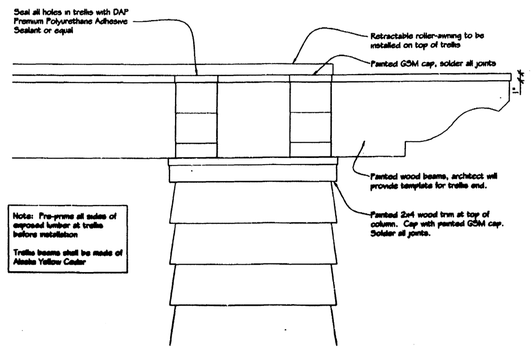
5 Typical (N) Column Construction @ Trellis
- (N) Horizontal board siding to match (e)
- (N) Tyvek house wrap or equal
- (N) plywood sheathing (see structural plans for shearwall locations and nailing requirements)
- (N) structure per structural drawings

6 Landing off of Family Room
- (N) Teak decking - spaced to match teak decking tiles below
- 2x PTDF Furring Joists
- Concrete landing structure

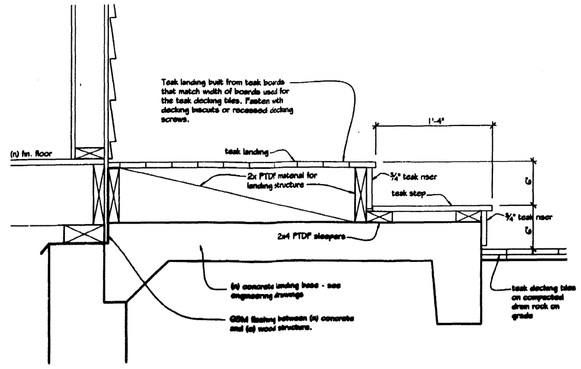
7 New Deck on Grade
- (N) Teak decking tiles
- 6" level compacted base rock



1 CABINET DETAIL @ FAMILY ROOM / LIVING ROOM
SCALE : 1½" = 1'-0"



2 TRELLIS DETAIL
SCALE : 1½" = 1'-0"



3 DECK STAIR DETAIL
SCALE : 1½" = 1'-0"

mckay · architecture
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Berkeley, CA 94710
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Fax: 510.527.5999
www.mckayarchitecture.com

LICENSED ARCHITECT CHRISTOPHER MCKAY No. C21288 Exp: 9/30/07 STATE OF CALIFORNIA

Revisions	By
⚠ April 30, 2007	CH

Preliminary Set	-
Design Review Set	-
Plan Check Set	-
Construction Set	X

A REMODEL FOR
[redacted]
318 LOS GATOS BLVD., LOS GATOS, CA, 95030

Date:	04/03/2007
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Drawn:	CH
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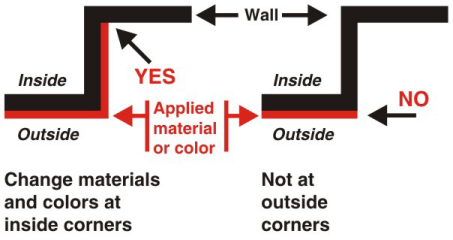
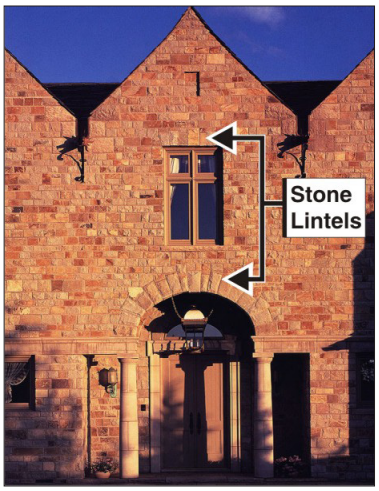
3.8.3 Use traditional detailing

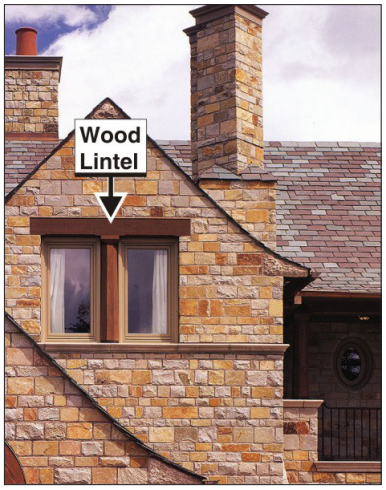
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and to make the space too small is inconsistent with the architectural style.
- Openings in walls faced with stone, real or synthetic, should have defined lintels above the opening except in Mission or Spanish Eclectic styles. Lintels may be stone, brick or wood as suits the style of the house.
- Treat synthetic materials as though they were authentic. For example, select synthetic stone patterns that place the individual stones in a horizontal plane as they would have been in a load bearing masonry wall.
- Select roof materials that are consistent with the traditional architectural style (e.g., avoid concrete roof tiles on a Craftsman Style house.)

3.8.4 Materials changes

- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.







Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- Site additions in the least conspicuous place. In many cases this is a rear or side elevation - only rarely is it a rooftop.
- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and

Additions, accessory buildings and secondary units should match the form, architectural style, and details of the original house

Original structure

Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood

Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

should utilize the same materials as the existing protected exterior elements.

- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style with the original architecture is strongly discouraged (e.g., sliding windows or doors in a structure characterized by double hung windows and swinging doors).
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- The amount of foundation exposed on the addition should match that of the original building.
- Do not add roof top additions where the roof is of historic significance.
- Second floor additions are discouraged in neighborhoods with largely one story homes. If horizontal expansion of the house is not possible, consider incorporating a second floor addition within the roof form as shown in the example to the left.
- Second floor additions which are not embedded within the roof form should be located to the rear of the structure.
- The height and proportion of an addition or a second story should not dominate the original structure.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.

3.10 ARCHITECTURAL DETAIL

3.10.1 Porches and Entries

- Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.
- Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. A common problem is to make this element of the porch too small or to face it with a material (e.g., siding) that would not carry the weight above if it were structural. For most architectural styles, molding and trim will divide the beam vertically into three major elements of varying height.
- Railings should generally be constructed of wood unless the specific architectural style allows for metal or stone. Provide both top and bottom rails with the bottom rail raised above the porch floor level.
- Vertical balusters should be appropriate to the architectural style. Some are quite simple while others may have special shapes.
- Take care in designing porch stairs. They generally should match the porch floor (e.g., wood) or the sidewalk material if other than concrete (e.g., brick).

Note: All porches are expected to be usable and have a minimum depth of 6 feet or preferably more.

Porch beam example with good depth and details

Some architectural styles suggest simple columns and railings

While others require much more refined details

3.10.2 Balconies

- Avoid balconies that project more than 3 feet from the face of the building unless they are typical of the architectural style.
- Provide supporting brackets or beams that are large enough to clearly appear to provide structural support for the balcony.
- Railings should be designed as discussed above for porch railings. For longer railings, intermediate posts with caps and bases should be used to break the railing into smaller increments.

3.10.3 Brackets

- Brackets at roof overhangs, balconies and bay windows should be designed to extend to fascia/balcony edge/projecting bay front or slightly beyond. Avoid stub brackets that do not appear substantial enough to support the element above.

3.10.4 Chimneys

- Chimneys should extend to ground level. Avoid cantilevers above the ground.
- Chimney materials, size, shape and height should be appropriate to the architectural style and to the scale of the house. Avoid undersized chimneys that are too narrow and too low. Add chimneys for gas fireplaces when the architectural style would normally feature chimneys.
- Provide chimney caps that are interesting and appropriate to the architectural style.

3.10.5 Roof flashing and vents

- Paint flashing and vents to match the color of the roof.

3.10.6 Skylights

- First, consider the use of roof dormers or clerestories instead of skylights.
- Use flat profile skylights rather than domed models.
- Select glazing to avoid the feeling of roof beacons or lanterns that are highly visible from the street or neighboring properties.

3.11 PRIVACY AND SOLAR ACCESS

3.11.1 Minimize shadow impacts on adjacent properties

- Locate structures to minimize blocking sun access to living spaces and actively used outdoor areas on adjacent homes.

3.11.2 Minimize privacy intrusions on adjacent residences

- Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes.
- When windows are needed and desired in side building walls, they should be modest in size and not directly opposite windows on adjacent homes.
- Where possible, second floor windows that might intrude on adjacent property privacy should have sill heights above eye level or have frosted or textured glass to reduce visual exposure.
- Bay windows should be avoided on side walls where they would intrude on adjacent residents' privacy.
- Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors.

- As a general rule, balconies and decks that are more than two feet above grade should try to maintain a distance of ten feet from side property lines and twenty feet from rear property lines when the adjacent use is single family residential.
- When allowed, the design of railings should be tailored to the privacy concerns of neighbors (e.g., balcony or deck sides overlooking adjacent windows or actively used yard space should be solid in form). Open railings should only be used where privacy concerns are minimal.
- Landscaping may be used to mitigate privacy concerns so long as the landscaping does not deny solar access to living spaces and actively used yard areas of neighboring homes.
- Landscaping used for privacy screening purposes, should be of sufficient size and of an appropriate species to provide such privacy within a two year time frame.
- Trees should be twenty-four inch box size.
- Shrubs used to promote privacy should be fifteen gallon in size and six feet minimum height at planting.
- As a general rule, privacy landscaping should be placed with a cone-of-vision defined by a thirty degree angle from the side window jambs of second story windows.

3.11.3 Design and plan for energy efficiency

- Design to minimize energy costs by selecting and locating landscaping and windows to block hot summer sun exposure and allow winter sun exposure.

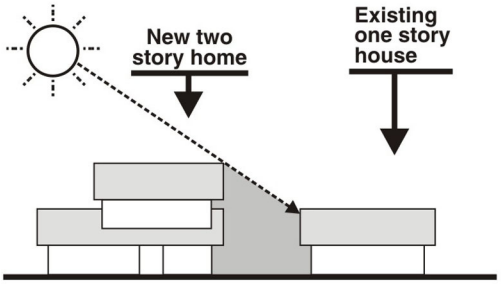
3.11.4 Solar Panels

The Town supports the use of alternative energy sources and provides the following advisory guidelines to reduce potential negative visual impacts of solar energy systems.

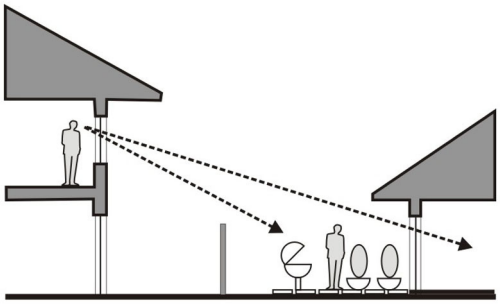
- Design solar panels and any piping to be an integral part of the architecture.
- Align solar panel faces with that of the underlying roof slope. Avoid panels with slopes that are different than that of the roof.
- Integrate the design of panels into the design of the roof. Avoid a tacked-on appearance.

3.11.5 Minimize exterior lighting impacts on neighbors

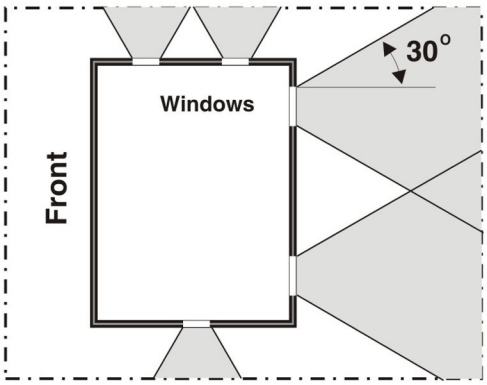
- All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.
- Decorative residential light fixtures are preferred rather than strictly utilitarian security lighting fixtures.



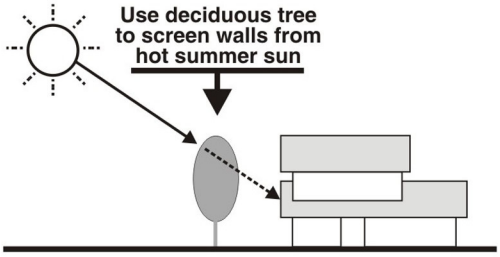
Avoid second floor masses in locations that would block sun access to adjacent homes



Avoid placing windows in locations that would look into adjacent neighbors' windows or active private yard spaces



Place landscaping in the shaded areas shown on the diagram above to mitigate privacy intrusions on adjacent homes



Use landscaping to minimize energy usage

Restore porches to their original form and detail whether simple, as above, or decorative as below.

- Painted metal stove pipe projections of less than four feet are permitted in less visible locations of the structure.
- The size, shape, dimensions, design and patterns of new and reconstructed chimneys should match those features of the existing structure.
- Chimneys should not be cantilevered and stone or stucco chimneys should be narrower at the top than at the base.
- Chimneys should have clay, slate or stone caps. Metal caps may be acceptable if they are not readily visible.
- Chimneys appropriate to the structure and architectural style, as described above, should be provided at new gas fireplaces even when a full height chimney is not required for the functioning of the fireplace.

4.8.7 Porches

- Existing front porches, railings, posts, corbels, roof coverings, ceilings, floors, steps, mouldings, trim, gingerbread, and other decorative features should be retained and restored using original materials, or identical material of same size, shape, proportion, pattern and in the same locations.
- Removal or enclosure of porches is inappropriate.
- Construction of new porches should consist of materials of the same size, shape, dimension and pattern as contributing structures of similar style and design in the district or neighborhood. New porches should be in appropriate locations on the structure.
- Additional porch or decorative elements (e.g., gingerbread brackets) should not be added if they did not exist historically.
- Painted wooden steps and flooring should usually be used on a wooden porch. Brick or poured concrete steps and floor surface should be used on a brick or stucco porch. New concrete or masonry porch floors are prohibited on Victorians or Craftsman/Bungalow style houses.
- The design and materials for porch skirts (the vertical face between the porch floor and grade) should be consistent with the main structure and the architectural style.
- Minor alternations of existing porches are permitted on *contributing structures* only when the applicant proves to the Deciding Body that the alteration is consistent with the existing style, design and character of the structure.

PROJECT DESCRIPTION
EXPAND BASEMENT, BROADEN FRONT PORCH, ADD SECOND STORY BALCONY TO 1931 DUTCH COLONIAL REVIVAL STYLE HOME

OWNERS
[redacted]
318 LOS GATOS BLVD
[redacted]

SITE PARTICULARS

APN	532-36-032
ZONING	R-1D
OCCUPANCY	R-3/U
LOT SIZE	7,500 SF*
FAR	0.33

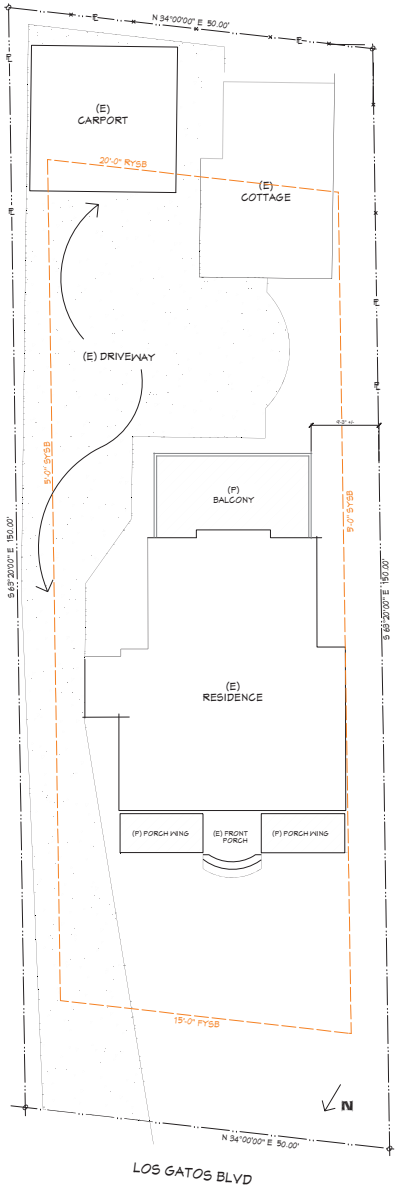
	EXISTING	PROPOSED	ALLOWED
HOME	1,932 SF*	NC	2,475 SF
FRONT PORCH	49 SF	173 SF	-
BALCONY	-	235 SF	-
BASEMENT	436 SF**	796 SF***	-

*FROM TOWN GIS
**HEAD HEIGHT 6'-3"
***ALL WALLS LESS THAN 4'-0" ABOVE GRADE

VICINITY MAP
NOT TO SCALE

CONTENTS

A-1	PROJECT INFO & SITE PLAN
A-2	BASEMENT
A-3	GROUND FLOOR
A-4	UPPER FLOOR
A-5	FRONT ELEVATION, N & P
A-6	OTHER ELEVATIONS, N & P
A-7	IMAGES OF (E) HOME



PROJECT INFO & SITE
1/8" = 1'-0"

PRINT DATE:
12.03.25

KRULEVITCH ARCHITECTURE

[redacted]

REMODEL & ADDITION

☒ PRELIM
☐ PLAN CHK
☐ PRICING
☐ CONSTR

DRAWN BY:
T. KRULEVITCH
ARCHITECT
408.806.8850

A-1

PRINT DATE:
12.03.25

KRULEVITCH
ARCHITECTURE

REMODEL & ADDITION

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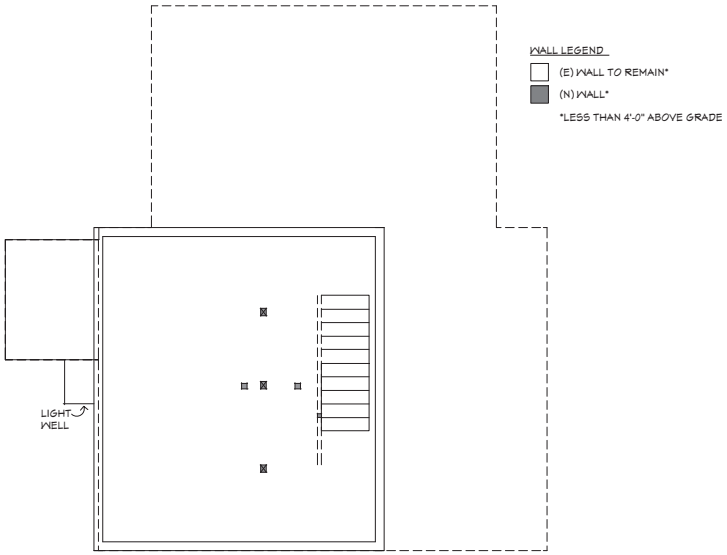

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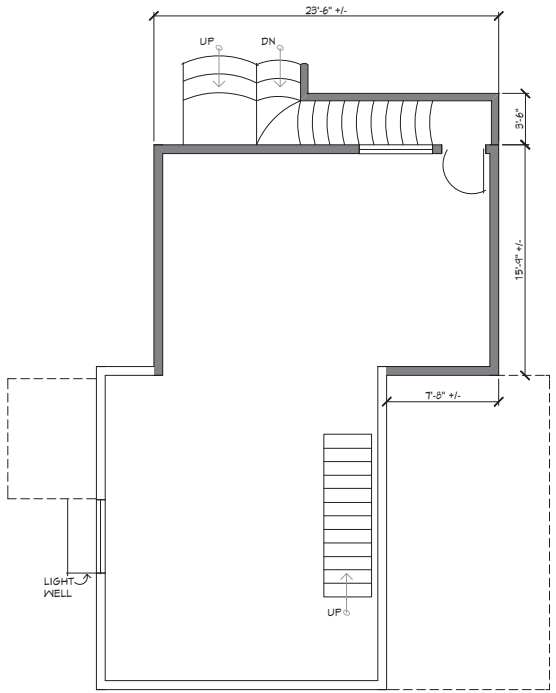


PROPOSED

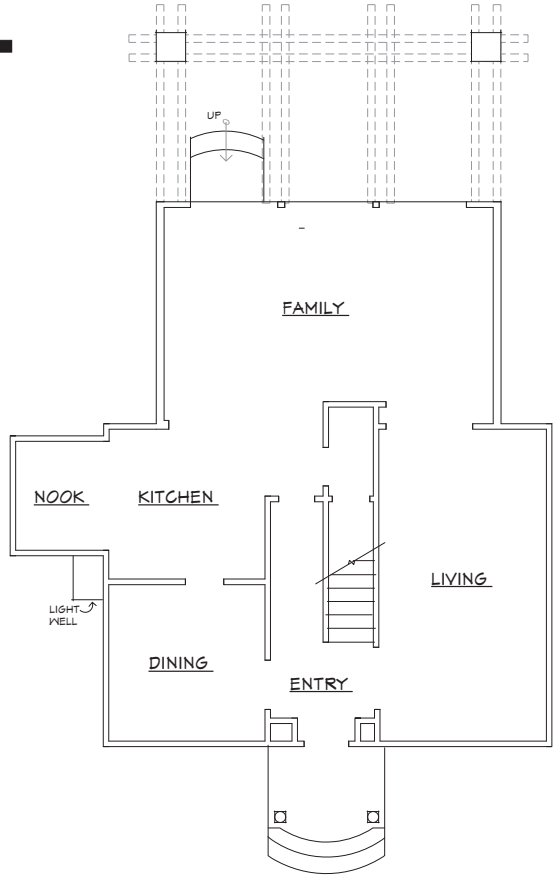
BASEMENT

1/4" = 1'-0"

☒ PRELIM
☐ PLAN CHK
☐ PRICING
☐ CONSTR

DRAWN BY:
T. KRULEVITCH
ARCHITECT
408.806.8850

A-2



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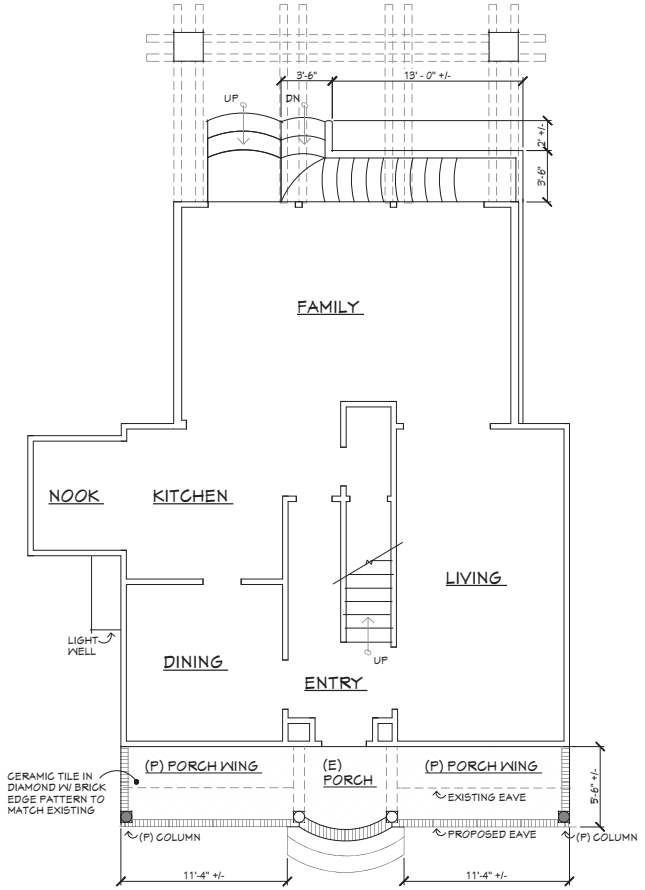

PROPOSED

GND FLOOR

1/4" = 1'-0"

PRINT DATE:
12.03.25

KRULEVITCH ARCHITECTURE

[redacted]

REMODEL & ADDITION

- [x] PRELIM
- [ ] PLAN CHK
- [ ] PRICING
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DRAWN BY:
T. KRULEVITCH
ARCHITECT
408.806.8850

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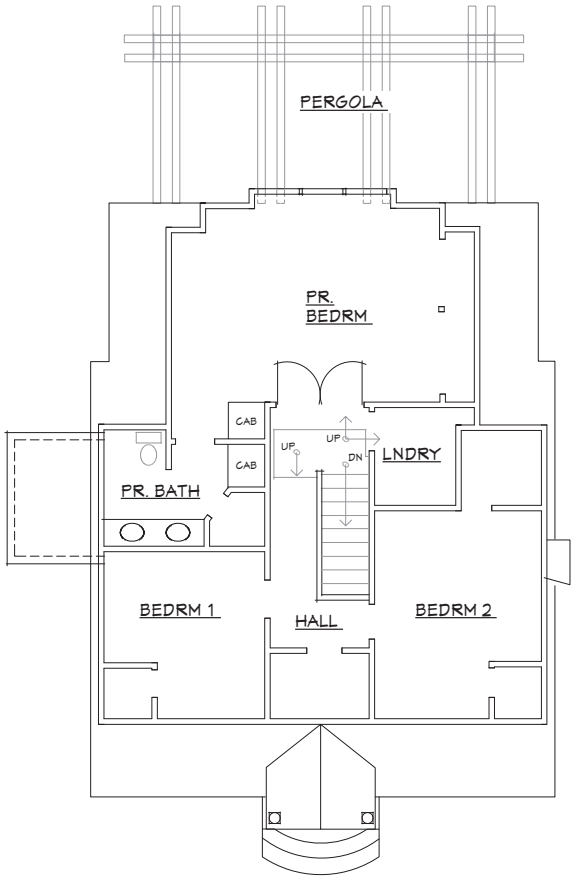

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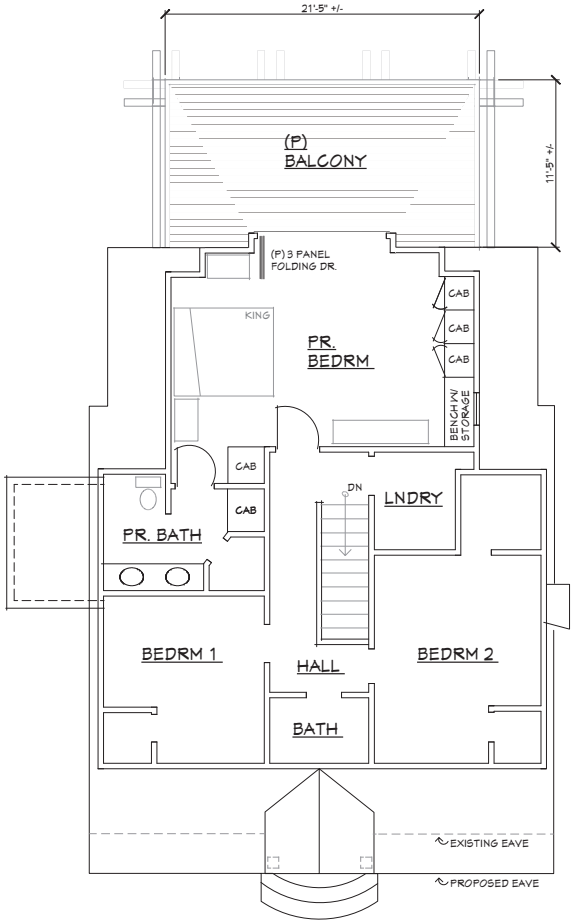

PROPOSED

UPPER FLOOR

1/4" = 1'-0"

PRINT DATE:
12.03.25

KRULEVITCH
ARCHITECTURE

REMODEL & ADDITION

[redacted]

☒ PRELIM
☐ PLAN CHK
☐ PRICING
☐ CONSTR

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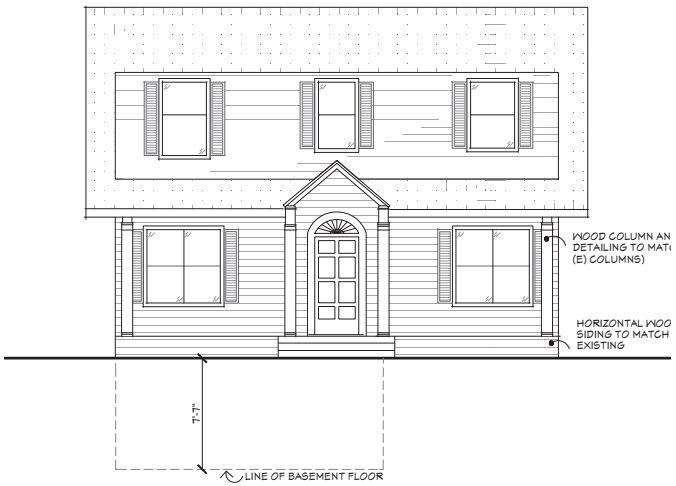
T. KRULEVITCH
ARCHITECT
408.806.8850

A-4

EXISTING



PROPOSED

FRONT ELEVATION

1/4" = 1'-0"

PRINT DATE:
12.03.25

KRULEVITCH
ARCHITECTURE

REMODEL & ADDITION

[redacted]

☒ PRELIM
☐ PLAN CHK
☐ PRICING
☐ CONSTR

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T. KRULEVITCH
ARCHITECT
408.806.8850

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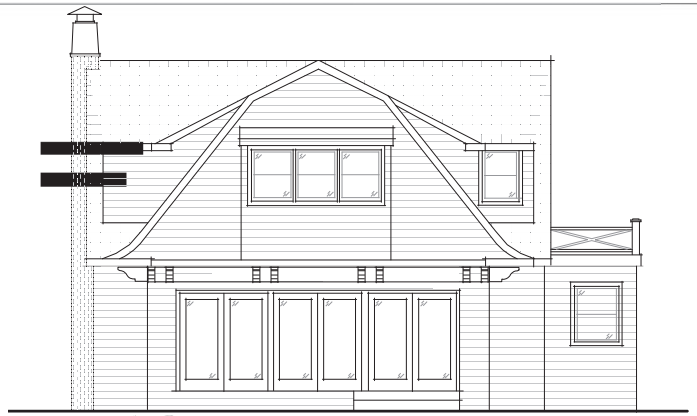
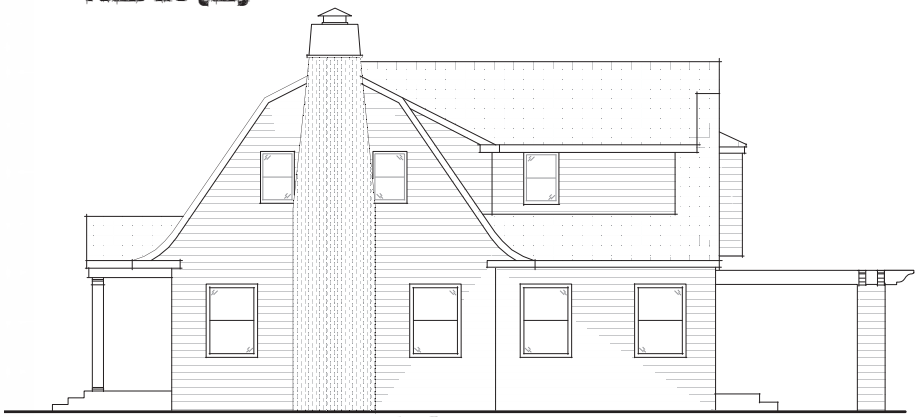
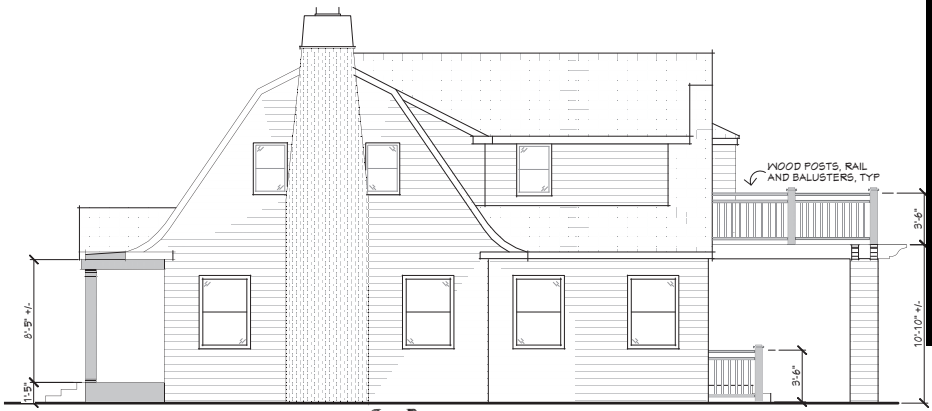


REAR (E)

REAR (P)



NEIGHBOR SIDE (E)



NEIGHBOR SIDE (P)

DRIVEWAY SIDE (E)

DRIVEWAY SIDE (P)

PRINT DATE:
12.03.25

KRULEVITCH ARCHITECTURE

REMODEL & ADDITION

[redacted]

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REAR / DRIVEWAY SIDE

FRONT

REAR / DRIVEWAY SIDE & COTTAGE AERIAL

(E) EXTERIOR IMAGES

NOT TO SCALE

PRINT DATE:
12.03.25

KRULEVITCH
ARCHITECTURE

REMODEL & ADDITION

[redacted]

☒ PRELIM
☐ PLAN CHK
☐ PRICING
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