TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
SEPTEMBER 24, 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.

Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email to planning@losgatosca.gov by 11:00 a.m. the day of the meeting.

CALL MEETING TO ORDER

ROLL CALL

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.)*

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 August 27, 2025, Historic Preservation Committee Meeting

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 an Addition to an Existing Pre1941 Single-Family Residence on Property Zoned R-1D. **Located at 333 Los Gatos Boulevard**. APN 529-22-021. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-018. Property Owner/Applicant: Nichola Palmer. Project Planner: Sean Mullin.

3. Consider a Request for Approval to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 16488 Bonnie Lane**. APN 532-02-014. Request for Review Application PHST-25-017. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner: Mai of Tran 2020 Trust. Applicant: Vu-Ngan Tran. Project Planner: Maria Chavarin.

4. Consider a Preliminary Review of a Request to Construct a New Second-Story Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 446 San Benito Avenue**. APN 410-16-051. Request for Review Application PHST-25-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Devendra Deshwal. Project Planner: Maria Chavarin.

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

5. Discussion of Potential Historic Preservation Topics to be Included in a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

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].
NOTE The ADA access ramp to the Town Council Chambers is under construction and will be inaccessible through June 2025. Persons who require the use of that ramp to attend meetings are requested to contact the Clerk's Office at least two (2) business days prior to the meeting date.

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DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
AUGUST 27, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on August 27, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

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

Absent: Chair Lee Quintana

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – June 25, 2025

MOTION: **Motion** by **Commissioner Burnett** to approve the Consent Calendar. **Seconded** by **Committee Member Feinberg**.

VOTE: **Motion passed unanimously, 4-0.**

PUBLIC HEARINGS

2. 68 Broadway
   Request for Review HS-25-035

   Consider a Request for Approval to Construct Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP. APN 510-45-085. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Marc Dubresson. Project Planner: Samina Merchant.

Samina Merchant, Associate Planner, presented the staff report.

Committee members asked questions of Staff.

Sean Mullin, Planning Manager
The property is a flag lot with the house set back. The Bloomfield survey was done as a windshield survey.

Opened Public Comment.

Marc Debrusson, Owner/Applicant
Thank you to Vice Chair Queiroz for the name of a window vendor. They were able to create a large wood window with divided lites that match the other windows in their house. This will be installed on the back of the house.

Closed Public Comment.

MOTION: **Motion** by **Commissioner Burnett** to Recommend Approval to the Community Development Director for a Request to Construct Exterior Alterations to an Existing Contributing Single-Family Residence in the Broadway Historic District on Property Zoned R-1D:LHP with the findings as noted in the Staff Report. APN 510-45-085. **Seconded** by **Commissioner Thomas**.

VOTE: **Motion passed unanimously, 4-0.**

3. 16760 Magneson Loop
   Request for Review Application PHST-25-014

   Consider a Request for Approval to Construct Exterior Alterations (Window Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 523-06-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Mickael Forsman. Project Planner: Maria Chavarin.

Maria Chavarin, Associate Planner, presented the staff report.

Opened Public Comment.

Anita, Applicant Representing Renewal by Anderson,
Owner wants to remove the full divided lites in the windows visible from the public right of way. The rest of the existing windows will have lites. There are three windows that face the street. The owner does not want divided lites in these windows. The owner looked at neighboring houses and saw street-facing windows with no grids. The owner is not present today because they are out of the country on a business trip.

Committee members asked questions of the applicant.

Anita, Applicant Representing Renewal by Anderson,
They tried to persuade the owner to retain the divided lites, but the owner does not want them. The owner is not present because they are out of the country on business.

Vice Chair Quieroz
Was any research done by the owner? Are there photos of the original windows?

Anita, Applicant Representing Renewal by Anderson,
The owner was not willing to pay for the research.

Committee Member Feinberg
The owner wrote in general that the style of the windows did not have grids.

Vice Chair Quieroz
This is contradictory to my research.

Commissioner Burnett
Why did the owner choose two different materials of Fibrex and Aluminum clad wood?

Anita, Applicant Representing Renewal by Anderson,
The owner chose Fibrex for the front windows. The owner chose wood composite with grids for the non-visible areas on the side and back.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Burnett
Why are the 3 windows done in aluminum clad?

Sean Mullin, Planning Manager
Aluminum-clad windows require less maintenance and can be painted. The Fibrex windows would be full Fibrex and not clad around wood.

Vice Chair Queiroz
Their research found that diamond shape or rectangular shape is common for Tudor style. There was nothing about plain glass. Prefer divided lites or, as a compromise, put divided lites in the transom area. The series A for the 500 series by Anderson offers diamond shape lites.

Member Feinberg
The neighbors next door and across the street changed their windows with no divided lites. Did they come before this committee? Is there a precedent?

Commissioner Thomas
Most Tudor homes were traditionally larger. This is a small cottage size Tudor. Looked at neighbors for comparison. Windows with no lites look less busy. The proposed replacement looks better, but there are other options that would look good.

Commissioner Burnett
Magnesson is a unique street. Prefer to keep the front windows the same. The divided lites provide character. Prefer windows with divided lites instead of plain glass.

Commissioner Thomas
We could ask for a continuance from the owner to provide photos of the original windows.

Sean Mullin, Planning Manager
Possibly make a motion to approve the project with the condition that the front window be done a certain way.

Vice Chair Queiroz
Support the compromise that the street-facing windows have some divided lites.

Member Feinberg
Don’t want to overcomplicate the process, especially since the neighbors recently installed windows without grids.

Sean Mullin, Planning Manager
The Committee can be specific about each window.

Open Public Comment

Anita, Applicant Representing Renewal by Anderson,
Windows on the sides will have divided lites. Windows 115 and 116 will be replaced with divided lites. There are six total windows in the front. Window 109 is visible. Window 110 is not visible.

Closed public comment

MOTION: **Motion** by **Commissioner Thomas** to recommend approval for windows with the condition that windows 103, 104, and 105, have divided lites. Windows 106, 107, and 108 do not need lites. Windows 109, 110, 111, 112, and 113 on the side elevation will have divided lites. Windows 114, 115 and 116 are approved as proposed. **Seconded** by **Commissioner Burnett**.

VOTE: **Motion passed unanimously, 4-0.**

4. 24 Pleasant Street
Request for Review PHST-25-013

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 529-26-016. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Swapnil Raut and Rashmi Jadhav. Project Planner: Suray Nathan.

Suray Nathan, Assistant Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Rashmi Jadhav and Swapnil Raut, Owners
The integrity of the house has been significantly altered. In 1957, a permit was issued to add a bedroom and a bathroom. In 2000, the kitchen and bathroom were remodeled. Also, all the windows were replaced. Their letter, photos, and the permit history show these changes. Because of this and the absence of any record of any historic significance, they believe the house no longer meets the requirements to be on the Historic Registry. They wish to remodel

to accommodate their growing family. They would remodel while preserving the home's Mediterranean revival style, character and charm.

Committee members asked questions of the applicant.

Swapnil Raut, Owner

They love the Mediterranean Spanish-style house and intend to keep it, but they want to expand the house to fit their family. This includes changing the front. They have reached out to the neighbors. The neighbors were happy since the house has been changed in the past. They mentioned visiting the Historic Preservation Committee to get their blessings.

Closed Public Comment.

Committee members discussed the matter.

Vice Chair Queiroz

Even though it is a simple example of the style, it has many characteristics: a hipped roof, the arched articulated front door, red tile roof, arch above the windows, low-pitched roof, stucco walls, asymmetrical façade, and ornamental tiles on the stairs. There are missing items like the red roof tiles, windows that are tall and narrow, and black wrought iron. It is a simple and unornamented house but meets many of the criteria for the style. Prefer leaving it in the inventory.

Member Feinberg

I disagree. I don't see any distinctive characteristics, except for the front entry door with the tile roof and clay tile steps. The other criteria outweigh these few characteristics. There are no significant events or persons of note, and the integrity of the house has been severely compromised.

Commissioner Burnett

It is a good example of the Mediterranean Revival style of the 1920's. The stucco is in good condition. The owners can still remodel even when kept on the Historic Inventory.

Commissioner Thomas

The addition has compromised the integrity of the house. There is no significant person or event related to this house. It does not have enough distinct characteristics to keep in the inventory. Leaning towards granting the request to remove.

Commissioner Burnett

The stucco on the addition blends well with the original house.

MOTION: **Motion** by **Vice Chair Queiroz** to forward a recommendation of denial of the above request to the Community Development Director with the finding of number 3 that there are distinctive characteristics of type, period, or method of construction, and representation of a master work. **Seconded** by **Commissioner Burnett**.

VOTE: **Motion did not pass, 2-2.** Thomas and Feinberg opposed.

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

5. 245 Los Gatos Boulevard

   Consider a Request for Preliminary Review to Construct a New Second-Story Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 245 Los Gatos Boulevard**. APN 529-24-024. Request for Review Application PHST-25-011. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Michael Phung. Applicant: Andres Johnson. Project Planner: Samina Merchant.

Samina Merchant, Associate Planner, presented the staff report.

Opened Public Comment.

Andres Johnson, Architect

The last time they came before the Committee, the proposed second-floor addition was in the back. The Committee's recommendation was to move it forward and add more detail. They moved it forward 18 feet to fit with the interior layout and roofline. The house is a one-story with mission style windows, lanterns, corbels, etc. They are trying to enhance the Spanish Colonial style with tiles and lanterns. The owner is looking for recommendations and positive feedback because it is an investment for them.

Committee members asked questions of the applicant.

Member Feinberg

Has the owner spoken with the neighbors? Why are they not here?

Andres Johnson, Architect

I don't know if they have spoken with the neighbors. They are out of town but were here the last time.

Commissioner Burnett
The changes look very good. Is the upper front window the right size?

Andres Johnson, Architect
We will balance the size of the window in the parapet. The window allows light into the staircase.

Commissioner Thomas
What does the owner plan to do with the roof?

Andres Johnson, Architect
The owner wants to put a whole roof of clay tile but is not sure if it can handle the load.

Commissioner Burnett
What color is the stucco on the addition?

Andres Johnson, Architect
The stucco will be all white.

Vice Chair Queiroz
They did a good job in listening to the Committees comments the last meeting. The design looks good as it is. But it would be nice to add a carved rounded arch above the window in the addition. This'll tie the addition to the main house.

Andres Johnson, Architect
Yes, we can do that arch with the clay tile vents.

Member Feinberg
What is planned for the carport?

Andres Johnson, Architect
The carport is not part of the project and will be left as it is.

Commissioner Thomas
The changes will suit the house better. It is an appropriate design for the second-story addition.

Closed the Public Hearing.

6. 321 Bachman Avenue

   Consider a Request for Preliminary Review 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. **Located at 321 Bachman Avenue**. APN 510-17-100. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-016. Property Owner: Stanley and Jean Melax. Applicant: Jennifer Kretschmer, AIA. Project Planner: Sean Mullin.

Vice Chair Queiroz recused from Item 6, 321 Bachman Avenue, as their property is located within 1,000 feet of the subject property. Vice Chair Queiroz appointed Commissioner to chair the meeting

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Jennifer Kretchner, Architect

This home is a non-contributor in the Almond Grove District. There's a lot of Victorian homes in that area. They want to restore the character, clean up the façade, and return a garage to the home. It doesn't conform to setbacks. When they do a formal submission, they will ask for reductions in the front and rear. The house is adjacent to an alley. There are precedents of porches and bay windows in the neighborhood. The house at 224 Massol has porches to the front. The house at 240 Massol has a front bay window. There are other homes in the neighborhood that have bay windows. No materials have been chosen yet, but they have 3-D renderings showing the look of the porch and bay window. In the past the primary bedroom replaced the former garage. Owners will talk on the justification and research on the home.

Jean Melax, Co-owner

Their house was part of the property at 240 Massol. In 1996, they tore down an existing garage and built a primary bedroom. They also did a small lot line adjustment. In 2004, they did another lot line adjustment, which added a large empty space. That is where they are proposing to add a garage. They love the neighborhood. They want to add some more Victorian features like the porches in the front and sides of the house.

Jennifer Kretchner, Architect

The reduction in setbacks is to accommodate the porches. They will not go any further than the front of the home. The only pop out is where the bay window. The porch will match others in the neighborhood. Proposing a 4-foot setback. From the rear property line. Create a porch and add the cantilevered Bay window

Jean Melax, Owner

The other neighborhood garages are close to the alley. There are garages that have 3-foot setbacks.

Jennifer Kretchner, Architect

They are proposing 4-foot setbacks.

Commissioner Burnett

No problem with the setbacks. But I am not happy with the design on the front. The columns are too heavy and have a modern look. It doesn't have the cottage feel. It looks very futuristic.

Jennifer Kretchner, Architect

We don't have the proposed materials yet. They will use the original wood siding and match the porch to the others in the neighborhood. They want to avoid demolishing the roof.

Member Feinberg

The rendering doesn't show the porch with details. We appreciate the research you did.

Jennifer Kretchner, Architect

It is better to look at the elevations.

Commissioner Thomas

What were you planning on the bay window?

Stanley Melax, Owner

We are open to suggestions on the bay window. Our main purpose is to add a garage. The front of the house is slightly empty.

Commissioner Thomas

Like the bay windows. This rendering is not the best visual representation. The bay window can be boxy or whatever style fits and makes sense both inside and outside.

Jennifer Kretchner, Architect

One of the goals is not to put weight or extreme slope to the existing structure. Trying to avoid demolishing any part of the original home.

Member Feinberg

Like that you are going back in time by adding more historical details. Thank you for your research.

Commissioner Thomas
That neighborhood has many non-conforming setbacks. The setbacks already exist.

Jennifer Kretchner, Architect
They're also thinking about adding a covered walkway from garage to kitchen.

Commissioner Thomas
What would the garage look like?

Jennifer Kretchner, Architect
The materials will match the main house. They would use the same wood siding, window trim, divided lites, etc.

Sean Mullin, Planning Manager
Consider a porch design that is proportionate and appropriate to the house. Design a bay window. A planner will work with them on the setbacks. They will need to flesh out the materials.

Jennifer Kretchner, Architect
Can we have a shallow roof? They also want to add five feet of patio space. Three equal columns on the porch will be placed so they can see out the kitchen windows. The parapet can have trim.

Sean Mullin, Planning Manager
The trim details on the porch will be critical.

Jennifer Kretchner, Architect
They can pull porch design details from the design reference book. There are many porch examples on Tait.

Jean Melax, Owner
The paint color will not be yellow since that would be the same as their neighbors.

Sean Mullin, Planning Manager
They could come back for another preliminary review or go ahead and submit a formal application.

Jennifer Kretchner, Architect
Do you object to the low slope of the porch?

Commissioner Thomas
It should tie in with the rest of the house. A porch will add character.

REPORT FROM THE DIRECTOR

Sean Mullin, Planning Manager

The denial of removal of Loma Street was appealed. It went before the Planning Commission on August 13, 2025, and was granted.

COMMITTEE MATTERS

None.

ADJOURNMENT

The meeting adjourned at 5:44 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the August 27, 2025 meeting as approved by the Historic Preservation Committee.

_____

Sean Mullin, AICP, Planning Manager

TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 09/24/2024

ITEM NO: 2

DATE: September 19, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Construct an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 333 Los Gatos Boulevard**. APN 529-22-021. Exempt Pursuant to CEQA Section 15301: Existing Facilities. Request for Review Application PHST-25-018. Property Owner/Applicant: Nichola Palmer. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to construct an addition to an existing pre-1941 single-family residence on property zoned R-1D, located at 333 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1912 (effective year built 1922) per County Assessor's Database
2. Bloomfield Preliminary Rating: +, historic and intact, worthy of special note
3. Does property have an LHP Overlay? No
4. Is 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 west side of Los Gatos Boulevard near the intersection with Harding Avenue. The County Assessor reports that the residence was constructed in 1912, with an effective year built of 1922. The Anne Bloomfield survey provides an estimated construction date of the 1900s and assigns a preliminary rating of "+" or historic and intact, worthy of special note (Attachment 1).

PREPARED BY: Sean Mullin, AICP
Planning Manager

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 (Attachment 2). Town records include a permit to repair earthquake damage to the fireplace in 1990.

On March 26, 2025, the Los Gatos Historic Preservation Committee provided preliminary feedback on the proposal, including:

- Supportive of the addition as it is appropriate given the width of the porch and is contained within the porch overhang;
- Supportive of removing the two windows on the left side elevation;
- Revise the width of the new window on the front elevation to match the width of the other windows on the front elevation to remain;
- Consider modifying the arrangement of the bathroom to allow the window on the front elevation to maintain sill heights consistent with the other windows on the front elevation to remain;
- Incorporate columns/pillars on the sides of the addition to continue the pattern of the columns/pillars on the porch; and
- Consider reuse of the existing window on the front elevation proposed for removal.

DISCUSSION:

The applicant submitted an application for a Building Permit for the project and requests a formal recommendation from the Committee. The proposed 79-square foot addition is located on the left side of the front elevation, within a portion of the existing covered porch (Attachment 4). The addition would accommodate a new bathroom for the residence and includes wood siding to match the existing, as well as two windows. The addition includes reuse of the existing wood sash of the window on the front elevation and a new vinyl window on the left side elevation. The proposed new single-hung window would include a top sash with simulated divided lites in a three-over-one configuration to match the existing windows. Both windows in the addition would be trimmed to match the detailing of existing windows. Residential Design Guidelines Section 4.8.4 notes that new 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.

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

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 3).

CONCLUSION:

The applicant is requesting approval to construct an addition to an existing pre-1941 single-family residence on property zoned R-1D, located at 333 Los Gatos Boulevard. The project can be completed with a Building Permit, which is currently under review. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director and the project would not return to the Committee.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps Exhibit
3. Section 3.9, Residential Design Guidelines
4. Development Plans

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LOS GATOS HISTORIC RESOURCES INVENTORY

EVALUATION SHEET

Building or District Name Rasmussen, George & Loretta, House

Address(es) 333 Los Gatos Blvd.

Criterion	This Building	Ratings
A. ARCHITECTURE		
1. Building type	1-st residence	E VG (G) FP
2. Construction	wood frame	E VG (G) FP
3. Style	Craftsman – ex. example of many	E (VG) G FP
4. Architect	Unk	E VG G (FP)
5. Design	horizontality of long front porch	E (VG) G FP
6. Interior	—	E VG G (FP)
B. HISTORY		
7. Age	1910 (Tax Ass.)	E VG (G) F P
8. Person(s)	(3 imp, 'intim. conn.) George Rasmussen, businessman; stationer, newsdelivery	E VG (G) FP
9. Event	—	E VG G (FP)
10. Patterns	fairly early residential development spreads out main arterics	E (VG) G FP
C. ENVIRONMENT		
11. Scale/Massing	maintains resid. character	E VG (G) FP
12. Setting	deep front yard, landscaped	E (VG) G FP
13. Landmark	—	E VG G (FP)
D. INTEGRITY		
14. Alterations	None apparent	(E) VG G FP

CUMULATIVE RATING: 3___Appears eligible for National Register.
4___May become eligible for National Register.
5 S Appears eligible for local designation.

55 POSTED

Name of District_____
6___Appears ineligible for designation, but older than 1942.
7___Appears ineligible for designation because newer than 1941.

(S=single listing. D=District contributor. B=Both. N=Non-contributor to district.)

Evaluated by: B Date 29-12-90

Reviewed by_____ Date_____

Reviewed by:_____ Date_____

Reviewed by:_____ Date_____

LOS GATOS HISTORIC RESOURCES INVENTORY

TALLY SHEET

Building or District Name Rasmussen Ho.

Address(es) 333 LG B

E	VG	G	F/P	Criteria	Total	Adjusted Total
10	5	(2)	0	Type		
10	5	(2)	0	Construction		
10	(5)	2	0	Style		
8	4	~~2~~	(0)	Architect		
25	(12)	6	0	Design		
8	4	2	(0)	Interior	___	21
	17	4		ARCHITECTURE		(Max. 50)
10	5	(2)	1/0	Age		
15	8	(4)	0	Person		
10	5	2	(0)	Event		
15	(8)	4	0	Patterns	___	14
	4	6		HISTORY		(Max. 25)
25	12	(6)	0	Scale/Massing		
8	(4)	2	0	Setting		
25	12	6	(0)	Landmark	___	10
				ENVIRONMENT		(Max. 25)
(0)	-6	-12	125	INTEGRITY	___	-0
				CUMULATIVE TOTAL		45

Cumulative Rating:

60+ = 3 (appears eligible for National Register)
40-59 = 5 (appears eligible for local listing)
23-59 = D (contributor to district rated one of the above)
22- = 6 or 7 (ineligible) or non-contributor

NO?

Anne Bloomfield

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

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

SDC

File address 333 Los G Blvd

PARCEL MAP INFORMATION

Parcel # 529-22-021 Lot size: 64 front ft. x c.170 ft. deep

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

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

distance to cross st: c.600 ft. N___ S/ E___ W___ from Caldwell

at NE___ NW___ SE___ SW___ corner of___

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Stanley Sub Old Block #___ Old lot # 1

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1900s Style Craftsman # stories___

Alterations rear garage w. unit (new)

Other___

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	Blk 40	333 S J Stanley Sub lot 1	64x175	Loretta Rasmussen

MISCELLANEOUS

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey ___

Gebhard: page #___ illustration page #___

Butler/Junior League___

PHOTOS: Roll/frame # 021/4 Date 4 Jan 90

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 333 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, 333	Rasmussen, Geo P (Loretta) Ino acct. h 333 SJ
1917	SJD	Rasmussen, Geo P	stationery, E Main + San Jose Av + Marie, clk GPO + Peter
1905	"	" " "	" " " " " " + ø
1902	"	" "	ø [only P, Market]

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

/initials date

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)
- ___Bruntz, Hist'y of LG, 1971 (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, 92 — in 1919 Henry C Crall (21 N. Sta. Cruz) "bought out Geo. Rasmussen who not only had a book store but operated all the newspaper routes in Los G."

Continued on Reverse

Anne Bloomfield
ARCHITECTURAL HISTORY
(415) 922-1063
22. WEBSTER STREET
SAN FRANCISCO, CA 94115

File address 333 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)
'41 Survey — blt 1919 — 1-st, 7 rms, wood frame, 1920 ✓

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	Misc.	Date of constr.	Describe or sketch plan
1944	27	this	333 ~~467~~ SJAv		D	#4 NE cor	1	—	1 N	whole front			[large]
1928	"	"	"		"	N	"	"	"	"			"
1908	no exp.												

Initials

222 WEBSTER STREET
SAN F ISCO, CA 94115

Anne Bloomfield

ARCHITECTURAL SURVEY
ASSESSMENT ROLL RESEARCH

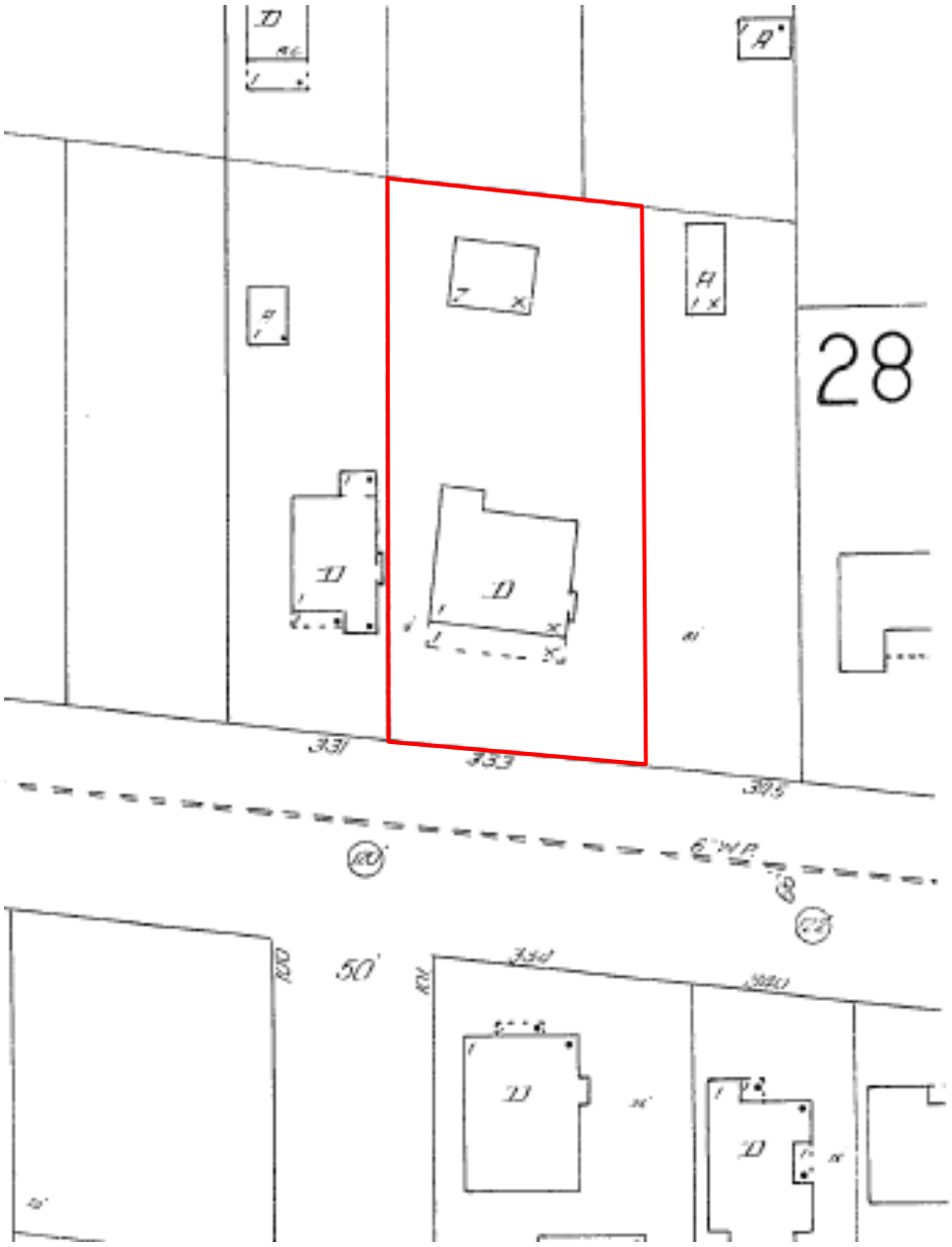
File Address 333 LGB Tract/Block/Lot

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.

Date	Page	Name	Lot Identification/Boundaries: Tract/Acres	N Bdy	E Bdy	S Bdy	W Bdy	Assessment for: Land	Improvements	Other Info.
1912	73	Rasmussen, Geo P	Stanley Sub			1		$500	$1680	
		" "		164'	Lundy Ln	Main	Town	200 1500	550	$450 PP goods
only-1908	70	" " "	34'	"	"	"	"	1200	"	350 "
" 1910	63	" "	"			"				
1911	68	" "	"			"				
"	"	" "	Stanley Sub			1		500	1680	
1914		"	"			" 64' front		640 (guest) 2000 325 (gen)	1680	
"		"	68x175	Erwin	SJ Av	Self		640 350	—	
1916	86	"	both same as 1914							
1909	63	"	only on Main St							

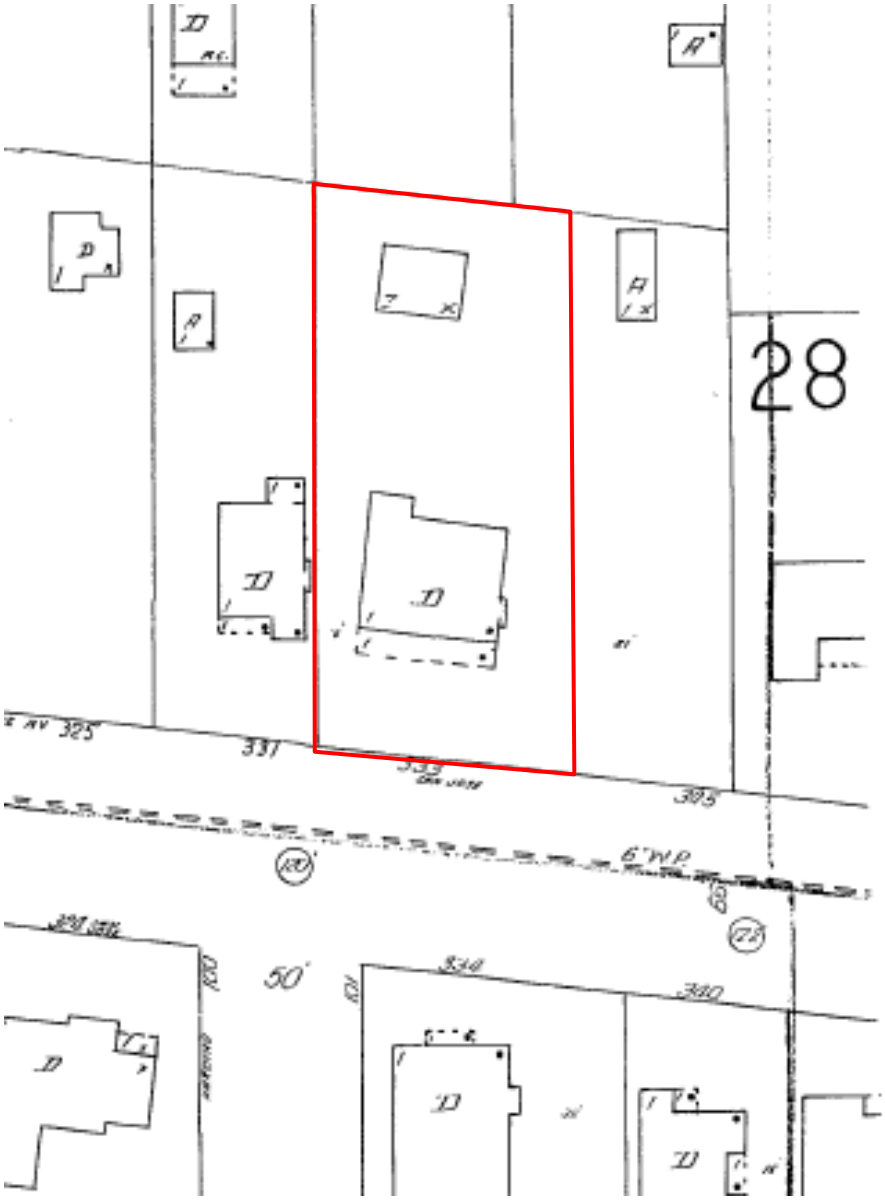
Page 26

/initials date

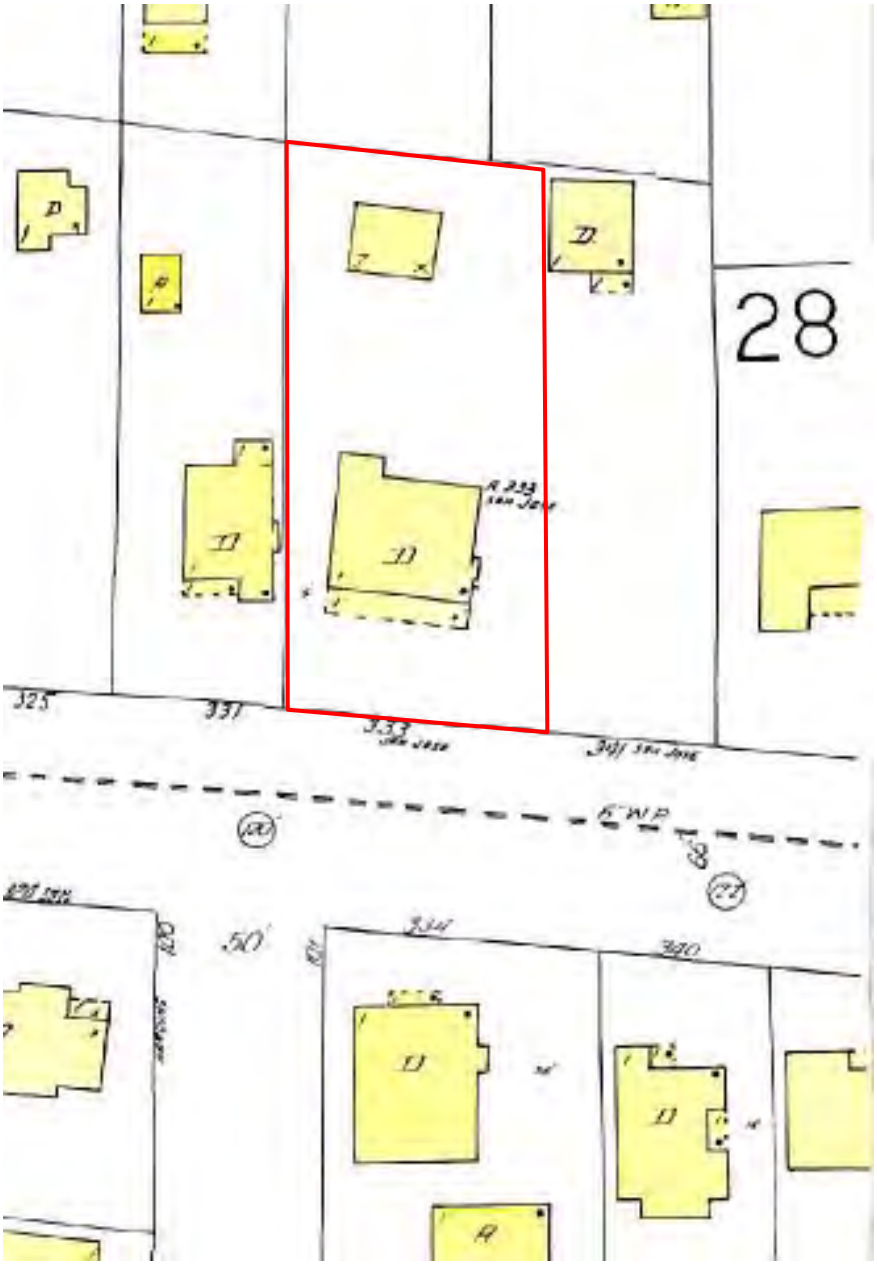


1928

ATTACHMENT 2



1944



1956

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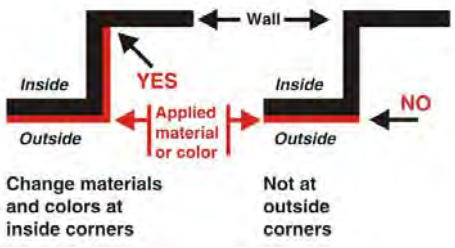
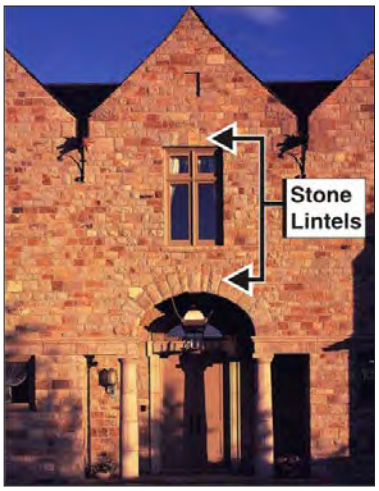
3.8.3 Use traditional detailing

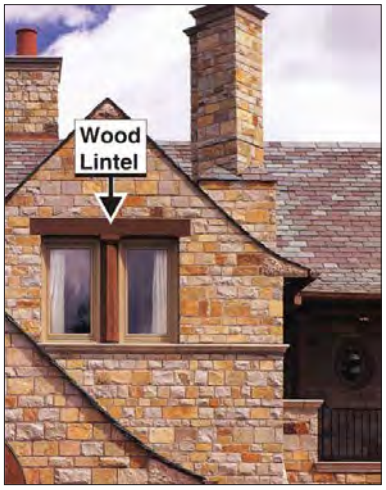
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and 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

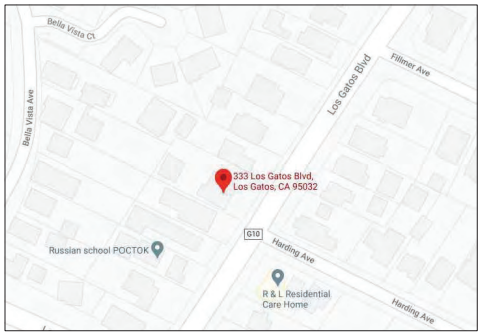
Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood

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.

AN ADDITION FOR:
The Palmer & Lasaga Residence
333 Los Gatos Blvd. Los Gatos, CA 95032



N

VICINITY MAP

NOTE:

- THIS PROJECT IS SUBJECT TO CIVIL CODE SECTION 1101.1-1101.8 THAT REQUIRES ALL RESIDENTIAL BUILDINGS UNDERGOING PERMIT ALTERATION, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE EXISTING NON-COMPLIANT PLUMBING FIXTURES WITH WATER- CONSERVING PLUMBING FIXTURES. AS A RESULT, PLEASE PROVIDE THE FOLLOWING:

A. "VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8, SHALL BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT."

B. THE MAXIMUM ALLOWED REDUCED FLOW RATES FOR EXISTING TO REMAIN PLUMBING FIXTURES REQUIRED TO COMPLY WITH CIVIL CODE SECTION 1101.1-1101.8, AS FOLLOWS:
   i. 1.6 GALLONS PER FLUSH FOR TOILETS
   ii. 1.0 GALLONS PER FLUSH FOR URINALS
   iii. 2.5 GPM FOR SHOWERHEAD
   iv. 2.2 GPM FOR ANY INTERIOR FAUCETS

C. ADVISORY: ABOVE COMMENT APPLIES TO EXISTING PLUMBING FIXTURES ONLY. ALL NEW PLUMBING FIXTURES MUST COMPLY WITH THE REDUCED FLOW RATES AS CURRENTLY SPECIFIED ON SHEET A0.1 OF THE PLANS.

- COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. 2019 CA ENERGY CODE SECTION 150(K) FOR LIGHTING

- DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CGBSC SECTION 4.408.5
- AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.

- CALGREEN ENVIRONMENTAL QUALITY REQUIREMENTS

1. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBSC SECTION 4.504.2.4
2. "PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504."

- PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. CGBSC SECTION 4.505.3

INDEX OF PAGES:

GENERAL (0 PAGES)
A0.0 COVERSHEET
A0.1 GENERAL ARCHITECTURAL NOTES
A0.2 HISTORIC COMMITTEE PRESERVATION REPORT
A0.3 HISTORIC COMMITTEE PRESERVATION REPORT

BLUE PRINT FOR A CLEAN BAY
ARCHITECTURAL
A1.0 SITE PLAN & SITE DEMO PLAN
A1.1 EXISTING FIRST FLOOR AND BASEMENT DEMO PLAN
A2.0 PROPOSED FIRST FLOOR PLAN
~~A3.0 WINDOW/DOOR SCHEDULES~~
A4.0 EXISTING ELEVATIONS
A4.1 PROPOSED ELEVATIONS
A5.0 SECTION & DETAILS

PLUMBING/ELECTRICAL/MECHANICAL DESIGNS
~~PEM PROPOSED FIRST FLOOR PLAN~~

TITLE 24
T24-1 TITLE 24
T24-2 TITLE 24
T24-3 TITLE 24

~~STRUCTURAL~~
~~S1.1 GENERAL NOTES~~
~~S1.2 TYPICAL WOOD DETAILS~~
~~S2.1 FOUNDATION AND ROOF FRAMING PLANS~~
~~S3.1 FOUNDATION AND ROOF FRAMING DETAILS~~

SCOPE OF WORK:

ADD 79 SF OF PRIMARY BATHROOM.

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: GROUP R3/U
TYPE OF CONSTRUCTION	: V-B
ZONING	: RM512
STORIES	: 1+ BASEMENT
YEAR BUILT/EFF	: 1912
LOT SIZE	: 14,191 SF
AUTOMATIC FIRE-SPRINKLER	: NO
APN	: 529-22-021

BUILDING DATA:

(E) HOUSE	:	1,504 SF
(E) UN-HABITABLE BASEMENT	:	318 SF
(E) GARAGE	:	720 SF
(E) SECOND DWELLING UNIT	:	1,100 SF
(E) SHED	:	100 SF
(N) ADDITION	:	79 SF
TOTAL	:	3,821SF

FLOOR AREA:

(E) HOUSE	:	1,504 SF
(E) FRONT PORCH	:	355 SF
(E) SECOND DWELLING UNIT	:	1,100 SF
(E) SHED	:	100 SF
(N) ADDITION	:	79 SF
TOTAL	:	3,038 SF
3,038/ 14,191	:	0.21(21%)

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW

DOOR ABBREVIATIONS:

2/0	-	2'-0" WIDE X 6'-8" TALL UNLESS OTHERWISE NOTED
3080	-	3'-0" WIDE X 8'-0" TALL
3070	-	3'-0" WIDE X 7'-0" TALL
3068	-	3'-0" WIDE X 6'-8" TALL

<	-	CENTERLINE	MAX.	-	MAXIMUM
DIM	-	DIMENSION	MIN.	-	MINIMUM
EL	-	ELEVATION	MISC.	-	MISCELLANEOUS
(E)	-	EXISTING	(N)	-	NEW
F.A.	-	FINISH FLOOR	NO. OR #	-	NUMBER
G.C.	-	GENERAL CONTRACTOR	N.T.S	-	NOT TO SCALE
			O/	-	OVER
(N)	-	NEW	O.C.	-	ON CENTER
N.T.S.	-	NOT TO SCALE	PLYWD	-	PLYWOOD
R.O.	-	ROUGH OPENING	P.T.D.F.	-	PRESSURE TREATED DOUGLAS FIRE
T.O.S.	-	TOP OF SLAB			
TYP.	-	TYPICAL			
U.N.O.	-	UNLESS NOTED OTHERWISE	REF	-	REFERENCE
			RWD	-	REDWOOD
V.I.F.	-	VERIFY IN FIELD	SCHED	-	SCHEDULE
&	-	AND	S.D.	-	SMOKE DETECTOR
@	-	AT	STD	-	STANDARD
Ø	-	DIAMETER OR ROUND	TV.	-	TELEVISION
			TYP.	-	TYPICAL
ADJ	-	ADJUSTABLE	W/	-	WITH
E.Q.	-	EQUAL	W.H.	-	WATER HEATER
GYP.BD	-	GYPSUM BOARD	WP.	-	WATERPROOF
GYP	-	GYPSUM			

LEGEND:

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION
- NORTH ARROW
- FIXTURE OR MATERIAL TO BE REMOVED
- REVISION NUMBER "CLOUD" INDICATES REVISED AREA OF DRAWING
- DETAIL SHEET NUMBER
- PROPERTY LINE
- ROOF PITCH
- SECTION CUT SECTION NAME SECTION PAGE
- DIMENSTIONAL REFERENCE /ELEVATION
- DOOR SCHEDULE
- WINDOW SCHEDULE
- KEYNOTE SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE
- INTERIOR ELEVATION ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWING
- DIMENSION AT FACE OF STUD MASONRY OR FRAMING

GENERAL NOTES:

- THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED BY A CONTRACTOR AND THE ARCHITECTURAL PLANS ARE BASED ON SITE PLANS, EXTERIOR ELEVATIONS, SCALED FLOOR PLANS AND MATERIAL CONSTRUCTION SPECIFICATIONS APPROVED BY THE OWNER. THE ARCHITECTURAL PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS TO NOTIFY THE CONTRACTOR OF ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
- ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED.ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE LOCAL CODES AND/OR LEGISLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY UNUSUAL OR UNFORESEEN FOUNDATION CONDITIONS, DISCREPANCIES OF OMISSIONS WITHIN THE PLANS OR ANY DEVIATIONS OR CHANGES FROM THE PLANS BEFORE PROCEEDING WITH THE WORK INVOLVED OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS.
- ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THIS INSPECTION AND SUPERVISION AREA PROVIDED BY QUALIFIED PERSONS.
- THESE PLANS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
- IN ALL CASES WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
- LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- LAY OUT ALL STRUCTURAL WORK BY REFERRING TO DIMENSIONS AND ELEVATION NOTES ON THE ARCHITECTURAL PLANS. DO NOT SCALE STRUCTURAL DRAWINGS WORK DETAIL DIMENSIONS FROM CONTROLLING SURFACE POINTS AND ACTUAL MATERIAL DIMENSIONS.
- SLOPE FINISH EXTERIOR SURFACE AWAY FROM FOUNDATION.

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CBC	2022 CALIFORNIA BUILDING CODE
CRBC	2022 CALIFORNIA RESIDENTIAL BUILDING CODE
CGBC	2022 CALIFORNIA GREEN BUILDING CODE
CEC	2022 CALIFORNIA ELECTRICAL CODE
CPC	2022 CALIFORNIA PLUMBING CODE
CMC	2022 CALIFORNIA MECHANICAL CODE
CEC	2022 CALIFORNIA ENERGY CODE
CRC	2022 CALIFORNIA RESIDENTIAL CODE
	CALIFORNIA ENERGY EFFICIENCY STANDARDS

Revision	BY

John Ammirato
Ammirato CONSTRUCTION.com
Building Design and Planning
1330 White Oak Road,
Campbell, CA 95008
Phone: (408) 369-3080
Email: John@ammiratoconstruction.com

An addition for:
The Palmer & Lasaga Residence
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date 07/07/2025
Scale NOTED
Drawn SZ
Sheets A0.0

RESIDENTIAL BATHROOM REMODELS 2022

- MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET AT MAX. 120°F. WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120°F MAX.
- SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES, CLEAR CENTER DIMENSION OF A 30", AND DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.
- THE WATER CLOSET SHALL HAVE A MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER AND 24" IN THE FRONT.
- ALL RECEPTACLES SHALL BE GFCI AND TAMPER RESISTANT (TR). NEW/RELOCATED OUTLETS SHALL HAVE A DEDICATED 20-AMP CIRCUIT.
- HYDRO-MASSAGE TUBS SHALL HAVE MOTOR ACCESS, A DEDICATED CIRCUIT, AND BE UL LISTED. ALL METAL CABLES, FITTINGS, PIPING, ETC. WITHIN 5' OF THE INSIDE WALL OF THE TUB SHALL BE PROPERLY BONDED WITH AN ACCESS PANEL.
- LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET CONDITIONS IF SUBJECT TO WATER SPRAY.
- MIN. 50 CFM EXHAUST FAN SHALL BE PROVIDED AND INSTALLED AND HAVE A SEPARATE SWITCH.
- GLAZING IN TUB/SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN > 60" ABOVE THE STANDING SURFACE.
- GLAZING WITHING 60" OF A TUB/SHOWER AND LESS THAN ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.
- ALL LIGHTING SHALL BE HIGH EFFICACY. ONE LIGHTING FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR THAT REQUIRES MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHTING SHALL BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER.
- ALL EXISTING NON-WATER EFFICIENT PLUMBING FIXTURES THROUGHOUT THE HOUSE BE UPGRADED AS FOLLOWS.
- WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH, WITH 24" MINIMUM CLEARANCE IN FRONT (CPC 402.5).
- SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (R307.2) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH (CPC 408.5).

MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (CPC 409.4)

PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS (CPC 603.5.7).

FIXTURES ON FLOOR LEVELS BELOW THE CLOSEST UPSTREAM MANHOLE AND/OR SEPTIC SYSTEM SHALL BE PROVIDED WITH AN APPROVED BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SHALL NOT DISCHARGE INTO THE BACKWATER VALVE. (CPC 710)

FIXTURE WATER FLOW RATES PER THE CPC:

- WATER CLOSETS: 1.28GPF
- URINALS: .125GPF
- KITCHEN FAUCETS: 1.8PGM @ 60PSI
- LAVATORY FAUCETS: 1.2GPM @ 60PSI
- SHOWERHEADS: 1.8GPM

WINDOW REPLACEMENT GENERAL NOTES 2022

- IF ≤ 75 SQ. FT. IS REPLACED, NEW WINDOWS SHALL HAVE MAX. U- FACTOR OF 0.40 AND MAX. SHGC OF 0.35. IF >75 SQ. FT. NEW WINDOWS SHALL HAVE MAX. U-FACTOR 0.32 AND MAX. SHGC OF 0.25. (CEES 150.2(B)).
- WINDOWS REPLACED IN BEDROOMS SHALL MEET THE EGRESS REQUIREMENTS OF A MIN. 20" CLEAR WIDTH, MIN. 24"CLEAR HEIGHT WHEN OPEN, MIN. 5.7 SQ. FT. OF OPENABLE AREA (5.0 SQ. FT. FOR GRADE LEVEL ROOMS), AND MAX. HEIGHT OF 44" FROM THE FINISHED FLOOR TO THE BOTTOM CLEAR OPENING.(CBC 1030 AND CRC R310)
- WHERE THE WINDOW SILL IS LOCATED MORE THAN 72" ABOVE THE EXTERIOR FINISHED GRADE, ANY WINDOW LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR ON THE INTERIOR SHALL BE EITHER FIXED GLAZING OR HAVE A PROTECTIVE GUARDRAIL WITH OPENINGS LESS THAN 4". (CBC 1015.1 AND CRC 312.2)
- TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (2022 CBC 2406.4/CRC R308.4):

  * IN THE SAME PLANE OF A DOOR IN THE CLOSED POSITION & WITHIN 2' OF EITHER SIDEOF THE DOOR.

  * ON A WALL PERPENDICULAR TO THE PLANE OF A DOOR IN A CLOSED POSITION & WITHIN 24" OF THE HINGE SIDE OF THE DOOR AND ON THE IN-SWINGING SIDE.

  * ADJACENT TO A BOTTOM STAIR LANDING WHERE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY OF THE LANDING.

  * IN A WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE STANDING SURFACE AND DRAIN INLET.

  * WITHIN 60" OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

  * ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
    - INDIVIDUAL PANE >9 SQUARE FEET
    - BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR
    - TOP EDGE IS >36" ABOVE THE FINISHED FLOOR
    - WHERE A WALKING SURFACE IS WITHIN 36"HORIZONTALLY OF THE GLAZING

RESIDENTIAL SKYLIGHTS 2022

- WHERE EXTERIOR WALL OPENINGS ARE REQUIRED TO BE FIRE-RATED (TYPICALLY FOR CONDOS/APPARTMENT, SHARED WALLS OF TOWNHOUSES, AND SINGLE-FAMILY/ DUPLEX BUILDING LESS THAN 3' TO THE PROPERTY LINE)SKYLIGHTS SHALL BE A MIN. 6' FROM THE EXTERIOR WALL.(CBC 2610.7)
- SKYLIGHTS ON A ROOF SLOPE OF LESS THAN 3:12 SHALL BE MOUNTED ON A CURB 4" ABOVE THE ROOF (UNLESS THE MANUFACTURER SPECIFIES OTHERWISE). (CRC R308.6.8)
- OPERABLE SKYLIGHTS SHALL BE MIN. OF 10' FROM ALL PLUMBING VENTS. OR THE VENTS SHALL TERMINATE 3' ABOVE THE SKYLIGHT AND BE MIN. OF 3' FROM ANY AIR VENT (I.E. HOOD, BATH FAN, ETC.)(CPC 906.2)
- PROVIDE ICC NUMBER/LISTING. (CBC 102.4, CRC R102.4)
- WHEN REPLACING AN EXISTING SKYLIGHT, THE NEWLY INSTALLED SKYLIGHT SHALL HAVE A MAX. U-FACTOR OF 0.55 AND A MAX. SHGC OF 0.30.
- NEW SKYLIGHTS SHALL HAVE A MAXIMUM U-FACTOR OF 0.32 AND MAXIMUM SHGC OF 0.25. (CEES 150.2(B)1)

MISCELLANEOUS ELECTRIC NOTES 2022 CEC

- PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G)) AT LEAST ONE RECEPTACLE SHALL BE INSTALLED FOR EACH VEHICLE SPACE.
- AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (CEC 210.70).
- STAIRWAYS WITH 6 OR MORE RISERS SHALL HAVE WALL SWITCH AT EACH FLOOR LEVEL AT THE STAIR LANDINGS. (CEC 210.70(A)(2)
- RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C)) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (CEC 410.10(D))
- ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING (CEC 210.52(E)).
- RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))

ELEVATION DETAILS 2022

- STUCCO SHALL BE ⅞" THICK AND THREE COATS APPLIED OVER APPROVED WIRE LATH AND TWO LAYERS OF GRADE D BUILDING PAPER. PROVIDE WEEP SCREED. (CBC 2510.6/CRC R703.6)
- SIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)
- PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY. (CBC 2113.9.1/CRC 1003.91)
- ROOF SLOPES > 2:12 AND > 4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LB FELT APPLIED SHINGLE STYLE.(CBC 1507.2.2/CRC 905.2.2)
- PROVIDE ALL UNDER-FLOOR AREAS WITH CROSS VENTILATION AT 1/150 FOR THE ENTIRE AREA WITH ONE VENT WITHIN 3' OF EACH CORNER OF THE BUILDING. SCREENS OVER THE OPENING SHALL HAVE ⅛" TO ¼" OPENINGS.) CBC 1203/CRC R408)
- ATTIC AREAS SHALL HAVE CROSS VENTILATION AT 1 /150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA BE VENTILATORS LOCATED A MIN. OF 3' ABOVE EAVE OF CORNICE VENTS. SCREENS OVER THE OPENING SHALL HAVE 1/16" MIN. AND ¼" MAX.OPENINGS. (CBC 1203/CRC R806)
- PROVIDE ATTIC ACCESS (22"X 30") AND UNDER-FLOOR ACCESS (18"X24") FOR NEW AREAS. (CBC 1209/R408.4)
- PROVIDE UNDERFLOOR CLEARANCE OF 18" FROM JOISTS TO EARTH AND 12" CLEARANCE FROM GIRDERS TO EARTH. (CBC 2304.11.2.1/CRC R317.1

RESIDENTIAL KITCHEN REMODELS 2022

- GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
- KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES, AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER (CEC 210.52 (C). ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (CEC FIGURE 210.52(C)(1)) PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES,
- GARBAGE DISPOSAL, DISHWASHER, EXHAUST HOOD, AND BUILT-IN MICROWAVE MAY REQUIRE DEDICATED CIRCUITS BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
- CLEARLY LABEL ON THE PLANS THE MAXIMUM WATER FLOW RATES PER THE (CGBSC 4.303.1):
  WATER CLOSETS: 1.28GPF
  URINALS: .125GPF
  KITCHEN FAUCETS: 1.8GPM @ 60PSI
  LAVATORY FAUCETS: 1.2GPM @ 60PSI
  SHOWERHEADS: 1.8GPM
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER. CEC (150.0(K)2L)
- SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.

ELECTRICAL NOTES (2022 CEC)

- PROVIDE MANUAL ON/OFF CONTROLS FOR ALL LIGHTING.
- ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A)
  - LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K)1C):
  - THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
  - THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS AND INTO HE CEILING CAVITY.
  - THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
  - THEY SHALL CONTAIN A JA8 COMPLIANT LIGHT SOURCE
- BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS.THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. CEC (150(K)1B)
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2C.
- LUMINAIRES THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JA8 REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS.
  EXCEPTION 1 :TO SECTION 150.0(K)2J: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.
  EXCEPTION 2 :TO SECTION 150.0(K)2J: LUMINAIRES IN HALLWAYS.
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER. CEC (150.0(K)2L)
- ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0(K)3A)
  - PHOTO-CONTROL AND MOTION SENSOR
  - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
  - ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY
- ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY"
- CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-103(B))
- SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR PER CRC 314 AND 315.
- SMOKE ALARMS SHALL SOUND AN ALARM CLEARLY AUDIBLE IN ALL BEDROOMS (WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED, THE SMOKE ALARMS SHALL BE INTERCONNECTED) PER CRC R314.5.
- SMOKE ALARMS SHALL RECEIVE THEIR POWER FROM THE BUILDING WIRING (WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE) AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER CRC R314.4.
- FOR ALTERATIONS, REPAIRS, OR ADDITIONS, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED/CREATED, THE SMOKE ALARMS SHALL BE REQUIRED FOR NEW DWELLINGS PER CRC R314.3.1.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR POWER FROM THE BUILDING WIRING (WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE) AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER CRC R315.1.1.
- WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE ALL PER CRC R315.1.2

Revision	BY

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An addition for:
The Palmer & Lasaga Residence
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date: 07/07/2025
Scale: NOTED
Drawn: SZ
Sheets: A0.1

TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE REPORT

MEETING DATE: 05/28/2025
ITEM NO: 1

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING MARCH 26, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on March 26, 2025, at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL
Present: Chair Lee Quintana, Planning Commissioner Susan Burnett, Planning Commissioner Emily Thomas, and Committee Member Alan Feinberg.

Absent: Vice Chair Martha Queiroz stuck in traffic.

VERBAL COMMUNICATIONS
None.

CONSENT ITEMS

1. Approval of Minutes – February 26, 2025

MOTION: **Motion** by **Commissioner Burnett** to approve the consent calendar. **Seconded** by **Committee Member Feinberg.**

VOTE: **Motion passed unanimously 3-0-1.** Commissioner Thomas abstained and Vice Chair Queiroz was absent.

PUBLIC HEARINGS

2. 222 University Avenue
Minor Development in a Historic District Application HS-24-055

Consider a Request for Approval for Construction of an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-004. Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner/Applicant: Tuyet Pham
Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

The applicant was not present.

Committee members asked questions of Staff.

Sean Mullin, Project Planner
Clear directions were given to the applicant. In response they submitted revised plans. Advise the Committee to conduct the review without the applicant present and make a recommendation. The original siding has been enclosed by additions. The current visible siding was installed post-1941 and is not original.

Closed Public Comment.

Committee members discussed the matter.

The structure was originally described in the Historic Inventory as a barn. The barn siding from that period was board and batten and not shingles. The proposed project blends in much better with the district. The changes followed all the Committee's recommendations. The proposal is a huge improvement and reads as a single-family residence.

MOTION: **Motion** by **Commissioner Thomas** to Forward a Recommendation of Approval to Construct an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1D:LHP. Located at 222 University Avenue. APN 529-04-004. Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. With the Plans and Findings as Presented. **Seconded** by **Commissioner Burnett**

Committee members provided comments.

Disappointed that the applicant was not present. Board and batten would be a better choice.

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

3. 31 University Avenue
Planned Development Modification PD-25-001, Architecture and Site Application S-25-004, and Conditional Use Permit U-25-001

Consider a Request for Approval to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Use Permit for FormulaRetail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: SRI Old Town, LLC
Applicant: Rick Nelson, MBH Architects

Project Planner: Erin Walters

The project planner presented the staff report.

Opened Public Comment.

Stuart Waggoner, HR Architects, Applicant
They presented the Committee's comments to their senior management. They decided not to make any changes. They looked at Google Earth to see the styles of nearby buildings and felt it fit in. Symmetry, balance and proportion are important to RH.

The Committee asked questions of the Applicant.

Stuart Waggoner, HR Architects, Applicant
The Committee's comments were relayed to their CEO, but the CEO has a vision and decided not to make any changes.

Carol Pluster, Resident
Carol lives in Town and loves Los Gatos. They have seen the renderings and think it will be a beautiful addition to the Town. The building is in character of the Town. They are in support of the project.

Chair Lee Quintana
The Committee also received a Desk Item letter from Demetra Jennings who is in support of the project.

The applicant had nothing to add.

Closed Public Comment.

Committee members discussed the matter.

What are the Commercial Design guidelines regarding corporate architecture? There are two choices: either send to the Planning Commission with a recommendation for denial or continue the item with further direction. There are two policies: LU 6.5 and LU 1.4. 3.7.1 Village scale and character. The proposed design is not consistent with the neighborhood. It should be denied. There should be an individual feeling and different from each other. It should reflect the Old Town across the street. It is a disappointment that the applicant decided not to work with the Committee. The development mimics the streetscape of a village. The role of the HPC is to maintain the small-town character. Not in favor of the project. I appreciate some of the architectural featuressuch as the arched windows and natural lighting. It is pedestrian oriented. There was no attempt to consider the Committee's concerns. The proposed design is a very nice building that would fit on Los Gatos Boulevard, where it would be an individual building amongst other buildings with a more modern design. It is not read as part of Old Town

Not in support. The design reads as a large individual building. In the Old Town, the style is consistent while each store is different. Even if use is all one.

Note: Vice Chair Martha Queiroz has arrived.

Is the issue that the current building doesn't have a historic look that contributes to the historic district or that it doesn't fit the individual style of Old Town? The present building. did a better job in the rear than at the front of the building. The idea that there are three parts and not just one building. It should carry out the idea of breaking it up, it will stand out more of it doesn't fit with the scale of the district. Since the next step is to go to Planning Commission. Be very explicit that it is less the style but that it is one giant building. It looks like one continuous building while the intent was to have it feel like a collection of individual structures. The design by the Arhous furniture store was approved. Their design kept the asymmetry, but they painted it all white which is a reasonable compromise. The Town would benefit economically by having a major tenant like RH to come to Los Gatos. But the Committee's job is historic preservation. The building looks good, and the fixes could be simple. They can use different subtle colors, light sconces, and materials like tiles, to distinguish the facades. They add landscaping like a fountain on the corner or more trees in front. The buildingstyle is between Italian Renaissance and Spanish revival. Desorative dentil to add along the roof line. It looks like the Week Restoration brand. They could paint the roof red to resemble red clay tiles. They could make small changes that could keep their brand and blend in with the historic neighborhood. The skylight is still visible. Not bothered by the skylight. I would like to see the skylight tie in with the other roof tops next door and across the street.

The Committee asked questions of Staff.

Sean Mullin, Project Planner
There was no preliminary review. The applicant worked with staff. They decided to submit a formal application to start the process. An Architecture and Site (A&S) application was triggered because it was in a historic district. An A&S application would go before the Planning Commission. Because it's a planned development it would then go before the Town Council.

MOTION: **Motion** by **Committee Member Burnett** to Forward a Recommendation to Deny the Request to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an ExistingCommercial Building in the University/Edelen Historic District, and a Conditional Use Permit for Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2:LHP:PD. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. **Seconded** by **Vice Chair Queiroz.**

The Maker of the Motion amended the motion to includeredesigning the skylight so that it is not visible.

The Seconder of the Motion did not accept the amendment to the motion.

The Maker of the Motion amended the motion to include the directions provided at the March 26, 2025 meeting and as summarized in the actionletter. In addition, it includes the subtle changes outlined by Vice Chair Queiroz regarding paint, lighting, materials, trees, landscaping, roof painting, etc. to achieve the appearanci of a collective of individual structures.

The Seconder of the Motion accepted the amendment to the motion.

VOTE: **Motion passed unanimously, 4-1. Commissioner Thomas voting no.**

4. 16488 Bonnie Lane
Minor Residential Development Application MR-24-007

Consider a Request for Approval to Construct a Second-Story Addition Exceeding 100 Square Feet ind Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. Located at 16488 Bonnie Lane. APN 532-02-014. Minor Residential Development Application MR-24-007. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.
Property Owner: Mai of Tran 2020 Trust
Applicant: Vu-Ngan Tran
Project Planner: Maria Chavarin

The project planner presented the staff report.

Opened Public Comment.

Mai Tran, Owner
The second-story project was approved as of May 2024. They have returned with a small change. The architect has made the dormer more even. The biggest change is to make the house more presentable.

The Committee asked questions of the Applicant.

Mai Tran, Owner
The second-bedroom design was changed. Instead of a bump out to make room for the bathtub there is now a straight wall. The roofline has not changed. They were asked to use fiberglass clad wood windows. Their architect provided names of manufacturers, but those vendors only offer full fiberglass windows. They are askingfor vendor recommendations. They are hoping to be approved. The proposed master bedroom was intended to make room for their in-laws who are in their late 80's.

Closed Public Comment.

The Committee asked questions of Staff

Maria Chavarin, Project Planner
This is the second-floor proposal that was approved at the last meeting. The applicant has returned to modify the footprint of the second floor. They added three more windows because they expanded the footprint of the second floor.

Sean Mullin, PlanningManager
They widenedthe dormer and separated one window into 3 smaller windows. There is no change in the roofridge. Staff can connect the applicant with resources for the windows.

Committee members discussed the matter.

In support of the newproposal. It is a good proposal. The changes are acceptable. Concerned about the window situation for sources. Concerned about the changes to the front of the house because: 1) the directconnection to the street is lost. 2) It adds to the bulk of the house. Want the steps to come off the porch onto the Bonnie Lane, which is the main face of the street. Familiar with the previous owners. We never entered through the front door, only through the side door. It is not a corner lot. What is the owner's reason for changing the entry? Is it because of landscaping? The side of the house is on Bonnie Lane. It's a wedge corner lot and faces a private road. In support of approving the new plans.

MOTION: **Motion** by **Commissioner Thomas** to Recommend Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-02-014. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-007. Located at 16488 Bonnie Lane. With the requested changes, and the new consistency with the Architecture and Site proposed plans and the recommendation that staff help the applicant find a good source for appropriate windows to fit the historic nature of the structure. **Seconded** by **Committee Member Feinberg.**

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

5. 16401 Englewood Avenue
Architecture and Site Application S-25-004 and Conditional Use Permit U-25-001

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:20. APN 532-05-020. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-002.
Property Owner/Applicant: Christine Garwood
Project Planner: Ryan Safty

Revision	BY

John Ammirato
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Building Design and Planning
1330 White Oak Road,
Campbell, CA 95008
Phone: (408) 460-9669
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An addition for:
The Palmer & Lasaga Residence
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date: 07/07/2025
Scale: NOTED
Drawn: SZ
Sheets: A0.2

The project planner presented the staff report.

The Committee asked questions of Staff

Opened Public Comment.

Christine Garwood, Owner
They found no historic significance or information from their research at the library. No historic significance for the property, events or people. Record of a remodel in 1973 remodel. They did an extensive remodel in 2012. The footprint is the same. But they added a second story, front porch, and a brick façade. They changed the roof, all the windows, and the siding. There was no historic review process through the County. In 2019 it was part of a larger neighborhood annexation.

The Committee asked questions of the Applicant.

Christine Garwood, Owner
They may add an ADU but haven't decided on what they want to do. Removal from the Historic Inventory is their first step.

Closed Public Comment.

The Committee asked questions of Staff

Committee members discussed the matter.

Because of the detailed information and recent extensive remodel, we can approve removal. The remodel was done very well and looks historic. Given the records, it can be removed. It fits well with the neighborhood. It meets all the criteria to be removed. The existing house has nothing left of the true historic characteristic.

MOTION: **Motion** by **Commissioner Burnett** to Approve the Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:20 Located at 16401 Englewood Avenue. APN 532-05-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-002. With the Required Findings. **Seconded by Commissioner Thomas.**

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

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OTHER BUSINESS

6. 333 Los Gatos Boulevard
Request for Review Application PHST-25-004

Consider a Request for Preliminary Review to construct an Addition to an Existing Pre1941 Single-Family Residence on Property Zoned R-1D. Exempt Pursuant to CEQA Section 15301: Existing Facilities.
Property Owner/Applicant: Nicholas Palmer
Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

Nicholas Palmer, Owner
They moved in February 2021. They would like to add a bathroom. There is only one shower. They explored master addition in the back, but the cost was too high. They would like to put in in the front since the master bedroom is already there. It would help lessen the street noise. The goal is to make the front look the same. They have extra siding in the garage and found a vendor who can replicate the siding. They would reuse the existing window. They would reuse the glass but modify the frame. They want to see if their plan is even feasible before spending money on plans.

Committee members asked questions of the applicant

Nicholas Palmer, Owner
The width of the window would remain but shortened to fit above a vanity. They are flexible about the footprint of the bathroom footprint. They would like to retain the pillars of the existing porch instead of it being all one wall. There are two existing windows that would be removed because of a closet.

Committee members provided comments:

The removal of the two windows makes it look better and less cluttered. This is a good remodel. See if you can swap the vanity and tub to keep the window size. Okay with shortening the one window above the vanity. If you cannot reuse the 1912 window, you can save the windows on the porch as a back-up.

Closed Public Comment:

7. Committee Conduct and Procedures
The Chair would like the meeting to be more systematic and orderly by raising hands during discussion. Next month, the Chair would like to discuss what are the Residential

Design Guidelines, zoning codes, etc. that deal with historic pre-1941 structures. How do we consider a structure as a historic landmark?

8. Annual Certified Local Government Report 2023-24
Asking for acceptance of the Report. Accepted by the Committee. The California Preservation Foundation (CPF) is offering training and a 2025 Conference in Sacramento.

Committee members discussed the matter.

What is the role of the Committee in recommending program items under Committee matters. Is there a formal way to update the records or programs? The Town Council needs to give directions before staff can take on the task. It could be put on the HPC agenda, and one Committee member could speak at the Town Council during verbal communications. The Mayor is considering putting pre-1971 structures on the Historic Inventory. Need direction from the Mayor. Look around Town for properties that should be considered for the inventory. An individual property owner can apply for historic designation.

REPORT FROM THE DIRECTOR

All the Director's decisions aligned with the recommendations from the HPC.

COMMITTEE MATTERS

ADJOURNMENT
The meeting adjourned 6:08 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 26, 2025, meeting as approved by the Historic Preservation Committee.

Prepared by:

Sean Mullin, AICP, Planning Manager

Revision	BY

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An addition for:
The Palmer & Lasaga Residence
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date: 07/07/2025
Scale: NOTED
Drawn: SZ
A0.3
Sheets

Santa Clara Valley Urban Runoff Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control

Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving

Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering

Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work

Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal

Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

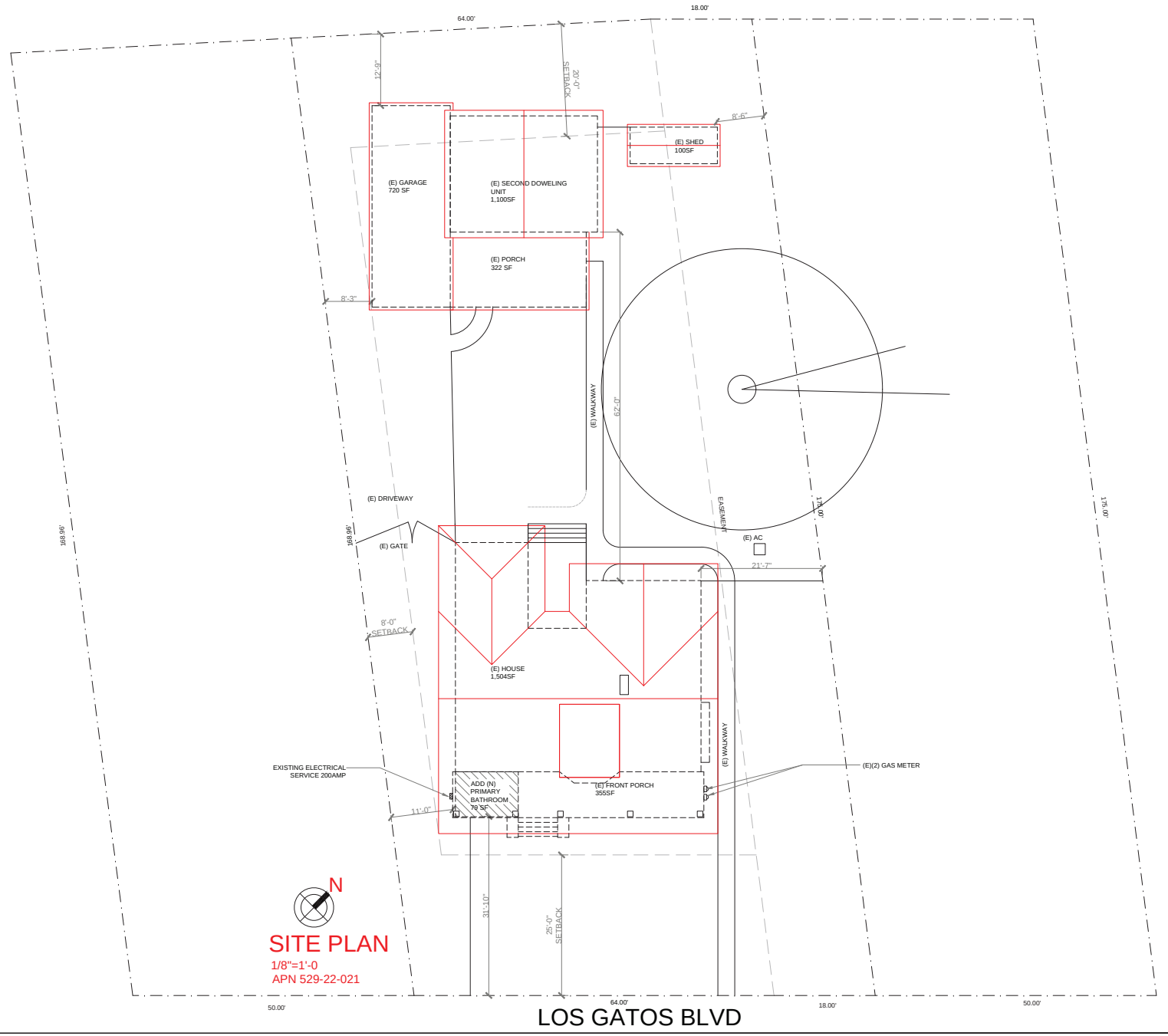
- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WVCWA 4/24



SITE PLAN

1/8"=1'-0

APN 529-22-021

Revision	BY

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An addition for:

The Palmer & Lasaga Residence

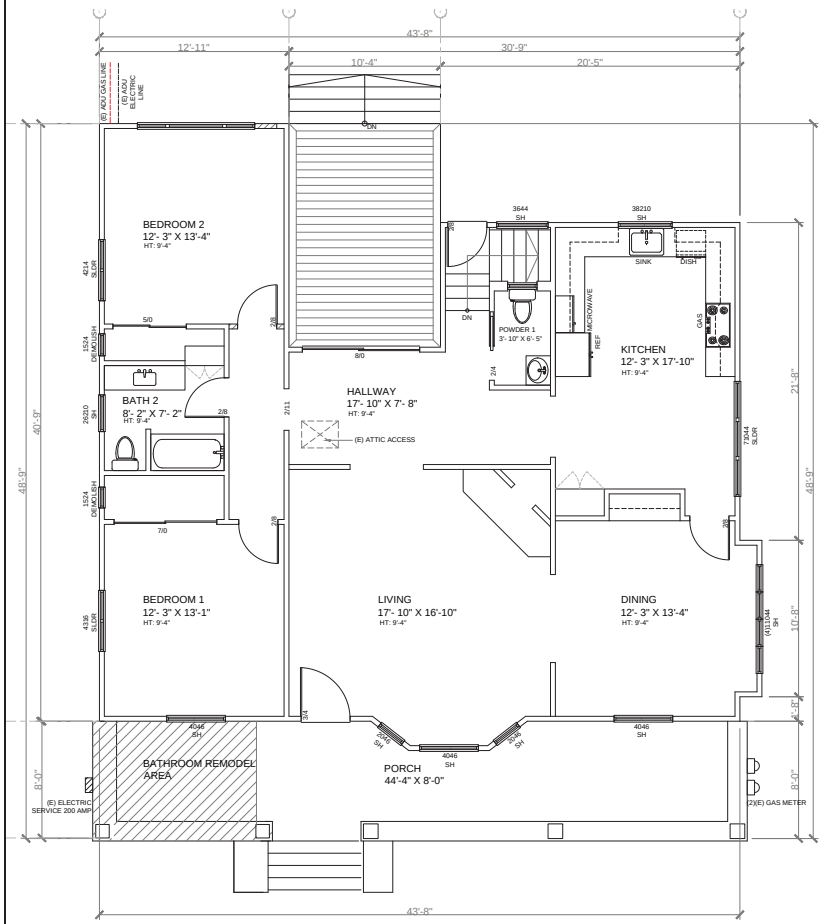
333 Los Gatos Blvd.

Los Gatos, CA 95032

Date	07/07/2025
Scale	NOTED
Drawn	SZ
Sheets	A1.0

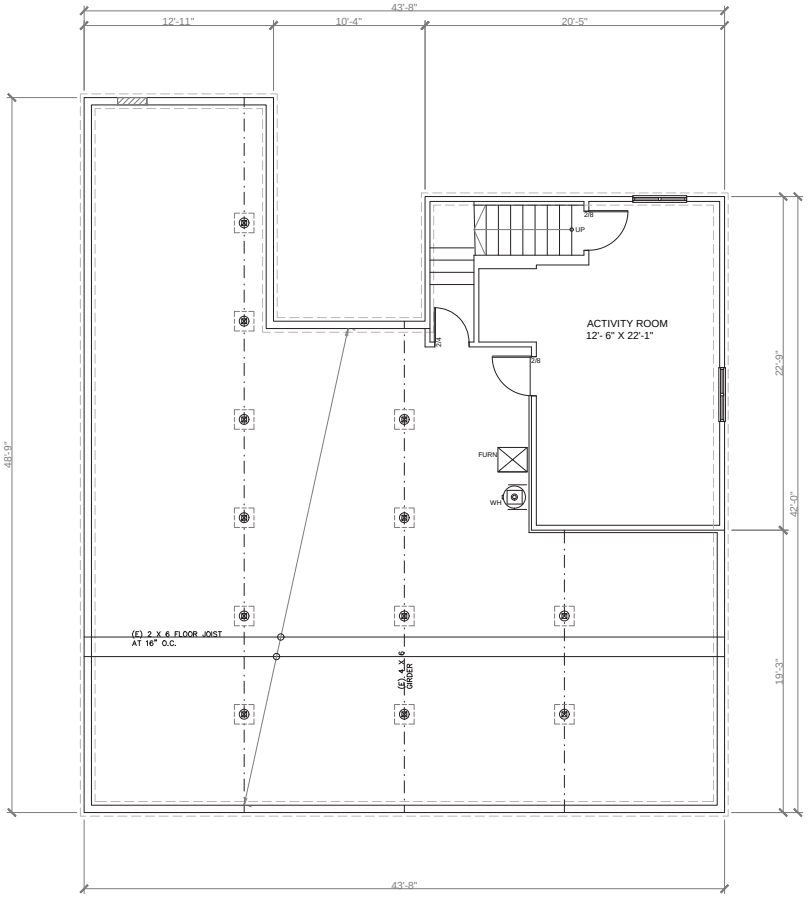
LEGEND:

WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION
- REMODELED AREA



EXISTING FIRST FLOOR AND DEMO PLAN

1/4" = 1'-0"



EXISTING BASEMENT PLAN

1/4" = 1'-0"

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Date: 07/07/2025
Scale: NOTED
Drawn: SZ
Sheets: A1.1

PLUMBING, ELECTRICAL & MECHANICAL LEGEND:

- $ — SWITCH
- $D — DIMMER SWITCH
- $3 4 — 3 AND 4 WAY SWITCH
- $AUTO — MANUAL ON VACANCY SENSOR
- $ADT — ASTRONOMICAL DIGITAL TIMER (EXTERIOR LIGHT)
- PB — GARAGE PUSH BUTTON
- SW — SWITCH RECEPTACLE
- DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- FOUR PLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- 220 OUTLET
- 1/2 HOT DUPLEX RECEPTICAL OUTLET W/ ARC FAULT INTERRUPTER
- WP — WATERPROOF DUPLEX RECEPTACLE OUTLET W/FAULT INTERRUPTER
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
- GFCI/ AFCI — GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET; ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
- SURFACE MOUNTED LIGHT FIXTURE
- PC MS — CONTROLLED BY PHOTOCELL & MOTION SENSOR; CONTROLLED BY PHOTOCELL & TIME SWITCH CONTROL; CONTROLLED BY ASTRONOMICAL TIMER; ENERGY MANAGEMENT CONTROL SYSTEM S
- 3",4",5" LED 2700K, 6" LED 3500K (HALO RL, RA OR EQUIV)
- LED RECESSED GIMBLE LIGHT FIXTURE
- JUNCTION BOX (W/ 110 V POWER IN ATTIC FOR EF. CONNECT TO HOOD)
- F1 — EXHAUST FAN ONLY -PANASONIC FV-0511VK2 WITH FV-VS15VKI MULTI-SPEED MODULE FV-MSVK1 MOTION SENSOR AND FV-CSVK1 CONDENSATION SENSOR
- F2 — EXHAUST FAN ONLY -PANASONIC FV-0511VK2WITH FV-VS15VKI MULTI-SPEED MODULE, W/ CONDENSATE SENSOR AT SWITCH FV-WCCS
- F3 — EXHAUST FAN ONLY -PANASONIC FV-0511VK2 W/ CONDENSATE SENSOR AT SWITCH FV-WCCS-W
- F4 — EXHAUST FAN ONLY PANASONIC FV-0511VK2 WITH 5MIN- 60 MIN TIMER
- F5 — EXHAUST FAN/LITE PANASONIC WHISPER GREEN 50-80-100 (FV-0511VKL2) W/MULTI-SPEED MODULE (FV-VS15VK1), SMART ACTION MODULE (FV-MSVK1) TO CONTROL FAN, CONDENSATION SENSOR MODULE (FV-CSVK1). NOTE: FAN CONTROLLED BY SENSORS, LIGHT SWITCHED SEPERATELY.
- F6 — EXHAUST FAN/LITE PANASONIC WHISPER GREEN 50-80-100 (FV-0511VKL2) W/ SMART ACTION MODULE (FV-MSVK1) TO CONTROL FAN, CONDENSATION SENSOR MODULE (FV-CSVK1). NOTE: FAN CONTROLLED BY SENSORS, LIGHT SWITCHED SEPARATELY.
- PH — PHONE
- DATA OUTLET
- SMOKE DETECTOR INTERCONNECTED 110 V W/ 10 YR. BATTERY LIFE BACK-UP
- SMOKE / CARBON MONOXIDE DETECTOR INTERCONNECTED 110V, W/ 10 YR. BATTERY LIFE BACK-UP
- SJB — SECURITY JUNCTION BOX
- DOOR BELL
- UNDER-CABINET FLUORESCENT
- LED LIGHT STRIP UNDER-CABINET
- TRACT FIXTURE
- WIRE
- FLUORESCENT LIGHT
- WALL SCONCE
- SPEAKER
- CEILING REGISTER
- FLOOR REGISTER
- COLD AIR REGISTER
- AUTO OPENER — GARAGE DOOR OPENER
- ELECTRIC SERVICE METER
- TOE REGISTER/WALL REGISTER
- COLD AIR REGISTER
- CHIMES
- ICE — ICE
- FG — GAS
- CENTRAL VACUUM PORTS
- HB — HOUSE BIB
- GAS METER
- CLEAN - OUT
- WH — WATER METER

LEGEND:

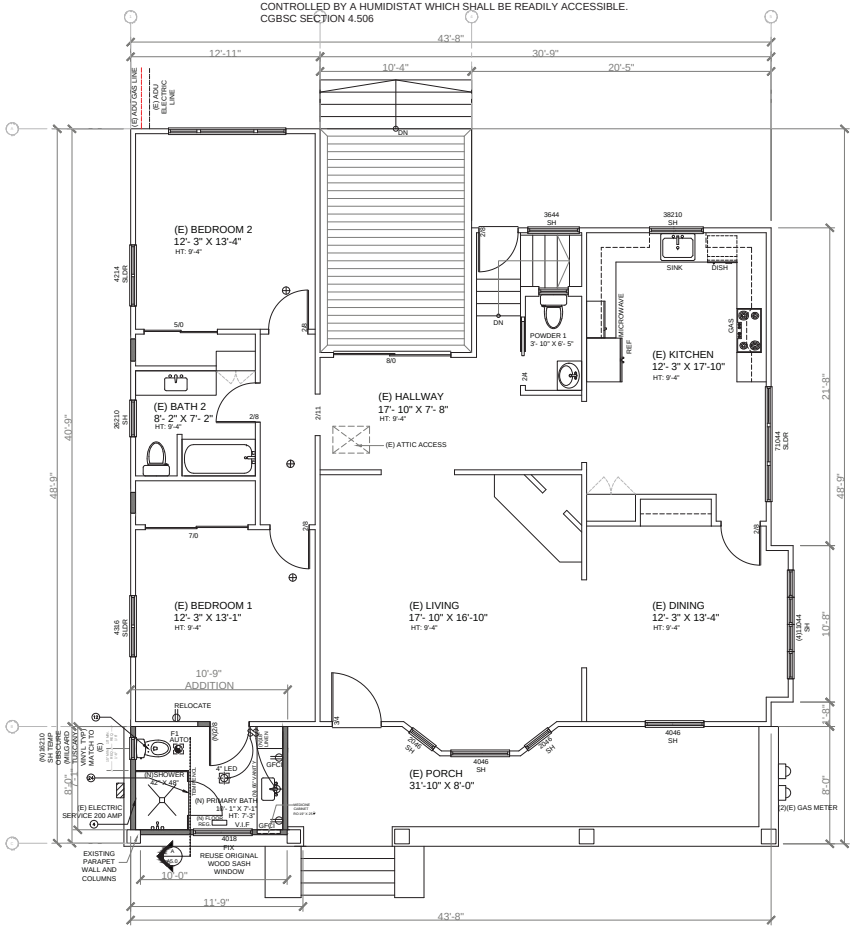
WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION
- REMODELED AREA

NOTE:

- ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 502.2.1
- ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. CEC ARTICLE 406.12
- ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2
- THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC SECTION 4.406.1
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC SECTION 4.504.1
- BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CGBSC SECTION 4.506

SMOKE DETECTOR

- SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR PER CRC 314 AND 315.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR POWER FROM THE BUILDING WIRING (WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE) AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER CRC R315.1.1.
- WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE ALL PER CRC R315.1.2.



PROPOSED FIRST FLOOR

1/4" = 1'-0"

NOTES:

ALL WINDOWS AND PATIO DOORS TO MEET THE FOLLOWING REQUIREMENTS FOR ENERGY EFFICIENCY;

U-FACTOR - 0.30
SHGC - 0.23

1. ~~(E) UNDER FLOOR BASEMENT ACCESS~~
2. (E) ELECTRIC SERVICE
3. A/C UNIT W/ EMERGENCY DISCONNECT
4. TILE O/ DENSSHIELD TILE BACKER TO A HEIGHT OF 72" ABOVE THE DRAIN INLET TYP.
5. ~~(E) UNDER FLOOR FURNACE W/ LIGHT & SWITCH~~
6. 22" X 30" MIN.ATTIC ACCESS W/MIN. 30" VERT. HEADROOM PER CRC R807.1.
7. ~~SKYLIGHT VELUX FCM 3046, ICC # ER 0199- N/A~~
8. ~~SUNTUNNEL ICC# ER 0199- N/A~~
9. ~~HANDRAIL HEIGHT, MEASURED VERTI-CALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) R311.7.8.1~~
10. ~~GUARDS TO BE A MINIMUM OF 42 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH PER CRC R312.2 AND 312.3.~~
11. ~~MECHANICAL CHASE~~
12. PROVIDE 30" CLEAR WIDTH FOR TOILET & 24" CLEAR FROM SEAT EDGE TO WALL IN FRONT
13. ~~1/2" MIN. TYPE 'X' GYP. BD. REQUIRED ON THE GARAGE SIDE SEPARATING DWELLING AND ATTIC AREA FROM THE GARAGE PER CRC TABLE R302.6.~~
14. ~~5/8 INCH TYPE "X" GYPSUM BOARD APPLIED ON THE GARAGE OR CARPORT SIDE WITH HABITABLE ROOMS LOCATED ABOVE (INCLUDING STRUCTURAL MEMBERS SUPPORTING THE UPPER FLOOR, CEILING, POST AND BEAM) PER CRC TABLE R302.6.~~
15. ~~MAX. 7 3/4" STEP BELOW THE TOP OF THE THRESHOLD & LANDINGS OR FINISHED FLOORS MAX 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. PER R311.3, R311.3.1~~
16. ~~LANDINGS ARE TO HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF AT LEAST 36 INCHES ON EACH SIDE OF THE DOOR PER CRC R311.3.~~
17. MIN. CEILING HEIGHT FOR HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, ETC. SHALL BE 7 FEET PER CRC R305.1. HALLWAY WIDTH SHALL BE MIN. 36" PER CRC R311.6.
18. ~~20 MIN. FIRE RATING SOLID CORE DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (CRC R302.5.1)~~
19. ~~TANK-LESS WATER HEATER~~
20. ~~SHOWER RECESSED SHELF V.I.F.~~
21. ~~BARREL ARCH V.I.F.~~
22. ~~ATTIC FURNACE NOTES (CMC SECTION 904.0)~~
    - ~~PASSAGEWAY TO EQUIPMENT LESS THAN 6'-0" IN HEIGHT SHALL BE NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY FROM THE ACCESS OPENING TO THE EQUIPMENT. SECTION 904.10.1.~~
    - ~~UN-OBSTRUCTED PASSAGEWAY WITH A SOLID FLOORING AT LEAST 24" WIDE THROUGHOUT ITS LENGTH. SECTION 904.10.2.~~
    - ~~A 30"X 30" LEVEL WORK PLATFORM IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. SECTION 904.10.3.~~
23. ~~A/C UNIT ON 3" MIN. CONCRETE PAD HIGHER THAN THE ADJACENT GRADE AN EMERGENCY DISCONNECT TO BE VISIBLE~~
24. SHOWER PAN SHALL HAVE A MINIMUM AREA OF 1024 SQ. INCHES AND A MINIMUM FINISH DIMENSION OF 30 INCHES IN ANY DIRECTIONS. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.6)

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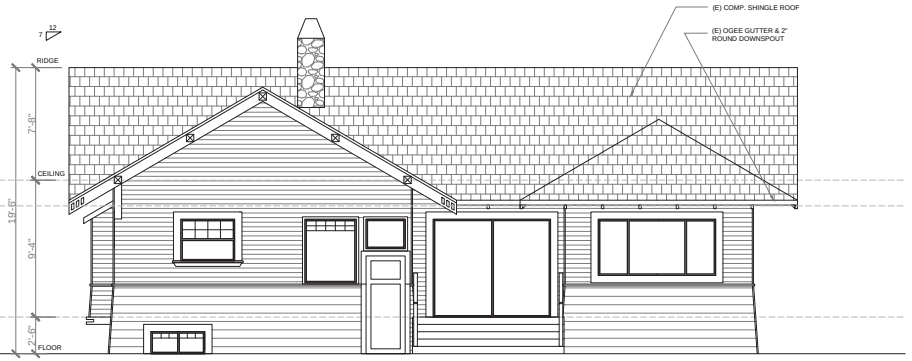
Date: 07/07/2025
Scale: NOTED
Drawn: SZ
Sheets: A2.0

EXISTING FRONT ELEVATION

1/4" = 1'-0"



EXISTING REAR-SIDE ELEVATION

1/4" = 1'-0"

EXISTING LEFT-SIDE ELEVATION

1/4" = 1'-0"

EXISTING RIGHT-SIDE ELEVATION

1/4" = 1'-0"

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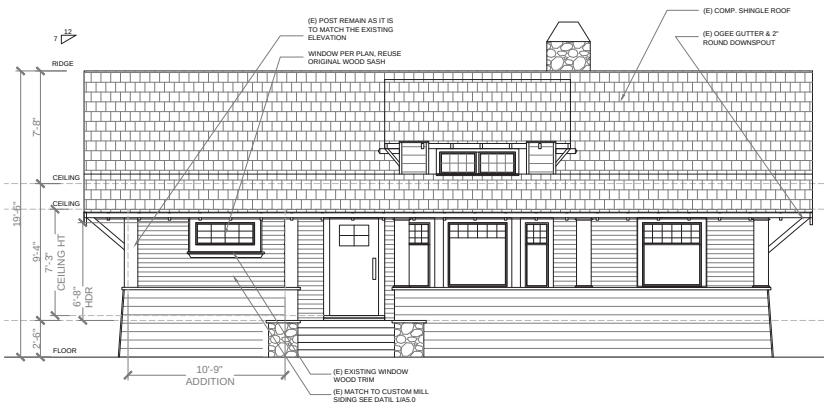
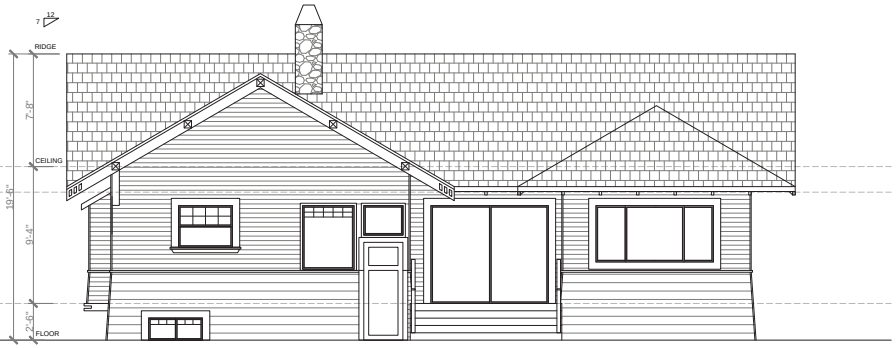


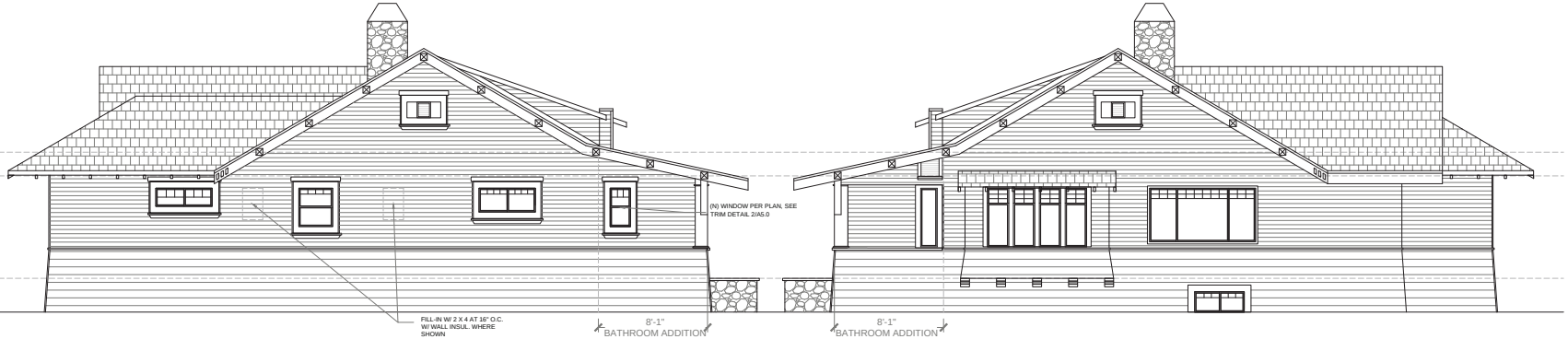
PROPOSED FRONT ELEVATION

1/4" = 1'-0"



EXISTING REAR-SIDE ELEVATION

1/4" = 1'-0"

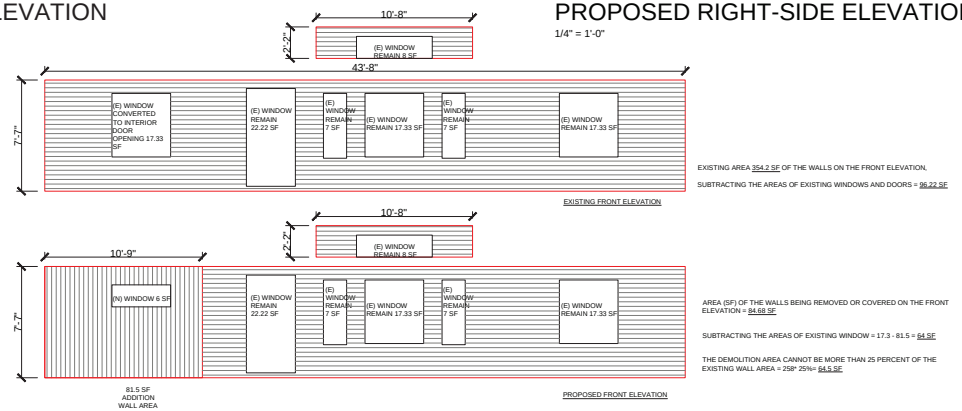


PROPOSED LEFT-SIDE ELEVATION

1/4" = 1'-0"

PROPOSED RIGHT-SIDE ELEVATION

1/4" = 1'-0"



EXISTING AREA 354.2 SF OF THE WALLS ON THE FRONT ELEVATION.

SUBTRACTING THE AREAS OF EXISTING WINDOWS AND DOORS = 96.22 SF

AREA (SF) OF THE WALLS BEING REMOVED OR COVERED ON THE FRONT ELEVATION = 84.68 SF

SUBTRACTING THE AREAS OF EXISTING WINDOW = 17.3 - 81.5 = 64 SF

THE DEMOLITION AREA CANNOT BE MORE THAN 25 PERCENT OF THE EXISTING WALL AREA = 258* 25%= 64.5 SF

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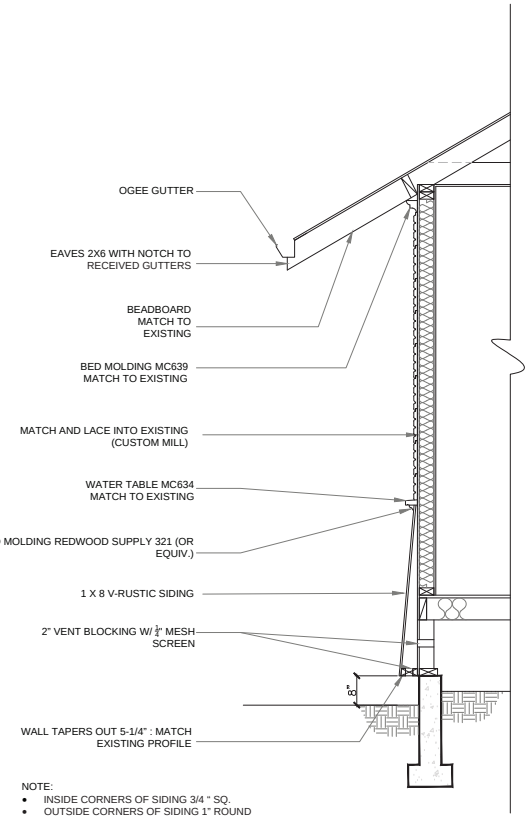
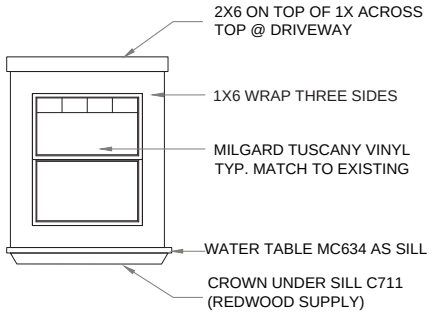
Date	07/07/2025
Scale	NOTED
Drawn	SZ
Sheets	A4.1

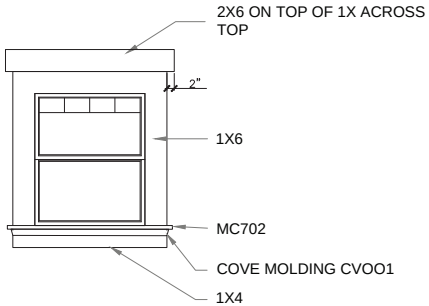


NOTE:
- INSIDE CORNERS OF SIDING 3/4 " SQ.
- OUTSIDE CORNERS OF SIDING 1" ROUND CORNER BEAD.

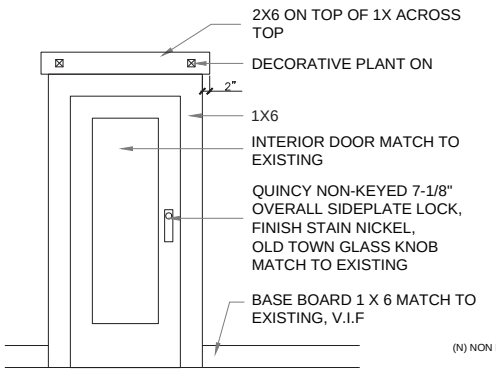
1 A5.0 TYP. WALL DETAIL
3/4" = 1'-0



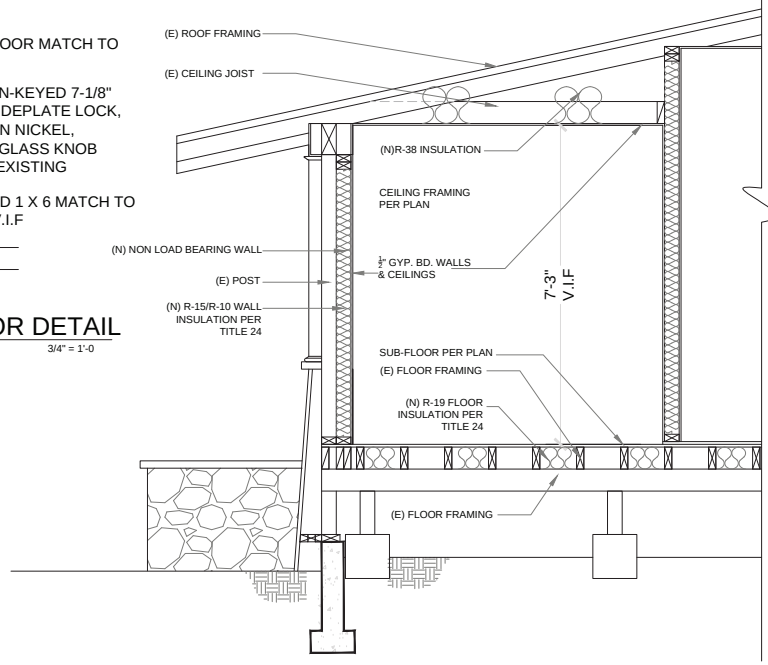
2 A5.0 TYP. WINDOW DETAIL
3/4" = 1'-0



3 A3.0 TYP. INT.WINDOW DETAIL
3/4" = 1'-0



4 A3.0 TYP. INT.DOOR DETAIL
3/4" = 1'-0



SECTION 'A' - 'A'
3/8" = 1'-0"

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Date 06/16/2025
Scale NOTED
Drawn SZ
Sheets A5.0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — (Page 1 of 13)

Calculation Description: Title 24 Analysis — **Input File Name:** 21-GLOBAL-333 LOS GATOS BLVD-PRF-01.xml

GENERAL INFORMATION

01	Project Name	Palmer & Lasaga / 333 Los Gatos Blvd			
02	Run Title	Title 24 Analysis			
03	Project Location	333 Los Gatos Blvd			
04	City	Los Gatos	05	Standards Version	2022
06	Zip code	95032	07	Software Version	EnergyPro 9.5
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	135
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	84	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	1822	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1906	19	Glazing Percentage (%)	15.25%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 425-P010239804A-000-000-0000000-0000 — Registration Date/Time: 07/02/2025 16:01 — HERS Provider: CHEERS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — (Page 2 of 13)

Calculation Description: Title 24 Analysis — **Input File Name:** 21-GLOBAL-333 LOS GATOS BLVD-PRF-01.xml

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) [kBtu/ft²-yr]	Standard Design TDV Energy (EDR2) [kTDV/ft²-yr]	Proposed Design Source Energy (EDR1) [kBtu/ft²-yr]	Proposed Design TDV Energy (EDR2) [kTDV/ft²-yr]	Margin (EDR1)	Margin (EDR2)
Space Heating	0	61.13	0	62.73	0	0.4
Space Cooling	0	71.36	0	71.71	0	0.35
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	27.83	0	27.83	0	0
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	0	162.32	0	162.27	0	0.05
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	5.68	0	5.68		
Appl. & Cooking	0	23.04	0	23.04		
Plug Loads	0	24.68	0	24.68		
Outdoor Lighting	0	1.7	0	1.7		
TOTAL COMPLIANCE	0	218.72	0	218.47		

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — (Page 3 of 13)

Calculation Description: Title 24 Analysis — **Input File Name:** 21-GLOBAL-333 LOS GATOS BLVD-PRF-01.xml

ENERGY USE INTENSITY

	Standard Design [kBtu/ft²-yr]	Proposed Design [kBtu/ft²-yr]	Margin [kBtu/ft²-yr]	Margin Percentage
Gross EUI[1]	54.84	54.76	0.08	0.15
Net EUI[2]	54.84	54.76	0.08	0.15

Notes:
1. Gross EUI is Energy use Total Unit including PV1 / Total Building Area.
2. Net EUI is Energy use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this compliance analysis.

- New ductwork added is less than 25 ft. in length
- Ducts in crawl space

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this compliance analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality Insulation Installation (QII)
- Duct Sealing required if a duct system component, plenum, or air handling unit is altered

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Palmer & Lasaga / 333 Los Gatos Blvd	1906	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
New Addition	Conditioned	Existing FAU1	84	7.25	DHW Sys 1	New

Registration Number: 425-P010239804A-000-000-0000000-0000 — Registration Date/Time: 07/02/2025 16:01 — HERS Provider: CHEERS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — (Page 4 of 13)

Calculation Description: Title 24 Analysis — **Input File Name:** 21-GLOBAL-333 LOS GATOS BLVD-PRF-01.xml

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Existing House	Conditioned	Existing FAU1	1504	9.33	DHW Sys 1	Existing Unchanged
Existing Basement	Conditioned	Existing FAU1	316	8	DHW Sys 1	Existing Unchanged

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall (N)	New Addition	R-15 Wall w/R-10	225	Left	85	16.2	90	none	New	n/a
Left Wall (E)	New Addition	R-15 Wall w/R-10	225	Left	53	4.3	90	none	New	n/a
Right Wall (N)	New Addition	R-15 Wall w/R-10	45	Right	53	0	90	none	New	n/a
Fence Wall (E)	Existing House	Default Wall Prior to 197	135	Front	371.2	36	90	none	Existing	No
Front 45 Wall (E)	Existing House	Default Wall Prior to 197	180	n/a	90.3	9	90	none	Existing	No
Front 315 Wall (E)	Existing House	Default Wall Prior to 197	90	n/a	90.3	9	90	none	Existing	No
Left Wall (E)	Existing House	Default Wall Prior to 197	225	Left	459.5	25.7	90	none	Existing	No
Back Wall (E)	Existing House	Default Wall Prior to 197	315	Back	801	133.4	90	none	Existing	No
Right Wall (E)	Existing House	Default Wall Prior to 197	135	Front	459.5	66	90	none	Existing	No
Back Wall (E) 2	Existing Basement	Default Wall Prior to 197	315	Back	14.3	5.5	90	none	Existing	No
Right Wall (E) 2	Existing Basement	Default Wall Prior to 197	45	Right	34	5.5	90	none	Existing	No
Interior Wall	New Addition/Existing House	New R-0 Wall	n/a	n/a	49	0	n/a		New	n/a

Registration Number: 425-P010239804A-000-000-0000000-0000 — Registration Date/Time: 07/02/2025 16:01 — HERS Provider: CHEERS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — (Page 5 of 13)

Calculation Description: Title 24 Analysis — **Input File Name:** 21-GLOBAL-333 LOS GATOS BLVD-PRF-01.xml

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Interior Wall (E)	Existing Basement w/Less Ing Floors	6-0 Wall	n/a	n/a	50	18	n/a		Existing	No
Roof	New Addition	R-38 Attic	n/a	n/a	84	n/a	n/a		New	n/a
Roof (E)	Existing House	Default Roof Prior to 197	n/a	n/a	1504	n/a	n/a		Existing	No
Raised Floor (N)	New Addition	R-19 Floor Crawlspace	n/a	n/a	84	n/a	n/a		New	n/a
Raised Floor (S)	Existing House	Default Floor Crawlspace	n/a	n/a	1386	n/a	n/a		Existing	No
Underground Wall (E)	Existing Basement	6 Concrete Wall	n/a	n/a	545	n/a	n/a		Existing	No
Interior Floor (E)	Existing House	R-0 Floor no Crawlspace	n/a	n/a	316	n/a	n/a		Existing	No

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic New Addition	Attic Rafter New Addition	Vented	3	0.1	0.85	No	No	New	n/a
Attic Existing House	Attic Roof/Existing House	Vented	7	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Front Window (N)	Window	Front Wall (N)	Front	135			1	6.7	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — (Page 6 of 13)

Calculation Description: Title 24 Analysis — **Input File Name:** 21-GLOBAL-333 LOS GATOS BLVD-PRF-01.xml

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
SW Window (N)	Window	Front Wall (N)	Left	225			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
NE Window (N)	Window	Left Wall (N	Left	225			1	4.3	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
SW Window (E)	Window	Front Wall (E)	Front	135			1	18	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
SW Window (E) 2	Window	Front Wall (E)	Front	135			1	18	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
SW Window (E) 3	Window	Fence 45 Wall (E)		180			1	9	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
SW Window (E) 4	Window	Front 315 Wall (E)		90			1	9	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
SW Window (E)	Window	Left Wall (E)	Left	225			1	6.4	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window (E)	Window	Left Wall (E)	Left	225			1	3.3	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
SW Window (E) 5	Window	Left Wall (E)	Left	225			1	7.3	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Fix Window (E)	Window	Left Wall (E)	Left	225			1	3.3	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
SW Window (E) 2	Window	Left Wall (E)	Left	225			1	5.6	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No
Window (E) 2	Window	Back Wall (E)	Back	315			1	12	0.55	Table 110.6-A	0.67	Table 110.6-B	Bug Screen	Existing	No

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Date	07/07/2025
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Sheets	T24-1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — **(Page 7 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 21-Ozone-Los Gatos Palmer & Lasaga 333 Los Gatos Blvd.ribd22x

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
SGD (E)	Window	Back Wall (E)	Back	315			1	51.5	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
Window (E) 3	Window	Back Wall (E)	Back	315			1	5.3	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
SH Window (E) 8	Window	Back Wall (E)	Back	315			1	15.2	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
SH Window (E) 7	Window	Back Wall (E)	Back	315			1	10.4	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
Side Window (E) 9	Window	Right Wall (E)	Front	135			1	14	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
SH Window (E) 9	Window	Right Wall (E)	Front	135			1	8	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
SH Window (E) 9	Window	Right Wall (E)	Front	135			1	8	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
SH Window (E) 10	Window	Right Wall (E)	Front	135			1	8	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
SH Window (E) 11	Window	Right Wall (E)	Front	135			1	8	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
Window (E) 4	Window	Back Wall (E) 2	Back	315			1	5.5	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No
Window (E) 5	Window	Right Wall (E) 2	Right	45			1	5.5	0.55	Table 110.6-A	0.67	Table 110.6-B	Rug Shown	Existing	No

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — **(Page 8 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 21-Ozone-Los Gatos Palmer & Lasaga 333 Los Gatos Blvd.ribd22x

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-factor	05 Status	06 Verified Existing Condition
Door (E)	Back Wall (E)	19	0.5	Existing	No
Door (E) 2	Interior Wall (E)	19	0.5	Existing	No

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated	09 Status	10 Verified Existing Condition
Underground Floor (E)	Existing Basement	318	n/a	n/a	n/a	80%	Yes	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-15 Wall w/R-10	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-15	None / 10	0.045	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x6 Sheathing / Insulation: R-10 Sheathing Exterior Finish: 3 Coat Stucco
Default Wall Ext (E) 157	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-0	None / None	0.083	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6 Exterior Finish: 3 Coat Stucco
New R-0 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6 Other Side Finish: Gypsum Board

Registration Number: 425-P9YCR3980A-000-000-0000000-0000 — Registration Date/Time: 07/02/2025 16:01 — HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — **(Page 9 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 21-Ozone-Los Gatos Palmer & Lasaga 333 Los Gatos Blvd.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Roof/New Addition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4
Attic Roof/Existing House	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O.C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: R-19 / 2x8
Default Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O.C.	R-0	None / None	0.259	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x12
R-38 Attic	Ceilings below attic	Wood Framed Ceiling	2x6 @ 24 in. O.C.	R-38	None / None	0.023	Over Ceiling Joists: R-28.9 Insul. Ceiling / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
Default Roof Ext (E) 157	Ceilings below attic	Wood Framed Ceiling	2x6 @ 16 in. O.C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 Insul. Ceiling / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

Registration Number: 425-P9YCR3980A-000-000-0000000-0000 — Registration Date/Time: 07/02/2025 16:01 — HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — **(Page 10 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 21-Ozone-Los Gatos Palmer & Lasaga 333 Los Gatos Blvd.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-0 Floor no Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-0	None / None	0.197	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x10 Ceiling Below Finish: Gypsum Board
5 Concrete Wall	Underground Walls	Concrete / ICF / Brick	None	n/a	None / None	1.048	Inside Finish: Gypsum Board Mass Layer: 6 in. Concrete

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CMUS	05 CMUS
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	standard	DHW Heater 1	1	n/a	none	n/a	DHW Heater 1 (1)	existing	no	

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — **(Page 12 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 21-Ozone-Los Gatos Palmer & Lasaga 333 Los Gatos Blvd.ribd22x

HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency Metric	05 Efficiency EER/EER2/CEER	06 Efficiency SEER/SEER2	07 Zonally Controlled	08 Multi-speed Compressor	09 HERS Verification
Cooling Component 1	Central split AC	1	EER/EER	11.7	18	Not Zonal	Single Speed	Cooling Component 1 Exists-used

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value Supply	05 Duct Ins. R-value Return	06 Duct Location Supply	07 Duct Location Return	08 Surface Area Supply	09 Surface Area Return	10 Bypass Duct	11 Duct Leakage	12 HERS Verification	13 Status	14 Verified Existing Condition	15 Existing Distribution system	16 New Ducts >= 25 ft
Air Distribution System 1	Unspecified method (default)	Non-Verified	R-6	R-6	Crawlspace	Crawlspace	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1 Exists-Std	Existing + New	No		No

HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
HVAC fan 1	HVAC Fan	0.58	HVAC Fan 1 Exists-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01 Name	02 Verified Fan Watt Draw	03 Required Fan Efficacy (Watts/CFM)
HVAC Fan 1 Exists-fan	Not Required	0

Registration Number: 425-P9YCR3980A-000-000-0000000-0000 — Registration Date/Time: 07/02/2025 16:01 — HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — **Calculation Date/Time:** 2025-07-01T11:36:54-07:00 — **(Page 11 of 13)**

Calculation Description: Title 24 Analysis — **Input File Name:** 21-Ozone-Los Gatos Palmer & Lasaga 333 Los Gatos Blvd.ribd22x

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (ind/ext)	11 Standby loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	EF	0.8	Btu/Hr	75000	.0	20	n/a		Existing	No

WATER HEATING - HERS VERIFICATION

01 Name	02 Pipe Insulation	03 Parallel Piping	04 Compact Distribution	05 Compact Distribution Type	06 Recirculation Control	07 Shower Drain Water Heat Recovery
DHW Sys 1 - 0/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Required Thermostat Type	10 Status	11 Verified Existing Condition	12 Existing HVAC System
Existing HVAC	Heating and cooling, ductless offset	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency	05 Heating Unit Brand
Heating Component 1	Central gas furnace	1	AFUE - 80	n/a

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Revision	BY

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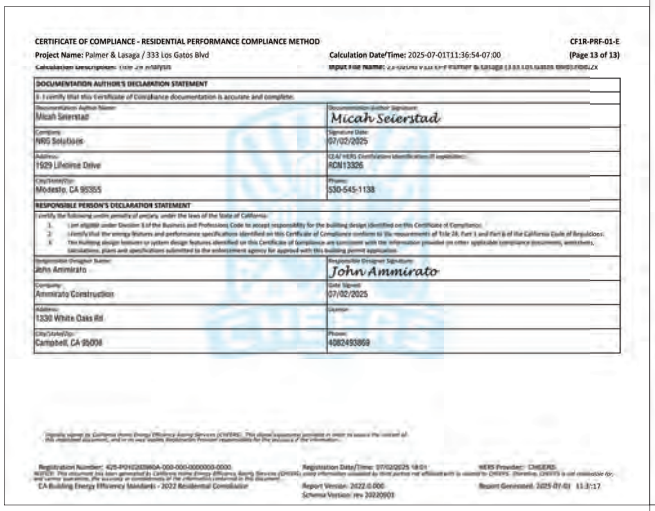
An addition for:
The Palmer & Lasaga Residence
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date: 07/07/2025
Scale: NOTED
Drawn: SZ
T24-2
Sheets



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd — Calculation Date/Time: 2025-07-01T11:36:54-07:00 — (Page 13 of 13)

Calculation Description: Title 24 Analysis — Input File Name: 333 Los Gatos Blvd Palmer & Lasaga (333 LOS GATOS BLVD).CIBDX

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Micah Seiverstad	Micah Seiverstad
Company: NRG Solutions	Signature Date: 07/02/2025
Address: 1929 Lifetime Drive	CEA/HERS Certification Identification (If applicable): RCM12326
City/State/Zip: Modesto, CA 95355	Phone: 530-545-1138

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
John Ammirato	John Ammirato
Company: Ammirato Construction	Date Signed: 07/02/2025
Address: 1330 White Oaks Rd	License:
City/State/Zip: Campbell, CA 95008	Phone: 4082493869

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature pertains to only to sections of this registered document, and in no way applies to/absolves Person responsible for the accuracy of the information.

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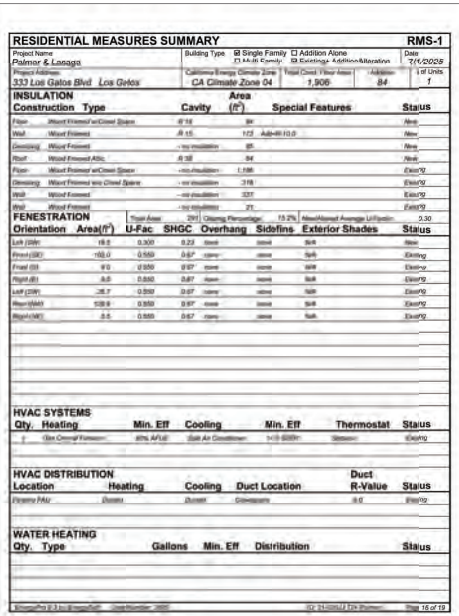


RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: Palmer & Lasaga — Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+Addition/Alteration — Date: 7/1/2025

Project Address: 333 Los Gatos Blvd Los Gatos — California Energy Climate Zone: CA Climate Zone 04 — Total Cond. Floor Area: 1,906 — Addition: 84 — # of Units: 1

INSULATION

Construction Type	Cavity	Area (ft²)	Special Features	Status
Floor Wood Framed w/Crawl Space	R-19	84		New
Wall Wood Framed	R-15	113	Adj=R-10.0	New
Demising Wood Framed	- no insulation -	85		New
Roof Wood Framed Attic	R-38	84		New
Floor Wood Framed w/Crawl Space	- no insulation -	1,186		Exist'g
Demising Wood Framed w/o Crawl Space	- no insulation -	318		Exist'g
Wall Wood Framed	- no insulation -	331		Exist'g
Wall Wood Framed	- no insulation -	21		Exist'g

FENESTRATION — Total Area: 291 — Glazing Percentage: 15.2% — New/Altered Average U-Factor: 0.30

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Left (SW)	18.0	0.300	0.23	blank	none	N/A	New
Front (SE)	160.0	0.550	0.67	none	none	N/A	Existing
Front (S)	9.0	0.550	0.67	none	none	N/A	Exist'g
Right (E)	9.0	0.550	0.67	none	none	N/A	Exist'g
Left (SW)	26.7	0.550	0.67	none	none	N/A	Exist'g
Rear (NW)	109.9	0.550	0.67	none	none	N/A	Exist'g
Right (W)	8.5	0.550	0.67	none	none	N/A	Exist'g

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Gas Central Furnace	80% AFUE	Split Air Conditioner	14.0 SEER	Setback	Existing

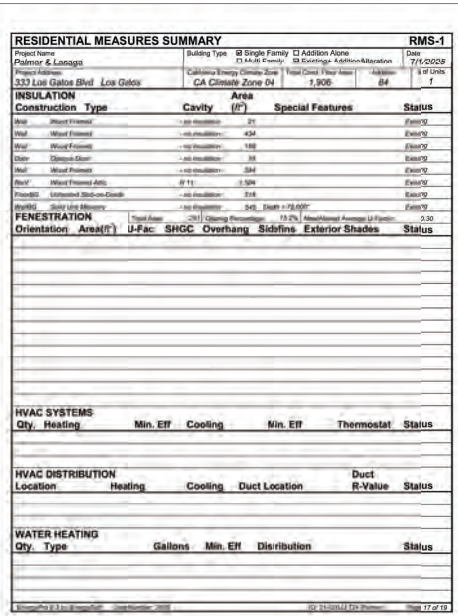
HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Forced Air	Ducted	Ducted	Crawlspace	6.0	Exist'g

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Gas Storage	40	0.67 EF	Standard	Existing

EnergyPro 9.3 by EnergySoft — User Number: 2600 — ID: 21-0000JJ TDV Runtime: — Page 16 of 19



RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: Palmer & Lasaga — Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+Addition/Alteration — Date: 7/1/2025

Project Address: 333 Los Gatos Blvd Los Gatos — California Energy Climate Zone: CA Climate Zone 04 — Total Cond. Floor Area: 1,906 — Addition: 84 — # of Units: 1

INSULATION

Construction Type	Cavity	Area (ft²)	Special Features	Status
Wall Wood Framed	- no insulation -	21		Exist'g
Wall Wood Framed	- no insulation -	434		Exist'g
Wall Wood Framed	- no insulation -	188		Exist'g
Door Opaque Door	- no insulation -	38		Exist'g
Wall Wood Framed	- no insulation -	394		Exist'g
Roof Wood Framed Attic	R-11	1,504		Exist'g
Floor/SG Unheated Slab-on-Grade	- no insulation -	518		Exist'g
Wall/SG Solid Unit Masonry	- no insulation -	548	Depth = 18.000"	Exist'g

FENESTRATION — Total Area: 291 — Glazing Percentage: 15.2% — New/Altered Average U-Factor: 0.30

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

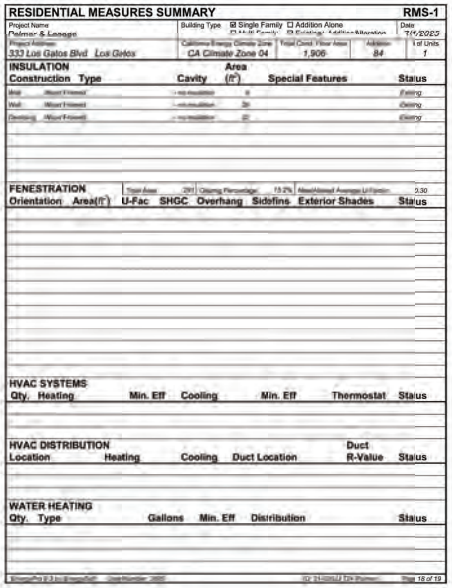
HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 9.3 by EnergySoft — User Number: 2600 — ID: 21-0000JJ TDV Runtime: — Page 17 of 19



RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: Palmer & Lasaga — Building Type: ☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+Addition/Alteration — Date: 7/1/2025

Project Address: 333 Los Gatos Blvd Los Gatos — California Energy Climate Zone: CA Climate Zone 04 — Total Cond. Floor Area: 1,906 — Addition: 84 — # of Units: 1

INSULATION

Construction Type	Cavity	Area (ft²)	Special Features	Status
Wall Wood Framed	- no insulation -	0		Existing
Wall Wood Framed	- no insulation -	20		Existing
Demising Wood Framed	- no insulation -	21		Existing

FENESTRATION — Total Area: 291 — Glazing Percentage: 15.2% — New/Altered Average U-Factor: 0.30

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

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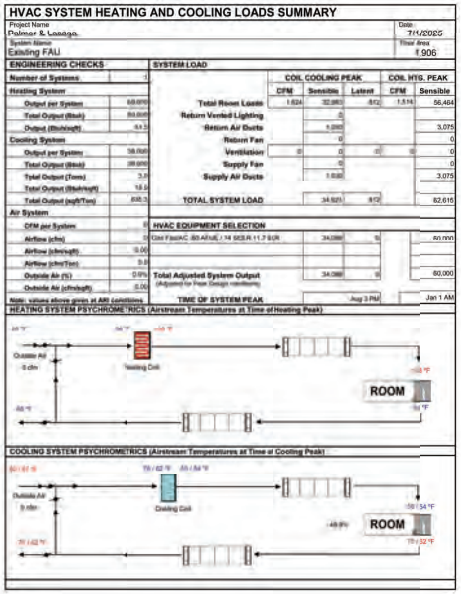

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Palmer & Lasaga — Date: 7/1/2025

System Name: Existing FAU — Floor Area: 1,906

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	68,000
Total Output (Btuh)	68,000
Output (Btu/sqft)	44.3
Cooling System	
Output per System	36,000
Total Output (Btuh)	36,000
Total Output (Tons)	3.0
Total Output (Btu/sqft)	18.9
Total Output (sqft/Ton)	635.3
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

SYSTEM LOAD

	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Total Room Loads	1,624	32,983	872	1,514	56,464
Return Vented Lighting		0			
Return Air Ducts		1,090			3,075
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		1,030			3,075
TOTAL SYSTEM LOAD		34,921	872		62,616

HVAC EQUIPMENT SELECTION

Gas Flash/AC 80.0%AFUE / 14 SEER 11.7 EER	34,000	0	60,000
Total Adjusted System Output (Adjusted for Peak Design Conditions)	34,000	0	60,000
TIME OF SYSTEM PEAK		Aug 3 PM	Jan 1 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)

COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

Revision	BY

John Ammirato

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Campbell, CA 95008
Phone: (408) 249-3869
Email: John@ammiratoconstruction.com

An addition for:
The Palmer & Lasaga Residence
333 Los Gatos Blvd.
Los Gatos, CA 95032

Date: 07/07/2025
Scale: NOTED
Drawn: SZ
Sheets: T24-3

DATE: September 19, 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 an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 16488 Bonnie Lane**. APN 532-02-014. Request for Review Application PHST-25-017. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities. Property Owner: Mai of Tran 2020 Trust. Applicant: Vu-Ngan Tran. Project Planner: Maria Chavarin.

RECOMMENDATION:

Consider a request for approval to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zone R-1:8 located at 16488 Bonnie Lane.

PROPERTY DETAILS:

1. Date primary structure was built: 1938 per County Assessor's Database
2. Bloomfield Preliminary Rating: +, historic and intact or worthy of special note.
3. Does property have an LHP Overlay? No
4. Is 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 County Assessor indicates that the residence located at 16488 Bonnie Lane was constructed in 1938. The 1991 Bloomfield Survey estimates the construction date as the 1930s and providing a rating of "historic and intact or worthy of special note" (Attachment 1). The property is not within the coverage area of the Sanborn Fire Insurance Maps. Town records indicate that a request for a 644 square-foot second-story addition, a 356 square-foot first-floor

PREPARED BY: Maria Chavarin
Assistant Planner

addition, and new patios were approved by the Town in August 1989 (Attachment 2). The applicant provided photos of the property, which are included as Attachment 3.

Other requests recently appeared before the Historic Preservation Committee on several occasions, as outlined below (Attachment 4):

1. **October 25, 2023**: Consider a request to remove the pre-1941 property from the Historic Resources Inventory. The Committee voted unanimously to deny the request.
2. **April 24, 2024**: Requesting approval for construction of a second-story addition exceeding 100 square feet. The Committee made a motion to continue the item to return to the Committee with revised designs.
3. **May 22, 2024**: The application returned for review of the revised plans addressing the Committee's recommendations. The Committee made a motion to recommend approval with a condition that the replacement windows be fiberglass-clad wood windows.
4. **March 26, 2025**: The applicant returned for review of design changes for the addition that were not originally considered by the Committee. The Committee made a motion to recommend approval with a condition that the applicant work with staff to find a window manufacturer that produces fiberglass-clad wood windows. The Minor Residential Development application was approved on April 24, 2025.

DISCUSSION:

The property is located on the east side of Bonnie Lane, between Shady View Lane and Shannon Road. The applicant is requesting a formal recommendation by the Committee on a proposal to construct an addition and for exterior alterations to the residence (Attachment 5).

The applicant proposes an addition on the west elevation, facing Bonnie Lane. The 234-square foot addition would be located on the first floor, below a previously approved second-story addition. The proposed addition would accommodate an expanded family room and result in a 3,270-square foot residence, which would comply with the maximum floor area allowed for the property. The addition would include four new sliding windows, an entry door, and a six-panel folding glass door system. All proposed exterior materials would match those existing and previously approved, including the fiberglass-clad wood windows.

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 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 6).

CONCLUSION:

The applicant is requesting approval to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8. Should the Committee find merit in the request, a recommendation of approval would be forwarded to the Community Development Director. The project could be completed with a Building Permit, and if confirmed through Planning review to be in substantial conformance with the Committee's review and recommendations, would not return to the Committee.

ATTACHMENTS:

1. 1991 Anne Bloomfield Survey
2. Town Records
3. Property Photos
4. HPC Action Letters
5. Letter of Justification
6. Section 3.9, Residential Design Guidelines
7. Development Plans

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

ND

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

7 1/2 C

File address 16488 Bonnie Le

PARCEL MAP INFORMATION

Parcel # 532 - 02 - 014 Lot size: 184 front ft. x _____ ft. deep

Lot shape: Rectangle__ L___ Rectangle with small rear jog___ Other irreg

Location: N__ S__ E✓ W__ side of B St___ Ave___ Other Le.

distance to cross st: 740 ft. N___ S✓ E___ W___ from Shannon

at NE___ NW___ SE___ SW___ corner of _____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name McGardner Estate Old Block # Sub Lt B Old lot # _____

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1930s Style Craftsman # stories__

Alterations porch enclosed?

Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page____ 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	1941				

MISCELLANEOUS

National Register listed date_____
County Inventory 1979_____
Town of Los Gatos: Designation____ Recognition___
District Name_____
Previous Survey _____
Gebhard: page #_____ illustration page #_____
Butler/Junior League_____

PHOTOS: Roll/frame #039/19 Date 19-480

ATTACHMENT 1

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Permit #	Parcel #	Addr#	Street Name	Suffix	Current Status	Owner Name	AppType	Opened	Description
T23-128	51044027	16488	Bonnie	LN	Complete	VU-NGAN TRAN	Tree Removal Permit	7/25/2023	
T04-047	53202014	16488	BONNIE	LN	Approved	BAUNACH STEPHEN C;MOLLY L	Tree Removal Permit	2/10/2004	
PRE24-00320	53202014	16488	BONNIE	LN	Pre-Application Accepted	Vu-Ngan Tran	Planning On-line Pre-application	4/1/2024	Addition to the rear part in the back of the house
PRE23-01325	53202014	16488	BONNIE	LN	Pre-Application Accepted	Cindy Vu-Ngan Tran	Online Pre-aplication	11/3/2023	Coverting the existing workshop space to ADU
PRE23-01176	53202014	16488	BONNIE	LN	Pre-Application Accepted	Vu-Ngan Tran	Planning On-line Pre-application	9/27/2023	HPC Application
PRE23-00958	51044027	16488	BONNIE	LN	Pre-Application Accepted	Cindy Vu-Ngan Tran & Thinh Mai	Planning On-line Pre-application	8/2/2023	REMOVE/REPLACE DAMAGED GARAGE, 541 SF TO INCLUDE NEW ATTACHED JR ADU, 340 SF. NEW WOOD DECK AND STAIRS, 260 SF.
PHST-24-006	53202014	16488	BONNIE	LN	Processing	Vu-Ngan Tran	Historic	4/5/2024	Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Historic Single-Family Residence on Property Zoned R-1:8. APN 532-02-014. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.
PHST-23-018	53202014	16488	BONNIE	LN	Closed-Denied	Vu-Ngan Tran	Historic	9/28/2023	HPC Application
P19-239	53202014	16488	BONNIE	LN	Finaled	BAUNACH STEPHEN C;MOLLY L	Residential - Copper Re-pipe	11/20/2019	PARTIAL COPPER REPIPE
MR-24-007	53202014	16488	BONNIE	LN	Processing	Vu-Ngan Tran	Minor Res/Second Story	4/5/2024	Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Historic Single-Family Residence on Property Zoned R-1:8. APN 532-02-014. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.
M99-000315	53202014	16488	BONNIE	LN	Finaled	BAUNACH STEPHEN C AND MOLLY L	Residential - M - Other	7/29/1999	REPLACE AIR HANDLER & DUCT WORK
M13-013	53202014	16488	BONNIE	LN	Finaled	BAUNACH STEPHEN C;MOLLY L	Residential - HVAC	2/6/2013	REPLACE FURNACE AND A/C SAME LOCATION
HS-23-032	53202014	16488	BONNIE	LN	Void	Vu-Ngan Tran	Minor Res/Residential Historic	9/28/2023	HPC Application
E99-000460	53202014	16488	BONNIE	LN	Finaled	BAUNACH STEPHEN C AND MOLLY L	Residential - E - Other	7/29/1999	REPLACE AIR HANDLER
D-24-006	51044027	16488	BONNIE	LN	Approved	Cindy Vu-Ngan Tran & Thinh Mai	ADU/New Secondary Dwelling	2/12/2024	REMOVE/REPLACE DAMAGED GARAGE, 541 SF TO INCLUDE NEW ADU, 340 SF. NEW WOOD DECK AND STAIRS, 260 SF.
B23-1134	51044027	16488	BONNIE	LN	Plan Check	MAI OF TRAN 2020 TRUST	Residential - New	11/30/2023	REMOVE/REPLACE DAMAGED GARAGE, 541 SF TO INCLUDE NEW ADU, 340 SF. NEW WOOD DECK AND STAIRS, 260 SF.
B19-0969	53202014	16488	BONNIE	LN	Finaled	BAUNACH STEPHEN C;MOLLY L	Residential - Alteration	11/5/2019	BATHROOM REMODEL LIKE FOR LIKE, 73 SF.
B16-0953	53202014	16488	BONNIE	LN	Finaled	BAUNACH STEPHEN C;MOLLY L	Residential - Reroof	12/14/2016	T/O (E) COMP R/R WITH COMP 1700 SF
B16-0193	53202014	16488	BONNIE	LN	Finaled	BAUNACH STEPHEN C;MOLLY L	Residential - Photovoltaic	3/21/2016	ROOF-MOUNTED PV3.9 KW, 15 MODULES
B05-0178	53202014	16488	BONNIE	LN	Finaled	BAUNACH STEPHEN C;MOLLY L	Residential - Repair	3/18/2005	T/O (E) COMP R/R 3200 SF W/LANDMARK SHINGLES

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

B 17371 1

FOR APPLICANT TO COMPLETE

BUILDING ADDRESS: 16488 BONNIE LANE — DATE: 10/6/89
LOT NO: — TRACT: — SIZE OF LOT: —
USE OF EXISTING BUILDING: RESIDENCIAL — NO. OF BEDROOMS NOW ON LOT: —
OWNER: STEVE & MOLLIE BAUNACH — PH:
ADDRESS: SAME — CITY: LOS GATOS
ARCHITECT OR ENGINEER: MIKE VIERINS — PH: 395 0660
ADDRESS: 20C N. SANTA CRUZ AVE. — CITY: LOS GATOS
CONTRACTOR: * Steve Baunach — PH: 356-5955
ADDRESS: 16488 Bonnie Ln — CITY: Los Gatos
STATE LICENSE: — TOWN LICENSE: —

DESCRIPTION OF WORK

NEW: — ADD: 1000 — ALTER: — REPAIR: — DEMOLISH: —
AREAS: 1st FL: ✓ — 2nd FL: ✓ — GAR: — BSMT: — OTHER: —
TOTAL FLOOR AREA: 2515 — NO. OF STORIES: 2 — NO. OF UNITS: 1

TYPE OF STRUCTURE: — DESCRIPTION OF WORK:

ADD 356 SQ FT TO FIRST FLOOR
ADD 644 SQ FT TO SECOND FLOOR

ESTIMATED VALUATION: $90,000

CONSTRUCTION LENDING AGENCY

NAME:
ADDRESS:
( ) NOT APPLICABLE

CONTRACTORS DECLARATION

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

SIGNATURE X Steve Baunach

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 OR WILL BE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE X Steve Baunach

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 Steve Baunach

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 Steve Baunach

BUILDING PERMIT APPROVAL

	DATE
PLAN DEPT	Kuh Hamm 10/19/89
ENGINEER'S DEPT	[illegible] 11/1/89
FIRE DEPT	Southgate 10/17/89
BUILDING DEPT	[illegible] 10/19/89
SEWER CONNECT	[illegible]

FP SB	TYPE CONST V-N
REAR SB	OCC GROUP R-3
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR.

VALUATION $ 90,000

FEES & TAXES

BUILDING PERMIT	$ 594	1ST
SEISMIC TAX	6	20
CONSTRUCTION TAX	180	
UTILITY TAX	180	
PARK TAX	90	
PLAN CHECK FEE	PD 386.43	
TOTAL	$ 1000	20

PD 386.43

INSPECTION RECORD

[illegible]
A CHANGE ITEM O/B TO CONTRACTOR
6/12/90

STREET PERMIT
PACIFIC CONSTRUCTION
211 SOUTH ST.
LOS GATOS, CALIF. 95030
354-1553
C-27 C-2 INSULATION BUB
LIC # 391911
6-18-90 U.G. PLMB, REINF, ENG — BUB
7-19-90 Rough Carp, Roof Sheath, 1st floor BUB
9-7-90 Insul, Lath, 2nd floor BUB
VALIDATION

QUICK.

APPROVALS

	DATE	INITIALS
	6-18-90	BUB
	7-19-90	BUB
	9-7-90	BUB
	10-1-90	BUB
	2-11-91	BUB

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT • PHONE 354-6875
INSPECTION REQUESTS PHONE 354-6877

[redacted] P 16293 1

ITEM	NO. OF ITEMS	AMOUNT	$ FEE
WATER CLOSET	2	6.00 EA.	12 00
BATH TUB	1	6.00 EA.	6 00
SHOWER		6.00 EA.	
LAVATORY	3	6.00 EA.	13 00
SINK	1	6.00 EA.	6 00
DISHWASHER	1	6.00 EA.	6 00
DISPOSER	1	6.00 EA.	6 00
CLOTHES WASHER	1	6.00 EA.	6 00
FLOOR DRAIN		6.00 EA.	
DRINKING FTN.		6.00 EA.	
RAINWATER SYSTEM		6.00 PER DRAIN	
HOUSE SEWER		15.00 EA.	
WATER HEATER	1	10.00 EA.	10 00
GREASE TRAP		12.00 EA.	
GAS SYSTEM LOG LIGHTER	1	10.00 SYSTEM	10 00
LAWN SPRINKLER		9.00 SYSTEM	
WATER SYSTEM		10.00 SYSTEM	
VACUUM BREAKER		1.50 EA.	
BACKFLOW DEVICE		7.50 EA.	
NEW RES. CONST. _____ SQ. FT. X $.035 =			
PLUMBING PLAN CHECK FEE			
ISSUANCE OF PERMIT			15 00
TOTAL FEES		$	95 00

BUILDING ADDRESS: 16188 Bonnie Ln.
USE OF BUILDING: Residential
OWNER: S.C. Baunach PHONE: [redacted]
MAIL ADDRESS: 16188 Bonnie Ln.
CITY: Los Gatos ZIP: 95032
CONTRACTOR: Steve Rebider PHONE: 356-1853
MAIL ADDRESS: 211 Dover St.
CITY: Los Gatos ZIP: 95032
STATE LICENSE: B 391911 TOWN LICENSE:

GROUP	USE ZONE	PROCESSED BY
		B.B.

INSPECTION RECORD

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 S.C. Baunach

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 PLUMBING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X S.C. Baunach

VALIDATION

5815A111 10/01/90 TOTAL 95.00
15:15

APPROVALS	DATE	INSPECTOR'S INIT.
UNDERFLOOR WORK		
ROUGH PLUMBING	9-7-90	B.B.
GAS PIPING	9-13-90	B.B.
GAS VENTS		
HOT WATER HEATER		
HOUSE SEWER		
PLUMBING FIXTURES		
GAS TEST		
VENT PIPE NOTHED		
FINAL	2-11-91	B.B.

1. INSPECTION RECORD 2. INTERIM APPROVAL 3. INSPECTOR 4. TOWN CLERK

TOWN OF LOS GATOS

BUILDING SECTION; DEPARTMENT • PHONE 354-6874
INSPECTION REQUESTS PHONE 354-6877

[redacted] E 18140 1

ITEM	NO. OF ITEMS	AMOUNT	$ FEE
OUTDOOR LIGHTS	3	.75 EA.	2 25
INDOOR LIGHTS	33	.75 EA.	24 75
SWITCHES	37	.75 EA.	27 00
RECEPTACLES, OUTLETS	46	.75 EA.	34 50
RESIDENTIAL: OVEN, COOK TOP, RANGE, WALL AIR-COND., SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1 KW OR LESS	1	3 00 EA.	13 00
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1 KW OR LESS		3 00 EA.	
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1 KW		7 50 EA.	
OVER 10 KW		15 00 EA.	
OVER 50 KW		30 00 EA.	
OVER 100 KW		45 00 EA.	
BUSWAY (PER 100 FEET)		4 50 EA.	
SIGNS		15 00 EA.	
SERVICE EQUIP. NOT OVER 200 AMPS	1	18 50 EA.	13 50
SERVICE EQUIP. OVER 200 AMPS		37 50 EA.	
SERVICE EQUIP. OVER 600 VOLTS		75 00 EA.	
SUBPANEL		11 00 EA.	
MISC. APPARATUS, CONDUITS & CONDUCTORS		11 00 EA.	
TEMPORARY POWER POLE		15 00 EA.	
TEMPORARY LIGHTING SYSTEM		7 50 EA.	
SWIMMING POOL SYSTEM		30 00 EA.	
NEW RESIDENTIAL CONST. _____ SQ. FT. X $.035 =			
ELECTRICAL PLAN CHECK FEE			
ISSUANCE OF PERMIT			15 00
TOTAL FEES $			141.50

BUILDING ADDRESS: 16488 Bonnie Ln.
USE OF BUILDING: Residential
OWNER: S. C. Barnard PHONE: [redacted]
MAIL ADDRESS: 16488 Bonnie Ln.
CITY: Los Gatos ZIP: 95032
CONTRACTOR: Steve Pelcher PHONE: 356-1853
MAIL ADDRESS: 211 Dover St.
CITY: Los Gatos ZIP: 95032
STATE LICENSE: B391911 TOWN LICENSE:

NOTICE:
1. SIGNS ARE REGULATED, SEE PLANNING DEPT.
2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, AND PUBLIC RIGHT-OF-WAYS SHOESTRING LIGHTING NOT PERMITTED.

GROUP	USE ZONE	PROCESSED BY
		B.B.

INSPECTION RECORD

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 S. C. Barnard

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 MECHANICAL CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X S. C. Barnard

VALIDATION

5816A111 10/01/90TOTAL 141.50
15:15

APPROVALS

	DATE	INSPECTOR'S INIT.
CONDUIT		
ROUGH WIRING	9/19/90	
SERVICE EQUIP.		
FIXTURES	2-11-91	B.B.
GROUNDING		
UTILITY CO. NOTIFIED	2-11-91	B.B.
FINAL	2-11-91	B.B.

DISTRIBUTION: 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT • PHONE 354-6875
INSPECTION REQUESTS PHONE 354-6877

[redacted] M 11003 1

ITEM	NO. OF ITEMS	AMOUNT	$ FEE
FURNACE		15.00 EA.	
DUCT OUTLET OR REGISTER	7	1.00 EA.	7 00
AIR CONDITIONER		15.00 EA.	
FIREPLACE	1	12.00 EA.	12 00
INSTALLATION, REPAIR OR ALTERATION OF HEATING UNIT, A/C, BOILER, COMPRESSOR, OR AIR HANDLER		15.00 EA.	
VENTILATING FAN	2	6.00 EA.	12 00
HOOD, RESIDENTIAL		12.00 EA.	
HOOD, COMMERCIAL		22.00 EA.	
FLUE, VENT	1	6.00 EA.	6 00
EVAPORATIVE COOLER		12.00 EA.	
SOLAR COLLECTOR		22.00 SYSTEM	
OTHER MECHANICAL APPLIANCE		12.00 EA.	
GAS		10.00 SYSTEM	
NEW RES CONST _____ SQ FT X $.025 =			
PLAN REVIEW @ 25%			
ISSUANCE OF PERMIT			15 00
TOTAL FEES $			52.00

BUILDING ADDRESS 16488 Bonnie Ln. STREET, AVE., BLVD. APT NO.
USE OF BUILDING Residential
OWNER S.C. RAUNACH PHONE [redacted]
MAIL ADDRESS 16488 Bonnie Ln.
CITY Los Gatos CA ZIP 95032.
CONTRACTOR Steve Pelter PHONE 356-1853
MAIL ADDRESS 211 Dover St.
CITY Los Gatos ZIP 95032
STATE LICENSE B391911 TOWN LICENSE
DESCRIPTION OF WORK

GROUP	USE ZONE	PROCESSED BY	DATE
		BB	10/1/90

INSPECTION RECORD

VALIDATION 5817A111 10/01/90 TOTAL 52.00
15:15

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

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SIGNATURE X S.C. Raunach

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 S.C. Raunach

APPROVALS

	DATE	INSPECTOR'S SIG.
UNDERFLOOR WORK		
DUCT WORK		
FLUES, VENTS		
COMBUSTION AIR		
GAS TEST	9-13-90	B.H.D.
FINAL	2-4-91	BSLB

WHITE: INSPECTION RECORD • CANARY: PERMITTEE • PINK: TOWN CLERK

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 X (no).

2. I have signed an application for a Building permit for the proposed work: X (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 FINANCE DEPARTMENT AT 354-6835).

S C Baunach
(SIGNATURE)

10/1/90
(DATE)

Property Owner: Stephen C. Baunach

Address: 16488 Bonnie Ln.
(Of job site)

BLDG:FORMS(OWNERB)

REQUEST FOR ELECTRICAL POWER BEFORE FINAL INSPECTION

I, STEVE RICHTER (print name), owner, occupant, or general contractor of building located at 16488 . BONNIE LN. request temporary electrical power, for above building, to be used for testing equipment and illuminating the interior to facilitate the completion of the building. I assume all responsibility for using said power in a safe manner and I will assume responsibility for disconnecting power and keeping switches locked in an open position when not in use by qualified personnel.

I also assure the Building Department that the building will not be occupied until the building is accepted as complete by the Building Department of the Town of Los Gatos and Use and Occupancy has been approved by the Town of Los Gatos.

Steve Richter
(Signature)

12-10-90
(Date)

Approved by	DATE

REQUEST FOR GAS SERVICE BEFORE FINAL INSPECTION

I, STEVE REHDER (print name), owner, occupant or general contractor of building located at 16488 BONNIE LN request temporary gas service for above building, to be used for testing equipment and to facilitiate the completion of the building. I assume all responsibility for using gas service in a safe manner and I will assume responsibility for disconnecting gas and keeping valves locked in a closed position when not in use by qualified personnel.

I also assure the Building Department that the building will not be occupied until the building is accepted as complete by the Building Department of the Town of Los Gatos and Use and Occupancy has been approved by the Town of Los Gatos.

Steve Rehder
(Signature)

12-10-90
(Date)

Approved by:	Date

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT · PHONE 354-6874

APPLICATION FOR BUILDING PERMIT

P 7007

FOR APPLICANT TO FILL IN

16488 Bonnie Ln.

9,000 Sq Ft

House

Byron Bibbs

16458 Bonnie Ln.

Los Gatos

Suit.

356 [illegible]

Same

Los Gatos

DESCRIPTION OF WORK

576

Sewage Ejector

To Garage

11.50

4000 00

Sewer 11.50

TOTAL 15.00

16488 Bonnie Ln

2 E B

E-1

BUILDING PERMIT APPROVAL DATE

3/28/79

3/27/79

INSPECTION RECORD

APPROVALS

5-29-79

11-21-79

Page 62

OWNER-BUILDER VERIFICATION

An "owner-builder" building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

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

2. I (have/have not) have signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

   Name _____

   Address _____ City _____

   Phone _____ Contractor's License # _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

   Name _____

   Address _____ City _____

   Phone _____ Contractor's License # _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work

Stephen C. Baumann — 11/26/81
(Signature) (Date)

Property Owner Stephen C. Baumann

Social Security Number [redacted]

16488 Bonnie Lane

CERTIFICATE CONCERNING WORKER'S COMPENSATION

I, [signature], certify that I am the applicant for permit, 16185 Bernal Ln. (job address), that I understand that all construction employees are required to be covered by worker's compensation insurance.

I further 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.

I FURTHER CERTIFY THAT THERE WILL BE NO PERSONS WHO ARE EMPLOYEES WITHIN THE MEANING OF THE WORKERS' COMPENSATION LAWS OF CALIFORNIA WORKING IN ANY CAPACITY REGARDLESS OF WHO EMPLOYS THEM OR THE JOB FOR WHICH THE PERMIT IS ISSUED.

I FURTHER CERTIFY THAT I HAVE AND WILL RETAIN THROUGHOUT THE COURSE OF THE WORK CONTROL OVER WHO IS PRESENT AND WHO WORKS AT THE JOB SITE.

I declare under penalty of perjury that the foregoing is true and correct.

DATED 3-29-79 LOS GATOS, CALIFORNIA

_____

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

1

E 14640

ITEM		EA.	$ FEES
FOR ISSUANCE OF PERMIT	X	X	10 00
FIXTURES, SOCKETS OR OTHER LAMP HOLDING DEVICES		30 EA	
OUTLETS, RECEPTACLES, SWITCHES AT WHICH CURRENT IS CONTROLLED		30 EA	
RANGE / OVEN - COOK TOP - DRYER (EA)		2 00	
WATER HEATER		2 00	
ELECTRICAL SIGN		10 00	
FOR HEATING & MISC APPLIANCES & EQUIPMENT GENERATOR, WELDER TRANSFORMER, MOTOR KW HP, KW, KVA RATING			
NOT OVER 2		2 00	
OVER 2 BUT NOT OVER 10		5 00	
OVER 10 BUT NOT OVER 50		10 00	
OVER 50		20 00	
SERVICE EQUIPMENT	X		
NOT OVER 200 AMP		12 00	12 00
OVER 200 AMP		25 00	
TEMPORARY POLE		10 00	
MERCURY VAPOR LAMP		2 00	
SAW POOL (INCLUDES EQUIPMENT AND GROUND)		20 00	
			22 00

BUILDING ADDRESS 16428 Bonnie Ln.
USE OF BUILDING residential
OWNER Stephanie Wellington
MAIL ADDRESS 16428 Bonnie Ln.
CITY Los Gatos PH [redacted]
CONTRACTOR Blane Electrical
ADDRESS 3171 Roma Dr.
CITY San Jose PH 246-3616
STATE LICENSE C10-318[illegible] TOWN LICENSE

GROUP | USE ZONE | PROCESSED

INSPECTION RECORD

9-10-86
(1) Need Grounding Rod.
Water Bond 4/Heater
OK

VALIDATION

0712A111 07/24/86 TOTAL 22.00
13:52

APPROVALS

	DATE	INITIALS
SCAFFOLD		
ROUGH WIRING		
SERVICE EQUIP.		
FIXTURES		
GROUNDING		
UTILITY CO. NOTIFIED		
FINAL	10-2-86	

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

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 ELECTRICAL WIRING, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

X

DISTRIBUTION 1. INSPECTOR'S RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA. 95030
BUILDING INSPECTION DEPARTMENT · PHONE 354-6876

APPLICATION FOR BUILDING PERMIT

1

B 12350

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 16488 Bonnie Lane
DATE: 11/26/81
LOT NO:
TRACT:
USE OF EXISTING BUILDING: SFD
OWNER: Stephen C. Bannach
PH:
ADDRESS: 16488 Bonnie Lane
ARCHITECT OR ENGINEER: (same)
PH:
ADDRESS:
CONTRACTOR:
PH:
ADDRESS:
STATE LICENSE:
TOWN LICENSE:

DESCRIPTION OF WORK

NEW | ADD | ALTER | REPAIR | DEMOLISH

AREAS

1st FL	2nd FL	GAR	BSMT	OTHER
TOTAL FLOOR AREA	NO. OF STORIES	NO. OF UNITS		

USE OF STRUCTURE

DESCRIPTION OF WORK

Exterior housing for water heater

VALUATION: 7500

CONSTRUCTION LENDING AGENCY

NAME:
ADDRESS:
X NOT APPLICABLE

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

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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 Stephen C. Bannach

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.

X Stephen C. Bannach

BUILDING PERMIT APPROVAL

	DATE
PLAN DEPT N/A	/ /
PUBLIC WORKS N/A	/ /
FIRE DEPT N/A	/ /
BUILDING DEPT	/ /
SEWER CONNECT	

FR SS	TYPE CONST
REAR SA	OCC GROUP
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR

VALUATION $

FEES & TAXES

BUILDING PERMIT $	16.00
SEISMIC TAX	2.00
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL $	18.00

INSPECTION RECORD

Wall w/ Roof Sheathing 12-5-81

VALIDATION

APPROVALS

	DATE	INSPECTOR'S
FOOTINGS LOCATION FORMS WATER & S		
FRAME FIRESTOPS BRACING BOLTS	12-7-81	
FLASHING LOCATION CASEMENT DUCTS		
INSULATION		
LATH EXT	12-7-81	
INSULATION CERT		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL	1-28-82	

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

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA. [redacted]
BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

P 12808 1

APPLICATION FOR PERMIT

NO.	ITEM @ $6.00 EA.	NO.	ITEM @ $4.00 EA.
	WATER CLOSET		LAUNDRY TUB
	BATH TUB		CLOTHES WASHER
	SHOWER		DISPOSER
	LAVATORY		FLOOR DRAIN
	SINK		FLOOR SINK
	DISHWASHER		DRINKING FTN

		FEE
	ABOVE TOTAL X $4.00 =	
NO.	MISCELLANEOUS ITEMS	
	HOUSE SEWER @ 10.00	
1	WATER HEATER 5.00	5 00
	WATER SYSTEM 5.00	
	WATER SOFTENER 5.00	
	LAWN SPRINKLER 6.00	
	PRIVATE SEWAGE DISPOSAL 30.00	
	RAINWATER SYSTEM - DRAIN 2.00	
	GAS SYSTEM 5.00	
	ADDITIONAL OUTLETS (OVER 5) 50 EA	
	PERMIT	10 00
	TOTAL FEE	$ 15 00

16488 Bonnie Lane
USE OF BUILDING SFD
OWNER A. Bernard
MAIL ADDRESS 16488 Bonnie Lane
CITY L G [redacted]
CONTRACTOR owner
ADDRESS
CITY PH
STATE LICENSE TOWN LICENSE

GROUP | FIRE ZONE | PROCESSED BY BJ 11-27-84

INSPECTION RECORD

Notified Rueto 12/4 12-5-84

12-7-84 Water Leak & Heat

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 Stephen C. Bauman

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 PLUMBING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

Stephen C. Bauman

VALIDATION

[redacted] 9941 [redacted]

APPROVALS

	DATE	INITIALS
UNDER FLOOR WORK		
ROUGH PLUMBING		
GAS PIPING	Suspect	12-5-84 BJ
GAS VENT		
HOT WATER HEATER	12-5-84	BJ
HOUSE SEWER		
PLUMBING FIXTURES		
GAS TEST		
UTILITY CO. NOTIFIED		
FINAL		

INFORMATION 1. INSPECTION RECORD 2. HISTORY RECORD 3. PERMITTEE 4. FI

TOWN OF LOS GATOS

BUILDING DEPARTMENT

4462

BUILDING DEPARTMENT COPY

RECEIVED OF B. Behnke

JOB ADDRESS 16488 Bonnie LN

VALIDATION

WHEN VALIDATED THIS IS A RECEIPT FOR THE AMOUNT SHOWN BELOW. THE VALIDATION NUMBER, DATE AND AMOUNT VALIDATED HEREON IS A PART OF THE RECORDS OF THE TOWN OF LOS GATOS

			AMOUNT
☒ PLAN CHECK FEE	☐ DEPOSIT ACCT ☐ GENERAL FUND	(VALUATION $)	$ 22.25
☐ CONSTRUCTION TAX		(NO B.P.)	$
☐			$
☐			$
☐			$
PAID BY		TOTAL ▶	$ 22.25

Permit Number: M99-000315

Work Description: REPLACE AIR HANDLER & DUCT WORK

Building Address: 16488 BONNIE LN
Owner.....: BAUNACH STEPHEN C AND MOLLY L
Address.....: 16488 BONNIE LN
City.....: LOS GATOS CA
Zip.....: 95032
Contractor.....: ALTON AIR CONDITIONING
License.....: 511296
Address.....: 45300 INDUSTRIAL DR.
City.....: FREMONT CA
Zip.....: 94538
Business Lic..: 97100050

Status..: ISSUED
Applied.: 07/29/1999
Approved: 07/29/1999
Issued..: 07/29/1999
Expires.: 01/25/2000

--Square Footage--
New Residence: Remodel: Commercial:

PERMIT FEES

Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Mechanical Fee:	40.00
Total Calculated Fees:	65.00
Total Additional Fees:	.00
Total Fees Due.....:	65.00
Total Payments.....:	.00
BALANCE DUE.....:	65.00

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors 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 the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

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 Town to enter upon the above mentioned property for inspection purposes.

Signature X _____

NOTICE: All new mechanical equipment shall be screened and the screening shall match the building in terms of material and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.20.025 of the Town of Los Gatos Code.

Permit Number: E99-000460

Work Description: REPLACE AIR HANDLER

Building Address: 16488 BONNIE LN
Owner.....: BAUNACH STEPHEN C AND MOLLY L
Address.....: 16488 BONNIE LN
City.....: LOS GATOS CA
Zip.....: 95032
Contractor.....: ALTON AIR CONDITIONING
License.....: 511296
Address.....: 45300 INDUSTRIAL DR.
City.....: FREMONT CA
Zip.....: 94538
Business Lic..: 97100050

Status..: ISSUED
Applied.: 07/29/1999
Approved:
Issued..: 07/29/1999
Expires.: 01/25/2000

--Square Footage--
New Residence: Remodel: Commercial:

********** PERMIT FEES **********

Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Resident.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Electrical Fee:	8.00

Total Calculated Fees:	33.00
Total Additional Fees:	.00
Total Fees Due.....:	33.00
Total Payments.....:	.00
BALANCE DUE.....:	33.00

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License La
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 the State of California.
Signature X

CERTIFICATION OF PERMIT ISSUANCE
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 Town to enter upon the above mentioned property for inspection purposes.
Signature X

NOTICE:

1. Signs are regulated, See Planning Dept. for requirements

2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.

[redacted]

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT
(408) 354-6881
FAX (408) 354-7593

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

TO: Pacific Gas & Electric Company
Attention: Lea-Marie
FAX: (408) 725-3342 PHONE: (408) 725-2147

FROM: TOWN OF LOS GATOS - BUILDING INSPECTION DEPARTMENT

SUBJECT: REQUEST FOR GAS/ELECTRIC RELEASE(S)

PROPERTY INFORMATION:

Building Address 16488 Bonnie Ln

Name of Customer Baunach Stephen & Molly

Date of Re'ease 12/6/99 Time of Re'ease

Building Type Residence Units Re'eased

Meter(s) Location

ELECTRICAL RELEASE:

- [X] Service Change Amps 400 Other
- [ ] New Service Amps Other
- [ ] Temporary Power Pole Amps Other
- [ ] Temporary Use of Permanent Power

GAS RELEASE:

- [X] Service Change 1 Meters 40 No of BTU
- [ ] New Service Meters No of BTU
- [ ] Temporary Use of Permanent Gas Service

BUILDING INSPECTION DEPARTMENT:

Inspector Initials CM

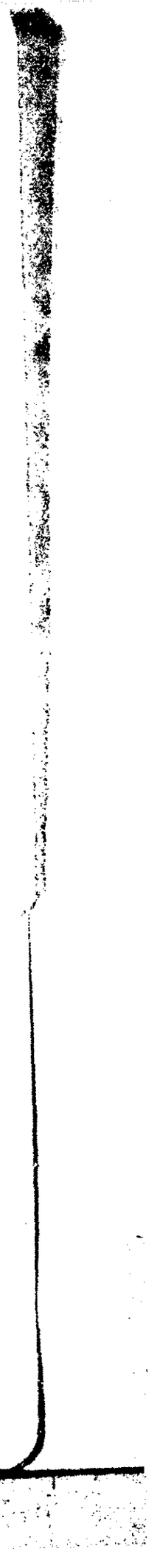
Permit No E99-0004660

Fax Date/Time: 12/6/99 11:30 AM

CHRISTOPHER B. MANSFIELD
BUILDING INSPECTOR
NONPOINT SOURCE INVESTIGATOR

BUILDING & ENGINEERING DEPARTMENT
CIVIC CENTER • 110 E. MAIN STREET • P.O. BOX 949 • LOS GATOS, CA 95031
TELEPHONE: (408) 354-6877 • FAX: (408) 354-4431

N B&E FORMS GAS-ELC.APD



– BONNIE LANE – 16488

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number. **B05-0178**

Work Description: T/O (E) COMP R/R 3200 SF W/LANDMARK SHINGLES
Building Address: 16488 BONNIE LN LG — Status: APPLIED
Applied: 03/18/2005 — Issued: 03/18/2005
Approved: 03/18/2005 — Expires: 09/14/2005

OWNER BAUNACH STEPHEN C;MOLLY L 03/18/2005 Phone: [redacted]
16488 BONNIE LN
LOS GATOS, CA
95032

CONTRACTOR LOS GATOS ROOFING 03/18/2005 Phone: 408-535-1400
1771 SMITH AVE
SAN JOSE CA
95112
License: 800707

Valuation: $9,600.00
Total Sq. Ft.: 3200 Liveable Sq Ft.: 0
Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	212.25
Computer Services Fee	7.25
Microfilm Fees - Bldg.	2.20
NPDES Fee	50.00
Road Impact Basin #1	128.00
Seismic Tax 5%	.05
Seismic Tax 95%	.91

Total Calculated Fees:	$100.66
Total Additional Fees:	$0.00
Total Fees Due:	$400.66
Total Payments:	$0.00
Balance Due:	$400.66

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 C-39 License No. 800707 Exp. Date _____ Contractor Name Los Gatos Roofing

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Profssions 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. _____, B.& P.C. for this reason _____

WORKER'S 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 Comp. Policy No. 28-000227931O6
( ) 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 worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE 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 or Agent _____ Date 3-18-05

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
(408) 354-6881 or (408) 399-5711 FAX (408) 354-7593

CIVIC CENT
110 E. MAIN STRE
P.O. BOX 9
LOS GATOS, CA 950

M02 ____ B02 ____

P02 ____ E02 ____

PERMIT APPLICATION FOR PLAN REVIEW/BUILDING PERMIT

SITE ADDRESS 16488 Bonnie Lane Suite ____ Today's Date 3/16/05

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

DETAILED DESCRIPTION OF WORK TO BE DONE Remove existing comp. roof. Install Landmark IL shingles by Certainteed over the layer of Rogers Select felt.

Square Foot Detail	Existing	Alteration	New/Addition/Convert	Reroof/Pool/Pa
1st Floor				32 sq.
2nd Floor				
Attic/Basement/Cellar				
Attached/Detached Garage				

CONSTRUCTION VALUATION: $6530 Include costs of all labor and ma

IS BUILDING/ADDITION: Heated? ☐ Yes ☐ No Cooled? ☐ Yes ☐ No ☐ Pre 1941/Historic ☐ Fire Sprinkler S

PROPOSED USE OF BUILDING: Single Family

CONTACT NAME Tina Radonich Phone [redacted] Fax [redacted]

Address [redacted]

Owner Name Molly Baunach Phone (Required) [redacted]

Address: Same City ____ Zip ____

Architect/Engineer/Designer ____ License # ____ Phone ____

Address ____ City ____ Zip ____

Contractor Name Jireh Inc. dba Los Gatos Roofing

State License No. 800707 License Type C-39 Expires 10/31/05 Town Business Lic. No. 13682

Tenant owner Phone ____

Address ____ City ____ Zip ____

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 ____

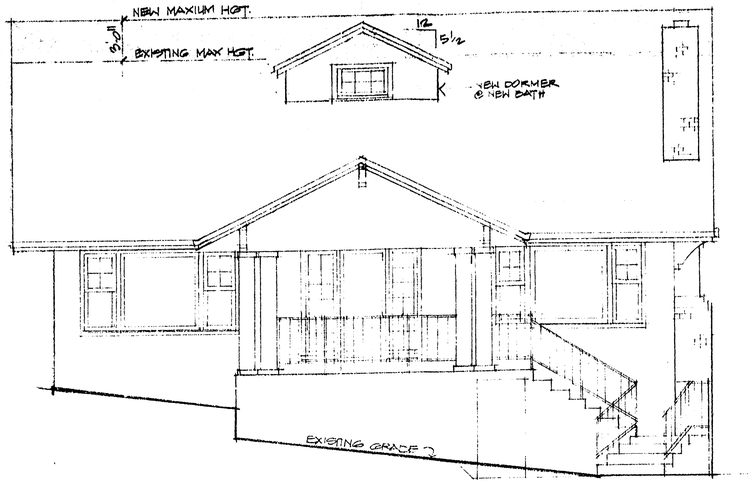
I certify that I have read this application and state that the above information is correct. I agree to comply with all town and ordinances and state laws relating to building construction, and hereby authorize representatives of this Town to enter my property for inspection purposes.

Signature T Radonich Date 3/16/05

Mandatory Measures Checklist: Residential

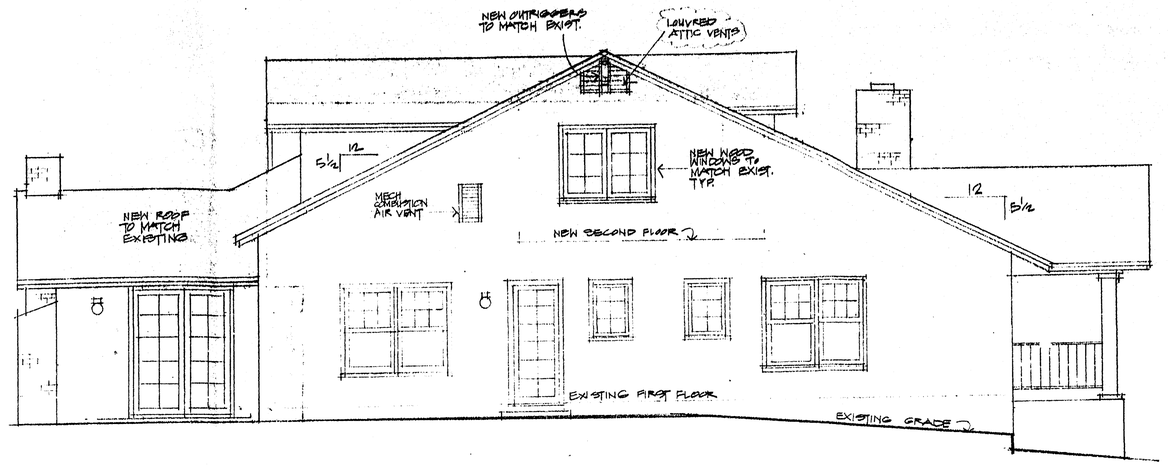
MT-1R

NOTE. Low-rise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Insert "N/A" for not applicable. Insert "YES" for measures in more stringent compliance packages. Insert "NO" for measures not in compliance packages. Insert "EXIST." for existing conditions. Insert "NEW" for measures in new construction. Insert "ALT" for measures in alterations. Insert "ADD" for measures in additions. Insert "XX" for measures not applicable to the building. Insert "EXCEPT" for measures not applicable to the building except as noted. Insert "YES" for measures that are required. Insert "NO" for measures that are not required. Insert "N/A" for measures that are not applicable to the building. Insert "EXIST." for existing conditions. Insert "NEW" for measures in new construction. Insert "ALT" for measures in alterations. Insert "ADD" for measures in additions. Insert "XX



NORTH

FRONT



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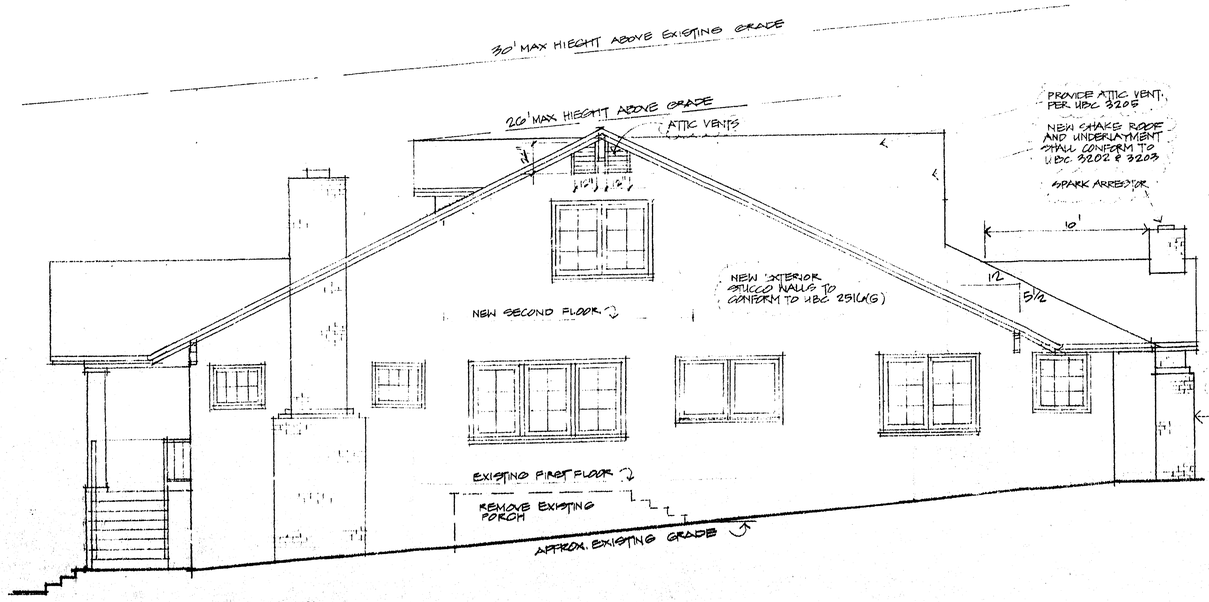

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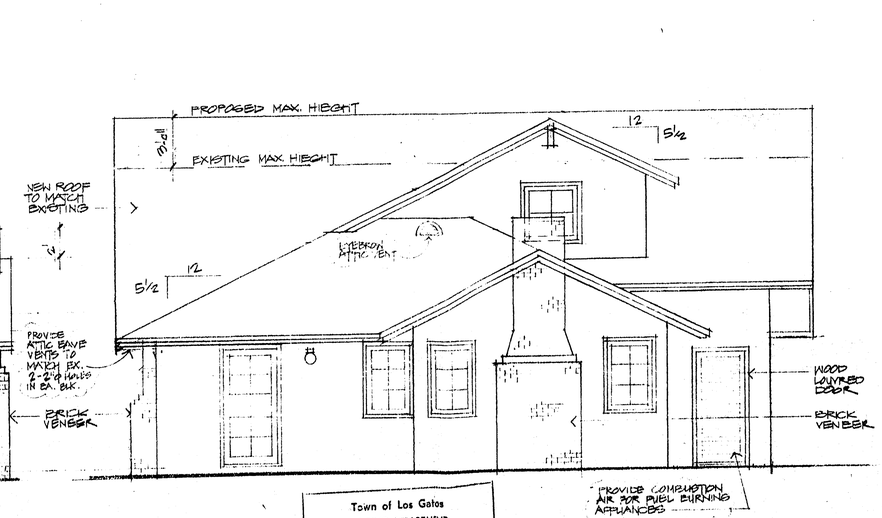


SOUTH

REAR

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE 1/4/90
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.

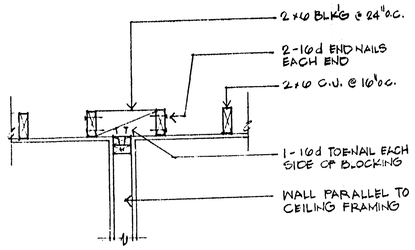
REVISIONS	BY
12/29	

MICHAEL D. VIERHUS
ARCHITECT
20 C North Santa Cruz Ave Los Gatos, CA 95030
408·395·0660

BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

Date	10·4·89
Scale	
Drawn	MDV
Job	
Sheet	2
Of	2 Sheets

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®



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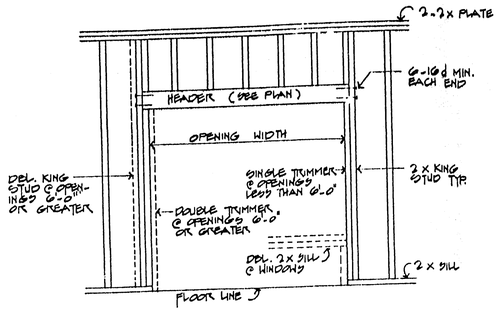

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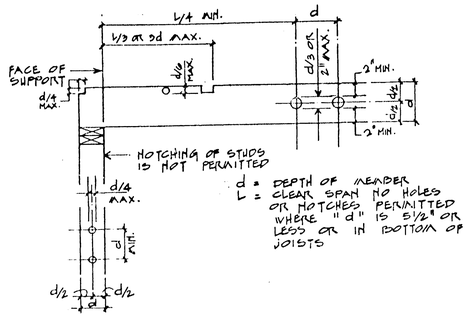

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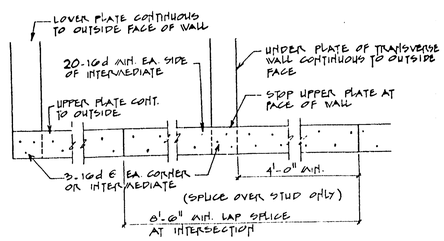

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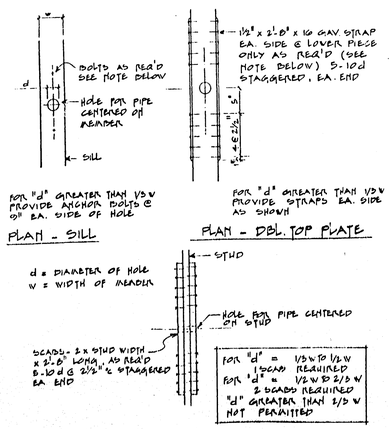

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MINIMUM LUMBER GRADES

TYPE / EXPOSURE	PRIMARY USE	SIZES	MINIMUM GRADE	MINIMUM CAPACITIES				
SAWN LUMBER			DOUGLAS FIR	Fb SINGLE PSI	Fb REPET PSI	Fv PSI	E* PSI	Fc PSI
ENCLOSED	STUDS	2X4	CONSTRC.	1050	1200	95	1.6	1150
		3X4	DF#2	1450	1650	95	1.7	1000
		2X6	DF #2	1250	1450	95	1.7	1050
	JOISTS AND BEAMS	2X						
		3X	NO.2	1250	1450	95	1.7	1050
		4X						
EXPOSED	JOISTS AND BEAMS	2X						
		3X	NO.1	1500	1750	95	1.8	1250
		4X						
	HEAVY BEAMS	6X	NO.1	1300	-	85	1.6	925
		6 UP			-			
	HEAVY POSTS	5X5	NO.1	1200	-	85	1.6	1000
GLU LAM								
INTERIOR	BEAMS	ANY	24F-V4	2400	-	165	1.8	1650

* MULTIPLY ALL "E" VALUES BY 1,000,000 TO OBTAIN UNITS OF PSI.

4x HEADER SCHEDULE

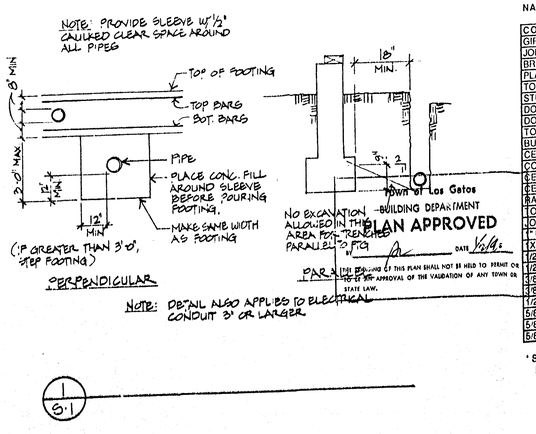
ROUGH OPENING WIDTH	SIZE
4'-0" AND LESS	4X6
4'-1" TO 6'-0"	4X8
6'-1" TO 8'-0"	4X10
8'-1" TO 10'-0"	4X12
10'-1" TO 12'-0"	4X14
@ 1st. FLR. OF 2 STORY BLDGS. (U.N.O.)	4X12 OR BETTER

FOUNDATION

1. **REBAR GRADES:** FY OF REBAR= 40,000 PSI FOR #4 AND SMALLER, 60,000 PSI FOR #5 AND LARGER.
2. **CONCRETE STRENGTH:** F'C OF CONCRETE= 2000 PSI FOR FOOTINGS AND 2,000 PSI FOR OTHER USES.

EPOXY GROUTING

1. **EPOXY GROUTING** WILL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREAD ROD OR REBAR ARE BEING EMBEDDED INTO EXISTING CONCRETE OR BRICK MASONRY UNLESS NOTED OTHERWISE.
2. **DRILLED HOLES** SHALL BE DRILLED WITH ROTARY HAMMER. SIZE SHALL BE 1/2 INCHES IN DIAMETER LARGER THAN ROD OR BAR SIZE. IMMEDIATELY BEFORE APPLYING EPOXY GROUT, HOLES SHALL BE BLOWN OUT WITH OIL-FREE COMPRESSED AIR.
3. **EPOXY GROUT** FOR DOWNWARD HOLES MAY BE EITHER NON-SAG TYPE, OR LIQUID TYPE, NORMAL SET. HORIZONTAL OR OVERHEAD HOLES SHALL BE NON-SAG TYPE, NORMAL SET. LIQUID EPOXY SHALL BE POURED SLOWLY INTO THE HOLE TO AVOID TRAPPED AIR. NON-LIQUID EPOXY SHALL BE INJECTED WITH A CAULK GUN WITH AN EXTENSION NOZZLE FITTED TO REACH THE BOTTOM OF THE HOLE. IN BOTH TYPES, THE HOLE SHOULD BE FILLED APPROXIMATELY HALF FULL.
4. **PLACEMENT:** BAR OR ROD SHALL BE SLOWLY INSERTED AND TURNED A MINIMUM OF ONE ROTATION. DO NOT PULL UP AND DOWN ON DOWEL WHEN INSTALLING. REMOVE ANY EPOXY GROUT AROUND HOLE BEFORE IT HAS SET.
5. **CONTRACTOR** SHALL MIX RESIN AND HARDENER PER MANUFACTURER'S SPECIFICATION. EPOXY SHALL BE ADHESIVE ENGINEERING, CONCRESIVE 1411 OR 1440 SERIES. ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF SPECIFICATIONS.



NOTE: DETAIL ALSO APPLIED TO ELECTRICAL CONDUIT 3" OR LARGER

1 / 5.1

GENERAL

1. **TYPICAL DETAILS** AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
2. **DISCREPANCIES:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS AT THE JOB SITE AND BRING TO THE ENGINEER'S ATTENTION ANY DISCREPANCIES.
3. **EXCAVATION:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
4. **OTHER TRADES:** SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS.
5. **BRACING:** TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED
6. **MATERIALS AND WORKMANSHIP:** THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIALS SHALL BE NEW AND MATERIALS AND WORKMANSHIP SHALL BE IN GOOD QUALITY. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.
7. **INSPECTIONS:** ANY INSPECTIONS, SPECIAL OR OTHERWISE, THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS OR THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.
8. **MASONRY AND STONE VENEERS:** MASONRY AND STONE VENEER SHALL NOT EXCEED 5 INCHES IN THICKNESS. WHEN APPLIED OVER STUD CONSTRUCTION, THE STUDS SHALL BE SPACED A MAXIMUM OF 16 INCHES ON CENTER AND APPROVED PAPER SHALL FIRST BE APPLIED OVER THE SHEATHING OR WIRES BETWEEN STUDS. ANCHOR TIES SHALL BE PROVIDED TO HORIZONTAL JOINT REINFORCEMENT WIRE OF NO. 9 GAUGE OR EQUIVALENT THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED. AN AIR SPACE OF AT LEAST 1 INCH SHALL BE MAINTAINED BETWEEN THE BACKING AND THE VENEER IN WHICH CASE, TEMPORARY SPOT BEDDING MAY BE USED AWAY FROM THE TIES TO ALIGN THE VENEER. SPOT BEDDING AT THE TILS SHALL BE OF CEMENT MORTAR ENTIRELY SURROUNDING THE TIES. THE HEIGHT OF ALL ANCHORED VENEERS SHALL NOT BE MORE THAN 30 FEET IN HEIGHT ABOVE THE FOUNDATION.

TIMBER

1. **WORKMANSHIP:** ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE AND TIGHT AND WELL NAILED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND WITH ALL PERTINENT BUILDING CODES. THE SHIMMING OF SILLS, JOISTS, SHORT STUDS, TRIMMER AND HEADERS, OR OTHER FRAMING MEMBERS SHALL NOT BE PERMITTED. ALL WALLS AND PARTITIONS SHALL BE STRAIGHT, PLUMB, AND ACCURATELY LOCATED. CAREFULLY SELECT ALL STRUCTURAL MEMBERS. INDIVIDUAL PIECES SHALL BE SELECTED SO THAT KNOTS AND OBVIOUS MINOR DEFECTS WILL NOT INTERFERE WITH THE PLACING OF BOLTS, OR PROPER NAILING, OR THE MAKING OF SOUND CONNECTIONS. LUMBER MAY BE REJECTED BY THE ENGINEER FOR WARP, TWIST, BOW OR CROOK, MILDEW, FUNGUS, OR MOLD AS WELL AS FOR IMPROPER GRADE MARKING. DEFECTS WHICH RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION SHALL BE DISCARDED.
2. **GRADE MARKINGS:** EACH PIECE IF STRUCTURAL LUMBER, PLYWOOD, AND TIMBER SHALL BE MARKED WITH THE GRADE BY SUCH COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES.
3. **SIZING AND SURFACING:** ALL LUMBER, EXCEPT WHERE NOTED OTHERWISE, SHALL BE SIZED AND SURFACED ON (4) SIDES. ALL SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH PIECES. SPLICING WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY SO DETAILED OR AS DIRECTED BY THE ENGINEER.
4. **BUILDING PAPER** SHALL BE THE STANDARD PRODUCT OF A MAJOR MANUFACTURER, SUITABLE FOR THE USES INTENDED, AND WEIGHING AT LEAST (14) POUNDS PER 100 SQUARE FEET.
5. **ROUGH HARDWARE:** JOIST HANGERS, STRAPS, HOLDOWNS, ETC., SHALL HAVE I.C.B.O. APPROVAL.
6. **BLOCKING AND FIRESTOPPING:** INSTALL ALL BLOCKING AS REQUIRED TO SUPPORT ALL ITEM OF FINISH SUCH AS BULKHEADS AND DOORBUCKS. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS.
7. **DOUBLE FLOOR JOISTS:** PROVIDE UNDER ALL WALLS PARALLEL TO DIRECTION OF FRAMING.
8. **HD HOLDOWNS:** USE 4X4 POSTS WHERE HD HOLDOWNS ARE SPECIFIED
9. **BOLTING:** BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16 INCH LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDERHEADS AND NUTS. NUTS SHALL BE PULLED TIGHT AND AGAIN CHECKED AND TIGHTENED JUST PRIOR TO ENCLOSING BOLTED MEMBERS. COUNTER BORE FOR BOLTED HEADS OR NUTS ONLY WHERE SO INDICATED ON THE DRAWINGS, AND THEN ONLY TO SUFFICIENT DEPTH TO HOUSE THE BOLT HEAD OR NUT AND WASHER. CUT OFF EXCESSIVE BOLT PROJECTION WHERE NECESSARY. NICK THREADS TO PREVENT LOOSENING
10. **SPIKING:** WHERE SPIKING IS CALLED FOR ON THE DRAWINGS, SUCH AS IN MULTIPLE JOISTS, SPIKE EACH PIECE WITH (2) ROWS OF 16D NAILS AT 6 INCHES ON CENTER STAGGERED 3 INCHES. THE (2) ROWS SHALL BE SPACED AT 6 INCHES MINIMUM

NAILING SCHEDULE *

CONNECTION	NAILING
GIRDER TO SILL - TOE NAIL	3-16d - COMMON
JOIST TO SILL OR GIRDER - TOE NAIL	3 - 8d - COMMON
BRIDGING TO JOIST - TOE NAIL	2 - 8d
PLATE TO JOIST OR BLOCKING	16d@8"O.C. - COMMON
TOP PLATE TO STUD - END NAIL	2-16d
STUD TO SOLE PLATE - TOE NAIL	4 - 8d
DOUBLE STUDS - FACE NAIL	16d@24"O.C.
DOUBLE TOP PLATES - FACE NAIL	16d @16"O.C.
TOP PLATE LAPS	24-16d - COMMON
BUILT UP CORNER STUDS & ANGLES	16d@24" O.C.
CEILING JOISTS TO PLATE- TOE NAIL	3-8d
CONTINUOUS HEADER TO STUD	4-8d
CEILING JOISTS - LAPS OVER WALLS	3-16d - COMMON
CEILING JOISTS TO PARALLEL RAFTERS	3-16d - COMMON
RAFTER TO PLATE-TOE NAIL	3-8d
TOP PLATE INTERSECTIONS	3-16d
JOIST OR BLOCKING TO PLATE-TOE NAIL	16d@8" O.C.-COMMON
T BRACE TO EACH STUD & PLATE	2-8d
1X6 SHEATHING TO BEARING	2-8d
1/2" PLYWOOD ROOF SHEATHING - EDGES	8d@6"O.C. - COMMON
1/2" PLYWOOD ROOF SHEATHING - FIELD	8d@12"O.C. - COMMON
1/2" PLYWOOD ROOF SHEATHING - EDGES	8d@4" O.C. - COMMON
3/8" PLYWOOD WALL SHEATHING - FIELD	8d@12"O.C. - COMMON
3/8" PLYWOOD WALL SHEATHING - FIELD	5d COOLERS @ 7'O.C.
1/2" GYP. BOARD - ALL STUDS & PLATES	6d COOLERS @ 7'O.C.
1/2" GYP. BOARD - ALL STUDS & PLATES	10d@6"O.C. - COMMON
5/8" OR 3/4" T&G PLYWOOD SUB FLOOR - EDGES	10d@6"O.C. - COMMON
5/8" OR 3/4" T&G PLYWOOD SUB FLOOR - FIELD	10d @ 10"O.C. - COMMON

* SEE PLAN FOR SPECIAL HEADER & NAILING REQUIREMENTS. NAILS ARE SINKERS U.N.O.

REVISIONS	BY

STRUCTURES & ENGINEERING
Joseph C. Bauer, C.E.
435 Middlefield Road Palo Alto, California 94301 415 328 8615

BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

Date 9-20-89
Scale AS NOTED
Drawn
Job 89137
Sheet S-1
Of 5 Sheets

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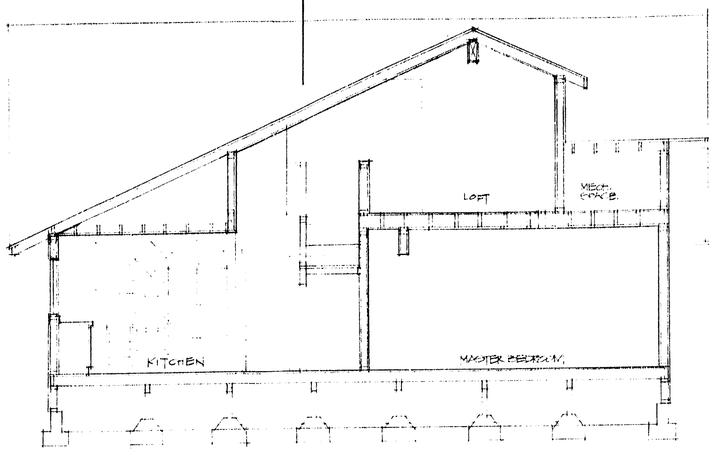

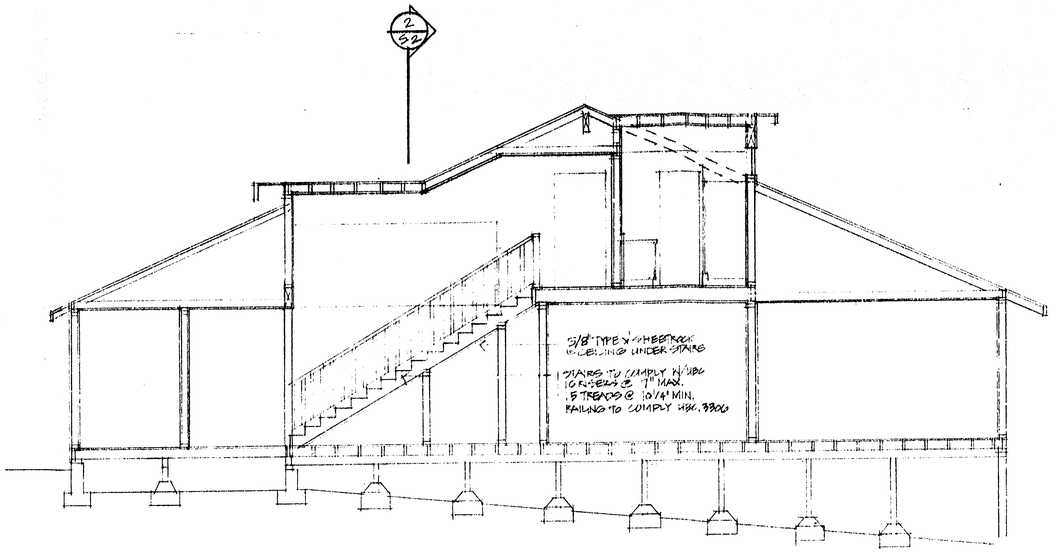

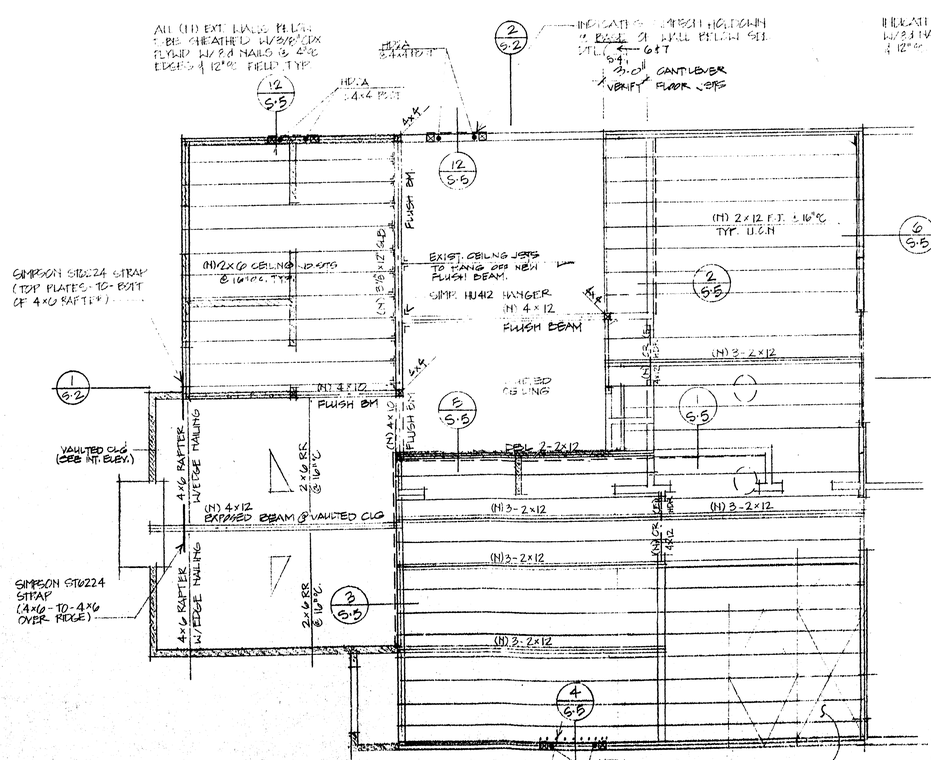

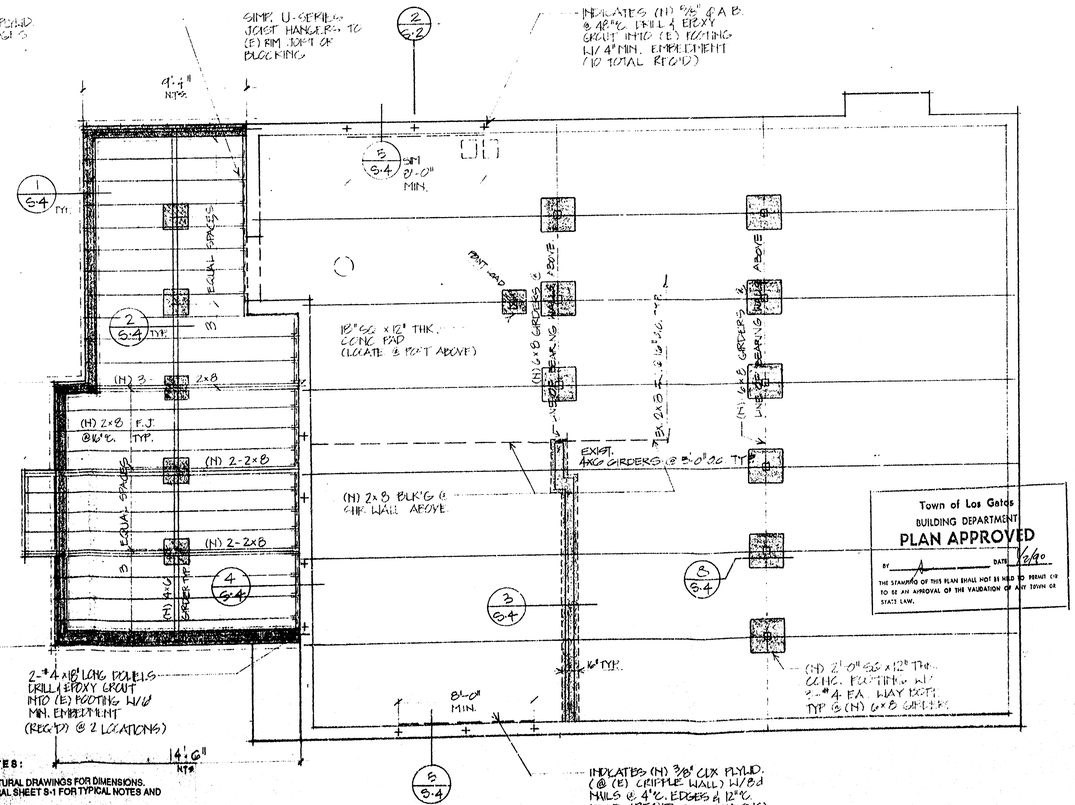

FRAMING NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
2. SEE STRUCTURAL SHEET S-1 FOR TYPICAL NOTES AND DETAILS.
3. SEE HEADER SCHEDULE ON SHEET S-1 FOR SIZES NOT SHOWN ON PLANS.
4. SEE NAILING SCHEDULE ON SHEET S-1 FOR TYPICAL SIZES AND SPACING.
5. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR OTHER REQUIRED NOTES AND DETAILS.
6. SEE SECOND FLOOR FRAMING PLAN FOR THE LOCATIONS AND SIZES FOR STRAPS AND HOLDOWNS AT THE FOUNDATION.

REVISIONS	BY

STRUCTURES & ENGINEERING
Joseph M. Baer, C.E.
435 Middlefield Road Palo Alto, California 94301 415-328 8615

BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

Date 9.20.89
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Job 89137
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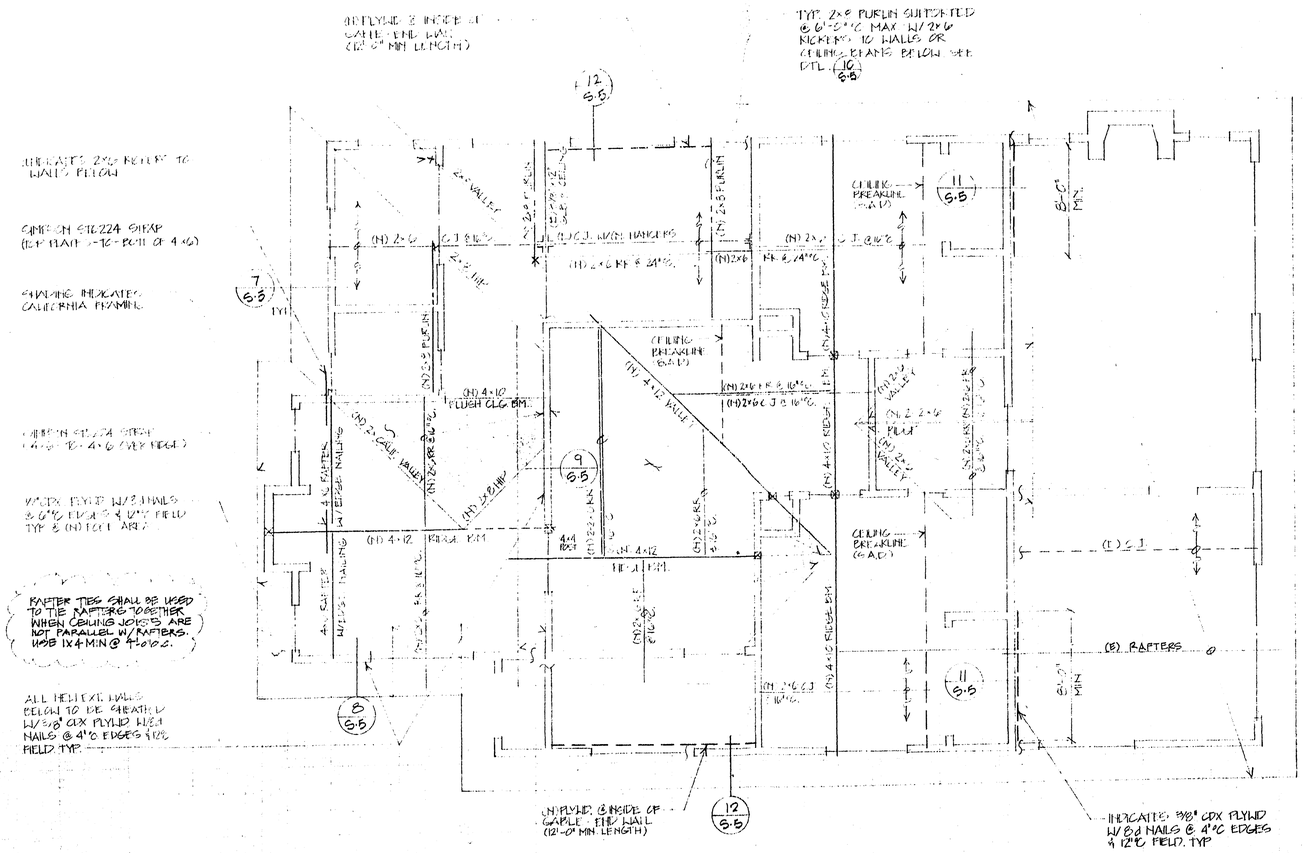
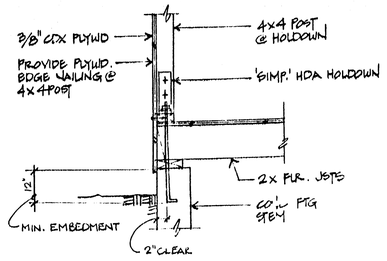
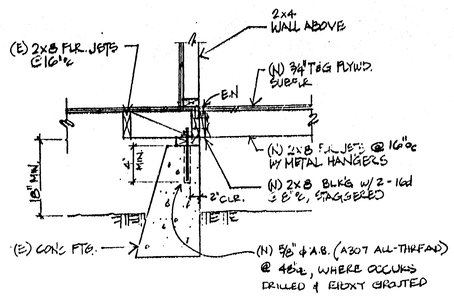
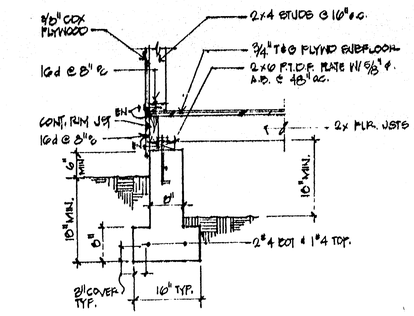

(N) PLYWD. 3 INSIDE OF GABLE END WALL (12'-0" MIN LENGTH)
TYP. 2x8 PURLIN SUPPORTED @ 6'-0" MAX. W/ 2x6 KICKERS TO WALLS OR CEILING BEAMS BELOW SEE DTL. 10/S.5
(N) 2x6 @ 16" O.C.
(N) 4x12 RIDGE BM.
(N) 4x12 VALLEY
(N) 2x8 VALLEY
(N) 2x8 RAFTERS
(N) 4x12 BEAM
(N) 4x10 RIDGE BM.
CEILING BREAKLINE (+A.F.F.)
(E) C.J.
(E) RAFTERS
(N) 2x6 C.J. @ 16" O.C.
(N) 4-10 FLUSH CLG. BM.
4x4 POST
4x10 POST
4x12 POST
(N) 2x6 RAFTERS W/ BRIDGE NAILING
(N) 2x6 CEILING JOISTS
(N) 2x8 PURLIN
(N) 2x6 KNEE WALL
(N) 2x6 FURRING
(N) 2x6 RAFTER @ 16" O.C.
(N) 2x6 C.J. @ 16" O.C.
(N) 2x6 RAFTER @ 24" O.C.
(N) 2x6 @ 24" O.C.
(N) 2x6 RAFTER @ 16" O.C.
(N) 2x6 @ 16" O.C.
(N) 2x6 @ 24" O.C.
(N) 2x6 @ 16" O.C.
(N) 2x6 @ 16" O.C.
(N) 2x6 @ 16



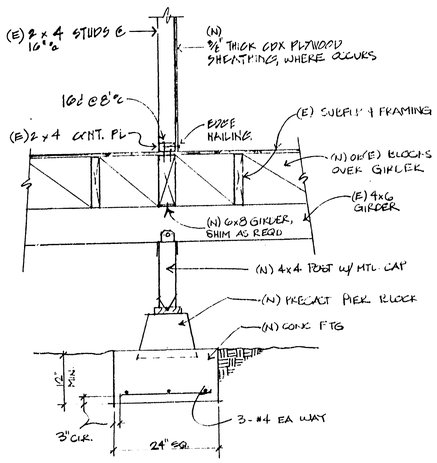
7 / S-4



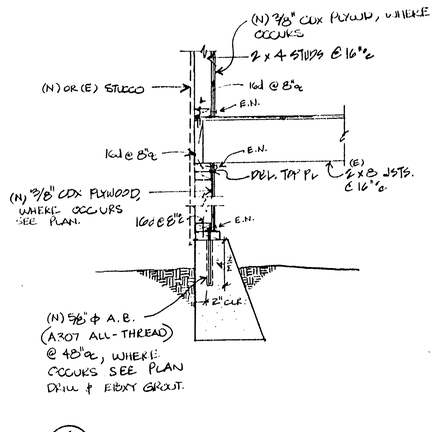
4 / S-4



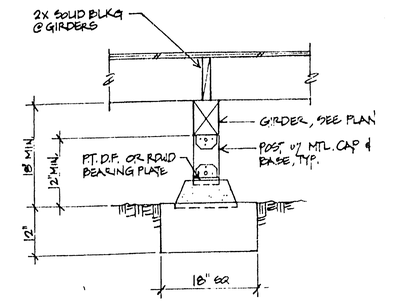
1 / S-4



8 / S-4



5 / S-4



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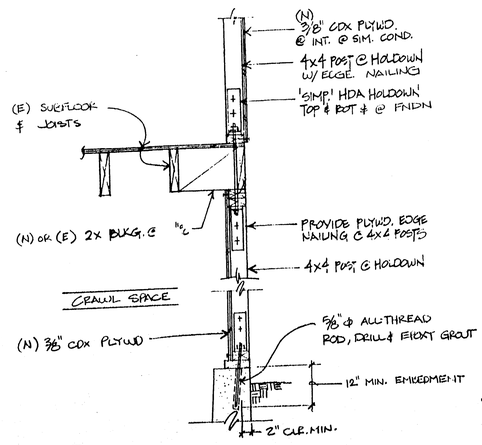
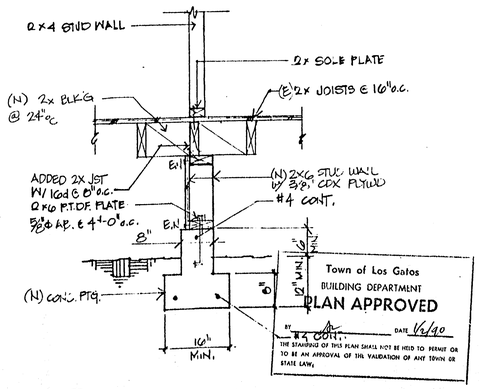


6 / S-4



3 / S-4

RETAINING WALL DETAIL

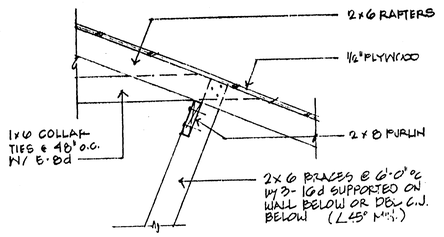
REVISIONS	BY

STRUCTURES & ENGINEERING
Joseph M. Bauer, CE
435 Mc Clellan Road Palo Alto, California 94301 415-328-8615

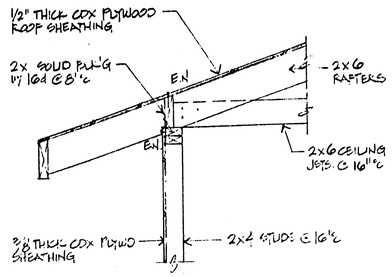
BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

Date 9·20·89
Scale AS NOTED
Drawn
Job 89137
Sheet S·4
of 5 Sheets

24 X 36 PRINTED ON NO. 1030H CLEARPRINT ®



10/S.5



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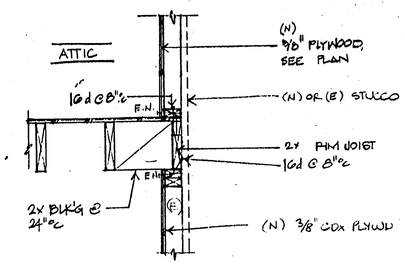

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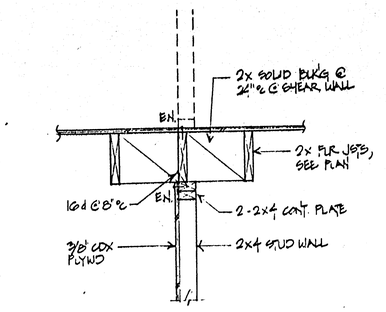

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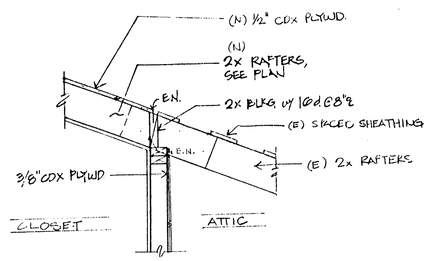

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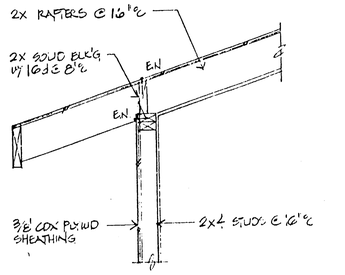

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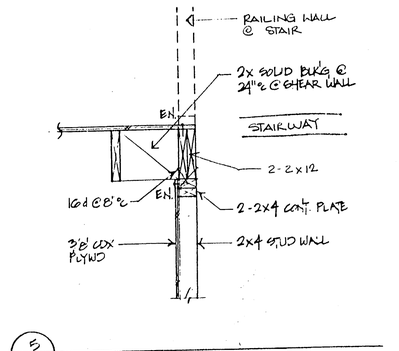

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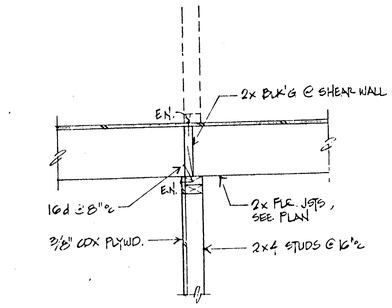

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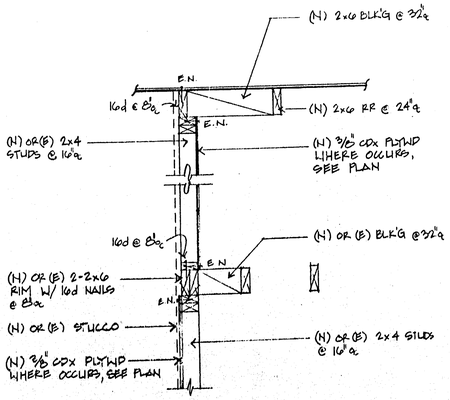

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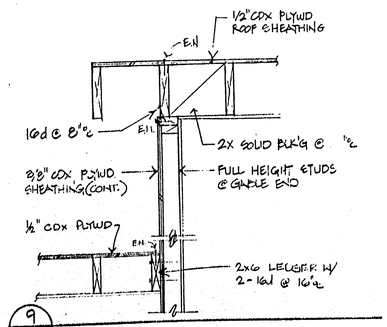

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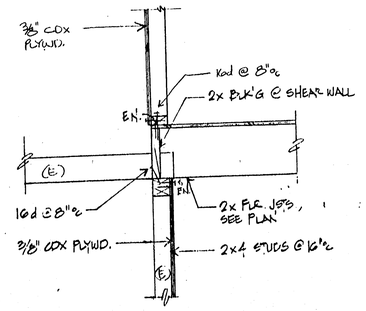

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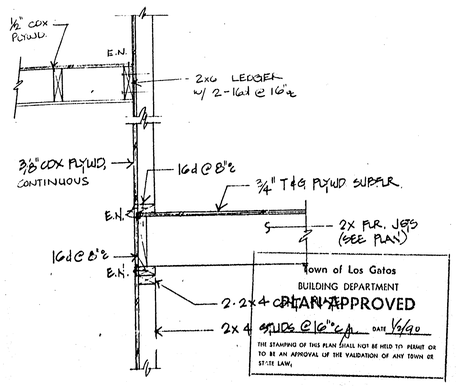


3/S.5

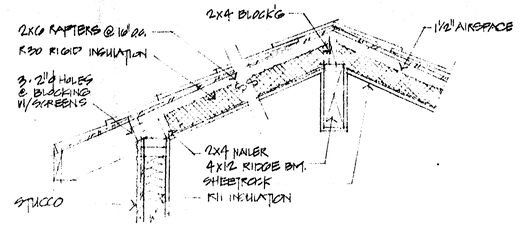
REVISIONS	BY

STRUCTURES & ENGINEERING
Joseph M. Bauer, CE
415 Middlefield Road Palo Alto, California 94301 415-328-8615

BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

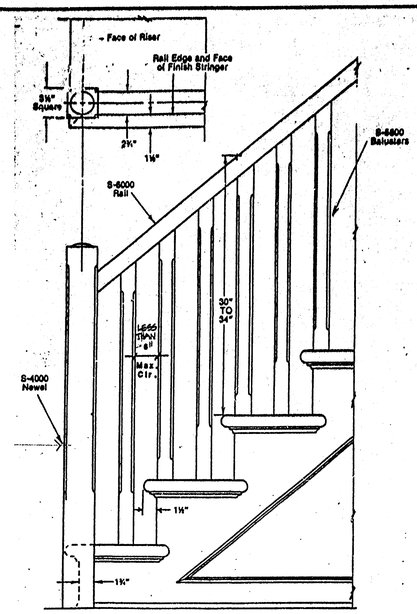
Date 9-20-89
Scale AS NOTED
Drawn
Job 89137
Sheet S-5
of 5 Sheets

24 X 36 PRINTED ON NO 5080H CLEARPRINT 8

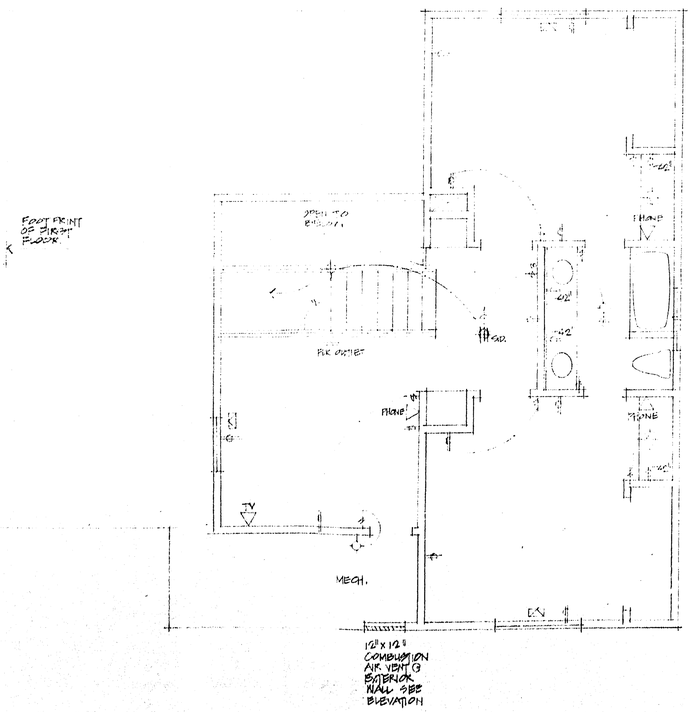


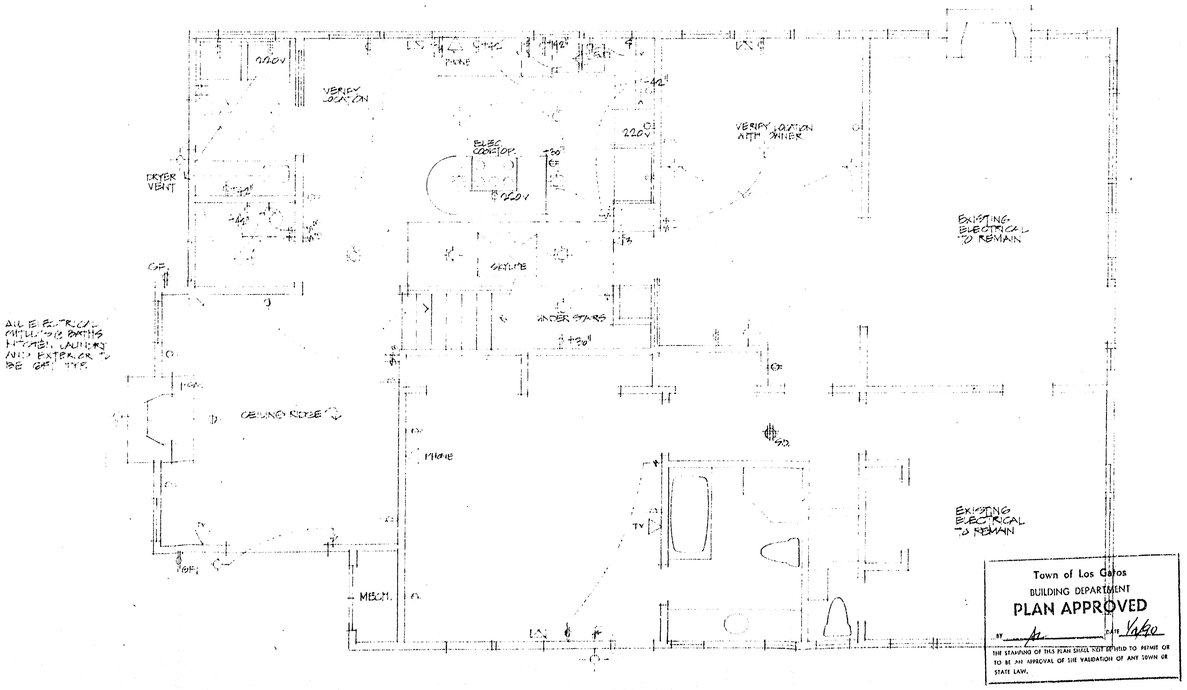
INSULATION & VENTS @ VAULTED CEILING CONDITIONS 1"=1'-0"

RAIL TO MEET UBC SECTION 711 AND WITHSTAND MIN. 50 PLF LATERAL LOAD PER MANUF. SPECIFICATIONS.



GUARDRAIL @ STAIR 1½"=1'-0"





ALL ELECTRICAL OUTLETS IN BATHS, KITCHEN, LAUNDRY AND EXTERIOR TO BE GFI TYP.

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE 1/4/10
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.

REVISIONS	BY
12/29	

MICHAEL D. VIERHUS
ARCHITECT
408·395·0660

BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

Date 11/27
Scale
Drawn MDV
Job
Sheet E·1
Of Sheets

24 X 36 PRINTED ON NO 1000H CLEARPRINT ®

Mandatory Measures Checklist: Residential — MF-1R

NOTE: Low-rise residential buildings subject to the Standards must contain those measures regardless of the compliance approach used. Items marked with an asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. Where this checklist is more stringent than the permit documents, the features noted shall be considered by all parties as binding minimum compliance performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

DESCRIPTION	DESIGNED	ENFORCEMENT
Building Envelope Measures		
* §2-5353(a) Minimum ceiling insulation R-19 weighted average.	XX	
§2-5353(b) Loose fill insulation manufacturer's labeled R-Value.	XX	
* §2-5353(c) Minimum wall insulation in framed walls R-11 weighted average (does not apply to exterior mass walls).	XX	
§2-5353(d) Slab edge insulation: water absorption rate no greater than 0.3%; water vapor transmission rate no greater than 2.0 perm/inch.	N/A	
§2-2311 Insulation specified or installed meets California Energy Commission (CEC) quality standards. Indicate type and form.	XX	
§2-5353(f) Vapor barrier mandatory in Climate Zones 14 and 16 only.	N/A	
§2-2311 Infiltration/Exfiltration Controls		
a. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.	XX	
b. Doors and windows certified.	XX	
c. Doors and windows weatherstripped; all joints and penetrations caulked and sealed.	XX	
§2-5353(e) Special enhanced barrier installed to comply with §2-2311 meets CEC quality standards.	XX	
§2-2313(d) Installation of Fireplaces		
1. Masonry and factory-built fireplace have:		
a. Tight fitting, closeable metal or glass door	XX	
b. Outside combustion air duct to firebox and control	XX	
c. Flue damper and control	XX	
2. No continuous burning pilot lights allowed.		
HVAC and Plumbing System Measures		
§2-5357(a) and 2-5307 Space conditioning equipment sizing smart calculations.	EXIST.	
§2-5320(b) and 2-5311 Setback thermostats on all applicable heating system.	EXIST.	
* §2-5314(a) Ducts constructed, installed and insulated per Chapter 10, 1976 UMC	EXIST.	
§2-5314(b) Exhaust systems have damper controls.	EXIST.	
§2-5314(c) Gas-fired space heating equipment has intermittent ignition devices.	EXIST.	
§2-5314. HVAC equipment, water heaters, showerheads and faucets certified by the CEC	EXIST.	
§2-5352(f) Water heater installation blankets (R-12 or greater) or combined interior/exterior installation (R-16 or greater). Rest 5 feet of pipes shown to tank insulated (R-3 or greater).	EXIST.	
§2-5312(f)exception 7) Pipe insulation on inside and outside condensate return & recirculating piping.	N/A	
§2-2318(d) 5 b-ming Pool Heating		
1. System has	N/A	
a. On/off switch at heater		
b. Weatherproof instruction plate on heater.		
c. Plumber to adjust for noise		
2. 78 percent thermal efficiency		
3. Pool cover		
4. Time clock		
5. Directions + user info.		
Lighting and Appliance Measures		
§2-5352(g) Lighting - 2 watts/sq.ft. or greater for general lighting in kitchens and bathrooms	XX	
§2-5314(c) Gas fired appliances equipped with intermittent ignition devices	XX	
§2-5314(e) Refrigerators, refrigerator-freezers, freezers and fluorescent lamp ballasts certified by the CEC: indicate make and model number.	XX	

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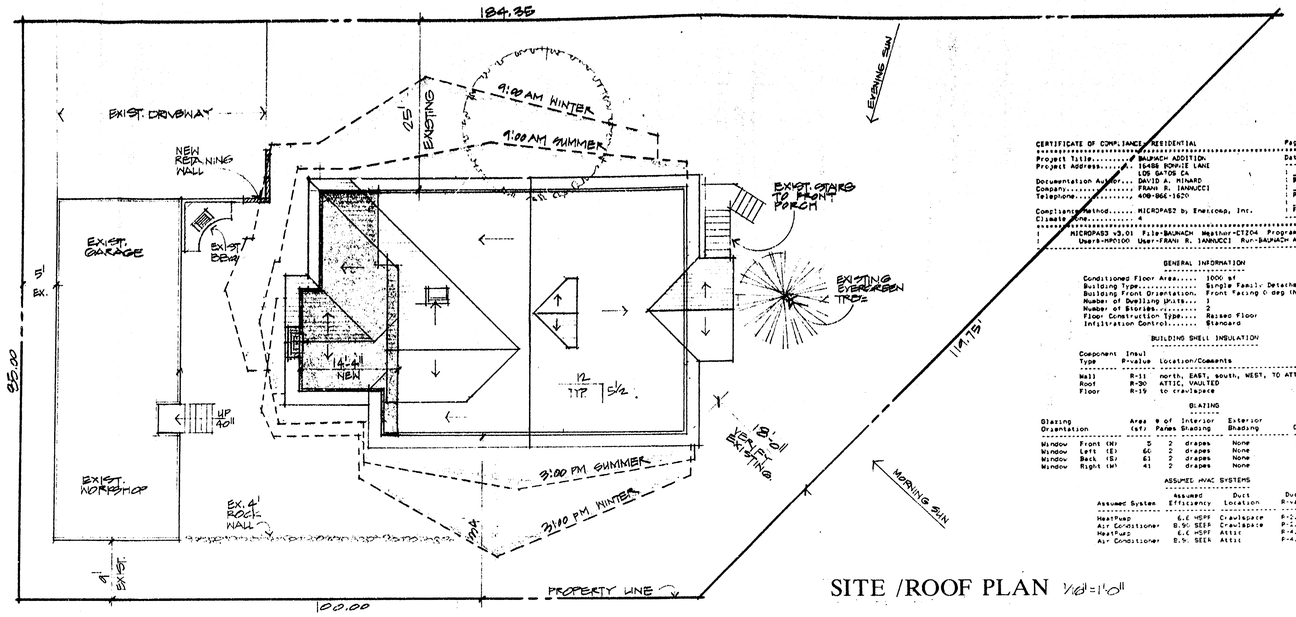

SITE /ROOF PLAN 1/16"=1'0"

CERTIFICATE OF COMPLIANCE: RESIDENTIAL — Page 1 — CF-1R

Project Title..... BAUNACH ADDITION — Date..... 10/03/89
Project Address..... 16488 BONNIE LANE, LOS GATOS CA
Documentation Author... DAVID A. MINARD
Company..... FRANK R. IANNUCCI
Telephone..... 408-866-1620
Compliance Method..... MICROPAS5 by Enercomp, Inc.
Climate Zone..... 4
MICROPAS5 v3.01 File-BAUNACH Weather-CT204 Program-FORM CF-1R
Users-MP0100 User-FRANK R. IANNUCCI Run-BAUNACH ADDITION

GENERAL INFORMATION

Conditioned Floor Area..... 1000 sf
Building Type..... Single Family Detached
Building Front Orientation.. Front Facing 0 deg (N)
Number of Dwelling Units.... 1
Number of Stories..... 2
Floor Construction Type..... Raised Floor
Infiltration Control..... Standard

BUILDING SHELL INSULATION

Component	Insul Type	R-value	Location/Comments
Wall		R-11	north, EAST, south, WEST, TO ATTIC
Roof		R-30	ATTIC, VAULTED
Floor		R-19	to crawlspace

GLAZING

Glazing Orientation	Area (sf)	# of Panes	Interior Shading	Exterior Shading	Overhang	Framing Type
Window Front (N)	5	2	drapes	None	None	Metal
Window Left (E)	6	2	drapes	None	None	Metal
Window Back (S)	6	2	drapes	None	None	Metal
Window Right (W)	4	2	drapes	None	None	Metal

ASSUMED HVAC SYSTEMS

Assumed System	Assumed Efficiency	Duct Location	Duct R-value
HeatPump	6.6 HSPF	Crawlspace	R-2.1
Air Conditioner	8.9% SEER	Crawlspace	R-2.1
HeatPump	6.6 HSPF	Attic	R-4.0
Air Conditioner	8.9% SEER	Attic	R-4.0

CERTIFICATE OF COMPLIANCE: RESIDENTIAL — Page 2 — CF-1R

Project Title..... BAUNACH ADDITION — Date..... 10/03/89
MICROPAS5 v3.01 File-BAUNACH Weather-CT204 Program-FORM CF-1R
Users-MP0100 User-FRANK R. IANNUCCI Run-BAUNACH ADDITION

ACTUAL HVAC SYSTEMS

Actual System	Actual Efficiency	Output Capacity (Btuh)	Manufacturer and Model # (for approved equal)
Heating			EXISTING HEATPUMP
Cooling			
Cooling Coil			

CEC Maximum Output for Gas Central Furnaces: _____ Btuh

WATER HEATING SYSTEMS

System Type	Tank Capacity (gal)	Manufacturer and Model # (for approved equal)	Energy Credits
Storage, Gas	52	EXISTING WATER HEATER	None

SPECIAL FEATURES/REMARKS

CERTIFICATE OF COMPLIANCE: RESIDENTIAL — Page 3 — CF-1R

Project Title..... BAUNACH ADDITION — Date..... 10/03/89
MICROPAS5 v3.01 File-BAUNACH Weather-CT204 Program-FORM CF-1R
Users-MP0100 User-FRANK R. IANNUCCI Run-BAUNACH ADDITION

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 orientation features which vary are indicated in the Special Features/Remarks section.

DESIGNER	OWNER
Name.... MICHAEL D. VIERHUS	Name.... MR. & MRS. BAUNACH
Company.. MICHAEL D. VIERHUS	Company.. MR. & MRS. BAUNACH
Address.. 20 C N. SANTA CRUZ AVE. LOS GATOS CA 95030	Address.. 16488 BONNIE LANE LOS GATOS CA
Phone.... 408-395-0660	Phone....
License..	
Signed _____ (date)	Signed _____ (date)

DOCUMENTATION AUTHOR	ENFORCEMENT AGENCY
Name.... DAVID A. MINARD	Name....
Company.. FRANK R. IANNUCCI	Title...
Address.. 21 N. HARRISON AVE. CAMPBELL, CA 95008	Agency...
Phone.... 408/866-1620	Phone....
Signed _____ (date)	Signed _____ (date)

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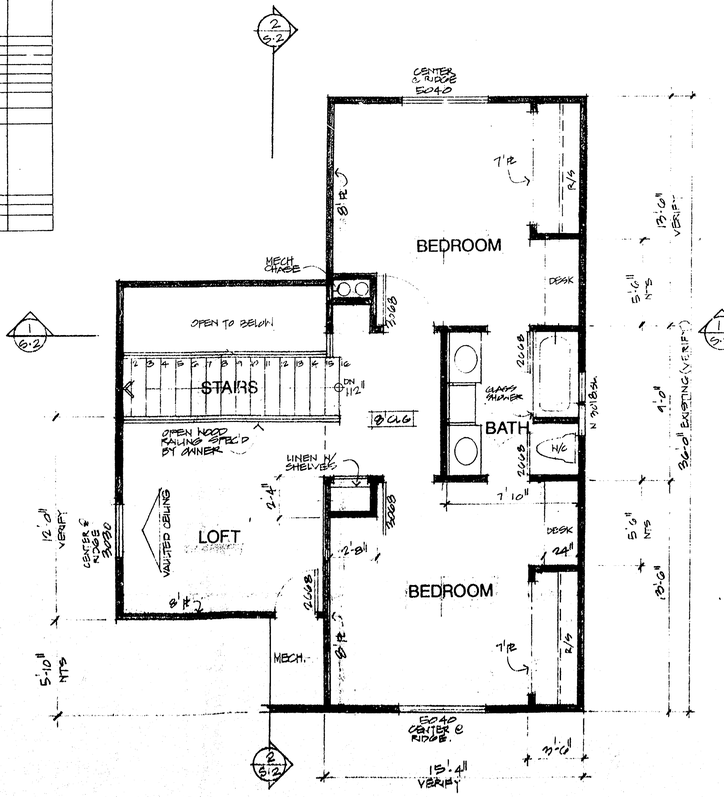
OCT - 6 1989
TOWN OF LOS GATOS
BUILDING DEPARTMENT
BY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7'-1"
8'-1"
BEDROOM
DESK
MECH CHASE
OPEN TO BELOW
STAIRS
UP 11'-2"
DN 11'-2"
Ø CLG
OPEN WOOD RAILING SPECD BY OWNER
LINEN W/ SHELVES
BATH
GLASS SHOWER
H/C
LOFT
VAULTED CEILING
CENTER OF RIDGE EQ40
MECH.
BEDROOM
DESK
12'-0" VERIFY
5'-10" NTS
15'-4" VERIFY
3'-0"
5'-1" NTS
19'-6" EXISTING (VERIFY)
5'-1" NTS
2'-4"
2'-8"
8'-1"
7'-1"
R/S
N.2068
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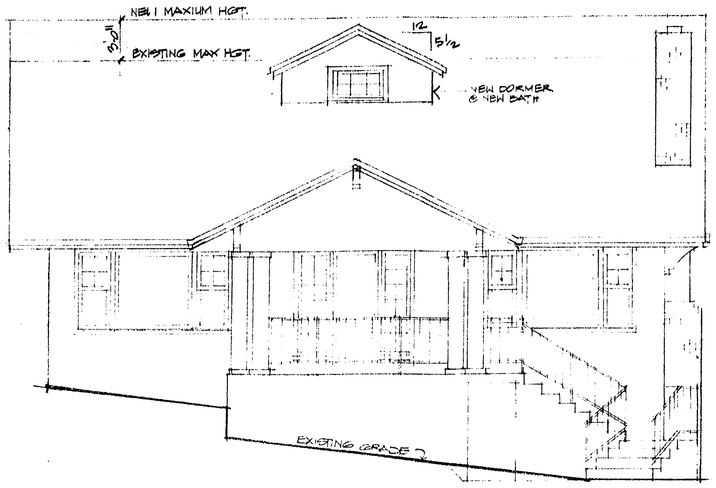
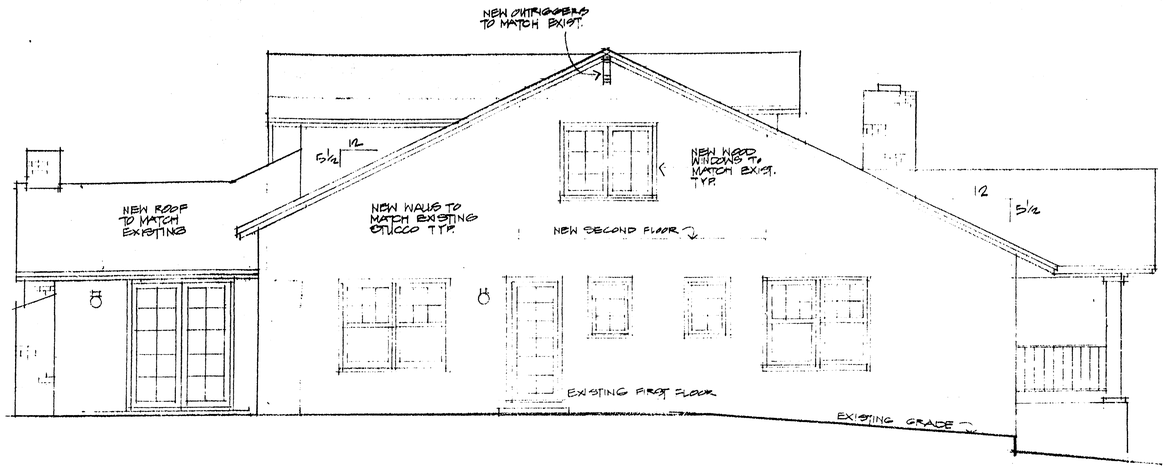
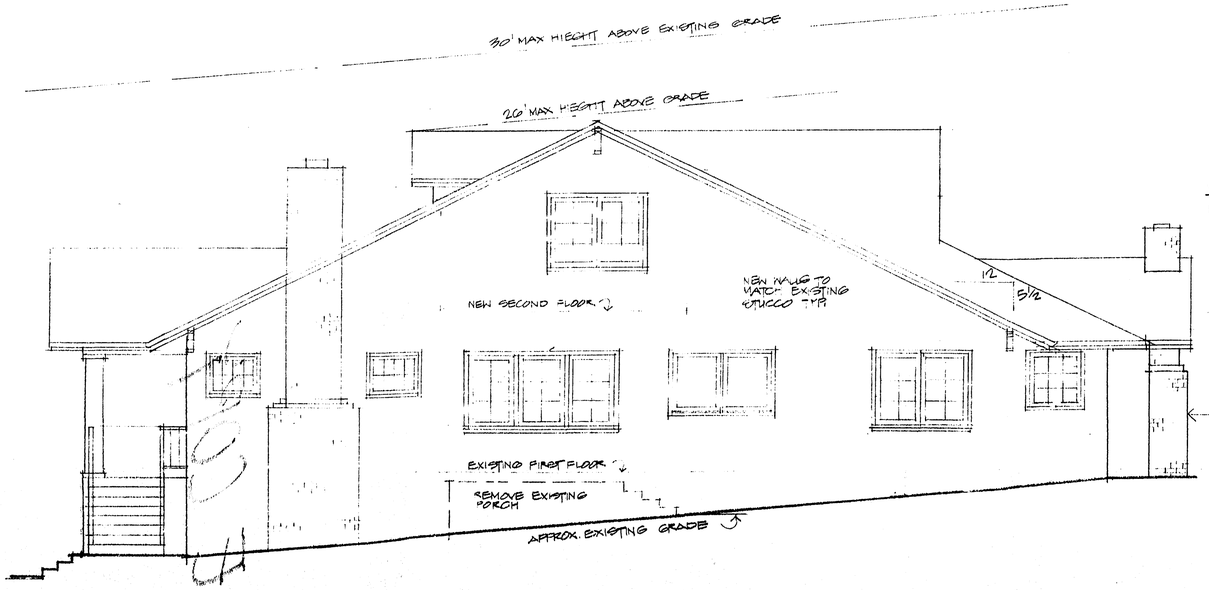


NORTH



FRONT

EAST



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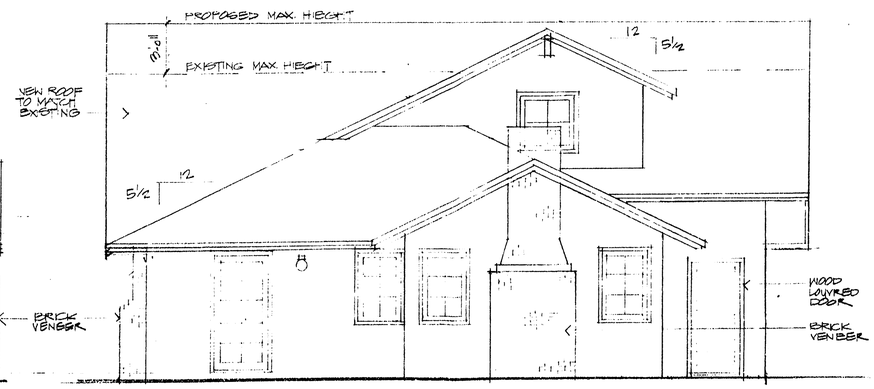


SOUTH

PLANNING DEPARTMENT
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY AL DATE 10/4/89
THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR BE VALIDATION OF ANY TOWN OR STATE LAW.

REAR

FOR PLANNING APPROVAL ONLY

REVISIONS	BY

MICHAEL D. VIERHUS
ARCHITECT
20 C North Santa Cruz Ave Los Gatos, CA 95030
408-395-0660

BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

Date 10.4.89
Scale
Drawn MDV
Job
Sheet 2
Of 2 Sheets

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®

Address File

TOWN of LOS GATOS

PLANNING DEPARTMENT
(408) 354-6872
August 18, 1989

NOTICE OF INTENTION TO APPROVE

NEW RESIDENTIAL CONSTRUCTION

The Los Gatos Planning Department has received an application from Steve and Mollie Baunach to construct a second story room addition at 16488 Bonnie Lane (X-89-23).

The proposal will be approved on August 31, 1989, unless there is evidence that the project is too large or bulky, incompatible with the neighborhood, interferes with views or privacy, creates an adverse effect on the environment, or is not in compliance with the approved development standards for residential zones.

The plans are available for review in the Planning Department from 8:00 A.M. to 5:00 P.M. Any comments in opposition to this proposal must be received by this office in writing prior to the anticipated approval date.

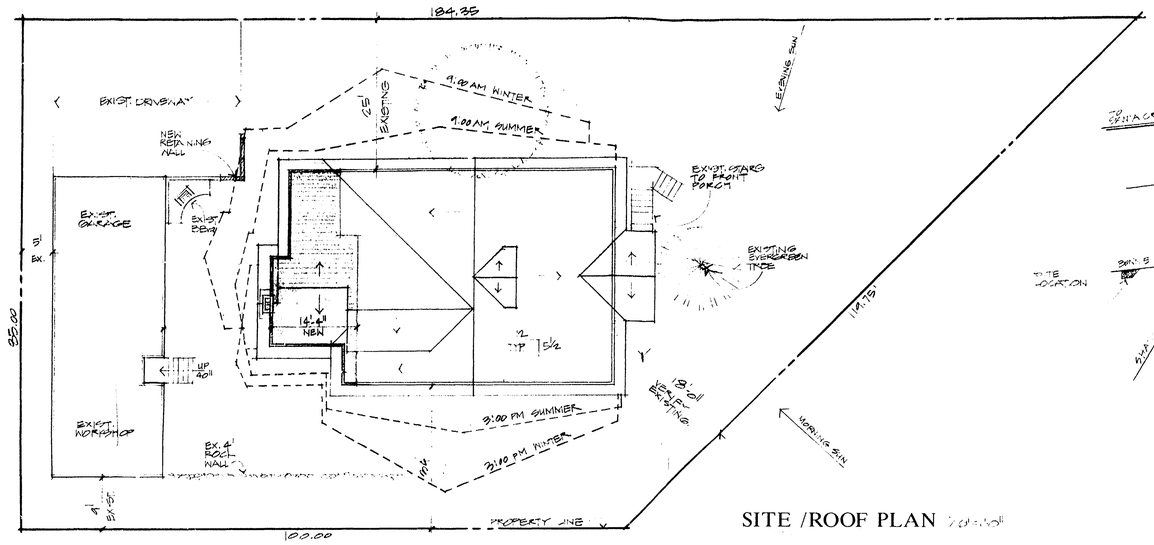
Very truly yours,

Lee E. Bowman
Planning Director

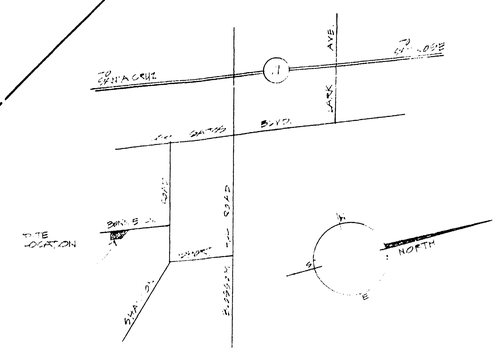
LEB:DRR:cher

I:\F1\OFFICE\APPRVNES.CST

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



SITE /ROOF PLAN



GENERAL NOTES

LOT AREA	7085 SQ FT.
EXISTING HOUSE	1575 SQ FT.
ADDITION HOUSE	644 SQ FT.

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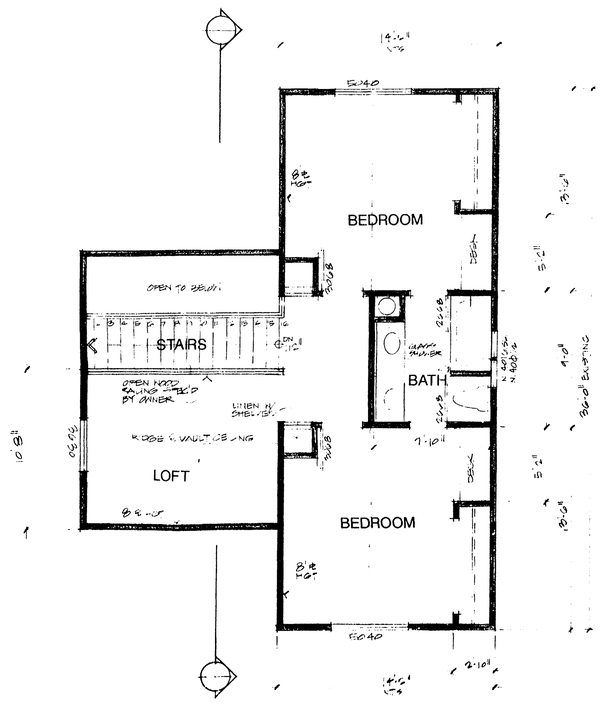
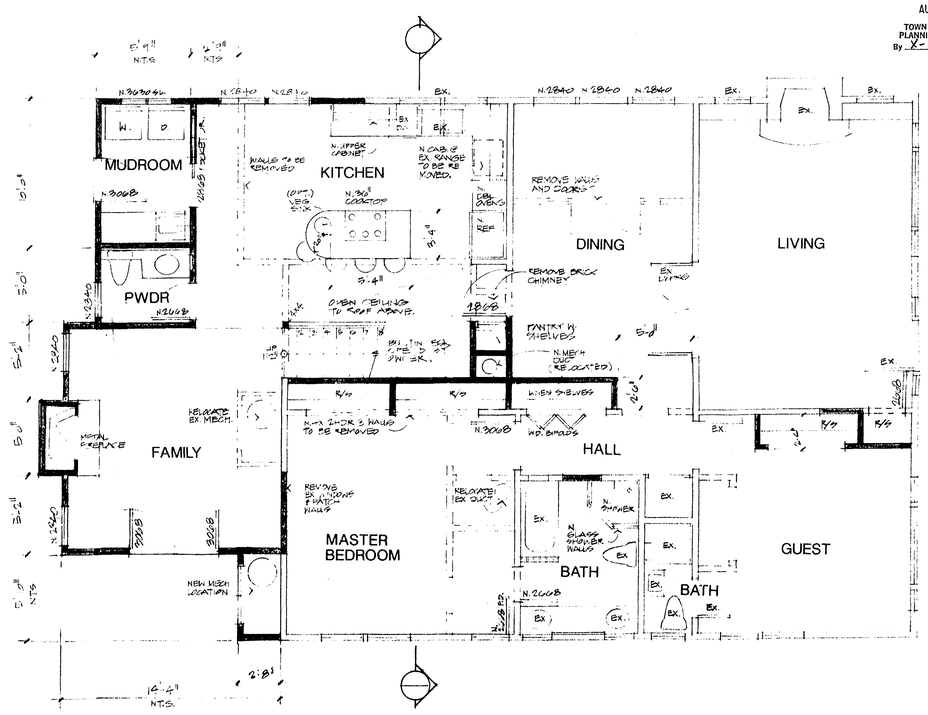
AUG 10 1989
TOWN OF LOS GATOS
PLANNING DEPARTMENT
By X-89-23



NEW
SECOND FLOOR PLAN
644 SQUARE FEET



FIRST FLOOR PLAN
1575 EXISTING SQUARE FEET
351 ADDITIONAL SQUARE FEET

1/4" = 1'-0"

Kelly Jones 12-14-89

REVISIONS	BY

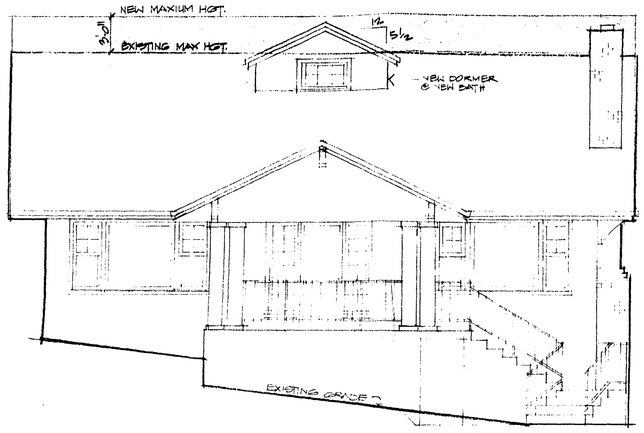
MICHAEL D. VIERHUS
ARCHITECT
20 C North Santa Cruz Ave Los Gatos, CA 95030
408·395·0660

BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

Date 3-7-89
Scale
Drawn
Job
Sheet 1
Of 2 Sheets

24 X 36 PRINTED ON NO. 1000H CLEARPRINT 4

24X



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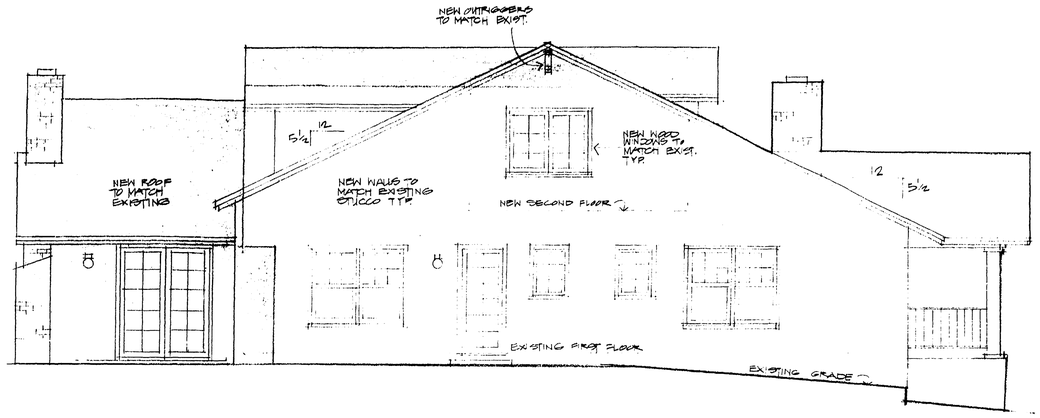
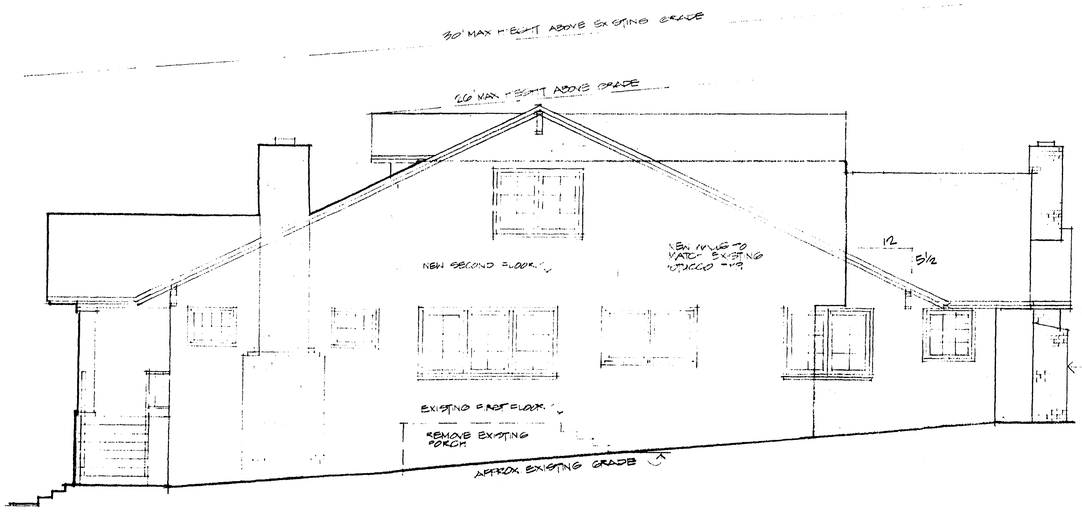
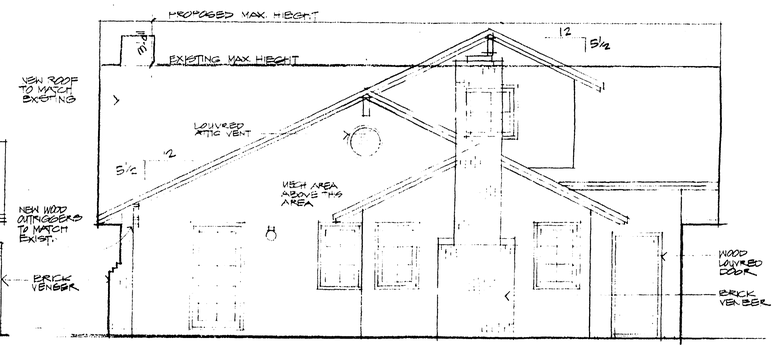


FRONT

EAST



WEST



SOUTH

REAR

REVISIONS	BY

MICHAEL D. VERHUS
ARCHITECT
20 C North Santa Cruz Ave Los Gatos, CA 95030
408 · 395 · 0660

BAUNACH REMODEL
16488 BONNIE LANE
LOS GATOS CA.

Date	
Scale	
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Job	
Sheet	2
Of	2 Sheets

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16488
ATTACHMENT 3

1648

Proud Supporter
of
LG Music
2023-2024
LOS GATOS
MUSIC

hours

SONY

1533780

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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

October 25, 2023

Vu-Ngan Tran
16488 Bonnie Lane
Los Gatos, CA 95032
Via email

RE: **16488 Bonnie Lane**

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532 02 014. Exempt Pursuant to CEQA Guidelines Section 15061(b)(3). Request for Review PHST-23-018.

PROPERTY OWNER/APPLICANT: Vu-Ngan Tran.
PROJECT PLANNER: Savannah Van Akin.

On October 25, 2023, the Los Gatos Historic Preservation Committee denied the above request without prejudice. The Committee advised the applicant to come back with an additional removal request if documentation regarding residential modifications can be found.

PLEASE NOTE: Pursuant to Sections 29.20.258 and 29.20.260 of the Town Code, this approval may be appealed to the Planning Commission within 10 days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, I can be contacted by email at svakin@losgatosca.gov.

Sincerely,

Savannah Van Akin
Assistant Planner

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2023\16488 Bonnie Lane, - 10-25-23 - Action Letter Denial of Removal.docx

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

April 30, 2024

Vu-Ngan Tran
16488 Bonnie Lane
Los Gatos, CA 95032
Via email

RE: **16488 Bonnie Lane**
Minor Residential Application MR-24-007

Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-02-014. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.

PROPERTY OWNER/APPLICANT: Vu-Ngan Tran
PROJECT PLANNER: Maria Chavarin

On April 24, 2024, the Los Gatos Historic Preservation Committee discussed the item and recommended that the applicant:

- Revise the floor plan on the proposed second-floor addition specifically the walls on the master bath to make the design compatible to the existing residence.
- Revise the angle of the roof line.
- Revise the extent of the deck.

If you have any questions, I can be contacted by phone at (408) 354-6807 or by email at mchavarin@losgatosca.gov.

Sincerely,

Maria Chavarin
Assistant Planner

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 23, 2024

Vu-Ngan Tran
16488 Bonnie Lane
Los Gatos, CA 95032
Via email

RE: **16488 Bonnie Lane**
Minor Residential Development Application MR-24-007

Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-02-014.Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.

PROPERTY OWNER/APPLICANT: Vu-Ngan Tran
PROJECT PLANNER: Maria Chavarin

On May 22,2024, the Los Gatos Historic Preservation Committee recommended approval of the above request to the Community Development Director with a condition that the replacement windows be fiberglass clad wood windows.

If you have any questions, I can be contacted by phone at (408) 354-6807 or by email at mchavarin@losgatosca.gov.

Sincerely,

Maria Chavarin
Assistant Planner

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2024\Bonnie Lane, 16488 - MR-24-007 - HPC Action Letter.docx

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

March 27, 2025

Vu-Ngan Tran
16488 Bonnie Lane
Los Gatos, CA 95032
Via email

RE: **16488 Bonnie Lane**
Minor Residential Development Application MR-24-007

Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-02-014.Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.

PROPERTY OWNER/APPLICANT: Vu-Ngan Tran
PROJECT PLANNER: Maria Chavarin

On March 26, 2025, the Los Gatos Historic Preservation Committee recommended approval of the above request to the Community Development Director with a condition that the applicant work with staff to find a window manufacturer that produces windows with fiberglass clad wood material.

If you have any questions, I can be contacted by phone at (408) 354-6807 or by email at mchavarin@losgatosca.gov.

Sincerely,

Maria Chavarin
Assistant Planner

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2025\Bonnie Lane, 16488 - MR-24-007 - HPC Action Letter 03-26-25.docx

DATE: Aug 24, 2025

TO: TOWN OF LOS GATOS
Planning Department

LETTER OF JUSTIFICATION

To Whom It May Concern:

I am writing this letter of justification to provide clarification regarding the modifications to the previously approved design. Our intention is to utilize the available open space beneath the master bathroom and the balcony to expand the family room. This adjustment aims to enhance the living area and improve the overall functionality of the space. All exterior finishes will match the previously approved plan.

Thank you for your attention to this matter.

Sincerely,

Vu-Ngan Tran
Property Owner

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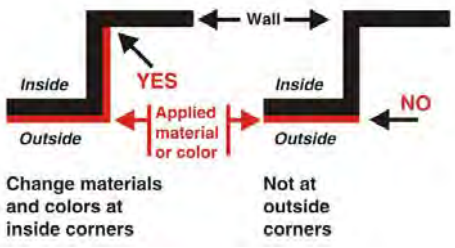
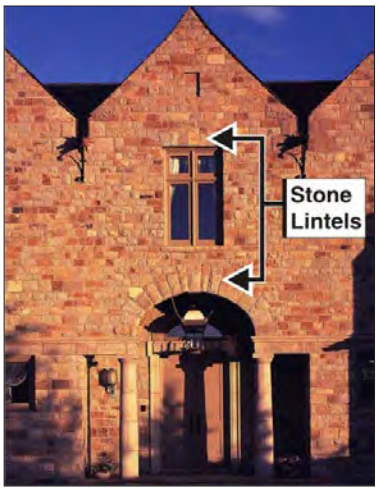
3.8.3 Use traditional detailing

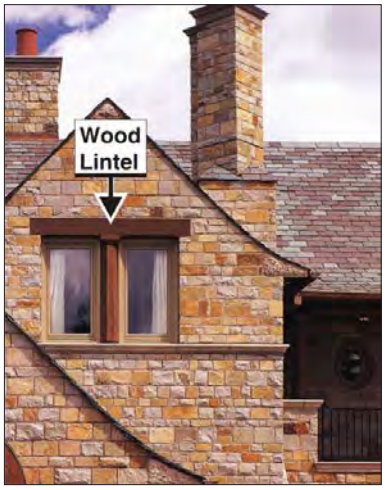
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and 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.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ENERGY CODE (CEC), 2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN), 2022 CALIFORNIA FIRE CODE (CFC), AND ALL LOCAL CODES AND ORDINANCES.
2. CONTRACTORS SHALL VERYFY AND CHECK ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE IN COORDINATION WITH THE PLANS AND SHALL NOTIFYTHE DESIGNER/ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATON SHOWN ON DRAWINGS BEFORE PROCEEDING WITH ANY WORK.
3. MECHANICAL, ELECTRICAL, AND FIRE PROTECTION CONTRACT DOCUMENTS AND ALL OTHER DESIGN-BUILD CONTRACT DOCUMENTS, NOT INCLUDED HEREIN, SHALL BE SUBMITTED TO THE TOWN OF LOS GATOS FOR SEPARATE PERMITS.
4. ALL GLAZING SHALL CONFORM TO THE FEDERAL GLAZING REGULATIONS AND CHAPTER 24 OF THE C.R.C.
5. DO NOT SCALE, DIMENSION GOVERN.
6. INTERIOR DIMENSIONS ARE TO FACE OF GYP.BD. (U.N.O.).
7. EXTERIOR DIMENSIONS ARE TO FACE OF PLYWOOD. (U.N.O.).

PROJECT INFORMATION

PROJECT ADDRESS:	16488 BONNIE LN, LOS GATOS, CA. 95032
A.P.N. :	532-02-014
OCCUPANCY GROUP:	R-3 / U
TYPE OF CONSTRUCTION:	V-B
STORIES:	2
FIRE SPRINKLER:	NONE
LOT AREA	12,085.00 SQ. FT.
EXISTING FIRST FLOOR AREA	1,954.00 SQ. FT.
EXISTING SECOND FLOOR AREA	1,082.00 SQ. FT.
EXISTING DETACHED GARAGE	541.00 SQ. FT.
EXISTING ADU	354.00 SQ. FT.
PROPOSED FIRST FLOOR ADDITION	234.00 SQ. FT.
PROPOSED SECOND FLOOR ADDITION	00.00 SQ. FT.
TOTAL FIRST FLOOR AREA	(1,954 + 234) = 2,188.00 SQ. FT.
TOTAL SECOND FLOOR AREA	1,082.00 SQ. FT.
TOTAL PROPOSED MAIN RESIDENCE	(2,188 + 1082) = 3,270.00 SQ. FT.
LOT COVERAGE:	(2188 + 541) / 12085 = 0.2258 or 22%

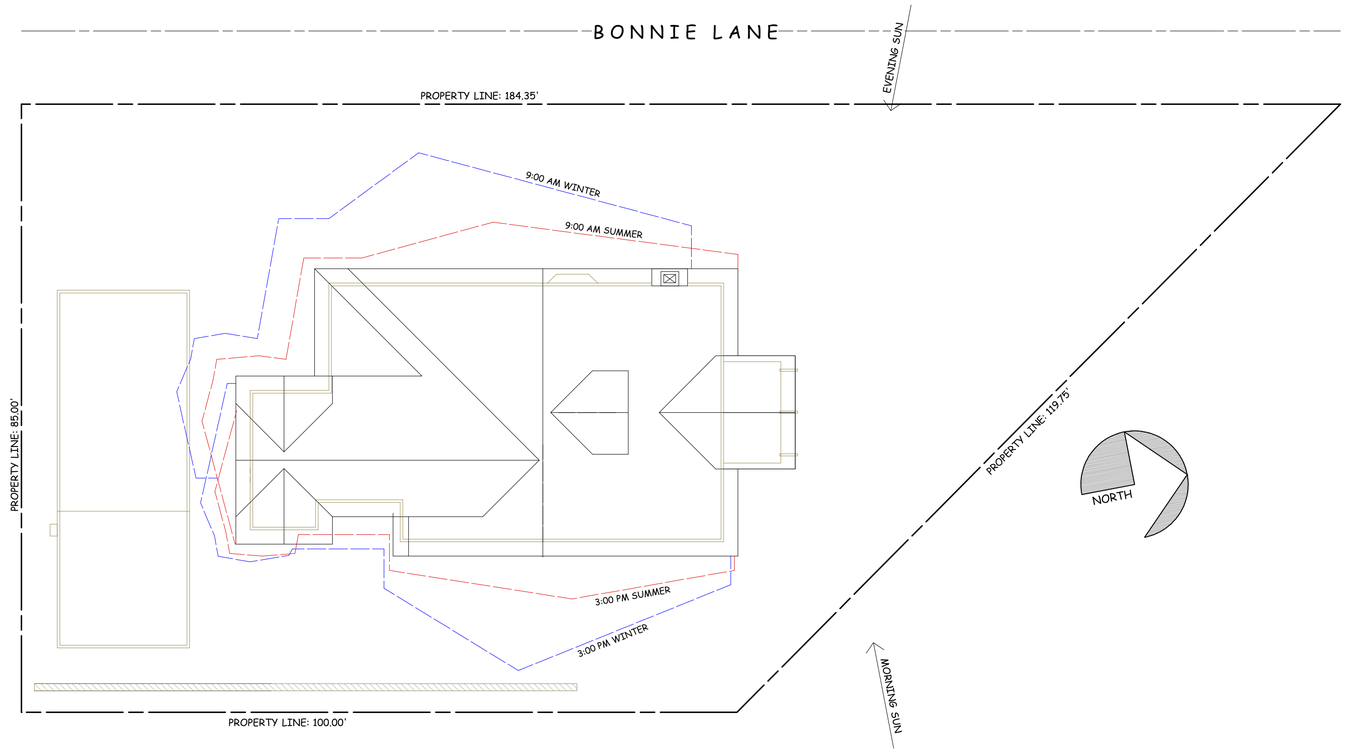
SCOPE OF WORK

1- 234 SQ.FT. ADDITION.TO EXISTING FAMILY ROOM ON FIRST FLOOR

VICINITY MAP

CONSULTANTS

STRUCTURAL ENGINEERS	**ORANGE ENGINEERING** 4005 CLIPPER COURT FREEMONT, CA 94538 408-888-7836
ENERGY CONSULTANT:	**CARSTAIRS ENERGY CALCULATIONS** P.O. BOX 4736. SAN LUIS OBISPO, CA 93403 805-904-9048



SHADOW DIAGRAM

A.P.N.: 532-02-014 SCALE: 1" = 10'

INDEX

A-1	COVER SHEET
A-1.1	EXISTING and PROPOSED SITE PLAN
A-2	EXISING FIRST FLOOR PLAN .
A-2.1	PROPOSED FIRST FLOOR PLAN .
A-3	EXISING SECOND FLOOR PLAN .
A-4	EXISTING ROOF PLAN
A-5	EXISTING EXTERIOR EXTERIOR ELEVATIONS
A-5.1	PROPOSED EXTERIOR EXTERIOR ELEVATIONS
A-6	BUILDING SECTION & STREETSCAPE

REVISIONS

NGUYENPHAN DESIGN CONSULTING
7080 AVENIDA ROTELLA
SAN JOSE , CALIFORNIA
Dong NP. 408-206-7332
email: dongtnp@aim.com

PROPOSED REMODLE AND ADDITION FOR :

DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025

SCALE: AS NOTED

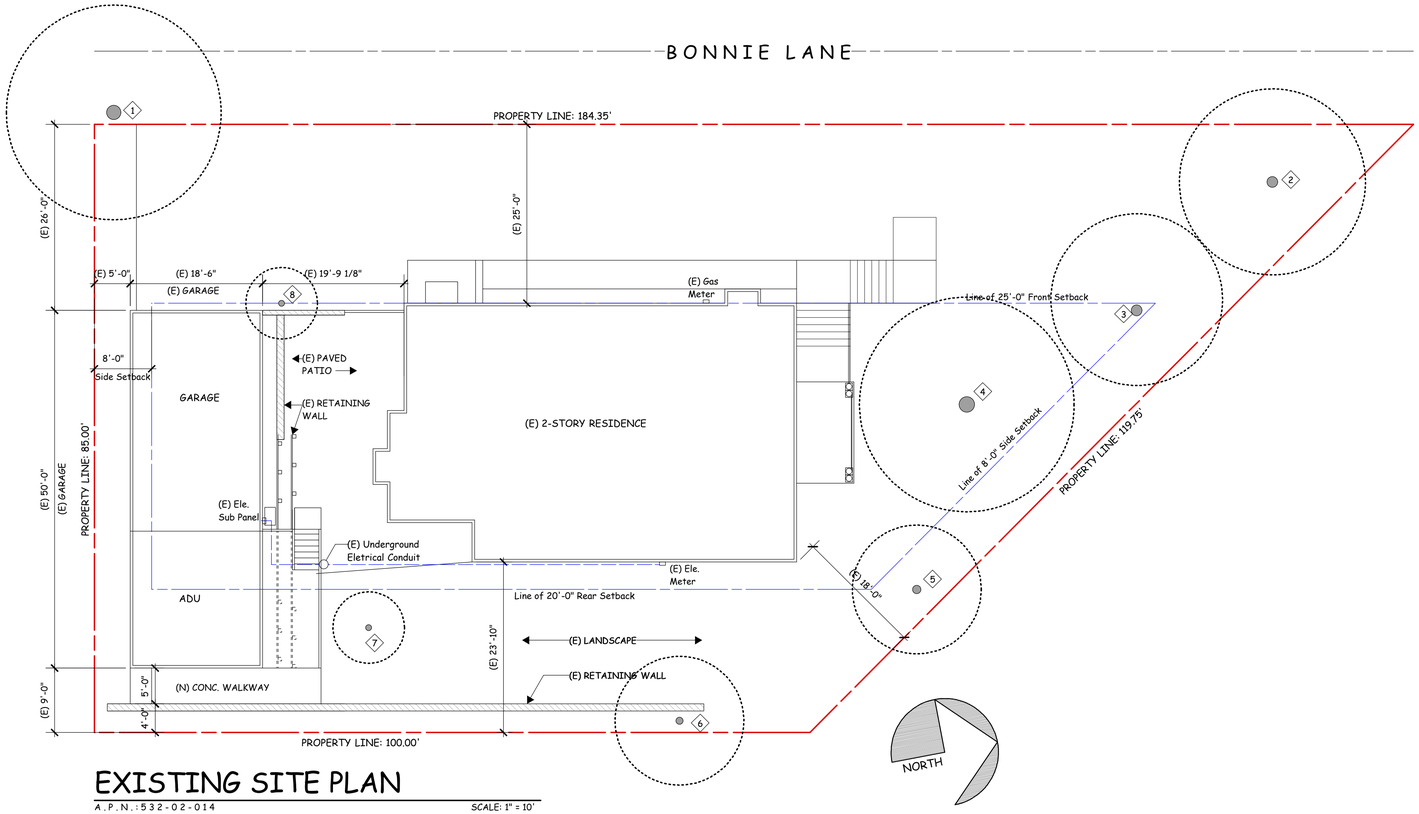
DRAWN: DongTNP

JOB:

SHEET A-1

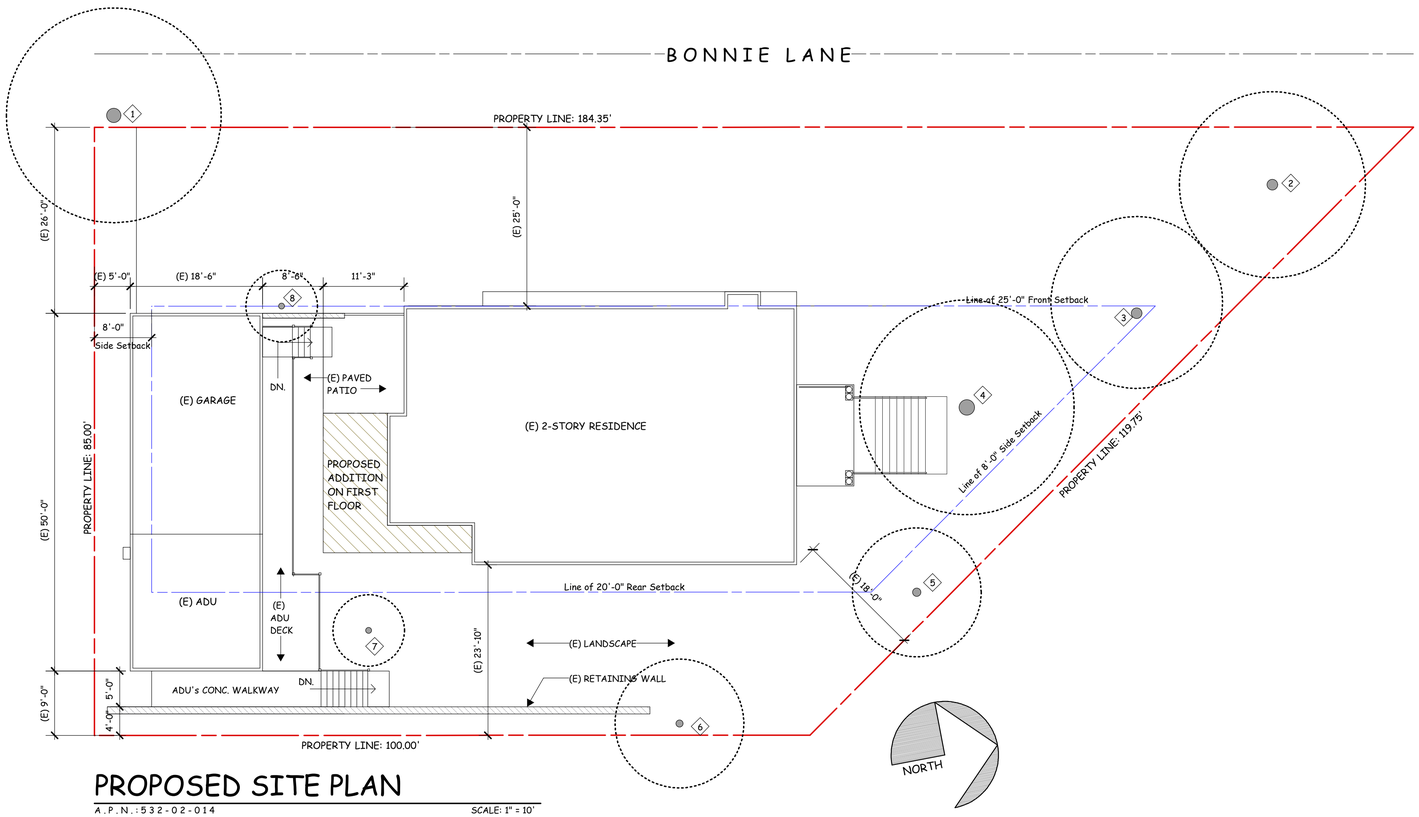
OF 9 SHEETS

ATTACHMENT 7



EXISTING SITE PLAN

A.P.N.: 532-02-014 SCALE: 1" = 10'



PROPOSED SITE PLAN

A.P.N.: 532-02-014 SCALE: 1" = 10'

LEGEND

1. 26" REDWOOD TREE
2. 14" FRUITLESS TREE
3. 18" FRUIT TREE
4. 26" PINE TREE
5. 14" FRUIT TREE
6. 12" FRUIT TREE
7. 10" FRUIT TREE
8. 10" FRUITLESSTREE

REVISIONS

NGUYENPHAN DESIGN CONSULTING
7080 AVENIDA ROTELLA
SAN JOSE, CALIFORNIA
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email: dongtnp@aim.com

PROPOSED REMODLE AND ADDITION FOR :

DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025

SCALE: AS NOTED

DRAWN: DongTNP

JOB:

SHEET A-1.1

OF 9 SHEETS

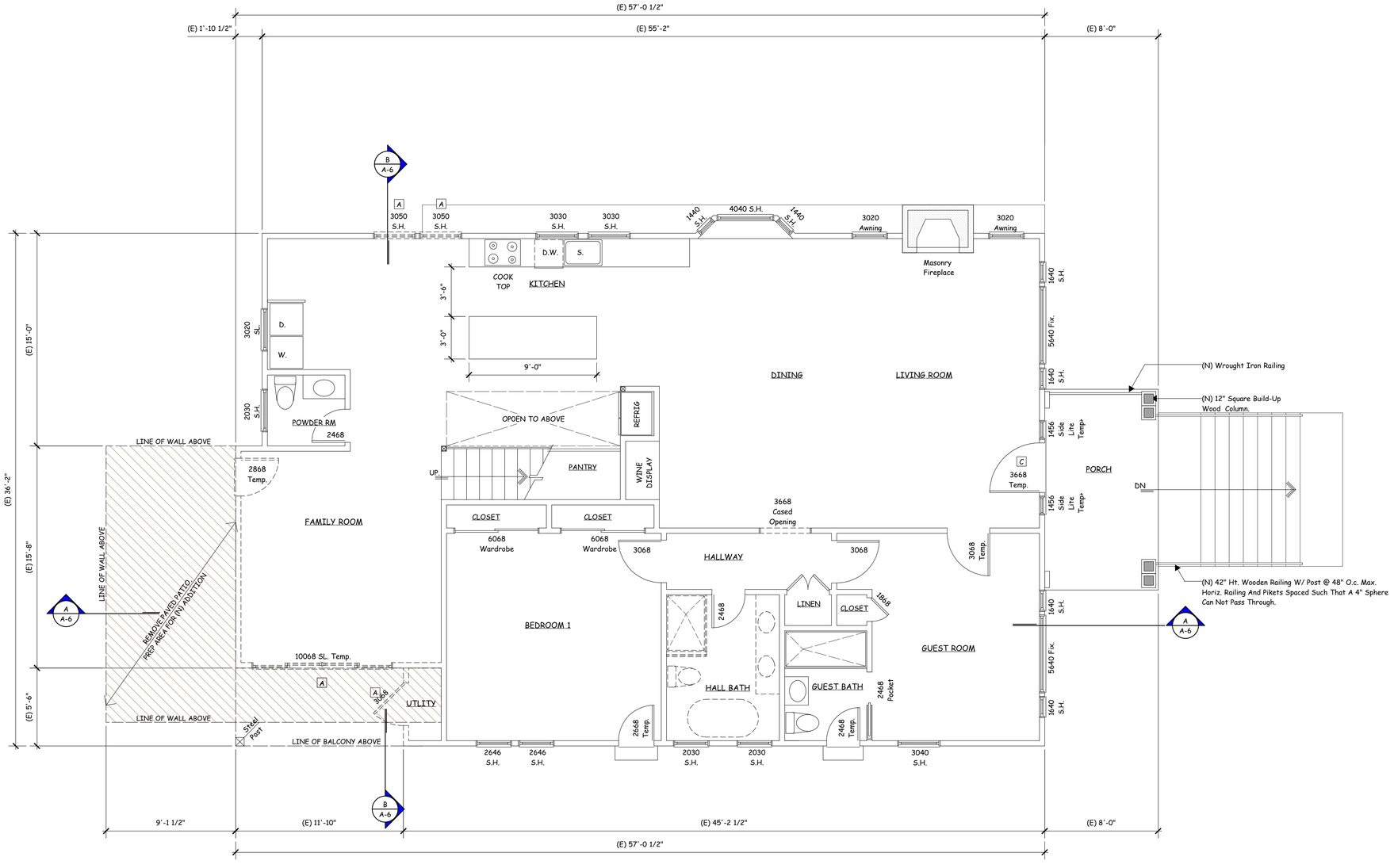
LEGEND:

▭	DENOTES EXISTING WALL TO REMAIN
▭ (dashed)	REMOVE EXISTING WALL, PREP AREA FOR NEW CONSTRUCTION
A	DOOR/WINDOW TO BE REMOVED
B	WOOD SACH WINDOW TO BE REMOVED/ REPLACE
C	GLASS DOOR TO BE REMOVED OR REPLACE
S.H.	SINGLE HUNG

1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHWERE IN THESE DOCUMENTS.

2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SERCURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO THE REMOVAL OF ANY EXISTING SUP-PORT STRUCTURES.

3. CAP OFF ALL PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.



EXISTING FIRST FLOOR PLAN / DEMOLITION PLAN

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

NORTH

REVISIONS

NGUYENPHAN DESIGN CONSULTING
7080 AVENIDA ROTELLA
SAN JOSE , CALIFORNIA
Dong NP. 408-206-7332
email: dongtnp@aim.com

PROPOSED REMODLE AND ADDITION FOR :

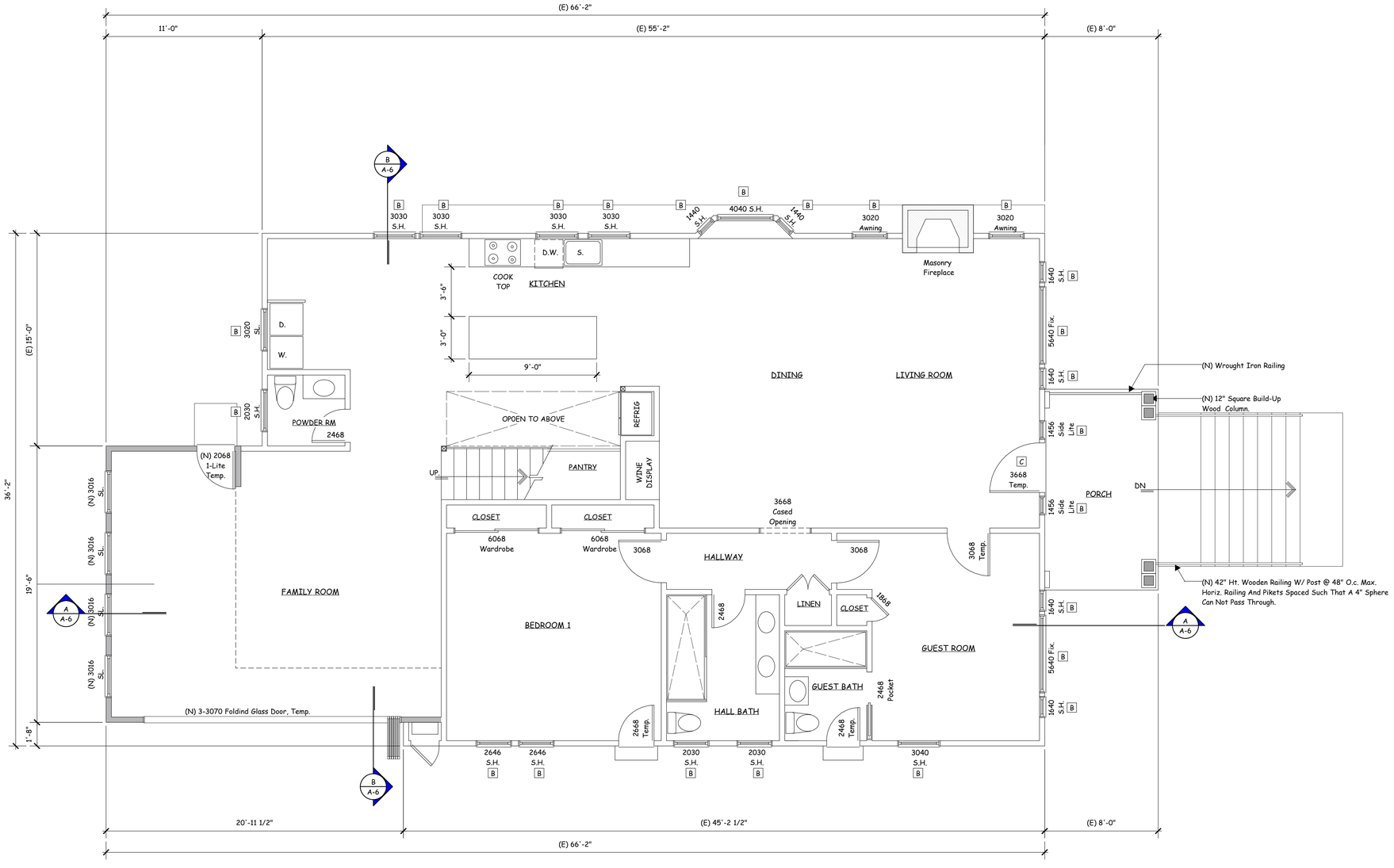
DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE:	Aug. 24, 2025
SCALE:	AS NOTED
DRAWN:	DongTNP
JOB:	
SHEET	A-2
OF 9 SHEETS	

LEGEND:

	DENOTES EXISTING WALL TO REMAIN
	DENOTES NEW WALL FINISH TO MATCH EXISTING
A	(E) GLASS DOOR
B	(E) FIBERGLASS CLAD WOOD WINDOW
C	(E) GLASS DOOR.
D	REPLACE (E) WINDOW WITH (N) FIBERGLASS CLAD WOOD WINDOW
S.H.	SINGLE HUNG
SL.	SLIDING



PROPOSED FIRST FLOOR PLAN

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

NORTH

REVISIONS

NGUYENPHAN DESIGN CONSULTING
7080 AVENIDA ROTELLA
SAN JOSE , CALIFORNIA
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email: dongtnp@aim.com

PROPOSED REMODLE AND ADDITION FOR :

DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025

SCALE: AS NOTED

DRAWN: DongTNP

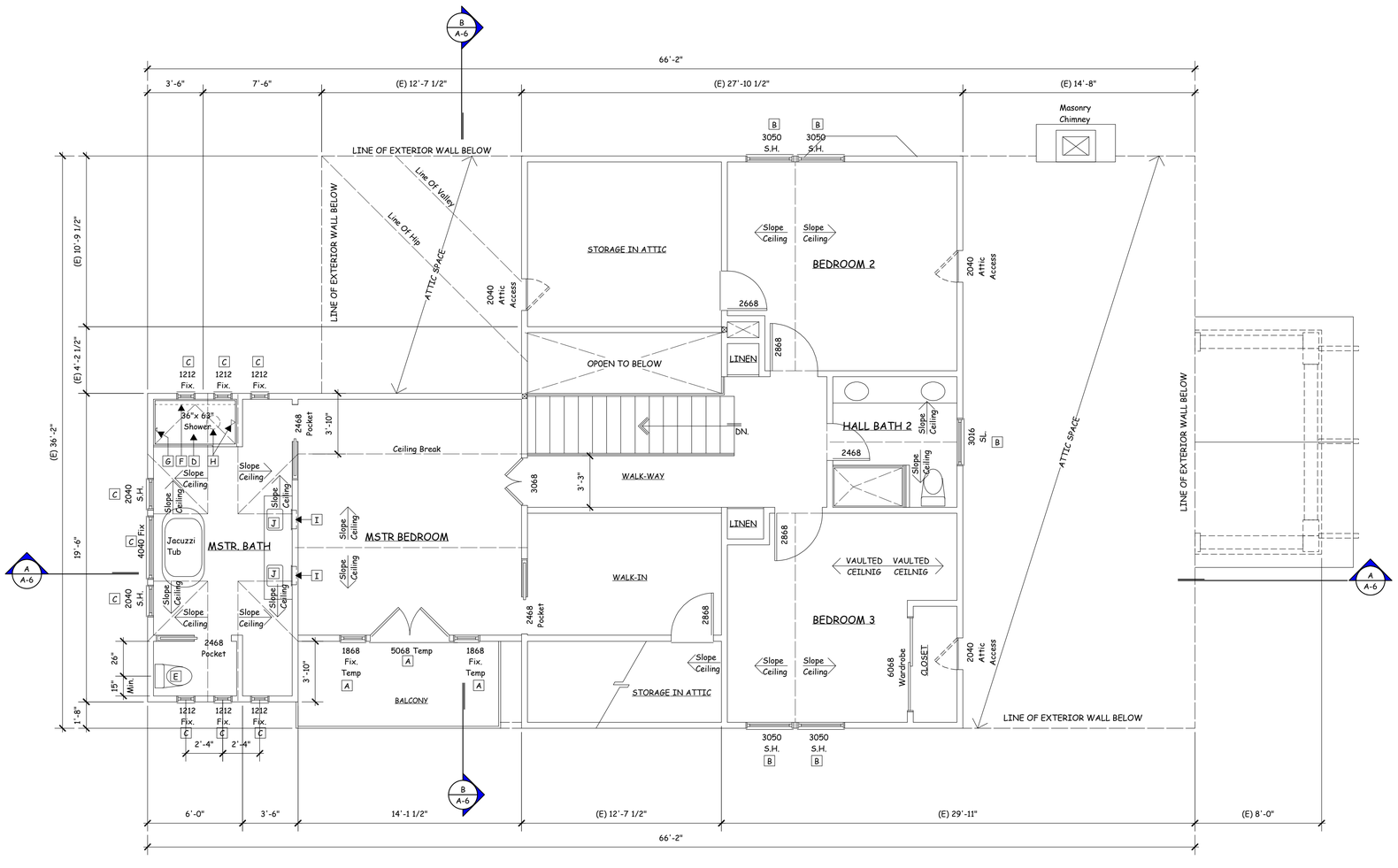
JOB:

SHEET A-2.1

OF 9 SHEETS

LEGEND:

▭	DENOTES EXISTING WALL TO REMAIN
▭	DENOTES (E) WALL TO BE REMOVED
A	(E) GLASS DOOR
B	(E) FIBERGLASS CLAD WOOD WINDOW
C	(E) FIBERGLASS CLAD WOOD WINDOW
D	SHOWER W/ TILED FLOOR & WALLS TO 72" MIN. OVER 1/2" FIBER CEMENT BACKER BD. OVER FACE OF STUDS TO FULL HT. SHOWER WILL HAVE A MIN. FINISH DIMENSION OF 30 INCHES IN ANY DIRECTIONS. PROVIDE TEMP. GLASS ENCLOSURE. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS. SHOWERHEADS: 1.8 GALLONS PER MINUTE @ 80 PSI.
E	WATER CLOSETS: 1.28 GALLONS PER FLUSH.
F	LINEAR DRAIN
G	CONTROL VALVES
H	SHOWERHEADS: 1.8 GALLONS PER MINUTE @ 80 PSI.
I	MED. CAB. WITH ROUND MIRROR
S.H.	SINGLE HUNG
SL.	SLIDING



EXISTING SECOND FLOOR PLAN

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

NORTH

REVISIONS

NGUYENPHAN DESIGN CONSULTING
7080 AVENIDA ROTELLA
SAN JOSE , CALIFORNIA
Dong NP: 408-206-7332
email: dongtnp@sim.com

PROPOSED REMODLE AND ADDITION FOR :

DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025

SCALE: AS NOTED

DRAWN: DongTNP

JOB:

SHEET A-3

OF 9 SHEETS

EXISTING ROOF PLAN

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

NORTH

NGUYENPHAN
DESIGN
CONSULTING
7080 AVENIDA ROTELLA
SAN JOSE , CALIFORNIA
Dong NP. 408-206-7332
email: dongtnp@aim.com

REVISIONS

PROPOSED REMODLE AND ADDITION FOR :

DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025

SCALE: AS NOTED

DRAWN: DongTNP

JOB:

SHEET A-4

OF 9 SHEETS

NOTES :

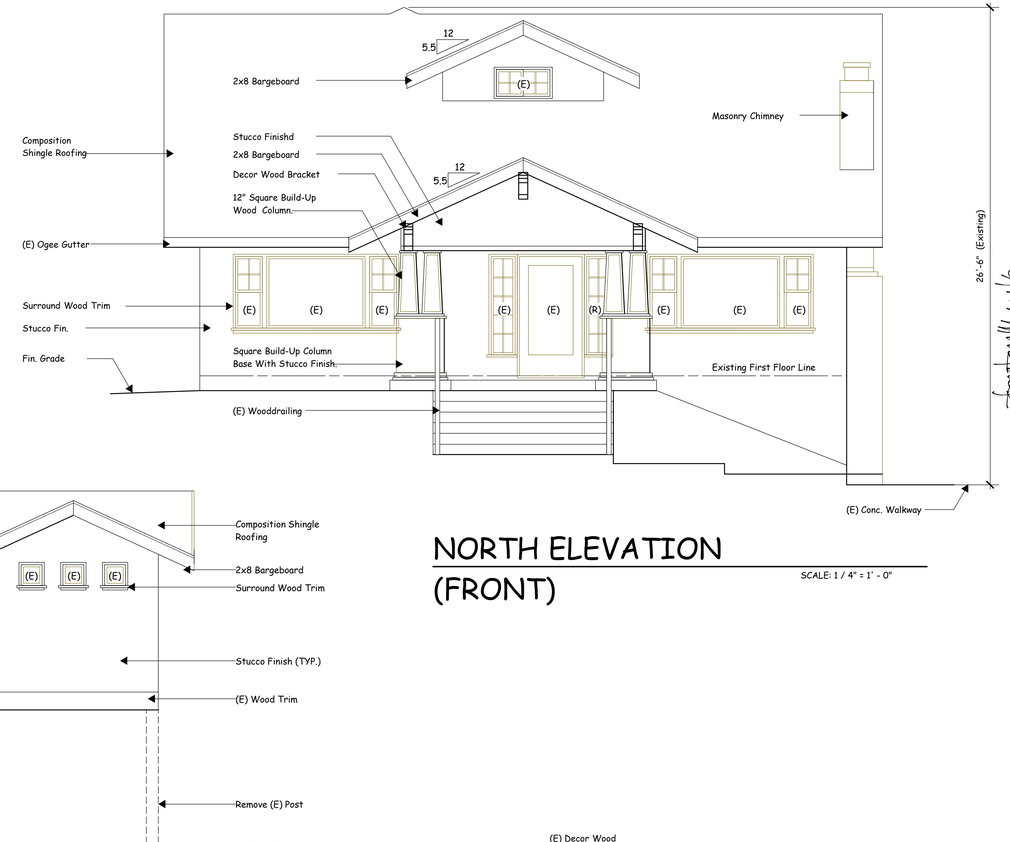
1 SEE FLOOR PLAN AND FLOOR PLAN LEGEND FOR EXISTING / PROPOSED WINDOW' SIZE, TYPE, MATERIAL, REMOVAL, REPLACEMENT OR NEW.

2 PRIOR TO FINAL - EXT LIGHTING: PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.

(R) REMOVE/REPLACE

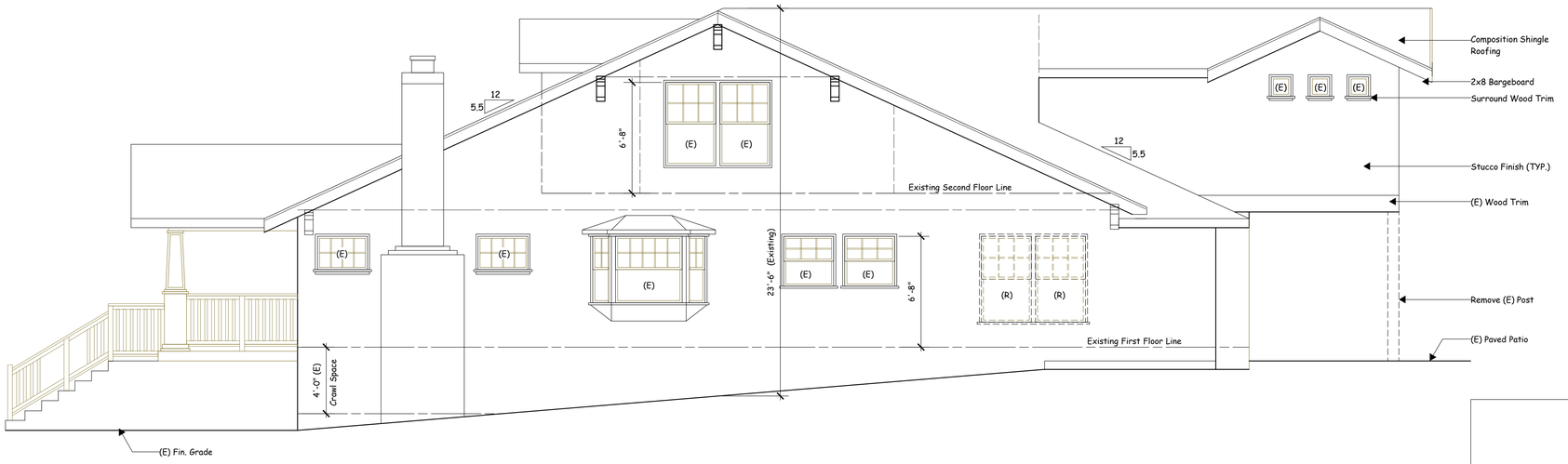
(E) EXISTING

(N) NEW



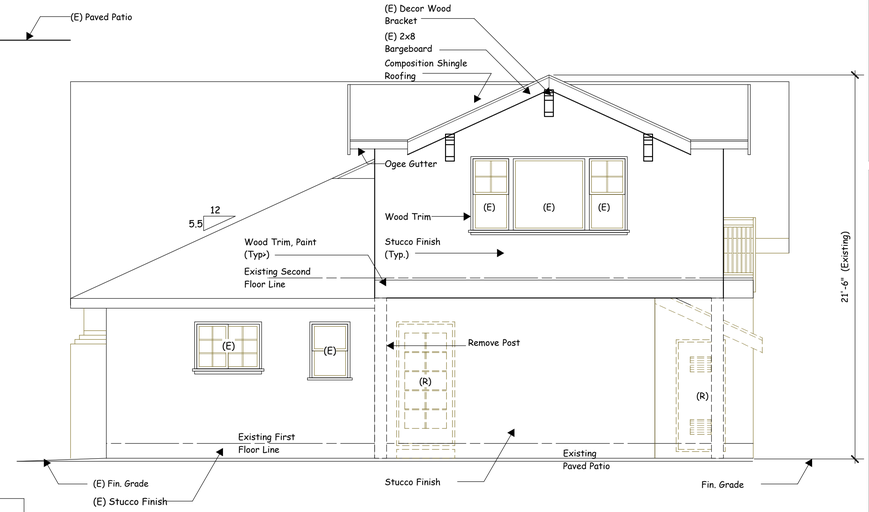
NORTH ELEVATION (FRONT)

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



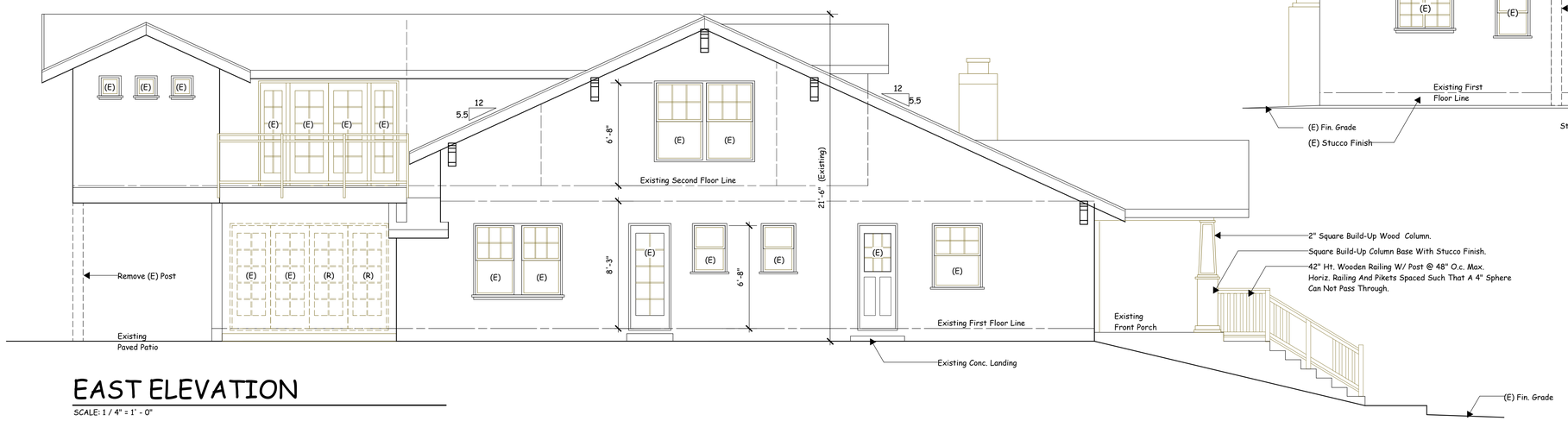
WEST ELEVATION (BONNIE LANE)

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



SOUTH ELEVATION (REAR)

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



EAST ELEVATION

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

REVISIONS

NGUYENPHAN DESIGN CONSULTING
7080 AVENIDA ROTELLA
SAN JOSE , CALIFORNIA
Dong NP: 408-206-7332
email: dongtnp@aim.com

PROPOSED REMODLE AND ADDITION FOR :

DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025

SCALE: AS NOTED

DRAWN: DongTNP

JOB:

SHEET A-5

OF 9 SHEETS

NOTES :

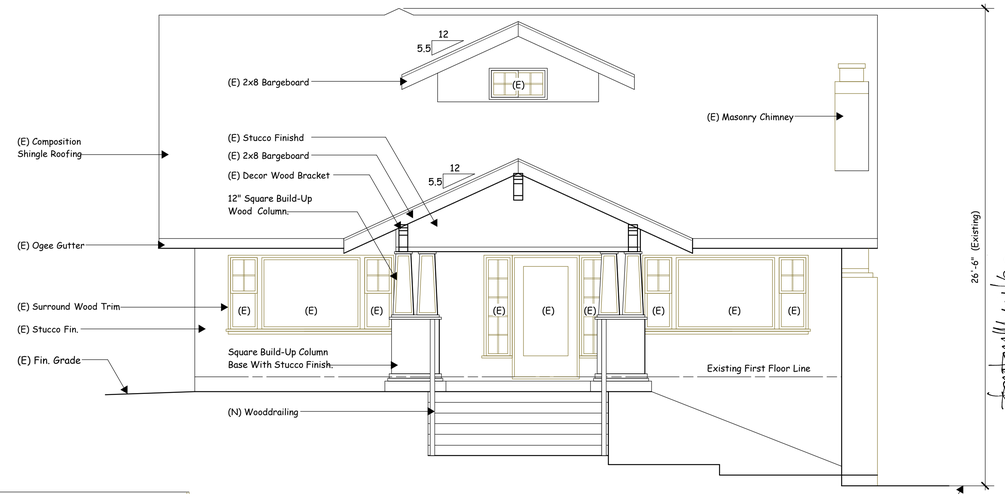
1 SEE FLOOR PLAN AND FLOOR PLAN LEGEND FOR EXISTING / PROPOSED WINDOW' SIZE, TYPE, MATERIAL, REMOVAL, REPLACEMENT OR NEW.

2 PRIOR TO FINAL - EXT LIGHTING: PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCROACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY.

(R) REPLACEMENT

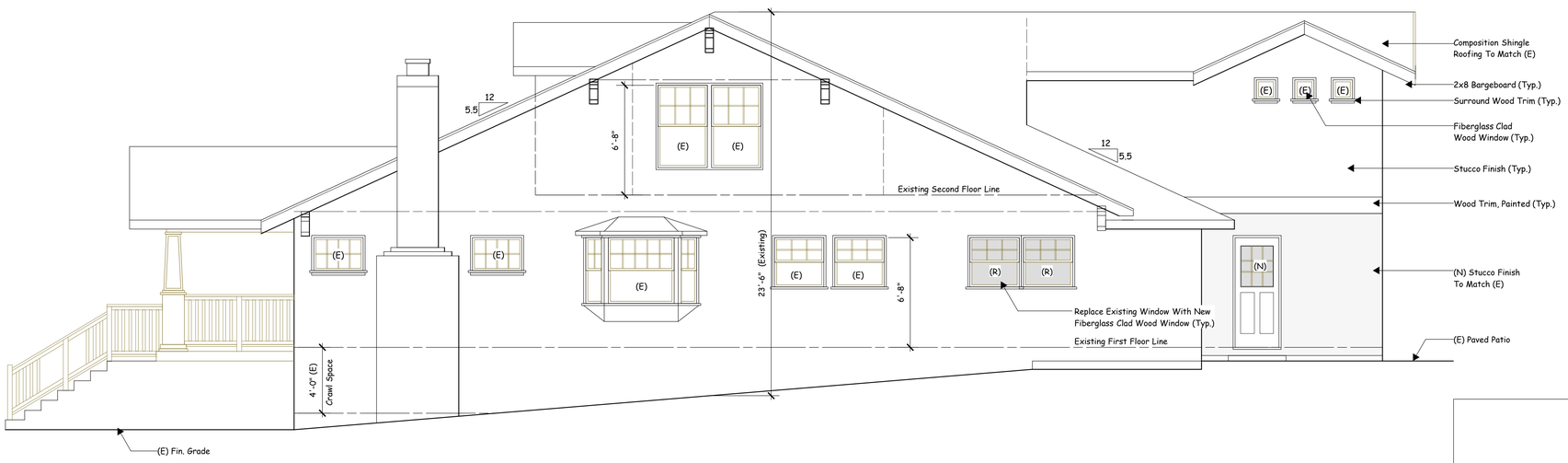
(E) EXISTING

(N) NEW



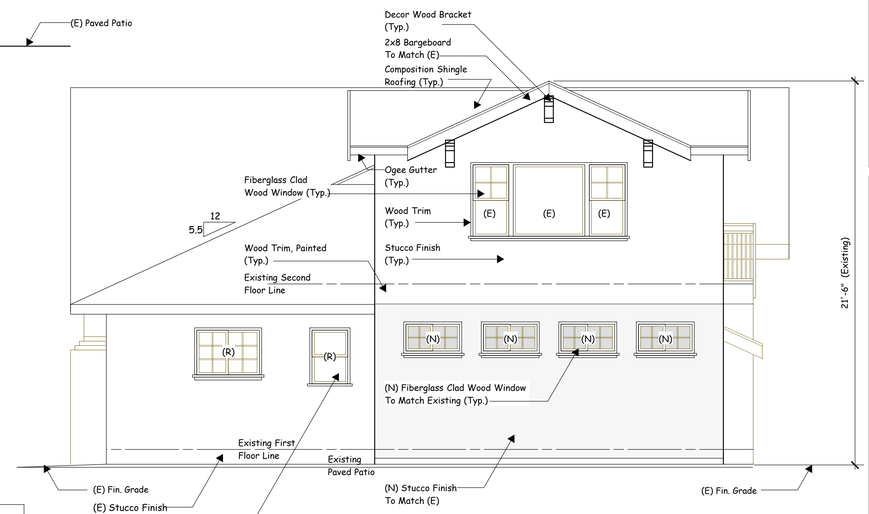
PROPOSED NORTH ELEVATION (FRONT)

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



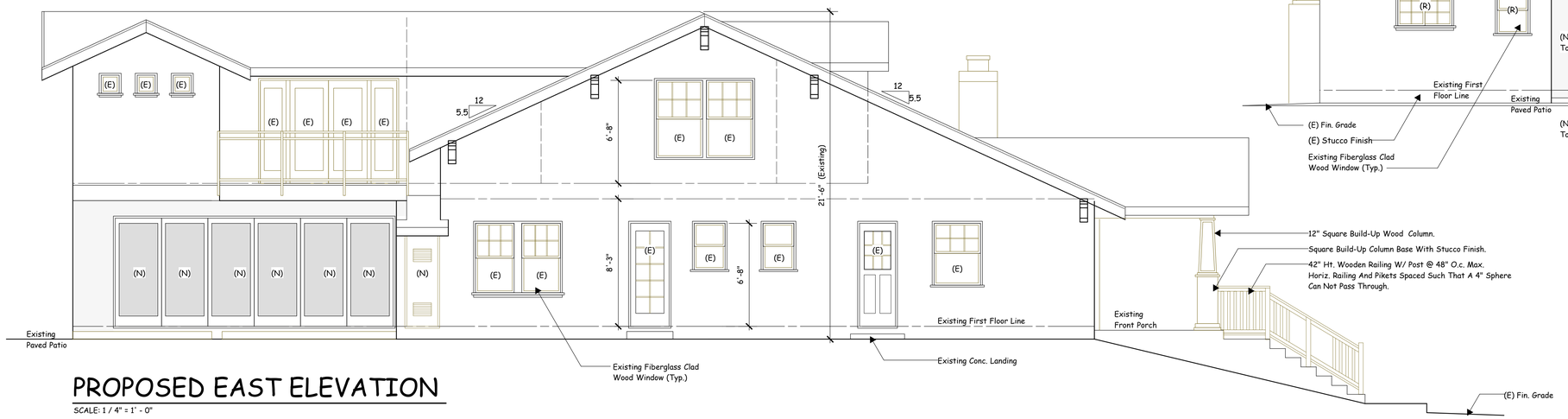
PROPOSED WEST ELEVATION (BONNIE LANE)

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



PROPOSED SOUTH ELEVATION (REAR) FACING GARAGE

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



PROPOSED EAST ELEVATION

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

REVISIONS

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7080 AVENIDA ROTELLA
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email: dongtnp@aim.com

PROPOSED REMODLE AND ADDITION FOR :

DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025

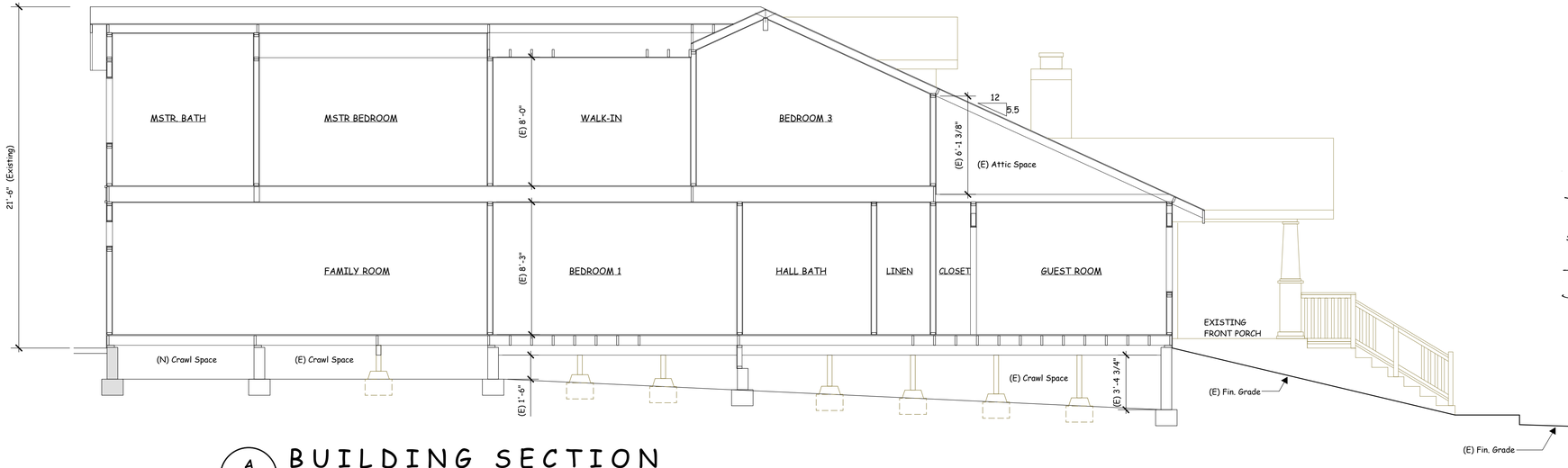
SCALE: AS NOTED

DRAWN: DongTNP

JOB:

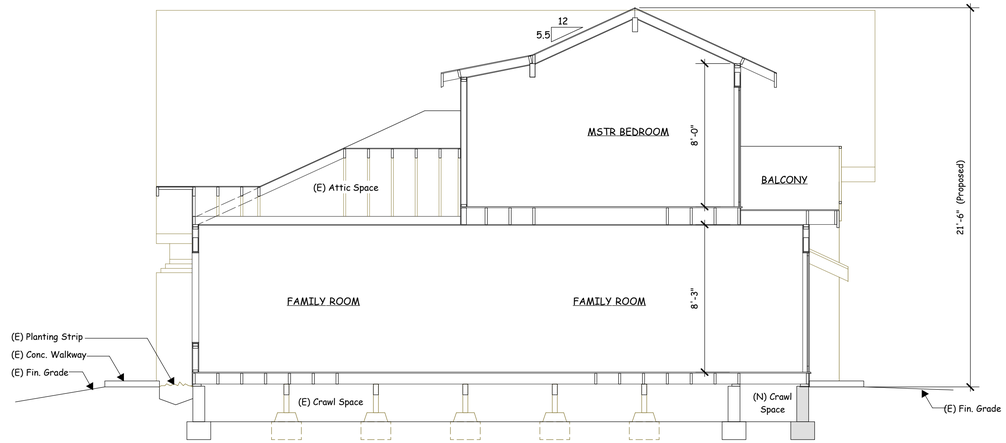
SHEET A-5.1

OF 9 SHEETS



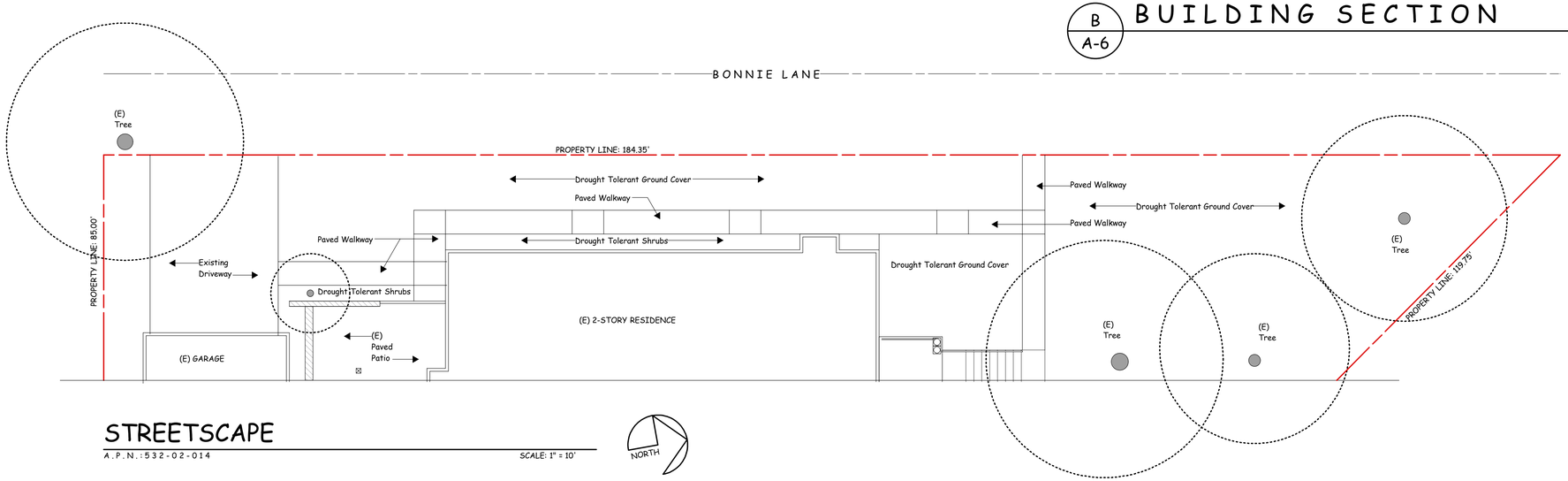
A / A-6 BUILDING SECTION

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



B / A-6 BUILDING SECTION

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



STREETSCAPE

A.P.N.: 532-02-014

SCALE: 1" = 10'

NORTH

REVISIONS

NGUYENPHAN DESIGN CONSULTING
7080 AVENIDA ROTELLA
SAN JOSE - CALIFORNIA
Dong NP: 408-206-7332
email: dongtnp@aim.com

PROPOSED REMODLE AND ADDITION FOR :

DR. MAI THINH RESIDENCE

16488 BONNIE LANE, LOS GATOS, CALIFORNIA

DATE: Aug. 24, 2025

SCALE: AS NOTED

DRAWN: DongTNP

JOB:

SHEET A-6

OF 9 SHEETS

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TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 09/24/2025

ITEM NO: 4

DATE: September 19, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Preliminary Review of a Request to Construct a New Second-Story Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 446 San Benito Avenue**. APN 410-16-051. Request for Review Application PHST-25-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Devendra Deshwal. Project Planner: Maria Chavarin.

RECOMMENDATION:

Consider a preliminary review of a request to construct a new second-story addition and exterior alterations to an existing pre-1941 single-family residence located at 446 San Benito Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1905 per County Assessor's Database; 1920s per Anne Bloomfield Survey
2. Bloomfield Preliminary Rating: "✓" or historic and some altered
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? N/A
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 446 San Benito Avenue was constructed in 1905 and the 1991 Bloomfield Survey estimates the construction date as the 1920s (Attachment 1). The building footprint shown on the Sanborn Fire Insurance Maps is consistent between 1928 and 1944 (Attachment 1).

PREPARED BY: Maria Chavarin
Assistant Planner

The 1991 Anne Bloomfield Survey rates the residence as historic and some altered (Attachment 1), making note of alterations to the porch and some windows. A review of Town permit records provides the following permit history:

- 2004 – Electrical Permit;
- 2010 – Building Permit – front porch and roof eaves repairs; and
- 2015 – Building Permit – re-roof.

The applicant provided documentation suggesting an unpermitted addition was made to the original structure at the right rear portion of the residence (Attachment 1). The applicant also provided plans for the existing house showing the existing floor area at 889 square feet, while the County Assessor reports the residence as being 685 square feet. Town records do not include any permits for an addition to the residence; however, the portion of the residence in question is included in the building footprint shown in the 1928 and 1944 Sanborn Fire Insurance Maps. It is unclear whether this portion of the residence is unpermitted, was simply constructed at a time when permits were not required, and/or the County Assessor provided an inaccurate measure of the residence.

DISCUSSION:

The property is located on the east side of San Benito Avenue, between Andrews Street and Los Gatos-Saratoga Road. The applicant is requesting a preliminary review of their project to construct a new second-story addition and exterior alterations to an existing pre-1941 single-family residence.

The applicant proposes additions to the first floor, a new second-story addition, and other exterior alterations (Attachment 4). The first-floor addition would be located on the to the rear and left side of the existing residence accommodating new living area and a new two-car garage. The proposed second-story addition would be located toward the rear of the expanded residence, expanding the living area and providing a new second-story deck. Exterior alterations include relocating the front door and other window changes. The development plans do not include full details of all the exterior materials included in the project. Based on what is provided, proposed exterior materials include new wood shingle siding on the front and side elevations, stucco on the rear elevation, a belly band on the side elevations, vinyl windows and a new front door.

Staff provides the following points to aid in the Committee's discussion of the project:

- Appropriateness of the location and scale of the proposed additions (RDG 3.9)
- Appropriateness of the attached garage, apparent aluminum roll-up doors, and proportion of the garage relative to the front façade of the residence (RDG 4.8.15);

- Compatibility of the proposed contemporary front door with the architecture of the existing/expanded residence (RDG 4.8.3);
- Inclusion of vinyl windows, which are discouraged (RDG 4.8.4);
- Appropriateness of stucco siding and its inclusion on only one elevation (RDG 4.8.9, .10, and .11); and
- Use of the belly band on the side elevations to break up the two-story mass (RDG 3.3.3).

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 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 3).

CONCLUSION:

The applicant is requesting preliminary review by the Committee of a request to construct a new second-story addition and exterior alterations to an existing pre-1941 residence located at 446 San Benito Avenue. A new second-story addition, if not triggering a technical demolition, would be processed under a future Minor Residential Development application. This application would return to the Committee for a formal recommendation to be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process.

ATTACHMENTS:

1. Applicant's Research
2. Project Description
3. Section 3.9, Residential Design Guidelines
4. Development Plans

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TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
HISTORIC RESEARCH WORKSHEET

Applicants shall provide written evidence and supporting documents to justify their request for a remodel, alteration, addition, determination of significance, or demolition of a designated or presumptive historic resource. This worksheet is intended to assist the applicant in gathering written evidence and supporting documents, and to assist the Historic Preservation Committee during evaluation of the request.

Applicants shall provide written evidence and supporting documents of the historical and architectural characteristics, regarding both structures (construction date, alteration dates, photographic documentation) and people (owner and/or resident names). If written evidence cannot fit on this worksheet, please attach separate sheets.

The Historic Preservation Committee reviews the application using the Town's Historic District Ordinance requirements. Copies of the ordinance(s) are available at Town Hall. The Committee meets the fourth Wednesday of every month. The filing deadline is 20 days prior to the meeting by 11:00 AM.

The applicant shall research the following (please check the box once you complete your research):

1. Los Gatos Public Library (see How to Research the History of a House in Los Gatos):
   - ■ Sanborn Maps
   - ■ 1941 Tax Assessment
   - ■ 1989 Anne Bloomfield Historic Resource Survey forms
   - ■ Polk's Directories
   - ■ Telephone Directories
   - □ Other
2. Santa Clara County Resources (especially helpful for properties previously located in the county's jurisdiction):
   - ■ Santa Clara County Planning Department records
   - □ San Jose Public Library (California Room)
3. Community Development Department Resources:
   - ■ Sanborn Maps
   - ■ 1989 Anne Bloomfield Historic Resource Survey forms
   - ■ Community Development Department property files (permit history)

Research was conducted on (please enter date): 03/21/2025

Records and Documents found (please attach copies): 1. San Born Maps. 2. 1941 Tax Assesment 3. 1989 Anne Bloomfield Historic Survey. 4. Telephone Directories. 5. Computer Records. 6. SCC replies

The justification for the removal of 446 San Benito Ave from the Historic Inventory is attached as Attachment-1 containing all these documents as Annexures 1 to 10.

HOW TO RESEARCH THE HISTORY OF A HOUSE IN LOS GATOS
At the Los Gatos Public Library
100 Villa Avenue, Los Gatos CA 95030

Locked Cases Area

1. The Los Gatos *Sanborn Fire Insurance Maps* located on the microfilm file cabinet. These maps indicate the outline of buildings in 1884, 1888, 1891, 1895, 1904, 1928 and 1944 (please note the 1944 maps have been relabeled and appear out-of-order, before the 1928 maps). These can be used to identify a construction date range.

Bookcase #11

1. The 1941 *Tax Assessment Survey*. The listings are alphabetical by street name. An entry will note how old the owner thought the house was in 1941 (please note that this information is not always accurate).
2. The 1991 *Anne Bloomfield Historic Resources Survey*. These listings are alphabetical by street name.
3. A list of the *Museums of Los Gatos Historic Homes Tours* and programs.
4. A list of the 100 *Bellringers* and information.
5. As it Was by Dora Rankin.

Bookcase #12

1. The 1924-1974 *Polk's Directories* (please note that some years are missing), with reverse listings by address and then resident name.
2. *Business and Telephone Directories*, as early as 1881-82.

History Room (Docent Hours: 1:00-5:00 Mondays and Thursdays; 10:00-12:00 Wednesdays)

1. History of Los Gatos by George Bruntz and Los Gatos Observed by Alistair Dallas (979.473).
2. Information in the Residences drawers of the Vertical File, filed by street.
3. The Patrons' Inquiries, binder #3 Residences, listed by street, located on the shelf above the computers. These may provide information found under previous searches.

General

1. ancestry.com is available free while inside the library.
2. A Field Guide to American Houses by Virginia Savage McAlester (728 M11 in non-fiction)

JUSTIFICATION FOR REMOVAL FROM HISTORIC INVENTORY
446 San Benito Avenue Los Gatos, CA, 94032

SUBJECT: Request for removal of a Pre-1941 Property from Historic Resources Inventory for the Property Zoned R-1D, Located at 446 San Benito Avenue. APN 410-16-051.

PROPERTY OWNER/APPLICANT: Devendra Deshwal

PROPERTY DETAILS:

1. Date primary structure was built: as per ANNE BLOOMFIELD ARCHITECTURAL SURVEY- LOS GATOS RESEARCH -Year 1920, As Per Town Record -1905
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? No
4. Is the structure in a historic district? No
5. If yes, is it a contributor? N/A

DETAILED JUSTIFICATION:

A wide-ranging research has been conducted in line with the guidelines of the Historic Research WorkSheet, Historic Preservation Committee, Town of Los Gatos and the details of the research are given as below:

1. LOS GATOS PUBLIC LIBRARY:

a. **SANBORN MAPS:** The Sanborn maps of 1928 & 1944 are attached as Annexures-1 & 2. These maps show the main house and an accessory structure in the rear yard. The main house still exists but the accessory structure is no longer existing as will be seen from the existing site plan sheet A1 in the plan set of the existing house attached as Annexure 10. .

b. **1941 TAX ASSESSMENT:** The 1941 Tax Assessment Survey is attached as Annexure-3. It does not convey any pointer to the historical character of this building. (The survey report is for lot 43 (Old No.) as also correlated in the ANNE BLOOMFIELD SURVEY.

c. **1989 ANNE BLOOMFIELD HISTORIC RESOURCE SURVEY FORM:**

The Anne Bloomfield Historic Resource Survey Form is attached as Annexure-4. The survey also mentions its old lot No. as 43 and also provides its likely year of construction as 1920. The original style is said to be “Banglow”. It also mentions that some alterations to existing windows and the Porch were done to the original house. A photo of the house is also given but the features of the house are not very clear from it. As such, the survey does not establish it to be a structure of historic importance.

d. **POLK’S DIRECTORIES & TELEPHONE DIRECTORY:**

Contd P2

The Polk's Directories & Telephone directories were researched to know the details of persons staying or associated with this house. A chronological detail of the persons stayed is given in Annexure -5 attached including the relevant pages of the Polk's Directory.

A search was made on the internet for important persons associated with Los Gatos and a list of 83 people appeared as per the link below:

https://www.famousfix.com/list/people-from-los-gatos-california

None of these famous people lived in this house..

Thus a perusal of Annexure 5 and the Google search shows that no significant persons are associated with this house/structure.

e. HISTORIC PROPERTY RESEARCH COLLOECTION:

The Historic Property Research Collection in the Los Gatos Library was searched and no record pertaining to this structure was found in box no. 9 relevant for the San Benito Ave. A record of only one house i.e. for 441, was found in the box. This establishes the house at 446 San Benito Ave does not have any historical importance.

2. SANTA CLARA COUNTY RESOURCES:

A request was made to the planning department of the Santa Clara County to ascertain if any plans or any other records are available in the county records. The county replied that no plan or any other records are available for 446 San Benito Ave & asked to contact the town of Los Gatos for the same. Thus no historical records are available in the county for this structure. The email screenshot of the replies from the county are attached as Annexure 6 & 7.

3. TOWN OF LOS GATOS- COMPUTER RECORDS:

A search was made on the computer installed in the lobby to find out the records of 446 San Benito Ave. The search yielded some of the records including the permit records for some of the works done in this house. These records are attached as Annexure 8 (11 pages). A perusal of these records indicate that some alteration works have been done to the original house as below:

1. Electrical service upgrade
2. Front porch repair and repair of the eve.
3. Repair of the roof and eave including replacement of the rafters. The shape of the house given in this permit is rectangular box type.
4. In addition other unpermitted works have also been carried out in the house as brought out in succeeding paras.

4. ADDITIONAL DETAILS:

(a) In addition, the details of the house were also downloaded from the Town of Los Gatos city portal and the same are attached as Annexure-9.. A perusal of these records show that the permitted floor area of this house is 684 Sq Ft only. whereas the existing floor area of the house is 889 sq ft without the front porch. It speaks of some unpermitted addition made to the house as discussed in following paras.

Contd P3

(b) The plans of the existing house have been prepared and are attached as Annexure 10 (24 pages). The floor area of the existing house is 889 Sq Ft as against the permitted floor area of 684 Sq Ft only.

It is also seen that the ceiling height of the bedroom & bathroom on the right side is only 6'-9" to 6'-11", as against the main house ceiling height of 8'-0"(+). It is marked with A, B & C on sheet A4, A5 & A6.1.

It establishes that some unpermitted constructions have been made to the house. The possible unpermitted portion is marked in redlines in sheet A2 (Existing Floor Plan) & A2.1 (Area Calculations).

The photo survey of the existing house has also been done & the photos of the house are given in sheet A 6.1 to A6.17 & A7 of the attached plan set (Annexure -10).

A quick perusal of the photos & plan indicate that the house is not structurally sound & also some alterations have been made which are not code compliant as outlined below:

i. The ridge board of the porch is not provided as seen in plan sheet A6.7. Thus the porch roof is not structurally sound.
ii. The height in the bedroom 2 is less than 7'-6" the minimum admissible height.
iii. A wall has been constructed between bedroom 1 & closet which is abutting the middle of the window as seen in Sheet A6.17.
iv. The existing windows of the bedroom are not egress compliant as per the current code requirement etc.
v. The architectural design of the house is very simple- a rectangular box with front porch enclosed on all sides and no uniqueness is noticed in the architectural details/design.
vi. Further due to alteration to window & porch etc, the original design is no longer existing.

(c) As would be seen from the plan sheet A7, all the houses around this house have been modified and present a good look and this house in the existing condition is totally a misfit in the area.

(d) The APN map and the Tract Map of the lot are also attached as Annexure 11 & 12.

CONCLUSION:

In view of the above points, it is clear that the existing house has no architectural merit for the following reasons:

a. The structure is not associated with events that have made a significant contribution to the Town;
b. No significant persons are associated with the structure.
c. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
d. The structure does not yield information to Town history; and,

Contd P4

e. The integrity has been compromised due to alterations such that the structure no longer has the potential to convey significance.

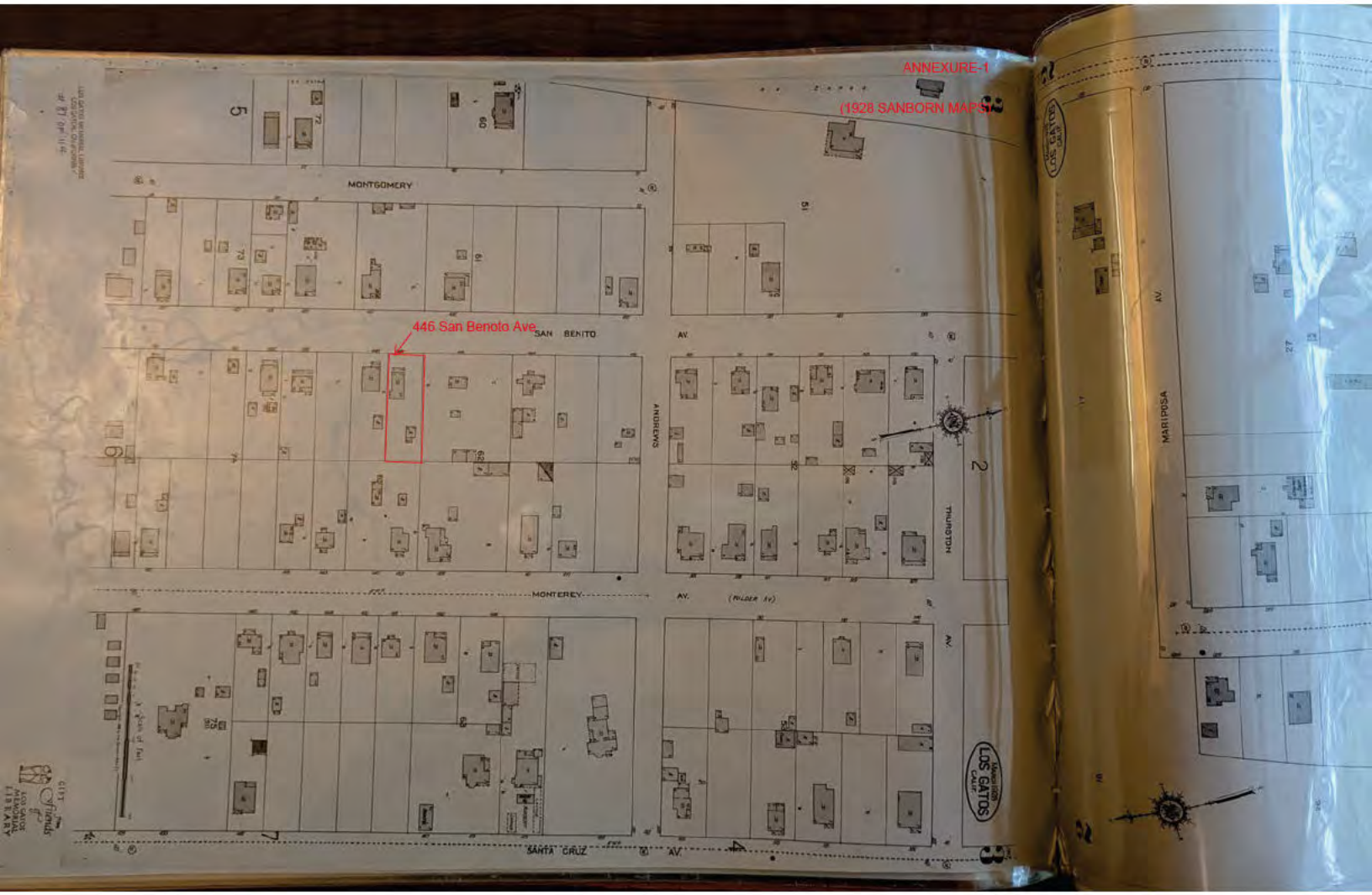
In view of above submissions, it can be seen that the existing house at 446 San Benito Ave has no historic significance or architectural merit. Due to the poor condition of the house it needs repair and due to family needs extra space is also required to be added. Therefore, it is requested that the house may be removed from Historic Resources Inventory.

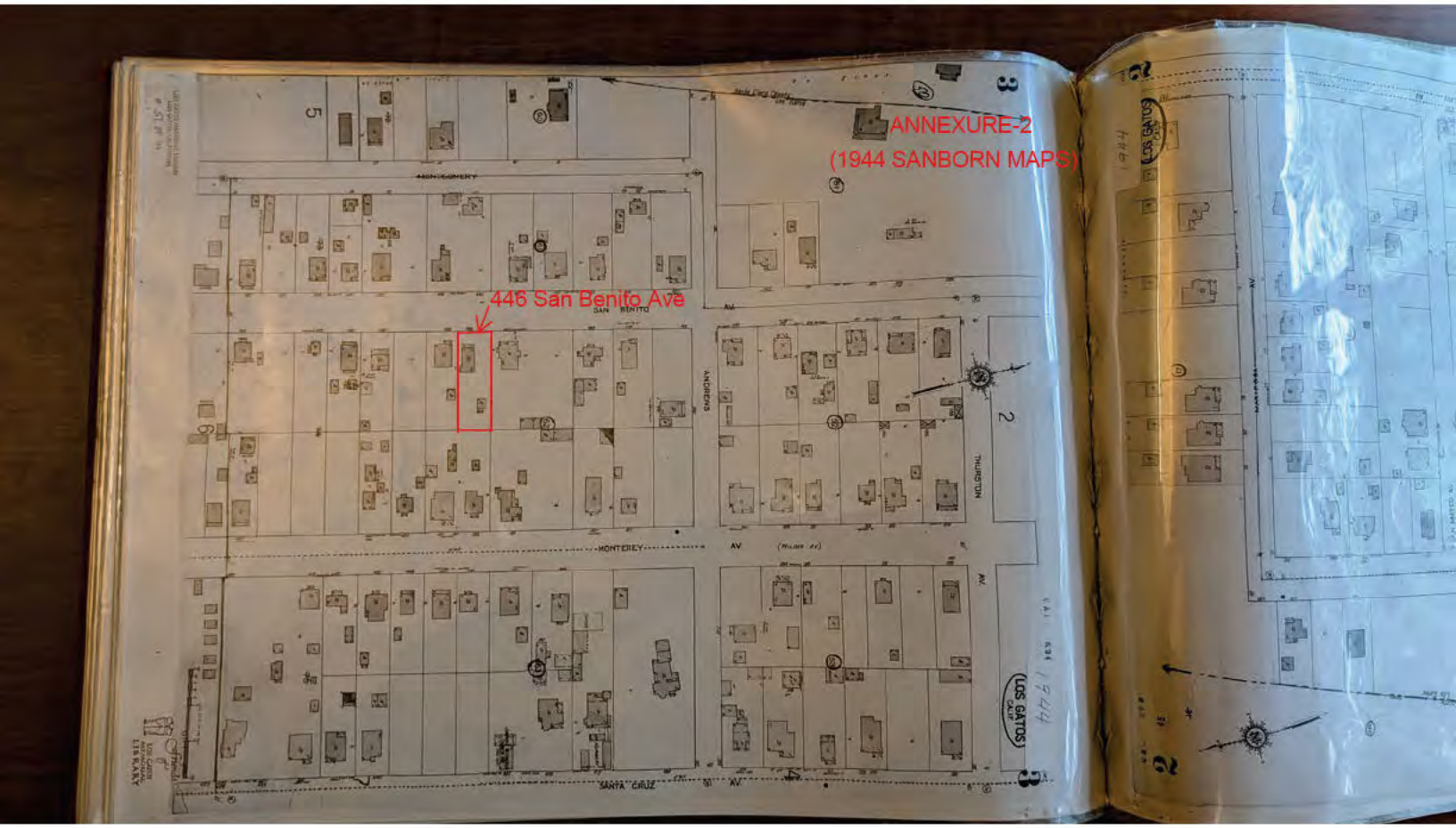
Thank you for your considerations

Best regards,

03/25/2025

Devendra Deshwal
Homeowner
446 San Benito Ave,
Los Gatos CA, 95032
Phone- [redacted]


ANNEXURE-1
(1928 SANBORN MAPS)
446 San Benoto Ave
MONTGOMERY
SAN BENITO
AV.
ANDREWS
THURSTON
MONTEREY
AV. (WILDER AV.)
SANTA CRUZ
AV.
MARIPOSA
LOS GATOS
CALIF.


ANNEXURE-2
(1944 SANBORN MAPS)
446 San Benito Ave
SAN BENITO
MONTEREY
AV.
SANTA CRUZ
AV.
ANDRENS
THURSTON
LOS GATOS
LOS GATOS
CALIF.
1944

REAL ESTATE APPRAISAL COMPUTATION.

BLOCK NO. 21 LOT NO. 43 BLOCK BOOK PAGE 5

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	
	48	x	150	115	53.20	11	$	607
		x						
		x						
		x						
	Added For Corner							
	Added For Alley							

SYMBOLS
F.T.=Front Triangle. R.T.=Rear Triangle. B.L.=Back Lot Comp. C.I.=Corner Influence. ∂ =Reverse Corner Comp.

TOTAL $

VALUATION RECORD

YEAR	1940	19	19	19
Land Value	$ 607	$	$	$
Building Value	$ 1255	$	$	$
Number of Bldgs	2			

OWNERSHIP RECORD

1940
1941 M. J. Wilson
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

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

ND

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

817

File address 446 San Benito

PARCEL MAP INFORMATION

Parcel # 410-16-051 Lot size: 48 front ft. x 150 ft. deep

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

Location: N__ S__ E ✓ W__ side of SB St___ Ave ✓ Other___

distance to cross st: 291 ft. N___ S ✓ E___ W___ from Andrews

at NE___ NW___ SE___ SW___ corner of___

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name ~~North~~ Brunskulls Sub Old Block #___ Old lot # 43

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓ Estimated age 1920s? Style Bungalow # stories___

Alterations some windows altered, porch altered

Other___

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page___ 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	1941				

MISCELLANEOUS

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey ___

Gebhard: page #___ illustration page #___

Butler/Junior League___

PHOTOS: Roll/frame # 040/37 Date 7-5-90

ANNEXURE-5

OWNERSHIP HISTORY OF 446 SAN BENITO AVE, LOS GATOS

As per Telephone directories of various years available in the Los gatos Library, the ownership details are as below:

Period	Homeowners
Prior to 1934	No record found
1934 to 1941	Mr Conroy Owen
1941 to 1943	Mr M J Wuseri (The 1941 Tax assessment indicated his name (name not legible).
1943 to 1944	Vacant
1945 to 1947	Mrs Kinter Paula
1949 to 2025	Mr Cushman Arth C
2025 onwards	Mrs Rajkumari & Devendra Deshwal

38 N. FIRST ST. JAMES ROGER McCHESNEY AND THORNTON D. WEBSTER INCORPORATED
REAL ESTATE — INSURANCE — LOANS
TEL. COLUMBIA 2200

510 Wheeler A P (o)
511 Lee Jerry (o)
513 Vacant
519 Smith Chas (o)
529 Bellilo Paul
Thurston intersects
530 Panighetti M I Mrs (o)
533 Bezzone Paul (o)
580 Matrone Toney

MONTGOMERY AV—North from Saratoga to Thurston 3 w of Santa Cruz

24 Barnhill Lee
25 Vacant
26 Vacant
27 Vacant
42 Giordano Bart
44 Mariani Caesar
45 Traves Harry (o)

NEW YORK — Southeast from Los Gatos Creek to Bella Vista

10 Effirat W F
41 Vacant
44 Vacant
47 Holliday E R (o)
51 Gillette J C Rev (o)
55 Vacant
Pleasant av intersects
57 Vacant
123 Lepurin Mary Mrs (o)
129 Vacant
130 Vacant
137 Schonbeck Fritz (o)
141 Meyers L S
Vacant
146 Vacant
148 English Annabel

NICHOLSON AV—West from Santa Cruz to Glen Ridge, 2 n of Main

209 Grant Fred
211 Lewis Dora Mrs
216 Mullen S A Mrs nurse (o)
22 Cornelius Stanley (o)
Wilder av intersects
5 Harrub M F Mrs
Tait av intersects
04 Christensen Christoffer
310 Vacant
315 Curtis F N
Massol av intersects
391 Hobbie J G (o)

OAK — From Stacia to Loma Alta, 1 e of San Jose

OAK HILL WAY — From Jackson to Central, 2 s of Main

14 Vacant
15 Gollin W W
26 Haykel Julia Mrs
21 Lumbard M L Mrs
26 VanWinkle J H (o)
35 Zehnder Robt civ eng (o)
39 Treadwell N E Mrs (o)
45 Pendlebury W M P (o)

OLIVE AV—West from 545 N Santa Cruz av

104 Vacant
105 Burke W F
106 Curtis P E (o)
108 Vacant
110 Biagini Fred (o)
129 Newfarmer R O
San Benito av intersects

OVERLOOK ROAD—

PALM AV—

4 Koulouris Angelo (o)
5 Seely B R Mrs
6 Millar G A (o)
8 Aubert Alba (o)
9 Mains H L (o)
35 Jenkins D T (o)
45 Sproles L W Mrs
55 Huff M W (o)

PARK — Southwest from Main, 2 e of Front

nr Main Los Gatos Swimming Pool
Memorial Park
20 American Legion Post No 158
36 Shore J D
Union Ice Co
50 Green H F restr
86 Vacant
96 Fox John

PENNSYLVANIA AV—West from Bay View to Wissahickon

2 Dell A I Mrs (o)
4 Eaton Ernest (o)
8 Rhinelander A J (o)
24 LeFevre M F Mrs
28 Countryman F N (o)
Glenridge av intersects
Peralta av intersects
305 Vacant
309 Case L G (o)
323 Swanson Nels (o)
324 Volpa Jos (o)
327 Bache Dallas (o)
337 Mack E E (o)
345 Hawkins E A (o)
345½ Vacant
347 Vacant
360 Atkinson Owen
Walnut av intersects
361 Angell E G
363 Miniss Kath Mrs
365 Beale H G
371 Leet Georgianna Mrs
380 Roberts Wm
381 McCullagh Mary

PERALTA—North from 105 Pennsylvania to Hernandez

9 Kline Augusta
McEachern N A (o)
Murray W M
10 Berryman Fred jr (o)
11 Erickson A L jr
Whiting H H
18 Bell F A (o)
20 Hallet Cecile Mrs
32 Rankin Dora M
Rankin H A (o)
33 Simon Benj (o)
39 Mortimer A B
41 Vacant

PINE—West 1 blk from 401 San Jose av

PLEASANT AV—North from intersection of Main and Jackson to New York

24 Alexander E P
26 Lindstrom Henry (o)
34 Reilly C A
43 Drew Weldon
44 Gasmann Alf
45 Vacant
46 Bruegge W O (o)

PROSPECT — South from Reservoir rd to city limits

RESERVOIR ROAD—South from junction of Clelland and Villa to Prospect

39 DeRome S F Mrs
50 Young Wiston

ROBERTS ROAD—East from Los Gatos Creek near Cypress av

50 Ghetti L G (o)

ROGERS ROAD—From 5 Kimball to Reservoir rd

SAN BENITO AV—North from Saratoga to Ashler, 2 w of Santa Cruz

410 McAuley G M Mrs
411 Carr F D (o)
415 Biancalani Augusto (o)
416 DeGuire R P (o)
418 Godfrey F P (o)
421 Frame Alva (o)
423 Bedal C E
428 Pedrazzi Antone (o)
431 Muhlke C V
432 Wilson F A Mrs (o)
435 Tickner C H (o)
Tickner W S
436 Bachman Sarah Mrs (o)
440 Idemoto Kamekichi
441 Solari Jas (o)
446 Conroy Owen
455 Fouch H M Mrs
456 Rovere Victor (o)

EVERY STORE should appear in the Directory and the Directory should be in Every Store.
Besides its use to the storekeeper, it is a convenience the customer looks for.
The store that offers an old Directory, or no Directory at all, fails to show its patrons a courtesy they will find elsewhere.

P3

1936

M. R. NEAL REAL ESTATE
Loans, Exchanges, Rental Property
Phone Ballard 8736 SAN JOSE, CALIFORNIA 458 E. Santa Clara St.

FUEL
Williams & Russo
INC.
773 W. San Carlos San Jose
Tel. Ballard 1162
BUILDING MATERIAL

ROGERS ROAD—From 5 Kimball to Reservoir rd
Stine N C Mrs
West B W

SAN BENITO AV—North from Saratoga to Mariposa av, 2 w of Santa Cruz
410 McAuley G M Mrs
411 Carr F D (o)
415 Biancalani Augusto
416 Belillo Vincent
418 Godfrey F P (o)
421 Frame Alva (o)
423 Vacant
428 Vacant
431 Booher P E
432 Wilson F A Mrs (o)
435 Tickner W S (o)
436 Bachman Sarah Mrs
Bachman Wm
440 Lifshitz P H
441 Solari Jas (o)
446 Conroy Owen
455 Foutch H M Mrs
456 Vacant
459 Vacant
463 Hummel Minna Mrs (o)
464 Galatea J B
468 McArthur C V
470 Vacant
485 Storie R N
497 Perusio Michl (o)
Andrews intersects
500 Pasero Bonnie (o)
501 Graves D W
512 Parish E D Mrs
513 King Gertrude Mrs
514 Vacant
516 Strong M E Mrs (o)
525 Smith J W (o)
526 Viorata Louis (o)
532 Serra Jos
Thurston intersects
Olive av intersects
561 Riggs W A (o)
565 Hall M E Mrs
Ashler ends
615 Cornell L C (o)
621 Sanders C K
San Mateo av ends
630 Brokaw Eliz Mrs (o)
641 Hamilton Julia Mrs (o)
642 Jefferson Philip
647 MacKenzie Ian
Mariposa av ends

SAN JOSE—Northeast from e end of E Main to Kennedy rd
34 Sprague W C (o)
41 Lewis Ella
46 Chamberlin Winnie E (o)
Obert S H
49 Rogers Rachel Mrs (o)
54 Burke C G Mrs (o)
Loma Alta intersects
99 Vacant
100 Dwyer M G Mrs (o)
101 Lupton H W (o)
103 Graves Mabel Mrs
104 Hubbell W H
111 Vacant
112 Burns J R
Mabie I D (o)
116 Vacant
120 Huelter Fredk (o)
rear Williams Sidney
122 Vacant
123 History Club of Los Gatos
Stacia intersects
204 Pettis G S
207 Sprague H C Mrs (o)
214 Ryan J W (o)
215 Harder W R Dr
Riggs Z S (o)
220 Bragdon I S Mrs (o)
rear Johnson O L
221 Ashley A B (o)
226 Mileham Eleanora Mrs
227 Vacant
228 Sager H S
235 Colvin E F (o)
236 Traub L W
241 Bromley L A (o)
Jones H A Mrs (o)
242 Moberly L A (o)
245 Worsley J H (o)
247 Ring F E (o)
249 Helm D W (o)
250 Wichman E M Mrs
254 Winters W D
255 Poole W D (o)
256 Harrison Emily G (o)
Wheeler av intersects
262 Hamman R F (o)
263 Tate S P (o)
264 Lindstrom C M
268 Burke W F (o)
269 Kerlin G B Mrs (o)
271 Vacant
Charles intersects
301 Cole M C Rev
302 Lint E F Mrs (o)
303 Lloyd F W
309 Rasmussen A L
310 Brady M C Mrs
314 Soule Mary Mrs
315 Robinson Margt Mrs (o)
316 Hudson J J
318 Burnette P L (o)
331 Stanley Anna Mrs (o)
Harding av intersects
333 Rasmussen G P (o)
334 Hopkins R C (o)
340 Davies E J
346 Ducoty G L (o)
349 Kirkendall C A
Salani Pia Mrs (o)
357 Jenkins A E Mrs (o)
363 Vacant
367 Mann J C
368 Vacant
371 Bigelow V C
Thrash M E Mrs (o)
Caldwell intersects
389 Dalziel A S (o)
400 Vollmar E E
401 Le Favour Adelaide Mrs (o)
402 Snyder A V (o)
404 Hedricks C J
Hedricks Mary P (o)
405 Flint I V Mrs (o)
407 Sutton Walter (o)
409 Brun L E
410 Torrey L B
411 Andrews Alice J (o)
Andrews C B

SAN MATEO AV—From Santa Cruz av to San Benito av, 1 n of Ashland av
15 Geraudo Bart
16 Giraudo Paul
18 Vacant
21 Wark W W
28 Walsh Alice Mrs
30 Lord A L (o)

SANTA CLARA—Changed to Palm av

SANTA CRUZ AV, NORTH—
1 Comper & Burtner drugs
3 Boone H F barber
3½ La Canada Building
Rooms
1 Colvin E F dentist
6 Brun L E dentist
7 Jones H G phys
17 Tremaine Courtney dentist

Street continued
5 Booker E O dry gds
6 MacCallum C A grs
7 Angelus Culures restr
8 Gagliasso G J fruits
Whiteman C T meats
8½ F & A M Hall
9 Vacant
10 Vacant
11 Kopp Zelda Mrs variety store
12 Vlamis Wm restr
13½ Streeney J B jwlr
15 IOOF Hall
16 Lincoln Mkt
Allario Frank grs
Barbieri Guido fruits
Zucconi Jos meats
17 Safeway Stores
17½ Vacant
18 Safeway Stores
19 Aymar Adolph baker
21 Crall H J Co stationers
22½ Redmen's Hall
23 Vacant

1941

P4

62 West San Fernando
SAN JOSE HARDWARE Co.
COL. 2100
RUSSWIN BUILDERS' HARDWARE — SHERWIN-WILLIAMS PAINTS
PIPE, IRON AND STEEL — HOUSEHOLD GOODS — TOOLS AND CUTLERY

985 Belbin Emily A
Bless E D ◎
Walnut av intersects
871◊Leet Georgianna Mrs ◎
Oakley H A Mrs
880◊Roberts Wm
881 Vacant

PERALTA — North from 105 Pennsylvania to Hernandez
◊Autrey Helen L
10◊Berryman F W jr ◎
11◊Hanson Ina Mrs
15 Faulkner Elvira Mrs
18◊Tremaine Courtney ◎
20◊Lapum M H ◎
28 Fasten Oliver
32◊Rankin Henrietta A ◎
33 Rubin Chas
39◊Edwards W A ◎
41◊Mors G L

PINE—West 1 blk from 401 San Jose av

PLEASANT AV — North from intersection of Main and Jackson to New York av
18◊Dwyer E L ◎
20◊Andrews D E ◎
22◊Pearson I M Mrs ◎
24◊Moran W H
26◊Hardwicke Bernard
34 Reilly J A Mrs ◎
40◊Francini Peter ◎
44 Gassman Alf ◎
45 Garner H E
46◊Bruegge W O ◎

PROSPECT—South from Reservoir rd to city limits

RESERVOIR ROAD — South from junction of Cleiland and Villa to Prospect
394◊DeRome Fannie Mrs ◎
40 Evans L B
504◊Young C E ◎
60◊Gunter H C

ROBERTS ROAD — East from Los Gatos Creek near Cypress av

ROGERS ROAD — From S Kimball to Reservoir rd
604◊French W J
2500◊Galatin A B
◊Stines N C

SAN BENITO AV—North from Saratoga to Mariposa av, 2 w of Santa Cruz
410 DeGuire Frances Mrs ◎
411 Vacant
415 Sallozi Frank ◎
416 Augustin John
418 Godfrey F P ◎
421◊Frame A G ◎
423◊Peterson J L
428 Yokum John
431 Lindquist V H
432◊Wilson F A Mrs ◎
435 Tickner L C Mrs ◎
436 Tobar John ◎
440 Parodi Jos ◎
441 Solari Jas ◎
446◊Conroy Owen
455 Foutch H M Mrs
456 Vacant
459◊DeBold E M ◎
463 Hummel Minna Mrs
464◊Galatea J B ◎
468◊McArthur C V ◎
485 Gariciulo Pasquale
Andrews intersects
500◊Pasero Bernardo ◎
505 Mattos Geo
512◊Giorello Carlo ◎
513◊Lee A E Mrs ◎
514 Vacant
rear Wilder B A Mrs ◎
516◊Strong M E Mrs ◎
525 Smith J W ◎
526 Beltran Emilio
532◊Serra Jos ◎
Thurston intersects
Olive av intersects
535 Rudy L E
546 Goulart H E ◎
557◊Jefferson Philip ◎
559 Vacant
561◊Riggs F L Mrs ◎
565◊Tiffany B C
Ashler av ends
615◊Cornell L C ◎
◊Cornell Maurine M music tchr
◊Cornell Maxine M music tchr
620◊Wilhelm J M
621 Klein Kath ◎
Reiter A H
San Mateo av ends
630 Jewart C A
641◊Heinzen J B ◎
642 Vacant
647 MacKenzie Ian ◎
Mariposa av ends

SAN JOSE AV — North-east from e end of E Main to Kennedy rd
34◊Sprague W C ◎
46 Chamberlain Winnie E ◎
47 Vacant
49 Rogers Rachel Mrs ◎
54◊Burke C G Mrs ◎
Loma Alta av intersects
99◊Mann Chas
100◊Dwyer M G Mrs ◎
101◊Lupton H W ◎
103◊Brown A B Mrs
104◊Wright C N
104½◊Baumgartner Wm
111 Erickson A J Mrs ◎
112 Burns J R
◊Mabie I D ◎
116 Petrovich P S ◎
120◊Huelter Fredk ◎
rear Albini Peter
122◊Spreckels Richd ◎
123◊History Club of Los Gatos
Simons way begins
Stacia intersects
204 Hart L A Mrs
◊Nelson E H Mrs
207◊Sprague H C Mrs ◎
214◊Ryan J W ◎
215◊Harder W R ◎
220◊Harding M I Mrs ◎
221◊Vowles W F ◎
224 Dodd W H
226 Slown D A
227◊Evans E E ◎
Walbaum Gustave
rear Traub L W
228 Vacant
231◊Straub P J ◎
235◊Colvin E F ◎
236 Greco Louis
241◊Jones H A Mrs ◎
242◊Gaillac C A Mrs
◊Moberry L A ◎
245 Sigsby M C ◎
247◊Ring F E ◎
249◊Helm D W
250 Vacant
254 Banister J R
255◊Poole W D
256◊Harrison Emily G ◎
Walkington A B
Wheeler av intersects
262 Vacant
263◊Severns W E ◎
264◊Craib Jas
268◊Burke W F ◎
269◊Railsback A M
271 Benoit A E
Charles intersects
301◊Aston J F
302◊Wells D H osteo
303 Schuman Richd ◎
309◊Beckwith Ruth E
310◊Brady M C Mrs real est
314◊Soule M E Mrs
315 Robinson Margt Mrs ◎

Mary Denegri W. I. Geoffroy
Denegri, Geoffroy & Origlia
910 So. Second St. — FUNERAL DIRECTORS — SAN JOSE
Gerald M. Origlia Tel. Ballard 91

TEL. BALLARD 6212
PAUL HUDSON
CREDIT JEWELER
THE HOUSE OF BLUE WHITE DIAMONDS
275 S. FIRST STREET San Jose

P5

1943

MERNER LUMBER
BUILDING MATERIALS
MILLWORK — CELOTEX
BUILDERS' HARDWARE
817 The Alameda
Tel. Ballard 2462

418 Godfrey F P ◎
421◊Frame A G ◎
425◊Peterson J L
428 Chavez Gabriel
431◊Wigglesworth W C
432 Vacant
435 Tickner C L Mrs ◎
436 Vacant
440 Parodi Jos ◎
441 Solari Jas ◎
446 Vacant
455 Poutch H M
456◊Lawrence Morris
459 Montgomery R E
463 Hummel Minna Mrs
464◊Galatea J B ◎
468◊McArthur C V ◎
485 Gariciulo Pasquale ◎
497◊Perusio J L ◎

Andrews intersects

500◊Pasero Bernardo ◎
505◊Baron E F
512◊Fiorello Carlo ◎
513 Bengston J E
514 Vacant
rear Vacant
516◊Strong M E Mrs ◎
525◊Briscoe Benj ◎
526 Reading A C
532◊Serra Jos ◎

Thurston intersects
Olive av intersects

535◊Rudy L E ◎
546 Goulart H E ◎
557◊Jexerson Philip ◎
559 DeSelle Melvin
561◊Riggs F L Mrs ◎
562 Bensen A J
565◊Tiffany B C ◎

Ashler av ends

615◊Cornell L C ◎
620◊Wilhelm J M
621 Klein Kath ◎

San Mateo av ends

630 Vacant
641◊Heinzen J B ◎
642 Seamon Kath Mrs
644 Sheriffs R W
647 McKenzie Ian ◎

Mariposa av ends

SAN JOSE AV — Northeast from e end of E Main to Kennedy rd

34◊Sprague W C ◎
41 Rehdorf Frank
46◊Chambelain Winnie E ◎
49◊Rogers Rachel Mrs ◎
54◊Burke C G Mrs ◎

Loma Alta av intersects

99 Drury G E
100◊Dwyer M G Mrs ◎
101◊Lupton H W ◎
103 Stuart Harry
104◊Wright C N
104½◊Baumgartner Wm
111 Erickson A M J Mrs ◎
112 Prestigiacoma Ignacio
116◊Petrovich P B ◎
120◊Hueller Fredk ◎
rear◊Wright W D
122◊Spreckles Richd ◎
123◊History Club of Los Gatos

Simons way begins
Stacia intersects

204◊Beall E S
207◊Sprague H C Mrs ◎
214◊Ryan J W ◎
215◊Harder W R ◎
220◊Harding M I Mrs ◎
221◊Vowles W F ◎
224 Vacant
226 Vacant
227 Vacant
rear Vacant
228◊Kennett W H
231◊Straub W H
235 Vacant
236 Greco Louis
241◊Spaeth E D chiropractor ◎
242 Moberry L A ◎
◊von Damon Minna Mrs
245◊Railsbach A M
247 Vacant
249◊Helm D W
250◊Spedding R W
254◊Jameson Frank
255◊Poole W D
256◊Walkington A B ◎

Wheeler av intersects

262 Harmann R F
263◊Stevens W E ◎
264◊Hazelwood E E jr
268◊Hazelwood E E
269 Hook H D
271◊DeBold E M

Charles intersects

301 Davidson F L
302◊Wells D H osteo ◎
303 Schuman Richd ◎
309◊Beckwith A B Mrs ◎
310◊Brady M C Mrs real est
314 Vacant
315 Robinson Margt Mrs ◎
316◊Espersen R E
318◊Burnett P L ◎
321 Bourguignon L C ◎
324◊Smith L E ◎
331◊Heath D C ◎

Harding av intersects

333 Rasmussen L R Mrs ◎
334◊Vollmar E E ◎
340◊Zucconi Jos ◎
346◊Wells W I ◎
349◊Vavallino F G ◎
350◊Leslie C S Mrs ◎
357◊Jenkins A E Mrs ◎
363 Vacant

Fillmer av begins

365◊Thrash M E Mrs ◎
371◊Henard J A ◎

Caldwell av intersects

389◊Dalziel A S ◎
408◊Snyder A V ◎
413◊Kent H L ◎
416◊Obert S H ◎
418◊Higbee G H ◎
421◊Klint Freda
423◊Sutton Walter ◎
430◊Hedricks C J ◎
432◊Torrey L B ◎
439◊Brun L E ◎
445◊Andrews C B ◎

Spencer av intersects

SAN MATEO AV—From Santa Cruz av to San Benito av, 1 n of Ashland av

14 Robershotte A N
16 Giaraudo Paul ◎
18 Girodano Bart ◎
21 Wallbaum Shirley
27◊Krauss Julius ◎
28◊Walsh Alice M Mrs ◎
30 Dudley J D ◎
33◊Rexford G W ◎

SANTA CRUZ AV, NORTH — North from Main to city limits, principal business street

1◊Comper & Burtner Drugs
3 Vacant
3½ **La Canada Building**
◊Courtney Hope Shop women's clo

Rooms:
6◊Brun L E dentist
7◊Jones H G phys
17◊Tremaine Courtney dentist

Street continued

5 Vacant
6◊Whiteman C T gro
7◊Culures Angelo restr
8◊La Montagne E E fruit
8½◊Masonic Hall
9 Vacant
11 Vacant
12 Vlamis Wm liquors
13½◊Streepey J B jwlr
14 Vlamis Wm restr
15 I O OF Hall
16◊Am Red Cross
17◊Fanning C W gro
17½ Vacant
18◊Sprouse-Reitz Co varieties
19◊Aymar Adolph baker
21◊Crail H J & Co staty
22½ Redmen's Hall
23◊Home Appliance Store
24◊Templeman A M hdw
26-28◊Lincoln Market
Allario Frank gro
Barbieri Guido fruits
Zucconi Jos meats

THE WARDROBE

Emery Adoradio

NATIONALLY KNOWN BRANDS

K. H. T.
and Hyde Park Clothes
STETSON
Hats
FREEMAN
Bootmaker Cradle Heel Shoes
ARROW
Shirts, Underwear, Ties, Handkerchiefs
INTERWOVEN
Sox, Etc.

TEL. BALLARD 7587
WE GIVE S&H GREEN STAMPS
Santa Clara at Second

SAN JOSE CALIFORNIA
16 EAST SAN ANTONIO STREET

RESERVOIR ROAD—South from junction of Cleland av and Villa av to Prospect

11 Mattenberger Wm L ◎ EL 4-1731
35 DeRome Fannie Mrs ◎ EL 4-3074
Kent Louise G Mrs
39a Lederman Wm H
40 Evans Lanty B ◎ EL 4-2673
60 Bither Earl A EL 4-9070
79 Vacant
83 Curtis Paul E ◎ EL 4-4924
93 Merrill Alberto E ◎ EL 4-1870
99 Killeen John F ◎ EL 4-1894
111 Henderson Ralph D ◎ EL 4-2016
Findlay Bernard A EL 4-2869

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ROBERTS ROAD—East from Los Gatos Creek near Cypress av

455 Pouch Helen G Mrs
456 Letts Clara B ◎ EL 4-3009
459 Montgomery Robt E ◎ EL 4-4510
463 Lawless John T ◎ EL 4-9696
464 Galatea John B ◎ EL 4-3726
468 McArthur Chas V ◎ EL 4-3688
497 Popham Robt L ◎ EL 4-3009

Andrews intersects

500 Pasero Bernardo ◎ EL 4-4237
501 Burgess Lee C ◎ EL 4-1071
505 Richards Hannah Mrs ◎
512 Iaire Louis jr
513 Crain Chas E ◎ EL 4-2497
514 Wilder Bessie A Mrs ◎
515 Malatesta Edw J ◎ EL 4-3661
516 Strong Mae E Mrs ◎
517 Mullick Rose A Mrs ◎
525 Vetsch John H EL 4-3484
526 Reading Alva C ◎ EL 4-3019
532 Lopez Josephine Mrs ◎ EL 4-2819

Loma Alta av intersects

100 Hardinge Kath Mrs ◎ EL 4-3145
101 Ide Lottie C Mrs
Jones Grace E EL 4-1185
Soleri Rudolph EL 4-4793
103 Leguitto Geo J ◎ EL 4-1408
104 Adams Richd L EL 4-3439
111 Erickson A M J Mrs ◎ EL 4-3102
112 Prestigiacomo Ignazio ◎ EL 4-4886
116 Petrovich Paul S ◎
120 Hueller Freck ◎ EL 4-3360
120½ Dymak Dan
122 Spreckels Anna S Mrs ◎ EL 4-4238
123 History Club of Los Gatos EL 4-4138

Simons way begins
Stacia intersects

204 Beall Edwin S ◎ EL 4-2845

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CYPRESS 3-9357
JOHN SCHROCK Dispensing Optician
124 E. Santa Clara St.
SAN JOSE

P6

1944

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363 Bellman C J
365 Canuel J B
Decker W C
365½ Dier Grace Mrs
Walnut av intersects
371△Leet G V Mrs ◎
380 King G T
381△Balch W C ◎

PERALTA — North from 105 Pennsylvania av to Hernandez av
9 Bramhall E H
10△Berryman F W jr ◎
11 Merrill H K
15△Young J V
18△Tremaine Courtney ◎
18½ Sawyer Florence
20△Lapum M H ◎
32△Rankin Henrietta ◎
33 Rubin Chas
39 Knutzen T J
41△Mors G L ◎

PINE—West 1 blk from 401 San Jose av

PLEASANT AV — North from intersection of Main and Jackson to New York av
18△Dwyer E L ◎
20△Andrews D E ◎
22△Pearson I M Mrs
24 Kingery G L
26△Gelatt D H Mrs
34 McGregor D R
40 Curtis G D
44 Gasmann Alf ◎
45 Landau M R
46△Bruegge W O ◎

PROSPECT—South from Reservoir rd to city limits

RESERVOIR ROAD — South from junction of Clelland and Villa to Prospect
39△De Rome Fannie Mrs ◎
40 Evans L B
50△Young C E ◎
60△Gunter H C

ROBERTS ROAD — East from Los Gatos Creek near Cypress av

ROGERS ROAD—From 5 Kimball to Reservoir rd
60△Colvin E F dentist
250 Kidwell W J
△Stines N C

SAN BENITO AV—North From Saratoga av to Mariposa av, 2 w of Santa Cruz av
410 DeGuire F A Mrs ◎
411 Marshman F L
415 Sallozi Frank ◎
416 Coffelt O R
418 Godfrey E P ◎
421△Frame A G ◎
423△Peterson J L
428 Chavez Gabriel
431△Borger Henry
432 Sparry A E Mrs
435 Tickner L C Mrs ◎
436 Copeland G H ◎
440 Moras Jos
Parodi J G ◎
441 Solari Jos ◎
446 Vacant
455 Foutch Helen M
456△Lawrence Morris
459△Montgomery R E ◎
463 Hummell Mary Mrs
464△Galatea J B ◎
468△McArthur C V ◎
485 Gariciulo Pasquale
497 Barnum I S Mrs
△Perusio J L ◎

Andrews intersects
500△Pasero Bernardo ◎
505△Baron E F
512△Florelle Carlo ◎
513 Bengston J E ◎
514 Wilder Bessie Mrs
rear Vacant
516△Strong M E Mrs ◎
525△Briscoe Benj ◎
526 Reading A C
532 Adams Peggy

Thurston intersects
Olive av intersects
535△Rudv L E ◎
546△Goulart H E ◎
557△Jefferson Philip ◎
559△Stewart V T
561 Vacant
562 Benson A J
565△Tiffany B C ◎

Ashler av ends
615△Cornell L C ◎
620△Wilhelm J M
621 Klein Kath Mrs ◎

San Mateo av ends
630△Golden Leonard
641△Heinzen J B ◎
642 Sparks Richd
644△Beatty H C
647△MacKenzie Ian ◎

Mariposa av ends

SAN JOSE AV — Northeast from e end of E Main to Kennedy rd
34△Sprague W C ◎
46△Chamberlin Winnie E ◎
49△Rogers Ruth J ◎
54△Burke C G Mrs ◎

Loma Alta av intersects
99 Drury G E
100 Eaton W P
101△Lupton H W ◎
103 Stewart Harry
1040△Wright C N
104¼ △Baumgartner Wm
111 Erickson A M J Mrs ◎
112 Prestigiacomo Ignacio
116△Petrovich P S ◎
120 Huelter Fredk
120½ Cooper Olga Mrs
122△Spreckles Richd ◎
123△History Club of Los Gatos

Simons way begins
Stacia intersects
204△Beall E S
207△Sprague H C Mrs ◎
214△Ryan J W ◎
215△Harder W R ◎
220 Erwin Simon
Feuerbacher F D
△Horne B W
221△Vowles W F ◎
226 Greco Domonic
227 Bruckmann Henry
228△Kennett W H
231△Straub P J ◎
235△Collins Jas ◎
236 Greco Louis
241△Spaeth O E chiropractor ◎
242△Van Damon Minnie Mrs
242a△Belmont E S
245△Railsback A M
247 Vacant
249△Helm D W
250△Mendonsa H D
254△Jameson F E
255△Poole W D ◎
256 Beebe D E
256½ Mullins R C

Wheeler av intersects
262△Haman R F
263△Severns W E ◎
264△Hazelwood E E jr
268 Burke W F
269△Newton W C
271△DeBold E M

Charles intersects
301△Aikman Rae
302△Wells D H osteo ◎
303△Schuman Richd ◎
309△Beckwith A B Mrs ◎
310 Brady M C Mrs real est
314 Stoltz G R
315 Vacant
316 Cravens Louise Mrs
318△Burnette P L ◎
321 Bourguignon L C ◎
324△Smith L E ◎
331△Heath D C elec contr ◎

Harding av intersects
333 Rasmussen L R Mrs ◎
334△Vollmar E E ◎
340△Zucconi J P ◎

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PALM AV—Contd
△Sproles L W Mrs ◎
55△Gunn G R
△Teubner E A ◎

PARK — Southwest from Main, 2 e of Front
nr Main△Los Gatos Swimming Pool
18△Atkinson H E Mrs music tchr ◎
36△Wolenik Leo ◎
48△Gropper John ◎
50△Lagomarsino Geo ◎
82△Moore Alice Mrs
83 Spediacci Lino ◎
90△Fox J P ◎

PENNSYLVANIA AV — West from Bay View ct to Wissahickon av
2△Stindt C G ◎
4△O'Hara R J
8△Rhinelander A J ◎
24△Felice P C ◎
28△Countryman Fayette N ◎
Krauss W A
Glenridge av intersects
57△MacGibbon E G Mrs ◎
307△White Minerva Mrs
309 Case L G bldg contr ◎
323△Swanson Nels ◎
323½ Holden J T
324△Harvey B B Mrs C S pract
Harvey M P ◎
327△Hayden A L ◎
337△Leeper J R ◎
345△Sollazzi F J ◎
347△Ebaugh M A Mrs
Palm av intersects
357 Ghiotti L J
360△Seeley B R Mrs ◎
361△Schultz B E ◎
363△Bellman C J ◎
365△Baldwin R W radio repr
△Decker W C ◎
Walnut av intersects
371△Sperry A E Mrs ◎
380 King G T ◎
381△Balch W C ◎

PERALTA — North from 105 Pennsylvania av to Hernandez av
9 Fisher G R
Ireland H F
Norman Otto
Shane M E
10△Berryman F W jr ◎
11 Hanson I E Mrs
Kutney D E
△Lorentzen A A Mrs
15△Daly J R ◎
18△Tremaine Courtney ◎
18½ Bolton Nancy Mrs
20△Lapum M H ◎
32△Rankin Henrietta M ◎
33△Rubin Chas ◎
39△Woody R J ◎
41 Mors G L ◎

PINE AV — West 1 blk from 401 San Jose av
18△MacDonald M L ◎
22△Minyard F D ◎
22b△von Damm Albt ◎
26△Webster Edna ◎
29△Frye E S ◎
30△Martin R F ◎
31△Gibson J P ◎
40△Bassett A W ◎
41△Erwin S W bldg contr ◎
44△Mustache Domingo ◎
49 Lloyd R W
60 Henritsen H E

PLEASANT AV — North from intersection of Main and Jackson to New York av
18△Dwyer E L ◎
20△Andrews D E ◎
22△Pearson I M Mrs C S pract ◎
24△Holmes Bert ◎
26△Gelatt D H Mrs ◎
34△Keller F M ◎
40△Curtis G D ◎
44 Gasman Alfd ◎
45 Vacant
46 Gib Jas ◎

PROSPECT—South from Reservoir rd to city limits

RESERVOIR ROAD — South from junction of Cleland av and Villa to Prospect
39△De Rome Fannie Mrs ◎
△McClenegan Jos
40△Evans L B ◎
50△Young C E ◎
60 Kincaid A M

ROBERTS ROAD — East from Los Gatos Creek near Cypress av

ROGERS ROAD — From 5 Kimble av to Reservoir rd
60△Colvin E F ◎
250 Stines H P Mrs

ROSE—South from Roberts rd, 2 w of San Jose av

ROSE AV — Northeast from Saratoga av, 4 w of Santa Cruz av
101 Tedeschi Nancy
108△Volpa Jos ◎
110△Rescher R H ◎
112△Del Bianco Enrico ◎
116 Rivolta Santino
120 Romitti Lorraine
140△Pastore J E ◎
145△King G H ◎
214 Elroy Albt
298△Bruce R E ◎
Weaverling L H
300△Olsen C N ◎

ROSE COURT — Northwest from Rose av, 1 n of Saratoga av
1 Koch H H
2△Erickson L R ◎
3 Gould F A ◎
5△Gager F G ◎
6 Wells F A
7△Willard K L Mrs ◎
9△Chase Maude E ◎
10△Luther J D Mrs ◎
11△Frost T S ◎
12△Smith Walter
13 Woroshiloff L A
14△Cressy F S ◎

ROYCE — From Santa Cruz av to University av, 3 n of Main
106 Hatch E J ◎

SAN BENITO AV—North from Saratoga av to Mariposa av, 2 w of Santa Cruz av
410△De Guire F A Mrs ◎
411△Fremier W J jr ◎
415 Sallozi Frank ◎
416 Nelson Marcelette Mrs ◎
418 Godfrey F P ◎
421△Frame A G ◎
423△Sadler F J ◎
428 Loder L R Mrs ◎
431△Amerio Dario
432△Cook E D ◎
435△Brinker C A ◎
rear Tangen Anna Mrs
436 Copeland G H ◎
440 Moras Jos
Parodi J G ◎
441△Horstman C J ◎
446 Kinter Paula Mrs
455 Foutch H M Mrs
456△Letts C B ◎
459△Montgomery R E ◎
463 Gremmler C M ◎
464△Galatea J B ◎
468△McArthur C V ◎
485 Gariciulo Pasquale
497△Barnum Rose ◎
Andrews intersects
500 Pasero Bernardo ◎
505△Spagnola Raymond ◎
512 Bergher Elias ◎
513△Bengston J E ◎
514△Wilder B A Mrs ◎
516△Strong N E Mrs ◎
525△Huxtable W W ◎
526△Smith Kenneth
532 Adams C R
Thurston intersects
Olive av intersects
535△Rudy L E ◎
545 Jefferson Philip
546 Lee S J ◎
557 Case L G jr
559△Gillmor W P ◎
561△Madsen P W ◎
565△Tiffany B C ◎
Ashler av ends
615△Arne I A ◎
620△Wilhelm J M ◎
621△Klein K A Mrs ◎
623△Matusek A H ◎
630 Brokaw M M Mrs

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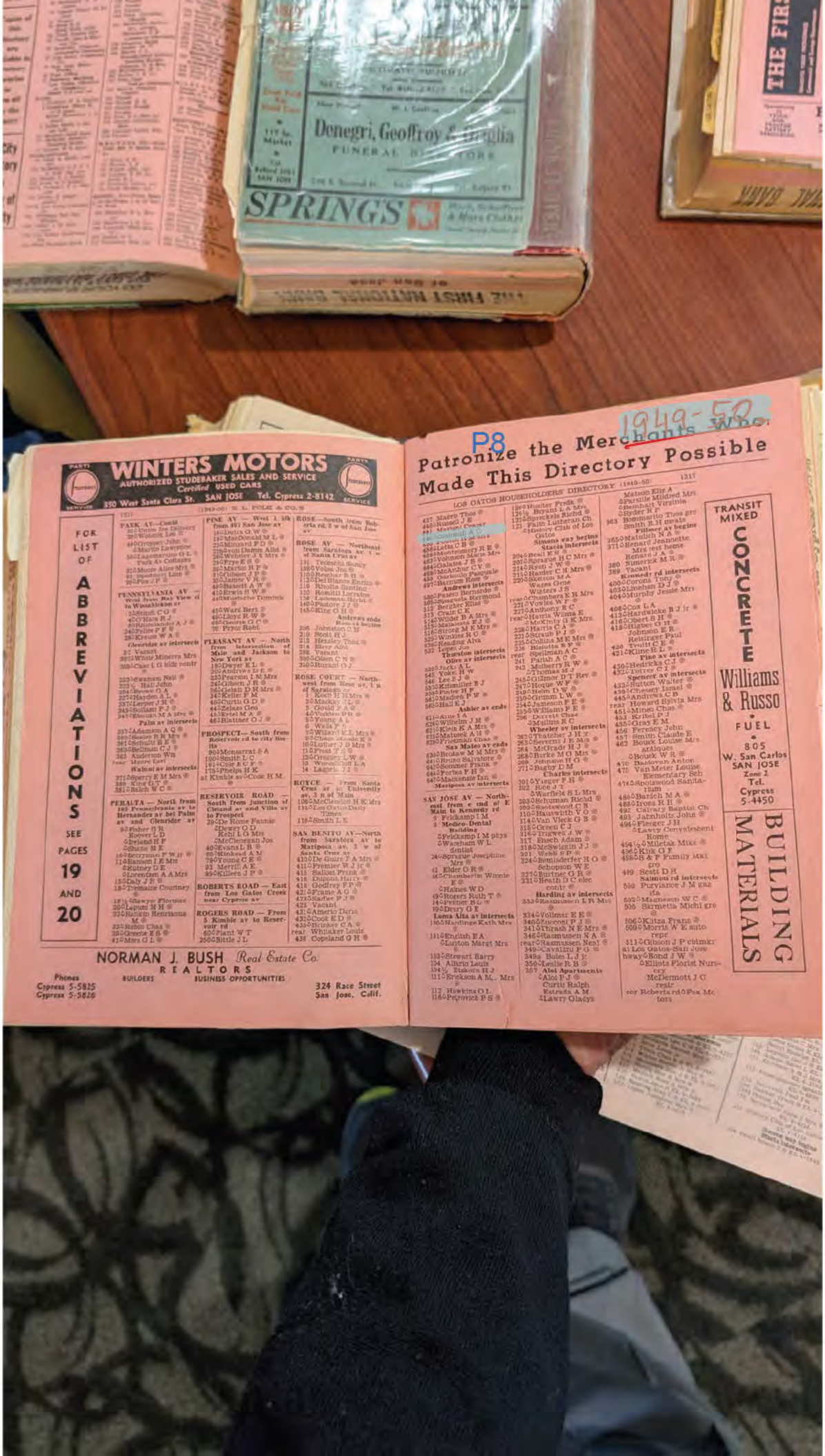
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P9

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PINE AV—Contd
17110 James Vernon ® EL 4-4033
17121 Bassett Arth W ® EL 4-4218
17128 Erwin Simeon W ® EL 4-3457
17140 McGrath Frank
17151 Carlson Lester E ® EL 4-2134
17170 Bonacorsi Frank P EL 4-1421
17171 Parks Walter N ® EL 4-2354
17250 Galloway Ernest S ® EL 4-2646

12

PLEASANT AV—North from intersection of Main and Jackson to New York av
17 **Pleasant Apartments**
apt 1 Jepson Stanley
2 Vacant
3 Watson John E EL 4-4898
4 Breck Geo
5 Hill Marian E EL 4-9660
6 Wilson Milton O
7 Gould Fred A
8 Kraljac Joseph A
9 Dresback James M
10 Gregory Marjorie A EL 4-3768
18 Dwyer Earl L ® EL 4-4193
20 Parker John W ® EL 4-3885
22 Pearson Ida M Mrs ® CSF EL 4-4181
24 Gibson John R ® EL 4-4368
26 Gelatt Dora H Mrs ® EL 4-4360
34 Malone Robt EL 4-1518
36 Snook Burton D ®
40 Curtis Geo D ® EL 4-4373
44 Jensen Harry C ®
45 Wilson Jas ® EL 4-2001
46 Vacant

6

PROSPECT—South from Reservoir rd to city limits
85 Wilson Vere D ® EL 4-1713
90 Monsarrat Sam A ® EL 4-9041
161 Cole Emile C F ® EL 4-2694
175 Phelps Happer K ® EL 4-9027
200 Convent of The Holy Names EL 4-1730
at Kimble av Cook Alice M Mrs ® EL 4-9078
Cozzens Florence H Mrs EL 4-9079

10

RAMEL WAY—East from El Nido av
Worcester Edw Mrs EL 4-2136

6

RESERVOIR ROAD—South from junction of Cleland av and Villa av to Prospect
11 Matterberger Wm L ® EL 4-1734
39 DeRome Fannie Mrs ® EL 4-3073
Kehl Louise G Mrs
39a Lederman Wm H
40 Evans Larry B ® EL 4-2673
60 Bither Earl A EL 4-9076
75 Vacant
83 Curtis Paul E ® EL 4-4034
93 Merrill Alberto E ® EL 4-1876
99 Killeen John F ® EL 4-1894
111 Henderson Ralph D ® EL 4-2016
Findlay Bernard A EL 4-2809

12

ROBERTS ROAD—East from Los Gatos Creek near Cypress av
16856 Williams Thos ® EL 4-4017
cor San Jose-Los Gatos rd McCarthy Eug I ® EL 4-2880

10

ROBIE LANE—From 16707 Shannon rd, 1 e of San Jose av
11 Sarkanbardis Mirdza EL 4-1122
16298 Gunn Clarence E ® EL 4-3953
16301 Friesen Frank K EL 4-1056
16310 Gunn Harold A ® bldg contr EL 4-3711
16319 Spottswood Harvey V ® EL 4-3867
16322 Pearce Allen B EL 4-3448
16334 Hall Rosabel ® EL 4-3270
16346 Richards Roy I ® EL 4-9293
16370 Martin Peter A ® EL 4-9114
16382 Spotswood Garth L ® EL 4-2777
16408 Barnhill Alf M EL 4-1140

8

ROGERS ROAD—From 5 Kimble av to Reservoir rd
Stines Norman C ® EL 4-1591
60 Byrne Andrew T EL 4-2644
Colvin Ernest F ® EL 4-1551
250 Drury G E ® EL 4-1923

4

ROYCE—From Santa Cruz av to University av, 3 n of Main
106 Jones Kenneth V EL 4-2236
114 Los Gatos Daily Times EL 4-3900
116 Smith Lloyd E EL 4-3564

2

SAN BENITO AV—North from Saratoga av to Mariposa av, 2 w of Santa Cruz av
410 Allison Claxton A EL 4-3193
411 Lund Hazle G Mrs EL 4-9386
415 Sallozi Frank ®
416 Nichols Emma
418 Godfrey Frank P ®
421 Frame Alva C ® EL 4-3906
423 Kerner Paul E ® EL 4-4629
428 Feeham Maria
431 Albiani Sisto
432 Cook Ernest D ® EL 4-4079
435 Schneider Geo M ® EL 4-4912
436 McAnally Arch B ®
437 Macris Fortine Mrs ® EL 4-4051
438 Parodi Jos ®
440 Russell J Elmo EL 4-3609
441 Feathers Helen Mrs
446 Cushman Arth C ® EL 4-2388
455 Foutch Helen O Mrs
456 Letts Chas B ® EL 4-3009
459 Montgomery Robt E ® EL 4-4519
463 Lawless John T ® EL 4-9598
464 Galaica John B ® EL 4-2728
468 McArthur Chas V ® EL 4-3688
497 Popham Robt L ® EL 4-2609
Andrews intersects
500 Pasero Bernardo ® EL 4-4237
501 Burgess Lee C ® EL 4-1071
505 Richards Hannah Mrs ®
512 Istre Louis jr
513 Crain Chas E ® EL 4-2487
514 Wilder Bessie A Mrs ®
515 Malatesta Edw J ® EL 4-3651
516 Strong Mae E Mrs ®
517 Mullick Rose A Mrs ®
525 Veitch John H EL 4-3484
526 Reading Alva C ® EL 4-3019
532 Lopez Josephine Mrs ® EL 4-2819

Thurston intersects
Olive av intersects
536 Anderson Richd D EL 4-3170
546 Gilbert Paul H ®
557 Congdon Dow G ®
559 McNamee Philip L EL 4-2162
561 Madsen Paul W ® EL 4-3135
565 Hall Elbert J ® EL 4-3727
Ashler av ends
615 Graves Lorenzo H ® EL 4-4457
620 Wilhelm John M ® EL 4-9062
621 Klein Kath A Mrs ® EL 4-3971
Morgensen Adolph L EL 4-3660
623 Thornsby Carl E EL 4-2445
629 Maije Jos ® EL 4-2218
San Mateo av ends
630 Brokan Margery M EL 4-4495
Trinistitch John
639 Cilker Elsie E Mrs ® EL 4-3538
640 Balch Albert E ® EL 4-1448
641 Kirkpatrick Frank W ® EL 4-4718
642 Sommer Frank ® EL 4-1874
644 Forbes Francis H ® EL 4-4365
647 Mackenzie Ian ® EL 4-4131
Mariposa av intersects

16

SAN JOSE AV—Northeast from e end of E Main to Kennedy rd
5-10 **Medico-Dental Building**
6 Feldkamp Irving M phys EL 4-2773
8 Wareham Warren S dentist EL 4-2193
10 Carlisle Fred B dentist EL 4-1545
31 Thompson Rollin B
33 Ogden Gladys Mrs
Shannon Donald S EL 4-4976
34 Sprague Josephine Mrs ® EL 4-3332
Smith Bessie L Mrs
35 Steed Fred H EL 4-9501
37 Ryder Robt A EL 4-9600
41 Cotton W J EL 4-2761
46 Chamberlin Cecil F ® EL 4-2384
Kutney Don C
49 Rogers Ruth T ® EL 4-2107
54 **Apartments**
1 Woods Geo M ®
2 Dowell Loren Mrs
3 Paur R F EL 4-9464
4 Stanton Ione Mrs EL 4-9283
99 Stewart Mary Mrs EL 4-2009
99a Koth Rudolph J
Loma Alta av intersects
100 Hardinge Kath Mrs ® EL 4-3145
101 Ide Lottie C Mrs
Jones Grace E EL 4-1195
Soleri Rudolph EL 4-4793
103 Legnitto Geo J ® EL 4-1406
104 Adams Richd L EL 4-3439
111 Erickson A M J Mrs ® EL 4-3182
112 Freatigiacomo Ignazio ® EL 4-4866
116 Petrovich Paul S ®
120 Hueller Fredk ® EL 4-3366
120½ Dymak Dan
122 Spreackels Anna S Mrs ® EL 4-4238
123 History Club of Los Gatos EL 4-4138
Simons way begins
Stacia intersects
404 Beall Edwin S ® EL 4-2845

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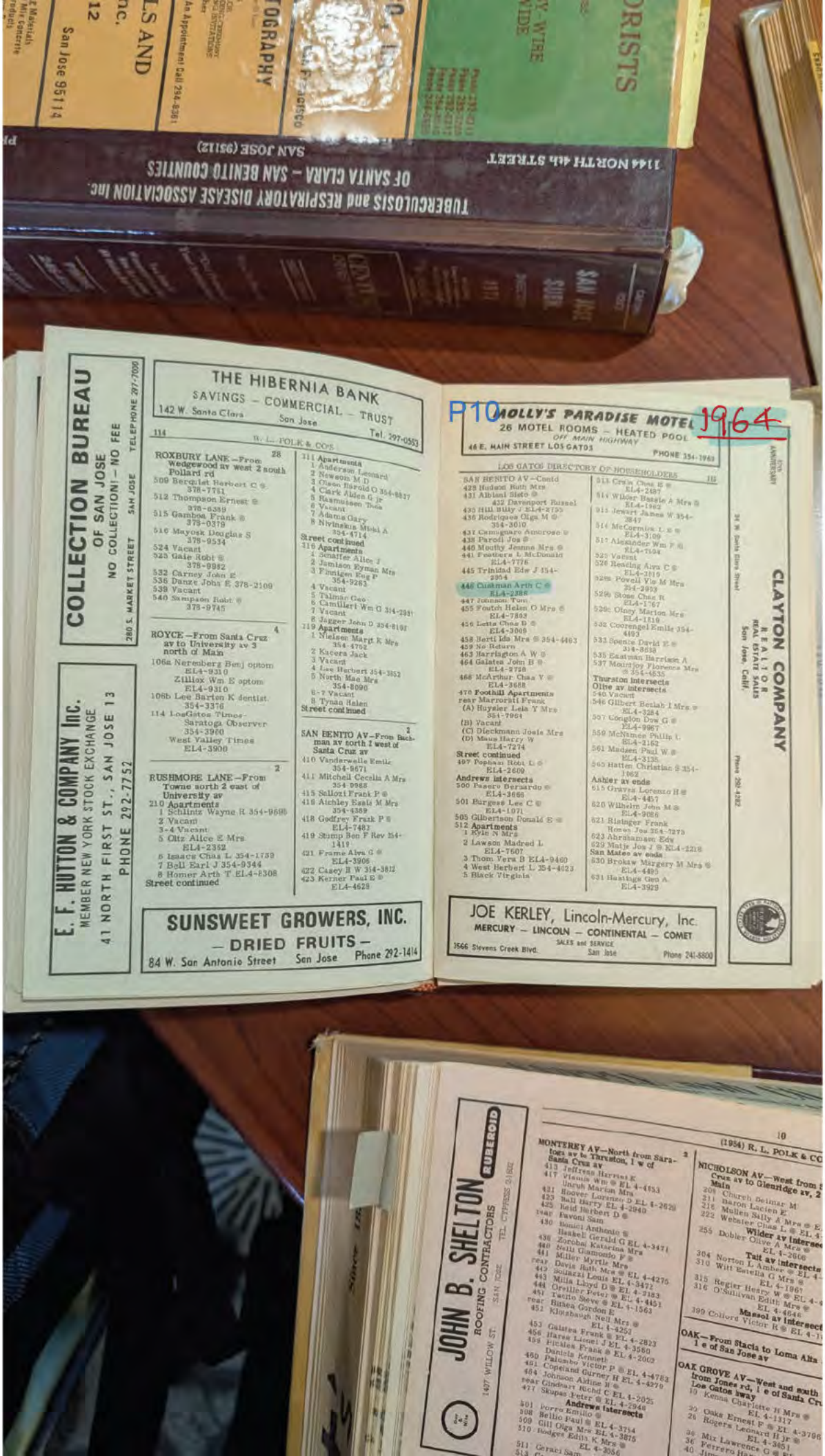
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P10
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1497 WILLOW ST. SAN JOSE TEL. CYPRESS 2-1802

ANNEXURE -6
Santa Clara County Reply -1

ANNEXURE-7
Santa Clara County Reply -2

REQ 25-179 446 San Benito

DO NOT REPLY - Santa Clara County Department of Planning and Development

Hello:

The property is in the City Of Los Gatos. The County of Santa Clara Department of Planning and Development has reviewed the records requested, and no responsive records were found. This concludes our response to your CPRA request.

Thank you.

Reply Forward

[redacted]

CITY COMPUTER RECORDS

1. Electrical Service Upgrade (5 pages)

SAN BENITO AVE - 446

[redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRICAL PERMIT

Permit Number: **E04-000258**
Work Description: UPGRADE SERVICE 200 AMPS
Building Address: 446 SAN BENITO AV LG
Applied: 05/24/2004
Approved:

Status: APPLIED
Issued:
Expired:

OWNER CUSHMAN JACK E SR;GENELDA F 05/24/2004 Phone: [redacted]
446 SAN BENITO AVE
LOS GATOS, CA
95030-5305

CONTRACTOR OWNER/BUILDER 05/24/2004
SAME
License: 000000

--Square Footage--

New Residence: 0 Remodel: 0 Commercial: 0

Description	Tot Fee
Electical Permit Fees	83.00

Total Calculated Fees:	$83.00
Total Additional Fees:	$0.00
Total Fees Due:	$83.00
Total Payments:	$0.00
Balance Due:	$83.00

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.
Signature X_____

COMPLETE A or B

WORKER'S COMPENSATION DECLARTION
A) I hereby affirm under penalty of perjury 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.
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 workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X_____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO $100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

CERTIFICATION OF OWNER/BUILDER DECLARATION
I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection.
Signature X Jack Cushman

NOTICE:
1. Signs are regulated. See Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.

OWNER-BUILDER VERIFICATION

1. I or my immediate family (parent, spouse, or child) will perform (check one):
   - A. ☒ All the work authorized by this permit.
   - B. ☐ A portion of the work
   - C. ☐ None of the work.

If B or C is checked, complete 2 or 3 below.

2. A state licensed contractor will be hired to do (complete section below):
   - A. ☐ All of the work.
   - B. ☐ A portion of the work
   - C. ☐ None of the work

Contractor	Address/City	Phone Number	State License #	Type of work to be performed

3. ☐ I will utilize unlicenced person(s) other than my family to perform all or portions of the authorized work. I understand that I may be an employer (see reverse side). A Certificate of Insurance covering worker's compensation must be on file at the Community Development office.

Person/Firm	Address/City	Phone Number	Type of work to be performed

I AGREE TO CHECK THAT EACH CONTRACTOR AND SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN TO WORK. YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT (408) 354-6831 OR (408) 399-5704.

Property Owner's Initial JC

Any changes to this form shall be submitted to the Community Development Department

n:\master\finance\permit

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PO Box 949, Los Gatos, CA 95031
(408) 354-6881

OWNER-BUILDER INFORMATION

Attention Property Owner:

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:

- Register with the State and Federal government as an employer.
- Withhold and remit income tax for each employee.
- Withhold and remit social security costs on each employee and pay social security costs on each employee
- Withhold and remit disability insurance costs for each employee and pay worker's compensation insurance costs for each employee.
- Pay employee unemployment insurance costs on each employee.
- There may be financial risks for you if you do not carry out these obligations and these risks are especially serious with respect to worker's compensation insurance
- If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.
- A frequent practice of unlicenced persons professing to be contractors is to secure an "Owner-Builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally.

Information about licensed contractors, insurance, and lien laws may be obtained by contacting the Contractors' State License Board and/or various business and trade associations.

Please complete the "Owner-Builder Verification" form (reverse side) and sign below so that we can confirm that you are aware of these matters. The building permit cannot be issued until the verification has been completed and signed to the Community Development Department.

I declare under penalty of perjury that the information provided on the reverse side is true and correct. I have read and understand the Owner-Builder Information.

Property Owner's Signature: Jack Cushman Date: 5/24/04

Job Address: 446 SAN BENITO AV Permit #: E04-00258

Print Owner's Name: JACK CUSHMAN

[redacted]

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING DIVISION * PHONE 354-6881 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

APPLICATION FOR ELECTRICAL PERMIT

E04-

UNIT FEE	NO. OF ITEMS	AMOUNT	$	FEE
LIGHTS, SWITCHES, OUTLETS		2.00 EA		
RESIDENTIAL APPLIANCES: RANGE TOP, OVEN, RANGE, DISPOSALS, CLOTHES DRYER OR OTHER MOTOR OPERATED APPLIANCE NOT EXCEEDING ONE HORSEPOWER		6.00 EA		
NONRESIDENTIAL APPLIANCES: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, LAUNDRY MACHINES, DRINKING FOUNTAINS OR OTHER SIMILAR EQUIPMENT NOTE: SEE MOTOR OR OTHER EQUIPMENT		7.00 EA		
POWER APPARTUS: GENERATORS, TRANSFORMERS, ARC, BATTERIES, HEATING EQUIPMENT				
UP TO 10 KV		13.00 EA		
OVER 10 KV, AND NOT OVER 50 KV		21.00 EA		
OVER 50 KV, AND NOT OVER 100 KV		41.00 EA		
OVER 100 KV		57.00 EA		
MOTORS:				
UP TO 1 HP		1.00 EA		
UP TO 25 HP		21.00 EA		
UP TO 55 HP		41.00 EA		
OVER 55 HP		62.00 EA		
TRANSFORMERS:				
UP TO 5 KVA		13.00 EA		
UP TO 10 KVA		21.00 EA		
UP TO 50 KVA		36.00 EA		
OVER 50 KVA		52.00 EA		
BUSWAYS (PER 100 FT) CONDUITS		7.00 EA		
SERVICE EQUIPMENT:				
200 AMPS OR LESS		52.00 EA		
201 TO 599 AMPS		72.00 EA		
SUB PANELS PROJECTS		26.00 EA		
TEMP POWER POLE		52.00 EA		
TEMP DISTRIBUTION SYSTEM & TEMPORARY LIGHTING SYSTEM		26.00 EA		
PRIVATE SWIMMING POOL		41.00 EA		
PUBLIC SWIMMING POOL		77.00 EA		
SPAS OR SAUNAS		26.00 EA		
ILLUMINATED SIGNS		41.00 EA		
PHOTOVOLTAIC SYSTEM (RES)		49.00 EA		
SOLAR SYSTEMS		49.00 EA		
NEW SPRINKLER ONLY	SQ. FT. X $0.10 =			
PERMIT ISSUANCE		31.00		
ADDITIONS TO PERMIT		10.00		
PLAN CHECK FEE (35% OF ELECTRICAL FEE)				
		TOTAL FEES		

SITE ADDRESS & SUITE # 446 San Benito — Historic - Pre-1941

USE OF EXISTING BUILDING (Please Check) — Commercial Building/ Parking Structure

Single family Residence | Condo/Apartment/ Townhome | Attached Garage or Detached Garage

PROPERTY OWNER — PHONE (REQUIRED)

Jack Cushman [redacted]

MAIL ADDRESS

1833 Andrews Ave

CITY — ZIP

San Jose 95124

CONTRACTOR — PHONE

MAIL ADDRESS

CITY — ZIP

STATE LICENSE

TOWN LICENSE

MUST SHOW CURRENT WORKER'S COMP

COMMERCIAL TENANT — PHONE (REQUIRED)

MAIL ADDRESS

446 San Benito Ave

CITY — ZIP

Los gatos 95030

DESCRIPTION OF WORK:

Service Change

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 Town to enter upon the property for inspection purposes.

Signed Jack Cushman Date 5/24/04

NOTICE:

1. SIGNS ARE REGULATED, SEE PLANNING DEPT.
2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, SHOESTRING LIGHTING NOT PERMITTED.

N:Dev\FORMS\ELECTAPP.XLS Rev 1/04

TOWN of LOS GATOS

Community Development

Building Permit

Permit ID/Type:	B10-0174 BUILDING/BUILDING/RESIDENTIAL/REPAIR	Applied:	03/11/2010
Work Description:	REPAIR FRONT PORCH AND REPAIR EVE'S ON HOUSE	Approved:	
Status:		Issued:	
Address:	446 SAN BENITO AVE, LOS GATOS, CA 95030	Expires:	9/7/2010
Owner:	CUSHMAN GENELDA [redacted]	Phone:	[redacted]
Contractor:	OWNER/BUILDER SAMELOS GATOS, CA	Phone:	
License No.:	000000		
Job Value:	$2,000.00	Buildings:	1
Total Sq. Ft.:		Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-B

Total Fees	$190.07
Total Payments	$0.00
Balance Due	$190.07

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 _____ California Contractor License No. _____
Expiration Date _____ Contractor 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_____Policy Number _____ Expiration Date_____
Name of Agent _____ Phone # _____
J.C. 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.

X [signature] 3-11-10
Signature of Applicant Date

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

[X] I, as owner of the property, or my employees with wages as their sole compensation, will do (_) all of or (_) portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

(_) I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

(_) I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following. Web site: http://www.leginfo.ca.gov/calaw.html

X Date 3-11-10 Signature of Property Owner or Authorized agent _____

DECLARATION REGARDING 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 (Section 3097, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:
I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

X _____ 3-11-10
Signature of Property Owner or Authorized Agent Date

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

B10-174

NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 446 San Benito

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION DIRECTIONS:
Read and initial each statement below to signify you understand or verify this information.

____1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

____2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

____3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

____4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

____5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

____6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

(over)

____7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

____8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

____9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

____10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 2446 San Benito

____11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

____ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner Jack Cardoza Date: 3-11-10

I have contracted with the following person (firm) to provide the proposed construction:

Person and/or Firm Name:		
Address	City	Zip
Phone	Contractors State License Number	

If needed, provide additional contractor information on separate form.

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

Application # B10-174

BUILDING DIVISION PERMIT APPLICATION

SITE ADDRESS 446 SAN BENITO WAY Suite _____ Today's Date 3/11/10

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

DETAILED DESCRIPTION OF WORK TO BE DONE REPAIR FRONT PORCH, REPAIR FUEL ON HOUSE

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

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

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

Is there a Swimming Pool and/or Spa located at this address: ☐ **Yes** ☐ **No**

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

CONTACT NAME JACK CUSHMAN Phone [redacted] Fax _____

Address _____ City _____ Zip _____

Property Owner Name JACK CUSHMAN Phone **(Required)** [redacted]

Address [redacted]

Architect/Engineer/Designer _____ License # _____ Phone _____

Address _____ City _____ Zip _____

Contractor Name _____

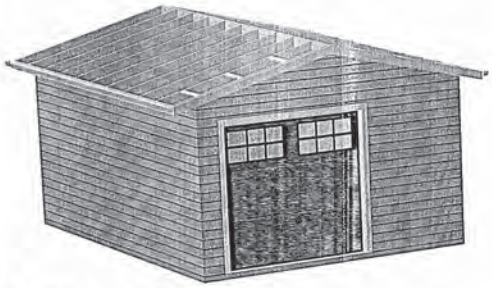
State License No. _____ License Type _____ Expires _____ Town Business Lic. No. _____

Commercial Tenant _____ Phone _____

Address _____ City _____ Zip _____

Please complete the Electrical, Mechanical & Plumbing details on reverse side

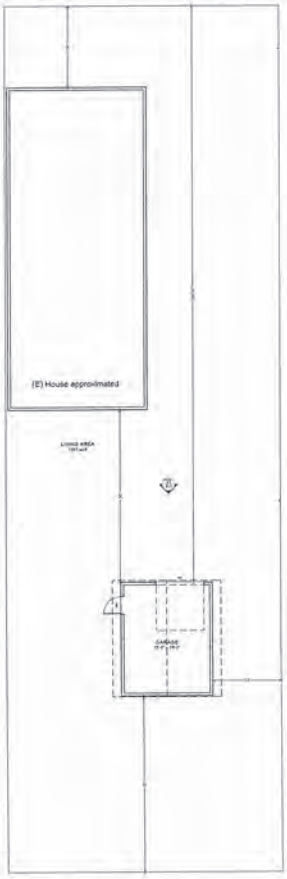
N:\DEV\FORMS\Building\BldgApplication.wpd



Project Description
Roof rafters replaced only as necessary
All (N) 1/2" plywood decking
All (N) Composition Shingles to match existing over #15 felt

1/2" = 1'

San Benito Ave



1/4" = 1'

B15-0600

Town of Los Gatos
BUILDING DIVISION
PLAN APPROVED

Project Summary
Roof Repair/ Re-shingle

446 San Benito Ave, Los Gatos
APN: 410-16-051
District: R-1D
Property Size: .16ac/ 7200sf
Type of construction: V-B
Year Built: 1905

Applicable Codes
2013 California Residential Code
2013 California Building Code
2013 California Electrical Code
2013 California Energy Code
2013 California Mechanical Code
2013 California Plumbing Code
2013 California Green Building Standards
2013 California Fire Code

Expired as of 3/2016

B15-0600

REVISION TABLE
NUMBER | DATE | REVISED BY | DESCRIPTION

Roof Repair for:
446 San Benito Ave, Los Gatos
APN: 410-16-051

446 SAN BENITO AVE.

DATE: 7/7/2015
SCALE: As Noted
SHEET: A-1

Town of Los Gatos

Parcel Report

Assessor's Parcel Number: 410 16 051

Basic Parcel Information

Situs Address:	446 SAN BENITO AV
Owner's Name:	CUSHMAN DEBORAH F TRUSTEE
Co-Owner:	
Owner's Address:	[redacted]
City, State:	
Zip Code:	95124
Lot Size (Assessed):	7,200 Sq. Ft.
Lot Size GIS:	Sq. Ft.
Property Value:	$178,473.00
Zoning:	R-1D
Elem School:	

Property Characteristics

Buildings on Parcel:	Lot Size (Acres): 0.16	Land Use Description: Medium Density Residential
No. of Units:	Williamson Act Flag:	
Total # of Floors: 1	Well Flag:	County Use Code: 1
Bedrooms /Baths:	Pool Code: N	Year Built: 1905
Total # of Rooms:	Building Square Ft.: 684.00	Effective Year: 1905
	Garage Code: 0	2010 Census Block:
	Percentage Improved:	

Assessor's Information

Tax Rate Area:	3000	Tract:	
Tax Year:	20241125	Block and Lot No.:	
Document Date:	20211012	Record Book/Volume/Page:	
Document	25129718		
Deed Type:	DEED		

Additional Information

Has Secondary Unit?:	No	Is Historic Site?:	No
Is In Hillside Planning Area?:	No	FEMA Flood Panel / Zone:	0376 / X
Is In Hillside Specific Plan?:	No	Street Sweeping:	T5 (Week1 Monday)

Town of Los Gatos, Information Services

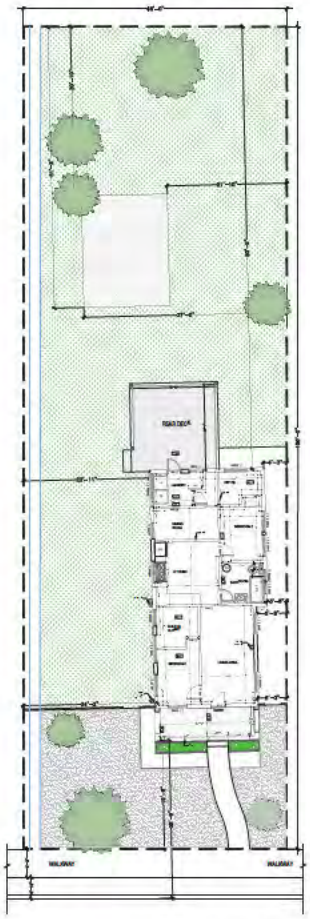
Report generated 3/4/2025 9:50:59 AM

ANNEXURE-10 -24 PAGES

SYMBOLS

PROPERTY LINE

EXISTING WALL



EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.[redacted]
EMAIL:d[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

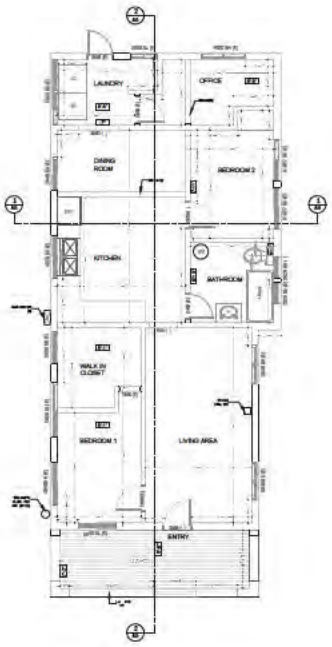
SHEET TITLE:-
EXISTING SITE PLAN

DATE
03/03/2025

SCALE
1/8 "=1'-0"

SHEET
A1

SYMBOLS



EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA. 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING FLOOR PLANS

DATE
03/03/2025

SCALE
1/4"=1'-0"

SHEET
A2

SYMBOLS

EXISTING WALL

AREA CALCULATIONS (EXISTING HOUSE)	
FLOOR AREA	
A	19'-0" X 18'-11"= 359.41 SQ FT
B	12'-8" X 24'-8"= 314.50 SQ FT
PERMITTED / FLOOR AREA	674.00 SQ FT ≈ SAY'S 684SQ FT (AS PER RECORDS)
UNPERMITTED ADDITION	
C	8'-1" X 24'-10"= 204.83 SQ FT
TOTAL EXISTING FLOOR AREA	TOTAL FLOOR AREA (A+B+C)= 888 SQ FT
PORCH AREA	
D	18'-11" X 6'-1"= 115.58 SQ FT

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS		
NUMBER	DATE	DESCRIPTION

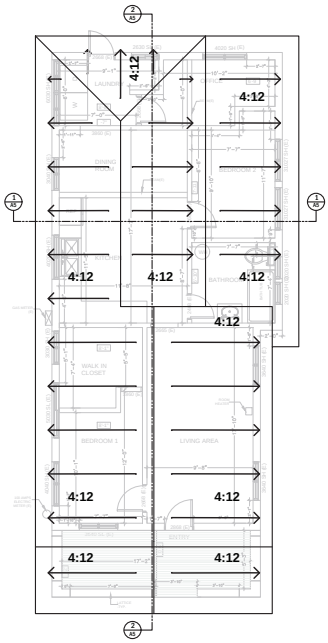
PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

AREA CALCULATION

DATE
03/03/2025
SCALE
1/4"=1'-0"
SHEET
A2.1



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

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

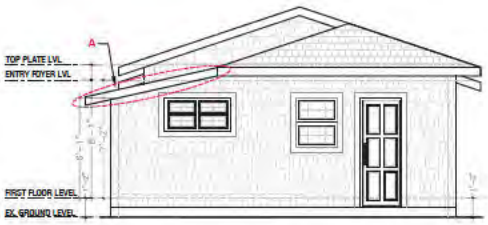
SHEET TITLE:- EXISTING ROOF PLAN

DATE
03/03/2025

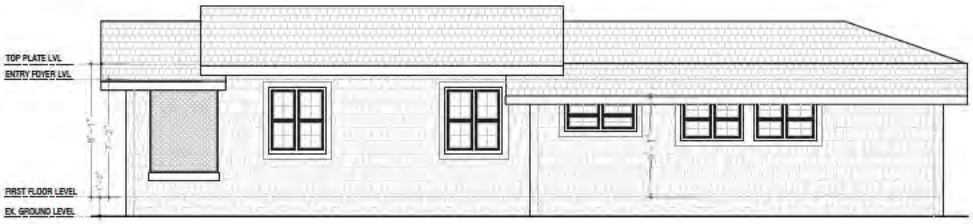
SCALE
1/4"=1'

SHEET
A3

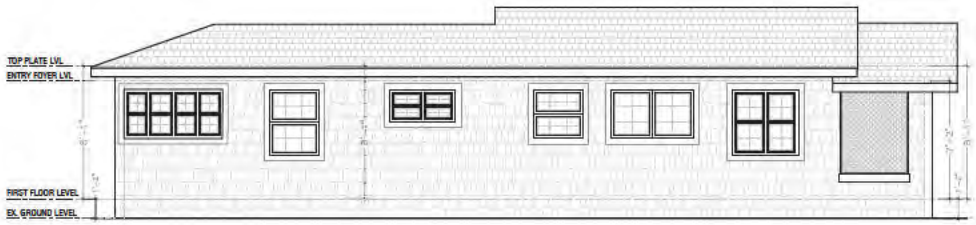
EXISTING FRONT ELEVATION
SCALE 3/8" = 1'-0"



EXISTING REAR ELEVATION
SCALE 3/8" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE 3/8" = 1'-0"



EXISTING LEFT ELEVATION
SCALE 3/8" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
STATE OF CALIFORNIA

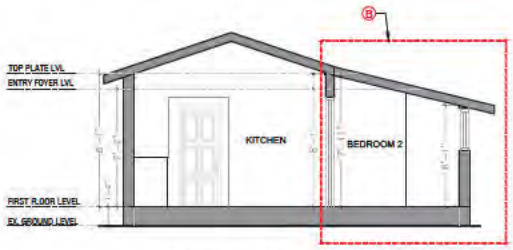
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING ELEVATIONS

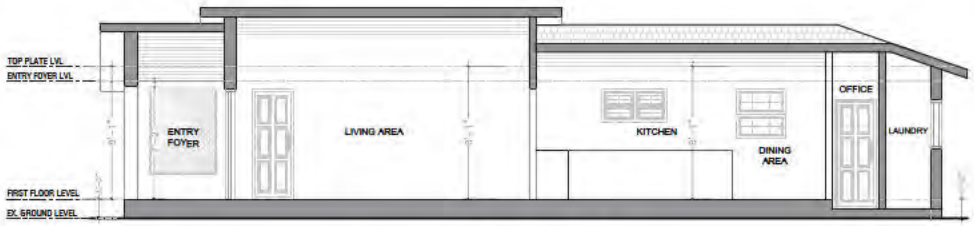
DATE
03/03/2025

SCALE
3/8"=1'-0"

SHEET
A4



EXISTING SECTION - 1/A5
SCALE : 3/8"=1'-0"



EXISTING SECTION - 2/A5
SCALE : 3/8"=1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

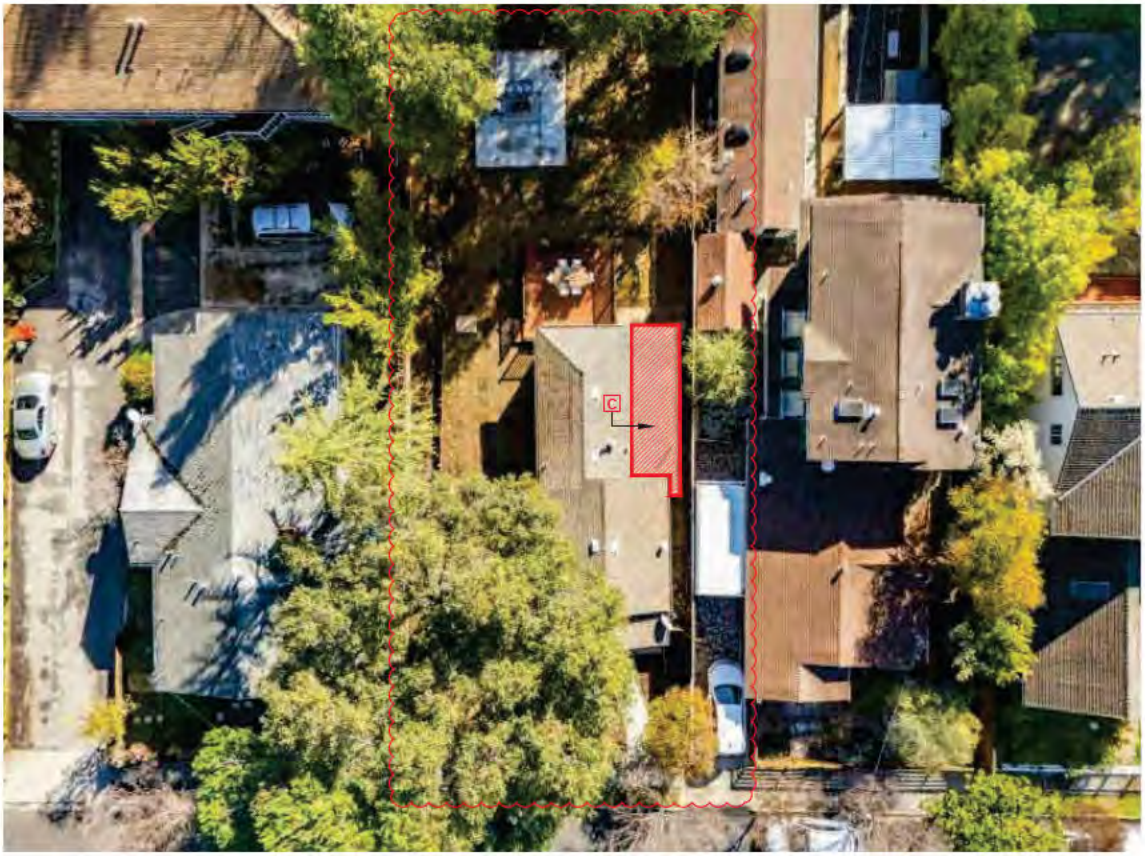
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SECTIONS

DATE
03/03/2025

SCALE
3/8"=1'-0"

SHEET
A5



1. SITE

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

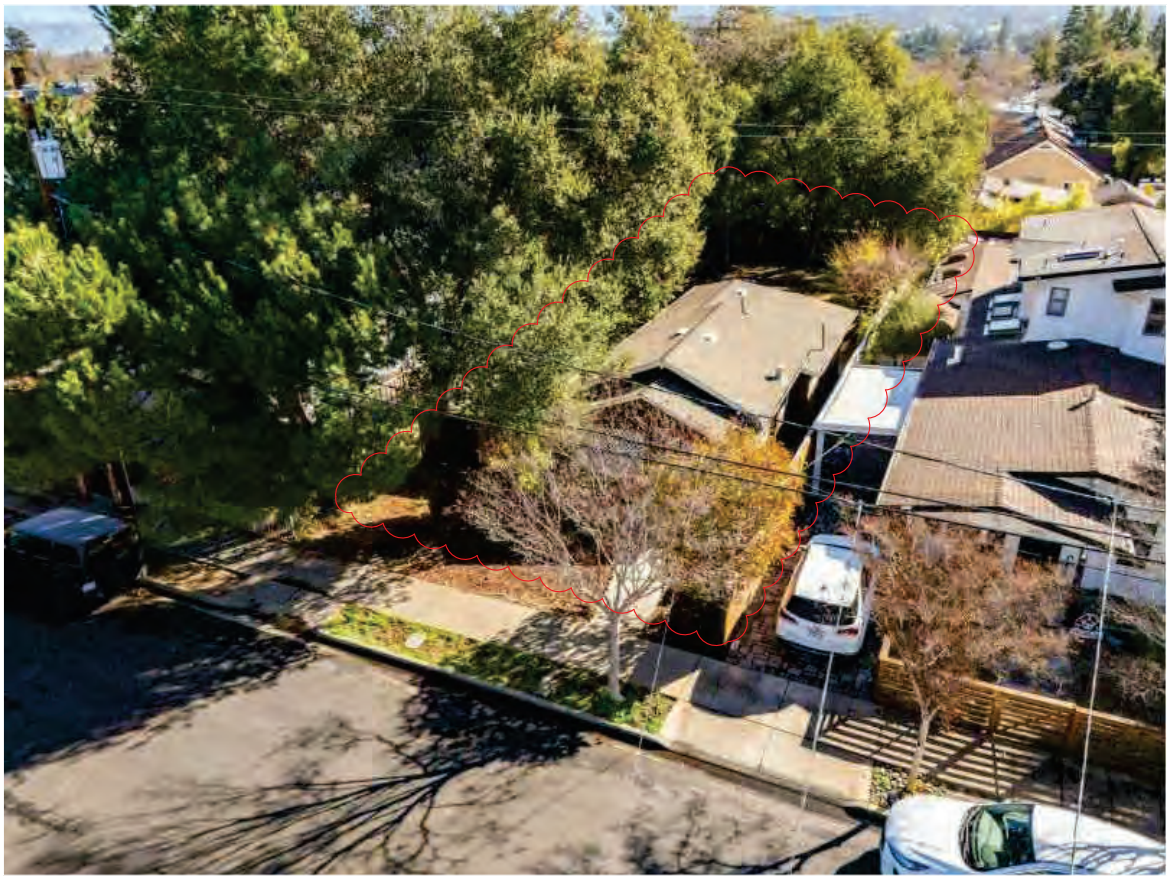
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-1

DATE
03/03/2025

SCALE
NTS

SHEET
A6.1



2. SITE FRONT AERIAL VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

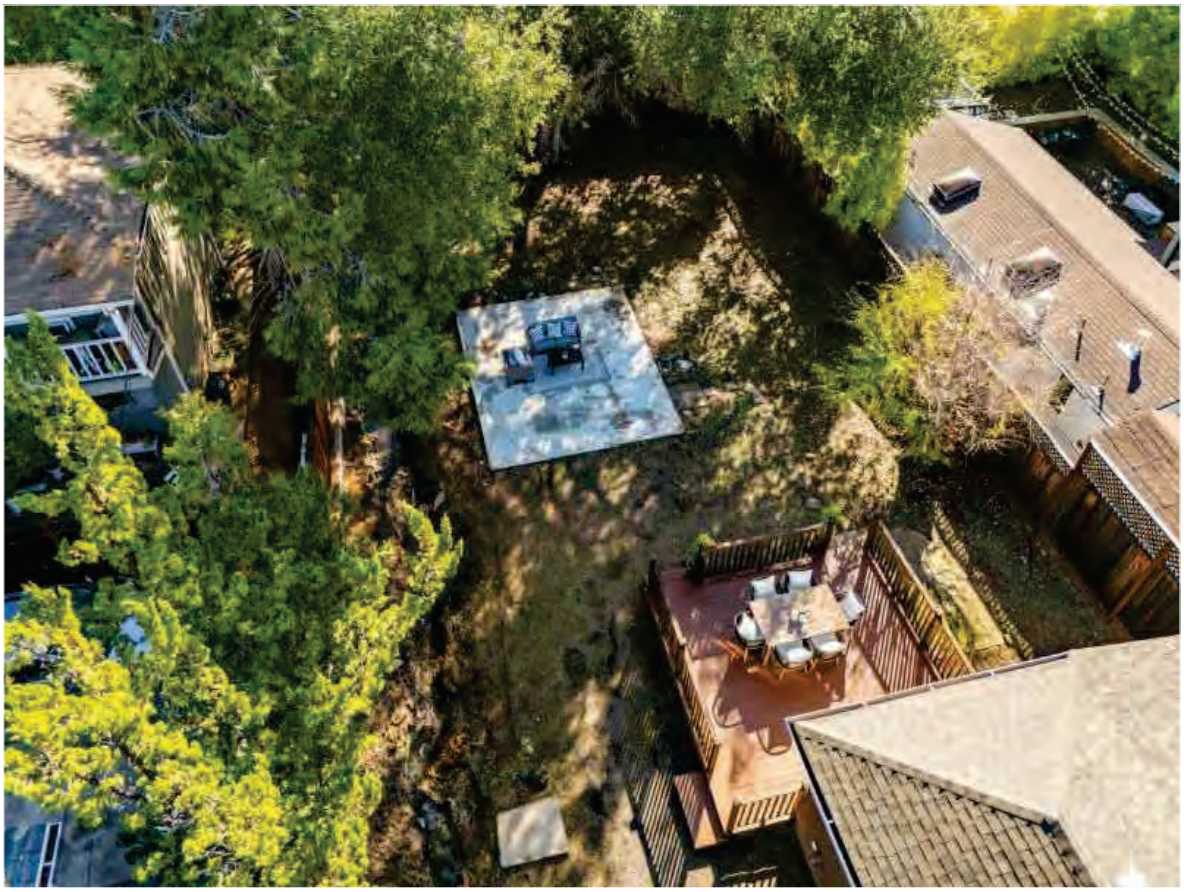
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-2

DATE
03/03/2025

SCALE
NTS

SHEET
A6.2



3. SITE REAR AERIAL VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-3

DATE
03/03/2025

SCALE
NTS

SHEET
A6.3

4. FRONT VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

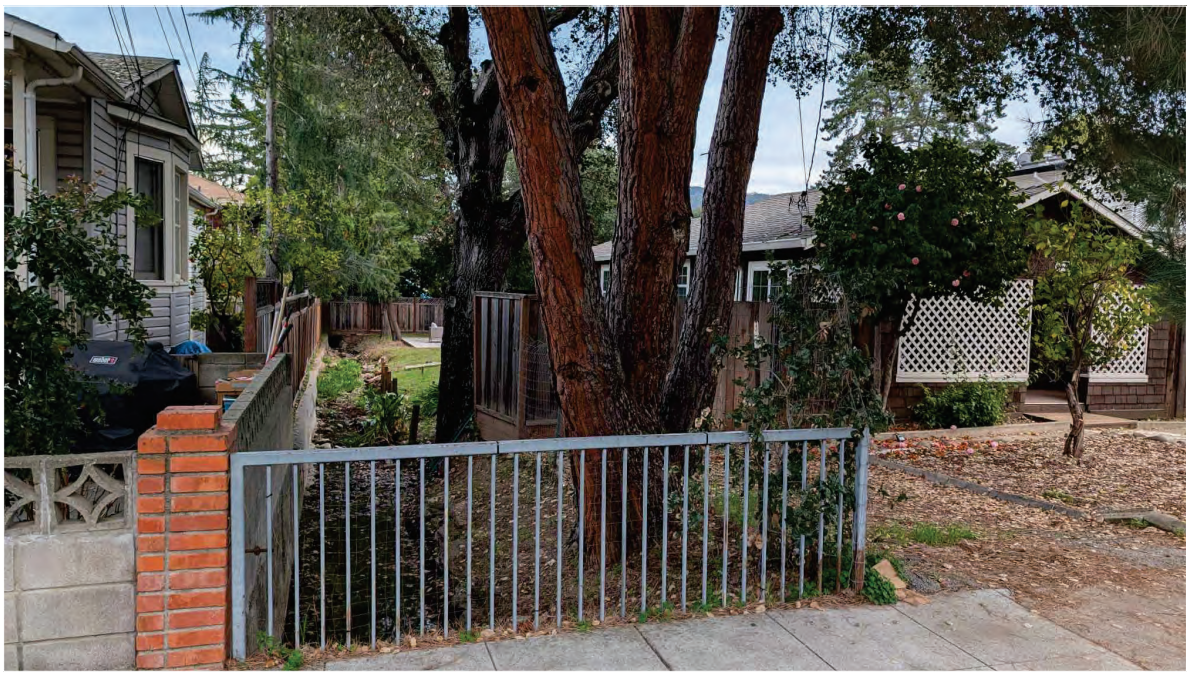
SHEET TITLE:-
EXISTING SITE PHOTO-4

DATE
03/03/2025

SCALE
NTS

SHEET
A6.4

LEFT VIEW



5. SITE LEFT VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-5

DATE
03/03/2025

SCALE
NTS

SHEET
A6.5

6. ENTRY FOYER (PORCH)

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-6

DATE
03/03/2025

SCALE
NTS

SHEET
A6.6

7. ENTRY PORCH (CEILING)

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-7

DATE
03/03/2025

SCALE
NTS

SHEET
A6.7

8. LEFT VIEW

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

EXISTING SITE PHOTO-8

DATE
03/03/2025

SCALE
NTS

SHEET
A6.8

9. LEFT VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-9

DATE
03/03/2025

SCALE
NTS

SHEET
A6.9

10. LEFT REAR VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-10

DATE
03/03/2025

SCALE
NTS

SHEET
A6.10

11. RIGHT SIDE

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-11

DATE
03/03/2025

SCALE
NTS

SHEET
A6.11

12. RIGHT VIEW
(FROM REAR)

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
446 SAN BENITO AVE, LOS GATOS, CA 95030
(ADDITION & REMODELING OF EXISTING HOUSE)

SHEET TITLE:-
EXISTING SITE PHOTO-12

DATE
03/03/2025

SCALE
NTS

SHEET
A6.12

13. REAR VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-13

DATE
03/03/2025

SCALE
NTS

SHEET
A6.13

14. REAR DECK SITE VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-14

DATE
03/03/2025

SCALE
NTS

SHEET
A6.14

15. SITE REAR VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-15

DATE
03/03/2025

SCALE
NTS

SHEET
A6.15

16. SITE REAR VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

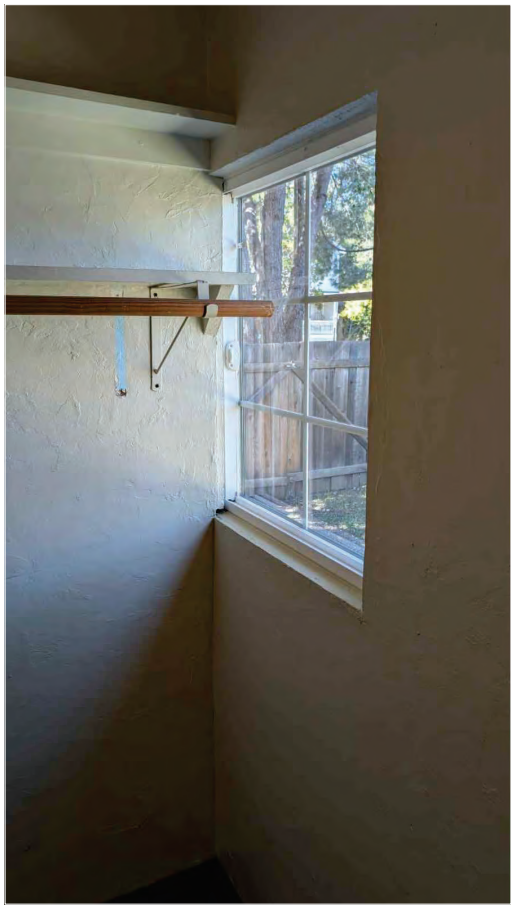
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-16

DATE
03/03/2025

SCALE
NTS

SHEET
A6.16



17. CLOSET VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS
NUMBER | DATE | DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PHOTO-17

DATE
03/03/2025

SCALE
NTS

SHEET
A6.17

461 MONTEREY AVE

459 MONTEREY AVE

453 MONTEREY AVE

451 MONTEREY AVE

443 MONTEREY AVE

HOUSES **ROW OF CONTEXT TO REAR / ADJACENT** OF THE HOUSE

458 SAN BENITO AVE

456 SAN BENITO AVE

446 SAN BENITO AVE

440 SAN BENITO AVE

438 SAN BENITO AVE

HOUSES **ROW OF CONTEXT** TO THE HOUSE

SAN BENITO ROAD

459 SAN BENITO AVE

455 SAN BENITO AVE

445 SAN BENITO AVE

447 SAN BENITO AVE

437 SAN BENITO AVE

HOUSES **ROW OF CONTEXT TO FRONT** OF THE HOUSE

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

CONTEXT PHOTO GRAPHS

DATE
03/03/2025

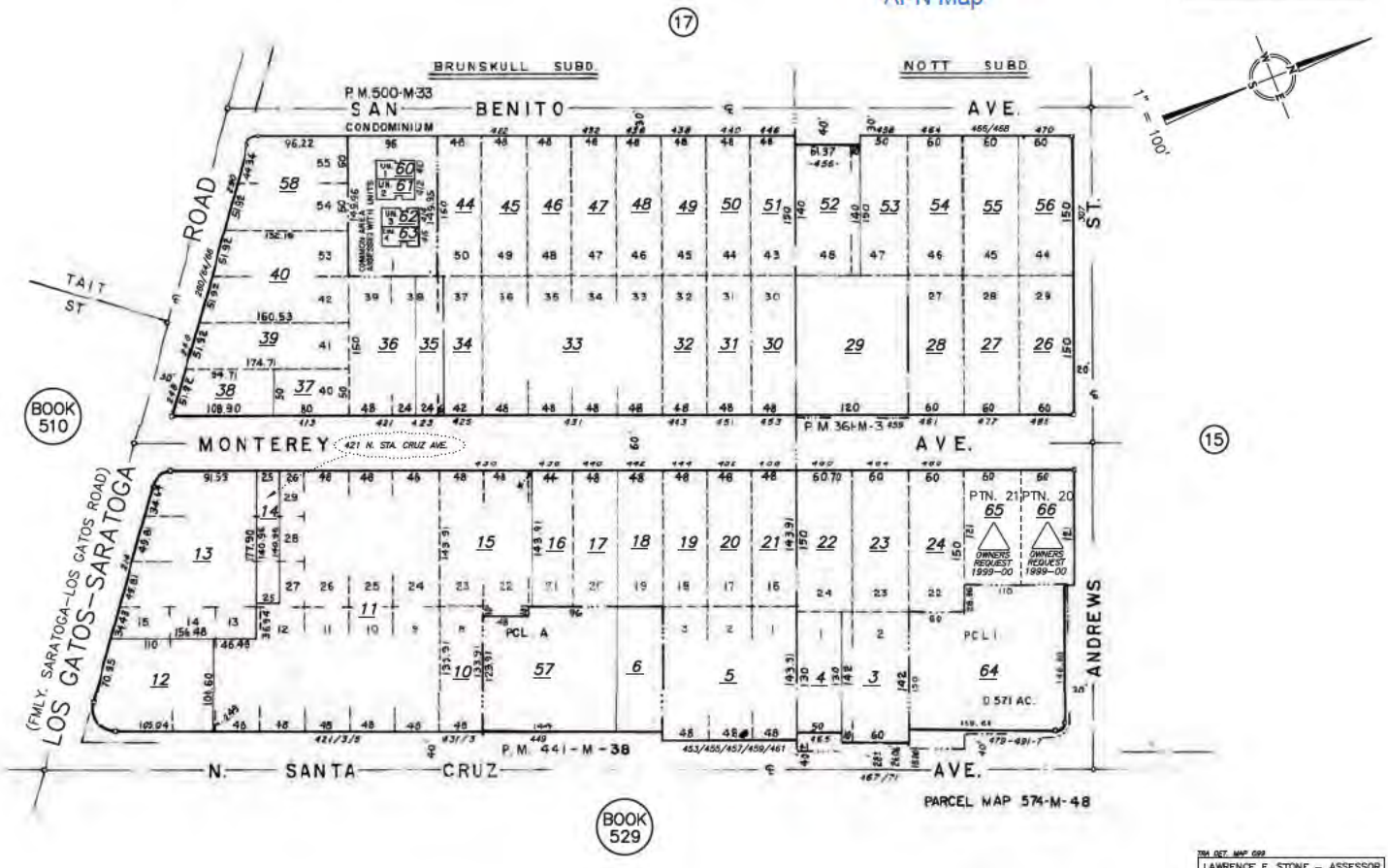
SCALE
NTS

SHEET
A7

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK	PAGE
410	16

ANNEXURE-11
APN Map



TAX RET. MAP 099
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2024–2025

ANNEXURE-12
TRACT MAP

REFERENCES

(A) BRUNSKULL SUB., "K"–M–67

(B) PARCEL MAP, 475–M–20

(C) RECORD OF SURVEY 746–M–27

(D) PARCEL MAP, 500–M–33

BASIS OF BEARINGS

BEARING NORTH 21°30' EAST ALONG THE CENTER LINE OF SAN BENITO AVENUE AS SHOWN UPON THAT CENTAIN PARCEL MAP FILED FOR RECORD IN BOOK 475 OF MAPS, AT PAGE 20, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND

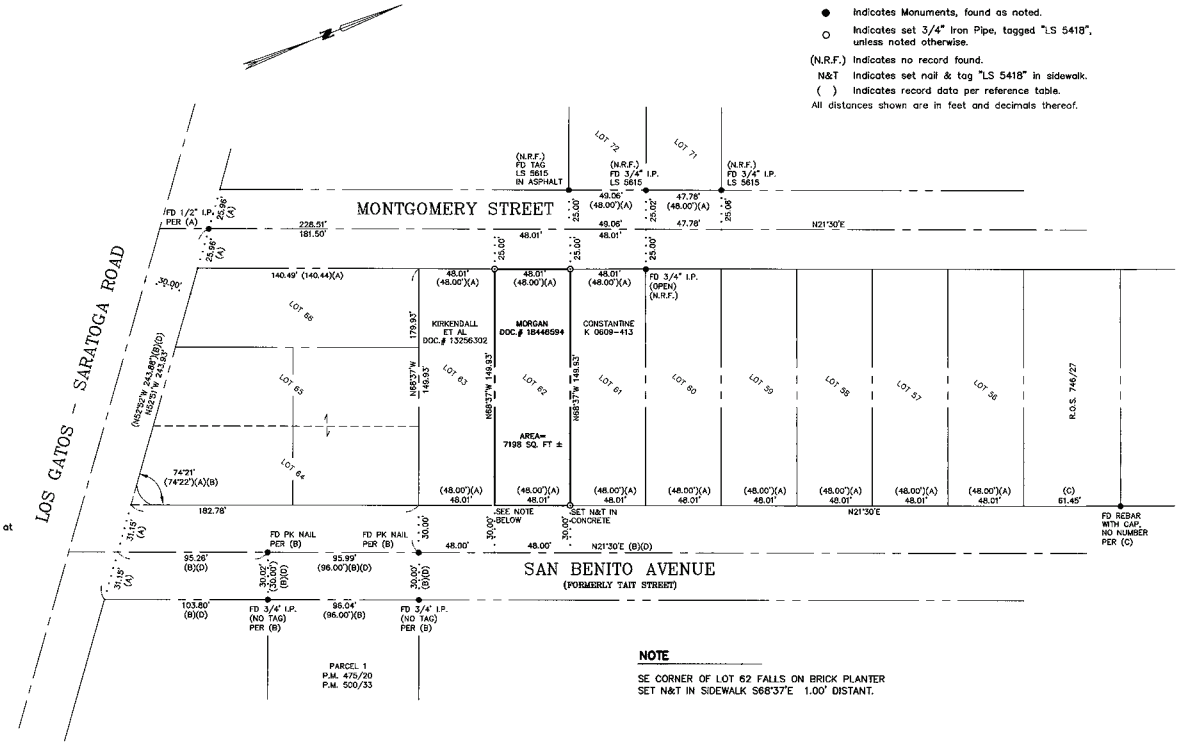
- ● Indicates Monuments, found as noted.
- ○ Indicates set 3/4" Iron Pipe, tagged "LS 5418", unless noted otherwise.

(N.R.F.) Indicates no record found.

N&T Indicates set nail & tag "LS 5418" in sidewalk.

( ) Indicates record data per reference table.

All distances shown are in feet and decimals thereof.



NOTE

SE CORNER OF LOT 62 FALLS ON BRICK PLANTER
SET N&T IN SIDEWALK S68°37'E 1.00' DISTANT.

SURVEYOR'S STATEMENT

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Gilbert Clevenger in January, 2005.

ROBERT J. CRAIG
Professional Land Surveyor No. 5418
Renewal Date 9/30/2006

LICENSED LAND SURVEYOR ROBERT J. CRAIG 5418 LICENSE RENEWAL DATE 30 SEPT 2006 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 23rd day of NOVEMBER 2006.

GWENDOLYN GEE, COUNTY SURVEYOR
Professional Land Surveyor No. 6780
Renewal Date 9/30/2006

No. 6780 9-30-06 STATE OF CALIFORNIA

RECORDER'S STATEMENT

Filed this 29th day of November 2005 at 2:42 P.M. in Book 794 of Maps at Page 34, at the request of DUNBAR & CRAIG LAND SURVEYS, INC.

County Recorder BRENDA DAVIS File: 18696891

By Deputy Fee: $8.00

This map being filed in accordance with Section 8762(b) (1)(2)(3) of the Professional Land Surveyors' Act.

APN: 410–17–055

DUNBAR & CRAIG LICENSED LAND SURVEYORS 236 N. SANTA CRUZ AVENUE #104 LOS GATOS, CALIFORNIA 95030 (408) 399–6929	RECORD OF SURVEY LOT 62, BRUNSKULL SUB. AS SHOWN IN BOOK "K" OF MAPS, PAGE 67 RECORDS OF SANTA CLARA COUNTY SITUATED IN TOWN OF LOS GATOS SANTA CLARA COUNTY, CALIFORNIA
LICENSED LAND SURVEYOR NO. 5418	

SCALE 1"=40'	DRAWN CHC	JOB NO. 05006	SHEET
DATE NOVEMBER 22, 2005	CHECKED RJC	INDEX SANTA CLARA CO.	1
DESIGN RJC	DWG NAME 05006ROS.dwg	GRID 139–28–52	OF 1

794
34
34

18696891

34

PROJECT DESCRIPTION OF THE PROPOSED DEVELOPMENT

446 SAN BENITO AVE, LOS GATOS, CA, 95030

PROJECT NAME: - Addition & Remodelling of Existing House

PROJECT ADDRESS: - 446 San Benito Ave, Los Gatos, CA-95030

OWNERS: - Rajkumari & Devendra

PROPERTY DETAILS (EXISTING): -

1. APN No: - 410-16-051
2. The existing house is in R1-D Zone & the primary structure was built in 1920 i.e. prior to 1941. And, therefore, the house is considered a historic inventory.
3. The lot area is 7200 Sqft and the living area of the existing house is 850 Sqft.
4. The floor height of the existing structure is 8'-0".

DETAILS OF THE PROPOSED PROJECT: -

It is proposed to make an addition to this house on the first floor & second floor. The broad parameters of the addition are as under:

ZONING: - RM-512
CONSTRUCTION TYPE: - V-B (NON-SPRINKLERED)
OCCUPANCY: - R3U SINGLE FAMILY RESIDENTIAL WITH ATTACHED GARAGE
STORIES:- 2
LOT AREA = 7,200 SQ FT (0.1653 ACRES)
FLOOR AREA ALLOWED = 0.33 X 7200 = 2376 SQ FT
GARAGE FLOOR AREA ALLOWED = 0.094 X 7200 = 677 SQ FT
MAX LOT COVERAGE - 40% (7200 SQ FT) = 2880 SQ FT

	EXISTING	PROPOSED	ADDITION /REDUCTION
a. LIVING AREA FIRST FLOOR SECOND FLOOR	 845 SQ FT 0 SQ FT	 1151 SQ FT 1224 SQ FT	 + 306 SQ FT +1224 SQ FT
b. GARAGE	240 SQ FT	626 SQ FT	+386 SQ FT
c. FRONT PORCH	111 SQ FT	322 SQ FT	+211 SQ FT
d. REAR DECK (1ST FLOOR)	0 SQ FT	316 SQ FT	+ 316 SQ FT
e. REAR DECK (2ND FLOOR)	0 SQ FT	203 SQ FT	+203 SQ FT
TOTAL FLOOR AREA	845 SQ FT	2375 SQ FT < (PERMITTED) 2376 SQ FT (33%)	+ 1530 SQ FT
TOTAL LOT COVERAGE	956 SQ FT	2415 SQ FT 2880 SQ FT(40%)	+ 1859 SQ FT

Contd P2

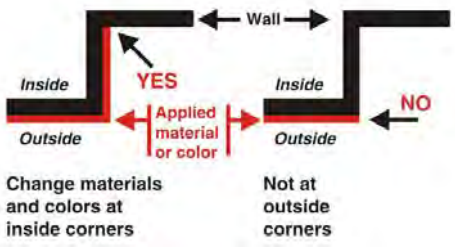
5. After completion of the project the building will have 4 bedrooms & 4 bathrooms.
6. To maintain the historic character of the house following aspects have been kept in view-
    i. The front portion of the existing house has mostly been maintained as it is except that the trellis which were not part of the original house are proposed to be removed and the front door & window locations have been swiped.
    ii. The roof style of the second story as well as for the first floor addition on the left side has been designed to match the existing style.
    iii. The houses in the area in general, are with gable roofs and therefore, the proposed elevation of the house matches with the existing houses in the neighbourhood.
    iv. The wood shingles siding is being adopted for the whole house similar to the one in the existing house.
    v. Though in the existing condition the windows have been modified to vinyl windows with no architectural elements, the new windows have been proposed with projected sills and bends on all four sides to match the historical character of the house, as seen in the old photographs.
    vi. As would be seen from the neighbourhood analysis this house after addition is a median house with reference to its floor area or height etc.
7. 3D views of the proposed house after addition are included in the plan set to provide an overall view of the house for better appreciation of its features.

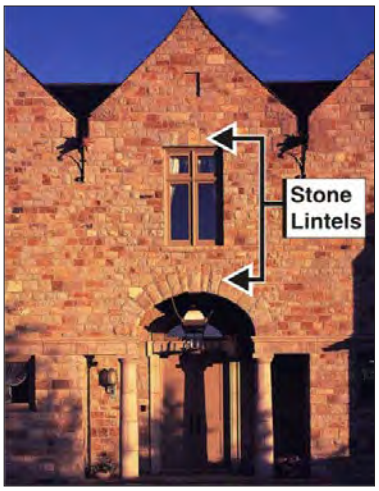
3.8.3 Use traditional detailing

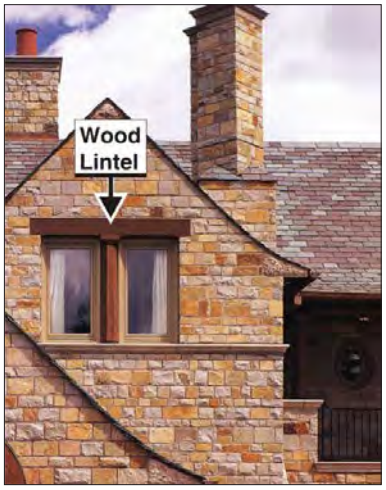
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and 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.

ADDITION & REMODELING OF THE HOUSE
446 SAN BENITO AVE, LOS GATOS, CA 95030
APN - 410-16-051

SCOPE OF WORK

1. ADDITION ON LEFT AND REAR SIDE OF THE HOUSE.
2. REMODELING OF THE HOUSE
3. UPGRADE ELECTRIC SERVICE / PANEL TO 200 AMPS

DRAWING INDEX

A0 -COVER SHEET
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A1.2 - PROPOSED SITE PLAN
A2 - EXISTING TECHNICAL DEMOLITION FLOOR PLAN
A3 - PROPOSED FLOOR PLANS
A4.1 -EXISTING ROOF PLAN
A4.2 - PROPOSED ROOF PLAN
A4.3 - HRV FAN DETAILS
A4.4 - SOLAR ANALYSIS 1
A4.5 - SOLAR ANALYSIS 2
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A5.2 - PROPOSED ELEVATION
A5.3 - PROPOSED MATERIAL SHEET
A5.4 - PROPOSED 3D VIEWS
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A6 -PROPOSED SECTIONS
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CBMP - CONSTRUCTION BEST MANAGEMENT PRACTICES
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S3 - TYPICAL FRAMING DETAILS 1
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S6 - PROPOSED ROOFING AND CEILING FRAMING DETAILS
S7 - STAIRCASE & RAILING DETAILS
T24.1 - ENERGY CALCULATION 1
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C1.3 - CONSTRUCTION OPERATION PLAN
C1.4 - EROSION CONTROL PLAN
C1.5 - PROPOSED SITE SECTIONS

PROJECT DATA

LOT AREA = 7,200 SQ FT (0.1653 ACRES)

FAR ALLOWED = 0.35-($\frac{4,0^{2}}{10}$ X 0.20) = 0.35-($\frac{7,2_{0}^{2}-5}{10}$ X 0.20) = 0.33

FLOOR AREA ALLOWED = 0.33 X 7200 = 2376 SQ FT

GARAGE FAR ALLOWED = 0.10-($\frac{4,0^{2}}{10}$ X 0.07) = 0.10-($\frac{7,2_{0}^{2}-5}{10}$ X 0.07) = 0.094

GARAGE FLOOR AREA ALLOWED = 0.094 X 7200 = 677 SQ FT

MAX LOT COVERAGE - 40% (7200 SQ FT) = 2880 SQ FT

		EXISTING	PROPOSED	ADDITION / REDUCTION
a.	LIV NG AREA			
	FIRST FLOOR	845* SQ FT	1151 SQ FT	+ 306 SQ FT
	SECOND FLOOR	0 SQ FT	1224 SQ FT	+1224 SQ FT
b.	GARAGE	240 SQ FT	626 SQ FT	+386 SQ FT
c.	FRONT PORCH	111 SQ FT	322 SQ FT	+211 SQ FT
d.	REAR DECK (1ST FLOOR)	0 SQ FT	316 SQ FT	+ 316 SQ FT
e.	REAR DECK (2ND FLOOR)	0 SQ FT	203 SQ FT	+203 SQ FT
TOTAL FLOOR AREA		845 SQ FT (PERMITTED)	2375 SQ FT < 2376 SQ FT (33%)	+ 1530 SQ FT
TOTAL LOT COVERAGE		956 SQ FT	2415 SQ FT < 2880 SQ FT(40%)	

(* 60 SQ FT OF EXISTING LIVING SPACE IS CONVERTED INTO THE GARAGE SPACE. THUS FOR ENERGY REPORT EXISTING LIVING AREA IS TAKEN 765 SQ FT ADDITION AREA AS 366 SQ FT)

PROJECT INFORMATION

APN	-	410-16-051
ZONING	-	RM-512
		EXISTING PROPOSED
BEDROOMS	-	2 4
BATHROOMS	-	1 4
GARAGE	-	1 CAR 2 CAR
CONSTRUCTION TYPE	-	V-B (NON-SPRINKLERED)
OCCUPANCY	-	R3U SINGLE FAMILY RESIDENTIAL WITH ATTACHED GARAGE
STORIES	-	2

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
ALL APPLICABLE LOCAL, COUNTY & FEDERAL CODES, LAWS AND REGULATIONS

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY AND THE LATEST ADOPTED ADDITIONS OF THE FOLLOWING 2022 CALIFORNIA RESIDENTIAL AND BUILDING CODE (CBC, CRC), CALIFORNIA ELECTRICAL CODE 2022, CALIFORNIA ENERGY CODE 2022, AND 2022 CALIFORNIA GREEN BUILDING CODE.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESSES OF THE WORK, ALL THE REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS AND HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE, HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND/OR CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK AND COORDINATION OF ALL TRADES AND THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOUR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.

CHANGES TO THE PLAN DURING CONSTRUCTION OTHER THAN:
1. CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY ROOF STRUCTURE.
2. INTERIOR DOOR AND ZERO CLARENCE FIREPLACE RELOCATION SHOWN ON THE APPROVE PLANS
3. A SINGLE NON BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM AND
4. INTERIOR NON - STRUCTURAL WALL FINISHES;

SHALL CAUSE PLANS APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR THE NEW PLAN CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE COMMON PLAN CHECK PROCESS.

CALGREEN NOTES:

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CAL-GREEN SECTION 301.1 FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY , EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLAINT FLOW RATES WILL NEED TO BE UPGRADED, WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6gpf WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 gpf. SHOWER HEADS WITH A FLOW GREATER THAN 2.5gpm WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 gpm @80 psi SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 gpm WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 gpm @60 psi (OR 1.8 gpm @60 psi FOR KITCHEN FAUCETS)

VICINITY MAP

APN MAP

APPROVAL STAMP

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]
EMAIL [redacted]

LICENSED PROFESSIONAL ENGINEER JATINDER SINGH DESHWAL C 89732 CIVIL STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
COVER SHEET

DATE
03/03/2025

SCALE
NTS

SHEET
A0

ATTACHMENT 4

SYMBOLS

- PROPERTY LINE
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW ADDITION

EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]
EMAIL:[redacted]

REVISIONS	DESCRIPTION	DATE
NUMBER		

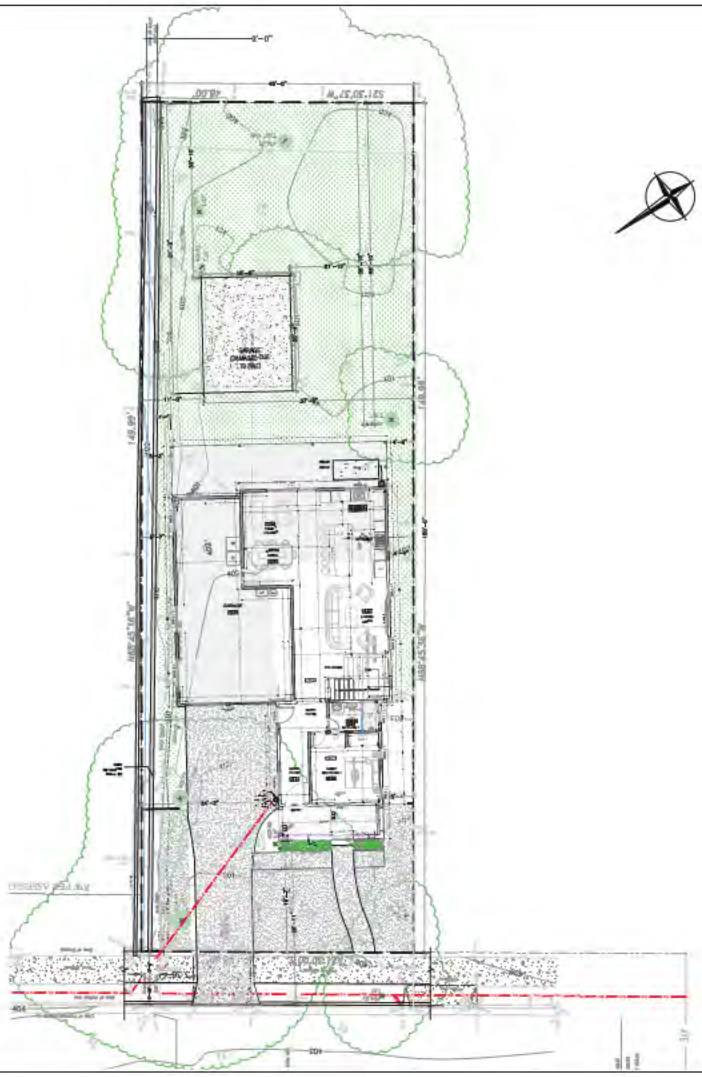
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING SITE PLAN

DATE
03/03/2025

SCALE
1/8 "=1'-0"

SHEET
A1.1



PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"

SYMBOLS

- PROPERTY LINE
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW ADDITION

NOTES:-
PROPERTY LINE DIMENSIONS ARE TAKEN FROM THE APN MAP.

FIRE ACCESS NOTES
BUILDING ADDRESS: IS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC STREET. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

REFRIGERANT SUCTION LINE NOTES
COMPLY WITH CMC 1207.3 REFRIGERANT SUCTION LINE LOCATED OUTSIDE SHALL HAVE PIPE INSULATION AND BE PROTECTED BY COVER WITH UV RESISTANCE AND CLASS I OR II VAPOR RETARDER.

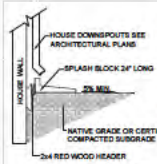
SITE DRAINAGE & GRADING NOTES
1. SPLASH BLOCK TO BE PLACED BELOW EACH DOWN SPOUT.
2. THE SITE SHOULD BE FINE GRADED TO PROVIDE MIN. 5% SLOPE AWAY FROM BUILDING PERIMETER & ADJACENT PROPERTY LINES. IN NO CASE SHALL THE FINISH GRADING RESULT IN AN INCREASE IN SHEET FLOW ONTO ADJACENT PROPERTIES.
3. DRAINED WATER FROM IMPERVIOUS SURFACES TO BE DIRECTED TO THE LANDSCAPED AREA AT A SLOPE OF 2%.

RESIDENTIAL LANDINGS & THRESHOLDS SECTIONS R311.3 & R311.7.4

R311.3 FLOORS AND LANDING AT EXTERIOR DOORS
THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY EACH WIDTH OF LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL. (2PERCENT)

R311.3.1 FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS
LANDING OR FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7¾ INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

FIRE SAFETY NOTES
1. Smoking shall be prohibited except in approved area. Signs shall be posted in accordance with section 310.
2.(a) Combustible debris, rubbish and waste material shall not be accumulated within buildings.
(b) Combustible debris, rubbish and waste material shall be removed from building at the end of each work shift.
3. Where rubbish containers with capacity exceeding 5.33 cubic feet (40 gallons) (0.15m³) are used for temporary storage of combustible debris, rubbish and waste material, they shall have tight-fitting or self-closing lids. Such rubbish containers shall be constructed entirely of materials that comply with either of the following:
(i) Noncombustible materials.
(ii) Materials that meet a peak rate of heat released not exceeding 300kW/m² when tested in accordance with ASTM E1354 at an incident heat influx of 50kW/m² in the horizontal orientation.
4. Materials susceptible to spontaneous ignition shall not be disposed of by burning on the site unless approved.
5. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.
6. Temporary wiring for electrical power and lighting installations used in connection with the construction, alteration or demolition of buildings, structures, equipment or similar activities shall comply with the California Electrical Code.
7(a). Storage of flammable and combustible liquids shall be in accordance with section 5704.
(b). The storage, use and handling of flammable and combustible liquids at construction sites shall be in accordance with section 5706.2. Ventilation shall be provided for operations involving the application of materials containing flammable solvents.
(c). Flammable and combustible liquid storage areas shall be maintained clear of combustible vegetation and waste materials. Such storage areas shall not be used for the storage of combustible materials.
(d) leaking vessels shall be immediately repaired or taken out of service and spills shall be cleaned up and disposed off properly.
8. Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30480mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads,capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
9. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with section 906 and sized for not less than ordinary hazard as follows:
1. At each stairway on all floor levels where combustible materials have accumulated.
2. In every storage and constructions shed.
3. Additional portable fire extinguishers shall be provided where special hazards exist including but not limited to, the storage and use of flammable and combustible liquids.



SPLASH BLOCK DETAIL

NOTE: SPLASH BLOCKS TO BE INSTALLED AT ALL DOWNSPOUTS. TO ENSURE ROOF WATER IS DIRECTED AWAY FROM THE FOUNDATION. ANY EXISTING DOWNSPOUTS THAT CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM SHALL BE DISCONNECTED AND DIRECTED TOWARDS LANDSCAPED AREAS.

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]
EMAIL:[redacted]

REVISIONS	DATE	DESCRIPTION
NUMBER		

PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED SITE PLAN

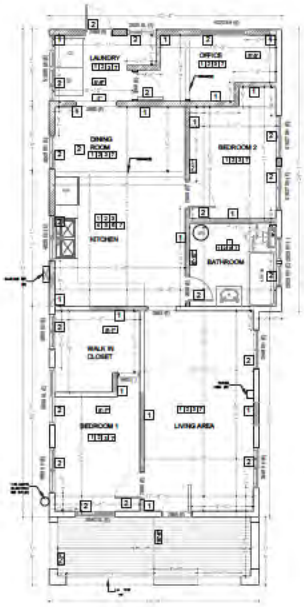
DATE
03/03/2025
SCALE
1/8"=1'-0"
SHEET
A1.2

SYMBOLS

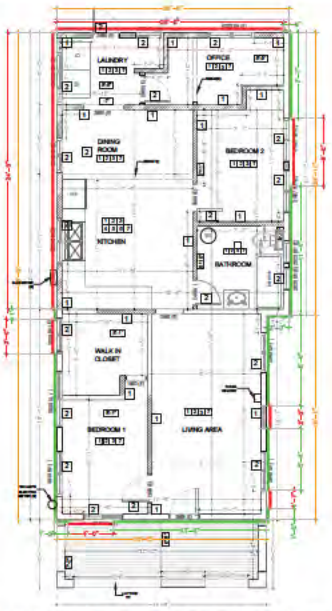
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL

LEGEND

1. EXISTING WALL TO BE REMOVED
2. EXISTING DOOR/WINDOW TO BE REMOVED
3. EXISTING LIGHT FIXTURES TO BE REMOVED
4. EXISTING PLUMBING FIXTURES TO BE REMOVED
5. EXISTING APPLIANCES TO BE REMOVED
6. EXISTING CABINETRY TO BE REMOVED
7. EXISTING FLOORING TO BE REMOVED



EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



TECHNICAL DEMOLITION DIAGRAM
SCALE 1/4" = 1'-0"

EXISTING WALLS	EXISTING AREA	DEMO AREA	TOTAL DEMO / ALTERED AREA	%TOTAL DEMO/ ALTERED AREA	
FRONT WALL	132.58 SQ FT	16.33 SQ FT	16.33 SQ FT	12.31%	LESS THAN 25 % OK
LEFT WALL	347.58 SQ FT	208.36 SQ FT	208.36 SQ FT	59.94%	
RIGHT WALL	347.58 SQ FT	35.07 SQ FT	35.07 SQ FT	10.08%	
REAR WALL	165.70 SQ FT	161.66 SQ FT	161.66 SQ FT	97.56%	
TOTAL WALL	993.44 SQ FT	421.42 SQ FT	421.42 SQ FT	42.42%	LESS THAN 50 % OK

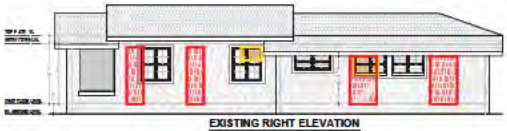
	EXIST NG FOOTPR NT (LINER FEET)	W DTH OF PRESERVED WALL FRAM NG IN L NEAR FEET (NCLUD NG EXISTING OPEN NGS)	WIDTH OF DEMOLISHED WALL FRAMING N LINEAR FEET (INCLUDING NEW AND ENLARGED OPEN NGS)
TOTAL	127'	70'	81'
FRONT WALL	18'-6"	13'-8"	4'

SINCE 70' IS GREATER THAN 57', THEN NO TECH DEMO
TOTAL DEMOLITION OF EXISTING EXTERIOR WALL IS LESS THAN 50% = 48.03%
TOTAL REMOVAL OF WALL AREA FACING PUBLIC STREET IS LESS THAN 25% = 21.62%

EXISTING WALL FRAMING
PRESERVED WALL FRAMING
DEMOLISHED WALL FRAMING

DEMOLISHED WALL
REMODEL NG WALL

EXISTING FRONT ELEVATION
SCALE 3/16" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE 3/16" = 1'-0"

EXISTING REAR ELEVATION
SCALE 3/16" = 1'-0"

EXISTING LEFT ELEVATION
SCALE 3/16" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]3
EMAIL:[redacted]

REVISIONS	DESCRIPTION	DATE
NUMBER		

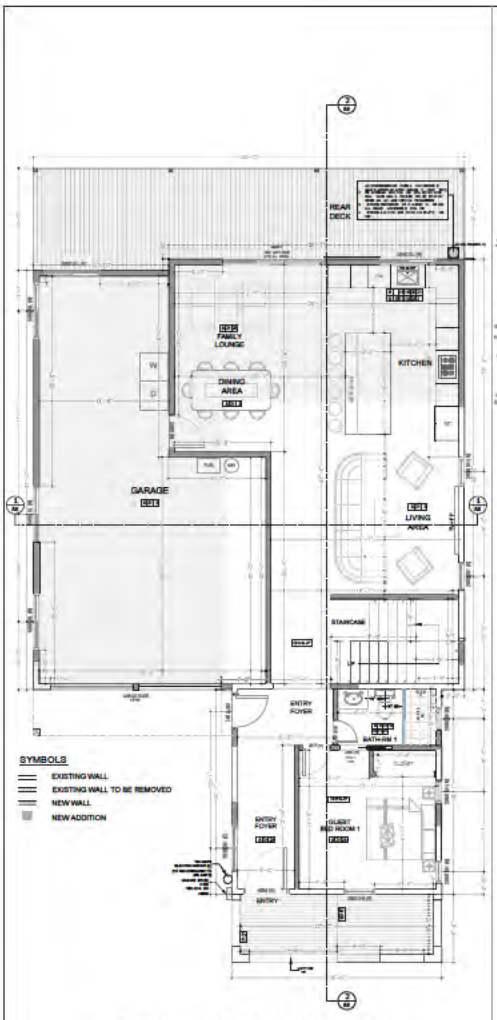
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING & TECHNICAL DEMOLITION FLOOR PLAN

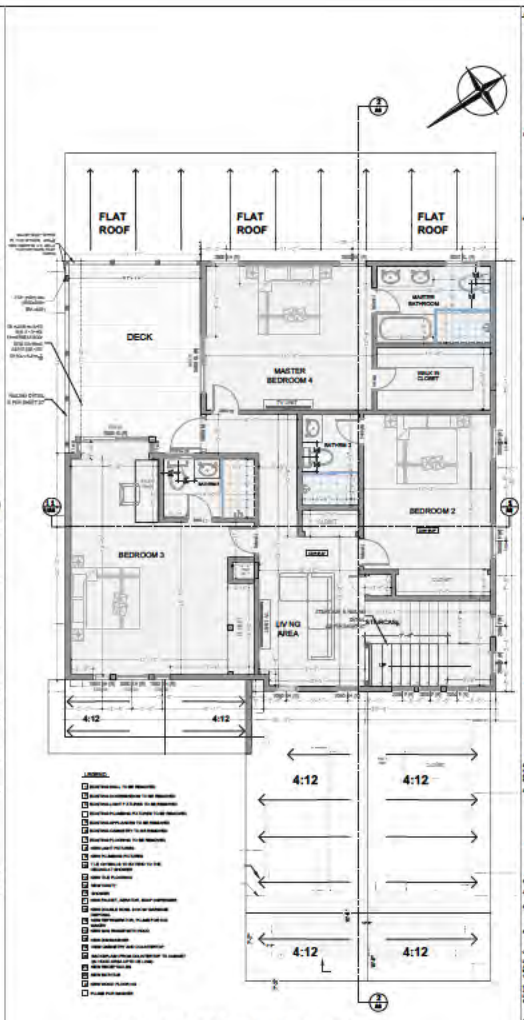
DATE
03/03/2025

SCALE
AS SHOWN IN PLAN

SHEET
A2



PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
PH. NO.: [redacted]
EMAIL:[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

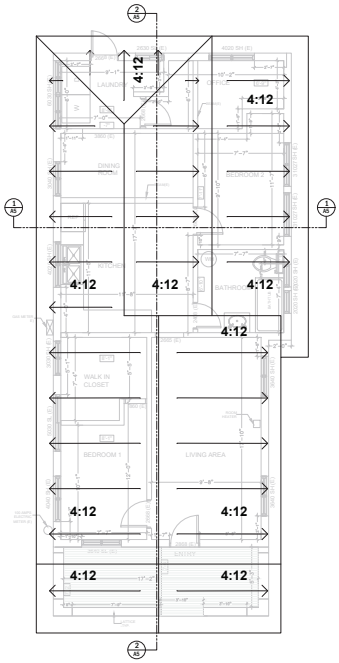
SHEET TITLE:-
PROPOSED FLOOR PLANS

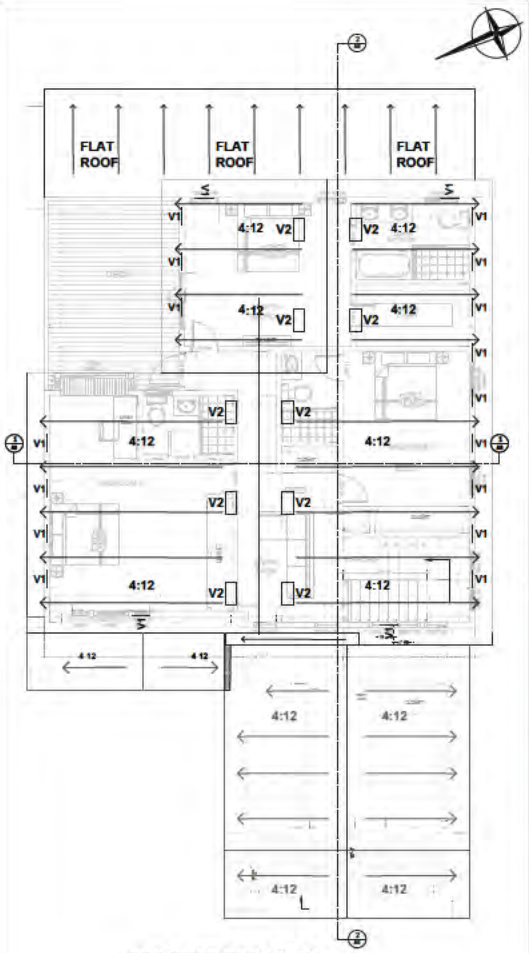
DATE
03/03/2025

SCALE
1/4"=1'-0"

SHEET
A3

R15 INSULATION


4:12
4:12
4:12


FLAT ROOF
FLAT ROOF
FLAT ROOF
V1
V2
4:12
4:12
4:12

BROAN

Fresh Air Systems - 160 CFM

HRV

Top ports: B16H65RT

Side ports: B16H65RS

35 to 59 CFM @ 0.2 in. w.g.
35 to 80 CFM @ 0.4 in. w.g.

Unit Description

- 28L of 68% at 32°F and 63% at -13°F (64 CFM)
- Runs silent 6*
- Recirculate mode
- Recirculate defrost
- Tanned door, corrosion resistant galvanized steel
- Thin-shave molded insulation of oil, no, air leaking (expanded polystyrene; UL 94 HF-1 certified)
- Three constant airflow and autobalancing device (patent pending)
- Motorized damper (no additional backdraft damper required)
- Integrated "snap-in" drain system installed in warmth with no additional parts (drain hose included)
- 5' power cord
- Unit electrical characteristics:
  120 volts, 60 Hz, 2.5 A, 110 W
- Sound: 7.2.2 dBA at 150 CFM @ 0.4 in. w.g.
  60.1 dBA at 64 CFM @ 0.2 in. w.g.

Controls

There are 4 optional main controls and 2 optional auxiliary controls available. Refer to Wall Control specification sheet for more information.

Core

- Polypropylene crossflow core, (exact/exact)
  Dimensions: 12" x 12" x 1" (30.5 cm x 30.5 cm x 2.5 cm)

Filters

- MERV 8 grade washable standard filter (included)
- Optional MERV 13 grade filter (part no. 127128)

Options

- Complete line of registers and diffusers
- Compatible with no Tandem transition (part no. TYKIT; the unit producing up to 110 CFM only)

Defrost System

Homeshield™ Defrosting System
No negative pressure is created by air exhausted to the outdoors since the air is recirculated into the house, helping to prevent any backdraft.

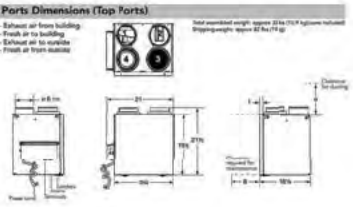
Fan Curves with Virtuo

Thanks to VirtuoAir Technology™, no need to balance the unit manually. Built PMSM motors are controlled by an efficial intelligence performing 120 readings per minute thus processing this information to maintain the requested airflow.

Per typical installation, Virtuo will ensure a balanced ventilation at every selected speed regardless of the exterior conditions, the type of connection, the variable speed furnace/AHU, the stack effect, the filter clogging and so on. This results in peace of mind for installers and users knowing that the unit will always remain balanced and that it will maintain its maximum heat/energy recovery efficiency.

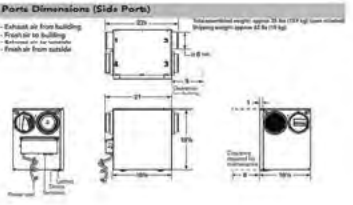
6" Ports Dimensions (Top Ports)

1 - Exhaust air from building
2 - Fresh air to building
3 - Exhaust air to outside
4 - Fresh air from outside



6" Ports Dimensions (Side Ports)

1 - Exhaust air from building
2 - Fresh air to building
3 - Exhaust air to outside
4 - Fresh air from outside



Energy Performance

Requirements and Standards

- UL 1812 compliant (safety)
- Could be installed in compliance with CSA F326
- Performance tested as per CSA C439 Standard
- Compliant with Prop.65

- This product earned the ENERGY STAR® by meeting strict energy efficiency guidelines set by Natural Resources Canada and the US EPA. This product meets ENERGY STAR requirements only when used in Canada.
- Can be used to comply with California Title 24 2019 Part 6 Fault Indicator Display Requirements

BROAN HVI

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

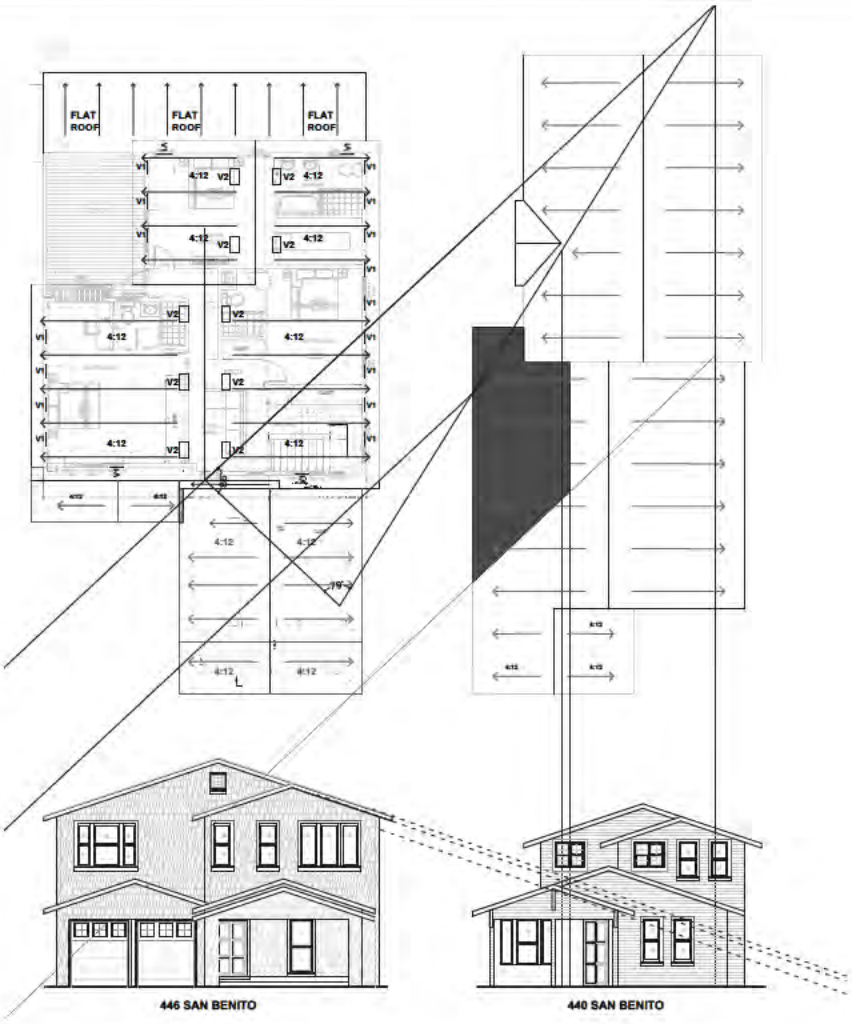
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
HRV FAN DETAILS

DATE
03/03/2025

SCALE
1/4"=1'

SHEET
A4.3



OWNER :-
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UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	NUMBER	DATE	DESCRIPTION

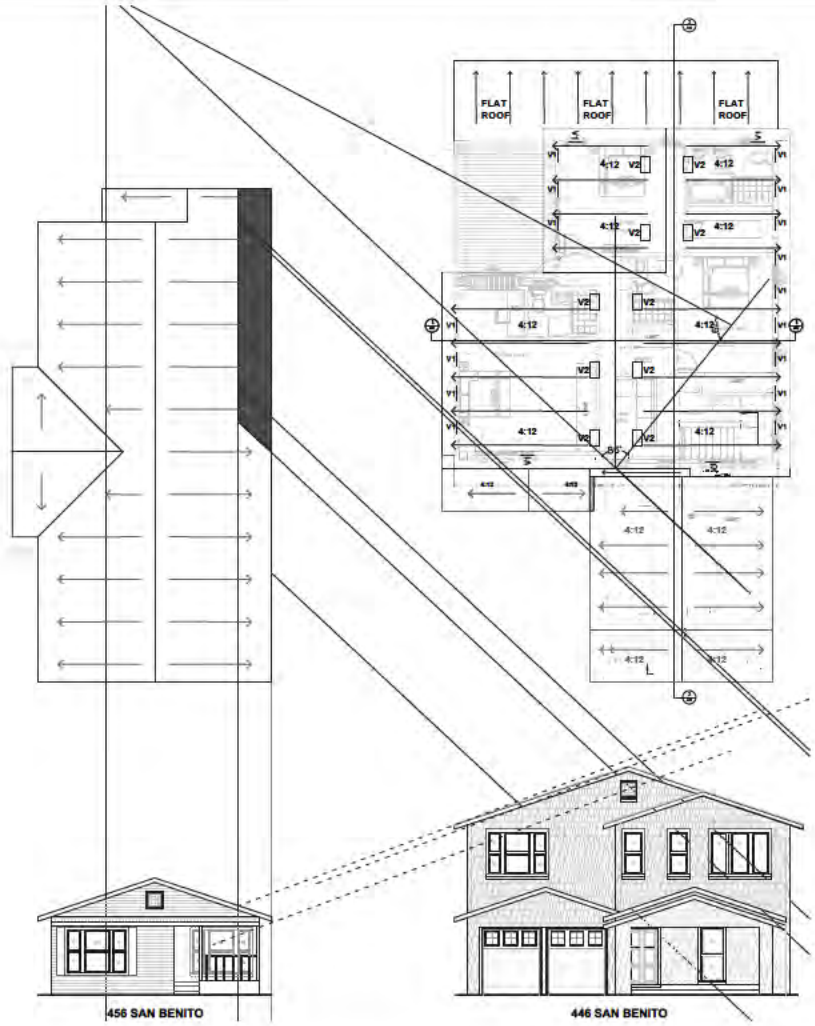
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
SOLAR ANALYSIS 1

DATE
03/03/2025

SCALE
3/16"=1'

SHEET
A4.4



OWNER :-
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PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT,
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
SOLAR ANALYSIS 2

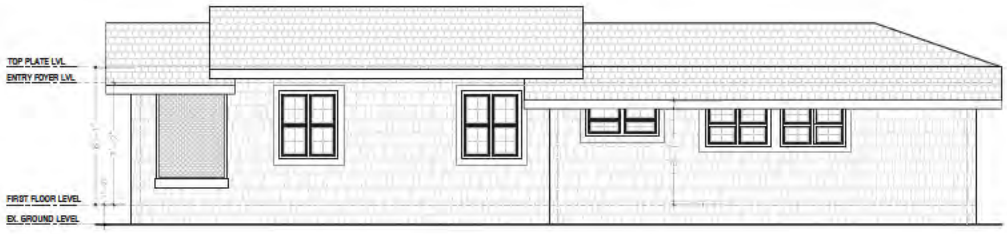
DATE
03/03/2025

SCALE
3/16"=1'

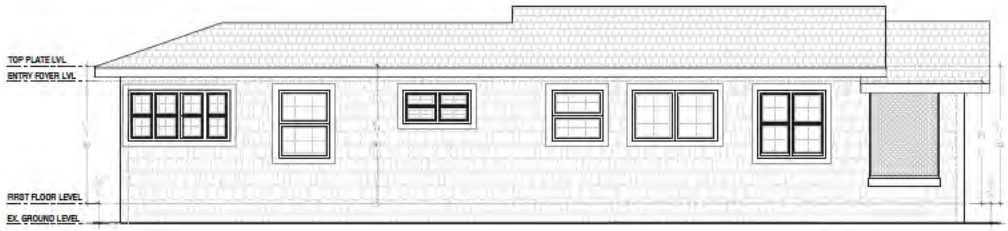
SHEET
A4.5

EXISTING FRONT ELEVATION
SCALE 3/8" = 1'-0"

EXISTING REAR ELEVATION
SCALE 3/8" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE 3/8" = 1'-0"



EXISTING LEFT ELEVATION
SCALE 3/8" = 1'-0"

OWNER :-
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& DEVENDRA

DESIGNER :-
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PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	DESCRIPTION	DATE
NUMBER		

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
EXISTING ELEVATIONS

DATE
03/03/2025

SCALE
3/8"=1'-0"

SHEET
A5.1

PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"

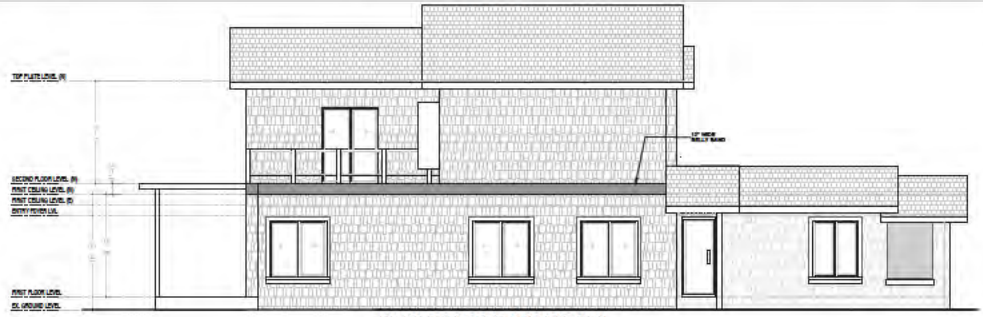
ELEVATIONS NOTES (STUCCO)

1. STUCCO IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVERMETAL LATH OR W RE LATH PER CRC R703.6.2.
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MIN MUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.6.2.1.
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.6.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FREIZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.

ELEVATIONS NOTES (WOOD SIDING)

1. WOOD PLANKS TO BE FIXED OVER WATER RESISTANT BARRIER (ONE LAYER OF NO 15 ASPHALT FELT) OVER SEATING AS PER R703.1 CRC 2022 (COMPLYING WITH ASTM D226 - TYPE I) - MATCHING TO EXIST N

PROPOSED RIGHT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE 1/4" = 1'-0"

OWNER :-
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& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED ELEVATIONS

DATE
03/03/2025

SCALE
1/4"=1'-0"

SHEET
A5.2

STUCCO FINISH
WITH BROKEN WHITE
KMW47 PAINT
(ON REAR ELEVATION)

MIN.CLASS A SHINGLES

(ANDERSEN WINDOW)
100 series single-hung window
- WHITE EXTERIOR

PROPOSED FRONT ELEVATION
SCALE 3/8" = 1'-0"

GARAGE DOOR

MAIN DOOR

WOOD SIDING

OWNER :-
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& DEVENDRA

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SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
MATERIAL SHEET

DATE
03/03/2025

SCALE
3/8"=1'-0"

SHEET
A5.3

PROPOSED RIGHT SIDE VIEW

PROPOSED LEFT SIDE VIEW

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED 3D VIEWS

DATE
03/03/2025
SCALE
1/4"=1'
SHEET
A5.4

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT,
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
STREET -SCAPE

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
A5.5

PROPOSED SECTION - 1/A6
SCALE : 1/4"=1'-0"

PROPOSED SECTION - 2/A6
SCALE : 3/8"=1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED SECTIONS

DATE
03/03/2025

SCALE
1/4"=1'-0"

SHEET
A6

461 MONTEREY AVE | 459 MONTEREY AVE | 453 MONTEREY AVE | 451 MONTEREY AVE | 443 MONTEREY AVE

HOUSES **ROW OF CONTEXT TO REAR / ADJACENT** OF THE HOUSE

458 SAN BENITO AVE | 456 SAN BENITO AVE | 446 SAN BENITO AVE | 440 SAN BENITO AVE | 438 SAN BENITO AVE

HOUSES **ROW OF CONTEXT** TO THE HOUSE

SAN BENITO ROAD

459 SAN BENITO AVE | 455 SAN BENITO AVE | 445 SAN BENITO AVE | 447 SAN BENITO AVE | 437 SAN BENITO AVE

HOUSES **ROW OF CONTEXT TO FRONT** OF THE HOUSE

ADDRESS	LIVING AREA
440 San Benito Ave, LOS GATOS, CA 95030	**2902 SQ FT**
456 San Benito Ave, LOS GATOS, CA 95030	**3143 SQ FT**
458 San Benito Ave, LOS GATOS, CA 95030	**2982 SQ FT**
438 San Benito Ave, LOS GATOS, CA 95030	**2396 SQ FT**
456 San Benito Ave, LOS GATOS, CA 95030	**1500 SQ FT**

ADDRESS	LIVING AREA
455 San Benito Ave, LOS GATOS, CA 95030	**2982 SQ FT**
445 San Benito Ave, LOS GATOS, CA 95030	**3566 SQ FT**
447 San Benito Ave, LOS GATOS, CA 95030	**650 SQ FT**
437 San Benito Ave, LOS GATOS, CA 95030	**1008 SQ FT**
459 San Benito Ave, LOS GATOS, CA 95030	**1370 SQ FT**

ADDRESS	LIVING AREA
461 Monterey Ave LOS GATOS, CA 95030	**3271 SQ FT**
453 Monterey Ave LOS GATOS, CA 95030	**1377 SQ FT**
451 Monterey Ave LOS GATOS, CA 95030	**1366 SQ FT**
443 Monterey Ave LOS GATOS, CA 95030	**576 SQ FT**
446 San Benito Ave, LOS GATOS, CA 95030	**2365 SQ FT**

THE LIVING AREA OF 446 San Benito Ave, LOS GATOS, CA 95030 IS **NOT BIGGEST**

OWNER :-
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[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

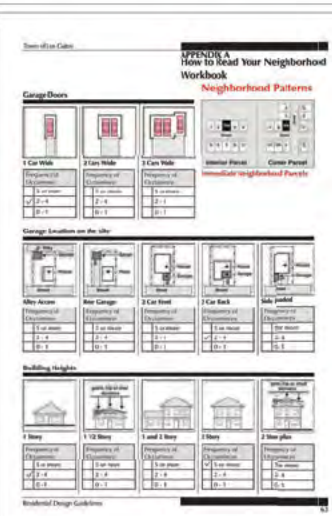
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

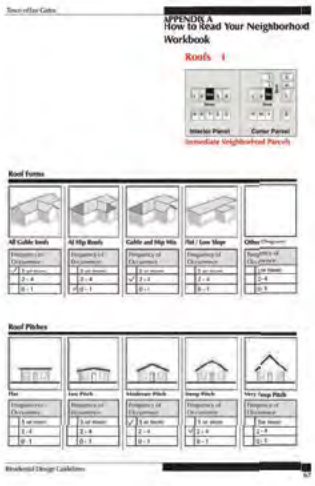
SHEET TITLE:-
CONTEXT PHOTO GRAPHS

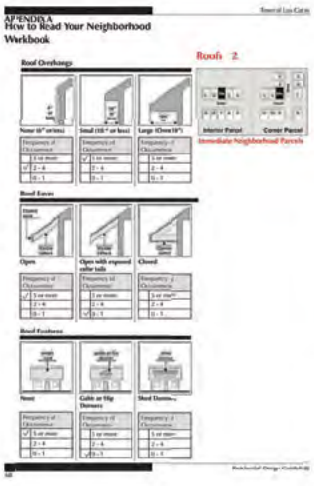
DATE
03/03/2025

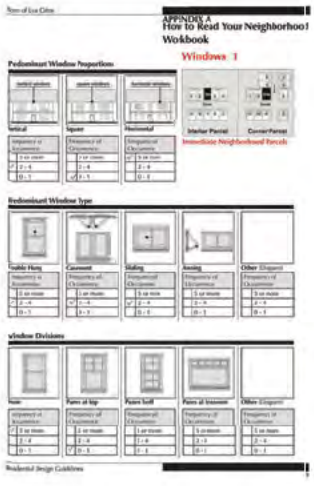
SCALE
NTS

SHEET
A7









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DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

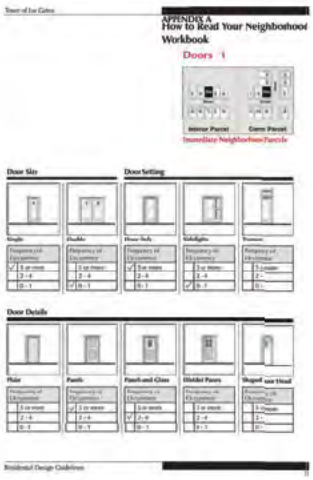
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
NEIGHBOR--HOOD SURVEY 1

DATE
03/03/2025

SCALE
NTS

SHEET
A7.1



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SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

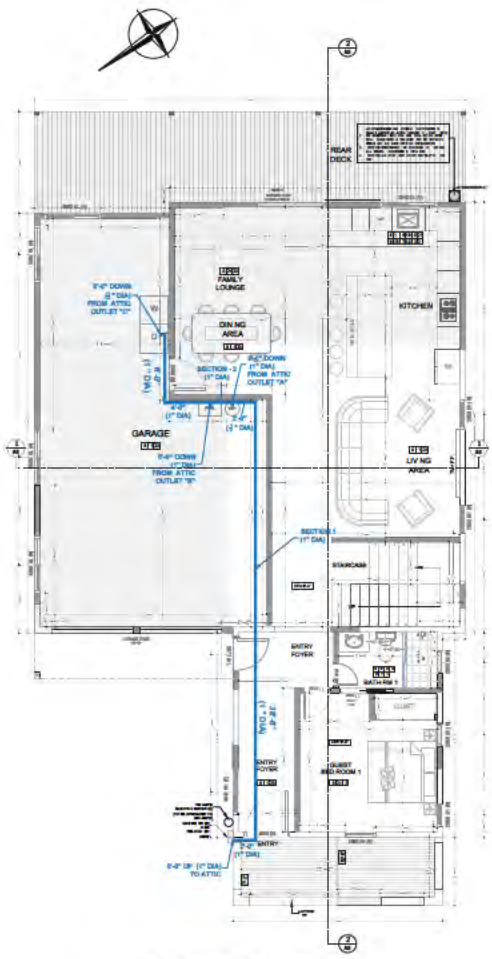
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
NEIGHBOR--HOOD SURVEY 2

DATE
03/03/2025

SCALE
NTS

SHEET
A7.2



PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

CALCULATION OF GAS PIPE SIZES AS PER CALIFORNIA PLUMBING CODE -2022

446 San Benito Ave, Los Gatos, CA-95030

APPLIANCES	BTU/HR / Cu ft OF GAS PER HR	OUTLET/ SECTION	CUMULATIVE Cu FT HR / For OUTLET/ SECTIONS	LENGTH OF OUTLET/ SECTION	CUMULATIVE LENGHT OF MOST REMOTE OUTLET	SIZE OF REQ. PIPE	REMARKS
Cloth Dryer	35000/32	OUTLET C	32	19'	15'+9'+2'+9'+51'=86' SAY 90'	1/2"	
FURNACE	100000/91	OUTLET B	91	9'		3/4"	
		Section 2	123	2'		1"	
Tank Water Heater (50 Gallons)	50000/45	OUTLET A	45	6'		1/2"	
		SECTION 1	186	51'		1"	

OWNER :-
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[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

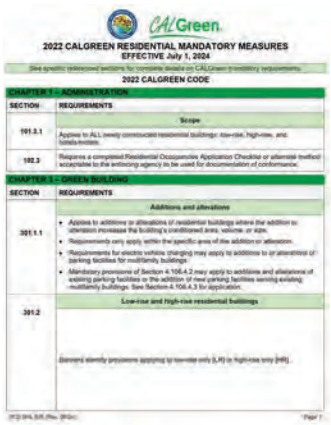
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
GAS LINE DIAGRAM & CALCULATION

DATE
03/03/2025

SCALE
1/4"=1'-0"

SHEET
M1



CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE July 1, 2024

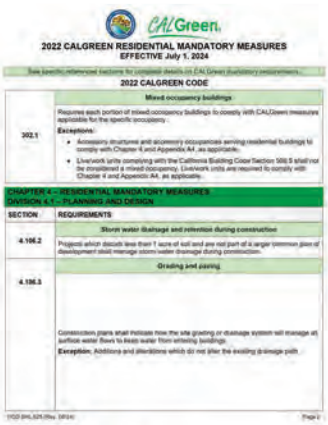
2022 CALGREEN CODE

CHAPTER 1 – ADMINISTRATION

SECTION	REQUIREMENTS
	Scope
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

CHAPTER 3 – GREEN BUILDING

SECTION	REQUIREMENTS
	Additions and alterations
301.1.1	• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration. • Requirements for electric vehicle charging may apply to additions or alterations of parking facilities for multifamily buildings. • Mandatory provisions of Section 4.106.4.2 may apply to additions and alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
	Low-rise and high-rise residential buildings
301.2	Element identity provisions applying to low-rise only (LR) or high-rise only (HR).



CALGreen

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EFFECTIVE July 1, 2024

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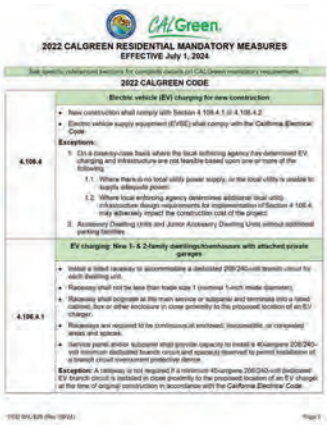
SECTION	REQUIREMENTS
	Mixed occupancy buildings
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. **Exceptions:** • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 508.5 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 – PLANNING AND DESIGN

SECTION	REQUIREMENTS
	Storm water drainage and retention during construction
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
	Grading and paving
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. **Exception:** Additions and alterations which do not alter the existing drainage path.



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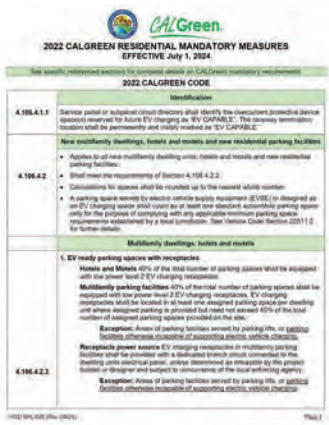
	Electric vehicle (EV) charging for new construction
4.106.4	• New construction shall comply with Section 4.106.4.1 or 4.106.4.2. • Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. **Exceptions:** 1. On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following: 1.1. Where there is no local utility power supply, or the local utility is unable to supply adequate power. 1.2. Where local enforcing agency determines additional local utility infrastructure design requirements for implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.
	EV charging: Nine 1- & 2-family dwellings/townhouses with attached private garages
4.106.4.1	• Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. • Raceways are required to be continuous (at enclosed, inaccessible, or concealed areas and spaces. • Service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. **Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.



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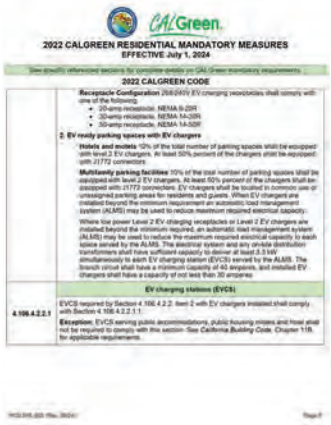
	Identification
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
	New multifamily dwellings, hotels and motels and new residential parking facilities
4.106.4.2	• Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities. • Shall meet the requirements of Section 4.106.4.2.2. • Calculations for spaces shall be rounded up to the nearest whole number. • A parking space served by electric vehicle supply equipment (EVSE) or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
	Multifamily dwellings, hotels and motels
4.106.4.2.2	**1. EV ready parking spaces with receptacles** **Hotels and Motels** 40% of the total number of parking spaces shall be equipped with low power level 2 EV charging receptacles. **Multifamily parking facilities** 40% of the total number of parking spaces shall be equipped with low power level 2 EV charging receptacles. EV charging receptacles shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed 40% of the total number of assigned parking spaces provided on the site. **Exception:** Areas of parking facilities served by parking lifts, or parking facilities otherwise incapable of supporting electric vehicle charging. **Receptacle power source** EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling units electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. **Exception:** Areas of parking facilities served by parking lifts, or parking facilities otherwise incapable of supporting electric vehicle charging.



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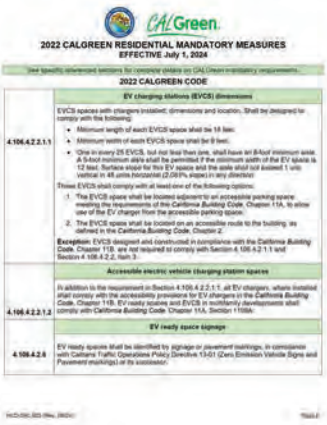
	Receptacle Configuration 208/240V EV charging receptacles shall comply with one of the following: • 20-amp receptacle, NEMA 6-20R • 30-amp receptacle, NEMA 14-30R • 50-amp receptacle, NEMA 14-50R **2. EV ready parking spaces with EV chargers** **Hotels and motels** 10% of the total number of parking spaces shall be equipped with level 2 EV chargers. At least 50% percent of the chargers shall be equipped with J1772 connectors. **Multifamily parking facilities** 10% of the total number of parking spaces shall be equipped with level 2 EV chargers. At least 50% percent of the chargers shall be equipped with J1772 connectors. EV chargers shall be located in common use or unassigned parking areas for residents and guests. When EV chargers are installed beyond the minimum requirement an automatic load management system (ALMS) may be used to reduce maximum required electrical capacity. Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.
	EV charging stations (EVCS)
4.106.4.2.2.1	EVCS required by Section 4.106.4.2.2, Item 2 with EV chargers installed shall comply with Section 4.106.4.2.2.1.1: **Exception:** EVCS serving public accommodations, public housing misers and hotel shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.



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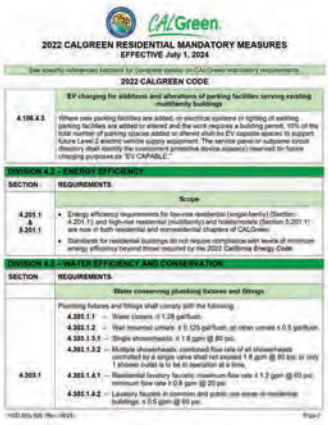
	EV charging stations (EVCS) dimensions
4.106.4.2.2.1.1	EVCS spaces with chargers installed, dimensions and location. Shall be designed to comply with the following: • Minimum length of each EVCS space shall be 18 feet. • Minimum width of each EVCS space shall be 9 feet. • One in every 25 EVCS, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. Such a aisle for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.08% slope) in any direction. Those EVCS shall comply with at least one of the following options: 1. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EVCS space shall be located on an accessible route to the building, as defined in the *California Building Code*, Chapter 2. **Exception:** EVCS designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
	Accessible electric vehicle charging station spaces
4.106.4.2.2.1.2	In addition to the requirement in Section 4.106.4.2.2.1.1, all EV chargers, where installed shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code* Chapter 11A, Section 1109A.
	EV ready space signage
4.106.4.2.5	EV ready spaces shall be identified by signage or pavement markings, in accordance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement markings) or its successor.



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	EV charging for additions and alterations of parking facilities serving existing multifamily buildings
4.106.4.3	Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, 10% of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future charging purposes as "EV CAPABLE."

DIVISION 4.2 – ENERGY EFFICIENCY

SECTION	REQUIREMENTS
	Scope
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1) and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 California Energy Code.

DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION	REQUIREMENTS
	Water conserving plumbing fixtures and fittings
4.303.1	Plumbing fixtures and fittings shall comply with the following: **4.303.1.1** – Water closets ≤ 1.28 gal/flush. **4.303.1.2** – Wall mounted urinals ≤ 0.125 gal/flush, or urinal valves ≤ 0.5 gal/flush. **4.303.1.3.1** – Single showerheads ≤ 1.8 gpm @ 80 psi. **4.303.1.3.2** – Multiple showerheads, combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. **4.303.1.4.1** – Residential lavatory faucets, maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. **4.303.1.4.2** – Lavatory faucets in common and public use areas in residential buildings, ≤ 0.5 gpm @ 60 psi.

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	4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to ≤ 1.8 gpm. **4.303.1.4.5** – Pre-rinse spray valves: comply with California Code of Regulations (CCR), Title 20, Appliance Efficiency Regulations, Sections 1605.1(h)(4), Table H-2, Section 1605.3(h)(4)(A), and Section 1607(c)(7). Shall be equipped with an integral automatic shutoff.
	Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings
4.303.2	Submeters shall be installed to measure water usage on individual dwelling units in accordance with the California Plumbing Code.
	Standards for plumbing fixtures and fittings
4.303.3	Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
	Outdoor potable water use in landscape areas
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

SECTION	REQUIREMENTS
	Rodent proofing
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

LICENSED PROFESSIONAL ENGINEER — NITIN K. SINGH — C 89732 — CIVIL — STATE OF CALIFORNIA

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
CAL GREEN RESIDENTIAL MANDATORY MEASURES -1

DATE
03/03/2025

SCALE
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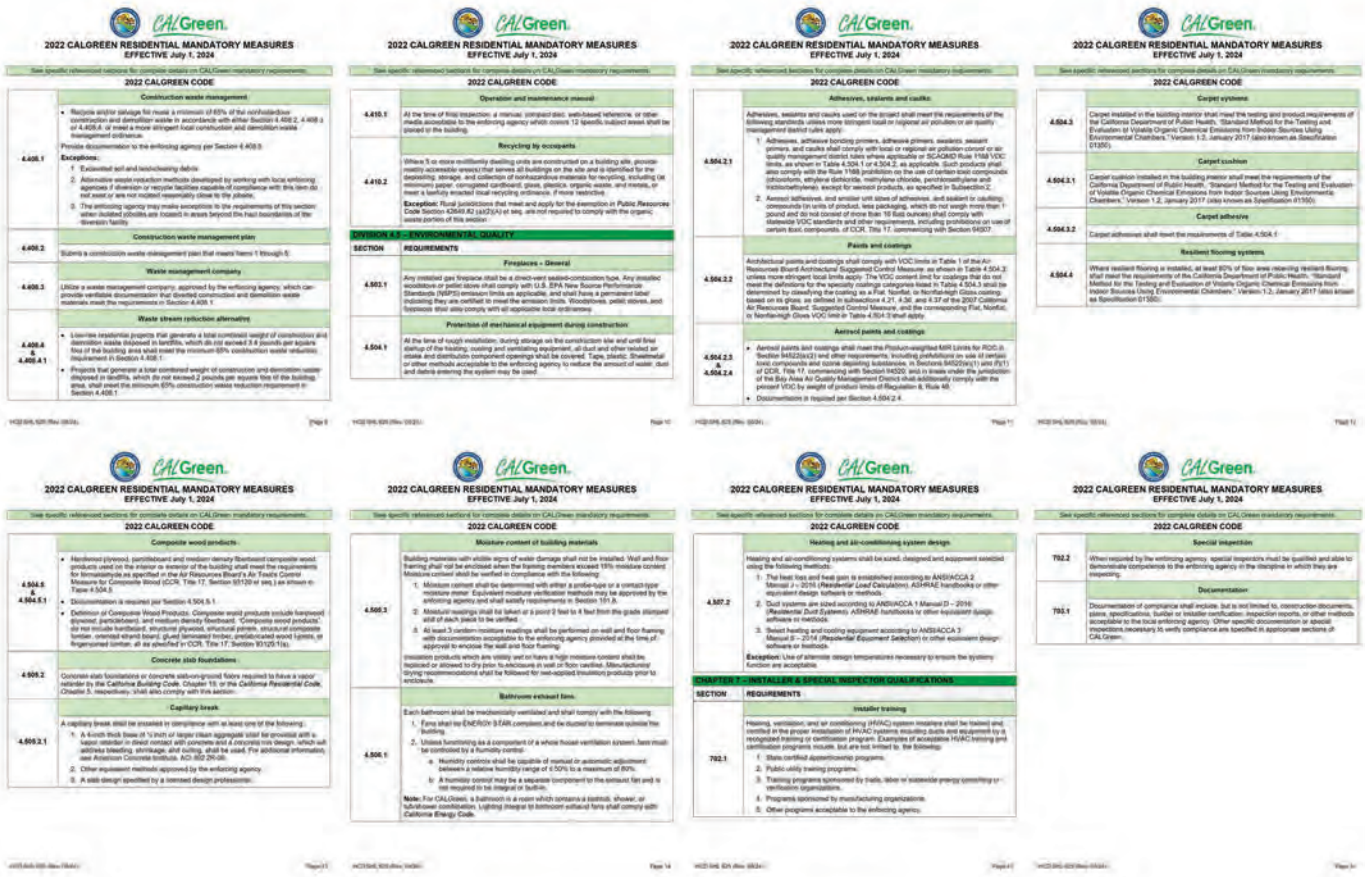

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Construction waste management

4.408.1
- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Provide documentation to the enforcing agency per Section 4.408.5

Exceptions:
1. Excavated soil and land-clearing debris
2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

Construction waste management plan

4.408.2 Submit a construction waste management plan that meets Items 1 through 5

Waste management company

4.408.3 Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1

Waste stream reduction alternative

4.408.4 & 4.408.4.1
- Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
- Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

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Operation and maintenance manual

4.410.1 At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.

Recycling by occupants

4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portions of this section

DIVISION 4.5 – ENVIRONMENTAL QUALITY

SECTION	REQUIREMENTS
	Fireplaces – General
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.
	Protection of mechanical equipment during construction
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.

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Adhesives, sealants and caulks

4.504.2.1 Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution control or air quality management district rules apply:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of CCR, Title 17, commencing with Section 94507.

Paints and coatings

4.504.2.2 Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

Aerosol paints and coatings

4.504.2.3 & 4.504.2.4
- Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
- Documentation is required per Section 4.504.2.4.

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Carpet systems

4.504.3 Carpet installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).

Carpet cushion

4.504.3.1 Carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).

Carpet adhesive

4.504.3.2 Carpet adhesives shall meet the requirements of Table 4.504.1

Resilient flooring systems

4.504.4 Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).

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Composite wood products

4.504.5 & 4.504.5.1
- Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxic's Control Measure for Composite Wood (CCR, Title 17, Section 93120 et seq.) as shown in Table 4.504.5
- Documentation is required per Section 4.504.5.1
- Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(a).

Concrete slab foundations

4.505.2 Concrete slab foundations or concrete slabs-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.

Capillary break

4.505.2.1 A capillary break shall be installed in compliance with at least one of the following:
1. A 4-inch thick base of ¼ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

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Moisture content of building materials

4.505.3 Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:
1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturing/drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

Bathroom exhaust fans

4.506.1 Each bathroom shall be mechanically ventilated and shall comply with the following:
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤50% to a maximum of 80%.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.

Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with California Energy Code.

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Heating and air-conditioning system design

4.507.2 Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:
1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SECTION	REQUIREMENTS
	Installer training
702.1	Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following:
	1. State certified apprenticeship programs.
	2. Public utility training programs.
	3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
	4. Programs sponsored by manufacturing organizations.
	5. Other programs acceptable to the enforcing agency.

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Special inspection

702.2 When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.

Documentation

703.1 Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

OWNER :-
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SARATOGA, CA - 95070
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LICENSED PROFESSIONAL ENGINEER
MOHINDER SINGH
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
CAL GREEN RESIDENTIAL MANDATORY MEASURES -2

DATE
03/03/2025

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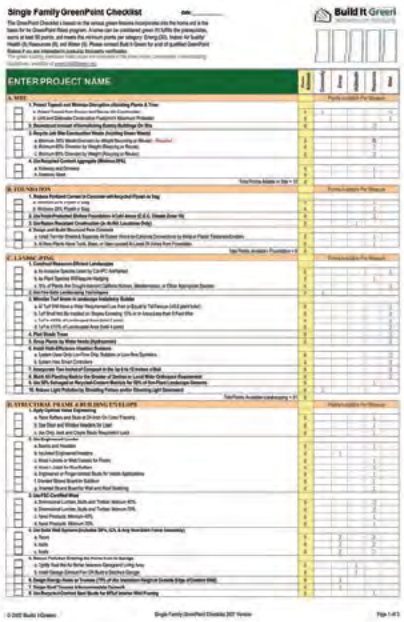

Single Family GreenPoint Checklist

Build It Green

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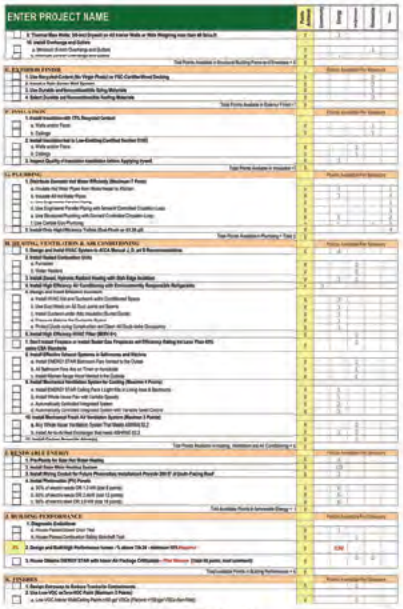

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ENTER PROJECT NAME

OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070

[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-

CAL GREENS RESIDENTIAL MANDATORY CHECKLIST

DATE
03/03/2025

SCALE
NTS

SHEET
CG3

Santa Clara Valley Urban Runoff Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control

Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving

Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering

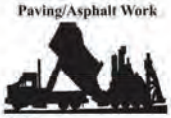
Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal

Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains.

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WYCWA 4/24

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 CIVIL STATE OF CALIFORNIA

REVISIONS	NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
CONSTRUCTION BEST MANAGEMENT PRACTICES

DATE
03/03/2025

SCALE
NTS

SHEET
CBMP

Clean Bay Blue Print

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with **City of Fremont** Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and arrange disposal of contaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off-site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water into the underlying soil or onto the surrounding areas.

- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

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20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

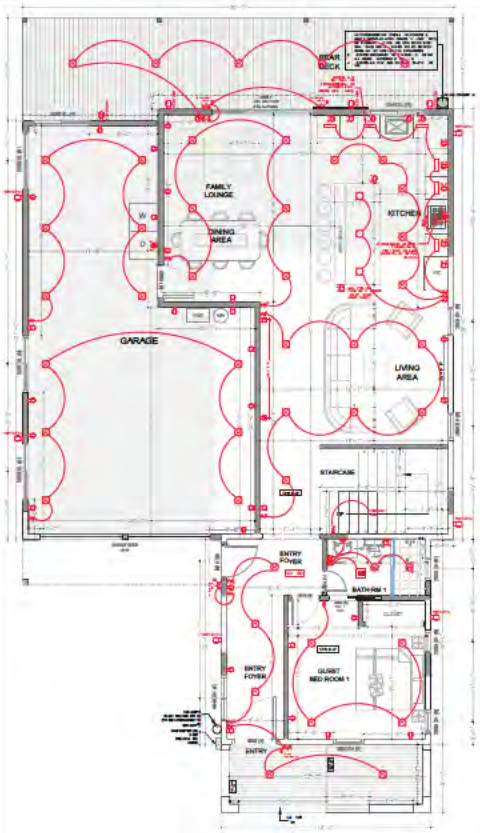
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
CLEAN BAY BLUE PRINT

DATE
03/03/2025

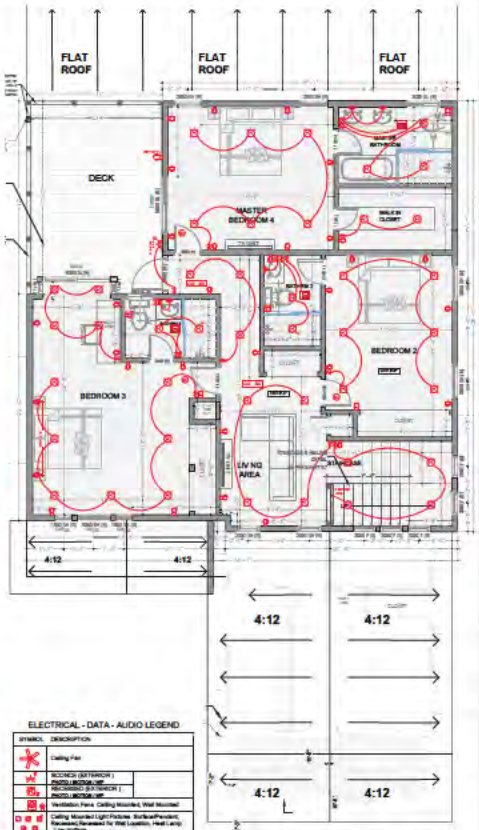
SCALE
NTS

SHEET
CB



PROPOSED FIRST FLOOR LIGHTING & ELECTRICAL PLAN

SCALE 1/4" = 1'



PROPOSED SECOND FLOOR LIGHTING & ELECTRICAL PLAN

SCALE 1/4" = 1'

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	RECESS (BATHROOM) PHOTO - MOTION - WP; RECESS(D (BATHROOM) PHOTO - MOTION - WP
	Ventilation Fans Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures Surface/Pendant, Recessed, Recessed for Wall Washer, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures Flush Mounted, Wall Mounted
	Chandelier Light Fixture
	Exhaust Fan + Light Combo
	240V Receptacle
	110V Receptacles, Duplex, Weather Proof, GFCI
	Switches Single Pole, Weather Proof, 3-Way, 4-Way
	Switches Dimmer, Timer, Occupancy Sensor
	Smoke Detector Ceiling Mounted, Wall Mounted
	Under Cabinet Light
	Carbon Monoxide + Smoke Detector Combo

RECEPTACLES & LIGHTS IN AREAS NOT SHOWN STAYS AS IT IS.

ELECTRICAL NOTES:

1. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA ELECTRICAL CODE (CEC), ELECTRICAL SAFETY ORDERS, STATE OF CALIFORNIA AND ALL APPLICABLE LOCAL CODES.
2. ALL EXHAUST FANS SHALL HAVE MIN. 50 CFM VENTED THRU ROOF/ TYPICAL WITH SHEETROCK.
3. ALL RECEPTACLES IN BATHROOMS, GARAGES, OUTDOORS, WITHIN 6' OF WET BAR SINKS AND ALL OTHER OUTLETS AS REQUIRED.
4. ALL LIGHTING FIXTURES IN THE CLOSETS SHALL MAINTAIN A CLEAR DISTANCE OF 6" FROM THOSE OTHERS AND FROM COMBUSTIBLE MATERIALS. OPEN OR PARTIALLY ENCLOSED ALL LIGHT FIXTURES SHALL BE ON SPECIALTY (i.e. PRE-BASED OR...PULLEY START) OR, INC. 2 SOCKETS OTHER THAN LED'S, SHALL BE PROVIDED WITH GLOBES ETC. (SEC THRU R 38.6).
5. BATHROOMS SHALL BE @ 2.5 F.F. AT KITCHENS @ 1.5 F.F. AT BATHROOMS AND @ 8 A.F.F. ELSEWHERE.
6. ALL LIGHT FIXTURES WITHIN TUB/SHOWER ENCLOSURES SHALL BE LISTED FOR DAMP LOCATION.
7. WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK ACTION SHUT-OFF VALVES. (SOLENOID OPERATED)
AUTOMATIC WASHER, DUST AND COLD WATER.
8. CERAMICS.
9. BATHROOMS
10. GARAGE & OUTDOORS
11. A DEDICATED 20 AMP CIRCUIT IS REQUIRED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS (CEC Art. 210.11(C)(2))
12. ALL 15 AND 20 AMP 120 VOLT CIRCUIT INTERRUPTED RECEPTACLES IN THE 2022 CEC SECTION 210.12(A) IN ALL BEDROOMS, HALLS, CLOSETS, LIVING AREAS & KITCHENS & LAUNDRY AREAS AND CONSTRUCTED AREAS SHALL BE PROVIDED WITH ARC-FAULT BREAKERS.
13. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL BATHROOMS, EXTERIOR AND ALL PANOVE SHATTERED LIGHTING FIXTURE PER SEC SECTION 210.52, AT THE FOLLOWING LOCATIONS:
a) ALL BATHROOMS ROOMS & BATHROOMS
b) GARAGES
c) ALL OUTLETS OUTDOOR RECEPTACLES AND SIXTEENTH GRADE (GVR) ACCESS.
d) STAIR LANDINGS AT MAIN FLOOR LEVEL. (CEC §210.7)
e) ALL TOILET AREA OPENINGS SHALL BE SOUND PROOF WITH 1" CEMENT CUSHIONS IN AN APPROVED MANNER.
14. AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL POST, IN A CONSPICUOUS LOCATION AT THE BUILDING SITE, AN INSTALLATION CERTIFICATE OF ON FORM DIRECTED BY THE ENFORCING AGENCY, LISTING THE EQUIPMENT INSTALLED, MANUFACTURER, MODEL AND SPECIFICATIONS AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY CONSERVATION.
15. GENERAL LIGHTING FOR BATHS AND BEDROOMS SHALL BE CLASS/SWITCH OR DIMMER.
16. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE 15 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROVIDED BY ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE (CEC 210.12).
17. RECEPTACLES OUTLETS: (SEC CEC 210.52 (A))
a) SPACED 2' OR MORE AWAY OUTLET ANY POINT, & NOT MORE THAN 6' FROM A RECEPTACLE MEASURED ALONG THE FLOOR LINE.
WALL COUNTER SPACES 12" OR WIDER SHALL HAVE OUTLET SPACED SO THAT NO POINT ALONG THE WALL IS MORE THAN 2' FROM AN OUTLET.
WITHDRAWN.
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 36" OF THE OUTSIDE FACE OF EACH
HALLWAYS, AT LEAST ONE RECEPTACLE OUTLET REQUIRED IN HALLWAYS 10'-0" OR MORE IN LENGTH.
18. ALL RECEPTACLES IN KITCHENS, BATHROOMS, GARAGES, OUTDOORS, WITHIN 6' OF WET BAR SINKS AND ALL OTHER OUTLETS AS REQUIRED.
19. GFCI PROTECTION SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN KITCHEN CONSTRUCTION, IN BATHROOMS, GARAGES, OUTDOORS, WITHIN 6' OF LAUNDRY, UTILITY OR WET BAR, AND IN UNFINISHED BASEMENTS. (SEC CEC 210.8).
20. ALL BRANCH CIRCUITS SHALL BE ARC-FAULT CIRCUIT PROTECTION TYPE INSTALLED IN BEDROOMS. PROTECTED AT PANEL CIRCUITS INCLUDE ALL BRANCH CIRCUITS, WATER HEATER BRANCH & REMAINING RECEPTACLE OUTLETS, ROOMS WITHIN BEDROOMS (SUCH AS CLOSETS, BAR, LAWN AND SIMILAR) SHALL ALSO BE INCLUDED. PER SECTION 210.12(A) OF 2022 CEC.
21. ELECTRICAL PANELS PLANT BOILER, BATHROOMS, AND AUXILIAR EQUIPMENT WILL BE PROVIDED WITH ADEQUATE WORKING SPACE (MIN. 30 WIDE, 36" DEEP AND 6'-6" HIGH) AS PER CEC 110.26.
22. ENERGY & AIR SEAL ALL PENETRATIONS OF ALL INSULATED CEILINGS TO BEDROOMS, AND AT EACH FLOOR LEVEL, INCLUDING BASEMENTS. ABOVE GARAGE SHALL BE MADE WHERE TOGETHER IN SERIES WITH BATTERY BACK UP (PROVIDED TO THE SMOKE ALARMS THAT ARE NOT BATTERY BACKUP.
23. ALL BRANCH CIRCUITS SHALL BE ARC-FAULT CIRCUIT PROTECTION TYPE INSTALLED IN BEDROOMS. PROTECTED AT PANEL CIRCUITS INCLUDE ALL BRANCH CIRCUITS, WATER HEATER BRANCH & REMAINING RECEPTACLE OUTLETS, ROOMS WITHIN BEDROOMS (SUCH AS CLOSETS, BAR, LAWN AND SIMILAR) SHALL ALSO BE INCLUDED. PER SECTION 210.12(A) OF 2022 CEC.
24. ELECTRICAL PANELS PLANT BOILER, BATHROOMS, AND AUXILIAR EQUIPMENT WILL BE PROVIDED WITH ADEQUATE WORKING SPACE (MIN. 30 WIDE, 36" DEEP AND 6'-6" HIGH) AS PER CEC 110.26.
25. ENERGY & AIR SEAL ALL PENETRATIONS OF ALL INSULATED CEILINGS TO BEDROOMS, AND AT EACH FLOOR LEVEL, INCLUDING BASEMENTS. ABOVE GARAGE SHALL BE MADE WHERE TOGETHER IN SERIES WITH BATTERY BACK UP (PROVIDED TO THE SMOKE ALARMS THAT ARE NOT BATTERY BACKUP.
26. ALL ELECTRICAL CONDUCTOR MATERIAL SHALL BE COPPER. (CEMC 35.2 - 66)
27. ALL 15A OR 20A RECEPTACLES IN WET LOCATIONS SHALL HAVE WEATHER-PROOF COVERS INSTALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-PROOF.
28. PROVIDE A MINIMUM OF ONE 20 A CIRCUIT TO BE USED AS A LAUNDRY RECEPTACLE (CEC 210.11(C)(2)). PROVIDE A MINIMUM OF ONE 20 A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)).
29. ALL 15A AND 20A RECEPTACLES, INSTALLED, PER CEC 210.8 (A) SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (TR). IF ANY NON-ADDITIONAL OUTLET ARE INSTALLED IN BATHROOM SHALL HAVE A DEDICATED 20 AMP CIRCUIT (CEC 210.11(C)(3)).
30. RECEPTACLES EXCEEDING 20 AMP IN WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHER PROOF WHEN THE ATTACHMENT PLUG IS REMOVED.
31. ALL RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER THE BATHTUB OR SHOWER STALL.
32. KITCHEN RECEPTACLES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.8, 210.11, 210.52, 210.62, 210.63, 220.14)
a) GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES WITHIN 6 FEET OF A LAUNDRY/LONG WET/ON COUNTER AND WIRING APPLIANCES, AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE SMART BATTERY FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.
b) ALL OUTLETS AND DEVICES (I.E. LIGHTING, ACCESS ETC.) IN THE KITCHEN SHALL BE GFCI PROTECTED AND TAMPER RESISTANT (TR).
c) RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITHIN A WIRING RUN ONE OF 12 INCHES.
d) COUNTERTOP RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 2 - 6 INCHES FROM A RECEPTACLE
e) COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
f) ISLAND RECEPTACLES SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND ENSURE THE COUNTERTOP CORD NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
g) ALL RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM 20 AMP BRANCH CIRCUIT.
h) COUNTERTOP RECEPTACLES SHALL BE PROVIDED FOR ALL ISLAND AND PENINSULAR COUNTERTOPS AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET.
i. THE FLEXIBLE CORD IS EQUIPPED WITH A GROUNDING TYPE ATTACHMENT PLUG
ii. THE LENGTH OF THE CORD IS 48 INCHES TO FEET.
iii. THE FLEXIBLE CORD IS LONG ENOUGH TO PERMIT PHYSICAL CHANGE TO THE FLEXIBLE CORD.
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GENERAL NOTES:

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA ELECTRICAL CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. CODE CITATIONS REFER TO THE CODES AS ADOPTED BY CITY OF CUPERTINO. THE CONTRACTOR SHALL BE LICENSED IN ACCORDANCE WITH CHAPTER 9, GROUP 1, ELECTRICAL DIVISION. CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL. IT IS UNDERSTOOD AND AGREED THAT CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT BE ENTITLED TO ANY CHANGE IN CONTRACT SUM OR TIME FOR ANY SUCH OBLIGATIONS OR SERVICES REQUIRED HEREUNDER, INCLUDING BUT NOT LIMITED TO, ANY SUCH SERVICES NECESSITATED BY DEFECTIVE WORK OF CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY CONTRACTOR OR ANYONE FOR WHOSE ACTS CONTRACTOR MAY BE LIABLE, AND NOTWITHSTANDING THE GENERAL CONDITIONS, OR ANY PART THEREOF, CONTRACTOR SHALL NOT BE ENTITLED TO ANY CHANGE IN CONTRACT SUM OR TIME FOR SUCH SERVICES.

ACCURACY OF CONTRACT DOCUMENTS: CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. ANY DISCREPANCY IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS FOR DIMENSIONS. ANY DIMENSIONS SHOWN ON DRAWINGS ARE APPROXIMATE AND ARE TO BE VERIFIED AT THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. NO EXTRA COMPENSATION WILL BE ALLOWED FOR DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE DIMENSIONS INDICATED ON THE DRAWINGS. ANY DIFFERENCE THAT MAY EXIST SHALL BE SUBMITTED TO THE ARCHITECT FOR CLARIFICATION BEFORE ACTUAL WORK IN THE AREA AFFECTED IS PERFORMED.

THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR ARRANGEMENT OF CONSTRUCTION, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. CONSTRUCTION SHALL START ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. TEMPORARY BRACING SHALL BE PROVIDED WHERE NECESSARY TO INSURE THE SAFETY OF THE STRUCTURE.

CONTRACTOR, CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONSTRUCTION SHOWN ON THESE DRAWINGS. THE CONTRACTOR ADMITS AND AGREES THAT THE CONTRACT DOCUMENTS ARE ADEQUATE AND SUFFICIENT FOR THE PURPOSE INTENDED, AND THAT THEY ARE COMPLETE IN EVERY DETAIL AND ARE NOT TO BE CONSIDERED AS BINDING TO THE PURPOSE AND INTENT ONLY AND THE CONTRACTOR FURTHER AGREES TO FURNISH ALL LABOR OR MATERIAL FOR ANY DETAIL THAT IS NECESSARY TO CARRY OUT SAID INTENT AND PURPOSE OF THE CONTRACT DOCUMENTS AS WELL AS ANY DETAIL THAT IS CUSTOMARY TO THE OWNER. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS AND SHOP DRAWINGS BEFORE SUBMITTING THEM TO THE ARCHITECT. THEY SHALL BE NEATLY DRAWN AND BEFORE PROCEEDING WITH THE WORK, NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE WEAKENED WITHOUT THE APPROVAL OF THE ARCHITECT. ANY WORK THAT DOES NOT CONFORM TO THE TRUE INTENT OF THE SPECIFICATIONS AND DRAWINGS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF ALL OPENINGS IN CONCRETE AND WALLS WITH ALL TRADES AND THE ARCHITECTURAL DRAWINGS. ALL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE. THESE GENERAL NOTES AND THE TYPICAL DETAILS ARE TO CONFLICT WITH THE SPECIFICATIONS THE DRAWINGS, OR WITH EACH OTHER, THE MORE STRINGENT OR EXPENSIVE SHALL BE ESTIMATED FOR. CLARIFICATION SHALL BE OBTAINED FROM THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.

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REINFORCING STEEL NOTES:

BARS FOR REINFORCING SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A615 EXCEPTING SUPPLEMENT S1. REINFORCING STEEL SHALL CONFORM TO THE MINIMUM BARS SHALL CONFORM TO THE LAP SPLICE SHALL CLASS B U.N.O. IN ACCORDANCE WITH ACI 318-19, STANDARD HOOKS SHALL BE IN ACCORDANCE WITH ACI 318-19.

FOUNDATION/CONCRETE NOTES:

1. DESIGN BEARING PRESSURE IS 1500 PSF FOR CLASS 5 SOIL AS PER PRESCRIPTIVE DESIGN TABLE 1806.2 OF SOILS REPORT. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED NATURAL SOIL OR COMPACTED FILL. ALL SOILS SHALL BE ADEQUATELY BRACED DURING THE EXCAVATION OF FOOTINGS. ALL BUILDING SHALL BE GRADED SO AS TO PROVIDE ON ALL SURFACE DRAINAGE AWAY FROM THE HOUSE.

2. THE DEPTH OF FOOTINGS SHALL BE A MINIMUM OF 18" INTO FIRM UNDISTURBED NATURAL SOIL OR APPROVED COMPACTED FILL.

3. FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI, UNLESS SPECIFIED OTHERWISE. REINFORCING STEEL SHALL BE DEFORMED BARS OF BILLET OR AXLE STEEL PER ASTM A615 GRADE 40 FOR #6 AND SMALLER BARS, GRADE 60 SHALL BE USED. STRAIN, SCARS E AND OTHER SUBMERGE ELEMENTS SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. REINFORCEMENT SHALL BE CLEAN AND FREE OF DETRIMENTAL MUD OR DIRT. FOOTINGS ARE TO BE CURRED A MINIMUM OF 10" INTO FIRM UNDISTURBED NATURAL SOIL OR APPROVED COMPACTED FILL.

4. HOLDING DOWN BOLTS SHALL NOT BE INSTALLED OUT OF FOUNDATION PLANE. THEY SHALL BE LOCATED BY CLOSE EVALUATION OF ARCHITECTURAL FLOOR PLANS, SHEAR WALL PLANS, AND THE FRAMING PLANS. FOR ALL HOLDOWN INSTALLATIONS, CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR EMBEDMENT COVERAGE AND OTHER REQUIREMENTS.

5.ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC (CALIFORNIA BUILDING CODE, CCR TITLE 24, PART 2) AND ACI STANDARD 318. OF THE AMERICAN CONCRETE INSTITUTE, UNLESS OTHERWISE NOTED. CONCRETE SHALL BE PROPORTIONED TO PRODUCE STRENGTH CONFORM TO WITH CDC 1705, CBC MINIMUM AGGREGATE 1/2IN, ALSO SEE ACI 318 SECTION 5.3 AND CBC SECTION 1903A.3 FOR ADDITIONAL REQUIREMENTS. CEMENT SHALL BE WITH CDC 1705 OR TYPE II, CDC 1615 ALSO REQUIREMENTS OF CBC SECTION 1903A.4. TEST CRANSTON MATERIAL PER CBC SECTION 1903A.7 MANUFACTURERS CERTIFICATION MAY BE ACCEPTED IN LIEU OF TESTING IF APPROVED BY THE BUILDING OFFICIAL. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH CHAPTER 1905 CBC AND ALSO REQUIREMENTS OF CBC SECTION 1908A.1 CONCRETE SHALL HARDEN FOR POSSIBLE COLD DISTANCE BETWEEN PARALLEL REINFORCEMENT SHALL NOT BE LESS THAN 1 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT BUT LESS THEN MAXIMUM SIZE AGGREGATE. BOX USED THAN 1 1/2" ABOVE REINFORCING IS TO BE WELDED, OR IS CONCRETE FRAMES OR SHEAR WALLS UTILIZED ASTM A706 DEFORMED BARS, THE MAXIMUM YIELD STRENGTH SHALL NOT EXCEED 80,000 PSI. ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH CBC SECTION 1908A.9 AND 1908A.10. CONSTRUCTION JOINTS SHALL BE LOCATED AS INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE CBC AND THE STRUCTURAL WELDING CODE REINFORCING STEEL, ASTM A706. ALL OF THE AMERICAN WELDING SOCIETY. PROPER WELDING PROCEDURES AND WELL TEST REPORTS FOR ALL ENGAGEMENT TO BE WELDED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. WELDING SHALL NOT BE PERFORMED ON CONCRETE REINFORCING BARS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ENGINEER OF RECORD. CONCRETE SHALL BE PROTECTED FROM EVAPORATION AND LOSS OF MOISTURE FOR AT LEAST 7 DAYS AFTER PLACING. PROPER PROTECTION FOR CBC CHAPTER 19, AND 1908.9 AND 1908.10. SPECIFICALLY CBC SECTION 1908A.10 CONCRETE SURFACE SHALL BE FREE FROM OIL, DIRT, GREASE OIL, COLOR AND OTHER SUBSTANCE THAT WILL PREVENT BOND OR EXCESSIVE SCALE OR RUST. DIRT, GREASE OIL, COLOR AND OTHER SUBSTANCE THAT WILL PREVENT BOND OR EXCESSIVE SCALE OR RUST. CONCRETE SHALL NOT BE PLACED WHEN FREEZING WEATHER EXISTS UNLESS ADEQUATE PROTECTION IS PROVIDED. CONCRETE AGAINST EDGES OF FOOTING EXCAVATIONS SHALL NOT BE PLACED WHEN FREEZING WEATHER EXISTS UNLESS ADEQUATE PROTECTION IS PROVIDED. CONCRETE AGAINST EDGES OF FOOTING EXCAVATIONS SHALL NOT BE PLACED WHEN FREEZING WEATHER EXISTS UNLESS ADEQUATE PROTECTION IS PROVIDED. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH CBC SECTION 1908A.10 AND 1908A.11. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH CBC SECTION 1908A.10 AND 1908A.11. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH CBC SECTION 1908A.10 AND 1908A.11.

6. THE FOLLOWING MINIMUM CLOSE DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE

FOUNDED AGAINST EARTH 3"
FOUNDED AGAINST EARTH 2"

SHEARWALL NOTES:

1. WALL SHALL BE FRAMED WITH STUDS AT 16 O.C. OR PANELS ARE APPLIED WITH LOAD DIMENSION ACROSS THE STUDS.
2. ALL PLYWOOD SHEARWALL EDGE SHALL BE BLOCKED WITH 2" NOMINAL MEMBERS OR BETTER, UNLESS OTHERWISE NOTED. ALL PLYWOOD SHEARWALL EDGES SHALL BE NAILED WITH 8d COMMON NAILS AT 6" O.C. AND AT 12" O.C. IN THE FIELD UNLESS OTHERWISE NOTED. ALL PLYWOOD SHEARWALL EDGES SHALL BE NAILED WITH 8d COMMON NAILS AT 6" O.C. AND AT 12" O.C. IN THE FIELD UNLESS OTHERWISE NOTED.
3. WOOD STRUCTURAL PANEL JOINT AND BLT PLATES NAILED SHALL BE STAGGERED IN ALL CASES.
4. ALL ENTRIES SHALL SHALL BE SHEATHED WITH 7/16 PLYWOOD WITH 8d @ 6" O.C. EDGES AND O.C. THE FIELD UNLESS OTHERWISE NOTED. H THE SHEARWALL SCHEDULE.
5. ALL SHEAR WALLS SHALL BE CONSTRUCTED WITH CONNECTION DETAILS PRIOR TO START CONSTRUCTION. ALL SHEAR MATERIALS SHALL BE CONNECTED TO FRAMING WITH HORIZONTAL SHEATHED TO HORIZONTAL SHEARWALL ALL ANGLES IS THE PLATTENING OF THE SILL (EDGE) PLATE LOCATED AT THE BOTTOM OF THE SHEARWALL. THE PLATTENING OF THE SILL (EDGE) PLATE SHALL BE ANCHORED TO THE FOUNDATION. ANCHOR BOLT MUST BE TIGHTEN TO ENSURE THE PENETRATION OF THREAT PLATEWASHER INTO THE BUILDINGS. NAIL JOISTS, BLOCKING AND RIM BOARD TO SILL PLATE WITH 8d COMMON NAILS AT 6" O.C. UNLESS OTHERWISE NOTED. CONCRETE SURFACE SHALL BE FREE FROM PROTRUDING OBJECTS THAT WILL PREVENT THE FOLLOWING. SILL PLATES SHALL BE CUT, NOTCHED OR OTHERWISE WEAKENED WITHOUT THE APPROVAL OF THE ARCHITECT. SILL PLATES SHALL BE NOTCHED AND DRILLED TO ACCOMMODATE PIPES AND CONDUITS. ALL SILL PLATES SHALL BE ANCHORED TO CONCRETE WALLS BY EXPANSION TYPE ANCHOR BOLTS WITH A MINIMUM EMBEDMENT OF 7" AND SPACED AT 6'-0" O.C. UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" OF EACH END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" OF EACH END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" OF EACH END OF EACH PLATE SECTION.
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SPECIAL INSPECTION: STRUCTURAL OBSERVATION FOR:
1. SHEAR WALLS WITH SPACING OF DRILLING

WOOD NOTES:

1. ALL WOOD CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), AND THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION AND ANSI/AWC SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS). ALL LUMBER SHALL BE GRADED AND MARKED IN ACCORDANCE WITH THE RULES OF A WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) GRADING RULES OR THE WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES.
2. ALL LUMBER SHALL BE DOUGLAS FIR-LARCH, NO. 2 OR BETTER, UNLESS OTHERWISE NOTED. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF INSTALLATION. ALL LVL LAMINATED MEMBERS SHALL BE FREE OF KNOT CENTER. DOUBLE PIE WIDTH IS NOT ALLOWED. EACH PIECE SHALL BE GRADE MARKED AND NO PIECE MAY FALL BELOW THE GRADE INDICATED. GRADES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS:
   ALL FRAMING EXCEPT AS NOTED ——— NO. 2
3. ALL PLYWOOD SHOWN ON THESE DRAWINGS SHALL BE D.O STRUCTURAL I WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S PRODUCT STANDARD PS 1-66 DOC PS 1). ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH A PANEL SPAN RATING IN ACCORDANCE WITH DOC TABLE NO. 2A 12/0, 1/2IN" 1/4" PANELS MINIMUM, EXCEPT AT SOUNDBOARDS AND PANELS CHANGES WHERE THE MINIMUM PANEL THICKNESS SHALL BE 2 . FOR ROOFS UNLESS PANEL IS SUPPORTED AT ALL FOUR EDGES, THE MAXIMUM SPAN SHALL BE 24" FOR 1/2IN PANELS AND 16" FOR 3/8IN PANELS. ALL PLYWOOD SHEARWALL MEMBERS CLOSER THAN 3 IN. TO ADJACENT SOIL SHALL BE ALL PLATES AND ALL OTHER MEMBERS IN CONTACT WITH CONCRETE OR MASONRY ON SURFACE TO THE WEATHER SHALL BE PRESSURE PRESERVATIVE TREATED. ALL PLYWOOD SHEARWALL SHALL BE PRESSURE PRESERVATIVE TREATED. ALL PLYWOOD SHEARWALL SHALL BE CHAPTER 23 ESPECIALLY SECTION 2303.2 AND 2303.3 AND SHALL BE IDENTIFIED BY AN APPROVED GRADE MARK. PROVIDE ASPHALT SAT CATEGORY 1(C) @ WITH LOTAL LOSS @ BOTH SIDE GROUND, AND (3) C PER GROUND CONTACT. ALLOW OTHERWISE NOTED. EXPOSED SURFACES SHALL BE FREE FROM KNOTS AND PITCH POCKETS. ALL PLYWOOD SHALL BE FIELD TRIMMED IN ACCORDANCE WITH JAPA 38 . SEE ALSO REQUIREMENTS OF CBC SECTION 2X. (2) WHERE WALLS OR PARTITIONS ARE PERPENDICULAR TO JOISTS, FLOOR SHEATHING SHALL BE GLUED AND NAILED TO EACH JOIST WITH JOIST DEPTH AND 8 BLOCKING BETWEEN JOISTS UNDER PARTITIONS CRAWING JOISTS. PROVIDE 2x FULL DEPTH SOLID BLOCKING FOR ALL FRAMING MEMBERS AT SHEAR ALL SUPPORTS AND AS REQUIRED BY CBC SECTION 2304.6.5. BOLTS FOR TIMBER CONNECTIONS SHALL BE FULL DIAMETER SIZED AND TIES THE REQUIREMENTS OF CBC AND USED, GRADE 4 AND ASSEMBLY STANDARD N 62-1-1 AND ESS-3THREADED NUTS.
4. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23 AND ANSI/AWC NDS-2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION OF THE AMERICAN FOREST AND PAPER ASSOCIATION. BOLTS SHALL BE ASTM A307 GRADE A OR BETTER. BOLTS SHALL BE TIGHTENED SNUG TIGHT WITH AN 8 UNDER THAN BOLT DIAMETER. FURTHERS BOLTS BEFORE CLOSED IS WORK. USE ASTM A36 PLATE WASHER STANDARD WASHER SHALL BE INSTALLED UNDER BOTH THE HEAD AND NUT OF ALL BOLTS. ALL BOLTS SHALL BE TIGHTENED SNUG TIGHT WITH AN 8 UNDER THAN BOLT DIAMETER. FURTHERS BOLTS BEFORE CLOSED IS WORK. USE ASTM A36 PLATE WASHER STANDARD WASHER SHALL BE INSTALLED UNDER BOTH THE HEAD AND NUT OF ALL BOLTS. ALL BOLTS SHALL BE TIGHTENED SNUG TIGHT WITH AN 8 UNDER THAN BOLT DIAMETER. FURTHERS BOLTS BEFORE CLOSED IS WORK. USE ASTM A36 PLATE WASHER STANDARD WASHER SHALL BE INSTALLED UNDER BOTH THE HEAD AND NUT OF ALL BOLTS.
5. WOOD SCREWS SHALL CONFORM TO ASSEMBLY STANDARD IN 62-1. THE REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23 AND ANSI/AWC NDS-2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION OF THE AMERICAN FOREST AND PAPER ASSOCIATION. SCREWS SHALL BE FULL DIAMETER SIZED AND TIES THE REQUIREMENTS OF CBC AND USED, GRADE 4 AND ASSEMBLY STANDARD N 62-1-1 AND ESS-3THREADED NUTS.
6. SUPPER, ROUGHED HOLLING TRADE TO SPLIT WOOD MEMBERS, MAL HOLES SHALL BE PRE-BORED TO 3/ OF THE MALL DIAMETER. STEEL PLATE WASHER WITH COMMON STEEL WIRE NAILS PER ASTM F1667. ALL REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 23, ESPECIALLY SECTION 2303.6. AND THE NDS NAILING NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE MINIMUM NAILING SCHEDULE IN CBC SECTION 2304.9 AND SECTION 2304.9 SHALL NOT BE LESS THAN EACH HALF OF THE REQUIRED PENETRATION, 1 1/4. THE SPACING OF NAILS SHALL NOT BE LESS THAN THE REQUIRED PENETRATION. 0.016 MACHINE BRIDGE IS SUBJECT TO APPROVAL OF THE ARCHITECT. NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE OF THE ARCHITECT. NAILS, BOLTS, LAG SCREWS, OTHER FASTENERS, CONNECTION A NAIL THAT OTHER STEEL PLATE EQUIVALENT TO MANUFACTURER'S RECOMMENDATIONS. ALL NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE OF THE FINISHED SURFACE. NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE OF THE FINISHED SURFACE. NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE OF THE FINISHED SURFACE. NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE OF THE FINISHED SURFACE.
7. BUILDING PADDED TO FRAMING — 10M TORMALS @ 2 ALIGN
   3-IN PACKAGE BACK-BIND.
   BLOCKING CAMMIT TO BLOCKING - PLYWOOD STAR NAILS AND STAGING
   BLOCKING TO STRUCTURE BELOW - 8d TORMALS AT PLYWOOD EDGE NAIL SPACING ATTACHMENT, 4/2 INCH SILES.
   PADDED CROSS BRIDGING, SOLID BRIDGING OR OTHER LATERAL SUPPORT FOR ALL FRAMING MEMBERS IN ACCORDANCE WITH THE SEISMIC REQUIREMENTS OF CBC SECTION 2308.9.8.
8. EXCEPT WHERE MORE STRINGENT CONSTRUCTION IS SHOWN ON THE DRAWINGS, WOOD CONSTRUCTION SHALL COMPLY WITH CBC CHAPTER 23, SECTION 2304, CONVENTIONAL LIGHT FRAME CONSTRUCTION PROVISIONS, AS A MINIMUM.
9. WOOD INDICATED ON THE DRAWINGS TO BE PRESSURE PRESERVATIVE TREATED (PPT) SHALL BE TREATED IN ACCORDANCE WITH CBC AND AWPA STANDARDS UNLESS OTHERWISE NOTED. ALL CUTS, HOLES AND NOTCHES SHALL BE FIELD TREATED PER AWPA M1. ALL TREATED MEMBERS SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY. ALL PLYWOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY. ALL PLYWOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY. ALL PLYWOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY.
10. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL WOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY. ALL PLYWOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY.
11. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL WOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY. ALL PLYWOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY.
12. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL WOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY. ALL PLYWOOD SHEARWALL SHALL BE CERTIFIED WITH CERTIFICATE OR STAMP OF AN APPROVED INSPECTION AGENCY.

PLYWOOD SHEATHING NOTES:

1. ALL WALLS SHALL BE DOMINION WALLS OR NOT CURED DIAMONDS BOX WALLS.
2. ADHESIVE, PIECES OF PLYWOOD SHALL NOT BE LESS THAN 2. IN THE LINE. DIMENSION NOR LESS 4.8 IF SHALL BE CLOSE IN.
3. ALL PLYWOOD MUST BE NAIL NOTE)
4. PADDING, ALL EDGEWISE PLYWOOD OR FRAMING TRADE TO SPLIT.
5. ALL PLYWOOD SHEARWALL SHALL BE NAILED WITH 8d COMMON NAILS AT 6" SPACING AT ALL EDGES AND BLOCKING OVER OR IN LINE WITH ENTRY WALLS (2 ROWS REQUIRED AT 6" SPACING).
6. DO NOT OVER DRIVE NAILS INTO PLYWOOD. SHEATHING, ENTRANCE THAN TO PROVIDE THE NAIL HEAD FLUSH WITH THE PLYWOOD SURFACE.

DESIGN CRITERIA

A. APPLICABLE CODE: 2022 CALIFORNIA BUILDING CODE
B. DEAD LOADS:
   ROOF ——— 11 PSF
   FLOOR AT INTERIOR ——— 15 PSF
   FLOOR WITH CERAMIC TILE FINISH ——— 24 PSF
   DECK ——— 10 PSF
C. LIVE LOADS
   ROOF (MAX LIVE LOAD) ——— 20 PSF
   FLOORS ——— 12 PSF
   DECK ——— 60 PSF

SEISMIC DESIGN DATA

SEISMIC IMPORTANCE FACTOR (Ie) ——— 1.0
SOIL SITE CLASS ——— D - DEFAULT
RESPONSE SPECTRAL ACC. Ss ——— 2.247
   (Seismic) ——— (Table)
RESPONSE SPECTRAL ACC. S1 ——— 0.861
   (Seismic) ——— (Table)
Fa ——— 1.0
Fv ——— 1.7
RESPONSE SPECTRAL ACC AT SHORT PERIODS (SDS) ——— 1.498
RESPONSE SPECTRAL ACC AT 1S PER SOIL (SD1) ——— 0.975
SEISMIC DESIGN CATEGORY ——— D
SEISMIC FORCE RESISTING SYSTEM ——— 15. LIGHT FRAMED WOOD | WALLS ANALYZED WITH WOOD STRUCTURAL PANELS RATED FOR ANALYSIS EQUIVALENT
RESPONSE MODIFICATION COEFFICIENT(R) ——— 6.5
ANALYSIS PROCEDURE USE (Fig) ——— EQUIVALENT LATERAL FORCE
REDUNDANCY FACTOR ——— 1.3
Cs ——— 0.044
MODIFIED Cs ——— 0.1

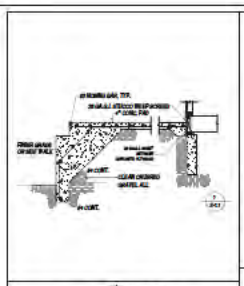
WIND LOADS

RISK CATEGORY / BASIC WIND SPEED / EXPOSURE CATEGORY B (URBAN)
   Pnet = 0.2 (Cpnet) Cs + 0.6 Ce + ——— 4.2 PSF (ASD)
   Pnet = 0.2 Cs P + 0.6 P ——— 7.0 PSF (ASD)
   HOWEVER, WIND PRESSURES ARE NOT CRITICAL FOR SUCH LOW RISE STRUCTURES, HENCE NOT ANALYZED FOR WIND.

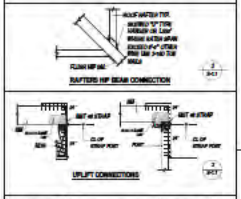
BUILDING PADDED TO FRAMING — 10M TORMALS @ 2 ALIGN
3-IN PACKAGE BACK-BIND.
BLOCKING CAMMIT TO BLOCKING - PLYWOOD STAR NAILS AND STAGING
BLOCKING TO STRUCTURE BELOW - 8d TORMALS AT PLYWOOD EDGE NAIL SPACING ATTACHMENT, 4/2 INCH SILES.
PADDED CROSS BRIDGING, SOLID BRIDGING OR OTHER LATERAL SUPPORT FOR ALL FRAMING MEMBERS IN ACCORDANCE WITH THE SEISMIC REQUIREMENTS OF CBC SECTION 2308.9.8.

NOTE:

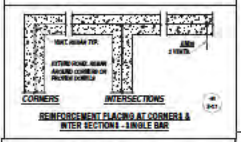
CONTRACTOR TO TAKE ALL PRECAUTIONS FOR SHORING/SUPPORTING THE EXISTING STRUCTURE/ROOF BEFORE DEMOLISHING THE WALLS ETC. TILL THE BEAMS ARE PUT IN PLACE AS PER PLAN & ALL ELEMENTS RESTING/SUPPORTED ON WAL



RAFTERS HIP BEAM CONNECTION

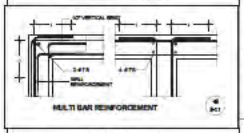


UPLIFT CONNECTIONS

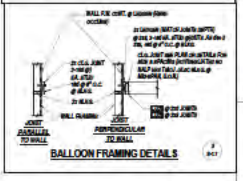


CORNERS INTERSECTIONS

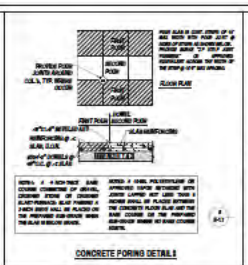
REINFORCEMENT PLACING AT CORNERS & INTER SECTIONS - SINGLE BAR



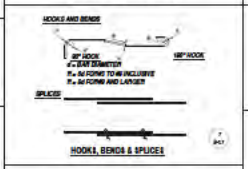
MULTI BAR REINFORCEMENT



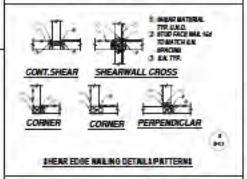
BALLOON FRAMING DETAILS



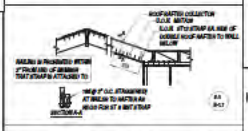
CONCRETE PORING DETAILS



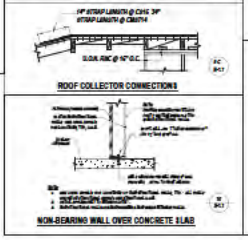
HOOKS, BENDS & SPLICES



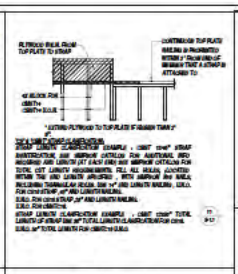
SHEAR EDGE NAILING DETAILS PATTERNS

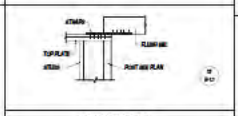


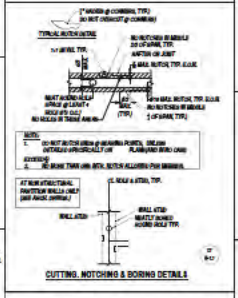
ROOF COLLECTOR CONNECTIONS



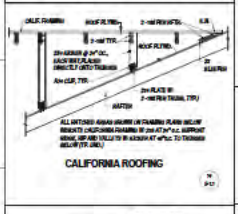
NON-BEARING WALL OVER CONCRETE SLAB



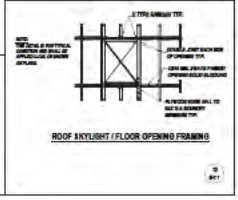




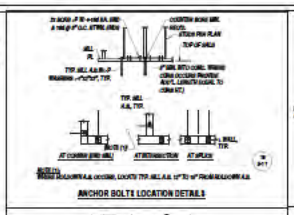
CUTTING, NOTCHING & BORING DETAILS



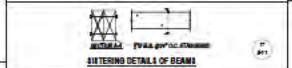
CALIFORNIA ROOFING



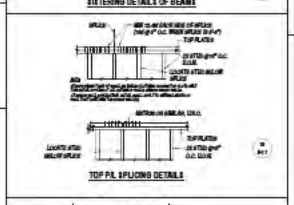
ROOF SKYLIGHT / FLOOR OPENING FRAMING



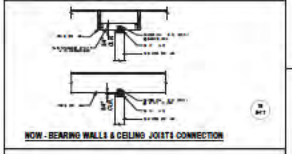
ANCHOR BOLTS LOCATION DETAILS



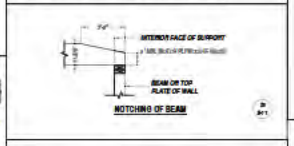
MITERING DETAILS OF BEAMS



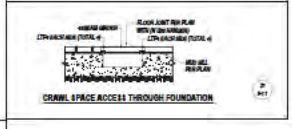
TOP P/L SPLICING DETAILS



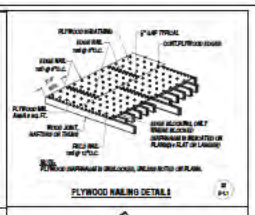
NON - BEARING WALLS & CEILING JOISTS CONNECTION



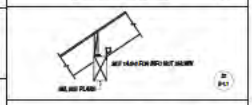
NOTCHING OF BEAM

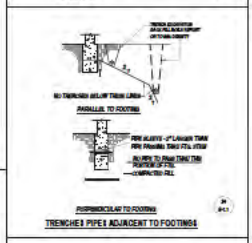


CRAWL SPACE ACCESS THROUGH FOUNDATION

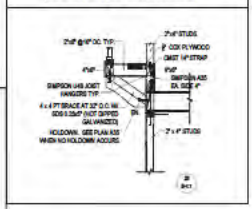


PLYWOOD NAILING DETAILS





TRENCHES PIPES ADJACENT TO FOOTINGS



OWNER :-

RAJ KUMARI
& DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :-

(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

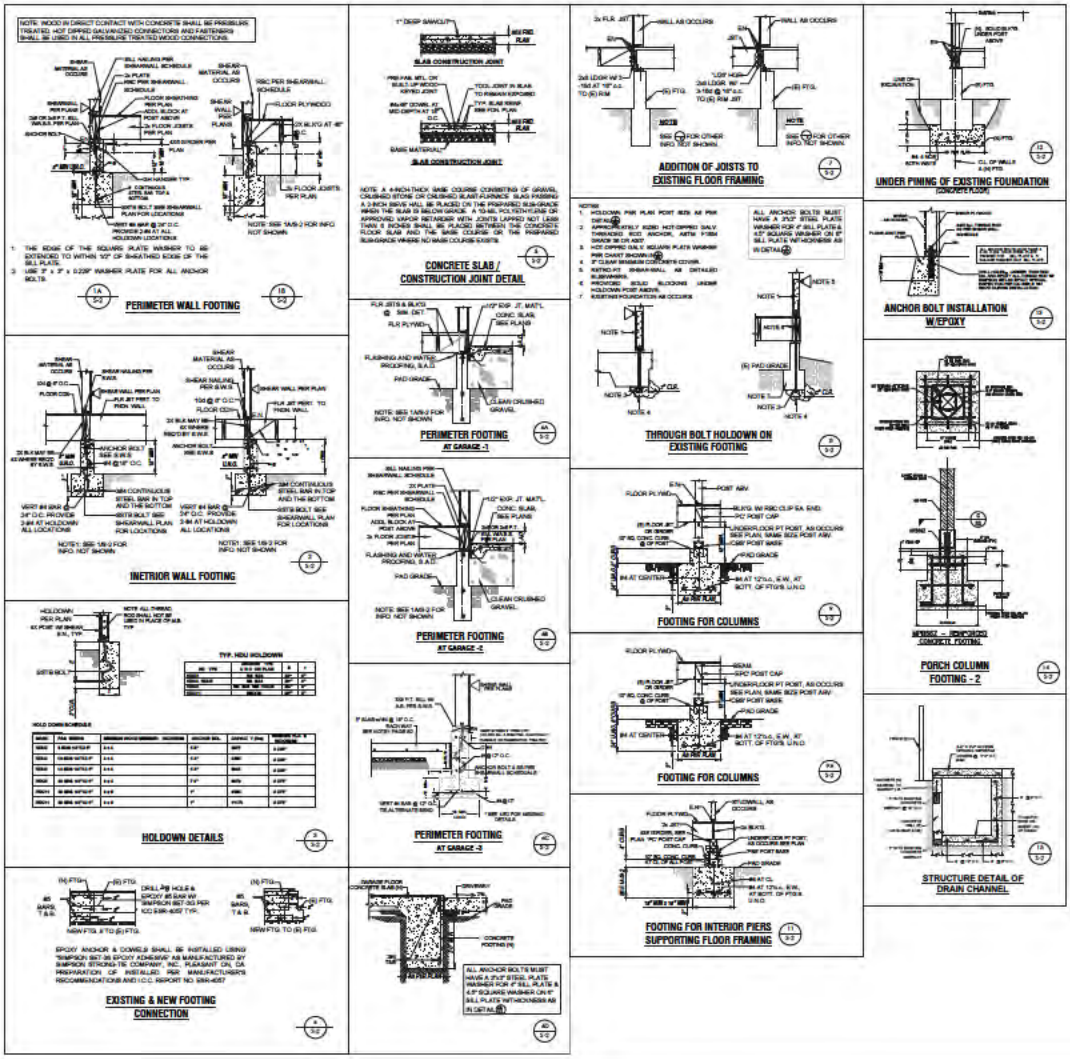
SHEET TITLE:-

STRUCTURAL NOTES AND DETAILS

DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S1.1



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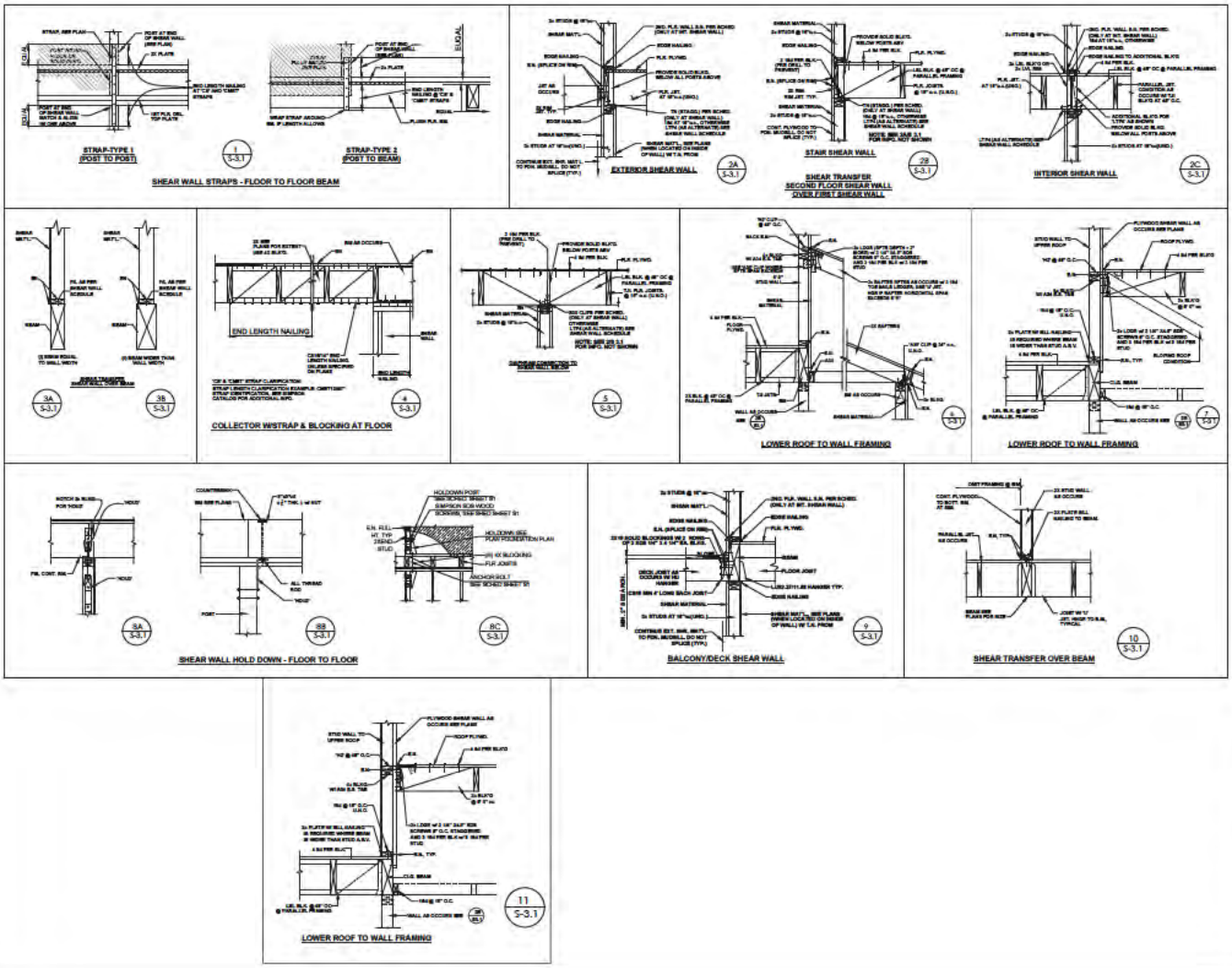
SHEET TITLE:-
TYPICAL FRAMING DETAILS

DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S2



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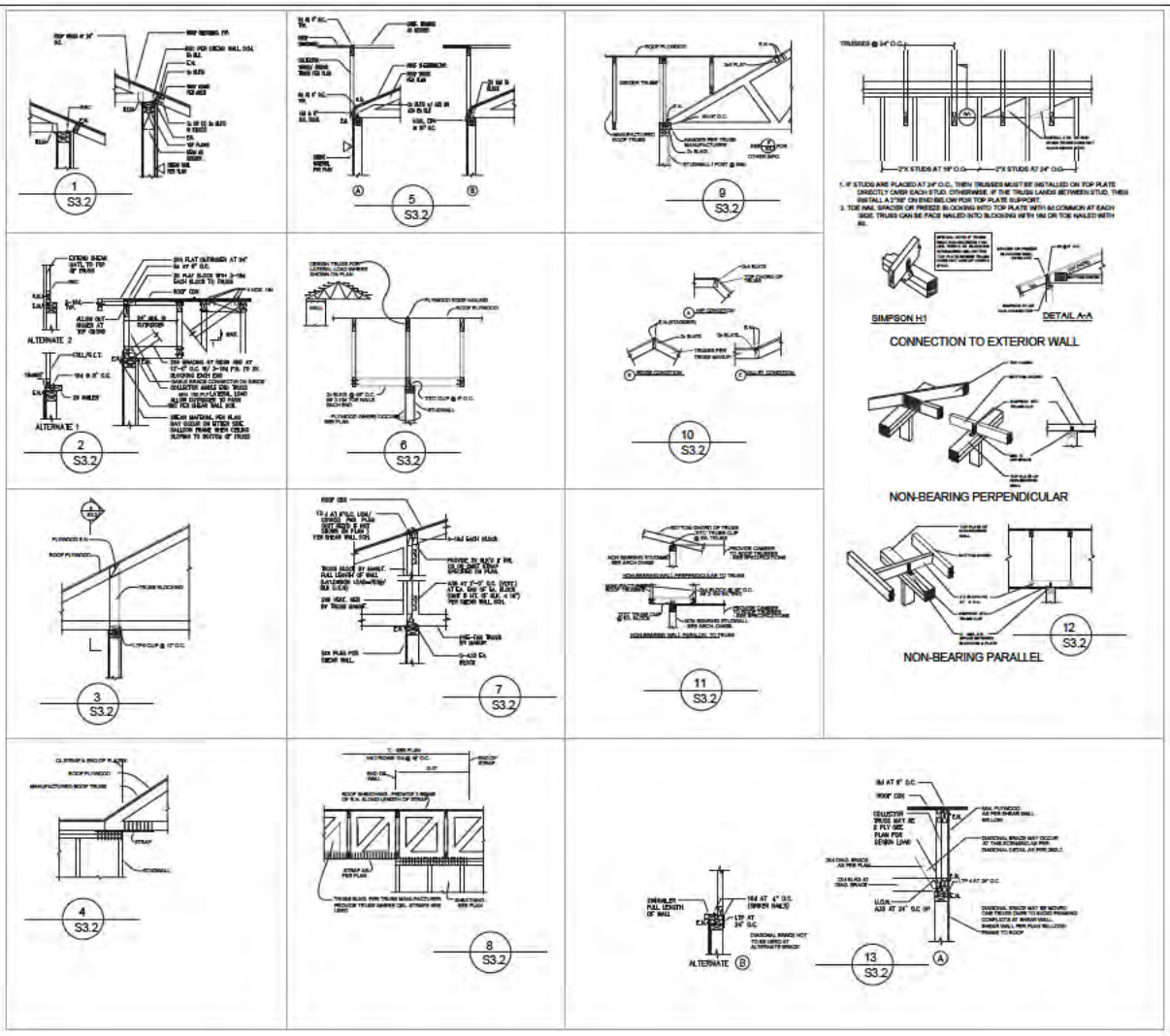
TYPICAL FRAMING DETAILS

DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S3.1



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REVISIONS		
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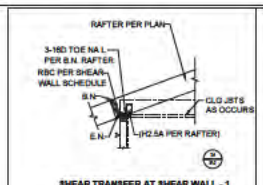
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
TYPICAL FRAMING DETAILS

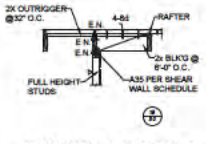
DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

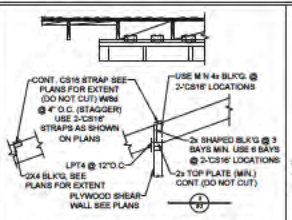
SHEET
S3.2



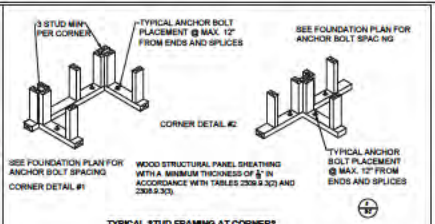
SHEAR TRANSFER AT SHEAR WALL - 1



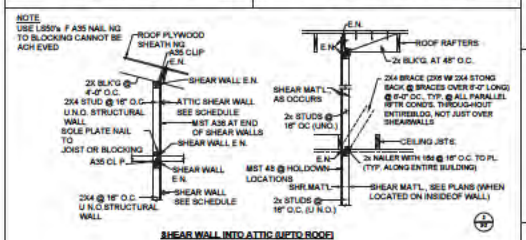
SHEAR TRANSFER AT SHEAR WALL - 2



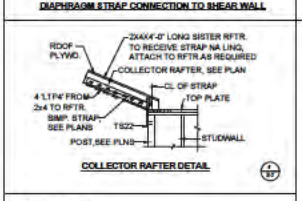
DIAPHRAGM STRAP CONNECTION TO SHEAR WALL



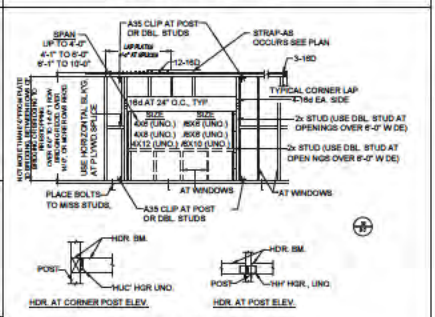
TYPICAL STUD FRAMING AT CORNERS



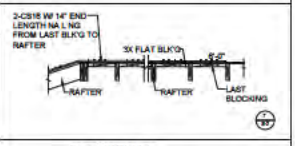
SHEAR WALL INTO ATTIC (UPTO ROOF)

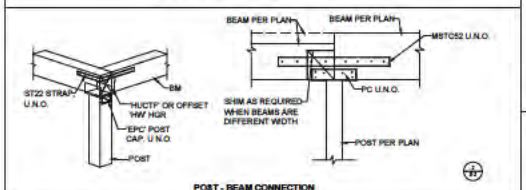


COLLECTOR RAFTER DETAIL

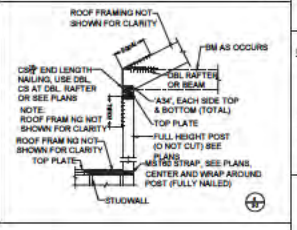


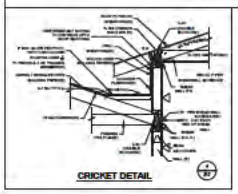
WALL FRAMING DETAILS - TYP.





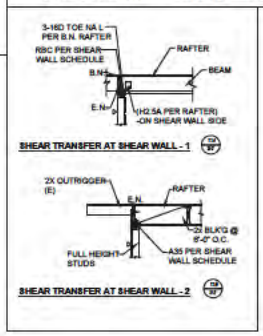
POST - BEAM CONNECTION





SILL ANCHORS AND P.T.D.F. MUDSILLS:

1. ALL NON-SHEAR WALL S LLS SHALL BE ATTACHED TO THE FOUNDATION WITH A MINIMUM OF A SIMPSON ½ X12" ANCHORS AT 4'-0" O.C. (U.N.O.) EACH PIECE OF S LL PLATE IS TO HAVE A M N MUM OF 2 ANCHORS PER PIECE 12" MAXIMUM FROM EACH END. EMBED ANCHORS 7" MIN. INTO CONCRETE.
2. ALL PLATES ON CONCRETE OR MASONARY SHALL BE PRESSURE TREATED DOUGLAS F R (P.T.D.F.).
3. WHERE REQUIRED, USE HOT D PPED GALVANIZED ANCHOR BOLTS, NAILS AND HARDWARES THAT ARE ATTACHED TO P.T.D.F. MUDS LL , PER RELEVANT CITY CODE REQUIREMENTS.



SHEAR TRANSFER AT SHEAR WALL - 1

SHEAR TRANSFER AT SHEAR WALL - 2

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

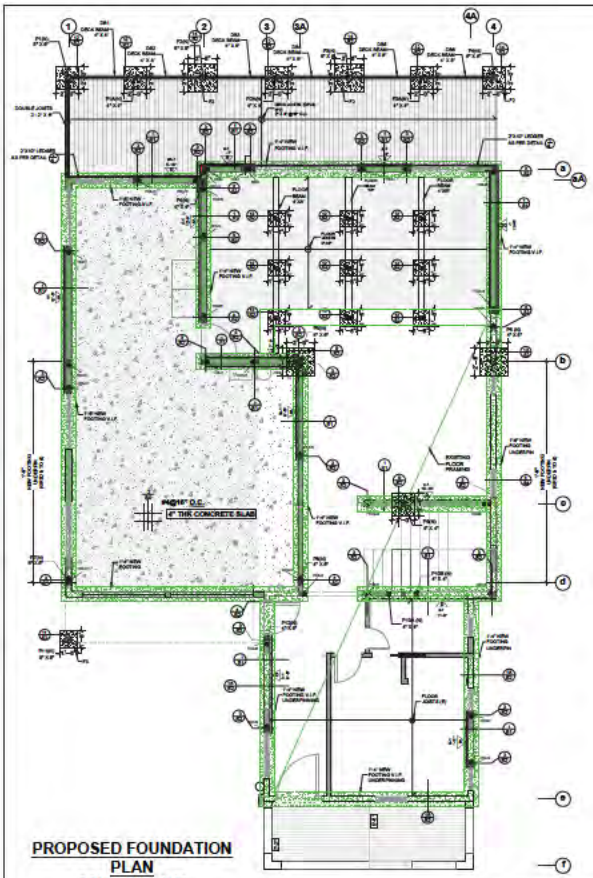
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
TYPICAL FRAMING DETAILS

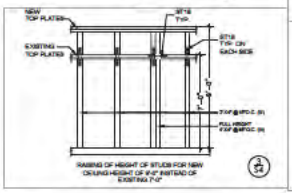
DATE
03/03/2025

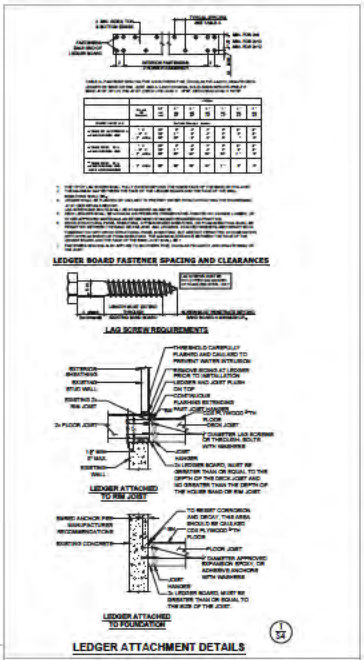
SCALE
AS SHOWN ON PLANS

SHEET
S3



PROPOSED FOUNDATION PLAN
SCALE 1/4" = 1'-0"





LEDGER ATTACHMENT DETAILS

NOTE:
WOOD IN DIRECT CONTACT WITH CONCRETE AND AT EXPOSED WEATHER CONDITIONS SHALL BE PRESSURE TREATED. HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS.

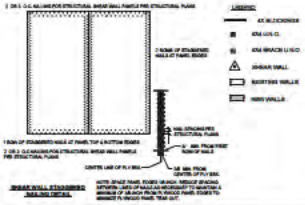
NOTE:
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF (E) FOUNDATION AND FRAMING COMPATIBILITY WITH STRUCTURAL PLANS AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ENGINEER BEFORE PROCEEDING FURTHER.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR TAKING ALL THE SAFETY PRECAUTIONS DURING EXECUTION OF WORK.

GENERAL CONSTRUCTION
1. UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAMING, THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 14'-0" FOR 2"x4" @ 16" STUD WALL AND 20'-0" FOR A 2"x6" @ 16" STUD WALL (U.N.O.).
2. JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR END HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCKING SHALL NOT BE LESS THAN 2" THICK (NOMINAL) AND THE FULL DEPTH OF THE JOISTS.
3. THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE AT LEAST 1½" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE OF MASONRY, (U.N.O.).
4. WHEN BOLTS ARE IN USE A WASHER NOT LESS THAN A STANDARD CUT WASHER OR A METAL PLATE OR STRAP IN LIEU THEREOF, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

SILL ANCHORS AND P.T.D.F. MUDSILLS:
1. ALL NON-SHEAR WALL SILLS SHALL BE ATTACHED TO THE FOUNDATION WITH A MINIMUM OF A SIMPSON ⅝"Ø X12" ANCHORS AT 4'-0" O.C. (U.N.O.) EACH PIECE OF SILL PLATE IS TO HAVE A MINIMUM OF 2 ANCHORS PER PIECE 12" MAXIMUM FROM EACH END. EMBED ANCHORS 7"MIN. INTO CONCRETE.
2. ALL PLATES ON CONCRETE OR MASONARY SHALL BE PRESSURE TREATED DOUGLAS FIR (P.T.D.F.).
3. WHERE REQUIRED, USE HOT DIPPED GALVANIZED ANCHOR BOLTS, NAILS AND HARDWARES THAT ARE ATTACHED TO P.T.D.F. MUDSILL , PER RELEVANT CITY CODE REQUIREMENTS.

FOUNDATION NOTE:
ALL ANCHOR BOLTS NOT SHOWN ARE TO BE ⅝" DIA.X12" A307 ANCHOR BOLT AT 4'-0" O.C. W/3"X3"X0.229" WASHER PLATE. SEE PLAN FOR SPECIAL ANCHOR BOLT REFERENCE AT SHEAR WALLS.
1. ALL HOLDDOWNS SHOWN ON THIS PLAN TO BE CONNECTED FROM POST IN WALL TO FOOTING BELOW (UNO) AND TO BE INSTALLED PER SIMPSON CO. SPECIFICATIONS.
2. STITCH NAIL ALL DOUBLE OR TRIPLE MEMBERS W/16d @ 4" o.c., STAGGERED (TYP.).
3. SEE SHEET S1 FOR STRUCTURAL SPECIFICATIONS AND GENERAL NOTES.

FRAMING NOTE:
1. PROVIDE A 2-2X POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL SHEAR MATERIAL WITH TWO ROWS OR EDGE NAILING TO ALL POSTS ATTACHED TO HOLDDOWN ANCHOR STRAPS.
3. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
4. DO NOT OVERRIDE NAILS INTO PLYWOOD. IF NAIL GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NAILS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NAIL IS FLUSH WITH THE FACE OF THE PLYWOOD.
5. AT NAILED CONNECTIONS, CARE IS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED USING THE METHOD OF ATTACHING SPECIFIED CONNECTORS IN A WAY TO PREVENT SPLITTING.



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REVISIONS

NUMBER	DATE	DESCRIPTION

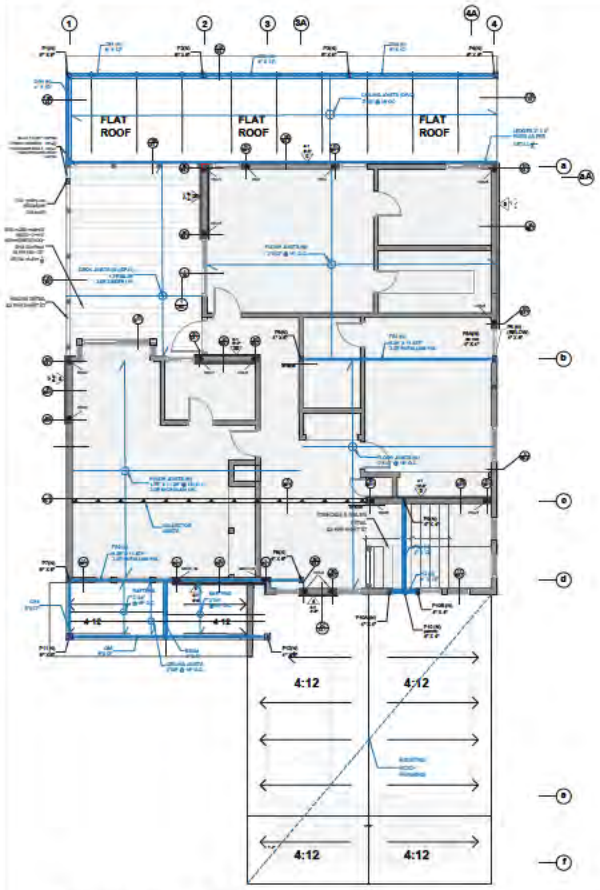
PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED FOUNDATION PLAN & DETAILS

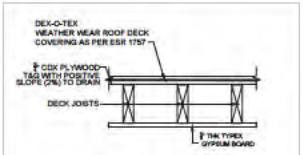
DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S4



PROPOSED SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



TYPICAL TILE DECKING/BALCONY

NOTE: THE DECKING/BALCONY MAY ALSO BE FINISHED WITH SOME ALTERNATE WATER PROOF FLOORING SYSTEM LIKE WITH DEX-O-TEX- AS PER ESR 1757 OR EQUIVALENT

1/S5

NOTE:
WOOD IN DIRECT CONTACT WITH CONCRETE AND EXPOSED TO WEATHER CONDITIONS SHALL BE PRESSURE TREATED, HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS

NOTE
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF (E) FOUNDATION AND FRAMING COMPATIBILITY WITH STRUCTURAL PLANS AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHTH TO THE NOTICE OF THE ENGINEER BEFORE PROCEEDING FURTHER.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR TAKING ALL THE SAFETY PRECAUTIONS DURING EXECUTION OF WORK.

GENERAL CONSTRUCTION

1. UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAM NG, THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 14'-0" FOR 2"x4" @ 16" STUD WALL AND 20'-0" FOR A 2"x6" @ 16" STUD WALL (U.N.O.).
2. JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR END HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCK NG SHALL NOT BE LESS THAN 2" THICK (NOM NAL) AND THE FULL DEPTH OF THE JOISTS.
3. THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE AT LEAST 1½" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE OF MASONRY, (U.N.O.).
4. WHEN BOLTS ARE IN USE A WASHER NOT LESS THAN A STANDARD CUT WASHER OR A METAL PLATE OR STRAP N L EU THEREOF, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

FRAMING NOTE:

1. PROVIDE A 3-2X POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL SHEAR MATERIAL WITH TWO ROWS OR EDGE NA L NG TO ALL POSTS ATTACHED TO HOLDDOWN ANCHOR STRAPS.
3. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
4. DO NOT OVERR DE NAILS INTO PLYWOOD. IF NA L GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NA LS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NA L IS FLUSH WITH THE FACE OF THE PLYWOOD.
5. AT NA LED CONNECTIONS, CARE IS TO BE TAKEN DUR NG CONSTRUCTION TO ENSURE THAT SPLITTING OF WOOD DOES NOT OCCUR. ANY SPLIT MEMBERS SHALL BE REMOVED AND REPLACED USING THE METHOD OF ATTACHING SPECIFIED CONNECTORS N A WAY TO PREVENT SPLITTING.

PARALLAM/LULAM BEAM HANGER SCHEDULE	
5½" X 11⅞"	HGLTV 3.511
5½" X 11⅞"	HGLTV 5.37 H = 11 875
7" X 11⅞"	HGLTV 7

POST BEAM CONNECTION SCHEDULE

BEAM W DTH	POST SIZE (MIN.)	WALL STUD SIZE	BEAM TO POST CONNECTION	
			END	INTERMEDIATE
3½" PSL	4"x4"	2x4 STUD	ECCQ44SBS2.5	CCQ44SBS2.5
	4"x6"	2x6 STUD	ECCQ46SBS2.5	CCQ46SBS2.5
	4"x8"	2x4 STUD	ECCQ48SBS2.5	CCQ48SBS2.5
5½" PSL	6"x6"	2x6 STUD	ECCQ66SBS2.5	CCQ66SBS2.5
	6"x8"	2x6 STUD	ECCQ68SBS2.5	CCQ68SBS2.5
	4"x8"	2x4 STUD	ECCQ27-4SDS2.5	CCQ27-4SDS2.5
7" PSL	6"x8"	2x6 STUD	ECCQ27-6SDS2.5	CCQ27-6SDS2.5
	8"x8"	2x6 STUD	ECCQ27-8SDS2.5	CCQ27-8SDS2.5
5.75" GLULAM	6"x8"	2x6 STUD	ECCQ69-6SDS2.5	CCQ69-6SDS2.5
	4"x8"	2x4 STUD	ECCQ69-4SDS2.5	CCQ69-4SDS2.5

FLOOR SHEATHING
- SHALL BE 23/32" (3/4") APA RATED SHEATHING, EXPOSURE 1, 3PAN RATING 40/20.

ROOF SHEATHING
- SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, 5PAN RATING 32/16.

ALL WOOD STRUCTURAL PANELS PERMANENTLY EXPOSED TO WEATHER SHALL BE EXTERIOR VS EXPOSURE 1 AS REFERENCED ABOVE.

ALL UNBLOCKED ROOF AND FLOOR SHEATHING EDGES SHALL BE TONGUE-AND-GROOVE, AS AN ALTERNATIVE, UNBLOCKED ROOF SHEATHING MAYBE SUPPORTED WITH PLYWOOD CLEATS OR EDGE CLIPS.

ENGINEERED LUMBER

ALL ENGINEERED LUMBER BEAMS SHALL BE BY TRUS-JOIST MICRO.LLAM, BOISE, IDAHO:

LVL - LAMINATED VENEER LUMBER SHALL BE 1.9E MICRO.LLAM LVL
2OM BOARDS AND BLOCKING, 1.5E TIMBERSTRAND FOR JOISTS, BEAMS AND HEADERS

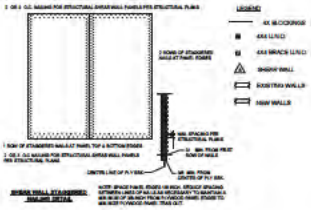
LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E T IMBERSTRAND FOR STUDS,
PSL - PARALLEL STRAND LUMBER SHALL BE 2.0E PARALLEL PSL
PARALLEL STRAND LUMBER (PSL): FB = 2900 PSI FC
(PERPENDICULAR TO GRAIN) = 750 PSI FC (PARALLEL TO GRAIN) = 2900 PSI FV
(PARALLEL TO GRAIN) = 290 PSI E = 2,000,000 PSI

STRUCTURAL GLUED LAMINATED HARDWOOD TIMBER:

E-RATED: HARDWOOD 5.125x12.375 (16F-E1)

SAWN LUMBER: #2 LUMBER OF #2

NOTE: INTERIOR WALLS SYM. WALL: MINIMUM OF 1 LAYER OF 1/2 INCH GYPSUM BOARD EACH SIDE, 5D COOLER NAILS @ 7 INCHES O.C. ALL STUDS TOP AND BOTTOM PLATES



SHEAR WALL STAGGERED FRAMING DETAIL

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

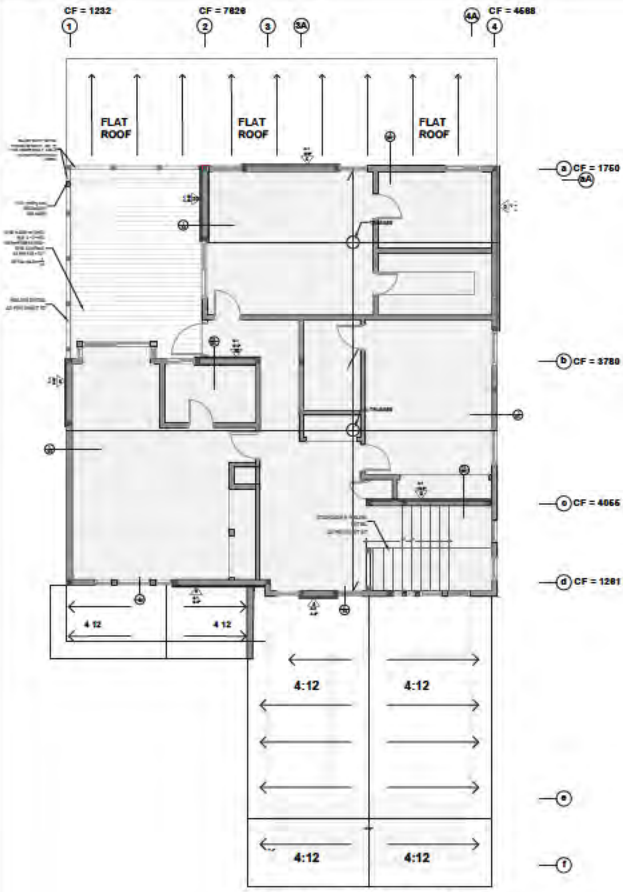
PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED ROOFING AND CEILING FRAMING DETAILS

DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
S5



PROPOSED ROOFING / CEILING FRAMING PLAN
SCALE 1/4" = 1'-0"

NOTE:
WOOD IN DIRECT CONTACT WITH CONCRETE AND EXPOSED TO WEATHER CONDITIONS SHALL BE PRESSURE TREATED, HOT DIPPED GALVANIZED CONNECTORS AND FASTENERS SHALL BE USED IN ALL PRESSURE TREATED WOOD CONNECTIONS

NOTE
1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATIONS OF (E) FOUNDATION AND FRAMING COMPATIBILITY WITH STRUCTURAL PLANS AT THE JOB SITE, ANY DISCREPANCY SHALL BE BROUGHTH TO THE NOTICE OF THE ENGINEER BEFORE PROCEEDING FURTHER.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR TAKING ALL THE SAFETY PRECAUTIONS DURING EXECUTION OF WORK.

GENERAL CONSTRUCTION
1. UNLESS SUPPORTED LATERALLY BY ADEQUATE FRAM NG, THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 14'-0" FOR 2"x4" @ 16" STUD WALL AND 20'-0" FOR A 2"x6" @ 16" STUD WALL (U.N.O.).
2. JOISTS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING OR END HANGERS AT EACH END AND AT EACH SUPPORT. SOLID BLOCK NG SHALL NOT BE LESS THAN 2" THICK (NOM NAL) AND THE FULL DEPTH OF THE JOISTS.
3. THE ENDS OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE AT LEAST 1½" OF BEARING ON WOOD OR METAL AND 3" OF BEARING ON CONCRETE OF MASONRY, (U.N.O.).
4. WHEN BOLTS ARE IN USE A WASHER NOT LESS THAN A STANDARD CUT WASHER OR A METAL PLATE OR STRAP N L EU THEREOF, SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.

FRAMING NOTE:
1. PROVIDE A 3-2X POST BELOW ALL BEAM ENDS UNLESS A LARGER POST IS SPECIFIED.
2. NAIL SHEAR MATERIAL WITH TWO ROWS OR EDGE NA L NG TO ALL POSTS ATTACHED TO HOLDDOWN ANCHOR STRAPS.
3. ALL SPECIFIED BLOCKING IS TO BE INSTALLED "TIGHT" BETWEEN ADJACENT MEMBERS.
4. DO NOT OVERR DE NAILS INTO PLYWOOD. IF NA L GUN IS USED, GUN SHOULD BE ADJUSTED TO UNDERDRIVE NAIL, THEN NA LS ARE TO BE HAND DRIVEN SO THE HEAD OF THE NA L IS FLUSH WITH THE FACE OF THE PLYWOOD.
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PARALLAM/LULAM BEAM HANGER SCHEDULE	
5½" X 11⅞"	HGLTV 3.511
5½" X 11⅞"	HGLTV 5.57 H = 11 875
7" X 11⅞"	HGLTV 7

POST BEAM CONNECTION SCHEDULE

BEAM W DTH	POST SIZE (MIN.)	WALL STUD SIZE	BEAM TO POST CONNECTION	
			END	INTERMEDIATE
3½" PSL	4"x4"	2x4 STUD	ECO-4S-SDS2.5	ECO-4S-SDS2.5
	4"x6"	2x6 STUD	ECO-6S-SDS2.5	ECO-4S-SDS2.5
	4"x8"	2x4 STUD	ECO-4S-SDS2.5	ECO-4S-SDS2.5
5½" PSL	6"x6"	2x6 STUD	ECO-6S-SDS2.5	ECO-6S-SDS2.5
	6"x8"	2x6 STUD	ECO-6S-SDS2.5	ECO-6S-SDS2.5
7" PSL	4"x8"	2x4 STUD	ECO-4S-SDS2.5	ECO-4S-SDS2.5
	6"x6"	2x6 STUD	ECO-6S-SDS2.5	ECO-6S-SDS2.5
	6"x8"	2x6 STUD	ECO-6S-SDS2.5	ECO-6S-SDS2.5
6.75" GLULAM	4"x8"	2x4 STUD	ECO-4S-SDS2.5	ECO-4S-SDS2.5

FLOOR SHEATHING
- SHALL BE 23/32" (3/4") APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 48/24.

ROOF SHEATHING
- SHALL BE 15/32" APA RATED SHEATHING, EXPOSURE 1, SPAN RATING 32/16.

ALL WOOD STRUCTURAL PANELS PERMANENTLY EXPOSED TO WEATHER SHALL BE EXTERIOR VS EXPOSURE 1 AS REFERENCED ABOVE.

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ENGINEERED LUMBER
ALL ENGINEERED LUMBER BEAMS SHALL BE BY TRUS JOIST MACMILLAN, BOISE, IDAHO

LVL - LAMINATED VENEER LUMBER SHALL BE 1.9E MICRO=LLAM LVL
2OM SCARFER AND BLOCKING 1.5E TIMBERSTRAND FOR JOISTS, BEAMS AND HEADERS

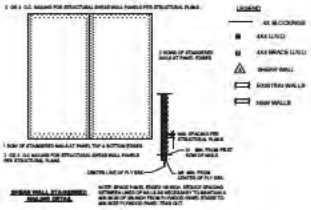
LSL - LAMINATED STRAND LUMBER SHALL BE 1.3E T IMBERSTRAND FOR STUDS,
PSL - PARALLEL STRAND LUMBER SHALL BE 2.0E PARALLEL PSL
PARALLEL STRAND LUMBER (PSL): FB = 2900 PSI FC
(PERPENDICULAR TO GRAIN) = 750 PSI FC (PARALLEL TO GRAIN) = 2400 PSI FV
(PARALLEL TO GRAIN) = 290 PSI E = 2,000,000 PSI

STRUCTURAL GLUED LAMINATED HARDWOOD TIMBER:

E-RATED HARDWOOD E 125/12.125/1.6E-E1)

SAWN LUMBER: 4X LUMBER DF #2

NOTE: INTERIOR WALLS/SHEAR WALLS MINIMUM OF 1 LAYER OF ½" INCH GYPSOARD EACH SIDE, 5D COOLER NAILS @ 7 INCHES O.C. ALL STUDS TOP AND BOTTOM PLATES



SHEAR WALL STAGGERED ENLARGED DETAIL

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS	DESCRIPTION	DATE
NUMBER		

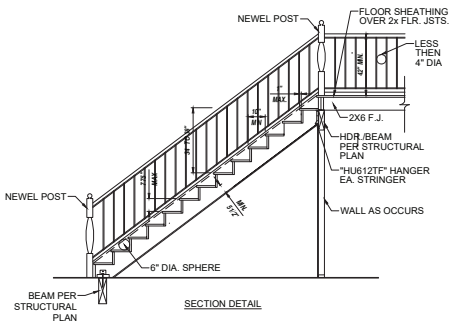
PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED ROOFING AND CEILING FRAMING DETAILS

DATE
03/03/2025

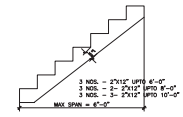
SCALE
AS SHOWN ON PLANS

SHEET
S6



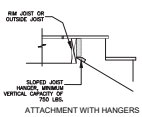
SECTION DETAIL

TYPICAL DETAIL OF STAIRS



CUT STRINGER DETAILS

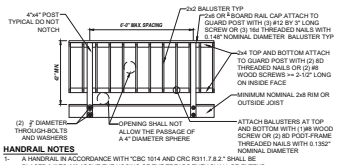
STAIR STRINGER REQUIREMENTS



ATTACHMENT WITH HANGERS

STAIR STRINGER ATTACHMENT DETAILS

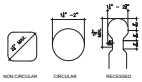
NOTE: ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER PER THE 2016 CBC SECTION 2304.10.5.1



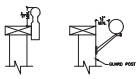
HANDRAIL NOTES

1- A HANDRAIL IN ACCORDANCE WITH "CBC 1014 AND CRC R311.7.8.2." SHALL BE PLACED 34" TO 38" ABOVE THE NOSING OF THE TREADS THEY SHALL BE EXTEND BAR TO TOP FOUNDATION REINF. CONTINUOUS THE FULL LENGTH OF THE STAIRS.
2- EVERY STAIRWAY SHALL HAVE 6'-8" HEADROOM.
3- THE TOP OF GUARDRAILS IS MIN. 42 INCHES IN HEIGHT.
4- OPEN GUARDRAILS AND HANDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
5- HANDRAIL HANDGRIP SIZE 1 1/4" TO 2" SMOOTH. AND IT SHALL BE MINIMUM 1 1/2" BETWEEN WALL AND HANDRAIL.
6- HANDRAIL SHALL RETURN TO THE WALL OR TERMINATE AT NEWEL POST.

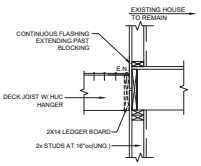
NOTE: HANDRAIL & GUARD-RAIL TO BE DESIGNED FOR A LIVE LOAD OF 20 POUNDS / LINEAR FOOT APPLIED EITHER HORIZ., OR VERT. DOWNWARD AT THE TOP RAIL.

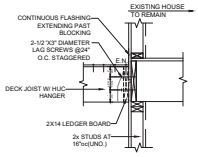


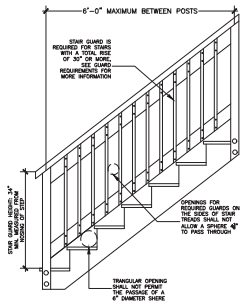
HANDRAIL GRIP SIZE



HANDRAIL MOUNTED TO GUARD

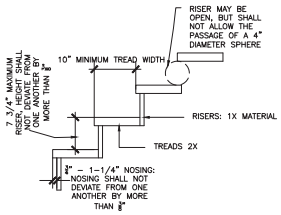




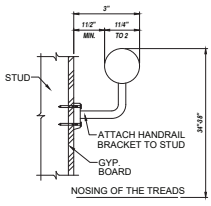


STAIR GUARD REQUIREMENTS

1
S7

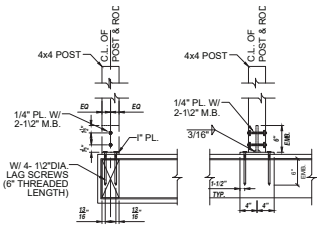


TREAD RISER DETAIL



TYPICAL HANDRAIL DETAIL AS CRC SECTIONS R311
N.T.S.

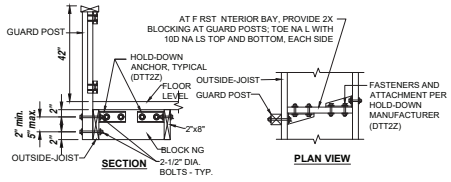
TYPICAL STAIR RAILING DETAIL



STAIRS NOTES:

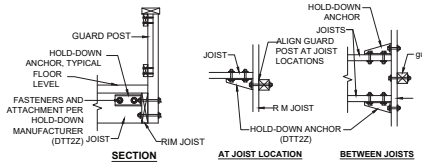
1- A HANDRAIL IN ACCORDANCE WITH "CBC 1014 AND CRC R311.7.8.2." SHALL BE PLACED 34" TO 38" ABOVE THE NOSING OF THE TREADS THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
2- EVERY STAIRWAY SHALL HAVE 6'-8" HEADROOM.
3- THE TOP OF GUARDRAILS IS MIN. 42 INCHES IN HEIGHT.
4- OPEN GUARDRAILS AND HANDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
5- HANDRAIL HANDGRIP SIZE 1 1/4" TO 2" SMOOTH. AND IT SHALL BE MINIMUM 1 1/2" BETWEEN WALL AND HANDRAIL.
6- HANDRAIL SHALL RETURN TO THE WALL OR TERMINATE AT NEWEL POST.

2
S7



SECTION PLAN VIEW

GUARD POST-TO-OUTSIDE JOIST DETAIL



SECTION AT JOIST LOCATION BETWEEN JOISTS

PLAN VIEW

GUARD POST-TO-RIM JOIST DETAIL

3
S7

OWNER :-

RAJ KUMARI & DEVENDRA

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

LICENSED PROFESSIONAL ENGINEER — DEVENDRA SINGH DESHWAL — C 89732 — CIVIL — STATE OF CALIFORNIA

REVISIONS	DESCRIPTION	DATE
NUMBER		

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:- STAIRCASE & RAILING DETAILS

DATE
03/03/2025

SCALE
NTS

SHEET
S7

TOWN OF LOS GATOS STANDARD GRADING NOTES

1. ALL WORK SHALL CONFORM TO CHAPTER 12 OF THE CODE OF THE TOWN OF LOS GATOS, THE ADOPTED CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EXCEPT AS SPECIFIED OTHERWISE ON THESE PLANS AND DETAILS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (408) 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO BE DISPOSED OF AT APPROVED LOCATION(S).
7. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
10. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING, FOR THE FOLLOWING ITEMS:
   a. RETAINING WALL: TOP OF WALL ELEVATIONS AND LOCATIONS (ALL WALLS TO BE PERMITTED SEPARATELY AND APPLIED FOR AT THE TOWN OF LOS GATOS BUILDING DIVISION).
   b. TOE AND TOP OF CUT AND FILL SLOPES.
12. PRIOR TO ISSUANCE OF ANY PERMIT, THE APPLICANT'S SOILS ENGINEER SHALL REVIEW THE FINAL GRADING AND DRAINAGE PLANS TO ENSURE THAT DESIGNS FOR FOUNDATIONS, RETAINING WALLS, SITE GRADING, AND SITE DRAINAGE ARE IN ACCORDANCE WITH THEIR RECOMMENDATIONS AND THE PEER REVIEW COMMENTS. THE APPLICANT'S SOILS ENGINEER'S APPROVAL SHALL THEN BE CONVEYED TO THE TOWN EITHER BY LETTER OR BY SIGNING THE PLANS. **VERY MINOR GRADING IS BEING DONE & THEREFORE, SOIL ENGINEER IS NOT EMPLOYED. GRADING PERMIT IS REQUIRED FOR MODIFICATION OF DRAIN CHANNEL ONLY REFERENCE REPORT** NO. _____ DATED _____, 20 _____ LETTER NO. _____, DATED _____, 20 ____ SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THIS GRADING PLAN.
13. DURING CONSTRUCTION, ALL EXCAVATIONS AND GRADING SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY GRADING. THE ENGINEER SHALL BE ON-SITE TO VERIFY THAT THE ACTUAL CONDITIONS ARE AS ANTICIPATED IN THE DESIGN-LEVEL GEOTECHNICAL REPORT AND/OR PROVIDE APPROPRIATE CHANGES TO THE REPORT RECOMMENDATIONS, AS NECESSARY. ALL UNOBSERVED AND/OR UNAPPROVED GRADING SHALL BE REMOVED AND REPLACED UNDER SOILS ENGINEER OBSERVANCE (THE TOWN INSPECTOR SHALL BE MADE AWARE OF ANY REQUIRED CHANGES PRIOR TO WORK BEING PERFORMED).
14. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHOULD BE DOCUMENTED IN AN "AS- BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
15. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE (1) WEEK IN ADVANCE OF CLOSURE AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND/PROTECTION TO THE PUBLIC AT ALL TIMES.
17. OWNER/APPLICANT: _____**RAJ KUMARI & DEVENDRA**_____PHONE: _**4083181053**__
18. GENERAL CONTRACTOR (IF AVAILABLE): ___**UNICORN BUILDER**_____PHONE: _408.318.1053__
19. GRADING CONTRACTOR (IF AVAILABLE):___**UNICORN BUILDER**_____PHONE: _**4083181053**__
20. CUT: ___8___CY EXPORT: ___0___ CY
    FILL: ____8____CY IMPORT: ___0___CY
21. WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
22. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHALL BE REQUIRED. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO THE APPROVAL OF ALL PLANS.
23. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
24. NO CROSSOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORMWATER ACCEPTANCE DEED/FACILITIES. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER ACCEPTABLE DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY THE TOWN ENGINEER.
25. IT IS THE RESPONSIBILITY OF CONTRACTOR AND/OR OWNER TO MAKE SURE THAT ALL DIRT TRACKED INTO THE PUBLIC RIGHT-OF-WAY IS CLEANED UP ON A DAILY BASIS. MUD, SILT, CONCRETE AND OTHER CONSTRUCTION DEBRIS SHALL NOT BE WASHED INTO THE TOWN'S STORM DRAINS.
26. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.
27. GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN AND/OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE TOWN OF LOS GATOS STORM WATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND ANY OTHER PERMITS/REQUIREMENTS ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. PLANS (INCLUDING ALL UPDATES) SHALL BE ON-SITE AT ALL TIMES. NO DIRECT STORMWATER DISCHARGES FROM THE DEVELOPMENT WILL BE ALLOWED ONTO TOWN STREETS OR INTO THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHODS. MAINTENANCE OF PRIVATE STORMWATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED AND ADEQUATELY OPERATING STORMWATER POLLUTION PREVENTION DEVICE OR OTHER APPROVED METHOD SHALL BE CONSIDERED A VIOLATION OF THE ABOVE REFERENCED PERMIT AND THE TOWN OF LOS GATOS STORMWATER ORDINANCE.

BENCHMARK:

BASIS OF BEARINGS:

UTILITY NOTE:

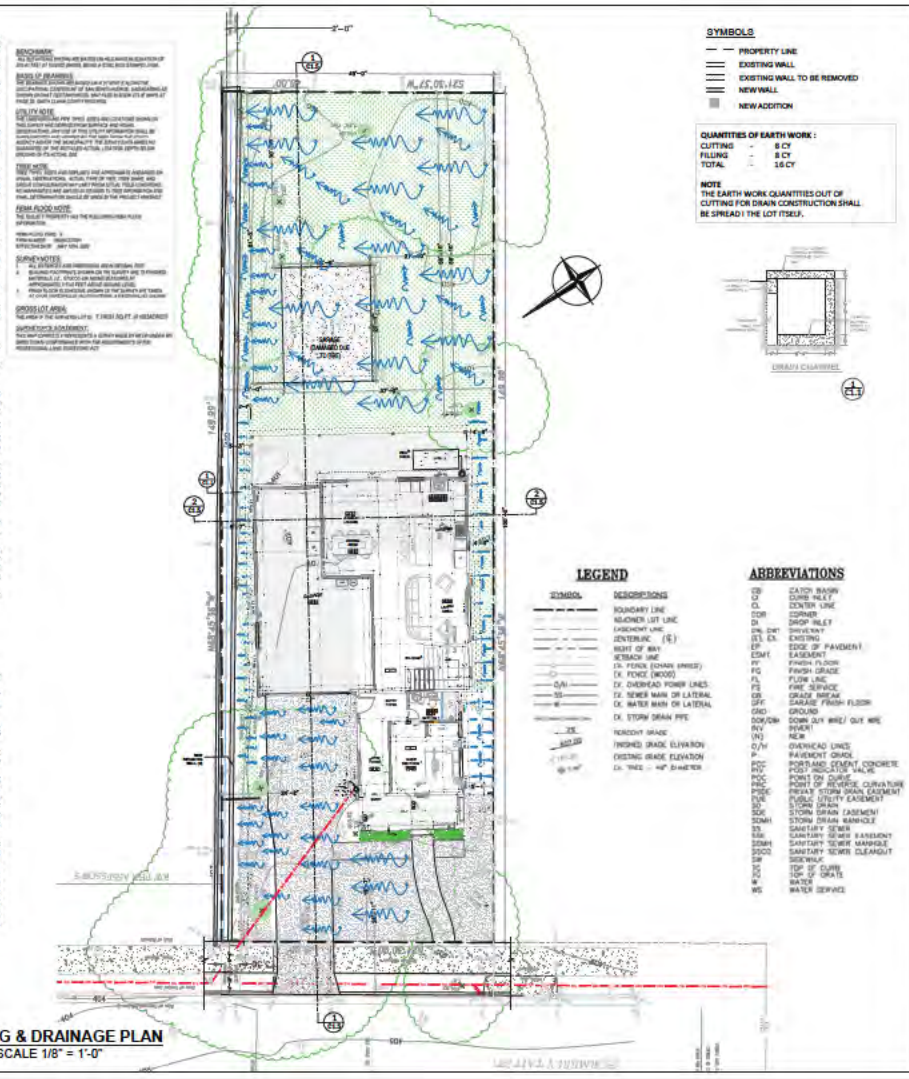
TREE NOTE:

FEMA FLOOD NOTE:

SURVEY NOTES:

GROSS LOT AREA:

SURVEYOR'S STATEMENT:



SYMBOLS

- PROPERTY LINE
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW ADDITION

QUANTITIES OF EARTH WORK :

CUTTING	-	8 CY
FILLING	-	8 CY
TOTAL	-	16 CY

NOTE
THE EARTH WORK QUANTITIES OUT OF CUTTING FOR DRAIN CONSTRUCTION SHALL BE SPREAD I THE LOT ITSELF.

GRADING & DRAINAGE PLAN
SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
GRADING & DRAINAGE PLAN

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
C1.1

GENERAL SITE PREPARATION AND GRADING

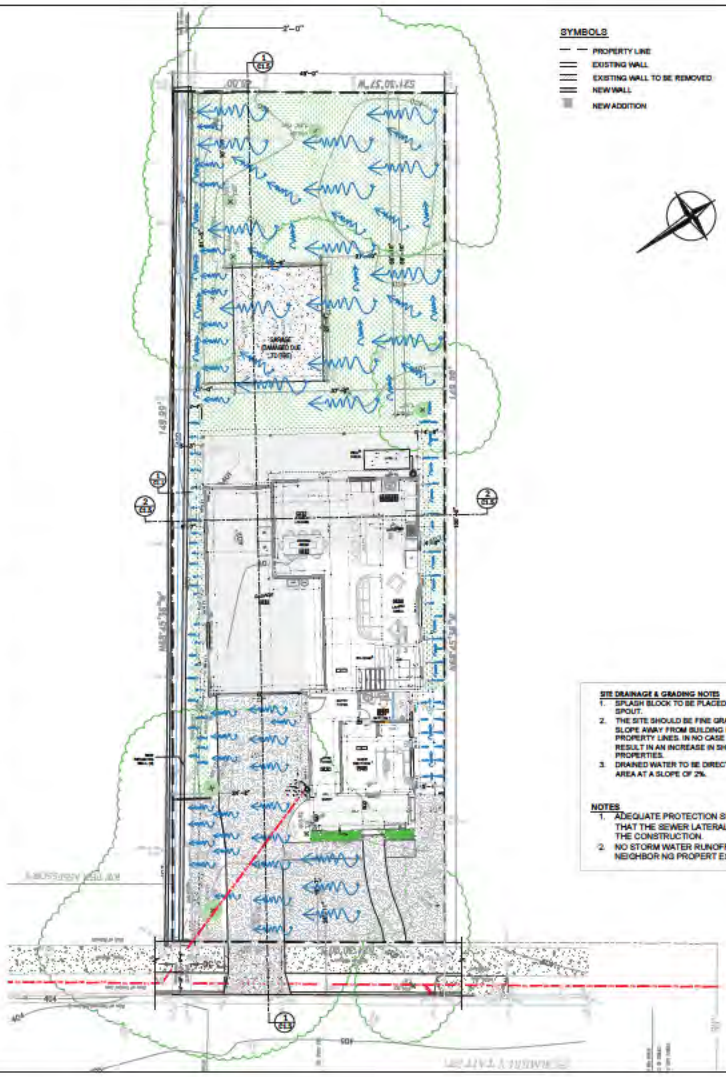
1. PRIOR TO GRADING, THE PROPOSED BUILDING PAD AND DRIVEWAY, WITH A MINIMUM 3.0 FEET OFFSET, IF APPLICABLE, SHOULD BE CLEARED OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIALS SUCH AS EXISTING FOUNDATION, ASPHALT, UTILITIES, PIPES, SURFACE OR SUBSURFACE STRUCTURES, AND ORGANIC TOP SOIL. THESE OBJECTS SHALL BE ACCURATELY LOCATED ON THE GRADING PLANS TO ASSIST THE FIELD ENGINEER IN ESTABLISHING PROPER CONTROL OVER THEIR REMOVAL OR RELOCATION.
2. IT IS ESTIMATED THAT STRIPPING DEPTHS OF ORGANIC TOP SOIL MAY BE IN THE ORDER OF 6 TO 12 INCHES AND UP TO 6.0 FEET FOR TREE ROOTS. THE FINAL DEPTH OF STRIPPING SHOULD BE VERIFIED BY FLA IN THE FIELD. THE PREDOMINANTLY ORGANIC MATERIAL FROM THE STRIPPING SHOULD BE REMOVED FROM THE SITE OR TO USE AS FUTURE LANDSCAPING SOIL ONLY. ANY DEPRESSIONS LEFT BY THE REMOVAL OF OBSTRUCTIONS AND DELETERIOUS MATERIALS SHALL BE CLEANED OF ALL DEBRIS TO EXPOSE NATIVE SUBGRADE.
3. FOLLOWING THE REMOVAL OF OBSTRUCTIONS AND DELETERIOUS MATERIALS, ANY LOOSE FILL MATERIAL OR WET SOIL IS ENCOUNTERED ON-SITE IN AREAS THAT WILL OR MAY AFFECT THE PROPOSED STRUCTURE(S) SHOULD BE OVER-EXCAVATED. THE EXTENT OF THE OVER-EXCAVATION SHOULD BE DETERMINED BY FLA ON-SITE DURING GRADING.
4. THE EXPOSED NATIVE COMPETENT SOIL SHOULD THEN BE; EXCAVATED TO PROPOSED GRADE, IF APPLICABLE, SCARIFIED IN THE UPPER 8 INCHES, AND BE WATERED OR AERATED AS NECESSARY TO BRING THE SOILS TO A MOISTURE CONTENT 2.0 PERCENT ABOVE THE OPTIMUM MOISTURE AMOUNT. THE SUBGRADE SHOULD THEN BE UNIFORMLY COMPACTED TO A MINIMUM DEGREE OF RELATIVE COMPACTION OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 LABORATORY TEST PROCEDURE AND TESTED BY FLA IN THE FIELD FOR QUALITY CONTROL PER ASTM D6938.
5. FOLLOWING THE INITIAL COMPACTION OF THE NATIVE SOIL, FILLS, EITHER CLEAN NATIVE SOIL OR IMPORT SOIL, CAN BE USED TO ESTABLISH DESIRED GRADE. FOR CONCRETE SLAB ON GRADE, NATIVE EXPANSIVE SOIL SHOULD BE EXCAVATED AND REPLACED WITH A MINIMUM 18 INCHES OF SANDY SOIL IMPORT, AS OUTLINED IN ITEM 16 BELOW. THIS FILL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 4 TO 8 INCHES IN FLUFF THICKNESS, DEPENDENT ON COMPACTION EQUIPMENT. EACH FILL LIFT SHOULD THEN BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90 PERCENT, AT 2% ABOVE OPTIMUM MOISTURE CONTENT. EACH LAYER SHALL BE SPREAD EVENLY AND THOROUGHLY AND SHALL BE BLADE MIXED TO PROVIDE UNIFORMITY OF THE SOIL IN EACH LAYER. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE FILL AREA AND CONTINUED UNTIL THE REQUIRED DENSITY IS OBTAINED. FLA SHOULD BE NOTIFIED TO TEST THE COMPACTED SOIL FOR QUALITY CONTROL AT EVERY 12 INCHES IN VERTICAL FILL.
6. SHOULD SELECT IMPORT MATERIAL BE USED TO ESTABLISH THE PROPER GRADING FOR THE PROPOSED DEVELOPMENT, THE IMPORT MATERIAL SHOULD (A) BE FREE OF ORGANIC MATERIAL; (B) HAVE A PLASTICITY INDEX BETWEEN FOUR (4) AND TWELVE (12); (C) BE NO MORE THAN 15% PASSING THE NO. 200 SIEVE; (D) NOT CONTAIN ROCKS OR LUMPS OVER 4 INCHES IN GREATEST DIMENSION. THE IMPORT FILL SHOULD BE APPROVED BY FLA BEFORE IT IS TRANSPORTED TO THE SITE.
7. AFTER GRADING IS COMPLETED AND THE FIELD ENGINEER HAS FINISHED HIS OBSERVATION OF THE GRADING WORK, NO FURTHER EXCAVATION OR FILL SHALL BE DONE EXCEPT WITH THE APPROVAL OF AND UNDER THE OBSERVATION OF THE FIELD ENGINEER.
8. IT SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR AND/OR THE GENERAL CONTRACTOR TO PREVENT EROSION OF THE FRESHLY GRADED AREAS DURING CONSTRUCTION AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION MEASURES HAVE BEEN INSTALLED.
9. IN THE EVENT THAT ANY UNUSUAL CONDITION NOT COVERED BY THE SPECIAL PROVISIONS IS ENCOUNTERED DURING THE GRADING OPERATIONS, THE SOIL ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR FURTHER RECOMMENDATION.

SLOPE

10. IN GENERAL, ALL FILL SLOPES SHOULD NOT BE STEEPER THAN 2:1 (HORIZONTAL TO VERTICAL). CUT SLOPES IN STIFF NATURAL MATERIALS SHOULD NOT EXCEED 2:1.
11. SHOULD FILL SOIL BE NEEDED ON A SLOPE, A SHEAR KEY MUST BE ESTABLISHED AT THE TOE OF ALL FILL SLOPES WHERE THE NATURAL HILL SLOPE EXCEEDS 5:1 (HORIZONTAL: VERTICAL). THE SHEAR KEY MUST BE AT LEAST 10 FEET IN WIDTH AND 2 FEET CUT INTO THE NATIVE STIFF MATERIAL. THE BOTTOM OF THE KEYWAY EXCAVATION SHOULD BE SLOPING BACK INTO THE HILLSIDE AT A MINIMUM GRADIENT OF 5 PERCENT. THE LOCATION AND DEPTH OF THE KEYWAY AND SUBDRAIN SHOULD BE DETERMINED BY FLA DURING GRADING OPERATIONS. SUBSEQUENT BENCHES SHOULD BE PLACED AT VERTICAL HEIGHTS OF 2 FEET AND SHOULD EXTEND HORIZONTALLY INTO THE HILLSIDE WHERE STIFF MATERIAL IS EXPOSED. THE SHEAR KEY CAN BE NEGLECTED IF A RETAINING WALL IS BUILT TO RETAIN THE FILL SOIL. BENCHES MUST STILL BE CONSTRUCTED.
12. DURING THE GRADING OPERATIONS, FILL SLOPES MUST BE COMPACTED AND SHOULD BE OVER-CONSTRUCTED. AT THE COMPLETION OF GRADING OPERATIONS, THE EXCESS FILL OR LOOSE SOILS EXISTING ON THE SLOPES SHOULD BE CUT TO FIRM MATERIAL AND GRADED TO ADEQUATELY DESIGN SLOPE GRADE. TRACK-WALKING OF THE SLOPE SURFACE SHOULD ONLY BE UTILIZED TO SEAL THE SURFACE.
13. BEFORE WORK IS STOPPED DUE TO HEAVY RAINS, A POSITIVE GRADIENT AWAY FROM SLOPES SHOULD BE PROVIDED TO CARRY SURFACE RUNOFF WATER AWAY FROM THE SLOPE AND TO AREAS WHERE EROSION CAN BE CONTROLLED. AFTER THE COMPLETION OF SLOPE GRADING, THE EXPOSED SLOPES SHOULD BE PLANTED WITH DEEP-ROOTED NATIVE PLANTS TO MINIMIZE EROSION. AFTER GRADING IS COMPLETED AND FLA HAS FINISHED THE OBSERVATION OF THE WORK, NO FURTHER GRADING SHALL BE DONE UNLESS IT IS APPROVED BY FLA. SOME MINOR EROSION ON SLOPES SHOULD BE EXPECTED. THUS, PERIODIC MAINTENANCE IS REQUIRED.

GENERAL EXCAVATION OF NEW FOUNDATION AND/OR RETAINING WALL

14. THE GENERAL CONTRACTOR SHOULD CAREFULLY IMPLEMENT THE SAFETY PLAN ACCORDING TO THE RECOMMENDATIONS OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL OSHA.) THE CONTRACTORS SHOULD BE RESPONSIBLE FOR THE STABILITY OF ALL TEMPORARY CUT SLOPES AND TRENCHES EXCAVATED AT THE SITE, AND DESIGN AND CONSTRUCT OF ANY REQUIRED SHORING SYSTEM. UNSTABLE MATERIALS ENCOUNTERED ON THE SLOPES DURING THE EXCAVATION AND BACKFILL SHOULD BE REMOVED, EVEN IF THIS REQUIRES CUTTING THE SLOPE BACK AT FLATTER INCLINATIONS.
15. IT IS RECOMMENDED THAT MONITOR POINTS SHOULD BE MARKED ON THE SURROUNDING STRUCTURES PRIOR TO THE EXCAVATION. THESE MONITOR POINTS SHOULD BE MONITORED PERIODICALLY BY THE CONTRACTOR UNTIL NEW FOUNDATION/RETAINING WALL ARE BUILT TO ENSURE THAT THE SURROUNDING STRUCTURES ARE NOT AFFECTED BY THE CONSTRUCTION.
16. BEFORE ANY MAJOR GRADING AND THE NEW FOOTING, OR WHERE NEW FOOTING IS DEEP ENOUGH TO BE COUNTED AS RETAINING WALL CAN BE EXCAVATED, THE ADJACENT FOUNDATION SHOULD BE VERIFIED AND UNDERPINNED, AS NECESSARY, TO AT LEAST 36 INCHES BELOW THE BOTTOM OF THE PROPOSED EXCAVATION IF SEQUENCED CONSTRUCTION IS TO BE PERFORMED. THEN UNDERPINNING OF THE ADJACENT FOUNDATION MAY NOT BE NECESSARY, NOR IS SHORING.
17. AFTER UNDERPINNING, BEFORE ANY MAJOR EXCAVATION, TEMPORARY SHORING SYSTEMS OR OSHA CUT SLOPES CAN BE CONSTRUCTED AROUND THE EXCAVATED AREA FOR THE SAFETY OF THE CONSTRUCTION WORKERS AND FOR THE PROTECTION OF THE ADJACENT/NEIGHBORS' EXISTING STRUCTURES, IF NEEDED.
18. IF THE LOCATION IS SUITABLE FOR A TEMPORARY OPEN CUT FOR THE PROPOSED EXCAVATION, THE LOWER 4.0 FEET OF EXCAVATION MAY BE VERTICALLY CUT. THE UPPER PART OF THE SLOPE MAY BE CUT BACK AT THE MAXIMUM ALLOWABLE SLOPE GRADIENT IS 1:1 (HORIZONTAL: VERTICAL).
19. IF THE LOCATION IS NOT SUITABLE FOR A TEMPORARY OPEN CUT FOR THE EXCAVATION, A TEMPORARY SHORING SYSTEM SHOULD BE DESIGNED BY THE GENERAL CONTRACTOR AND CAN BE ACHIEVED BY CONSTRUCTING SOLDIER PIERS. THE PIERS SHOULD HAVE A MINIMUM DIAMETER OF 16 INCHES AND A MINIMUM EMBEDMENT OF 10.0 FEET BELOW THE EXCAVATION SUBGRADE AND EQUALLY SPACED AT MAXIMUM 3-HIERS-DIAMETER APART, CENTER ON CENTER. STEEL REINFORCEMENT WILL BE DETERMINED BY THE STRUCTURAL ENGINEER. THESE SOLDIER PIERS CAN BE FILLED WITH LEAN CONCRETE PER STRUCTURAL ENGINEER'S CALCULATION OR BE DESIGNED AS PERMANENT STRUCTURE.
20. THE PIERS SHOULD BE DESIGNED WITH AN ALLOWABLE SKIN FRICTION OF 300 P.S.F., AND TO RESIST A LATERAL EARTH PRESSURE OF 55 P.C.F. (EQUIVALENT FLUID PRESSURE). RESISTANCE TO LATERAL FORCE MAY BE PROVIDED BY PASSIVE EARTH PRESSURES MOBILIZED ALONG THE PIER LENGTH 36 INCHES BELOW THE DEPTH OF THE EXCAVATION SUBGRADE. PASSIVE EARTH PRESSURES MAY BE COMPUTED AS AN EQUIVALENT FLUID WEIGHING 300 POUNDS PER CUBIC FOOT ACTING OVER 2 PIER DIAMETERS FOR A MAXIMUM OF 3,000 P.S.F.
21. IF THE ADJACENT BUILDING/FOOTING IS NOT UNDERPINNED, AN ADDITIONAL PRESSURE MAY APPLY AND IS EQUAL TO ONE-HALF OF THE SURCHARGED PRESSURE RESULTING FROM THE ADJACENT BUILDING/FOOTING STRUCTURES SHOULD BE ASSUMED TO ACT AGAINST THE TOP OF THE SHORING.
22. THE EXCAVATION FOR NEW FOOTING AND RETAINING WALL, WHERE APPLICABLE, MAY BE DONE IN SECTIONS PER GENERAL CONTRACTOR'S DECISION. THE SECTIONS SHOULD CONSIST OF 6.0 FEET MAXIMUM HORIZONTAL EXCAVATED SECTION WHILE ADJACENT 12.0 FEET SECTIONS REMAIN UNDISTURBED. ONCE THE EXCAVATED 6.0 FEET SECTION IS COMPLETED WITH SPECIFIED RETAINING WALL/NEW FOOTING AND CONCRETE HAS ACHIEVED MINIMUM 2,500 P.SI STRENGTH OR DOWER. THE ADJACENT 6.0 FEET OR LESS CAN BE EXCAVATED. IF SECTION EXCAVATION IS PERFORMED, SHORING AND/OR UNDERPINNING MAY NOT BE NECESSARY.
23. IT IS NOTED THAT FLA SHOULD BE GIVEN THE CHANCE TO OBSERVE THE EXCAVATION PROCESS FOR SOIL AND STABILITY VERIFICATION. THE CONTRACTOR SHOULD PAY EXTRA ATTENTION TO THE MOVEMENTS OF ADJACENT BUILDINGS. IF MOVEMENT IS OBSERVED, THE EXCAVATION SHOULD STOP IMMEDIATELY AND SHORING AND/UNDERPINNING SHOULD BE INSTALLED AS SOON AS POSSIBLE.



GRADING & DRAINAGE PLAN
SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS		
NUMBER	DATE	DESCRIPTION

PROJECT :-
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
GRADING & DRAINAGE PLAN 2

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
C1.2

CONDITIONS TO BE OBSERVED:

1. THE OWNER/APPLICANT SHALL ENSURE THAT BEST MANAGEMENT PRACTICES (BMPS) AS PER BMP SHEET ARE FOLLOWED TO PREVENT DISCHARGE OF SOIL OR ANY CONSTRUCTION MATERIAL INTO THE GUTTER, STORM DRAIN SYSTEM, OR CREEK.

2. THE PROPERTY OWNER/APPLICANT SHALL APPLY FOR AND OBTAIN A TEMPORARY ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT FOR WORK IN THE CITY PUBLIC RIGHT-OF-WAY, EASEMENTS OR PROPERTY IN WHICH THE CITY HOLDS AN INTEREST, INCLUDING DRIVEWAY, SIDEWALK, SEWER CONNECTIONS, SEWER CLEAN-OUTS, CURB DRAINS OR STORM DRAIN CONNECTIONS OR PLACEMENT OF A DEBRIS BOX IN CITY RIGHT-OF-WAY.

3. FAILURE TO COMPLY WITH ANY PERMITS CONDITION ANY RESULT IN A "STOP WORK ORDER" OR OTHER PENALTY.

4. ALL CONSTRUCTION AND RELATED ACTIVITIES WHICH REQUIRE A CITY PERMIT SHALL BE ALLOWED ONLY DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY AND 10:00 A.M. TO 5:00 P.M., SATURDAY. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR NO SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIAL DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY. ALL GASOLINE POWERED CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH AN OPERATING MUFFLER OR BAFFLING SYSTEM AS ORIGINALLY PROVIDED BY THE MANUFACTURER AND NO MODIFICATION TO THESE SYSTEM IS PERMITTED.

5. STREET, SIDEWALKS AND CURBS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY PROPERTY OWNER/APPLICANT. PHOTOGRAPHS OR VIDEO OF BEFORE CONDITION ARE RECOMMENDED.

6. STORM WATER SHALL BE DIRECTED ONSITE TO A VEGETATED AREA OR THE CITY STORM SYSTEM.

CONSTRUCTION ACTIVITY NOTES:

1. OBTAIN BUILDING PERMIT PRIOR TO START OF ANY WORK.

2. TO MINIMIZE IMPACT OF CONSTRUCTION ON NEIGHBORS, THE PROJECT SHALL:

A) SECURE CONSTRUCTION SITE WITH APPROPRIATE SAFETY MEASURES (FENCING AND LOCKS) AT ALL TIMES TO ENSURE SAFETY OF SITE AND NEIGHBORS.
B) MEASURES TO CONTROL NOISE BY LIMITING CONSTRUCTION HOURS TO THOSE ALLOWED BY THE SUNNYVALE MUNICIPAL CODE, AVOIDING SENSITIVE EARLY MORNING AND EVENING HOURS, AND APPROPRIATELY SCHEDULING USE OF NOISE-GENERATING EQUIPMENT.
C) USE 'QUIET' MODELS OF AIR COMPRESSORS AND OTHER STATIONARY NOISE SOURCES WHERE SUCH TECHNOLOGY EXISTS.
D) EQUIP ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT WITH MUFFLERS, WHICH ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
E) LOCATE ALL STATIONARY NOISE-GENERATING EQUIPMENT, SUCH AS AIR COMPRESSORS AND PORTABLE POWER GENERATORS, AS FAR AWAY AS POSSIBLE FROM NEIGHBORING.
F) LOCATE STAGING AREAS AND CONSTRUCTION MATERIAL AREAS AS FAR AWAY AS POSSIBLE FROM NEIGHBORING RESIDENCES.
G) PROHIBIT UNNECESSARY IDLING OF INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT AND VEHICLES.
H) MANAGE CONSTRUCTION PARKING SO THAT NEIGHBORS ARE NOT IMPACTED BY CONSTRUCTION VEHICLES. WHEN THE SITE PERMITS, ALL CONSTRUCTION PARKING SHALL BE ON-SITE AND NOT ON THE PUBLIC STREETS.
I) DESIGNATE A "DISTURBANCE COORDINATOR" WHO WOULD BE RESPONSIBLE FOR RESPONDING TO ANY LOCAL COMPLAINTS ABOUT CONSTRUCTION NOISE. THE DISTURBANCE COORDINATOR WILL DETERMINE THE CAUSE OF THE NOISE COMPLAINT AND WILL REQUIRE THAT REASONABLE MEASURES WARRANTED TO CORRECT THE PROBLEM BE IMPLEMENTED. CONSPICUOUSLY POST THE NAME AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR AT THE CONSTRUCTION SITE.
J) DELIVERY HOURS SHALL COMPLY WITH FREMONT MUNICIPAL CODE:
I) DELIVERY HOURS ARE LIMITED TO DAYTIME (PERIOD FROM 7:00 A.M. TO 10:00 P.M. DAILY) ONLY.
II) NIGHT TIME DELIVERY (PERIOD FROM 10 P.M. TO 7:00 A.M. DAILY) IS PROHIBITED.

CONSTRUCTION OPERATION PLAN
SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
CONSTRU--CTION OPERATION PLAN

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
C1.3

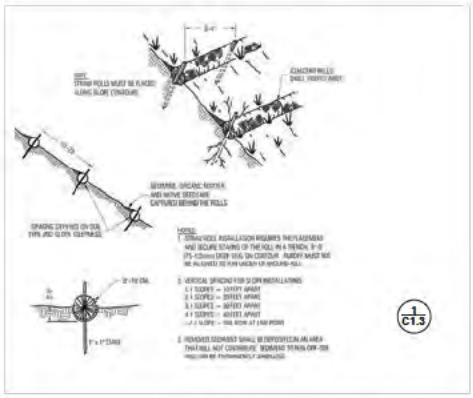
SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM TO ABAG STANDARDS, TOWN STANDARDS AND THE APPROVAL OF THE TOWN'S ENGINEERING DEPARTMENT.
2. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE ON SITE BY SEPTEMBER 15TH AND IN PLACE BY OCTOBER 1ST.
3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MA NTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APR L 30TH, WHICHEVER IS LONGER.
4. IN THE EVENT OF RA N, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
6. PROJECTS MUST HAVE ALL CUT AND FILL SLOPES PROTECTED BY AND DISTURBED AREAS BY ONE OF THE FOLLOWNG MEASURES OR THE COMBINATION OF THEM: TEMPORARY SEED NG AND MULCHING, PERMANENT SEEDING AND MULCHING, HYDROMULCHING-HYDROSEEDING, EROSION CONTROL BLANKETS/GEOTEXT LES, AND FIBER ROLLS;
7. ANY AREAS OF DISTURBED SOIL SHALL BE SEEDED OR REPLANTED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO OCTOBER 1ST, OR FINAL INSPECTION, WHICHEVER IS SOONER.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY TOWN'S ENGINEERING DEPARTMENT OR BU LD NG OFFICIALS.
9. PROJECTS SHALL PREVENT 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 DRA N SYSTEM.

FIBRE ROLL INSTALLATION DETAILS :

FAILURE TO IMPLEMENT EROSION CONTROL MEASURES DURING PERIODS OF RAINFALL MAY RESULT IN A PROH BITION OF ANY ADDITIONAL CONSTRUCTION DURING THE REMAINDER OF THE RAINY SEASON.

1. PREPARE THE SLOPE BEFORE BEGINNING INSTALLATION.
2. DIG SMALL TRENCHES ACROSS THE SLOPE ON THE CONTOUR.
3. THE TRENCH DEPTH SHOULD BE ¼ TO 1/3 OF THE THICKNESS OF THE ROLL, AND THE WIDTH
4. SHOULD EQUAL THE ROLL DIAMETER, IN ORDER TO PROVIDE AREA TO BACKFILL THE TRENCH
5. IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, AND PARALLEL TO THE SLOPE CONTOUR.
6. START BU LD NG TRENCHES AND INSTALLING ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
7. IT IS RECOMMENDED THAT PILOT HOLES BE DRIVEN THROUGH THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE ROLL AND NTO THE SOIL FOR THE WOODEN STAKES.
8. TURN THE ENDS OF THE F BER ROLL UP SLOPE TO PREVENT RUNOFF FROM GO NG AROUND THE ROLL.
9. STAKE FIBER ROLLS INTO THE TRENCH. DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON USE WOOD STAKES WITH A NOM NAL CLASSIFICATION OF 0.75 BY 0.75 N. AND MIN MUM LENGTH OF 24 IN.
10. F MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT A BUTTED. SEE TYPICAL FIBER ROLL INSTALLATION DETA LS BELOW



EROSION CONTROL PLAN
SCALE 1/8" = 1'-0"

OWNER :-
RAJ KUMARI & DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

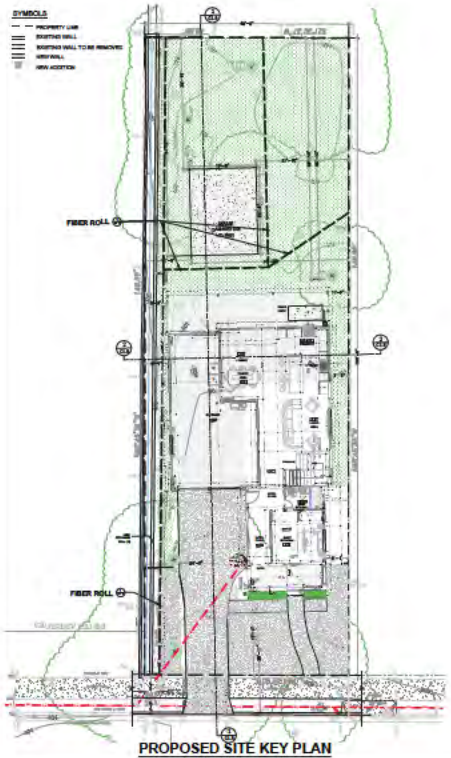
SHEET TITLE:-
EROSION CONTROL PLAN

DATE
03/03/2025

SCALE
1/8"=1'-0"

SHEET
C1.4

PROPOSED SITE KEY PLAN 1/C1.5
SCALE 3/16" = 1'-0"



PROPOSED SITE KEY PLAN
SCALE 3/32" = 1'-0"

PROPOSED SITE KEY PLAN 2/C1.5
SCALE 3/16" = 1'-0"

OWNER :-
RAJ KUMARI
& DEVENDRA

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
20801, VERDE MOOR CT.
SARATOGA, CA - 95070
[redacted]

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :
(ADDITION & REMODELING OF EXISTING HOUSE)
446 SAN BENITO AVE, LOS GATOS, CA 95030

SHEET TITLE:-
PROPOSED SITE SECTION

DATE
03/03/2025

SCALE
AS SHOWN ON PLANS

SHEET
C1.5

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TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 09/24/2024

ITEM NO: 5

DATE: September 19, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Discussion of Potential Historic Preservation Topics to be Included in a Letter to the Town Council Regarding Future Historic Preservation Committee Workplan Items.

REMARKS:

The Chair requested that several historic preservation topics be brought to the Committee for discussion for their potential to be included in a letter from the Committee to the Town Council regarding future Historic Preservation Committee workplan items. As commissions and committees serve at the pleasure of the Council, their workplans are determined by the Council. The goal of this discussion is to invite feedback from the Committee and determine which topics have consensus support for inclusion in the letter to the Town Council. Attachment 1 includes the topics provided to frame the Committee's discussion. Attachment 2 includes supporting information regarding the Historic Resources Inventory. Attachment 3 includes information from Commissioner Burnett related to a potential historic district in the Glen Ridge area.

ATTACHMENTS:

1. Discussion topics regarding potential future Historic Preservation Committee workplan
2. Supporting information regarding the Historic Resources Inventory
3. Information related to a potential historic district in the Glen Ridge area

PREPARED BY: Sean Mullin, AICP
Planning Manager

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OBJECTIVES - of recommendation changes by HPC

1. Increase efficiency of the Historic Preservation review and approval process
2. Improve consistency /predictability of the process
3. Improve public understanding of the Town's Historic Preservation Program
4. Provide consistency between and within all Town documents regarding Historic Preservation.
5. Define relationship between the Historic Preservation Program's and the Town's Housing Element.

TOPICS FOR DISCUSSION

ZONING CODE

Article III. Division 3 Historic Preservation and LHP or Landmark and Historic Preservation Overlay Zone. 29.80.215 thru Sec 29.80.320. .

1. Add Definition(s): Define Town Historic Resources.
   For Example: Should there be levels of significance other than listing (or qualifying for listing) State Inventory or the National Register.

2. Add Findings: Include findings that are more reflective of historic preservation in Los Gatos.

3. Standards for review (Sec. 29.80.290): Move up after Findings. Provide clarification of the difference between Findings and Standards/Considerations and clarify when each applies.

4. Sec. 29.80.227. Powers and Duties of the Historic Preservation Committee:
   Add: Recommend to PC or TC the initiation of designation proceedings

5. Area of Application of Division 3. Should the Town limit the applicability of Article III? Either based on area or by date of annexation rather than applying Town Wide

6. Add Historic Reports - Clarify when they are required and standardize their format.

Article I Sec.29.10.0930 - Demolitions.

1. Sec. 29.10.09030 (c)Demolition of historic structure:
   pAdd findings necessary to demolish an historic structure.

2. Historic Report: (paragraph under (2) ClarifyMove to Article III. And provide standard

   (e) Clarify whether these are findings or considerations and clarify when they apply. Do they apply during A&S review after a site is determined not to have any historical significance?.

RESIDENTIAL DESIGN GUIDELINES

1. Material requirements .Chapter 4. Modify material requirements to be current with current practice. Base on the National Park Service Preservation Brief.

2. Siting criteria Chapter 4. Modify the guidelines for siting of additions to historic structures.

3. Page 11 RDG "2/2-5"rule: Should this apply to Historic Structures?

Add discussion of Demolition Sec. 29.10.09030 to Chapter 4.

BLOOMFIELD SURVEY AND TOWN'S HISTORIC PRESERVATION iNVENTORY

1. Up date the Survey:

2. Consider the Recommendation for Historic Designation - Bloomfield Survey. Add historic districts.
3. Separate the Survey from the Historic Inventory and provide a list by address

also See Residential Status Codes RDG p 87

RECOMMENDED DISTRICTS FROM

ANNE BLOOMFIELD'S

HISTORIC RESOURCES INVENTORY

1. Cleland - College Avenue District
2. Extension of Fairview Plaza Historic District - Completed
3. Glen Ridge Avenue District
4. Harding Mediterranean District
5. Johnson - Los Gatos Blvd District - Work started on this district
6. Little Village District
7. Lyndon Subdivision District

slb10\misc\hisdis

Anne Bloomfield
ARCHITECTURAL HISTORY

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(415) 922-1063

RECOMMENDATIONS FOR HISTORIC DESIGNATION

It is recommended that the Town of Los Gatos change the Master Plan provision for protecting historic buildings so that the cutoff date for considering a building "historic" will be 1941 instead of the present 1917. The Survey has prepared a computerized list of such properties.

This change would bring Los Gatos much closer to conformance with the standards of the National Park Service and the State Office of Historic Preservation, which use a cutoff of 50 years old and admit younger cases if exceptional. This change would protect, for example, the High School and the First Church of Christ Scientist, which were both built in the 1920s and appear eligible for listing in the National Register of Historic Places and also for local historic designation.

The present Survey does not recommend rescinding any of the existing historic designations (except in the case of demolished buildings), whether or not Survey Forms have been prepared for them. In the previously designated districts, a distinction should be made between the resources which "contribute" to the district and those which do not. Such a distinction will assist in dealing with requests for demolition, alterations, or additions. A few of the presently designated individual buildings come within the boundaries of new districts being proposed.

The present Survey recommends eight historic districts and 24 individual properties for new historic designations by the Town of Los Gatos. They are listed on the next page. For each of these there is a Historic Resources Inventory Form in the Appendix. These forms give location, map, parcel numbers, description, reasons why the particular resource is significant enough to merit designation, and distinction between contributing and non-contributing properties.

In addition, quite a few individual properties were not written up on Inventory Forms because time allocation was insufficient. They need further research. Those which appear most worthy of further attention and possible designation are listed on p. RD-3. There are also four groups (districts?) of houses which appear to merit attention and might be considered for a new category, "Recognition Group." Their names and contributing properties are listed on p. RD-3 and RD-4.

INDIVIDUAL PROPERTIES RECOMMENDED FOR DESIGNATION

Address	Historic Name	Building Type	Rating*
Main, Santa Cruz, etc.	Downtown Light Standards	Streetlights	5S*
75 Alpine Ave.	Kimball-Moser House	House	5S
213 Bean Ave.	Mail-News Buildings	Commercial	5S
14940 Blossom Hill Rd.	Hamilton Farmhouse	House	5S
42 Central Ave. (199	Villa Ceccanti Governor House	House Complex	5S
54 Chestnut Ave.	Meriam House	House	5S
17 College Ave.	Los Gatos Soda Works	Industrial	5S
18-26 Ditto's Lane	Ditto-Crim Complex	House Complex	5S
68 Ellenwood Ave.	Hostetter House	House	5S
17 Fiesta Way	Gray-Old Tamale Cottage	House	3S*
130 Hernandez Ave.	Short House	House	5S
High School Court	Los Gatos Union High School	School	3S
433 Los Gatos Blvd.	Sunby House	House	5S
16751 Magneson Loop	Magneson House	House	3S
46 E. Main St.	Molly's Motel	Bungalow Court	5S
238 E. Main St.	First Church of Christ Scientist	Church	3S
262 E. Main St.	Congdon-Hardinge House	House	5S
120 Oak Meadow Dr.	Forrest House	House	5S
18505 Overlook Rd.	Gerlach House	House	5S
41 N. Santa Cruz Ave.	Los Gatos Theatre	Theater	5S
112 N. Santa Cruz Ave.	Lawson Plumbing Shop	Commercial	5S
137 N. Santa Cruz Ave.	Peerless Stage Depot	Commercial	3S
565 University Ave.	Puccinelli Dehydrator Factory	Industrial	3S
14381 Winchester Blvd.	Frank Farmhouse	House	6S*

DISTRICTS RECOMMENDED FOR DESIGNATION

Cleland, College, Kimball, Reservoir, Rogers	Cleland-College District	3S
44-101 Fairview Plaza	Fairview Plaza District (extended)	5S
Ellenwood, Glen Ridge, Hernandez, Palm, Pennsylvania, Peralta	Glen Ridge District	3S*
Harding, Los Gatos Blvd.	Harding Mediterranean District	5S
Bella Vista, Johnson, Loma Alta, Los Gatos Blvd., etc.	Johnson-Los Gatos Boulevard District	5S
316-350 N. Santa Cruz Ave.	Little Village District	5S
Main, N. Santa Cruz, etc.	Los Gatos Historic Commercial District	2S*
Bay View, W. Main, Pennsylvania, Tait	Lyndon Subdivision District	5S

* Ratings: 2S = Determined eligible for National Register and local designation.
3S = Appears eligible for National Register and local designation.
5S = Appears eligible for local designation.
6S = Appears ineligible for designation but contributes to Town's historic ambience; recommended for historic recognition.

INDIVIDUAL PROPERTIES RECOMMENDED FOR FURTHER INVESTIGATION

Address	Historic Name (if Known)	Building Type	Rating*
100 Andre Court	Row of Palm Trees	House	C*
41-55 Ellenwood Ave.	Row of Plam Trees	Trees	I*
16780 Farley Rd.		House	I
16793 Farley Rd.		House	I
156 Highland		Farm Complex	I
191 Kimble Ave.	Mrs. Menuhin's House	House	I
179 Loma Alta Ave.	Market Street School Cottage	House	I
333 Los Gatos Blvd.	Rasmussen House	House	5S*
c.425 Los Gatos Blvd.		House	I
430 Los Gatos Blvd.	Kennedy Estate House	House	6S*
432 Los Gatos Blvd.	Kennedy-Torrey House	House	5S
16334 Los Gatos Blvd.	Western Seminary House	House?	I
16461 Los Gatos Blvd.	20th century adobe shop	Commercial	I
1 Monroe Ct.		House	I
288 Nino Way	Nino House	House	I
381 Pennsylvania	McCullagh Guest House (?)	House	5S
? Prospect Ave.	Stonehouse (Sisters of the Holy Name property)	House	I
531 N. Santa Cruz Ave.		House	I
308 Saratoga Ave. (access Montgomery)	Scully House	House	I
16221 Shannon Rd.		House	I
188 Twin Oaks Drive		Houses	I
742 University Ave.		Stone Barn Fragment	C
104 Whitney Ave.	Belding House	House	6S

POSSIBLE HISTORIC RECOGNITION GROUPS

CHESTNUT RECOGNITION GROUP

15	Chestnut Ave.	Johnston-Faulkner House	House	C
16			House	I
20			House	C
21		Swanson House	House	I
50		Washburn House (?)	House	I
52		Meriam Carriage House	House	C
54		Meriam House	House	5S
155	Hernandez Ave.		House	C
200			House	C

* Ratings: C = Preliminary: Contributes to historic ambience/district.
I = Preliminary: Intact contributor.
NR = Preliminary: Not Rated.
5S = Appears eligible for local designation
6S = Appears ineligible for designation but contributes to Town's historic ambience; recommended for historic recognition.

ELLENWOOD RECOGNITION GROUP

Dst	Address		Historic	Name	Rate	ParcelNo	Built	Index
EG	Alexander	203		HOUSE	C	510-15-009	1940s?	162
		207		HOUSE	I	510-15-008	1920s?	163
		210		HOUSE	C	510-15-027	1930-40s	164
		211		HOUSE	C	510-15-211	1910s?	165
		215		HOUSE	C	510-115-006	1920s?	166
	Ellenwood	57	FLOWERS	HOUSE	C	510-20-016	c.1924	299
		58	ROBERTS	HOUSE	C	510-15-26	1920-26	315
		60	BOGART	SUMMER HC	C	510-20-018	1919	1,057
		62	BECKWITH	HOUSE	C	510-20-019	c. 1925	300
		66	ROBERTS	HOUSE	6	510-20-020	c.1925	301
		67	CAMPBELL	HOUSE	6	510-20-011	c.1920	302
		68	HOSTETTER	RETIRE. HO	5S	510-20-021	c.1925	303
		69	LUMBARD	HOUSE	6	510-20-010	1912-27	304
		73	CARLISLE	HOUSE	C	510-20-009	c. 1927	305

JOHNSON RECOGNITION GROUP

JG	Johnson	250	INGHAM	HOUSE	C	529-38-019	c.1887	261
		253	MILLER	HOUSE	C	532-28-021	c.1886	415
		301	ASHLEY	HOUSE	C	532-28-019	c.1890	416
		311	HOUSE	HOUSE	I	532-28-017	c.1886	417
		315	STORM	HOUSE	C	532-28-016	c.1890	418
		320	SHAFER	HOUSE	I	529-39-007	c.1920	400
		321	STEPHENS	HOUSE	C	532-28-015	c.1920	419
		324	TAYLOR	HOUSE	C	529-39-008	c.1927	401
		325	SAYLER	HOUSE	C	532-28-014	1926	420
		328	MITCHELL	HOUSE	I	529-39-009	c.1927	402
		331	FULMER	HOUSE	C	532-28-013	c.1915	421
		333	SMITH	HOUSE	C	532-28-012	1891-94	422

MAGNESON RECOGNITION GROUP

ML	Los Gatos E	5190		HOUSE	I	523-06-042	1925	900
	Magneson L	5720		HOUSE	C	523-06-019	1932	909
		5730		HOUSE	I	523-06-018	1932	907
		5731		HOUSE	C	523-06-029	1938	908
		5750		HOUSE	NR	523-06-016	1932	905
		5751	MAGNESON	HOUSE	3S	523-06-040	1928	903
		5760		HOUSE	I	523-06-015	1932	904
		5770		HOUSE	I	523--6-014	1932	902
		5771		HOUSE	I	523-06-031	1932	901

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LOS GATOS HISTORIC RESOURCES SURVEY

EVALUATION CRITERIA

General Notes: The evaluator's first task is to "fill in the blanks," that is, on the line after the name of each criterion to write down the particular quality(ies) of the building or resource which relate to that criterion.

Only AFTER identifying the resource's qualities in writing should the evaluator consider the ratings, comparing each resource to like types.

Afterations: Ordinarily a resource will be rated as it appeared when built, and adjustments for alterations are made under criterion 14, alterations. However, if a resource is very much altered, a decusion must be made whether to rate it as the original buildings, or as the remodeled one. The decision will be shown in criterion 7, age, by a double date (as 1895/1930s), and reflected elsewhere in style and design. Examples: a 1-story downtown retail building with another story added in 1923; a Queen Anne cottage with an Art Deco store occupying the former front garden; a totally refaced industrial building.

Short cut: If is it manifestly obvious that a resource has no historic or design value (an undistinguished 1976 bank, or a totally stripped and stuccoed Italianate house), the evaluation may be limited to heading, date(s) of construction, and a cumulative rating of "Appears ineligible . . . "

Criterion	Ratings
A. ARCHITECTURE	
1. BUILDING TYPE Significance as an example of a particular type of resource.	E Especially fine or extremely early example if many survive; excellent example if few survive. VG Excellent or very early example if many survive; good example if few survive. G Good example. FP Of no particular interest.

Notes: 'Type' may be 2-story house, 1-story house, duplex, apartments, cottage, barn, commercial building, industrial building, etc.

The rating compares this resource to others of the same type.

2. CONSTRUCTION Significance as an example of a particular material or method of construction.	E Especially fine or extremely early example if many survive; excellent example if few survive. VG Excellent or very early example if many survive; good example if few survive. G Good example. FP Of no particular interest.

Notes: Any viable resource is at least 'G'. One that's sinking into the ground or no longer functioning structurally, or the site of a former building, is 'FP'.

A brick structure or Class A fireproof construction (pink or gold on Sanborn) is 'VG'.

Rating can also rise above 'G' for especially good materials such as river rock, or polychrome tiles or terra cotta.

3. STYLE
Significance as an example of a particular architectural style or conventional organization of a resource.

- E Especially fine or extremely early example if many survive; excellent example if few survive.
- VG Excellent or very early example if many survive; good example if few survive.
- G Good example.
- FP Of no particular interest.

Notes: Style may be: Italianate, Stick, Queen Anne, Colonial Revival, Classical Revival, Craftsman, Bungalow, Prairie, Mediterranean Revival, Art Deco, or any other style named in National Register Bulletin 16. Also: four-square, L-plan, or generic.

The resource should be rated in comparison to others of the same style.

4. ARCHITECT OR BUILDER OR DESIGNER
Designed or built by an architect or builder who has made a significant contribution to the community, state, or nation.

- E Of particular importance to the history of the community, state, or nation.
- VG The architect, builder or designer is known from reliable contemporary source(s).
- G Attributed to a particular designer or architect or builder.
- FP Unknown.

5. DESIGN
Architectural quality of composition, detailing, and ornament measured in part on originality, quality as urban or rural architecture, craftsmanship, and uniqueness.

- E Excellent.
- VG Very good.
- G Good.
- FP Fair or poor.

Notes: This is the subjective rating, but it's vital to name the qualities of the particular resource which inspire and justify the rating chosen.

A 'G' is appropriate for any clearly identifiable design or visual value.

There may be lots of 'E' ratings.

6. INTERIOR
Interior arrangement, finish(es), craftsmanship, and uniqueness.

- E Excellent.
- VG Very good.
- G Good.
- FP Fair or poor.

Notes: Not applicable to most buildings; not to worry.

B. HISTORY.

7. AGE
Of a particular age in relationship to the periods of development of resources in the area.

- E Constructed before 1888.
- VG Constructed between 1887 and 1904.
- G Constructed between 1903 and 1928.
- F Constructed between 1927 and 1942.
- P Constructed after 1941.

8. PERSON(S)
Associated with the life or activities of a person who has made a significant contribution to the community, state, or nation.

- E Person of primary importance, intimately connected with the building.
- VG Person of primary importance loosely connected, or a person of secondary importance intimately connected.
- G Person of secondary importance loosely connected, or a person of tertiary importance intimately connected.
- FP No connection with person of importance.

Notes: First the person's contribution to the economy, politics, arts, development, or whatever of the community, state, or nation should be evaluated for significance.

"Intimately connected with the building" means it was the person's own residence or place of business, preferably for several years of the person's productive life.

9. EVENT
Associated with an event that has made a significant contribution to the community, state, or

- E Event of primary importance intimately connected with the resource.
- VG Event of primary importance loosely connected, or event of secondary importance intimately connected.
- G Event of secondry importance loosely connected.
- FP No connections with event of importance.

10. PATTERNS
Associated with, and effectively illustrative of, broad patterns of cultural, social, political, economic, or industrial history, or of the urban development of the community.

- E Patterns of primary importance, intimately connected with the resource.
- VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected.
- G Patterns of secondary importance loosely connected.
- FP No connection with patterns of importance.

Notes: Sample patterns:

Earliest settlement.	Development of transportation.	Summer houses.
Agricultural development.	Commercial development.	Health mecca.
Residential development.	Industrial development.	Recreation.
Government/politics.	Institutional development.	
Infill construction.	Ethnic history: (Name of group).	

First find the appropriate pattern. Next decide whether this pattern is primary or secondary. Finally note the relation of this resource to the pattern.

C. ENVIRONMENT

11. SCALE/MASSING
Contributes to the continuity or character of the street, neighborhood, or area.

- E Of particular importance in establishing the character of a distinguished area.
- VG Of importance in establishing or maintaining the character of a distinguished area.
- G Compatible with the character of a distinguished area, or of importance in establishing the character of any area.
- FP Incompatible with the character of its area.

Notes: This is a question of scale and massing: the building in relation to its streetscape.

Row houses/tracts/groups rate highly under this criterion.

12. SETTING
Siting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area.

- E Of particular importance in establishing the character of the area.
- VG Of importance in establishing or maintaining the dominant character of the area.
- G Compatible with the dominant character of the area.
- FP Incompatible with the dominant character of the area; or unimportant.

Note: This is a question of siting and landscaping in comparison to the surroundings.

13. LANDMARK
Significance as a visual landmark.

- E A structure which may be taken as symbol for the community or region as a whole.
- VG A conspicuous and familiar structure in the context of the community.
- G A conspicuous and familiar structure in the context of the neighborhood.
- FP Not particularly conspicuous or familiar.

Note: This is a visual question, not one of official designation.

'E' is very rare. 'G' is for many neighborhood churches, for visually memorable buildings on conspicuous sites.

D. INTEGRITY

14. ALTERATIONS
Has suffered little alteration, and retains most of its original materials and design features. Consider: additions, condition; location, porch, siding, trim, and windows.

- E No changes or very minor changes.
- VG Commercial ground floor remodeled, or other minor alterations which do not destroy the overall character.
- G One or two substantial changes in a building older than 1904; one substantial change in a building 1904-1941.
- FP Altered beyond recognition.

Notes: Severity of the alterations should be considered. If there are aluminum window replacements, does their muntin pattern follow the original one? A moved building should be rated 'G' at best, unless it was moved before 1941. A visibly replaced foundation or chimney may be a substantial alteration unless it has been done sensitively.

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TO:SEAN MULLEN

HPC LETTER TO THE TOWN COUNCIL

SEPTEMBER 15,2025

REGARDING: THE GLEN RIDGE DISTRICT/REQUEST TO ADD TO TOWN'S HISTORIC DISTRICTS

THE GLEN RIDGE DISTRICT WAS CONSIDERED THE MOST INFLUENTIAL PART OF LOS GATOS AND LISTED AS A PRIORITY TO BECOME ONE OF THE TOWN'S HISTORIC DISTRICTS.

THIS WAS ALMOST ACCOMPLISHED IN THE EARLY 90'S, LUCKILY ALL THE MATERIALS FOR THE DISTRICT ARE STLL INTACT.

NEW PHOTOS OF ALL THE HOMES IN THE 12 BLOCK DISTRICT HAVE BEEN RETAKEN AS WELL HAVING THE ORIGINAL WRITTEN ORDINANCE.

ANNE BLOOMFIELD'S DESCRIPTION AND EVALUATION STILL REMAIN WITH EACH HOME DESCRIBED AND SURVEYED. ALTHOUGH IT HAS BEEN SOME YEARS, THE GLEN RIDGE DISTRICT REMAINS ALMOST INTACT WITH A HIGH PERCENTS OF CONTRIBUTING STRUCTURES AS WELL AS HISTORIC CONTRIBUTORS..

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