

TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE MARCH 13, 2024 110 EAST MAIN STREET TOWN COUNCIL CHAMBERS 4:00 PM

Susan Burnett, Chair Lee Quintana, Vice Chair Barry Cheskin, Committee Member Adam Mayer, Planning Commissioner Martha Queiroz, 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 inperson, 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 <u>planning@losgatosca.gov</u> 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.)

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.)

- Requesting Approval for Construction of Exterior Alterations to a Pre-1941 Commercial Building on Property Zoned C-2. Located at 137 and 139 N. Santa Cruz Avenue. APN 510-17-061. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities. Request for Review PHST-24-004. Property Owner: Casey Connelly, Seecon Partners. Applicant: Hannah Micallef. Project Planner: Maria Chavarin.
- 2. Requesting Approval for Modification (Window Change) of a Previously Approved Project on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. Located at 50 Hernandez Avenue. APN 510-20-003. Request for Review Application PHST-24-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Richard Archuleta and Chrissy Klander. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.
- Requesting Approval for Construction of an Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. Located at 323 Pennsylvania Avenue. APN 510-43-044. Architecture and Site Application S-23-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Megan Jellinek. Applicant: Gary Kohlsaat, Kohlsaat & Associates, Inc. Project Planner: Sean Mullin.

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

ADJOURNMENT

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

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TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

DATE: March 8, 2024
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting Approval for Construction of Exterior Alterations to a Pre-1941 Commercial Building on Property Zoned C-2. Located at 137 and 139 N. Santa Cruz Avenue. APN 510-17-061. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities. Request for Review PHST-24-004. Property Owner: Casey Connelly, Seecon Partners. Applicant: Hannah Micallef. Project Planner: Maria Chavarin.

RECOMMENDATION:

Requesting approval for construction of exterior alterations (front façade changes) to an existing pre-1941 commercial building on property zoned C-2. Located at 137/139 N. Santa Cruz Ave.

PROPERTY DETAILS:

- 1. Date primary structure was built: 1938 Per County Assessor's Database; 1938-1939 Anne Bloomfield Survey
- 2. Town of Los Gatos Preliminary Historic Status Code:'+' 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? N/A
- 7. Considerations required? Yes

BACKGROUND:

The subject property is located on the northwest side of N. Santa Cruz Avenue and south of Los Gatos-Saratoga Road. The Santa Clara County Assessor's Database lists a construction date of 1938, and the 1990 Anne Bloomfield Survey indicates a construction date from 1938-1939

PREPARED BY: Maria Chavarin Assistant Planner PAGE **2** OF **3** SUBJECT: 137 and 139 N. Santa Cruz Avenue DATE: March 8, 2024

BACKGROUND (continued):

(Attachment 1). The Anne Bloomfield Survey indicates that the property was once the site of a commercial building that served as a bus depot including retail stores. Town records show that the bus depot function changed in 1977 along with storefront changes. Details of the alterations are not provided in the record; however, the records indicate that the exterior of the building has remain largely unchanged since 1977.

The Sanborn Maps show evidence of retail stores and a bus depot at the subject property between 1928-1944 and 1928-1956 (Attachment 2). The building records show tenant improvements of interior alterations for 137 and 139 N. Santa Cruz Avenue including plumbing and electrical building permits (Attachment 3).

DISCUSSION:

The applicant is requesting approval of exterior modifications to an existing pre-1941 commercial building. The changes are proposed to unify the two storefront façades of 137 and 139 N. Santa Cruz Avenue. The applicant indicates that the changes will provide a subtle nod to the building's Art Deco style.

An existing door at 139 N. Santa Cruz Avenue is proposed to be removed and replaced with a wood framed fixed window. The new window will match the adjacent window's sill height. An existing awning is proposed to be removed at 139 N. Santa Cruz Avenue and replaced with an awning to match the adjacent awning at 137 N. Santa Cruz Avenue. Portions of existing wall tile are proposed to be removed and replaced with gloss and satin ceramic tiles including a gold accent band. Additional improvements include new urbane paint to all existing window frames and entry door; and installation of two decorative wall sconces.

The Letter of Justification discusses the scope of work (Attachment 4); the research conducted by the applicant explains the history of the commercial building (Attachment 1); and the photos of the existing conditions of the building are incorporated in the development plans (Attachment 5).

The property is within the C-2A Subdistrict, as defined in the Commercial Design Guidelines. The Commercial Design Guidelines provides recommendations on building design for the C-2A Subdistrict on pages 25 through 28 (Attachment 6). Sections 3.3.3, 3.3.6, and 3.3.8 are most applicable to this project. PAGE **3** OF **3** SUBJECT: 137 and 139 N. Santa Cruz Avenue DATE: March 8, 2024

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.

CONCLUSION:

The applicant requests approval to remove an existing wood and glass entry door at 139 N. Santa Cruz Avenue and install one wood framed fixed window; remove an existing awning and replace it with a new awning to match an existing awning at 137 N. Santa Cruz Avenue; demolish existing wall tile on both storefronts and replace with a combination of a gloss black ceramic tile and satin black ceramic tile with gold accent band; new urbane bronze paint to all existing window frames and entry door; and install two outdoor wall sconces (Attachment 4). Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director and the application would continue through the Building Permit process. The project would not return to the Committee.

ATTACHMENTS:

- 1. Applicant Research including 1990 Anne Bloomfield Survey
- 2. Sanborn Maps
- 3. Building Permit History
- 4. Letter of Justification
- 5. Development Plans
- 6. Section 3.3, Commercial Design Guidelines

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137, 139 N Santa Cruz Ave. Historic Research Summary February 7, 2024

Sanborn Maps The property appears on the 1944 Sanborn Map

Polk Directories (1952)

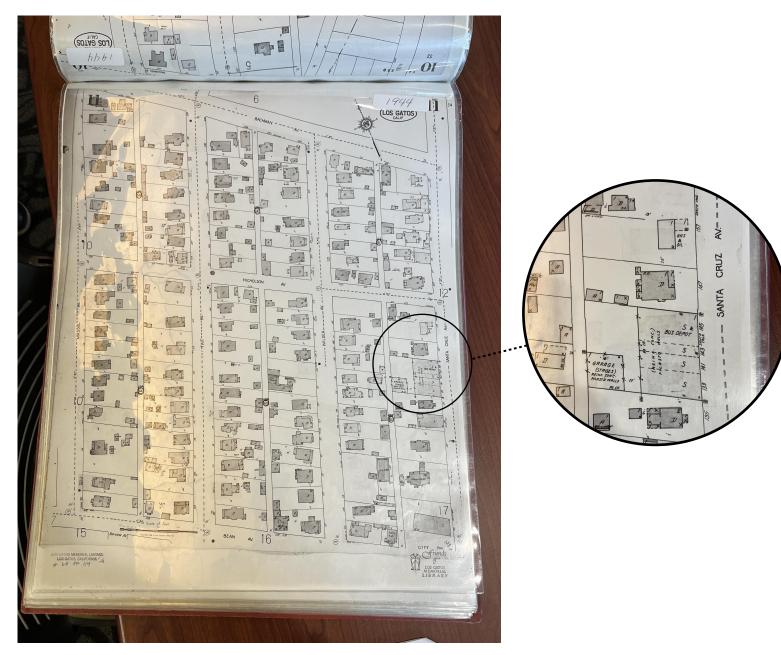
137 N Santa Cruz Ave is listed as Marshal's men's clo. 139 N Santa Cruz Ave is listed as Joe's Barber Shop

Anne Bloomfield (printed report)

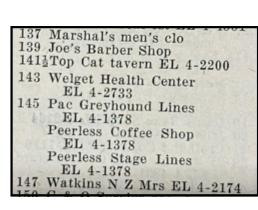
The building was constructed in 1938 as the Peerless Stage Depot. The frontage is split into five commercial storefronts, the northernmost (147) being slightly taller and wider, as it was where buses would exit. The 145 space was originally the bus ticket office, and 137, 139, and 141 were retail spaces. It is noted that the building is a great example of the Art Deco style due to the intricate arching green ceramic tilework. The listed alterations to the building are a change of use from the bus station function in 1977, and a few storefront changes.

The changes we have proposed to the exterior do not affect any of the historically significant characteristics noted in the report.

www.studioKDA.com 1810 Sixth St., Berkeley, CA 94710 Telephone: 510.841.3555

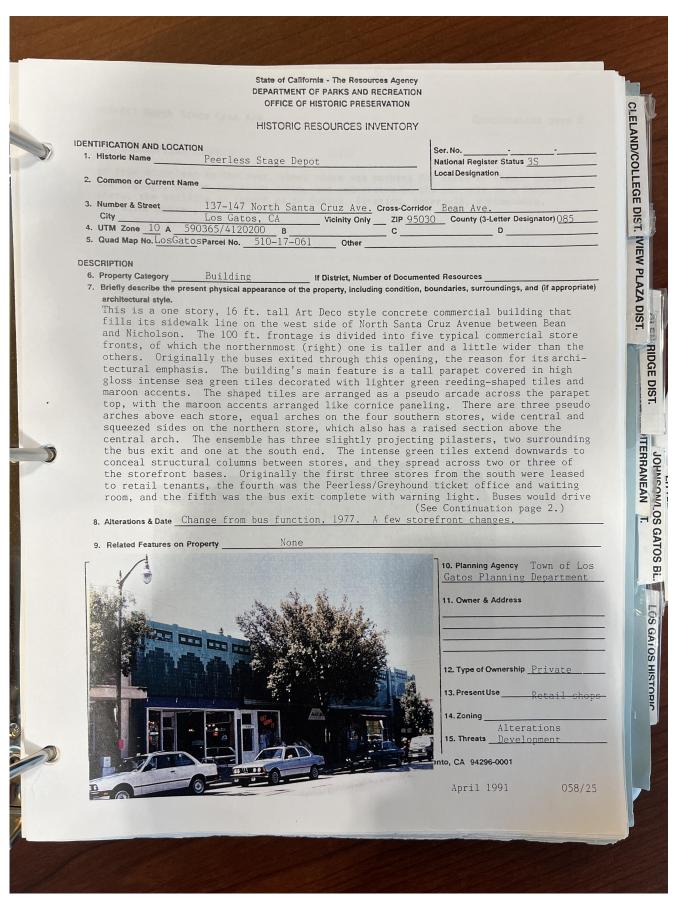


1944 SANDBORN MAP

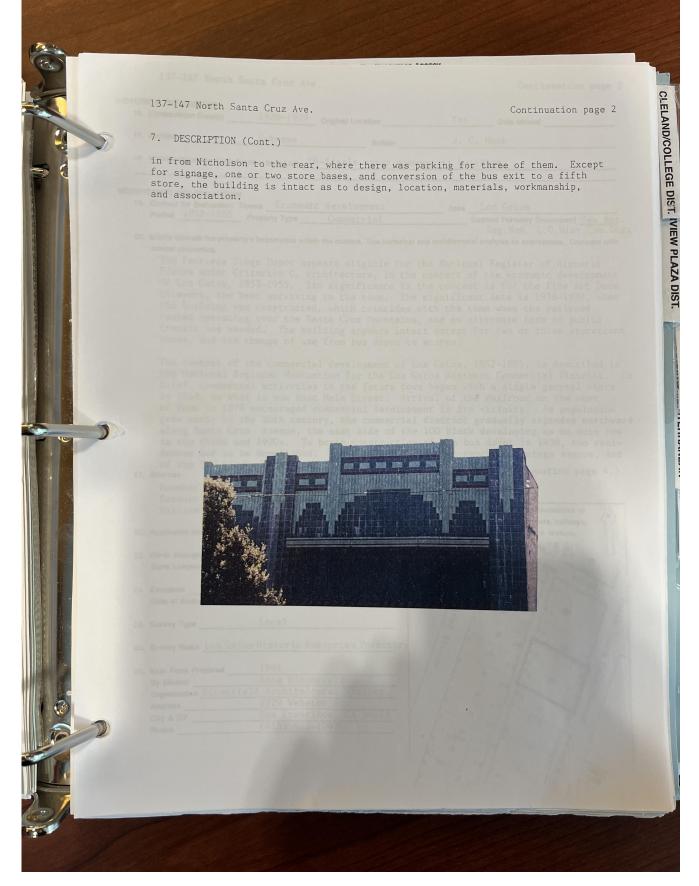




1952 POLK DIRECTORY



(PRITED RESOURCE AT LOS GATOS LIBRARY) PAGE I OF 4



ANNE BLOOMFIELD (PRITED RESOURCE AT LOS GATOS LIBRARY) PAGE 2 OF 4

		AL INFORMATION onstruction Date(s)	1938-1939	Original Location	Yes	Date Moved
1	7. A	rchitect	Unknown	Builder	T O	
1	8. H	istoric Attributes (with	h Number from List)	6-Single story co	ommercial bui	lding
		ANCE AND EVALUATI		ittin on the Rice	at 11 Unive	ratty, and the Bank of
1	9. C	Context for Evaluation Period 1852–195	Theme Economic Property Type			Los Gatos Context Formally Developed? See Nat.
2	20. E	Briefly discuss the pro	operty's importance withi	in the context. Use histori	cal and architectura	Reg.Nom. L.G.Hist.Com.Dis al analysis as appropriate. Compare with
	:	similar properties.				al Register of Historic
		Places under	Criterion C, an	chitecture, in t	he context of	f the economic development t is for the fine Art Deco
		tilework, th	e best surviving	g in the town. 7	he significat	nt date is 1938-1939, when
		ceased opera	ting over the Sa	anta Cruz Mountai	ns, and an a	ime when the railroad lternate form of public
		transit was bases, and t	needed. The bu: he change of use	ilding appears in e from bus depot	tact except to stores.	for two or three storefront
		pide the bank in				1852-1955, is described in
		the National	Register Nomina	ation for the Los	Gatos Histo	ric Commercial District. I th a single general store
		in 1863, on	what is now Eas	t Main Street. A	rrival of th	e railroad on the west
1						vicinity. As population gradually expanded northwar
						developing as an auto row s depot in 1938, two resi-
		dences had t		. The commercial		ached Saratoga Avenue, end
	21.	Sources				(See Continuation page 4.)
		Sanborn Fire	e Insurance Maps	139, 153; #38A,		
		William A. V	Wulf, interview,	10 April 1991.		ow location and boundaries of on to nearby streets, railways,
	22.	Applicable National	Register Criteria	<u>C-architectur</u>	natural landmark /	s, etc. Name each feature.
	23.	Other Recognition State Landmark No.	(if applicable)			s stichols
			Anne Bloor	mfield		17 5 4 VENUE
	24.	Evaluator Date of Evaluation _	27 Octo.		Wildo	the 26 gl to No
	25.	Survey Type	Local		lder	
			Gatos Historic R	esources Inventor	Avenue	Santa Santa
		Year Form Prepared			nue se	32
	27.	D. (Mama)	Anne Bloo	mfield		1 228 S S S S S
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		City & ZIP Phone	(415) 922	isco, CA 94115 -1063		20 a la PCLA
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ANNE BLOOMFIELD (PRITED RESOURCE AT LOS GATOS LIBRARY) PAGE 3 OF 4 DEPARTMENT OF PARKS AND RECREATION

137-147 North Santa Cruz Ave.

Continuation page 4

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RIDGE DIST.

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20. SIGNIFICANCE (Cont.)

The bus depot's place in this context is as one of the town's three best Art Deco style buildings, and the only one executed in ceramic tile. (The others are Libante's Gem City Laundry/Puttin on the Ritz at 11 University, and the Bank of America Building at 198 West Main, both in the Los Gatos Historic Commercial District.)

Art Deco was basically a style of ornament for buildings of well established fundamental shapes such as the apartment block or the commercial storefront building. The ornament is usually geometrical, and sometimes also highly stylized figural/floral, executed in very low relief on a flat plane. Favorite motifs were fluting, reeding, prism lines, and zigzag. The ornament usually covered only a small portion of the facade, emphasizing some architectural feature such as the parapet or the entrance, and leaving the rest smoothly planar. Polychromatic effects were favored, often in glossy ceramic tiles.

The bus depot's tile is a beautiful example. Ornament is geometrical and limited to the upper parapet. The pilaster tops are zigzag, the cornice is color rather than projection. The pale green tiles that form the pseudo-arcade are shaped in relief as reeding. The combination of these three particular colors is typical only of the 1930s Art Deco and no other period. Integrity is remarkable in that most of the flat sea green tile survives all the way down to the sidewalk and on some storefront bases (as the bus exit, the northernmost store never had a green tile base). The narrow metal hoods with incised horizontal lines over the display windows are also typical of Art Deco.

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ANNE BLOOMFIELD (PRITED RESOURCE AT LOS GATOS LIBRARY) PAGE 4 OF 4

ARCHITECTURAL HISTORY (415) 922-1063 2229 WEBSTER STREET SAN FRANCISCO. CA 94115 ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH
File address 137147 N. Santa Cruz
Parcel # $510-17-061$ Lot size: 100 front ft. x 128 ft. deep
Lot shape: Rectangle L Rectangle with small rear jog Other parallim
Location: N_S_E_W_side of NSCSt_Ave_Other
distance to cross st: <u>143</u> ft. N_S_E_W_ from <u>Nicholson</u>
at NE NW SE SW corner of
HISTORIC INFORMATION ON PARCEL MAP
Old tract or subdivision name Almond Grove Ada Old Block # 2 Old lot #4+5
FIELD SURVEY INFORMATION (handwritten in red)
Preliminary rating + Estimated age 1930s Style Deco # stories /
Alterations gome store fronts
Other 145 "The Cats" - 5 stores greentiles, 3-dimen. On parapet - Some storefronts Surviv
COUNTY ASSESSORPROPERTY CHARACTERISTICS (paste on copy) EFFective date
OWNERSHIP SHOWN ON MAPSSourceSourceSourceLocation of property, or LotOwnerNameDatePageOld tract/block/lotSizeName
1891
<u>Blk Book</u> 1908
<u>Survey</u> 1944
MISCELLANEOUS National Register listed date PHO' PHO' #007/21.22.23 Date 2 Nov 89 County Inventory 1979 PHO'
Town of Los Gatos: Designation Recognition District Name
Previous Survey
Gebhard: page # illustration page #
Page 16

				Anne Bloc		ARCHITECTURAL HISTORY (415) 922-1063
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depot closed

July

The Los Gates bus depot at 145 N. Santa Cruz Ave. was closed late last week when the local Greyhound -Peerless agent walked out, to the surprise of bus

to the surprise of bus company officials. Local agent Bob Ash-more, who, with his wife Nadine, had operated the Los Gatos depot for the past nine years, reportedly loaded turnishings out of the depot and locked its doors behind him late. Thursday affections, without societies. afternoon without notifying Peerlest officials or new, local owners of the building. Peeriess official Alex Geeta said from Oakland "He (Ashmore) just closed it down and walked away. The first notice I got was vesterday when our driver told me." Gaeta said the morning Peerless driver arrived at the Los Gates deput, striday morning to find the doors exceed and presenters would go the outboard the bus

The closing follows weeks of anxiety by many local depot customers, and Ash-more, over the future of the old depot, which was built by the Poerless Stage Co. in 1938

BUILDING SALE The building, which also houses several other rotail businesses, recently was purchased by a local in-vestment team which in-citudes Los Gatos Town Courchman John Schner and real estate man Larry White, The new owners announced rent on the new building would be mised from \$150 per month to \$500 when the old lease appred

on June 15 When Ashmore protested that he could be come up with that much monthly rent. One new owners of fared to lower the figure to seamwhile, asked Dearless meanwhile, asked Dearless and Greynowne if they would pill the rest increase to allow him to stay in PERLESS OFFER

While the

Grey

CLOSED UP- The Los Gatos Greyhound / Peerless bus depot closed late last week when local agents Bob and Nadine Ashmore cleared out their property and locked the door behind them. Bus company officials now say the depot will remain closed indefinitely. Buses may still be boarded from the sidewalk in front of the depot, but packages to be

delivered by bus must be taken to the San Jose depot at 70 Almaden St. Bus company officials say exact fares must be paid apon boarding the buses. Farm are: San Jose, 5.00 (\$1.50 round trip): Hayward, \$2.85 round trip); Oskland, \$3.60 (\$6.35 round trip); Scotts Valley, V.25 (\$2.40 round trip) and Santa Cruz, \$1:50 (\$2.85 round trip.)

7-7-1977

would consider sharing the rent, Peerless affered to come up with the entire \$450 come up with the entire skill rent to cover until July 15. The threat to the bus depot prompted many local residents to place calls to Ashmore. Lochner and Gaeta, protesting the possible shutdown of the station which has been a popular departure point for many women name stime in many young people going to Santa Cruz and a meeting place for local elderly persons.

Recently, Gaeta reported recently, Gasta reported that he received a letter from a Los Getos senior citizens' group protesting the depot closing. NOT INFORMED Ashmore, himself, had been one of the more vocal-

been one of the more vocal persons in favor of saving the depot. He complained, however, that neither Peerless nor the building's new owners kept him in-formed of the day-to-day business dealings surrounding the depot. Ashmore, a Los Gatos resident, was unavailable, for comment Tuesday, but

for comment Thesday, but Gaeta who spoke with Ash-more, said the ex-Peerless agent was considering taking another public trans-portation-oriented job. Gaeta said that, by closing the depot so abruptly, Ashmore violated a contractual agreement with Poerless to give at least a month's notice before moving out. Gaeta said, however, that Peerless probably will not take legal action against Ashmore. BUSY WELSEEMD Gaeta said Ashmore's walkout created problems with the heavy Fourth of July weekend demand for his service to Santa Cruz. "If I had had a couple of weeks, maybe I could have a contractual agreement

put a new agent in the said Gaeta.

Gaeta said Peerless and Greyhound are now lookin for a new Los Gates depo agent and that both com-panies are interested in Continuing service from () Gatos: But, he said in creasing rates in the lis w Senta Cruz site could for the companies to look a new Los Gatos deput

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Oct. 8

1701

Vork To Start Soon On New Building To House Stage Depot

LANS, SPECIFICATIONS AND LEASES NOW BEING PREPARED

Los Gatos Times Los Gatos, Calif. July 27, 1937

Peerless Stages, Inc., 25 South Market, San Jose, Celifornia

Gentiemen -- In view of local inbrent in the subject of a bus depot for Los Gatos, I would appreciate an expression from you as to what plans you have and when you expect them to materialize. Considering the tentative approaches you made here some months ago, and in light of the subsequent silence. I believe an expression from you at this time as to what your investigations nave revealed would be particularly appropriate.

Enclosed is a copy of an editorial appearing in last week's issue of the Times.

> Very truly yours, L. B. GARRETT

Peerless Stages, Inc. 101-404 Pacific Building Oakland, California September 30, 1937, L. B. Garrett, Editor Gates, Times

Getos, California

Description is sorry to have had delay answer to your letter of hity 37th with reference to a bus oport for Los Gatos, but certain exclusions which we expected to concluded long before this under way at the time that is the antived and we delayed were with such time as we delayed. You with deligite the delayed by we with deligite the delayed by we with deligite the delayed by the delayed by the delayed by the delayed is the delayed by the delayed be delayed to know that Osteland hostings to know the purpose of a state of the purpose of a state of the purpose of the purpo

Plans, specifications, leases and other details are now being prepared and building will commence as soon as these matters are satisfactorily arranged. We feel certain that this project will be a worthwhile contribution to the progress of Los Gatos. Very truly yours,

J. B. HELD

President and General Manager Oct. 15

Chamber Commerce Plans Get-together Dinner, October 25

A committee comprised of Misses Leone Ghetti, Donna Winning and Messes, H. L. Dans, Harry Lewis, F. Porter and W. W. Clarke is making elaborate plans for a get together dinner of the Chamber of Commerce.

The dinner which will be held at the Lyndon Hotel, Monday evening, October 25th, is open to all interested in Community affairs whether members of the Chamber or not,

Mesors. Clayton Willis, Ed Yocco, Neal McGrady and Herbert Roberts will present several songs both humorous and classical, while Bob Hamsher's group will enliven the affair with instrumental numbers.

A former Los Gatos resident who has made an outstanding business success, and a gifted speaker has been invited to address the meeting. Miss Lillian Palmer is expected

to preside in her inimitable manner.

Each guest will be invited to submit one written suggestion for Chamber activities, several will be asked at random to justfy their suggestion in two minute talks. Tickets are \$1.03 and may be reserved by telephoning the secretary or any member of the committee.

Suggestions Asked 134 For Los Gates Map The secretary of the Chamber of Commerce states that there have been many calls for a map of Los Gatos and vicinity, showing roads, mail routes, resorts, etc.' Everyone who is interested in the preparation of such a map is requested to get in touch with the secretary at once. Ocl. 8 0 1 3 **Recruits** Needed For Town Band Because only 13 were present Monday evening at the meeting for all interested in joining a town band, it is probable that there will. be no band. According to Charles Hayward, director, it is necessary that 20 joni the group before a band can be organized. Another meeting will be held this coming Monday and all interested are urged to attend.

UCL.F

SITE PURCHASED FOR BUS DEPOT ON SANTA GRUZ AVE

TIMES" TAKES ACTIVE IN-TEREST IN DRIVE FOR ACCOMMODATION

With the purchasing of the J. A. Delmas and Lillian A. Hunter properties on North Santa Crus avenue between Nicholson and vestment Company, prospects for Bean avenues by the Oakland Ina bus depot look brighter.

The company contemplates wrecking the two houses on the property, and erecting a modern building, containing several stores together with space suitable for a union stage depot, to be leased to the stage lines. G. S. McMurtry and A. H. Bell local real estate braisers, who are acting as exclusive agents for the parties involved, divulged no forther details pertaining to the transaction.

Feb. 10

1

C. of C. Votes for Donors to Decide Surplus Funds' Use

"The community deserves and expects something from every cltizen

"A chamber of commerce has some other jobs than big things. Occasionally getting residents and business men to work together for community interests means much more than money."

These and other rousing sentiments voiced by William A. Baylor of Woodacres, secretary of the San Jose Merchants' association, brought enthusiastic applause Friday evening at a community get-together in the Los Gatos grammar school auditorium sponsored by the chamber of commerce. Dr. H. F. Porter, recently elected president of the chamber, was in charge.

An enjoyable program of local talent was given by the chamber and the Business and Professional Women's club. The only business considered was what to do with the \$114.48 surplus from the holiday street lighting fund. It was decided to let the actual donors decide whether to return it on a pro-rate basis, or to leave it for next year. It was felt that if the sum is returned, the city council should come in for its share, on its appropriation for street lightfor the decorations. Secretary W. W. Clarke state some had suggasted that the surplus be used r charity.

The fund, Paul Straub reported, related to \$621.25, of which cutter from the general fund to chumber, another \$140 from oity, and \$341.25 from indi-

Disburgements were \$506.77, wing a surplus of \$114.48. Music Numbers One of the bits of the evening the male chorus under W. W with Several we'll rendered with Several we'll rendered with known local singers, with known local

Page 20

While the "town band" from the adult education department could not be present, C h a r l e s Hayward, musical director at the high school, presented an excellent orchestra which gave a well balanced program at the beginning of the evening.

1934

The Business and Proressional Women scored a tremendous hit with a clever skit written by Miss Donna Winning, "Evolution of the Business Woman." The recitative part was well given by Miss Alice Andrews, who also sang a splendid solo. Mrs. Marjorie Marshall Bonde was at the piano. The characters included Viola Carroll as Eve, Leonore Ghetti as Delilah, Zelda Kopp as Queen Elizabeth, Hattie Oakley as a colonial housewife at the spinning wheel, Rosella Booker in a masterly portrayal of the stenographer of the Gay 90's, and Pearl Hook as the modern business girl.

Mar. 24

Big Modernization Drive Is Launched by Local Leaders

Modernization of all Los Gatos homes, and launching a demonstration whereby some fortunate citizen may have his residence brought up to date as an object lesson to other residences, came up for discussion at a meeting of local contractors, building material dealers, and bankers, held on Thursday afternoon in the Los Gatos fire house.

The meeting was called by I D. Mabie, chairman of the FHA committee of three years ago when a successful campaign was put on under the direction of James J. Hudson.

D. L. McKay, president of the First National bank, and other speakers discussed the provision of the act. Insured loans are available under much the same plan as previously, excepting that the plan does not include refrigerators, stoves, or other removable improvements.

Mar. 31 Ground Broken for Union Bus Depot on Santa Cruz Avenue

139

Ground was broken Monday for the new bus depot on Santa Cruz avenue, near Nicholson avenue. The depot will represent an investment of some \$30,000, and will include a three-car garage, as well as the bus building proper, which includes several stores, and a waiting and rest room.

J. C. Monk, the contractor in charge, has 75 working days in which to complete the job.

The bus depot is part of considerable construction work on North Santa Cruz avenue. In the next block north from the depot, H. B. Winnegar, San Jose contractor, is completing a one-story stucco building for "Gene's Market," the owner being Eugene Rugani.

Garden Contest Announced Here by Local C. of C.

3-31

Apr. 14

Mrs. Ann Worcester, chairman of the garden committee of the chamber of commerce, has announced plans for a "bigger and better" competition this year. Last season some 35 gardens were entered, with prizes \$110, offered through the generosity of individuals. Mrs. Worcester hopes for even larger entry lists and

"Clean-Up Week"

The "clean-up" committee of the

Los Gatos chamber of commerce

has set the week of April 18 for

"Clean-up week," it is announced

by O. E. Spaeth, chairman of the

The city has consented to haul

away debris and refuse deposited

during said week in front of the

sidewalks, J. C. Monk has volun-

teered to haul without charge de-

bris in the west end, lying outside the city limits.

April 18 Plans

clean-up committee.

Feb. 17 A Message The Los Gatos chamber of com

merce urgently requests your co operation in cleaning up and brightening up our community so that we may make the best pos sible impression on the many visitors passing through to and from the San Francisco Fair, To assist in making available

wild flower seeds for brightening up parkways, gardens and vacant spots the Camp Fire girls will call with packets at ten cents each. with a little care the wild flower collection will add considerable volor over a long period during the present season, and in undisturbed places should reseed from year

to year. Your cooperation will be very much appreciated. LOS GATOS CHAMBER OF COMMERCE

Feb.

24

Summer

Vacation

Feb. STAGE DEPOT **OPEN SUNDAY**

> Peerless and Greyhound buses will start using the new depot at 145 No. Santa Cruz avenue this Sunday, it was announced In Los Gatos Wednesday by John B. Heid, president of the Oakland Investment company, owners and lessors of the building.

AT THE LYNDON.

Miss Mary Edson of Boston, Massachussetts, is spending a few months at the Hotel Lyndon. Mrs. Harry Weisbach and son of Inthe entry weeks. Illinois, are consuling a few days at the hotel their way to San Francisco inthe Weisbach is the sister of Mrs. R. Gibbs of Los Gatos. and Mrs. J. S. Pairweather an Francisco are spending a weeks at the hotel. Mr. Patrner is a prominent architect in Concis F and Mrs W. W. Deckine of an Francisco are spending a few Margaret Shepard of Der s making the her home Con the Williams aking her

Representative of U.S. Chamber in a Talk About Polic

Mar. 24

11.27 1939

The attitude of the United State chamber of commerce in matter of national policy was explained to a meeting of representatives of the local chamber at a meeting in the fire house Wednesday morning. Malcolm Ainsworth, manager of the western division, was the speaker.

He explained that the national chamber was pursuing a general policy of reduced taxes. The National Labor Relations act, he said, should be amended, as well as the undistributed profits tax. The organization's attitude toward social security it that it should be put on a "pay as you go" basis:

The champer, he said, had been unjustly accused of taking part in politics.

"The belief of the chamber is that what is good for business is good for the country as a whole, and we have not failed to go on record against legislation which we believe would work against this. The organization, however, is non-political," Ainsworth asserted. He suggested that the Los Gatos chamber, which discontinued its membership in the national chamber in 1933, renew it again. President Stanley Mills, who introduced the speaker, said the matter would be taken up at the next meeting of the board of directors.

Among others present were Sewall Brown, Marc Vertin, E. C. Butler, W. L. Conover, Neal Mc-Grady, W. W. Clarke.

Jamer Chamber's Young Man Doing

three public spirited young nee of the junior chamber of commerce, Lee Johnson, Austen Meek and Milton Frazer, have been ensaged in odd moments during the past two weeks in the task of improving the appearance of El Monte hill.

the town board saw to it that shrubs and flowers were planted on the strip of ground left between the old road and the new, and the junior chamber took it upon themselves to weed out the slope which adjoins the new road. Eventually the junior chamber's young men will plant shrubs there.

Mar. 24

Another Garden Contest Is to Be Sponsored Here

Plans for another garden con test in Los Gatos this year were announced by the chamber of commerce. Last year the event attracted more than 40 entrants and prizes totaling \$120 were awarded. This year the garden committee of the chamber of commerce, of which Mrs. Ann J. Worcester is chairman, is expecting fully a hundred entrants in the contest. Frank E. Ring, president of the Flower Lovers club, is also on the committee.

As in last year's contest; there will be three divisions: (1) those owning their home and doing their own gardening; (2) those living in rented homes and doing their own gardening; and (3) those owning or renting their homes and employing a professional gardener either full or part time.

To enter the contest, entrants should notify the chamber of commerce (tel. 580) which division they are entering.

Apr. Junior Chamber of Commerce Giving a **Big Dinner Tonight**

14

The junior chamber of commerce is holding its "charter night" dinner at 8 o'clock in the Lyndon tonight. J. L. Countryman, president, will preside, with Charles W. Ricketts in the chairman's role.

"Windy" Gale, a member of the San Jose junior chamber, will be guest speaker,

Town officials, including Mayor Vertin, and Stanley Mills, president of the chamber of commerce, will be among the invited guests. Other guests will include members of junior chambers of commerce in Santa Cruz, San Jose, Gilroy, Redwood City and Palo Alto.

The dinner will mark the local chamber's membership in the state and national organizations. The charter, showing membership in the U.S. junior chamber of commerce, is being sent from St. Louis, seat of the parent body. J. L. Countryman will be presented with a president's pin by the San Jose chamber:

GA

Page 21

Picture from the past



Floral Carnival and Frast of Canterns,

May Bay, 1909.

Los Gatos.

California

First Prize - Girls -- Fattest. Silver Cup, gift of Gov. J. N. Gillett.

Second Prize - Girls - Fattest, Silver Cup, gift of Nestle's Food,

First Prize Boys-Handsomest. Silver Cup, gift of Mennen's Talcum Powder Co.

Second Prize Boys-Handsomest. Silver Cup, gift of O'Brien's Candy Store, San Jose.

First Prize Girls-Prettlest. Silver Cup, gift of PRESIDENT ROOSEVELT.

Second Prize - Girls - Prettiest. Silver Cup, gift of Merchants' Association of San Jose.

First Prize-Boys-Cutest. Silver Cup, gift of California Fig Syrup Co.

Second Prize-Boys-Cutest. Silver Cup, gift of Supervisor Frank E, Mitchell.

First Prize-Girle-Sweetest. Silver Cup, gift of Mayor Chas. W. Davidson.

Second Prize-Girls-Sweetest. Silver Cup, gift of Senator Geo. S. Walker,

First Prize-Boys-Bost Decorated Vehicle. Silver Mush Set, gift of Borden's Condensed Milk Co.

Second Prize Girls Best Decorated Vehicle. Silver Cup, gift of W. C. Lean, Jeweler, San Jose.

For the handsomest boy less than three months old-Baby Carriage, gift of Heywood

BABY CONTEST -- On May Day, 1909, a baby contest was held in Los Gatos in conjulction with a "floral carnival and feast of fanterns," Above are the front

RULES TO GOVERN CONTEST.

No entrance fees or charges shall be made Babies not to be over TWO years of age. All babies to be shown in decorated baby carriage or baby go-cart.

Parents to provide a pink ribbon for BO babies.

Parents to provide a blue ribbon for GIRI babies.

At 2:00 P.M., numbered tags will be distributed. Odd numbers to the boy babies and even númbers to the girl babies.

The clerks of the scales will commence weighing the babies at 2:00 P. M. All entries for heavy weight prizes must obtain officia weight from the clerks.

Formation of decorated parade shall be or the west side of Santa Cruz avenue, north o Nicholson avenue.

3:00 P. M., decorated baby carriage and baby go-cart parade.

PRIZES.

First Prize-Boys-Plumpest. Silver Cup. gift of PRESIDENT TAFT.

Second Prize-Boys-Plumpest. Silv a Cup, gift of Judge J. R. Welch.

Bros. & Wakefield Rattan Company, of Sai Francisco.

For the prettiest girl less than three months old-Elegant Dress, gift of The Arcade, Canelc Bros. & Stackhouse, San Jose.

For the winner of President Taft's silver cup --One dozen Cabinet Photos, gift of Wagner's Studio, Los Gatos.

For the winner of President Roosevelt's Silver Cup-A large picture, gift of Wagner's Studio, Los Gatos.

For the most novel and original feature in parade—a Silver Cup, gift of Los Gatos Board of Trade.

For the handsomest pair of twins-Silver Napkin Rings, gift of J. J. Fretwell, Los Gatos, Names of winners inscribed on prizes.

JUDGES-Judge T. R. Dougherty, Roy E. Wolter and E. B. Devine.

CLERKS OF SCALES-Victor S. Howard, Ray Clark, W. E. Hannah and Charles Nichola.

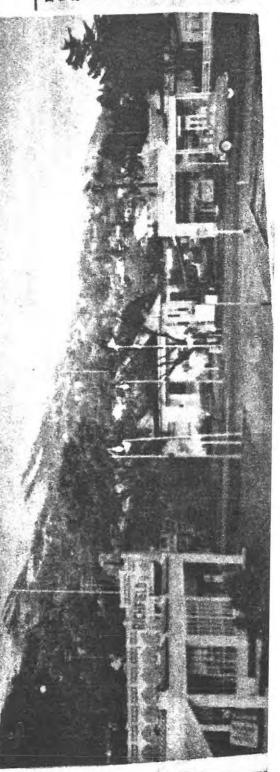
N. B.-Judges' decision final. No appea but to time.

REST ROOM for Mothers and Babies, with many of the comforts of home, will be provided

> R. P. DOOLAN, Director-Gener

> > 2 14

and back pages of the program and below are the two inside pages of a program, containing rules and prizes. DOUBLE INTEREST - This photograph taken on Jan. 25, 1954, by Lidoyd E Smith, then owner-publisher of Los Gabo Times, from his apartment app th newspaper office building, is of doub interest. Santa Cruz mountains in bac ground were covered with snow and t interest. Santa Cruz Aven interest. Senta Cruz Aven and Royce Street appeared much differ than today. A Richfield service stat than today. The residence across Santa C Avenue is gone, as are most of homes that once lined that street f homes that once lined that street f



Page 22

Famsher Collectin Book 38A, 42

Demise of bus depot **concerns Los Gatans**

By JEFF MOAD

Bob Ashmore, who runs the old bus depot on N. Santa Cruz Avenue in Los Gatos, held the blaring telephone receiver away from his ear and smiled. The loud voice of an excited woman could be heard by anyone within 10 feet of Ashmore.

"I know what you mean," he said, into the receiver "but there's nothing else I can tell you." He hung up, shaking his head.

Ashmore explained that the call was just one of a growing number from local cerned that the old bus depot will be closed down, another victim of rising downtown Los Gatos rents.

PURCHASERS

group of local essmen, including businessmen, Town Councilman John Lochner, recently purchased the old commercial building which contains the depot and four other businesses.

The tile-front building was sold by the Peerless Stage Co., which built it in 1938 and runs one of its few regularly scheduled lines through Los Gatos between Oakland and Santa Cruz.

Peerless had charged Ashmore and his wife, Nadine, who together run the depot and a tiny lunch counter, \$150 for use of the 1,000 - square - foot depot. The Ashmores made a modest living off of com-missions paid on bus ticket and parcel sales by Peerless and Greyhound, which also schedules runs through the depot. The depot is used by many

local businessmen who take advantage of the Grevhound parcel service. Many young people regularly patronize

Page 23

weekends, and elderly persons use the tiny sandwiches and coffee. depot lobby as a sitting

the Los Gatos to Santa Cruz room. There are even a few run, especially on regular customers of Mrs. many Ashmore's inexpensive LEASE EXPIRING

But the Ashmores' lease on the depot runs out on the fifteenth of this month, and the building's new owners (CON'T ON PAGE 10)

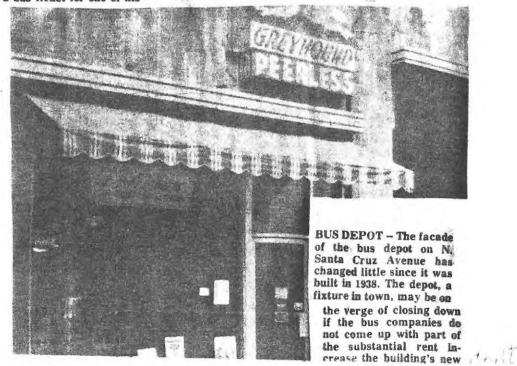


NINE YEARS -Bob Ashmore (left) makes out a bus ticket for one of his

customers at the bus depot on N. Santa Cruz Avenue

which he and his wife have operated for nine years.

Hampher 34E



Bus depot

(CON'T FROM PAGE 1) have asked for a monthly rent of \$450, a figure Ash-more and his wife say they cannot come close to meeting

June 9 (er int.)

According to one of the building's new owners, real estate man Larry White, if the depot space were remodeled and turned into a different use, he could probably get \$1,000 per month rent. White and partner Lochner, originally set the new bus depot rent at \$600, using what White called the current downtown commercial rent rate of between \$.55 and \$.60 per square foot. But, when it became clear

that Ashmore could not pay that rent. White said he offered to lower the price to \$450 on a month to - month

PHONE CALLS

White said he too has been the recipient of phone calls from people who are critical of his plan to force closure of the depot. White, however, said that is not his intention: "I tell them," he said, "that I have offered to lower the resit to contribute to keeping the depot there. Then I ask the ladies who call me how much they are willing to contribute."

White said that, for now he is willing to give Ashmore, Peerless and Greyhound time to decide how they will meet the rent increase.

White said the way he sees it, the problem is that the neighborhood has grown too rich for the depot to survive. "In most cities, the pas station is located in a low-rent, downtown area," White noted. In Los Gatos, however, the downtown area is not low rent.

NO CHOICE According to Ashmore, there are no places left in town that would be inexcensive and suitably located or a hus depot. Ashmore has suggested to Peerless that it and Greyhound share the cost of the rent increase. He reported, however, that both Peerless and Greyhound had been slow to

respond to his suggestion. "It's bad enough trying to deal with a million-dollar outfit like Peeriess, but a giant like Greyhound is really hard to get through

to," Ashmore shrugged. Contacted Wednesday Contacted Wednesday at Peerless headquarters in Oakland, Peerless official Alex Gasta at first said the plan was to let Ashmore "deal directly with the new landlord."

BENT SHARING

Gasta later agreed, however, that there had been some consideration given to sharing the rent increase between Peerless and Greyhound.

This morning, Gaeta told Ashmore that the rentsharing plan was being considered by Greyhound officials at their Phoenix, Ariz, headquarters, Ash-more said he was not in-formed how much of the new rent he would be required to pick up. Ashmore, however, said

he figures Peerless and Greyhound could easily afford to share the rent and still make money off of the Los Gatos depot. He said the depot took in a gross of over \$100,000 last year.

DAY TO-DAY

But, until he hears definitely from Peerless and Greyhound on the rent arrangements, Mr. and Mrs. Ashmore can only run the depot from day to day. "When people call," he said, "I just have to tell them that I have no idea what will happen. Right now it looks like we will be around for awhile, but we just don't know."

Ashmore said that, if the depot is closed, Greyhound and Peerless probably still would stop in Los Gatos, but parcel service would be finished.

Mr. and Mrs. Ashmore have operated the bus depot for nine years. Before that, they said, the depot went through a series of less than reliable operators. "When we used to call the Los Gatos depot, sometimes it would be open and sometimes it wouldn't. We just didn't know," he recalls.

PLANS INDEFINITE

The Ashmores live in Los Gatos above Loma Alta Street. Mr. Ashmore said he does not know what he and his wife will do if they are forced out of the depot operation. They would like to stay in Los Gatos, however, they said. The bus depot may not be the only business in the old N. Santa Cruz Avenue building to feel the pinch of climbing rents. Leases on the other businesses - Lee's Carpets, the Black Watch bar, Rag Mama's and Sunshine Delight Yogurt -are scheduled to expire sometime next year. REMODELING

REMODELING According to White, plans call for the old building to be remodeled to house new, pedestrian - otiented shops "Eventually," he said, "I would like to see it look something like the Mall area in Santa Cruz with a nice bookstore/ dell and other pedestrian - oriented businesses." White said he would not be in favor of a would not be in favor of a bar in the renovated building.

File address 137 17 N Santa Cruz.

Anne Bloomfield ARCHITECTULAL SURVEY

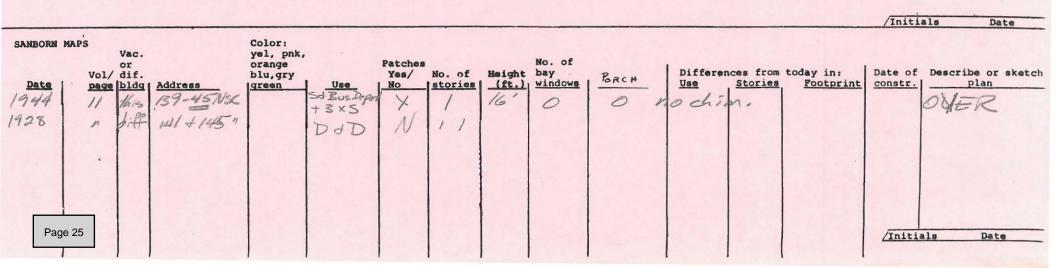
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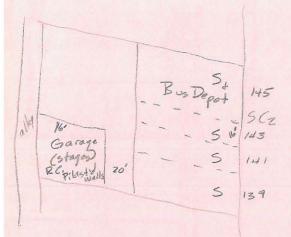
-415) 922-1063 2229 STER STREET SAN FRAN CO. CA 94115

BUILDING RESEARCH

Volume	tinCA&BNCallChro DatePag Contract noticeNoti Builder/Contractor	6	_BP issued			Cost
BUILDING PERMITS Source: Permit Register, Press- Dem., or Applica Number & worthwhile		Location Con	No. of	Owner Buil & cont address addr	Initials Bldg's width/ depth/ height height	Date Exterior <u>Materials</u> date

OTHER SOURCE (specify thoroughly)





APPLICATION FOR BUILDING PERMIT The undersigned herewith makes application for the $ \underbrace{\mathcal{Alteration}}_{\text{lonettin}} of , \text{ Stor } \times \\ \underbrace{\mathcal{Building, of}}_{\text{Building, of}} \\ \underbrace{\mathcal{Building, of}}_{\text{Type}} Construction, - basement, to be used and occupied as \underbrace{\mathcal{Montors} \times \mathcal{Mohomedian}}_{\text{boundarion to be}} \\ \underbrace{\mathcal{Montors} \times \mathcal{Mohomedian}}_{\text{With a footing of _ in in. top and _ in. high} \\ \hline \end{aligned}$	BUILDING PERMIT Inspector's File No. BUILDING PERMIT Inspector's File No. TOWN OF LOS GATOS GATOS Nith granted to Department of Building & Inspection Main actoo Man and specifications file in this office. Man specifications file in this office. Man specifications as fee, is hereby acknowledged. Dated Man 22.19 X Dated Man 22.19 X Man Man Low
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Interior to be	BUILDING PER TOWN OF LOS GA TOWN OF LOS GA TOWN OF LOS GA ADDIEL CALLER ADDIEL CALLER
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Estimated value, \$ 3500	
	PERMIT is her on N Nant for helen allon approved, and now
- Carely	

V

APPLICATION FOR BUILDING PERMIT Date UN 19 1952 The undersigned herewith makes application for the <u>alteration</u> of 1 Story <u>lonusto</u> Building, of Type Construction, mo basement, to be used and <u>occupied as Biss Station, Enlarge Austriant</u> Foundation to be an in With a footing of in. — in. top and in. high <u>Outside walls to be as in</u> Interior to be Mord & Plasten Januar to <u>Kremes stud herms & reflace practicion</u> The roof will be as in supported	s office.
Will be heated by with flue	
Estimated value, \$ 700 hereby agree to save, indemnify and keep harmless the Town of Los Gatos against all liabilities, judgements, costs and expenses which may in any wise accrue against said city in consequence of the granting of this permit or from the use or oc- cupancy of any sidewalk, street, or sub-sidewalk place by virtue thereof, and will in all things strictly comply with the conditions of this permit. Owner Menless Maye McAddress 145M. And Carford Architect " Contractor Mark Mark " Con Gatos	PERMIT is herewith g PERMIT is herewith g Location 145 M. M. for C. M. M. M. approved, and now on file in a contractor M. M. Y.

Page 28

LOS GATOS HISTORIC RESOURCES INVENTORY

TALLY SHEET

)istrict		-147 N Sta	ges Dep Cruz	8 T
E	VG	G	<u>F/P</u>	Criteria	Total	Adjusted <u>Total</u>
10	5	2	0	Туре		
10	5	2	0	Construction		
6	5	2	0	Style		
8	4	2	0	Architect		
25	12	6	0	Design		
8	_4	2	\bigcirc	Interior	122	41
35		6		ARCHITECTURE		(Max. 50)
10	5	2	1/0	Age		
15	8	4	\bigcirc	Person		
10	5	2	\bigcirc	Event		
<u>15</u>	8	4	0	Patterns		9
				HISTORY		(Max. 25)
25	(12)	6	0	Scale/Massing		
8	4	2	0	Setting		
25	<u>12</u>	6	0	Landmark		20
~	12	8		ENVIRONMENT		(Max. 25)
Ô	-6	-12	125	INTEGRITY		-0
Cumula	tive Ra	ating:		CUMULATIVE TOTAL		70

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

Page 29

LOS GATOS HISTORIC RESOURCES INVENTORY EVALUATION SHEET

Building or Distrie	ct Name Peerless Stages Depot	<u>.</u>
	-147 North Santa Croz Ave.	
Criterion	This Building	Ratings
A. ARCHITECTURE		· · · · ·
1. Building type	I-story stores	E VG G FP
	wood frame	E VG G FP
3. Style :	Deco - best in Town	E VG G FP
4. Architect	J.C. Monk, contractor	E VG G FP
5. Design	Superb green - d-cream 3-D tilework	E VG G FP
6. Interior		E VG G FP ·
B. HISTORY	(11)	
7. Age	1938-39 (H)	E VG GF P
8. Person(s)		E VG G FP
9. Event		E VG G FP
10. Patterns	Development of transportation	E VG G FP
C. ENVIRONMENT		
11. Scale/Massin	& Fits w. + establishes commil streetscap	E VG G FP
12. Setting	Fills front of lot - compatible	
13. Landmark	conspicuous in neighbor hood for the filework	E VG G FP
D. INTEGRITY	for the filework	
14. Alterations	some storefronts, but not all	E VG G FP
CUMULATIVE RATING:	3 Appears eligible for National Register. 4 May become eligible for National Register 5 Appears eligible for local designation. D Contributor to district that is any of the Non-contributor to the district. 6 Appears ineligible for designation, but of Appears ineligible for designation because	e above. Older than 1942.
Evaluated by:	B	Date 27-10-90
Reviewed by/	MC	Date 4-16-9/
Reviewed by:		Date

Date_

Page 30 viewed by:

LOS GATOS HISTORIC RESOURCES INVENTORY <u>REVIEWERS' COMMENT SHEET</u>

4. Architect E VG 5. Design E VG 6. Interior E VG B. HISTORY E VG 7. Age E VG 8. Person(s) E VG 9. Event(s) E VG 10. Patterns E VG C. ENVIRONMENT I I 11. Scale/Massing E VG 12. Setting E VG 13. Landmark E VG 14. Alterations E VG						
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4. Architect E VG				VG	G	FP
				VG	G	FP
3. Style E VG					G	FP
						FP
 Building type E VG Construction E VG 					G G	FP FP

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TOWN OF LOS GATOS BUILDING INSPECTION DEPARTMENT . PHONE 354-6876 4400 APPLICATION FOR ELECTRIC PERMIT E FOR APPLICANT TO FILL IN U OD:C ADDRESS N. SANTA CRUZ IKE FEES ITEM EA. 3 00 France Joard L of PERMIT GURT SHON A REST 1 & MARCON MARIMAS HOWSERS . R MEGRANIER I MAIL N. SAMARA CAUS AU ADDAR 120 LAMPING DOLLAR OF THE VITUS ::0 mater . or that the BOYES ELE 07/ 1C. WILLING OF SUR D tainer also a line set a 5. 1.6E S.S Burgers and the second descent of a los Comes, TEL NI 3 31 Golf 41 W Traves 235 475 JULINSI OS40 1. ... IT- THICAL JETT Constraints Art fairs in Art of USI ZONE 5CT .51 5 H. ++++* other when the experimental east tax star to be aparted and an marganeering of the othe INSPECTION RECORD and the data of the schemes Conversion 1.50 1.1 100.00 Seguist " inthe 6.0 100 G - 1280 Neressin or UNONNYMI 117 . . 1.1.1 a have been to 1 ... 3 2 12.2 111 13.30 17.24 I II - 2 193 A12 -7.84 1.0 NELL ILLI A MAIN 1 scripping VALIDATION · 4 0011.50 r MA2445 2819 50 APPROVALS 6 10 TOTAL FEES · . *. . ere ber W. Beren 141 1.111 A. 11 1.4.1.224 22 Se mand in the soil soil state the obact. and the second SIGNATURE 16.06 OF PERMITER UTH IT'S CO SOTH LD THE STRATUS LO FINAL Page 35 **ATTACHMENT 3**

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TOWN OF LOS GATOS 354-6876 BUILDING I В 5317 ERMIT BUILDING Ρ APPLICATION FOR 102, FOR APPLICANT TO FILL IN SANTA BRIGHT AN Desta Chul 137 FARE Z O M T-2 TYPE -----Actes THATT AP 7 5/1 V 115 C 20 A : At condition Nor Kaki Ha Des Nor Ali Cina Cin 6-2 21.01.01 11111111 1.1.1.1 FILL NO BED WAR LASKY WHITE 11011 67.89 "B" "G Bea. D 5.5 SETRACES MA . 1. cer AL HALLAN Simil BUILDING PERMIT APPROVAL DATE 27 P. . . . 3,72101 1 Lever ... Sec. 8.40 P. TURNSA 1.01 1.10 zen en en ni 4 . 19 E 34 ŵ · • • 2019 1 1 1 Se 61 \mathbf{b}_{i} 551111 .3 a 2 4141-+1 : INSPECTION RECORD DESCRIPTION OF WORK а<u>х</u>. . ., EANS E 12 14.7 100 $\overline{c}\overline{c}$ Z ゴデレッ **** 50 SH 2:500 24,50 TOTAL VALIDATION HMR2253 2754 0 024.50 T • # Da is Kili APPROVALS 619 413-65. 5,1 ALL MALLON MALLON a and a spanning of ROAL NEEDER AT THE 12 USE AND OCCUPANCY APPROVAL Sec. 1.1 - -211 A. 184. 145 1. 1. 1. -1854E-L-Acres 2 -17 / 4 MERGVENENES CONFLETED £., ----DAR (P' W SAULOPAISTAS FINAL 1.000 Ť, Page 41

Town of Los Gotos Building Inspection Department Nº 4700 B	
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Page 42 TRICAL, PLUMBING AND GAS PERMITS THE REQUIRED	No Utilities Will Be Cleared Until (Building Complete) Has Been Approved

TOWN OF LOD GATOS BUILDING INSPECTION DEFARMENT

Permit Number: Pos 001020

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WEST VALLEY SANITATION DISTRICT SANTA CLARA COUNTY

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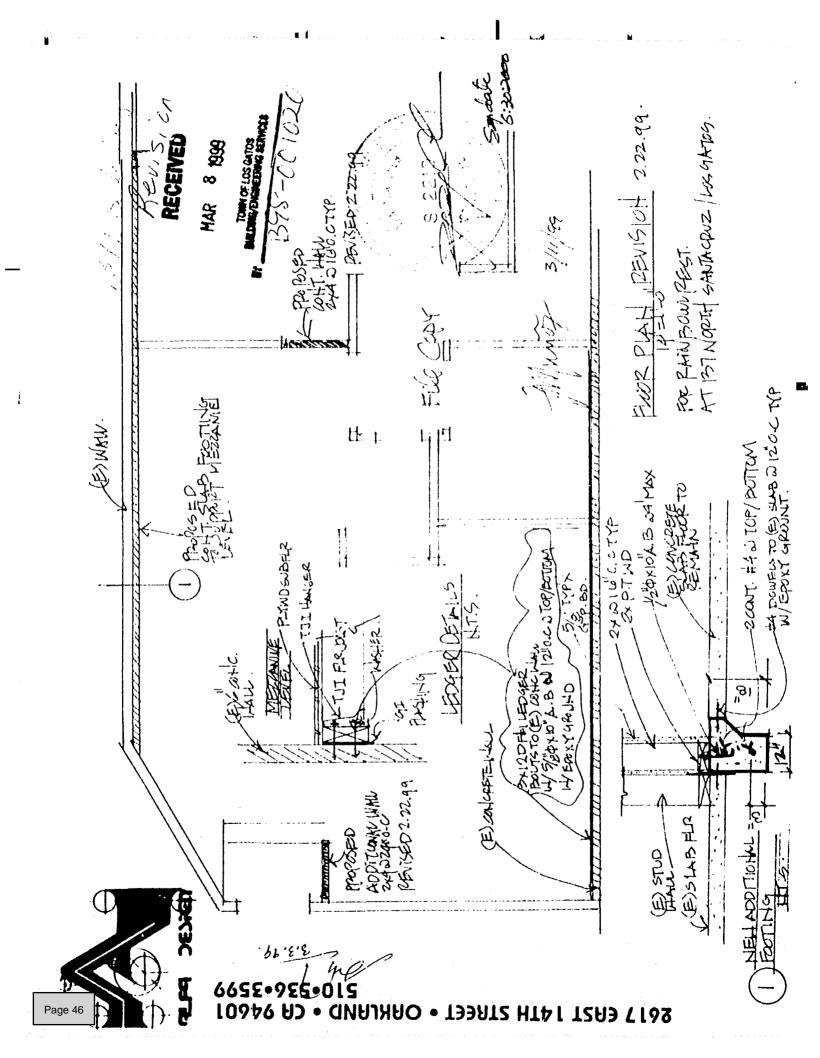
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Obtain a building or plumbing purint through the properties of the second properties.

Do not connect until mum wawer is uccleared by District

Change in Status:

Permit Number: P9	9-000071			
Work Description:	PLUM FOR T/I			
Owner Address Zip Contractor License Address City Zip Business Lic	PO BOX 695 95031 GHIC INC 751631 440 N 1ST ST STE 160 SAN JOSE CA 95112 Also is Applicant Square Foota	(] ++-	Approved: Issued: Expires.:	ISSUED 02/03/1999 02/03/1999 02/03/1999 08/02/1999
New Residence:	Remodel:	Commercial:	:	
****	<pre>********* PERMIT FEE Permit Issuance Plan Check Fee New Residential Remodel Commercial Detail Plumbing Fee Total Calculated Fees Total Additional Fees Total Fees Due Total Payments BALANCE DUE</pre>	: 25.00 : 37.00 : 00 : 00 : 00 : 148.00 ***********************************		
Signature X COMPLETE A SY & WORKER'S COMPENSATION DECLARA A I hereby affirm that I hav insurance is berewith furnish throughout the 46b. Signature X CERTIFICATE OF EXEMPTION FROM B I certify that in the perf manner so as to become subject Signature X CERTIFICATION OF FERMIT ISSUA I certify that I have read th Town ordinances, and state Law	e a policy of Wirker's Compensation in an of and on file with the Town of For- WORKER'S CONFENSATION INSTRACT: ormance of the work for which this per t to the Worker's Corporation Laws of NCE is application and state that the above prilating to building construction, a hypertry bey inspection purposes.	consist - A settities spy s ben differ that i spall stag mat is issued, I shall not a lithe State of California 	s the insurance . "ploy any person Fagree to corply	n offer in apy with all



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ork Description:	ELEC FOR T/1		
wner Address: City Zip ontractor License Address City Zip	PO BOX 695 95031 W.E. MASON INC. 88216 P.C. BOX 1860 LOS GATOS, CA 95030 Also is Applicant		Status: ISSUED Applied.: 04/15/1999 Approved: Issued: 04/15/1999 Expires.: 10/12/1999
New Residence:	Square Footage Remodel:	Commercial	:
**************************************	Permit Issuance: Plan Check Fee: New Resident: Remodel: Commercial: Detail Electrical Fee: ***********************************	25.00 .00 .00 .00 152.50 ************************************	****
Burance is herewith furnish iroughout the tob. ignature RTIFICATE OF EXEMPTION FROM I certify that in the performent inner so as to become subject ignature X RTIFICATION OF PERMIT ISSUAN certify that I have read this own ordinances and State Laws	e a policy of Worker's Compensation insurance ed and on file with the Town. I further af WORKER'S COMPENSATION INSURANCE bormance of the work for which this permit is . to the Worker's Compensation Laws of the S	firm that I shall kee issued, I shall not tate of California. 	p the insurance in effect employ any person in any I agree to comply with all
NOTICE		·	
	regulated, See Planning Dept. for requireme		



TOWN OF LOS GATOS

CERTIFICATE OF OCCUPANCY TOWN OF LOS GATOS

CIVIC CENTER 110 E. MAEN STREET P.O. BOX 949 Los Gatos, CA 95031

This is to certify that a final inspection and examination has been made by the Building Department of that certain building located at: 137 N. SANTA CRUZ AVENUE Town of Los Gatos, County of Santa Clara, State of California, and had been found to substantially comply with the provisions of the building and zoning ordinances of the Town of Los Gatos and/or the California State Housing Act and MAY BE OCCUPIED in accordance with the relevant provisions of said ordinances and/or the State Housing Act.

The permission hereby granted to occupy said building is based on the premise that said building and the land upon which it is situated will be consistently maintained in accordance with all the ordinances of the Town of Los Gatos and laws of the State of California regulating the use and occupancy of buildings of a similar class and lands before referred to.

The Certificate of Occupancy shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of requirements of any laws or ordinances of the Town of Los Gatos; nor shall such issuance thereafter prevent requiring corrections or errors or of violations of any applicable law or ordinance of the Town of Los Gatos.

Occupancy Group:	В	BUILDING USE: RESTAURANT
Division:		BUILDING DESCRIPTION: Type V - Non Rated
Use Zone:	C-2	AREA: 2,155 Square Feet
No. Stories:	1	CONDITIONS:
Building Permit No.	B98-001020	
Approved for Liv. Un:	N/A	

OWNER/ADDRESS:

Lawrence L. & Joann M. White P.O. Box 695 Los Gatos, CA 95231

DATE: October 25, 1999

Scott R. Baker, Director of Parks and Public Works

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Permit Number: M99-000444 Work Description: MECH FOR T/I Building Address: 137 N SANTA CRUZ AV Status..: ISSUED Applied.: 10/06/1999 Owner..... WHITE LAWRENCE I, AND JOANN M TRU Approved: 10/06/1999 Address....: STEE ET A Issued..: 10/06/1999 City..... PO BOX 695 Expires.: 04/03/2000 Zip..... 95031 Contractor....: CHUN 'TSUI License....: 580342 Address....: 3410 PARK BLVD City....: OAKLAND CA Zip..... 94610 Business Lic..: Also is Applicant --Square Footage--Commercial: Remodel: New Residence: ********** * * * * * * PERMIT FEES 25.00 Permit Issuance..... Plan Check Fee....: 16.75 .00 New Residential....: Remodel....: .00 .00 Commercial Detail Mechanical Fee: 67.00 ******* Total Calculated Fees: 108.75 Total Additional Fees: .00 Total Fees Due.....: 108.75 .00 Total Payments..... 108.75 BALANCE DUE..... CONTRACTORS DECLARATION I certify that licensed by the State of California Contractors License Law. an/pro n_1 Signaty te X CONDITI 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 perewith hyphphed, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job. Signature х CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE B I sertify 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 orginances 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 nin schemical equipment shall be screened and the screening shall match the building in terms MOTICE: ANI Sterial and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.20.025 of of the Town of Los Gatos Code.

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT . PHONE 354-6876 FAX (408) 354-7593

NSPECTION REQUESTS PHONE 3546	5877		AZPLICA	TIC.	FOR MECHANICAL PERMIT M99-
UNIT FEE	NO CH	ANOUNT	s rea		BUILDING ADCRESS 95030
INSTALLATION, REPAIR OR ALTERATION					137 NORTH Sanda Junz be los Coph
OF HEATING UNIT, A/C, BOILER, COMPRESSOR, OR AIR HANDLER		20 00 EA			USE CF BUILCING
DUCT OUTLET OR REGISTER		3 00 EA	612		Real Hoysky Harry NJGC
FIREPLACE		12 00 EA			CWNER 7 7 7 PHONE
VENTILATING FAN		6 00 EA	12.00		15120 Built K. Musteri, 1A. 95070
HOOD, RESIDENTIAL		15 00 EA			MAL ACCRESS
HOOD, COMMERCIAL		25 CO EA	2.500		
FLUE, VENT		6 00 EA			City Z/P
EVAPORATIVE COOLER		12 00 E4	24.00		
SOLAR COLLECTOR		22 CO SYSTEM		1	CONTRACTOR PHONE
OTHER MECHANICAL APPLIANCE		15 00 EA			CHUN NOGH T.SUI
OAS		10 00 SYSTEM			
NEW RES CONST	SQ FT	X 50 C4 +		ļ	3410 PARK ILVO
		SUBTOTAL			
MECHANICAL PLAN CHECK FEE 25%		· · · · · · · · · · · · · · · · · · ·			DAKCAND CA 94-610 STATE LICENSE 58034.2. TOWN LICENSE
					STATE LICENSE 58034-2. TOWN LICENSE
				L	EXPREDATE (1-30-1997. 14/911
					NOTICE: All mechanical equipment shall be screened
					and the screening shall match the building in terms of
					material and color. Noise levels from the equipment shall
		\$25.00			not exceed what is permitted by Section 16.20.025 of
					the Town Code.
TOTAL FEES			56	25	NOTICE: When installing a new A/C unit or repairing
				i	electrical, an electrical permit must also be required.
· .					
Page 50					

Occupan	cy Clearance
D BUILDING DEPARTMENT	10/11/99 Date
D ENGINEERING DEPARTMENT D CENTRAL FIRE PROTECTION DISTRICT D PARKS & FORESTRY	RETURN TO BUILDING DEPARTMENT PRIOR TO 11:00 A.M. ON MON
Job Address 137 N Stuta Ruz Description Final of T. F. F.	Dev Date AV. Plan No. 398 · DO1020 SR "GREEN PAPAYA RESTAURIMIT"
Description Final of T. F. F.	DR"GREEN PAPAYA RESTAURINIT
Final inspection has been made of the above b	ullding and Certificate of Occupancy is to be issued
	19, unless advised otherwise within 48 hours.
Certificate of Occupancy may be issued.	Hold issuance of Certificate of Occupancy.
By	arance. Issuance of Certificate of Occupancy shall be withheld

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and the constraint work and the second straint Connect March Contents (11) March 194 ١, **Occupancy Clearance** 1. 11. DING DEPARTMENT D PLANNING DEPARTMENT E ENGINEERING DEPARTMENT RETURN TO BUILDING DEPARTMENT D'CENTRAL FIRE PROTECTION DISTRICT PRIOR TO 11:00 A.M. ON D PARKS & FORESTRY Mar) Day Date Plan No. A Beach Job Address 11 RI-MUIN 111 JUNIAR Description / L Final inspection has been made of the above building and Certificate of Occupancy is to be issued _ 19____, unless advised otherwise within 48 hours. Hold issuance of Certificate of Occupancy. Certificate of Occupancy may be issued. (AR) Date By Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received. T. MILLNO

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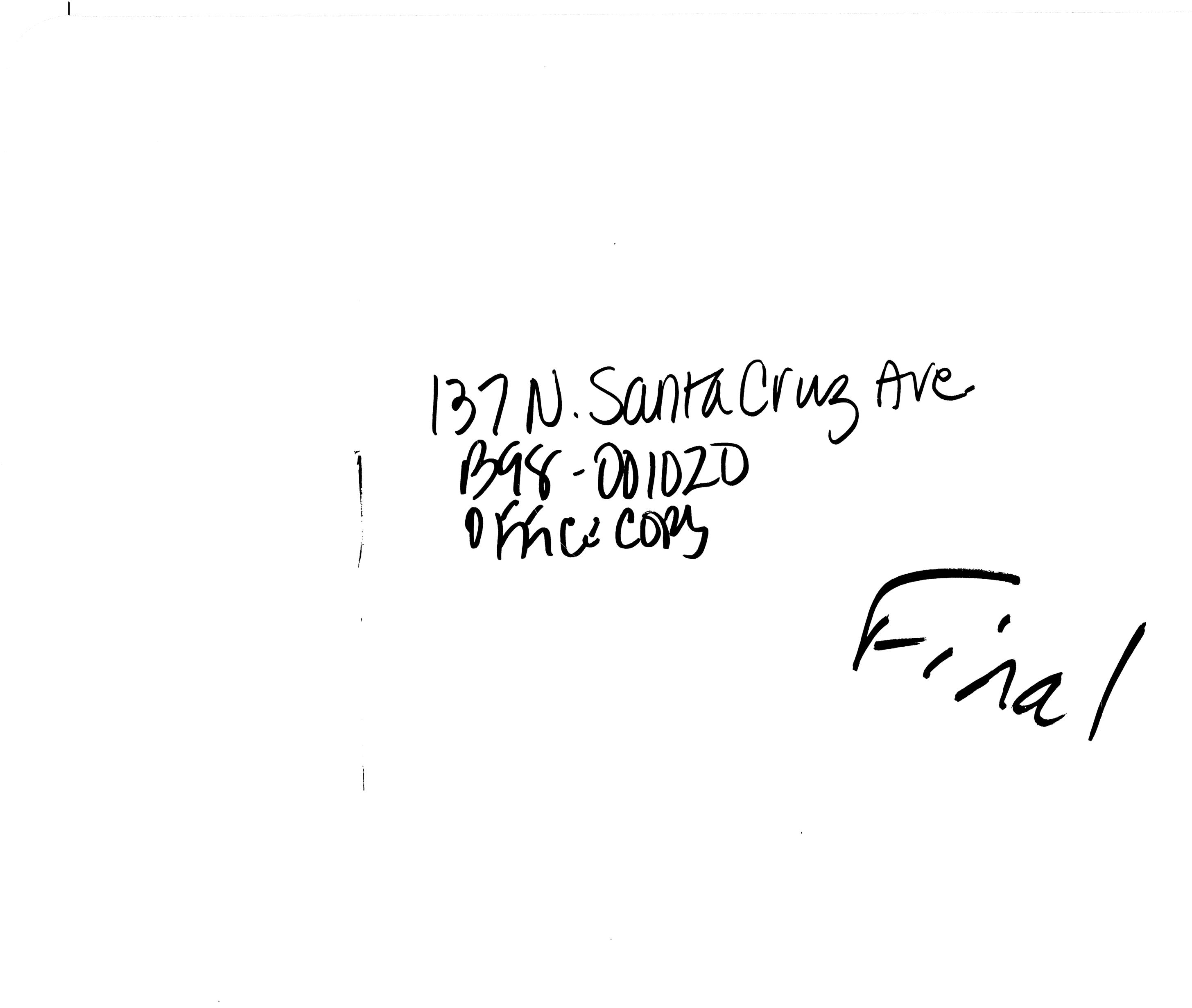
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Occupancy Clearance 10/11 **UILDING DEPARTMENT** D_PLANNING DEPARTMENT E ENGINEERING DEPARTMENT **RETURN TO BUILDING DEPARTMENT** CENTRAL FIRE PROTECTION DISTRICT PRIOR TO 11:00 A.M. ON PARKS & FORESTRY Mer. Day Date Job Address Plan No. 15 Mill . Description 1 Land Final inspection has been made of the above building and Certificate of Occupancy is to be issued _____ 19____, unless advised otherwise within 48 hours. Critificate of Occupancy may be issued. Hold issuance of Certificate of Occupancy. Date Note: If not approved, suggest keep a r until clearance is received. y for future clearance. Issuance of Certificate of Occupancy shall be withheld

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	TOWN OF LOS GA COMMUNITY DEVELOPMENT BUILDING PERM	DEPARTMENT	
Permit Number: B04-0638 Work Description: T/C Building Address: 137) (E) BUILT-UP AND R/R 700 N SANTA CRUZ AV LG Applied: Approved:	0 SF W/BUILT-UP Status: 08/04/2004 Issued: 08/04/2004 Expires:	APPLIED 08/04/2004 01/31/2005
CONTRACTOR STATEWIDE ROOFIN 5542 MONTEREY RO SAN JOSE CA 95138	IG INC 08/06/2004 P	hone:	
License: 803926 OWNER ADAMS JAMES	07/09/2001 P	hone :	1
LOS GATOS, CA 95030 Valuation: \$31,0 Total Sq. Ft.:	00.00 7000 Liveable Sq.Ft.:	0	
Class Code:	437 Bldg Count:	1 House Co	unt: 0
	Description	Tot Fee	
	Building Permit Fees	482.85	
	Computer Services Fee Microfilm Fees - Bldg.	2.20	
	NPDES Fee Road Impact Basin #2	50.00 280.00	
	Seismic Tax 5% Seismic Tax 95%	.33 6.18	
* * * * * * * * * * * * * * * * * * * *	Total Calculated Foes:	\$819.63	*****
	Total Additional Fees: Total Fees Duc: Total Payments:	\$0.00 \$839.63 \$0.00 \$839.63	
LICENSED CONFACTOR'S DECLARATION I hereby office under penalty of	and that I am licensed under	provisions of Chapter 9 of d	ivision 3 of the
Basiness and Professions Code, an	Amy license is in full force an	d effect. COMPLEIE A or B	
A) I hereby offirm under penalty	of perjury/I have and will maint	ain workers' compensation ins	urance, as required sued.
signature X	VERIS COMPRISATION INSURANCE		
B) I certify that, in the perform in any manner so as to become sub should become subject to the work forthwith couply with those provi	ance of the work for which this ject to the workers' compensatio er's compensation provisions of	n laws of California, and agr	Ce Luar, II I
Signature X WAPNING: FAILURE TO SECURE WORKE FENALTIES AND CIVIL FINES UP TO \$	R'S COMPENSATION COVERCE IS UNLA	WFUL, AND SHALL SUBJECT AN EM OF COMPENSATION, DAMAGES AS	PLOYER TO CRIMINAL PROVIDED FOR IN
SECTION 3706 OF THE LABOR CODE.	CLARATION		
Thereby affirm under penalty of the owner/builder information form at relating to building construction mentioned property for inspection	perjury that I, as owner of the tached is correct. I agree to c , and hereby authorize represent	ombly with all lown ordinance	g and state haws
Signature X		- #	
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County of Santa Clara								
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		•						
October 15, 1998								
Alpha Design		ו	Noven	nber 1, 19	98			
Attention: Anthony Pham								

2617 International BI Oakland CA 94601

PROJECT NUMBER: SR113348 PROJECT NAME:

DOUBLE RAINBOW RESTAURANT PROJECT ADDRESS: 137 N SANTA CRUZ AV., LOS GATOS

The remodel plans for the above project have been reviewed and approved by this department. This approval shall expire by limitation and will become null and void if the construction, reconstruction, alteration, or other work authorized by this approval is not commenced within 180 days from the date of approval. Please notify this office when construction begins.

Please present one (1) copy of the plans to your local building official for the required permit application and approval. Retain the second copy on the job site. A FOOD FACILITY CONSTRUCTION CARD will be attached to the job copy and must be posted with other building permits.

Please be advised that you are responsible to contact this office to arrange a construction inspection prior to rough plumbing signoff, installation of equipment, and again upon completion of the project. You will also be asked to submit a mechanical exhaust system performance test, if one is present, before we can final the project.

If you have any further questions or would like to call for an inspection appointment please contact the undersigned at (408) 299-6060 between 8:00 a.m. and 9:30 a.m. Monday through Friday.

Ronald & Sharp CKB RONALD E SHARP, REHS SENIOR ENVIRONMENTAL HEALTH SPECIALIST PLAN REVIEW AND CONSTRUCTION UNIT DEPARTMENT OF ENVIRONMENTAL HEALTH

cc: City of Los Gatos Building Department Hong Ngu, 137 N Santa Cruz Av., Los Gatos CA 95030

Bourd of Supervisors: Donald I: Gage, Blanca Alvarado, Pete Metlogh, James I, Beall IC, S. Joseph Sumian County Executive, Rehaud Watenberg

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TUS RKS DEPT

DEC

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Town of Los Gatos Building and Engineering Department Civic Center 110 E. Main Street Los Gatos, CA 95031 (408) 354-6881 Phone (408) 354-7593 Fax

Tenant Improvement

Permit Number: B98-001020

Santa Cruz Avenue in Los Gatos, certify that Double Rainbow maintains four employees or less on site at any time.

Respectfully Submitted, henemy



FIRE DEPARTMENT SANTA CLARA COUNTY

CONTROL HUMBER a management of the second management BLOG PERMIT NUMBER 898-001020

r Blvd., Los Gatos, CA 95032-1818 PLAN NEVIEW MUMBER 98-2805

REVIEW COMMENTS

the proposed tenant improvement to an existing

It in a revised dining load of 48; The facility occupancy ins as a group "B" use.

I fire extinguisher in the kitchen area, and one 2A:10BC rated essible to the occupants.

n clearance between the fryer and adjacent open flame been provided. Relocate the fryer to provide the required le a stainless steel barrier between the appliance, that extends 16" above the surface of the oil. naust hood, and associated ductwork shall be protected by an pression system. Prior to installation, a licensed C-16 bmit to the fire department, three sets of shop drawings, a pplication, and applicable fee's for review.

issue the building permit, subject to compliance with the

ONST. TYPE	PERMITTEE		DATE	PAGE	
V-N	Alp	na Design & Construction	10/8/98	1_0F_1_	
SCRIPTION	1	_	BY		
	Commer	cial Construction	Barnes, George		
	LOCATION				
	137	Santa Cruz Av, N			

tion Dispire tservice Sparta Clara Core is and the community spot s. Los Altes Hus, Los Gatos, Morte Service, Morgan Hill, and Saratoga

Re: Double Rainbow, 137 N. Santa Cruz, Los Gatos

Dear Building and Engineering Department:

We are Hong Ngo and Paul Huynh, co-owners of Double Rainbow Restaurant at 137 N.

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Page 59

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	195	FAX (408) 354-7593	P.O. Box Los Gatos, CA 95
	۰.	RECEIVE	D
Octo	ber 22, 1998	NOV 1 8 195	8
Antho	ony Pham	TOWN OF LOA BA	toë SEMOES
Oakla	and, CA 94601		
LOC	ATION OF JOB:	137 NORTH SANTA CRUZ AVENUE, Tenant Improvement	
PERM	MIT NUMBER:	B98-001020	
Dear	Mr. Pham:	PLAN CHECK COMMENTS	RESPONSE
-1.	Clearly label the r	arciant address on sheats 7 through 12	SHEET 7 1
2.		project address on sheets 7 through 12. It load on the cover sheet of the plans, as required per UBC Chapter	21/0011
3 .	Label on the floor	r plan the size of the new door at the restroom and the double door ne doors shall be minimum 3068 doors, as required per UBC Section	
		s the sizes of the proposed store-front windows.	SWINDING
		orn the tenant indicating the total number of employees for the tenant d per UBC Section 2902.3. If the tenant has more than 4 employees,	
ſ	evise the plans to	o show separate sanitary facilities (both of which will be required to	
		er CBC Section 1115B.2. ng between the waitress station and the kitchen area to be minimum	GHT. 2.
:	36" wide and the	opening between the waitress station and dining area at the counter	
		"wide, as required per CBC Section 1105B.3.2. In floor plan to provide minimum 36" clear access throughout, as	(
		Section 1104B.5.8.	517 2
ŗ	provided must be	to show location of accessible seating (minimum 5% of total seating e accessible) in the dining area, as required per CBC Section	at7 2
		the following clearances on the plans: x48" clear floor space.	
t	 Accessible s aisles). 	seating overlaps and accessible route (minimum 36" wide access	
	Revise the floor p	is at least 27" high, 30" wide and 19" deep blan and the mezzanine plan to show handrails on both sides of the red per CBC Section 1006.9.1a.	81+72
10 F	Revise the plans to	o show handrail extensions at the top and the bottom of the stairway, BC Section 1006.9.2.2a.	1112-4
11. F	Revise the stair s	sections detail on sheet 3 to show 1-1/2" clearance between the	· 8473.
12) F	Revise the plans	all, as required per CBC Section 1006.9.2.5a to show how to provide striping for the visually impaired at the	51473.
		ed per CBC Section 1006.16.1. hardware detail on sheet 5 and the storefront detail on sheet 12 to	ale -
		ground surface to the centerline of the accessibility sign (not 48"),	815.
а	s required pèr CE	BC Section 1127B 3.	HISIGHT 12
		threshold detail that the change in level between 1/4" and 1/2" is ent of 1:2, as required per CBC Section 1004.9.1a.	3+715/54+712. 3+175/54+712
D		that effort to operate exterior doors shall not exceed 8 1/2 pounds.	ila inter

PROJECT NAME RESTAUFANT TI			NCE		(Part 1 of)	<i>2)</i>	ENV-
				<u></u>			DATE 11-2-98
TECT ADDRESS		······					l
137 N. SANTA PRINCIPAL DESIGNER ENVELOPE	CRN2				LELL PHONE		Building Permit *
ALPHA DESIGN					<u> </u>		Checked by Date
ROFERT MAC							Enforcement Agency Use
GENERAL INFORMAT	ION			,			1
DATE OF PLANS		BUILDING CON	DITIONED FLO	OR AREA MPLETE	SPACE)	CLIMATE 2	4
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TATEMENT OF COM	PLIAN	CE					
his Certificate of complianc	e lists th	ne building features	and perform	ance specif	ications need	to comply w	with Title 24, Parts
nd 6 of the California Code of	of Regu	lations. This certifie	cate applies	only to buil	lding envelop	e requiremen	nts.
The documentation preparer h	hereby c	ertifies that the doc	umentation	s accurate a	and complete.		
DOCUMENTATION AUTHOR		I SIGNATURE	(day			DATE	11 / 32
ErBERT HAC		1	•••			1	11/2/28
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Page 2 LOCATION: <u>137 NORTH SANTA CRUZ AVENUE</u> October 22, 1998

- Note on the plans that opening hardware shall be centered between 30" and 44" above the floor surface, as required per CBC Section 1004.3.1. 17. Dimension at the entry door the minimum 24" strike side clearance at the entry door, as required per CBC Section 1004.9.2.3a. 18 Note on the bathroom detail that the grab bar diameter shall be between 1-1/4" and 1-1/2", as required per CBC Section 1115B.8.2. Revise the plans to show location of accessible counter at the cash register (minimum 36" long, between 28" and 34" high), as required per CBC Section 11228.4. 20. Note on the plumbing plans to provide a trap primer at all floor drains and mop sink, as required per UPC Section 1007.0. Provide complete 1 itle 24 Reports for the Building Envelope, and Lighting, to the Building Department, for further review. The Envelope and Lighting Certificates of Compliance and Mandatory Measures shall be blue-lined on the construction plans. 22. The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (Size 24" X 36") is available at the Building Department service counter. 23. Submit three sets of corrected plans to the Building Department for further review. All plans shall be "WET" signed and stamped by responsible design professional.
- 24. Issuance of the Building permit requires approval from: a) Planning Department: Martin Alkire at 354-6879 b) West Valley Sanitation District: 378-2407 c) County Health Department: 299-6060

Very truly yours, SUDAN KOI

SUSAN KAUTZER, P.E. Plan Check Engineer

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SK:sb

CERTIFICATE OF COMPLIANCE

	PROJECT NAME	NTA	C	243		
	OPAQUE SURI	ACE	s			
	ASSEMBLY NAME (cg. Wall-1, Floor-1)	ארן ך גייון ר	UL	ATION R-VA R-19, R-22, et	LUE	٢
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j	WINDOWS					
	WINDOW NAME (eg. Window-1)	PAL		U-VALUE		FR
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(Part 2 of 2) PROJECT NAME

> CONSTRUCTION TYPE
> LOCATION/COMMENTS
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> (cg Block, Wood, Metal)
> (cg. Suspended Ceiling, Demising, etc.)
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> NOTE TO FIELD
> Building, Dept. Use EXIST . \$ APOITION WCOD FURRED CHU EXIST. 14000 EXIST. -----____ ____ ------------____
> FRAME TYPE
> EXTERIOR
> OVERHANG
> GLAZING TYPE
> NOTE TO FIELD
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> tetal, Wood, etc.)
> SHADE ?
> CREDIT ?
> (eg. Clear, Tinted)
> Building Dept. Use
> METAL Y SINGLE CLEAR - N SINGLE TINTED METAL -----_____ _____ -----RAME TYPE etal, Wood. etc.) SKYLIGHT MATERIAL (Glass, Plastic, etc.) GLAZING TYPE (Clear, Low-E, etc.) Building Dept. Use

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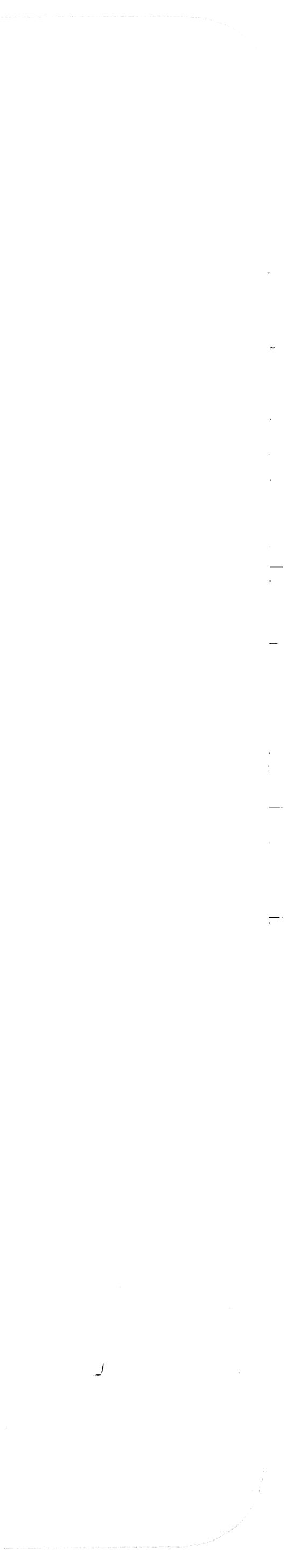
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HORCTNAME	1. TA 2845		DATE 11.2.98
<u>137 N. 54</u>		SKYLIGHT ARE VEALCH	
GROSS WALL	DISPLAY PERIMETER (DP 24 710 DP x 6 144	ATRIUM HEIGHT	рт ГТ ГТ
If the PROPOSED WINDOW AREA is greater than the MAXIMUM ALLOWABLE	GREATER OF MAXIMUM ALLOWABLE WINDOW AREA	0.05 × GROSS ROOF ARE	= $ = $ $ = $ $ = $ $ = $ $ = $ $ = $ $ =$
WINDOW AREA, go to another method.	PROPOSED 142 WINDOW	If the ACTUAL SKYLIGHT AREA is greater than the ALLOWED SKYLIGHT AREA, go to another method	ACTUAL SKY. AR
PAQUE SURFA	(CES		
			IBL.Y U-VALUE
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	eet the minimum insulation R-value or the maximum asse	mbly Liveburg	
or each assembly type, m	eet the minimum insulation R-value of the maximum asse		
INDOWS WINDOW NAME (e.g., Window-1, Windo F.E.C.N.T	N E S W PROP Image: Im	ALLOW PANES SC H V HV 1.23 1 .91 .4	V OHF RSHG RSH 2 .69 .63 .71
<u>FIGHT</u> REAR	$ \begin{array}{c c} & & & \\ \hline \\$	1.23 1 .7] 1.23 1 .7]	·9] ·91 ·71 ·71
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SKYLIGHT NAMI (e.g., Sky-1, Sky-2) NON E			HADING COEFFICIENT ROPOSED ALLOWE

	OPE MANDATORY MEASURES	DA	
JECT NAN	IE 1. SANTA CRUZ	DA	11.2.98
	RIPTION	Designer	Enforcement
§118(a)	Installed Insulating Material shall have been certified by the manufacturer to compty with the California Quality Standards for insulating material, Title 20, Chapter 4, Article 3.		
\$118(c)	All insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2602 and 707 of the Title 24, Part 2.	V	
§ 1 1 7(a)	All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.		
§116(b)	Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors).		
§116(a)	1 Manufactured Doors and Windows installed shall have air infiltration rates not exceeding those shown in Table number 1-E, of the Standards. Manufactured festration products must be labeled for U-value according to NFRC procedures.	, , ,	-
§118(e)	Demising Walls in Nonresidential Buildings: The opaque portions of framed demising walls in nonresidential buildings shall have insulation with an installed R-value of no less than R-11 between framing members.		-

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LL R-VALUE and HEA1				
WALL UNIT THICKNESS	6"	NOMINAL INCHES		
MATERIAL TYPE	мм			CLAY BRICK, CONCRETE.)
CORE TREATMENT	SOLID	(SOLID, GROUTED, EMP		A)
WALL R-VALUE	<u> </u>	RW (FROM TABLE		
WALL HEAT CAPACITY	11.4	HC (FROM TABLE	B-5 of B-6)	
RRING/INSULATION LA	YER (INSIDE an	d/or,OUTSIDE IF AM	NY)	
FURRING FRAMING MATERIAL	WOOD	(WOOD, METAL, NONE)		
FURRING FRAMING SIZE	2×4	NOMINAL INCHES	3.5	ACTUAL INCHES
FURRING SPACE INSULATION	13	ТУРЕ	13	R-VALUE
EXTERIOR INSULATING AREA	0	TYPE	0	R-VALUE
				INSULATION LAYER
FURRING ASSEMBLY EFFECTIV	VE R-VALUE	EXTERIOR INSULATING	G LAYER R-VALUE	= R-VALUE
(FROM TABLE B-7)	⁺ L	(FROM MANUE	ACTURER)	
	E and U-VALUE			
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ROJECT NAME RESTAURANT TI				DATE 11.2.98
ECT ADDRESS	12119			Building Permit #
RINCIPAL DESIGNER-LIGHTING		TELE	PHONE	
ALPHA DEGIGN				Checked by/Date Enforcement Agency Use
REPERT MAC				
ENERAL INFORMAT	ION			2011
ATE OF PLANS	BUILDING CON	DITIONED FLOOR AREA	REA) CLIMATE	4
UILDING TYPE	NONRESIDENTIAL	HIGH RISE RESIDENT		MOTEL GUEST RO
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	PLIANCE			t Tisle 21 Bart
Constant of Constant	ce lists the building features of Regulations. This certific	and performance specificati cate applies only to building	ons need to comply lighting requiremen	with Title 24, Part
e documentation preparer	hereby certifies that the doct	umentation is accurate and c	ompiete.	
XUMENTATION AUTHOR	SIGNATURE	the second second	DAL	11-2-78
ROBERT MAD	ner hereby certifies that the		مستحجا الشرابية ويترجع والمحيون المركب والمتكر والمحارية ومراد المراجع	
document as the person I affirm that I am eligible	eligible under the provision responsible for its preparation le under the exemption to Di sions Code to sign this docu	ivision 3 of the Business and ment as the person responsib	Professions Code b le for its preparatio	y Section 5537.2 c
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	le under the exemption to Di	ivision 3 of the Business and is document as the person re	Professions Code b sponsible for its pre	y Section paration; and for the
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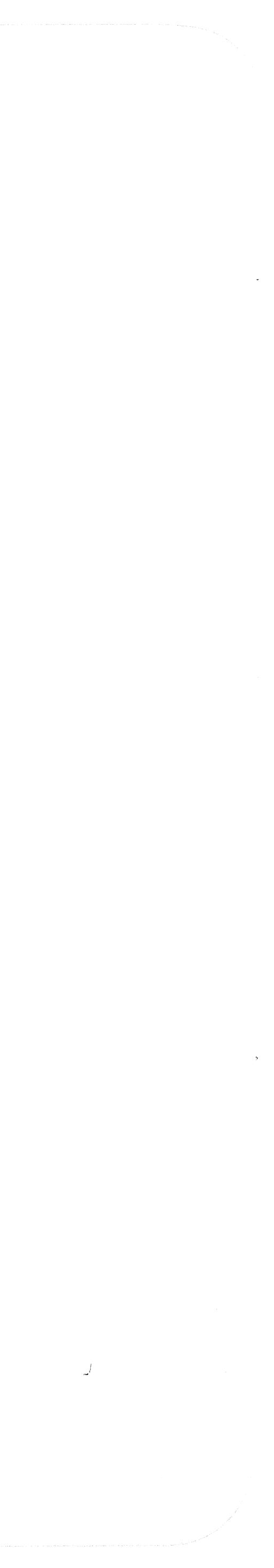
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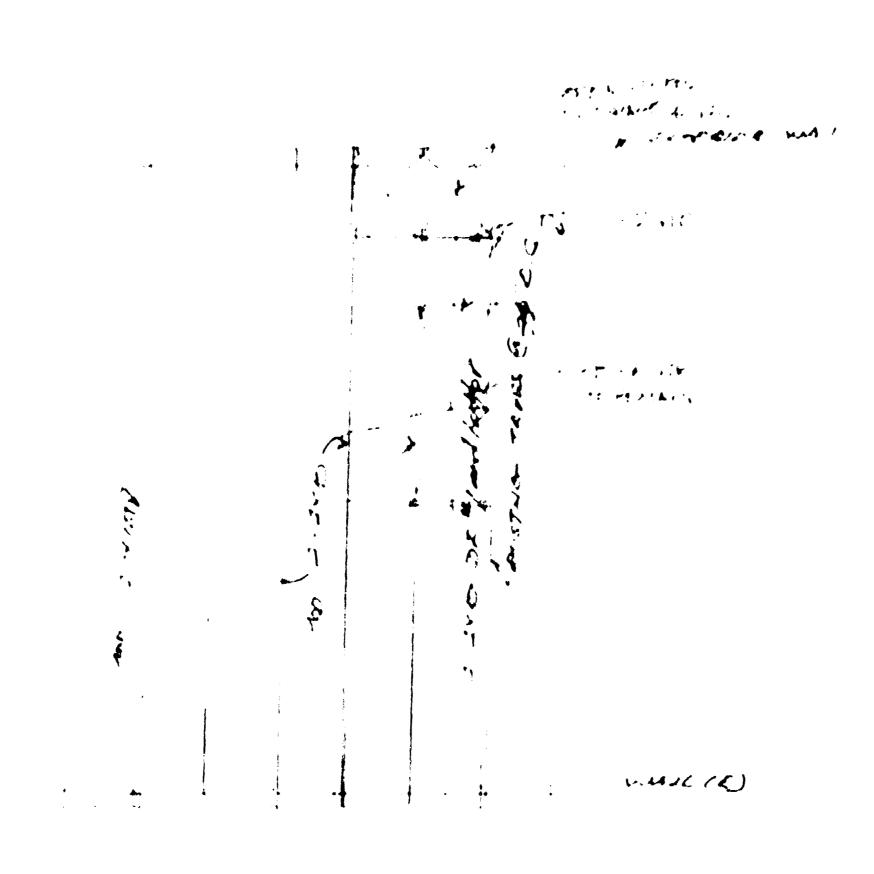
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LIGHTING MANDATORY MEASURES PROJECT NAME ------DESCRIPTION \$131(d)1 Building Lighting Shut-off: The building lighting shut-off system consists of an automatic time switch, with a zone for each floor; or the building is separately metered and less than 5,000 square feet; exempt from the shut-off requirement. a 131(d)2Override for Building Lighting Shut-off: The automatic building shut-off system is provided with a manual, accessible override switch in sight of the lights. The 1 area of override is not to exceed 5,000 square feet. \$119(h) Automatic Control Devices Certified: All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the 1 munufacturer. Fluorescent Ballast and Luminaires Certified: All fluorescent fixtures specified ~ for the project are certified and listed in the Directory. All installed fixtures shall be certified. § 132 Tandem Wiring for One and Three Lamp Fluorescent Fixtures: All one and three lamp fluorescent fixtures are tandem wired with two lamp ballasts where required by Standards Section 132, or all three lamp fluorescent fixtures are specified with \checkmark electronic high-frequency ballasts and are exempt from tandem wiring requirements. \$131(a) Individual Room/Area Controls: Each room and area in this building is equipped with a separate switch or occupancy sensor device for each area with floor-to-ceiling walls. §131(b) Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 1.2 watts pc ____,uare foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within the v) and to conside a subset of the state of the room \$131(c) Daylight Area Control: All rooms with windows and skylights that are greater than 250 square feet and that allow for the effective use of daylight in the area shall have 50% of the lamps in each daylit area controlled by a separate switch; or the effective use of daylight cannot be accompliathed because the windows are continuously shaded by a building on the adjacent it." Diagram of shading during different times of the year is included on plans. \$131(f) Control of Exterior Lights: Exterior mounted fixtures served from the electrical panel inside the building are controlled with a directional photo cell control on the roof and a corresponding relay in the electrical panel. §131(e) Display Lighting. Display lighting shall be separately switched on cicuits that are 20 amps or less. -----------Job Number: Energyfro 101 By EnergySoft

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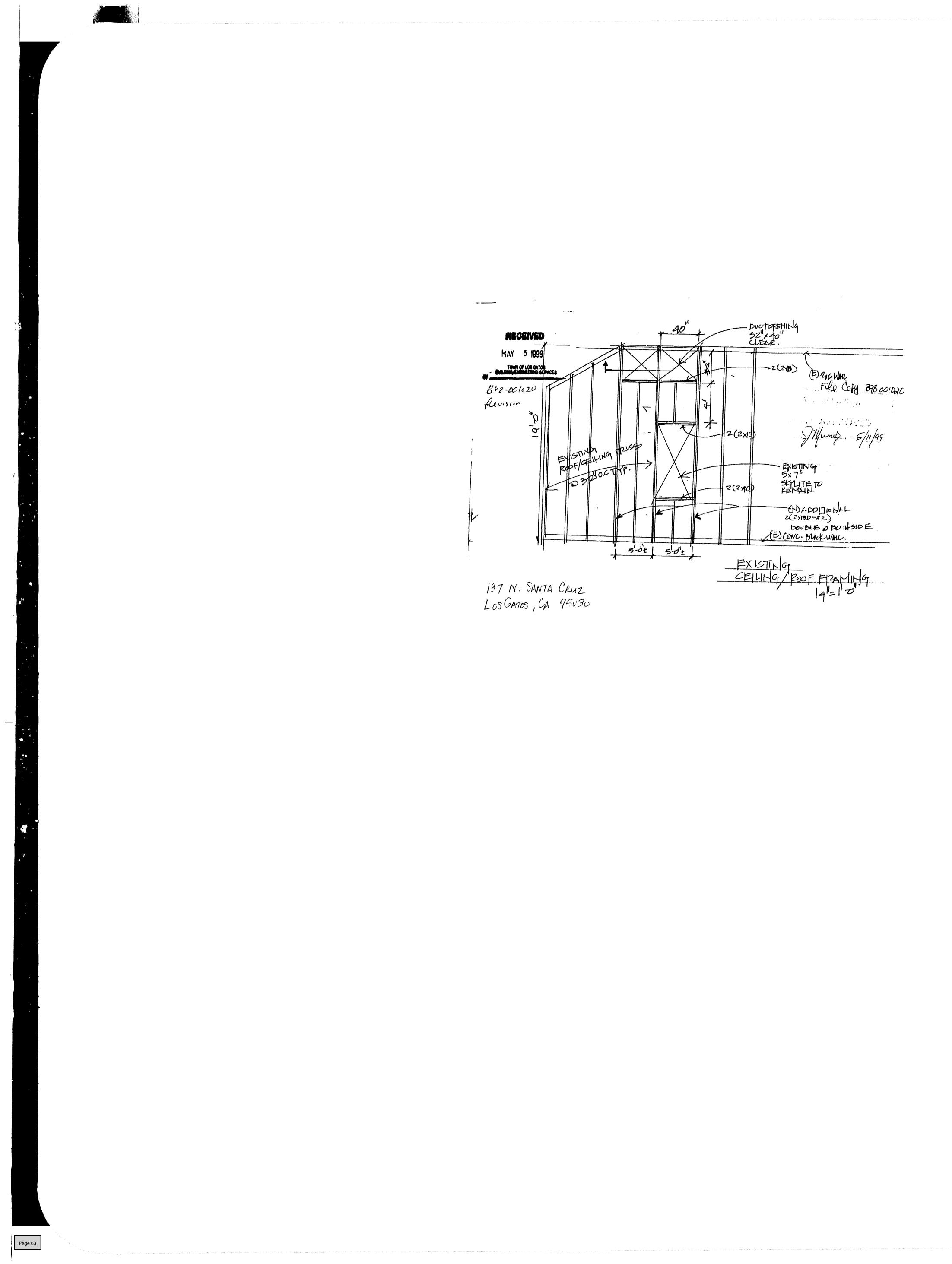
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GENERAL NOTES Talons - Contractor 18 tions affecting the construction. or comparement of construction. considered a just cause for futur Contractor to provide general cos zion categories (i.e., demolicion trical, etc.) and unit breakdowns cal; duplex outlets; phone outlets 2 m 4 fluorescents, 4 x 4 fluoresc Provied units costs and quantity i ies, to owner. Contractor shall provide unit cost of material and installation cost • 5 work. Contractor shall provide all neces 5) Contractor shall provide all neces to ensure the safety of the gener struction phase. Contractor shall meet all local g for performance of all construction 7) Contractor to guarantee labor and In case of conflict in drawings, ceed with that part of the work u clarified by the designer. 9) In case of conflict, larger scale over smeller scale drawings. 10) Contractor shall notify designer in his judgment it would be desir to produce the best results. 13) Unless noted otherwise, all stud w of finish paint. Color per finish as necessary with proper prime cost material. * ; [14] Provide internally illuminated e Contractor to provide adequate bi additional stude to support fixtu 15) 16) All built-in plumbing fixtures to plumbing contractor. Plumbing cor information for cut outs to be pe 17) All non-built-in plumbing fixtur by plumbing contractor. 18) Smoke Detector Alarms shall be quired by local and national code ing agencies. (3) Contractor is responsible for the of all electrical circuitry as re and national codes and regulation 20) Emergency lights as required by 2:) General contractor shall coordina of final dimentions for finish we tion documents. FLOOR APER TENALT SP MEZZANIH · PAPKING 0 4 • • \$ 1 AND 410 100. 117

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nd material for one (1) year.		
, the contractor shall not pro- until the discrepancy has been		
le drawings shall take precedence		
r of any conditions he finds where irable to modify the requirements		
d walls shall receive two (2) coats ish schedule. Prep all wall surfaces coat required for final wall finish	5	
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ND - CN 946 VICINITY MAPNER. RECEIVE NOV 1 8 1998 SE SHEET INDEX PROJECT DATA ----------24 TITLE 24 Complime 5 KITGHEN FLOOR PLAN -MEZZANINE FLOOR PLAN , FRAMING PLAN MEZ. FLOOR FRAMING DETAILS 55 DARTHADS DETAILS ROOM/EQUIPT SCHEDULE . 27 **WPROVEL** ELECTRICAL PLAN TO WHAT ISA. HAT IS SHOWN ... PLUMBING PLAN SEPARATE 398 -----EQUIPT .D ROOF and a manage of the state of the second of the KITCHEN ELEVATIONS 10 TES ----BLOWER/MAKEUP AIR UNIT 11 -----HAND PESTRM DETAILS 12 -----*****----SOPEOFHORK · IN TERIOR TENANT IMPPOVEMENT N(E) FOOD SERVICE REST. 83 -HEMDDELING EXISTING FOUD SERVICE FACILITY -FEPLACE MOGAHIME FLOOR FORED H -UPGPADE (E) PACILITIES TO DOMPLY WHEALTH PEQ. -NO STRUCTURAL CHANGE - NO LIGHTING GANGE W DININGRM AMEZZANINE LEVEL 001070 and the Town of Los Gatos BUILDING DEPARTMENT UFC. UMC. UPC 1994 HEC 1993 PLAN APPROVED Dete 9.20.48 DATE 12/2/2 ENERGY STANDARD 1995 - CHANNYAN CH.C. Seele S 2210

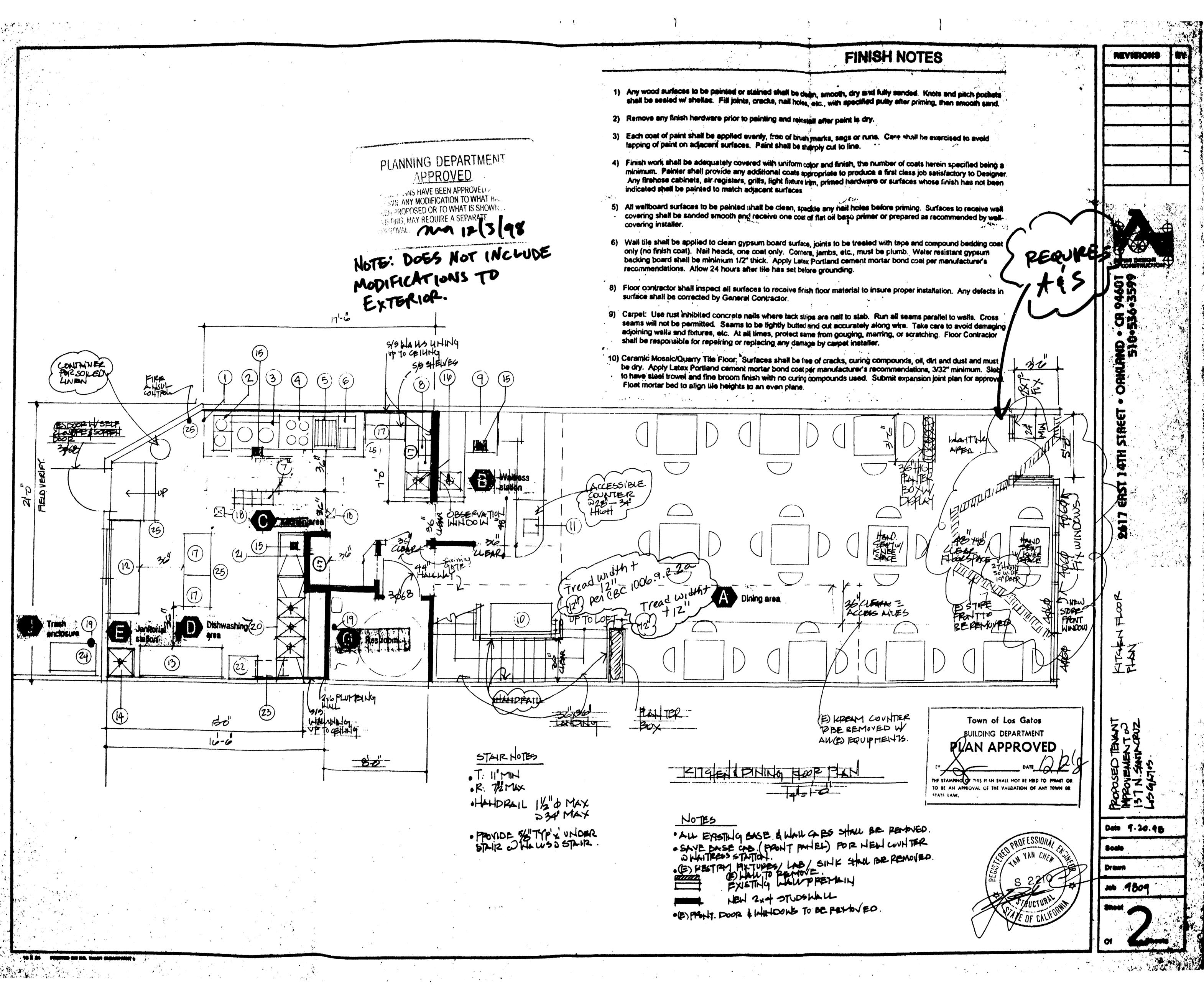


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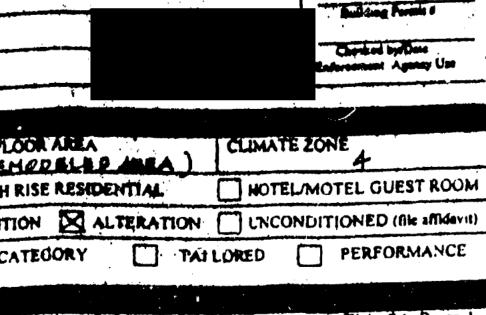
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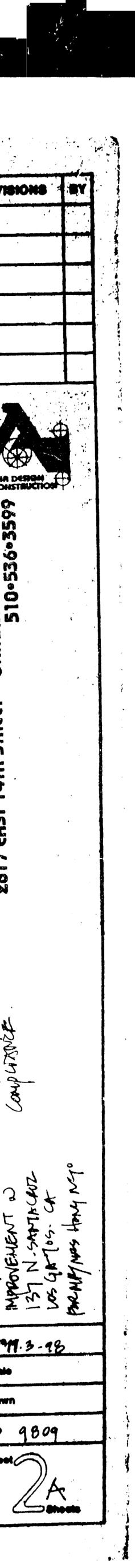
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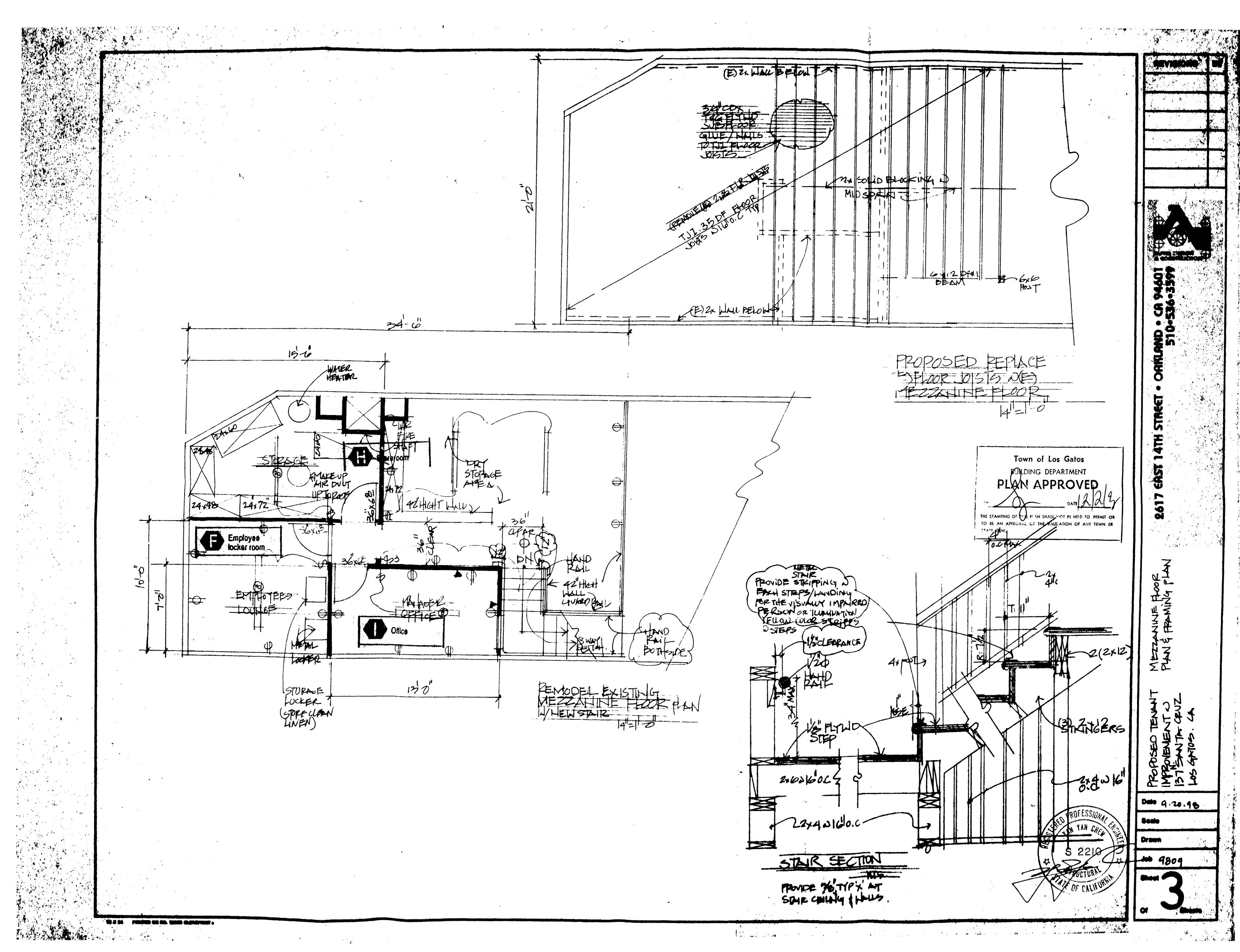
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	ERATION UNCON PENDED (file affidavit)		
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Certificate of compliance lists the building features and performance specification	ons need to comply w In Title 24. Parts 1		
of the California Code of Regulations. This certificate applies only to building	· ·		
ocumentation preparer hereby certifies that the documentation is accurate and c			
BERT MAD	12 78		
incipal Envelope Designer hereby certifies that the proposed building design r ents is consistent with the other compliance forms and worksheets, with the sp	ecifications, and with my other		
ations submitted with this permit application. The proposed building has been of ements contained in sections 110, 116 through 118, and 140, 142, 143, or 149 of	designed to meet the divelope		
check one:			
hereby affirm that I am eligible under the provisions of Division 3 of the Busin ocument as the person responsible for its preparation; and that I am a civil Eng	ness and Professions Code 10 sign this incer or Architect.		
affirm that I am eligible under the exemption to Division 3 of the Business and susiness and Professions Code to sign this document as the person responsible f ontractor preparing documents for work that I have contracted to perform.	d Professions Code by section 5537.2 of the for its preparation; and that I am a licensed		
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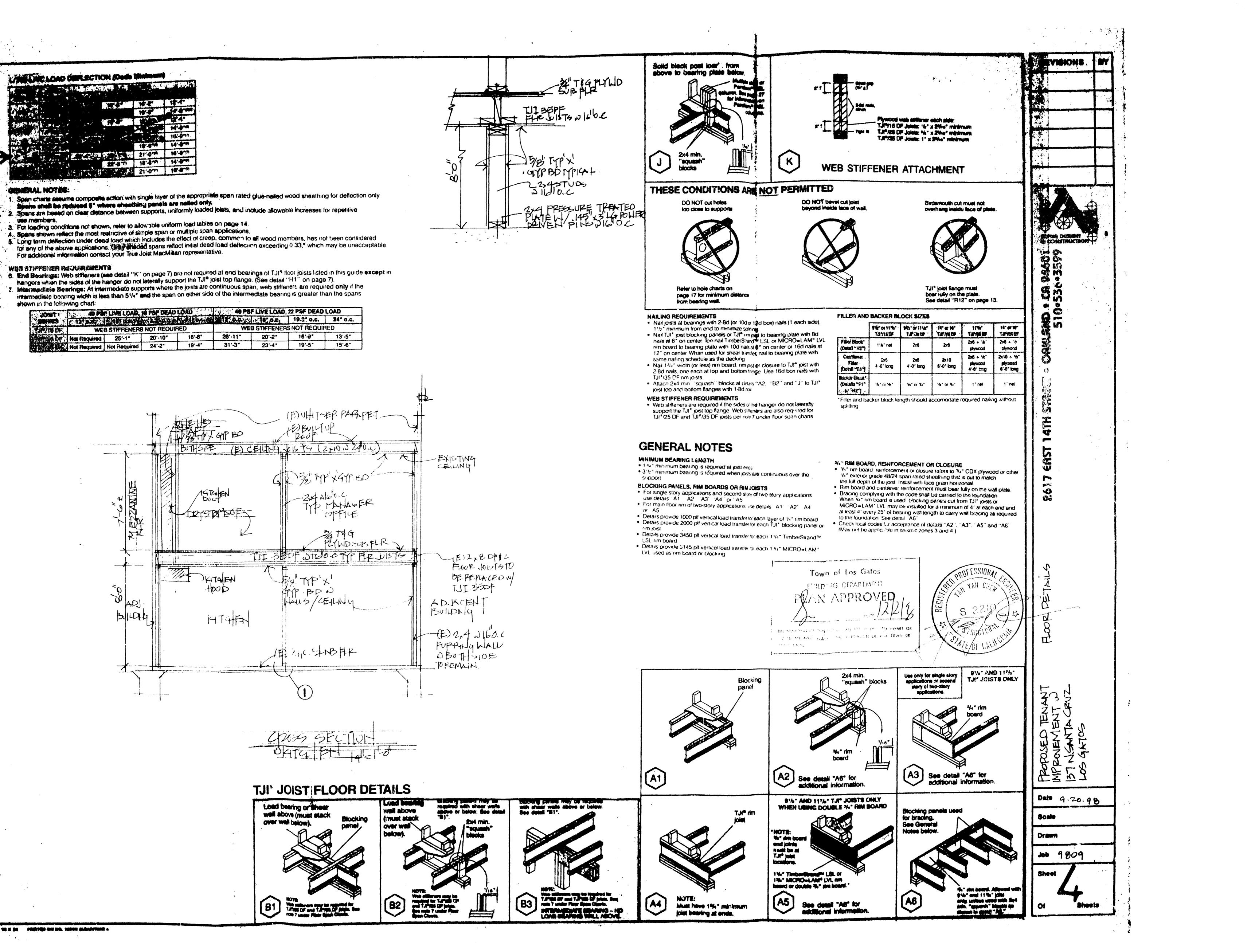
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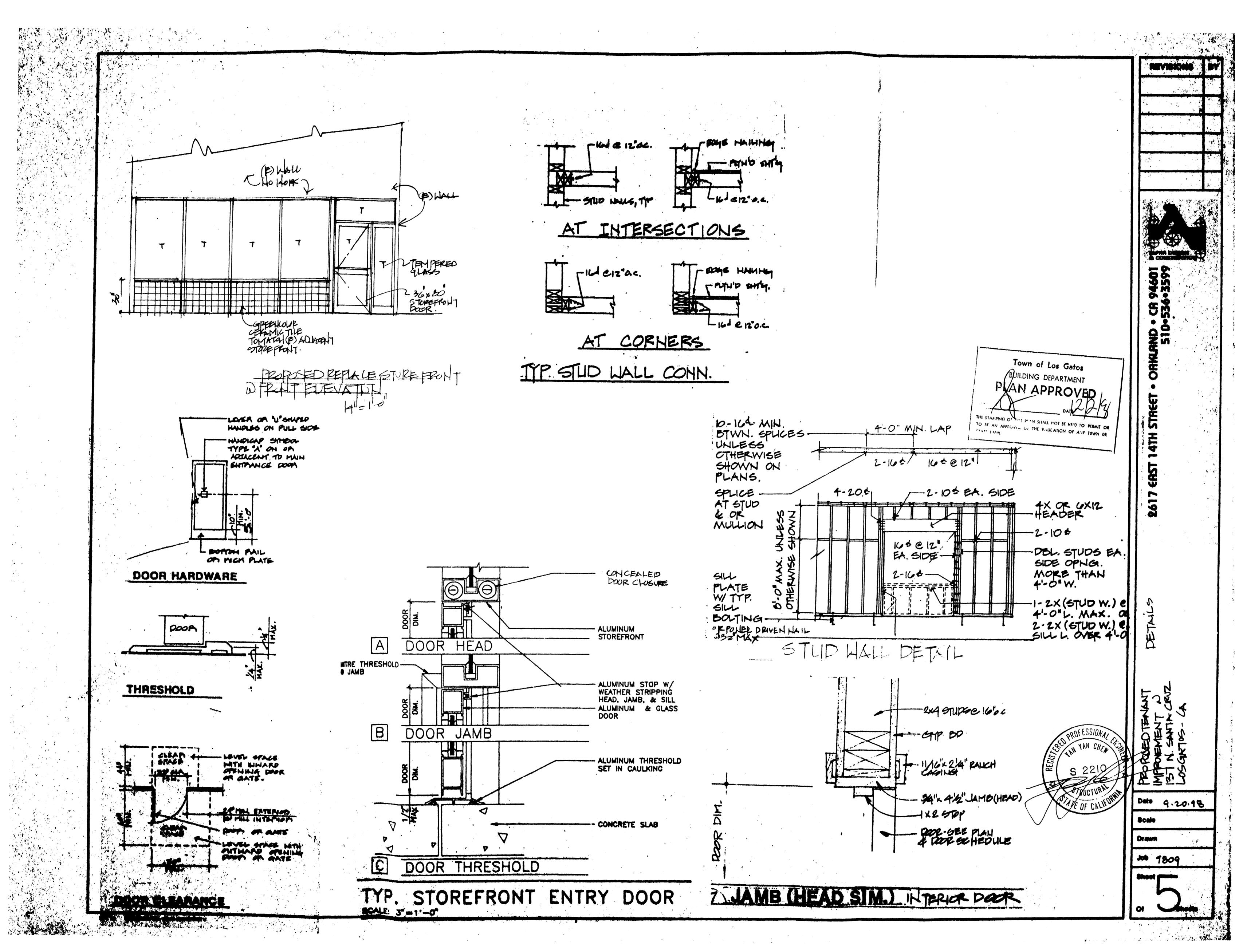
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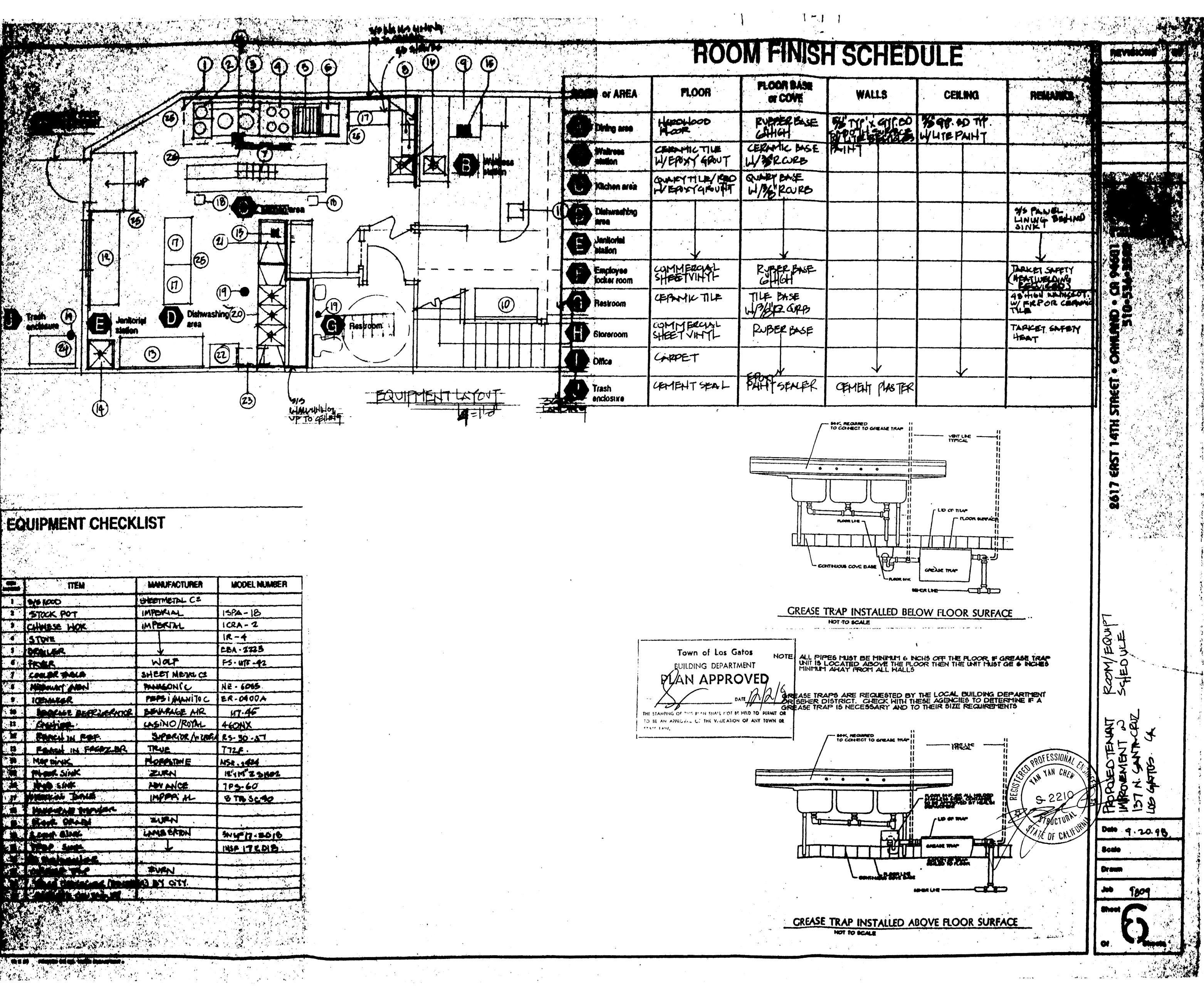


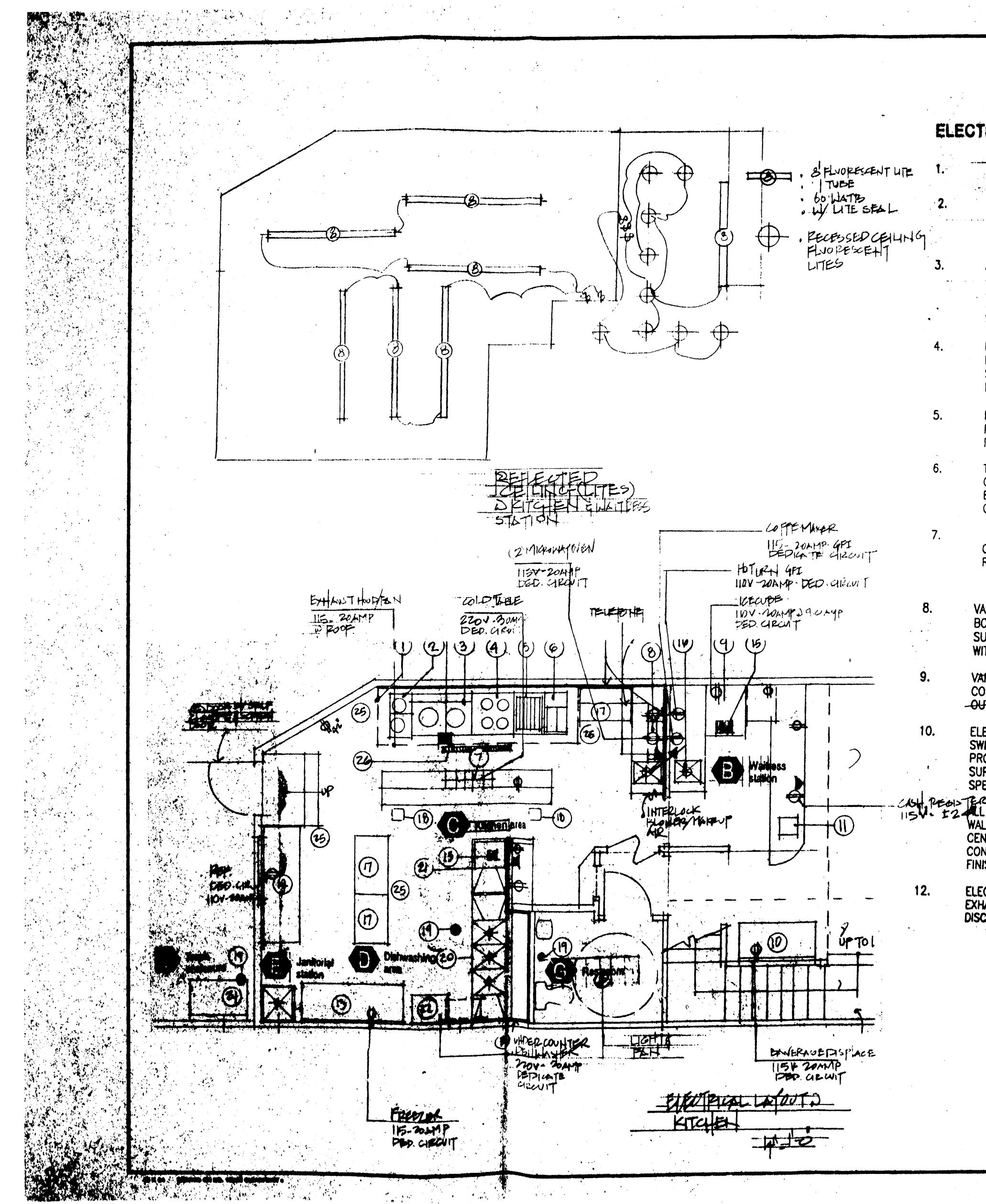
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ELECTRICAL NOTES

THE ELECTRICAL REQUIREMENTS AND CONNECTIONS SHOWN ON THIS PLAN ARE FOR FOOD SERVICE EQUIPMENT

ELECTRICAL ROUG ING-IN WORK AND FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMEL AND FIXTURES AS SHOWN ON PLAN SHALL BY THE ELECTRIC, '. CONTRACTOR, PLAN SHALL BE

ACCESS AREAS AND CUT-INS AT JOBSIT! SHALL BE PROVIDED BY EQUIPMENT FABRICATOR AS REQUIRED FOR INSTALLATION OF ELECTRICAL OUTLETS, JUNCTION BOX(S), ?HOME RUN(S)?, ETC. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL EXTENSION SHIELDS AS REQUIRED.

REFRIGERATION AUTOMATIC DEFROST SYSTEM FOR WALK IN FREEZER(S) ELECTRICAL CONTRACTOR TO PROVIDE FOUR (4) WIRE COLOR CODED SERVICE FROM FREEZER COMPRESSOR AND TIME CLOCK TO FREEZER BLOWER COIL IN FIXTURE.

ELECTRICAL CON RACTOR TO CONNECT ALL COMPRESSORS AND PROVIDE DISCON ECTS, MAGNETIC STARTERS AND THERMO- OVERLOAD, PROTECTION WHI 'VE REQUIRED.

THE ELECTRICAL PLAN INDICATES ROUG NG-IN LOCATION, POINT OF CONNECTION TO FIXTURE AND TYPE OF CONNECTION ONLY. ELECTRICIAN TO PROVIDE CIRCUITS AND CONDUIT RUNS AS REQUIRED BY CODE.

PLANS ARE FURNISHED FOR THE PURPOSE OF SHOWING LOCATION OF EQUIPMENT OUTLETS, TYPES OF CONNECTION AND ELECTRICAL LOAD REQUIRED.

VAPOR PROOF LIGHTS FOR EXHAUST HOOD(S), COMPLETE WITH PULL-BOXES AND CONDUIT, SHALL ALL BE SUPPLIED BY ELECTRICIAN ELECTRICIAN TO SUPPLY AND INSTALL WIRING AND HOOK-UP TO WALL MOUNTED SWITCH WITH PILOT LIGHT LOCATED AS PER PLAN. • • •

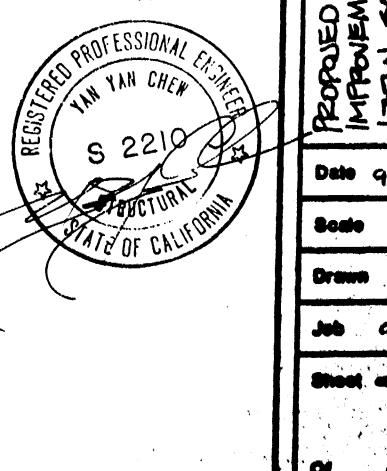
VAPOR PROOF LIGHTS FOR WALK-IN COOLER AND WALK-IN FREEZER COMPLETE WITH SWITCH AND PILOT LOCATED INSIDE WALK-IN(S) AND -OUTSIDE, SHALL BE FURNISHED BY B.R.D. UNLESS OTHERWISE INDICATED.

ELECTRICAL MATERIALS INCLUDING WIRING, FLIX AND CONDUIT, SWITCHES, DISCONNECTS, MAGNETIC STARTERS THERMO-OVERLOAD PROTECTION, ELECTRICAL PANELS, CORDS AN: PLUGS, ETC. SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR, I NLESS OTHERWISE SPECIFIED.

LIST F2 IL DIMENSIONS SHOWN ON PLAN ARE MEASURED FROM FINISHED WALLS, FLOORS, CEILINGS, AND/OR CENTER LINES OF COLUMNS TO CENTER LINES OR OUTLETS AND PULL-BOXES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL MAKE ALLOWANCES FOR FINISHES WHEN ROUGING-IN THE REQUIREMENTS.

> ELECTRICAL CONTRACTOR TO PROVIDE POWER ON ROOF AND CONNECT EXHAUST FANS AS DIRECTED BY VENTILATION CONTRACTOR, DISCONNECT SWITCHES TO BE MOUNTED CONVENIENT TO HOODS.

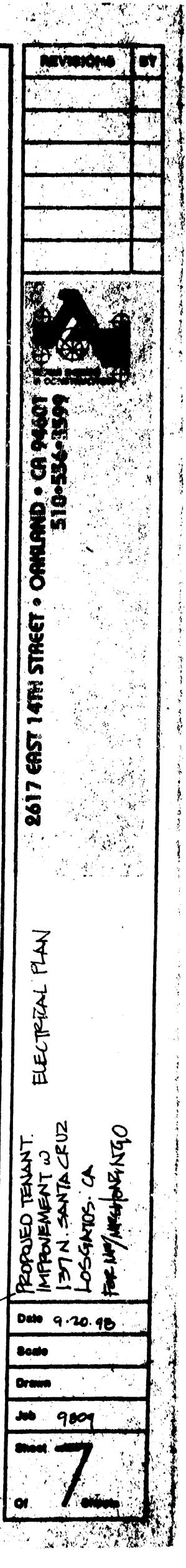
Town of Los Gatos BUILDING DEPARTMENT PLAN APPROVED nI THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OF TO BE AN APPROVAL OF THE VAUDATION OF ANY TOWN OR STATE LAW,



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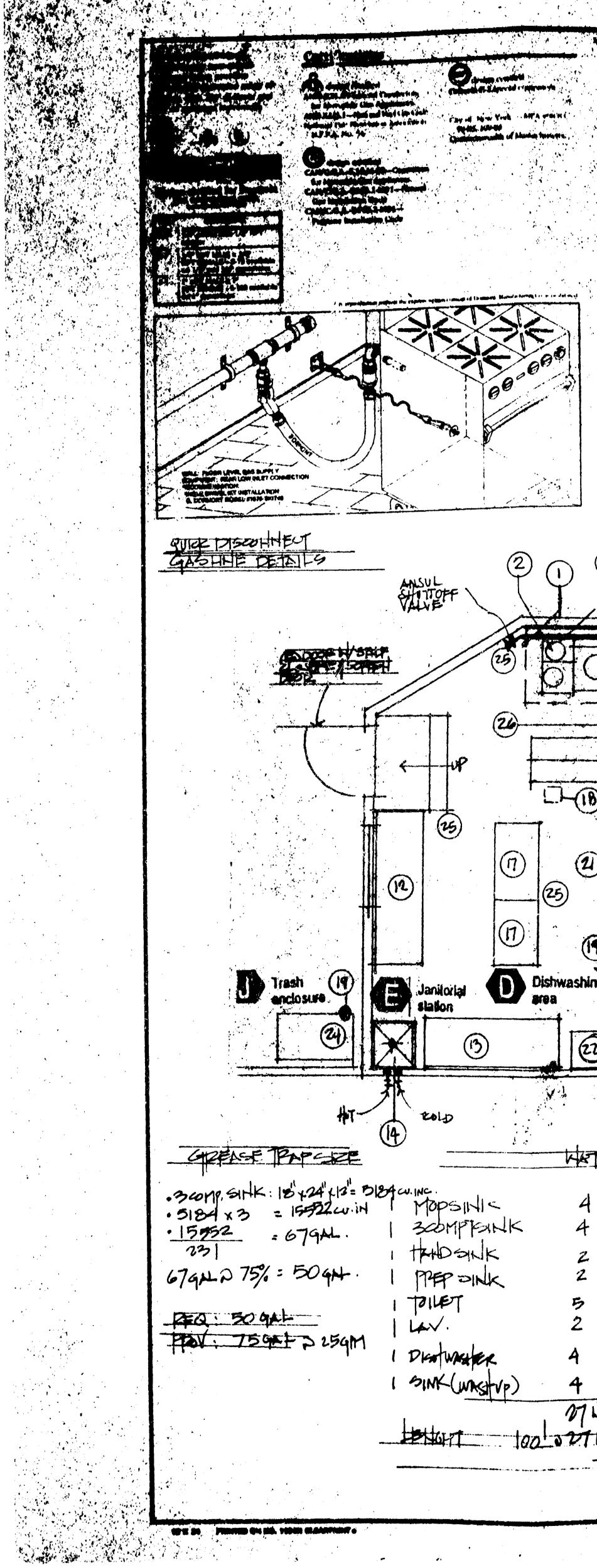
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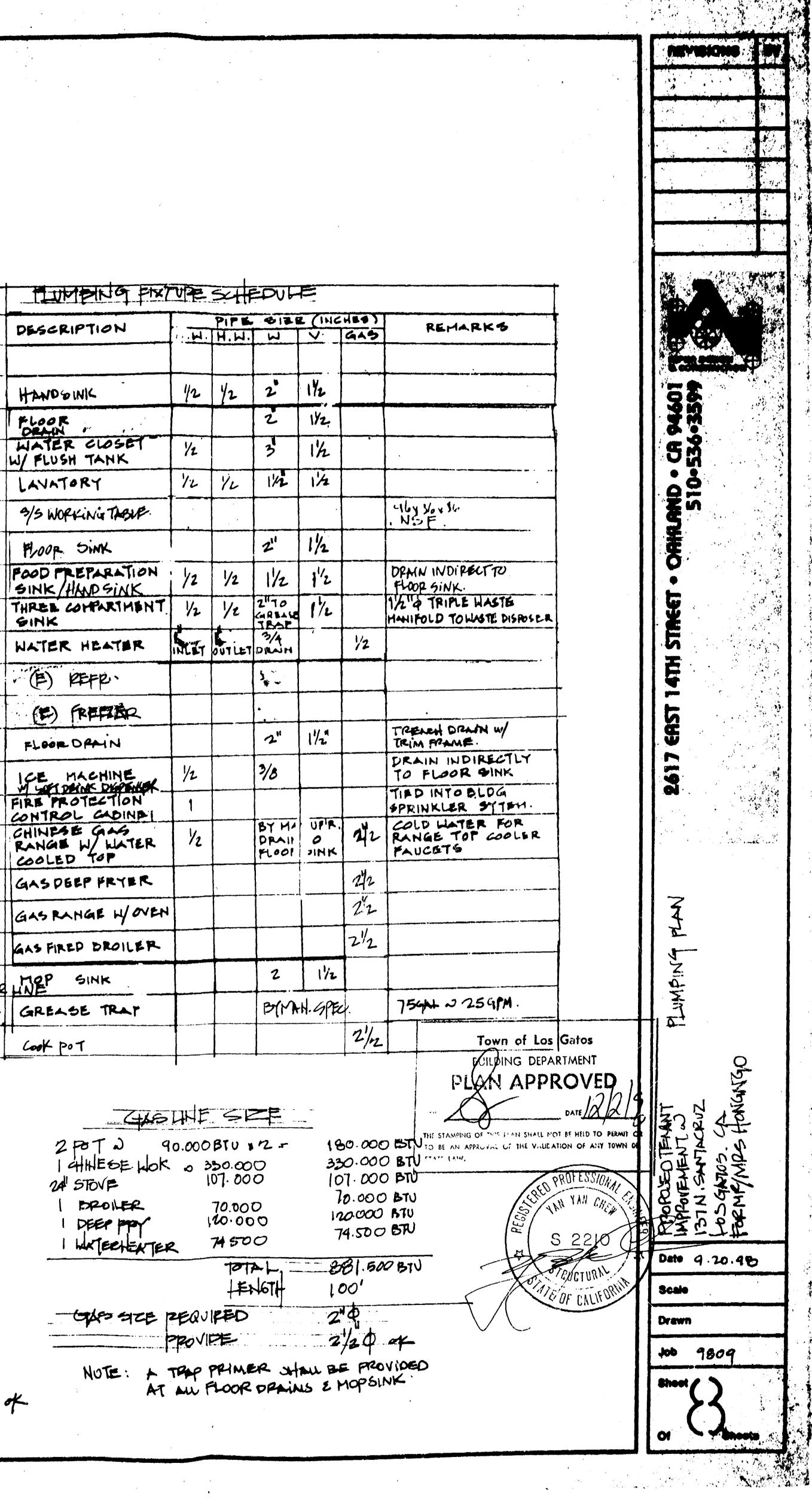
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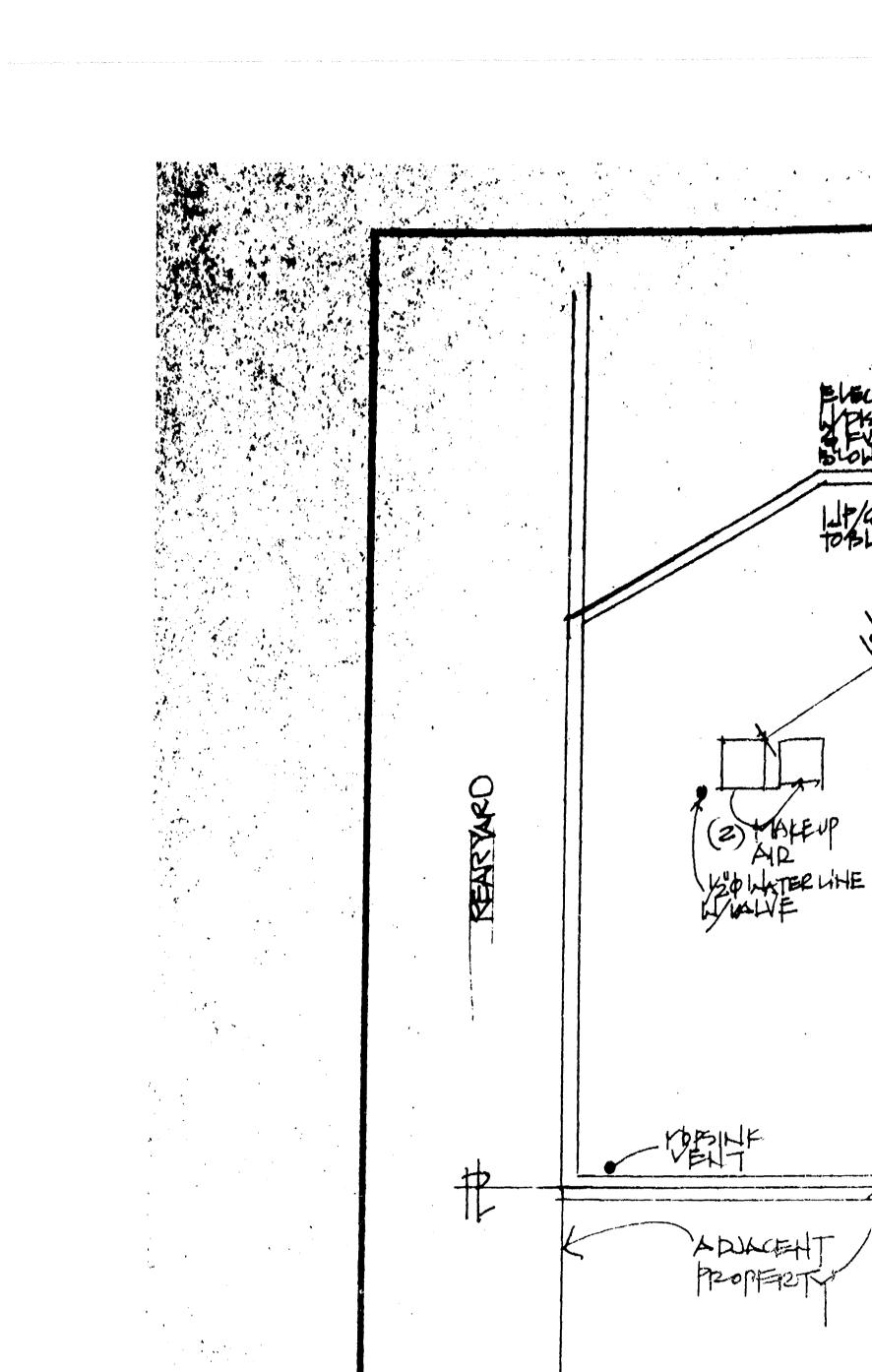
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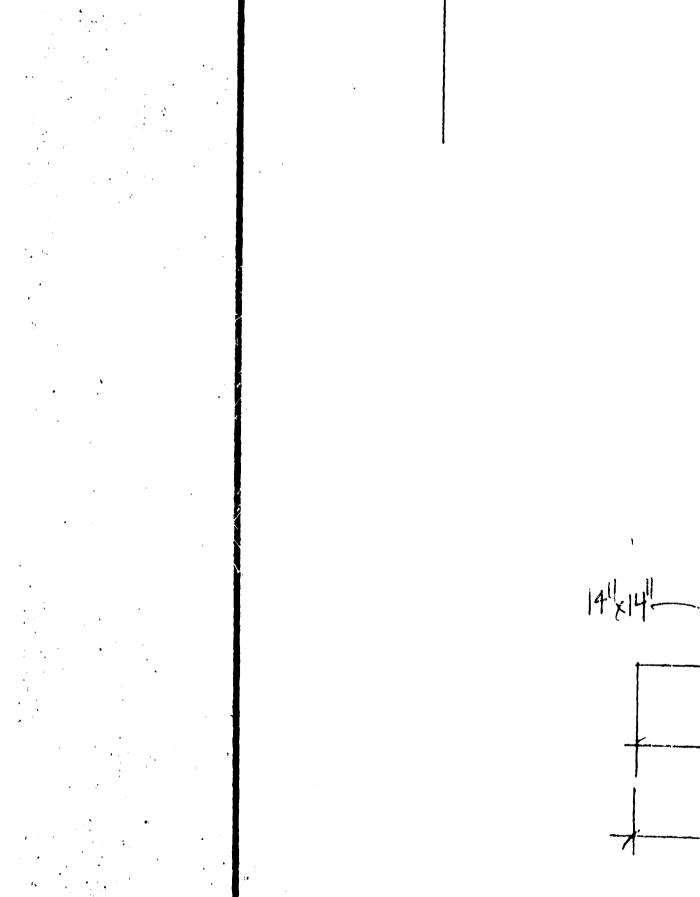
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STORM CAN COLLAR BY PLH- DISR OF MIGLC. -VENT EADT GAP IN RUMBER OR HIGH PLASHING CANT STRIP (HIZE AS KERCA ROK H. W.H. MET. PUJE TO ROOF W PLUMBER/MECH.C. MAN. LINE N/ NAUL - CHECK VALVE VALVE 12" GALV. LINE SUPPLY DIELECTRIC SHUT OFF VALVE ASME TAP KELLEP HOT WATER ---HEATER BY FLUM LER VALVE -FULL SIZE PRAIN LINE TOOTSIDE MOP HINK SEE MUINE. INSULATE'N-.. PLANKET er plumier UNION BY PLUMEER TRAIN TIFUNIT HI AN DECK PROVIDE GALV. OVERFLOOR PAN PRAIN, DRAIN TO MOP SINK, MOUNT H.H.H. IF H.W.H. DOES NOT HAVE LEGS ----13-1 PLUHBER/G.O. TO PROVIDE BASE TO KAISE UNIT OFF PLUOR, RAISED EQUIP. BASE N/QUARRY TILE TOP & SIDES IN PAN HRACING FOR HWI BRACING FOR HWI SECURE BANDING TO WALL --21- GASLINE WATTOFF VALVE (15) (19)6 (ϑ) W (17) B Waitess station 20 L-I-B. C. Michen area /SOAP/ PADER DEPENSER t_ 25 (0)UPTOL Distiwashing 20-5 G Restroom TO STREET 22 2 PUMBING LATOUT DEITGEN Ð 4=1-0 WATERLINE - LITER HORESTEET Tot 75 025. UTEHSIL SINK 3 Harloshk+Lan J 5. 2 10 210. 10 PREP DINK J 10. 10 MOP SINK 345. PPEHASH SPRATER 5041 904PH 150.4.6 = 27 NHIT 90 x 75% = 6749 44200 BTU PER 74500 BTU PERVICE of 67× 660 -PAVIDE TO A -----· · · ·







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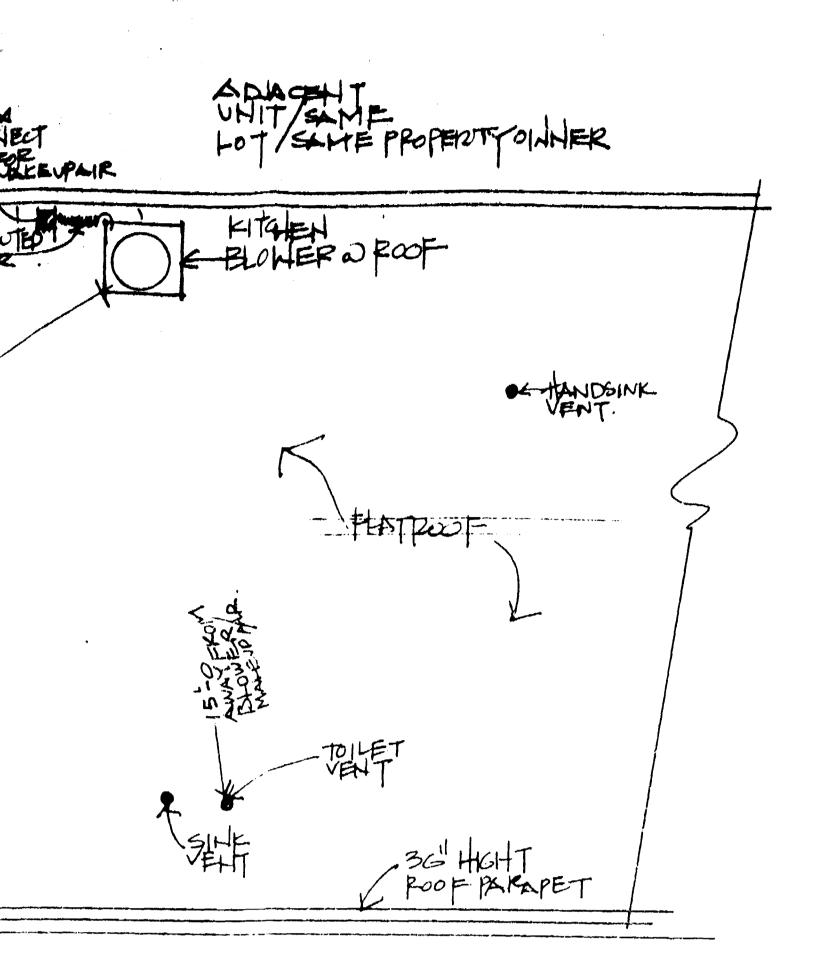
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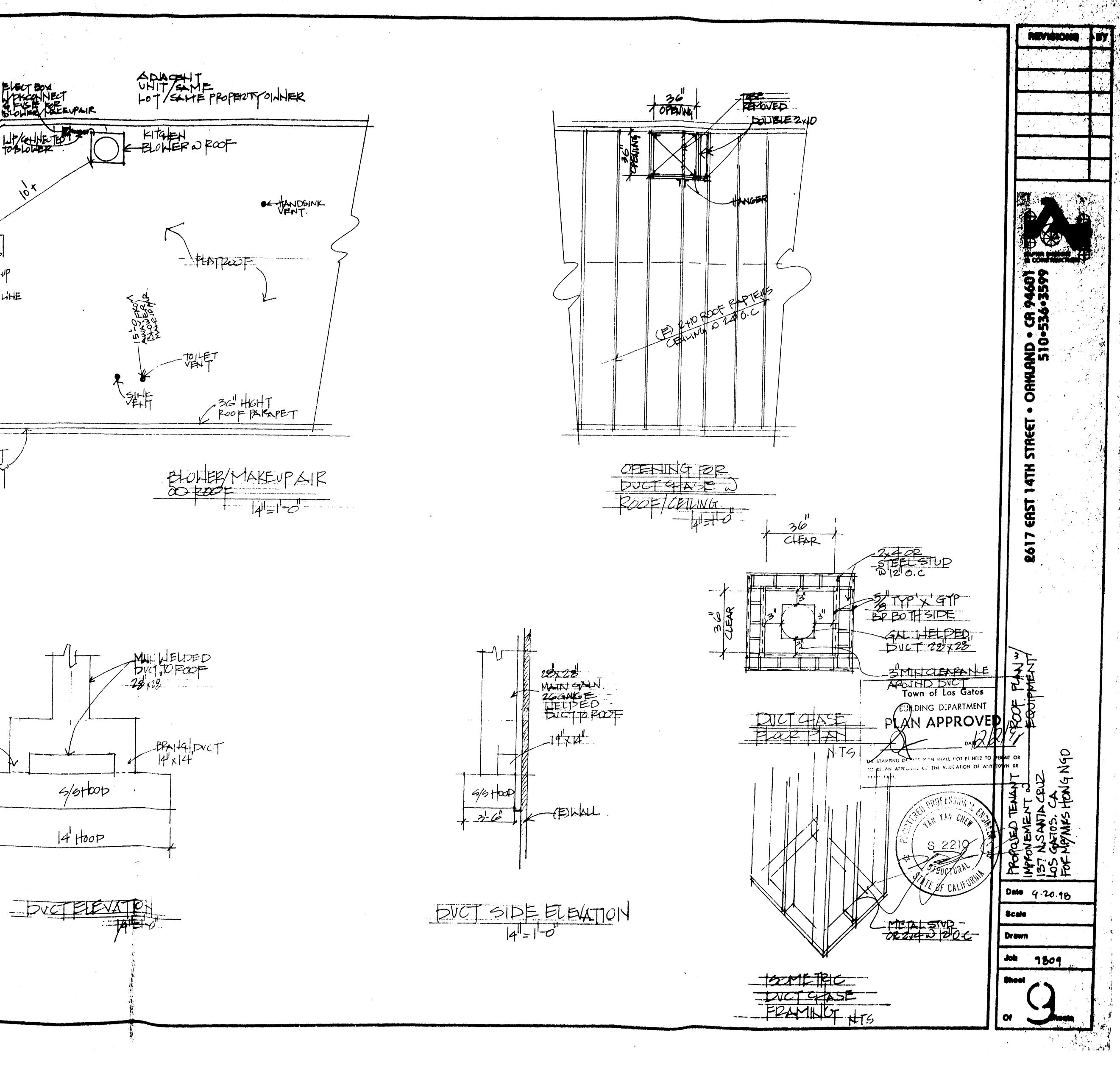
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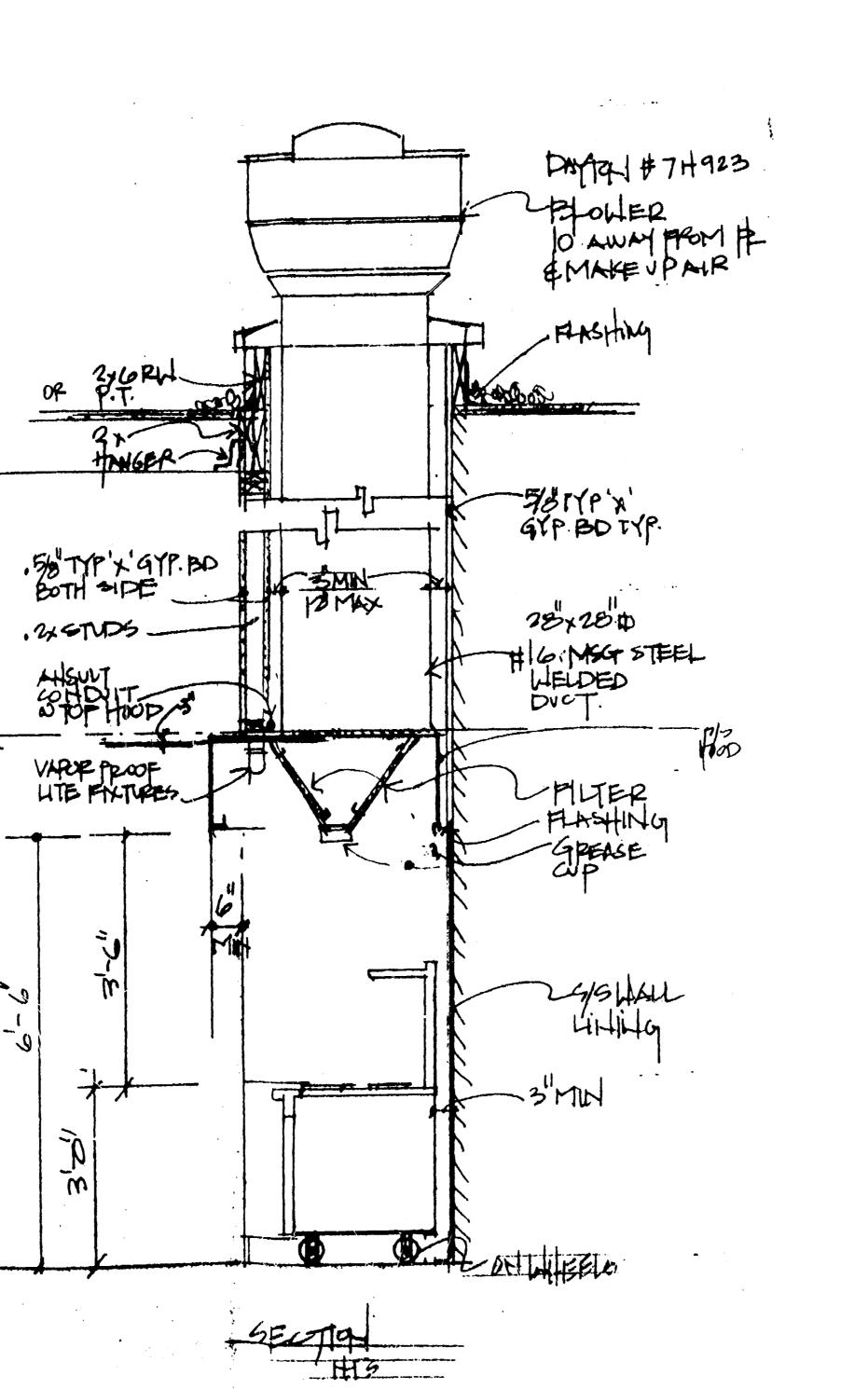
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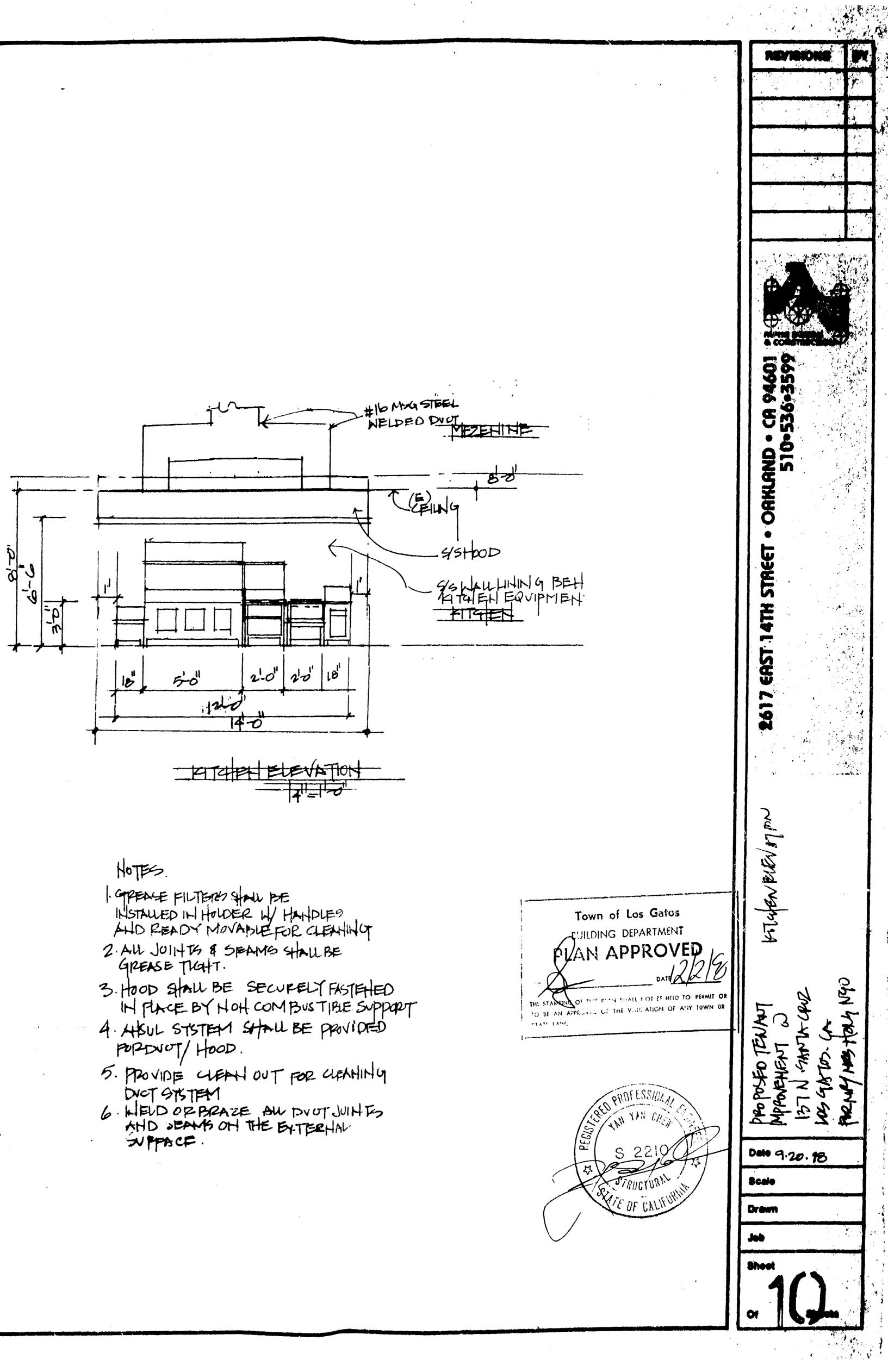
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e Hood wide enough I	ALLOW & G, A' above cooki
Canopy 11p 2 0.5	above flot: $\xi \leq 4'$ above cooki norisontal electrical/ansul li
	1000 3-6 Et. X 14-0
. Inside hood dimensi	(width) (length
a an ar.ft. X	200 g factor from UMC
a Other formulas	or what kind of hood?
CULOE SOLUTIN TA L	
PILTERS	
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(Filter Size)	•
. 900 CPH + 3	4.56 sq.ft. (total filter ar
A Horizontal Slot IL	lter fpm should = 1000; must t ED" hood, fpm can be $< \text{ or } > \text{ at}$
DUCT 2	$\frac{1}{100} \times \frac{28^{11}}{100000} =+1$
• Hood >12 ft. long	shows >1 exhaust outlet to mai
	1900 sq.ft. (duct area)
	must be 1500-2500. Is it?
STATIC PRESSURE & EXH	AUST FAN Cleanout at
• # of elbows = _2_ • Total Static Press	
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• Exhaust Fan: Make	DAYTON Model
• Unit pulls require	a a factor to be a construction of the second secon
MAXE-UP AIR	1000 CFH - Next
(Max	. par diffuser) Wi
• Make-up air Static	Pressure = SP Inspector
. Makamun air unit:	Nexe Essich Sile
I wate aunalian 0541	100% of exhlust CFM at estimate
A Make-up air intake	on roof 2 10 ft. from exhaust ng 2 10 ft. from hood?
• Exhaunt & make-up	air electrically interlocked?
in the second	FLANN BLAM LEFTA DESIGN
Prepared by:PN	Name Company
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- Blower bausing is welded to cooler which provides emostly, quiet operation weided to coolor
- Low sitteeutic and easily from down to side discharge · Henrysting PVC sir lauvers
- Monsueling PVC plattic reservairs
- Melatura-protostad bloarer motor

where proposed to be and in homes, opertments, garages, shope between the second of th service. VOTS AT

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Part P.A.

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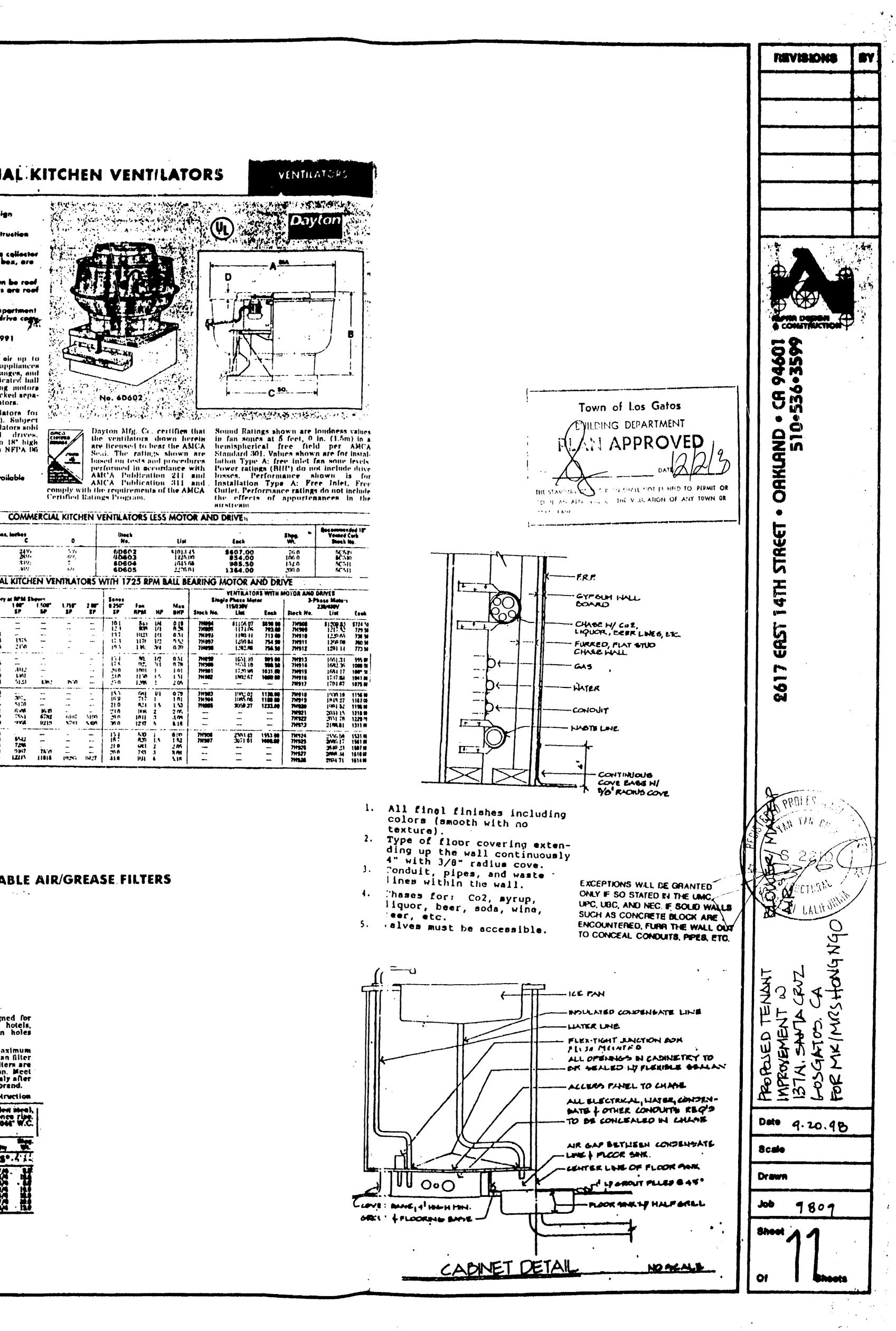
inner rim of front gutter-
yes no yes no yes no yes no yes no cooking surface? yes no ul lires? yes no yes no
$\frac{4-0}{2}$ it. = <u>496</u> eq.ft. angth) = <u>9800</u> CFH = <u>CFH</u>
sq.ft. = $\frac{34.560}{100}$ sq.ft. area per filter). (total filter urca) er arma) = $\frac{183.5}{98}$ fpm -350. Is it? yes <u>Kno</u> ust to 800-1200. Is it? yes <u>Kno</u> n.a. > atove. Is it? yes <u>Kno</u>
$\begin{array}{rcl} + & 144 & = & \underline{5.4 \oplus} & \text{sq.ft.} \\ & (duct area) \\ o main duct? & yes no_ n.a. \\ ea) & = & \underline{5.4 \oplus} & fpm \\ t? & & yes \times no_ \end{array}$
t at each elbow? yes \times non.a. or: From plans & SP Chart =P odel #H923 H.P. 5 yes \times no yes \times no
Next igher Diffusers while number =required ector: From plans & SP chart =SP Model # 3C469 (2MarevPair) imated SP? yes x no haust? yes x no yes x no

hgwo 11/5/96 - RH

COMMERCIAL KITCHEN VENTILATORS

- Beckward incline wheel design improves air New officiency
- Seeled spun eluminum construction with steel support braces
- Built-in groase spout, groase cellector box, and external junction box, are included (curb not included)
- 151/1 through 24%" units can be reaf ur well mounted. Other sizes are reaf mount only
- Externally cooled motor compartment provides langer motor and drive comp ponent life
- Ventilaters most NFPA-96-1991 installation requirements

Removes grease leden end foul air up to 1987 F from commercial kitchen appliances including grills, ovens, fryers, ranges, and steam tables. Permanently lubricated ball bearing ventilators. Ball bearing motors and variable pitch drives are packed separately when ordered with ventilators. UL Listed under Power Ventilators for Restaurant Appliances (YZHW). Subject 782. Only for Stock Nos. of ventilators sold complete with motor and drives. Ventilators must be mounted on 18° high steel roof curbs to comply with NFPA D6



Replacement Parts Available 1-800-323-0620

and DL Guide YZHW.

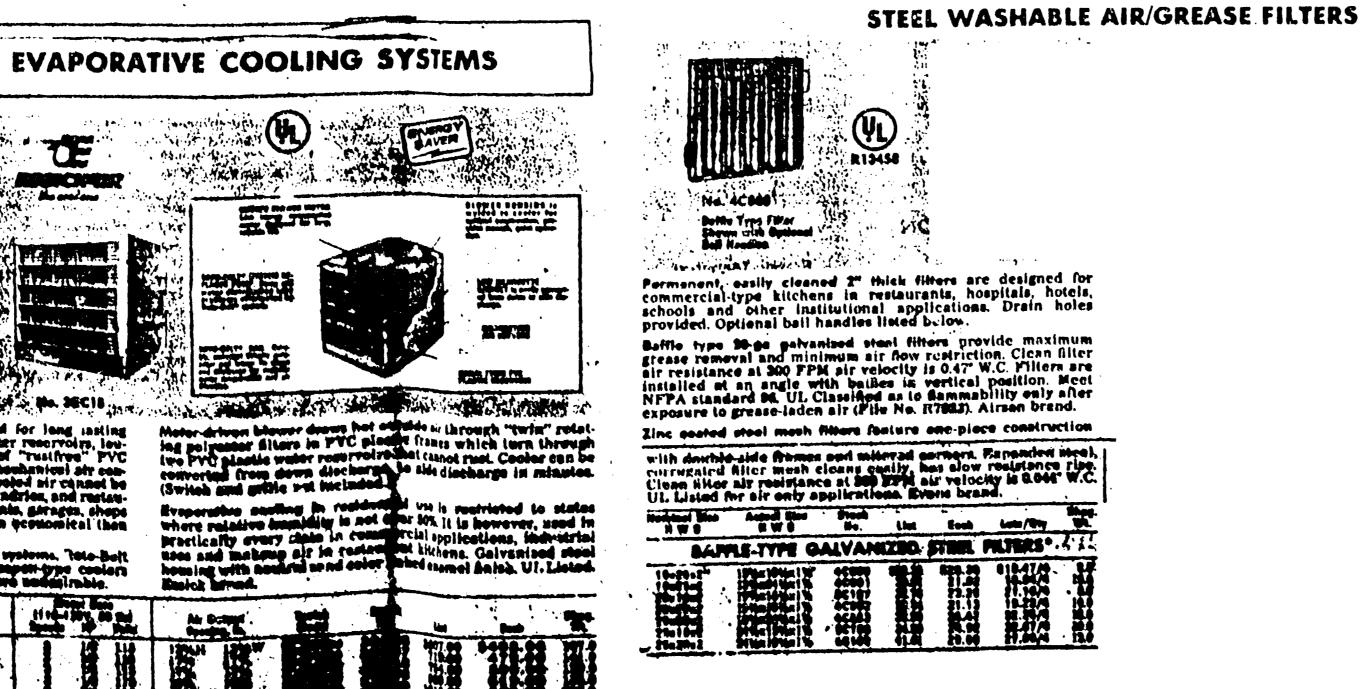
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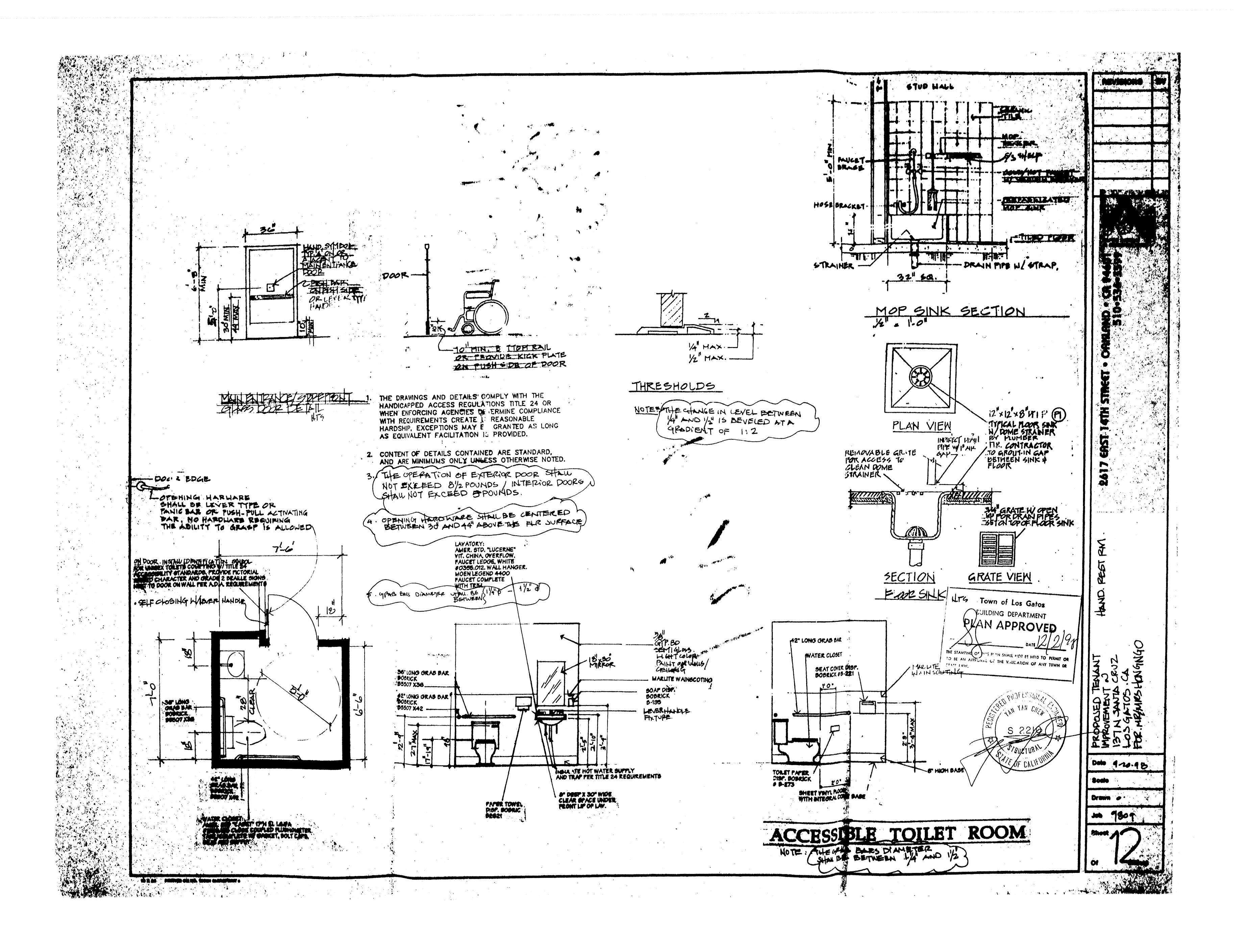
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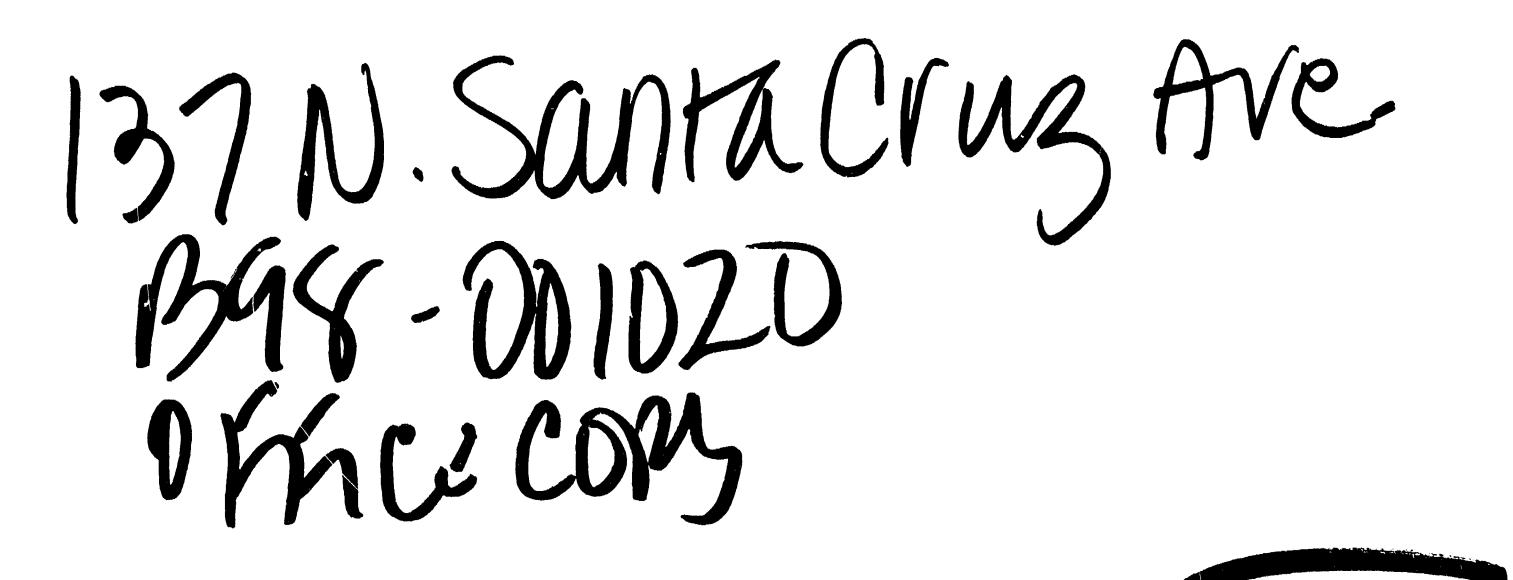




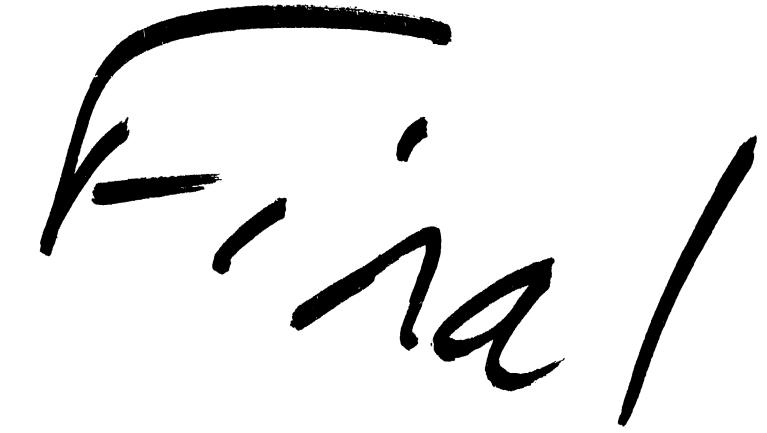
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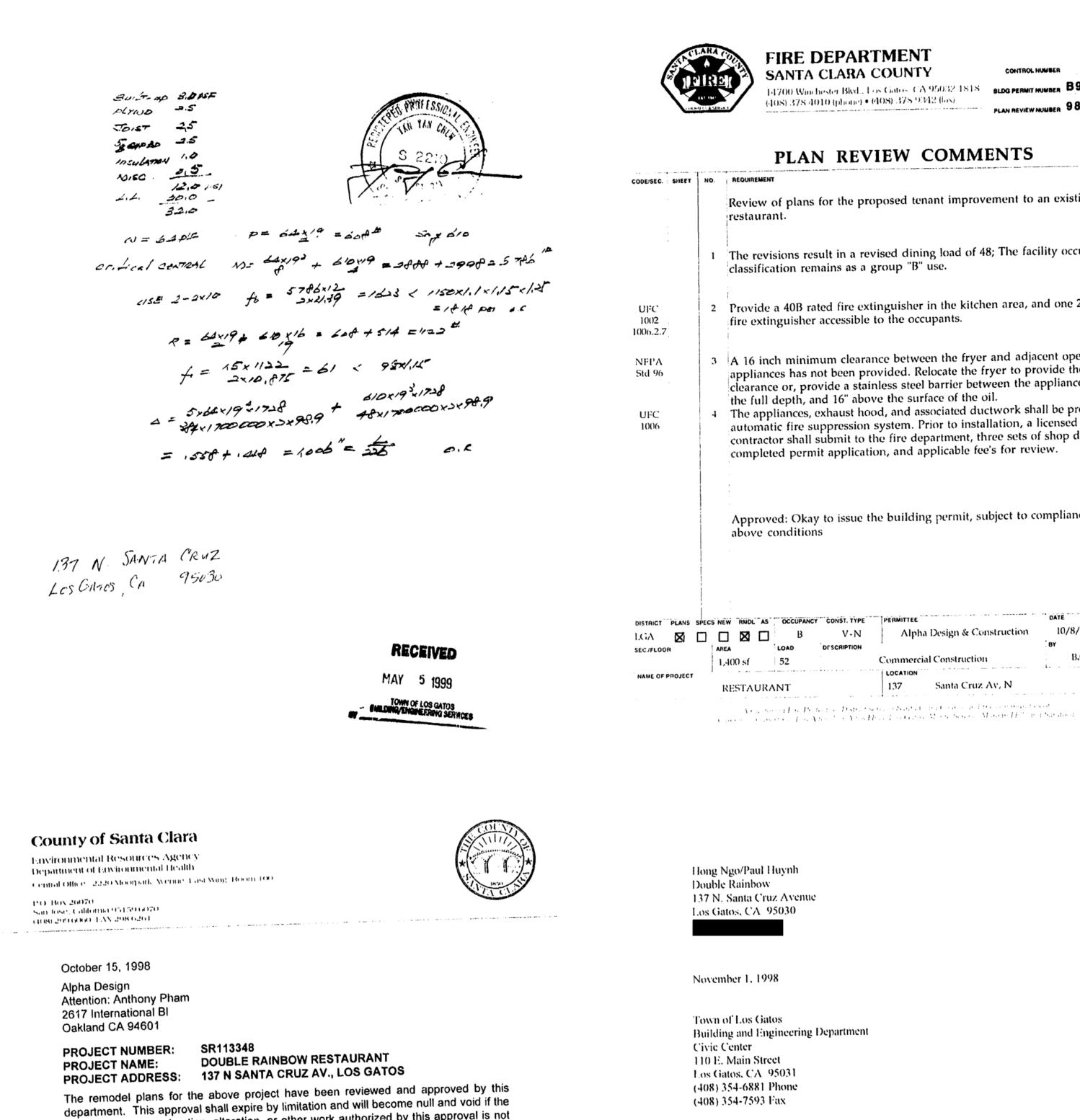




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Re: Double Rainbow, 137 N. Santa Cruz, Los Gatos Tenant Improvement

Permit Number: B98-001020

Santa Cruz Avenue in Los Gatos, certify that Double Rainbow maintains four employees or less on site at any time.

Respectfully Submitted. henomer MAR

Hong Ngo/Paul Huynh

If you have any further questions or would like to call for an inspection appointment please contact the undersigned at (408) 299-6060 between 8:00 a.m. and 9:30 a.m. Monday through Friday. n E C Ronald & Sharp CKB RONALD E SHARP, REHS SENIOR ENVIRONMENTAL HEALTH SPECIALIST PLAN REVIEW AND CONSTRUCTION UNIT

construction, reconstruction, alteration, or other work authorized by this approval is not

commenced within 180 days from the date of approval. Please notify this office when

Please present one (1) copy of the plans to your local building official for the required

permit application and approval. Retain the second copy on the job site. A FOOD FACILITY CONSTRUCTION CARD will be attached to the job copy and must be

Please be advised that you are responsible to contact this office to arrang ϵ a

construction inspection prior to rough plumbing signoff, installation of equipment, and

again upon completion of the project. You will also be asked to submit a mechanical exhaust system performance test, if one is present, before we can final the

DEPARTMENT OF ENVIRONMENTAL HEALTH cc: City of Los Gatos Building Department Hong Ngu, 137 N Santa Cruz Av., Los Gatos CA 95030

construction begins.

project.

posted with other building permits.

Board of Supervisors: Donald E. Gage, Blanca Aivarado, Pete Mettogh, James 4, Beall R. S. Joseph Smitian County Executive: Richard Wittenberg

IUS HKS DEPT

CONTROL NUMBER BLDG PERMIT NUMBER B98-001020 PLAN REVIEW NUMBER 98-2806

PLAN REVIEW COMMENTS

Review of plans for the proposed tenant improvement to an existing

1 The revisions result in a revised dining load of 48; The facility occupancy

2 Provide a 40B rated fire extinguisher in the kitchen area, and one 2A:10BC rated

3 A 16 inch minimum clearance between the fryer and adjacent open flame appliances has not been provided. Relocate the fryer to provide the required clearance or, provide a stainless steel barrier between the appliance, that extends the full depth, and 16" above the surface of the oil. 4 The appliances, exhaust hood, and associated ductwork shall be protected by an automatic fire suppression system. Prior to installation, a licensed C-16 contractor shall submit to the fire department, three sets of shop drawings, a completed permit application, and applicable fee's for review.

Approved: Okay to issue the building permit, subject to compliance with the

NST. TYPE V-N CRIPTION	PERMITTEE	a Design & Construction	DATE 10/8/98	PAGE 1 OF 1
CRIPTION		al Construction	Barne	s, George
	LOCATION 137	Santa Cruz Av, N	a.,	

Dear Building and Engineering Department:

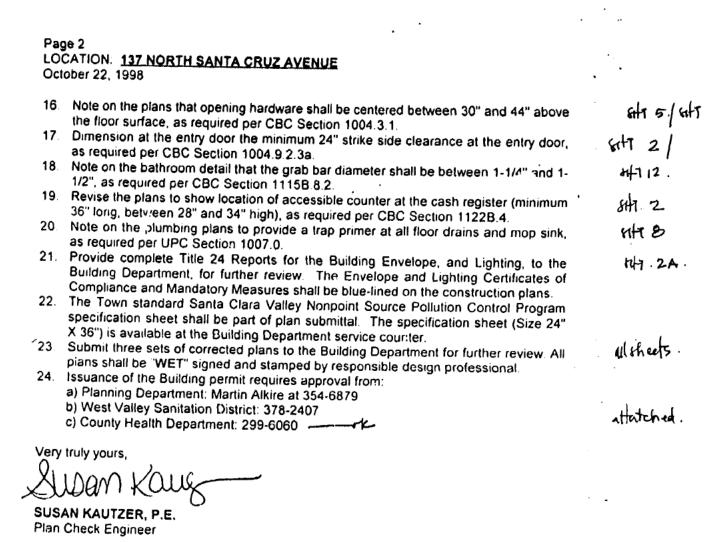
We are Hong Ngo and Paul Huynh, co-owners of Double Rainbow Restaurant at 137 N.

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Page 79

S		BUILDING AND ENGINEERING DEPARTMENT (408) 354 -6881 FAX (408) 354-7593	CIVIC CENTER 110 E. MAIN STREFT P.O. BOX 949 LOS GATOS, CA 95031
	· .	RECEIVE	
Oct	ober 22, 1998	NOV 1 8 19	98
Ant	hony Pham	TOWN OF LOS &	ATOR B SERVICES
261	7 International Boukland, CA 94601	levard	
-00	CATION OF JOB:	137 NORTH SANTA CRUZ AVENUE, Tenant Improvement	
PEF	RMIT NUMBER:	B98-001020	
Dea	ar Mr. Pham:	PLAN CHECK COMMENTS	RESPONSE
1 2		roject address on sheets 7 through 12. I load on the cover sheet of the plans, as required per UBC Chapte	SHEET 7-12 SHT 1.
8.	Label on the floor	plan the size of the new door at the restroom and the double doo e doors shall be minimum 3068 doors, as required per UBC Section	MENUT AEGULAR DOC
k. 5.	Label on the plans Provide a letter from space, as required revise the plans to	the sizes of the proposed store-front windows. In the tenant indicating the total number of employees for the tenan per UBC Section 2902.3. If the tenant has more than 4 employees to show separate sanitary facilities (both of which will be required to	attatch.
i ,	Revise the openin 36" wide and the c	r CBC Section 1115B.2. g between the waitress station and the kitchen area to be minimum opening between the waitress station and dining area at the counte ' wide, as required per CBC Section 1105B.3.2.	
•	Revise the kitche	n floor plan to provide minimum 36" clear access throughout, as Section 1104B.5.8.	s sift 2
	Revise the plans to provided must be 1104B.5.4. Show a Minimum 30"	o show location of accessible seating (minimum 5% of total seating accessible) in the dining area, as required per CBC Section the following clearances on the plans: x48" clear floor space.	
	aisles). c Knee space is	eating overlaps and accessible route (minimum 36" wide access s at least 27" high, 30" wide and 19" deep.	
0	stairway, as require	an and the mezzanine plan to show handrails on both sides of the ed per CBC Section 1006.9.1a. show handrail extensions at the top and the bottom of the stairway.	
1	as required per CB Revise the stair si	C Section 1006.9.2.2a. ections detail on sheet 3 to show 1-1/2" clearance between the	
2)	handrail and the wa Revise the plans	all, as required per CBC Section 1006 9.2.5a to show how to provide striping for the visually impaired at the	,
3	Revise the door his show 60" from the	ed per CBC Section 1006.16.1. ardware detail on sheet 5 and the storefront detail on sheet 12 to ground surface to the centerline of the accessibility sign (not 48"),	
4	Note on the door	C Section 1127B 3. threshold detail that the change in level between 1/4" and 1/2" is int of 1.2, as required per CBC Section 1004 9.1a.	SHI 5/ SHIT 12.
5		that effort to operate exterior doors shall not exceed 8 1/2 pounds, not exceed 5 pounds, as required per CBC Section 1004.5 1.	8475/54112

PROJECT NAME	OF COMPLIAN	CE (Part 1 of 2) ENV-1	CERT	
			DATE	PROJECT NAM	ME N. SANTA
REGTANEANT TI			11.2.72		SURFAC
	CRUZ		Building Permit #	ASSEMBL	
ALTHA DESIGN			Checked by Date	(eg Wall-1	
COPERT MAC			Enforcement Agency Use	51440	HALL
GENERAL INFORMAT				FUFRED	WALL
DATE OF PLANS	BUILDING CONDI	TIONED FLOOR AREA 8 (COMPLETE SPACE)	CLIMATE ZONE	Root	
BUILDING TYPE	NONRESIDENTIAL	HIGH RISE RESIDENTIAL	HOTEL/MOTEL GUEST ROOV	1	
PHASE OF CONSTRUCTION	NEW CONSTRUCTION	ADDITION X ALTERATION	UNCONDITIONED (file attiday)	,	
METHOD OF ENVELOPE		OVERALL ENVELOPE	PERFORMANCE	National Contraction of the Association of the Asso	
COMPLIANCE STATEMENT OF COM	PLIANCE				
This Certificate of compliance	e lists the building features ar	nd performance specifications need	to comply with Title 24, Parts 1	• • • • • • • • • • • • • • • • • • •	
nd 6 of the California Code	of Regulations. This certifica	ate applies only to building envelope	requirements.		
The documentation preparer I	hereby certifies that the docur	neptation is accurate and complete.			
•	INSATURE -		(DA(E	WINDOW	'S
SCREET MAC				WINDOW (eg Windo	
n - Deineine) Duristane Davis	ION M	proposed ballding design represente	d in this set of construction	STOREF	
ocuments is consistent with	the other compliance form's a	nd worksheets, with the specificatio	ns, and with any other	EXIMI. F	
ulations submitted with th	ais permit application. Thepy	ind violating with the specification approx building has been designed to and 140/12 VE 95 149 of Title 24	o meet the envelope		
-quirements contained in sec	tions 110, 116 through 118, a	ind 140/142 VEPS 149 of The 24	, Part 6.		
	In the second seco	1			
	· · · · · · · · · · · · · · · · · · ·	of Division 3 of the Pusiness and P	RECEIVED		
I hereby affirm that I am document as the person I	eligible under the provisions responsible for its preparation	and that I aff a civil Engineer or A	rchACALY 1 x tono		
	a undar the examption to Divi		A		11
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CERTIFIC	ATE	OF C	OMPLIAN	ICE	•	(Part)	2 of 2)	ENV-
PROJECT NAME 137 N. SAN	ITA CI	243		148.444.444 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997			D	NATE 11-2-18
		<u> </u>						
PAQUE SURF		ATION R-VAL	UE CONSTRUCT			LOCATION	COMMENTS	NOTE TO FIEL
(eg Wall-1, Floor-1)		R-19. R-22, etc.)			(ling, Demising, etc.)	Building. Dept. U
STULLO HALL		11	WCOD			EXIST	+ APDITION	
FUFRED WALL		11	FUFFED	CHU		EXIS	<u>T.</u>	
Rook		19	INGOD			EXIG	<u>1.</u>	
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NDOWS						/		
VINDOW NAME (cg. Windows1)	NO. OF PAINS	UNALUE	FRAME TYPE (Metal, Wood, etc.)	EXTER SHAD		OVERHANG CREDIT ?	GLAZING TYPE (cg. Clear, Tinted)	NOTE TO FIELD Building Dept. Us
TORE FRONT	I	1.23	METAL			Y	SINGLE CLEAR	
XITT FEAR	1	1.23	METAL	-		И	SINGLE TINTED	
			فتقف ومناور والمتحد والمتحدث والمتحد والمتحد والمتحد					
				_				
YLIGHTS								
	NO OF PANES	U-VALUE	FRAME TYPE (Metal, Wood, etc.)			IATERIAL tic. etc.)	GLAZING TYPE (Clear, Low-E, etc.)	NOTE TO FIELD Building Dept. Use
CNE								
				1				
][and an interior of the second second second second][
IES TO FIFLD	- 1 or 1	Ruilding Dep	partment Use On	lv				
								•,

Nonresidential Compliance Form

. • . . • . · · 16. Note on the plans that opening hardware shall be centered between 30" and 44" above the floor surface, as required per CBC Section 1004.3.1. 17. Dimension at the entry door the minimum 24" strike side clearance at the entry door, SrT 2 att 5/ att 12 Notes H-712. SH1 2 nto 8

attatched.

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January 1990

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PROJECT NAME 31 N·SI	ANTA CRHE	DATE 11-2-98
MINDOW ARE	A CALCULATION	SKYLIGHT AREA CALCULATION
GROSS WALL AREA (GWA) GWA × 0.4	1-176 DISPLAY PERIMETER (DP 24 710 DP 16 144	A TRIUM HEIGHT FT
If the PROPOSED WINDOW AREA is greater than the MAXIMUM	GREATER OF	$0.10 \times \square = \square$ $0.05 \times \square = \square$ $GROSS ROOF AREA ALLOWED SKY. SKY. ALLOWED SKY. SKY. SKY. SKY. SKY. SKY. SKY. SKY.$
ALLOWABLE WINDOW AREA, go to another method	PROPOSED 142 WINDOW	If the ACTUAL SKYLICHT AREA is greater than the ATLOWED SKYLIGHT AREA, go to another method ACTUAL SKY, AR
DPAQUE SURF.	ACES	ASSEMBLY U-VALUE
ASSEMBLY NAME (cg Wall-1, Floor-1) STUCCO (MALL FURRED (MU CAJ E Forgach assembly type, 1	TYPE HEAT INSUL teg_Roof, Wall, Floer) CAPACITY PROPOSE WALL 27.0 11 WALL 27.0 11 EveF N.A 19	
VINDOWS	· · ·	
WINDOW NAM (e.g., Window-1, Wind EECNT FIGHT KREAR		IUE # OF PROPOSED RSHG ALLO ALLOW PANES SC H V HV PROP ALLO [-2.3] 1 .91 .42 .69 .63 .71 [-2.3] 1 .91 .42 .69 .63 .71 [-2.3] 1 .71 .71 .71 .71
KYLIGHTS		
SKYLIGHT NAM (e.g. Sky-1, Sky-2 NONE		

	E GANJA CKUZ	DA	11-2-98
		Designer	Enforcement
ESCH	IPTION		
§118(a)	Installed Insulating Material shall have been certified by the manufacturer to comply with the California Quality Standards for insulating material, Title 20, Chapter 4, Article 3.	V	
§118(c)	All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2602 and 707 of the Title 24, Part 2.		
§117(a)	All Exterior Joints and openings in the building that are observable sources of air leakage shall be caulked, gasketed, weatherstripped or otherwise sealed.		
			!
§116(b)	Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unframed glass doors and fire doors)	د مراجع میں بھی اور میں میں میں	
			:
§116(a)1	Manufactured Doors and Windows installed shall have air infiltration rates not exceeding those shown in Table number 1-E, of the Standards, Manufactured festration products must be labeled for U-value according to NFRC procedures.	ر	
		v.*	
§118(e)	Demising Walls in Nonresidential Buildings: The opaque portions of framed demising walls in nonresidential buildings shall have insulation with an installed R-value of no less than R-11 between framing		
	members.		
		7	4
		1	1

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ROPOSED MASO					DATE
DIECTNAME 137 N. SANTA CRUZ					
MPONENT DESCRIPTIO	Y				
		ASSEMI	BLY NAME	FURRED	CMU WALL
			SSEMBLY		
E C C C C C C C C C C C C C C C C C C C		Ш	-	• ••• • • ••• • • • • • • • • • • • •	······································
OUTSIDE		INSIDE	-		
0					
\backslash			-		
SKETCH OF A	SEMBLY		L		
LL R-VALUE and HEAT O	CAPACITY				
WALL UNIT THICKNESS	6"	NOMINAL INCHES			
MATERIAL TYPE	нW	LW CMU,MW CMU, NV	Y CMU, CLAY U	'NIT. CLAY BI	RICK, CONCRETE)
CORE TREATMENT	SOLID	(SOLID, GROUTED, EM	PTY, INSULATE	D. NAI	
WALL R-VALUE	1.4	Rw (FROM TABL	E B-5 or B-6)		
WALL HEAT CAPACITY	11.4	HC (FROM TABL	E B-5 or B-6)		
RRING/INSULATION LAY	ER (INSIDE and	l/or OUTSIDE IF A	NY)		
FURRING FRAMING MATERIAL	WOOD	WOOD, METAL, NONE)		
FURRING FRAMING SIZE	2×4	NOMINAL INCHES		3.5	ACTUAL INCHES
FURRING SPACE INSULATION	13	туре		13	R-VALUE
EXTERIOR INSULATING AREA	0	TYPE		0	R-VALUE
-					INSULATION LAYER
FURRING ASSEMBLY EFFECTIVE	R-VALUE	EXTERIOR INSULATION	G LAYER R-V.		R-VALUE
10. 4- (FROM TABLE B-7)	+ [FROM MANU	ACTURER)] =	=
LL ASSEMBLY R-VALUE	and U-VALUE				
SULATION LAYER R-VALUE	WALL R-VALUE		MBLY R-VALU		LL ASSEMBLY U-VAL
10.4 +	1.4 Rm]=[1]	· 8 R1	+[. 085 1/Ri

CERTIFICATE (OF COMPLIAN	NCE	(Part 1 of 2) ₂ – 2 – ²	LTG-1
PROJECT NAME					11-2-98
SESTANDANT TI					11-2-10
PRINCIPAL DESIGNER-LIGHTING	-112				Building Permit #
ALPHA DESIGN					Checked by Date Inforcement Agency Use
ROBEKT MAC					, increase in the second se
GENERAL INFORMATIO	ON				
DATE OF PLANS	BUILDING CO	NDITIONED FLOOR	AREA DELED AREA)	CLIMATE ZO	4
BUILDING TYPE	NONRESIDENTIAL		RESIDENTIAL		OTEL GUEST ROOM
PHASE OF CONSTRUCTION	NEW CONSTRUCTION		ALTERATION		ITIONED (file affidavit)
METHOD OF ENVELOPE	COMPLETE BLDG.	AREA CATEO	GORY [] TAI	LORED	PERFORMANCE
COMPLIANCE STATEMENT OF COMPL	LIANCE				the Title 21 Parts i
This Certificate of Compliance and 6 of the California Code of	licte the building features	s and performance	o building lighting	to comply wi requirements.	(n Title 24, Faits)
				1	
The documentation preparer he	reby certifies that the doc	umontation is accu	irate and complete.		
DOCUMENTATION AUTHOR	SUNAILRE	the second secon		DATE 1	: 18
RUBERT MAC					
The Principal Lighting Designed	er hereby certifies that the	e proposed buildin	g design represented	f in this set of	construction
a the second sec		and worksneets.	and the spectricatio	115, and min a	
documents is consistent with the ulations submitted with the irements contained in the c	s permit application. The	proposed building	mas been designed to and	149 of Title 1	4. Part 6.
irements contained in the	applicable parts of Section	15 (10, 11),150 (11			
Please check one:					
I hereby affirm that I am o	eligible under the provisio	ons of Division 3 o	f the Business and I	rotessions Co	de to sign this
document as the person re	sponsible for its preparati	ion; and that I am	n Civil Engineer, El	ectrical Engin	eer or Architect.
I affirm that I am eligible	under the exemption to D	Division 3 of the Bi	isiness and Profession	ons Code by S	Section 5537.2 of
the Duciness and Protessi	ons Code to sign this docu	iment as the perso	a responsible for its	preparation.	and that I am a
licensed contractor prepar	ing documents for work t	hat I have contract	ed to perform.		
I affirm that I am eligible	under the exemption to D	Division 3 of the Bu	isiness and Professi	ons Code by S	Section
of the	Code to sign th	his document as th	e person responsible	e for its prepa	ration, and for the
following reason(s):		2			
PRINCIPAL LIGHTING DESIGNER-NAME	SIGNATURE	nur_		50740	DATE 11. 3. 98
LIGHTING MANDATOR	Y MEASURES				
	,			to F b and T	176 414
Indicate location on plans of	Note Block for Mandat	lory Measures	LAGT PAGE OF	EFFOR	LTG: HM
INSTRUCTIONS TO APP	LICANT			a sofer to she h	Innesidential Manua
For detailed instructions on the u	se of this and all Energy Eff			se reier to the r	AOHIESIOCULINI MIDINA
vlished by the California Ener G-1: Required on plans for all	gy Commission. I submittals. Part 2 may be it	ncorporated in schee	ivles on plans.		
I.TG.2 Required for all submitta	lis.				
LTG-3: Optional. Use only if lig LTG-4: Optional. Use only if Ta	ilored Method is used. Parts	2 and 3 used only it	applicable.		
Nonresidential Compliance Form	and the second secon				January 1996

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Page 81

0/ECT NAME 37 N GANTA	CRUZ					DATE 11-2-91	8
	HING SCHEDUL						
			LAMPS		BA	LLASTS	٦
LUMINAIRE		TYPE	NO. OF	WA 1761 AMP	S E O		FIELD
(ER Type-1. Type 2' I LAMP FU			LAMPS	WATTS/LAMP 75]	
COMPACT 13 W			1	13]	
19W INCAND.			1	75		0	
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DESCE	RIPTION	Designer Enforcem
§131(d)	t Building Lighting Shut-off: The building lighting shut-off system consists of an automatic time switch, with a zone for each floor; or the building is separately	1
	metered and less than 5,000 square feet; exempt from the shut-off requirement.	
à 131(d)	2Override for Building Lighting Shut-off: The automatic building shut-off system	
	is provided with a manual, accessible override switch in sight of the lights. The area of override is not to exceed 5,000 square feet.	
§119(h)	Automatic Control Devices Certified: All automatic control devices specified are certified, all alternate equipment shall be certified and installed as directed by the	, '
	manufacturer.	• • • • • • • • • • • • • • • • • • • •
	Fluorescent Ballast and Luminaires Certified: All fluorescent fixtures specified	· · · · · · · · · · · · · · · · · · ·
	for the project are certified and listed in the Directory. All installed fixtures shall be certified.	• ••••••••••••••••••••••••••••••••••••
§132	Tandem Wiring for One and Three Lamp Fluorescent Entures: All one and three	
	lamp fluorescent fixtures are tandem wired with two lamp ballasts where required by Standards Section 132; or all three lamp fluorescent fixtures are specified with	/
	electronic high-frequency ballasts and are exempt from tandem wring	,
•	requirements.	a ya ang kana ka kana sa ka ka
§131(a)	Individual Room/Area Controls: Eac i room and area in this building is equipped with a separate switch or occupanci sensor device for each area with floor-to-	• ·
	ceiling walls.	
§131(b)	Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 1.2 watts per square foot of lighting load shall be	v .
	controlled with bi-level switching for uniform reduction of lighting within the	
\$ 121/01	room. Daylight Area Control: All rooms with windows and skylights that are greater	
3121(0)	than 250 square feet and that allow for the effective use of daylight in the area	
	shall have 50% of the lamps in each daylit area controlled by a separate switch; or the effective use of daylight cannot be accomplished because the windows are	
	continuously shaded by a building on the adjacent lot. Diagram of shading	
	during different times of the year is included on plans.	Brander, myrnennad, myrs, breiti f∎rs, , , , , , , breks, nife
§131(l)	Control of Exterior Lights: Exterior mounted fixtures served from the electrical	
	panel inside the building are controlled with a directional photo cell control on the roof and a corresponding relay in the electrical panel.	1
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§131(e)	Display Lighting. Display lighting shall be separately switched on cicuits that are 20 amps or less.	
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LIGHTING COMPLIANCE S PROJECT HAME 131 N. SANTA CEUZ

ACTUAL LIGHTING POWER LUMINAIRE DESCRIPTION NAME 8' I LAMP FLUOR. _____ B COMPACT 13 W FWOK. C 75 W INCAND _____ ------------| L____ If not using the CEC Detault value, please provide supporting doc ALLOWED LIGHTING POWER (Choose COMPLETE BUILDING METHOD BUILDING CATEGORY (From AREA CATEGORY METHOD _____ AREA CATEGORY (From T ____ KITCHEN / WAITRESS STA OFFICE COFF. POR / STORAGE / SUPPOR _____ ILORED METHOD

Nonresidential Compliance Form

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January 1996

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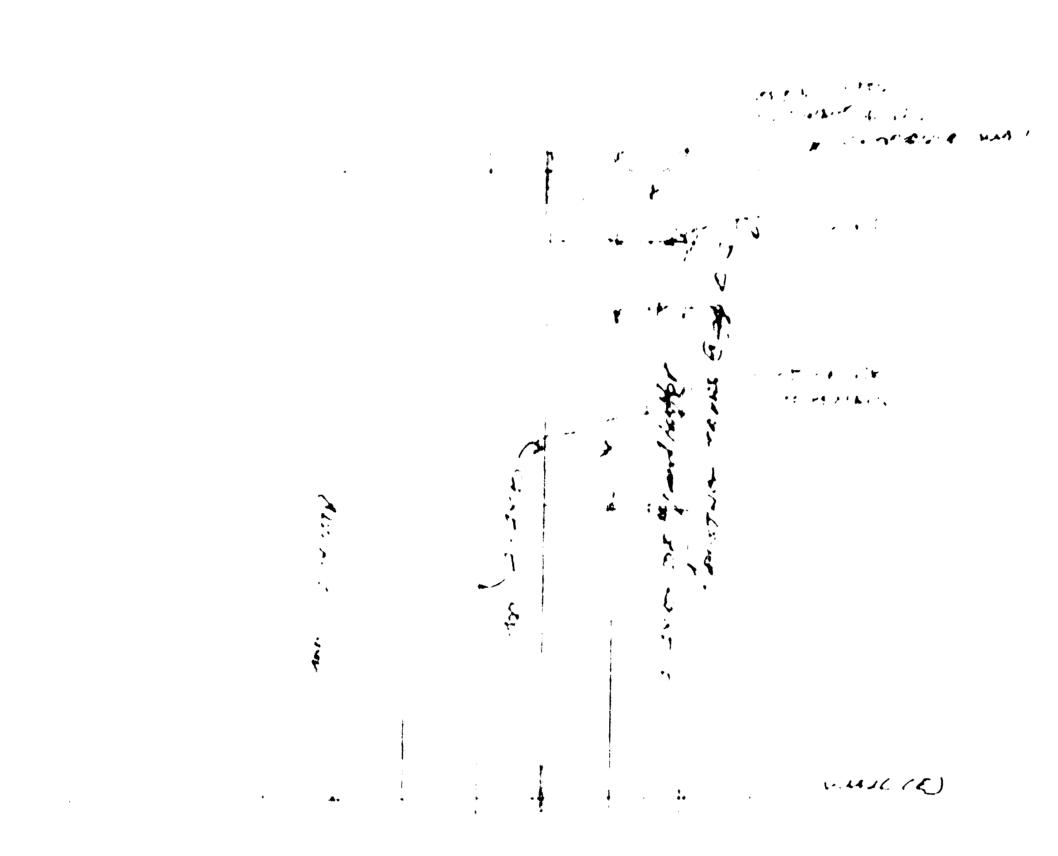
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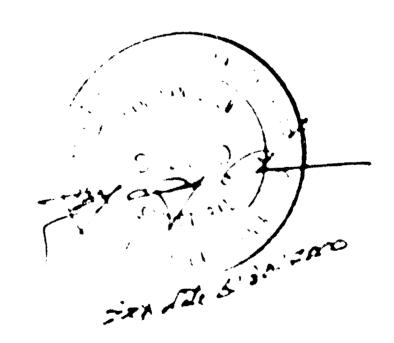
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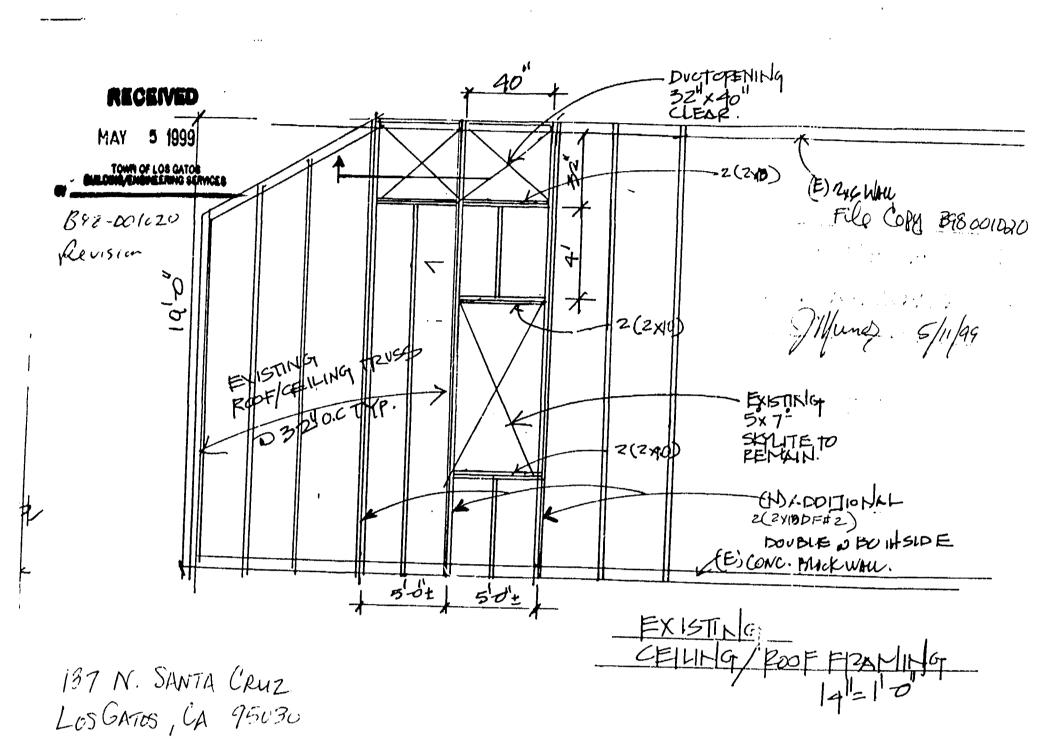


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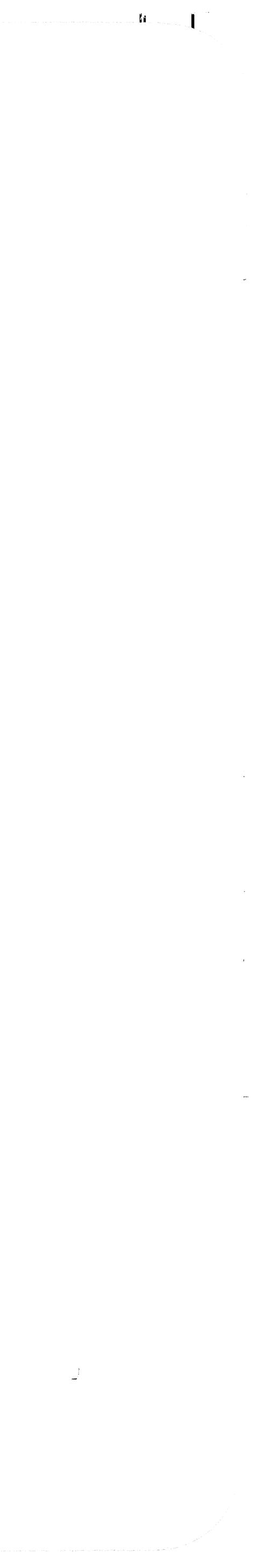
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GENERAL NOTES			
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demolicion, corp breakdowns for a none outlets; con 4 fluorescents;	kdown for all construc- entry, millwork, elec- il items (i.e. electri- duit runs; quad outlets, 75w downlights, etc.) 1 items in all cateor-	•	
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all necessary p	ermits, and fees		
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	ntractor shall not pro- ne discrepancy has been		
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	conditions he finds where modify the requirements		
per finish sche	shall receive two (2) coats dule. Prep all wall surfaces uired for final wall finish		
uminated exit lig	shting as required by code.		
	, bracing, backing, and/or helves, etc. in party wall.		an nik p≢arstrandstaps – kon a s
lumbing contracto	<pre>pplied and installed by or to supply all necessary ed by cabinet contractor.</pre>		PLANNING
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Contractor shall examine Elvid conditions Cont cloud affecting the don or commencement of cons considered a just cause Contracter to provide se tion categories (1.8., trical, etc.) and unit b cal; duplex outlets; pho 2 x 4 fluorescents, 4 x Provied units costs and ies, to owner. Contractor shall provide of material and installs work. 4) Contractor shall provide 5) Contractor shall provide to ensure the safety of struction phase. 5) Contractor shall meet al for performance of all o 7) Contractor to guarantee (a) In case of conflict in ceed with that part of • clarified by the designed 9) In case of conflict, la over smaller scale draws .10) Contractor shall notify in his judgment it would to produce the best resu 13) Unless noted otherwise, of finish paint. Color as necessary with proper material. (14) Provide internally illu 15) Contractor to provide a additional stude to sup 16) All built-in plumbing plumbing contractor. P information for cut out 17) All non-built-in plumb by plumbing contractor 18) Smoke Detector Alarms quired by local and nat ing agencies. (3) Contractor is responsible of all electrical circuit and national codes and response and r 20) Emergency lights as req 2:) General contractor shal of final dimentions for tion documents. FLOO TEN .ME ·PAR

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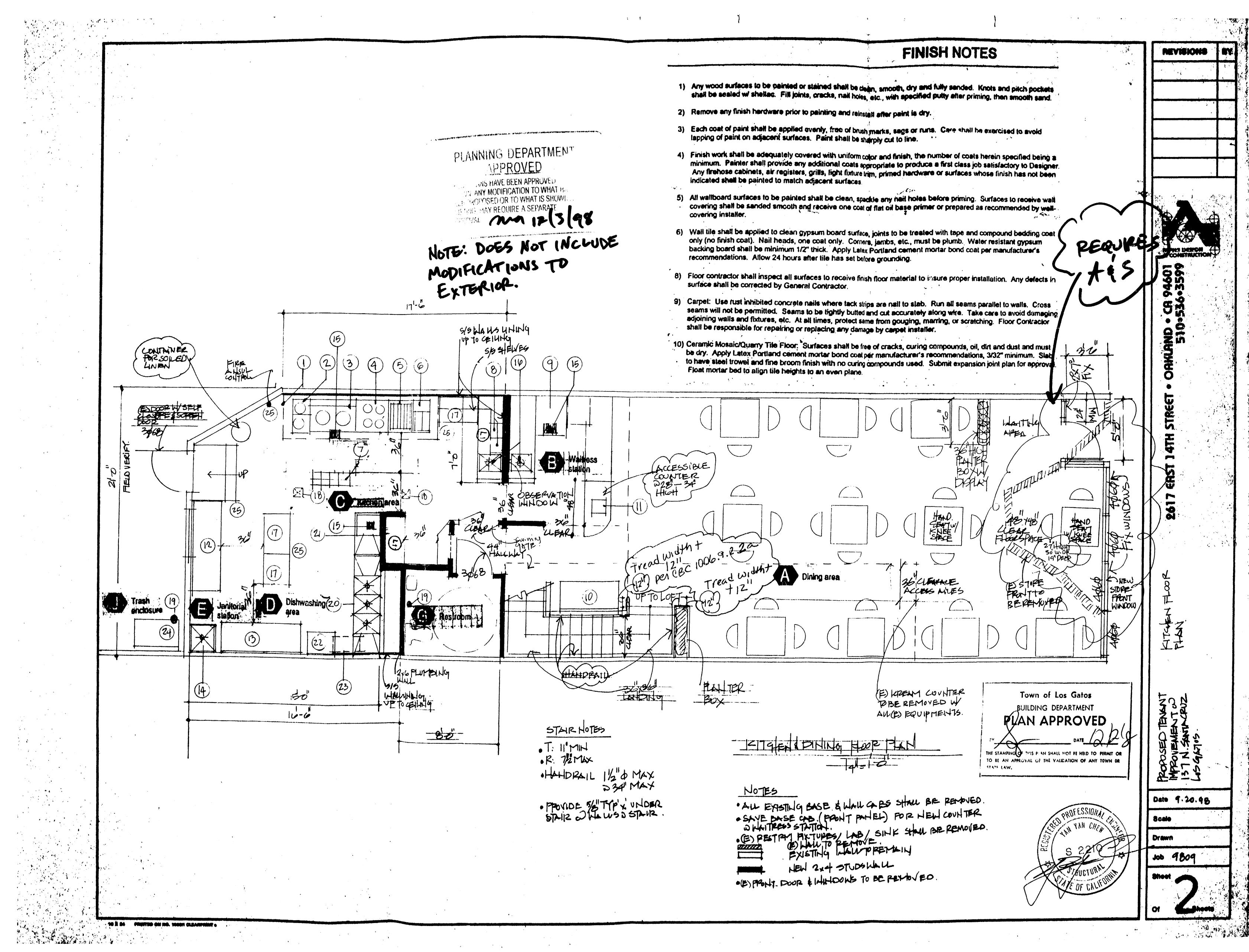
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REVIELDINE ND • CB 1 = ····· VICINITY MAPNER. RECEIVED NOV 1 8 1998 5 SHEET INDEX 4TH PROJECT DATA -----2A TITLE 24 Complitude 5 KITCHEN FLOOR PLAN 2 -----MEZZANINE FLOOR PLAN FRAMING PLAN ~ MEZ FLOOR FRAMING DETAILS 261 -----DOPTIO DETAILS 5 ROOM/EQUIPT SCHEDULE (; <u>; ; ;</u> ; ; (<u>, , , ,</u> ; 1 _____ a anti Mark. ELECTRICAL PLAN ON TO WHAT SAU -----VHAT IS SHORVE PLUMBING PLAN VSEPARATE EQUIPT D ROOF Property in the second second second KITGHEN ELEVATIONS 10 TES -----BLOWER/MAKEUP AIR UNIT 11 HAND PEDTRM DETAILS 12 1-----*****------SOPEOFHORK N. · IN TERMOR TENANT IMPPOVEMENT N(E) FOOD SERVICE REST. 7' - HEMDELING EXISTING FOUD SERVICE FACILITY -FEPLACE MOGAHINE FLOOR -UPGPADE (E) PACINTIES TO DMPLY 2. WHEALTH PEQ. -NO STRUCTURAL CHANGE - NO LIGHTING CHANGE W DINING RM AMEZZANINE LEVEL 1-98 001020 SA CJ Town of Los Gatos BUILDING DEPARTMENT URC. UMC. UPC 1994 NEC 1993 PLAN APPROVED Dete 9.20.98 121- EHERGY STANDARD 1995 THE THE AND CHES V.N. OHE W/HOHT CEILINDO BE AN AMALUAL OF THE MAN SHALL NOT BE HERD TO MANNE OF ACCESSIBILITY STANDARD OHE W/HOHT CEILINDO BE AN AMALUAL OF THE VALEATION OF ANY TOWN OF LOS GATOS PERIODATO HS NO NO ECODES. Scale Dean S 2210 - 9809

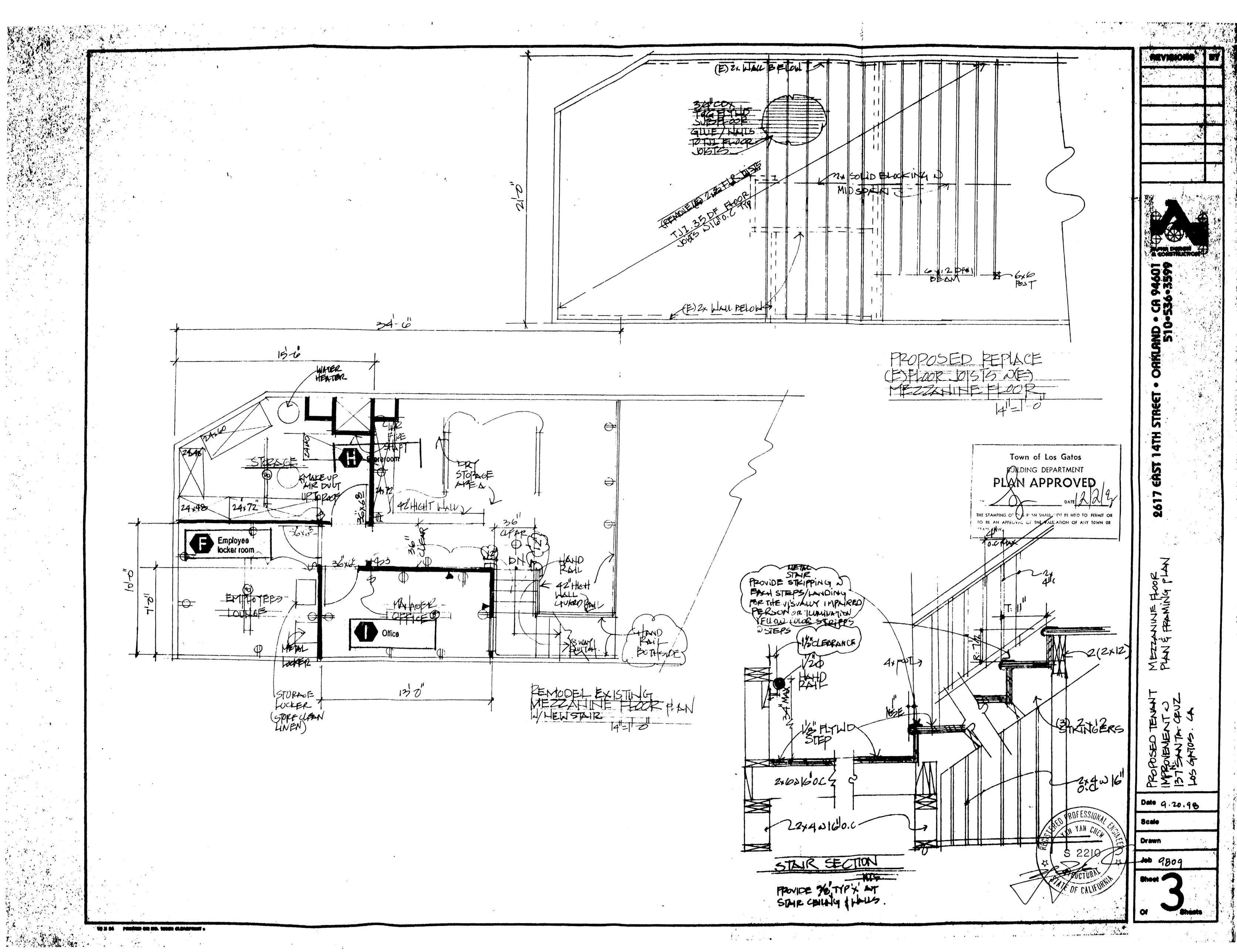




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	aced to comply with Title 24. Parts 1	METHOD OF ENVELOPE COMPLIANCE			
Junit 6 of the California Code of Regulations. This can all the second s		the Cardificate of compliant	a lists the building features and performance specifics	ations need to comply with Title 24. Parts 1	
The deservoirtation preparer hereby certifies that the documentation is accurate and comple	lete.		of Regulations. This certificate applies only to buildin		
	- DATE 11-2-98	The documentation preparer	hereby certifies that the documentation is accurate and	complete.	
LOB PLT MAD	ented in this set of construction	DOCUMENTATION AUTHOR	SKONATURE	DATE /2/98	
The Principal Lighting Designer hereby certifies that the proposed building design represe documents is consistent with the other compliance forms and worksheets, with the specific documents is consistent with the other compliance forms and worksheets, with the specific	cations, and with any other	The Bringing LEnvelope Desi	mer hereby certifies that the proposed building design	n represented in this set of construction	
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		ulations submitted with t projuirements contained in se	ctions 110, 116 through 118, and 140, 142, 143, or 149	9 of Title 24, Part 6.	
Please check one:	and Professions Code to sign this	Please check one:			
I hereby affirm that I am eligible under the provisions of Division 3 of the Business a document as the person responsible for its preparation; and that I am a Civil Engineer	r. Electrical Engineer or Architect.	L berehv affirm that I an	eligible under the provisions of Division 3 of the Bu	siness and Professions (ode 10 sign this	
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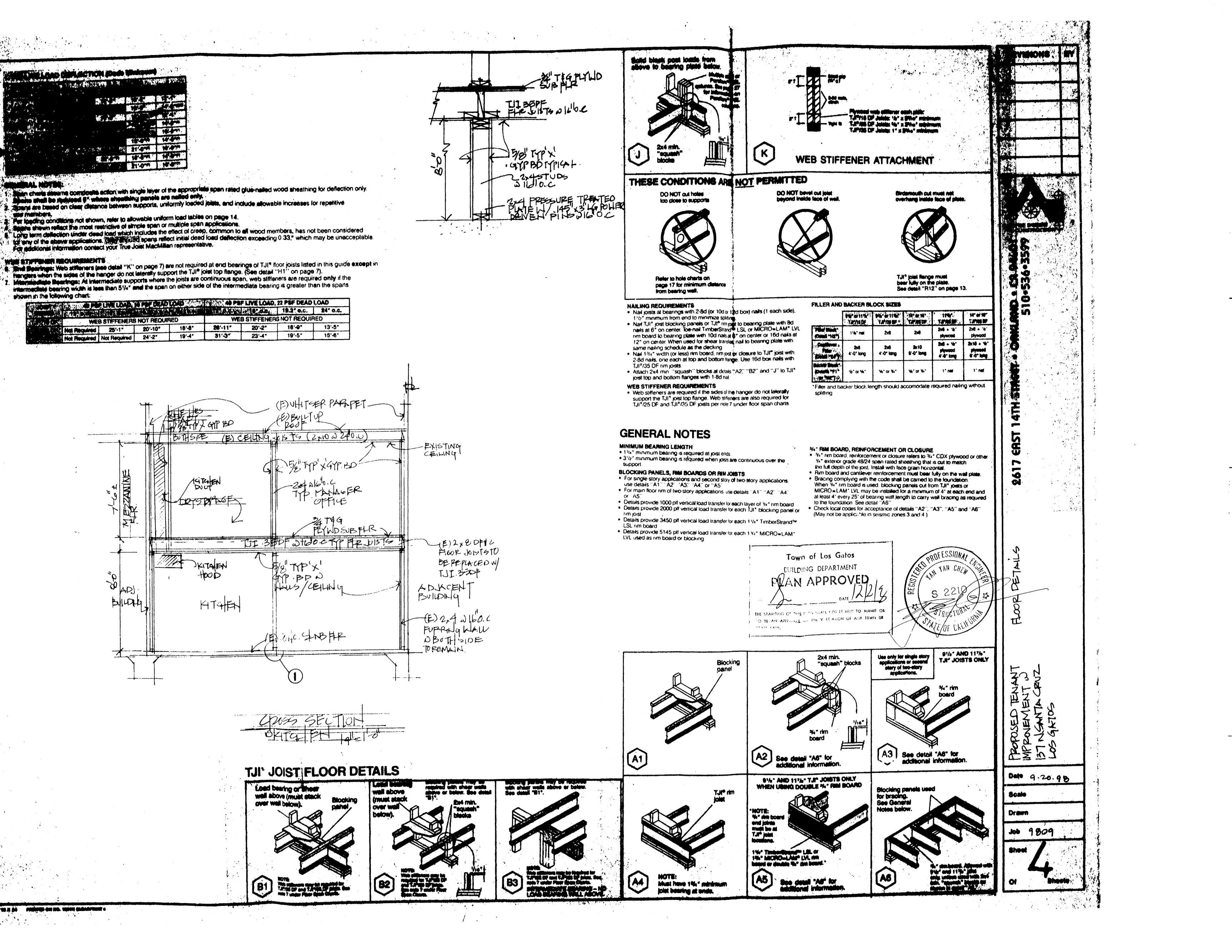
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* Her loading conditions not shown, refer to allowable uniform load tables on page 14. Boiling shown reflect the most restrictive of simple span or multiple span applications.

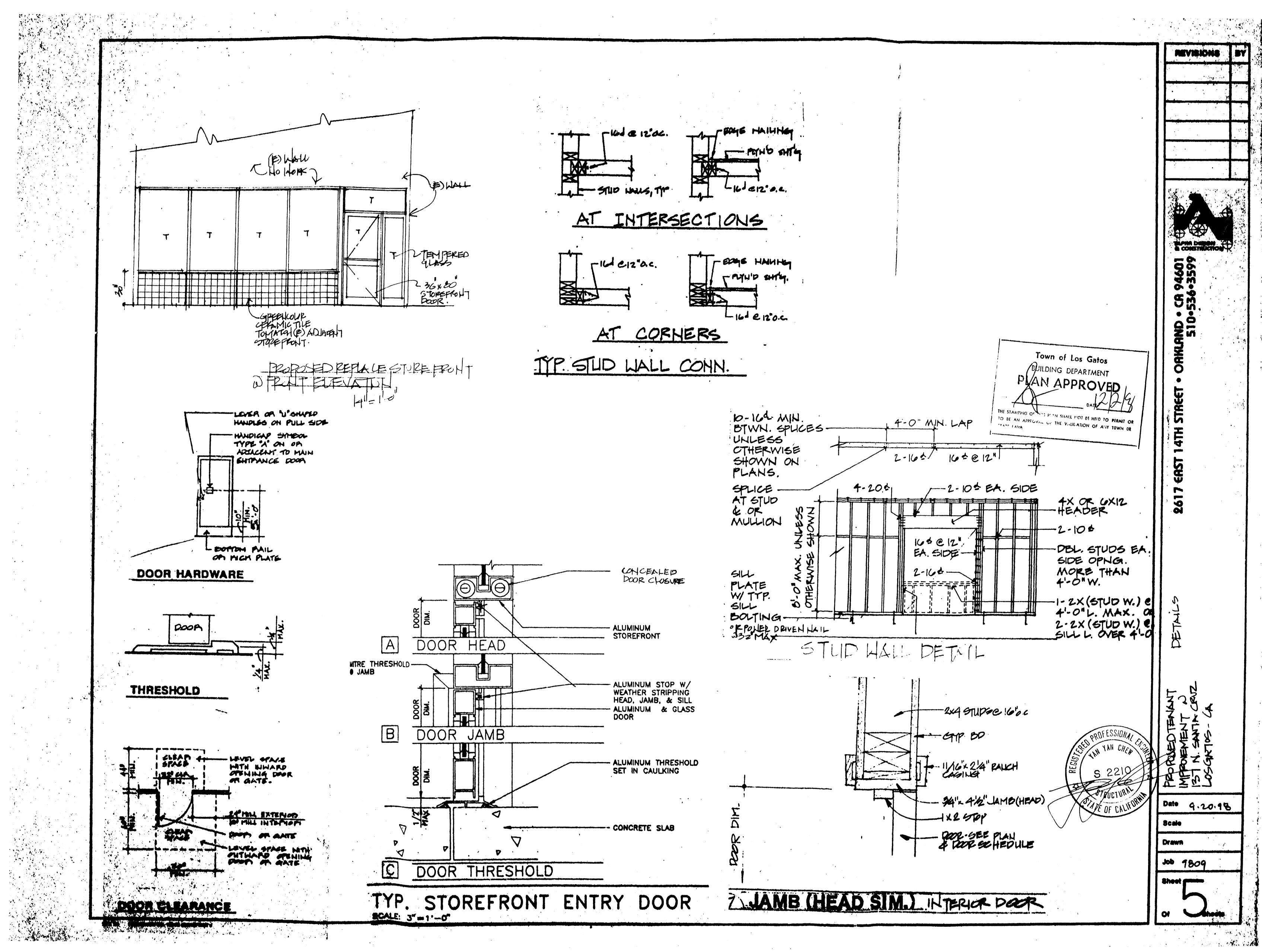
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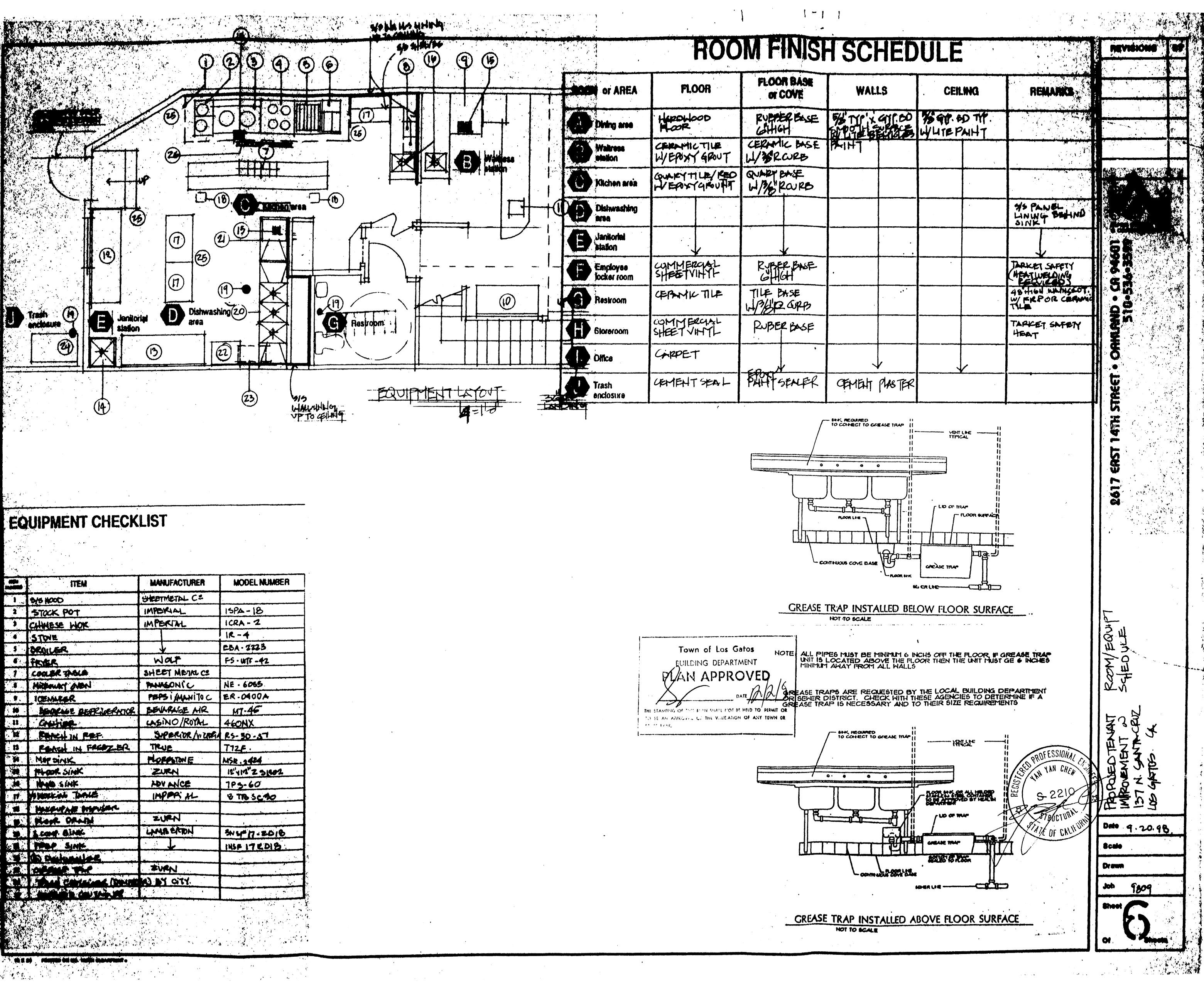


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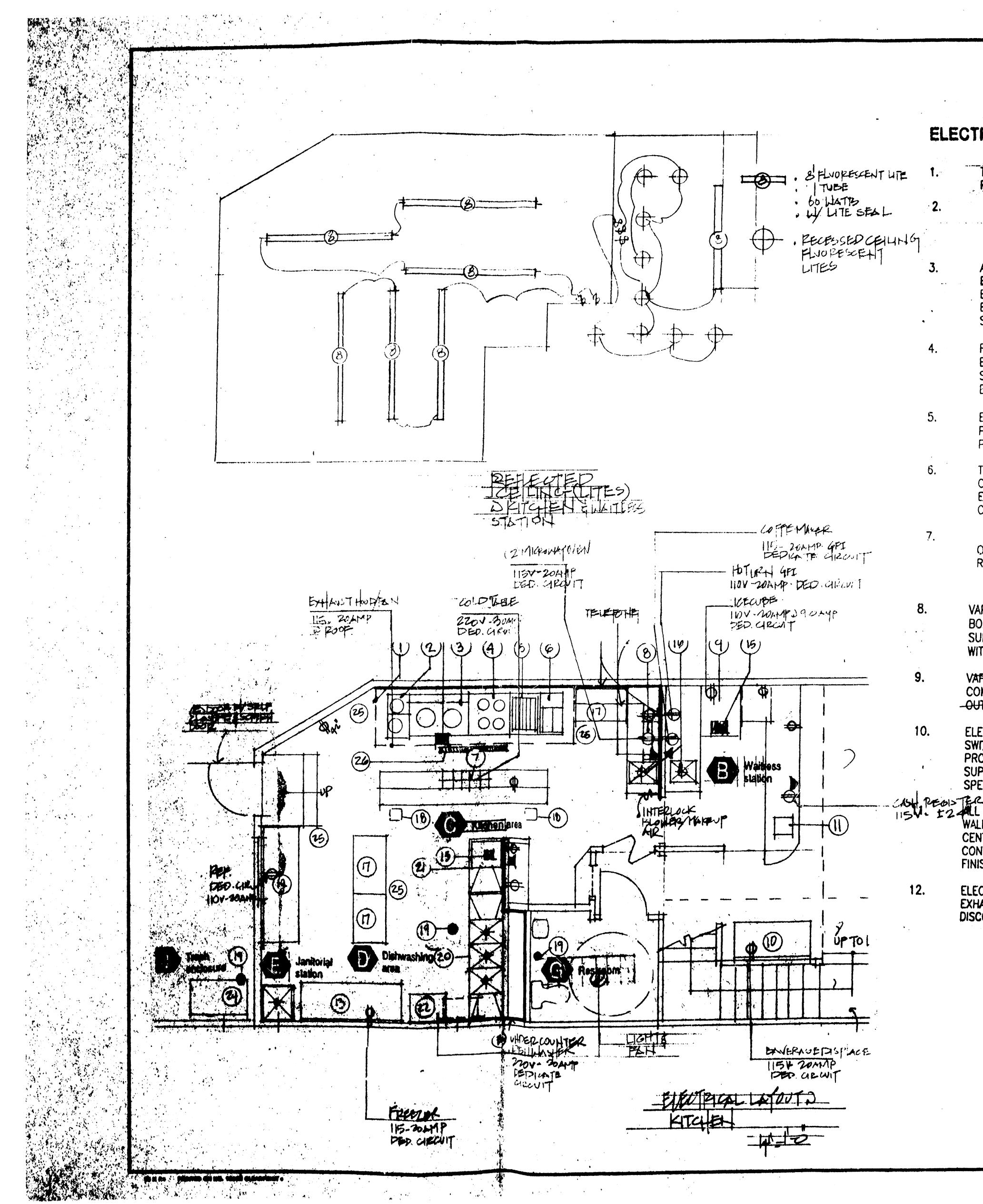
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ELECTRICAL NOTES

THE ELECTRICAL REQUIREMENTS AND CONNECTIONS SHOWN ON THIS PLAN ARE FOR FOOD SERVICE EQUIPMENT

ELECTRICAL ROUG ING-IN WORK AND FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES AS SHOWN ON PLAN SHALL I BY THE ELECTRIC, '. CONTRACTOR, PLAN SHALL BE

ACCESS AREAS AND CUT-INS AT JOBSIT! SHALL BE PROVIDED BY EQUIPMENT FABRICATOR AS REQUIRED FC.R INSTALLATION OF ELECTRICAL OUTLETS, JUNCTION BOX(S), ?HOME RUN(S)?, ETC. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL EXTENSION SHIELDS AS REQUIRED.

REFRIGERATION AUTOMATIC DEFROST SYSTEM FOR WALK IN FREEZER(S) ELECTRICAL CONTRACTOR TO PROVIDE FOUR (4) WIRE COLOR CODED SERVICE FROM FREEZER COMPRESSOR AND TIME CLOCK TO FREEZER BLOWER COIL IN FIXTURE.

ELECTRICAL CON RACTOR TO CONNECT ALL COMPRESSORS AND PROVIDE DISCONCECTS, MAGNETIC STARTERS AND THERMO- OVERLOAD, PROTECTION WHICKE REQUIRED.

THE ELECTRICAL PLAN INDICATES ROUG NG-IN LOCATION, POINT OF CONNECTION TO FIXTURE AND TYPE OF CONNECTION ONLY. ELECTRICIAN TO PROVIDE CIRCUITS AND CONDUIT RUNS AS REQUIRED BY CODE.

PLANS ARE FURNISHED FOR THE PURPOSE OF SHOWING LOCATION OF EQUIPMENT OUTLETS, TYPES OF CONNECTION AND ELECTRICAL LOAD REQUIRED.

VAPOR PROOF LIGHTS FOR EXHAUST HOOD(S), COMPLETE WITH PULL-BOXES AND CONDUIT, SHALL ALL BE SUPPLIÉD BY ELECTRICIAN TO SUPPLY AND INSTALL WIRING AND HOOK-UP TO WALL MOUNTED SWITCH WITH PILOT LIGHT LOCATED AS PER PLAN. · • · · ·

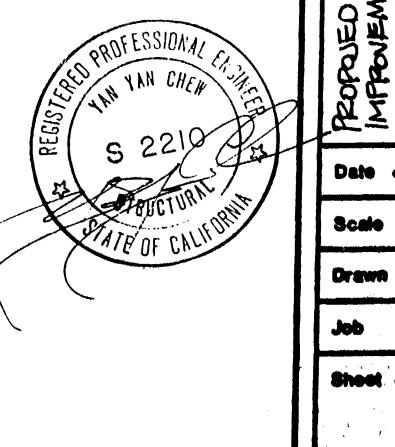
VAPOR PROOF LIGHTS FOR WALK-IN COOLER AND WALK-IN FREEZER COMPLETE WITH SWITCH AND PILOT LOCATED INSIDE WALK-IN(S) AND OUTSIDE, SHALL BE FURNISHED BY B.R.D. UNLESS OTHERWISE INDICATED.

ELECTRICAL MATERIALS INCLUDING WIRING, FLOX AND CONDUIT, SWITCHES, DISCONNECTS, MAGNETIC STARTERS THERMO-OVERLOAD PROTECTION, ELECTRICAL PANELS, CORDS AND PLUGS, ETC. SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR, I NLESS OTHERWISE SPECIFIED.

154 FEDISTER WALLS, FLOORS, CEILINGS, AND/OR CENTER LINES OF COLUMNS TO CENTER LINES OR OUTLETS AND PULL-BOXES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL MAKE ALLOWANCES FOR FINISHES WHEN ROUGING-IN THE REQUIREMENTS.

ELECTRICAL CONTRACTOR TO PROVIDE POWER ON ROOF AND CONNECT EXHAUST FANS AS DIPECTED BY VENTILATION CONTRACTOR,. DISCONNECT SWITCHES TO BE MOUNTED CONVENIENT TO HOODS.

Town of Los Gatos BUILDING DEPARTMENT PLAN APPROVED DATE HIT THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VALLEATION OF ANY TOWN OR STATE LAW.



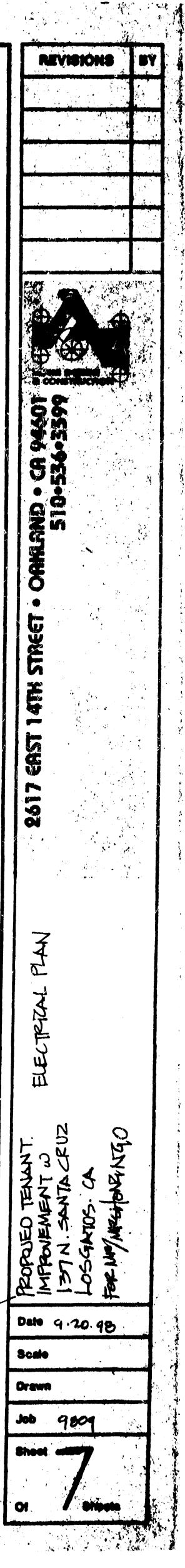
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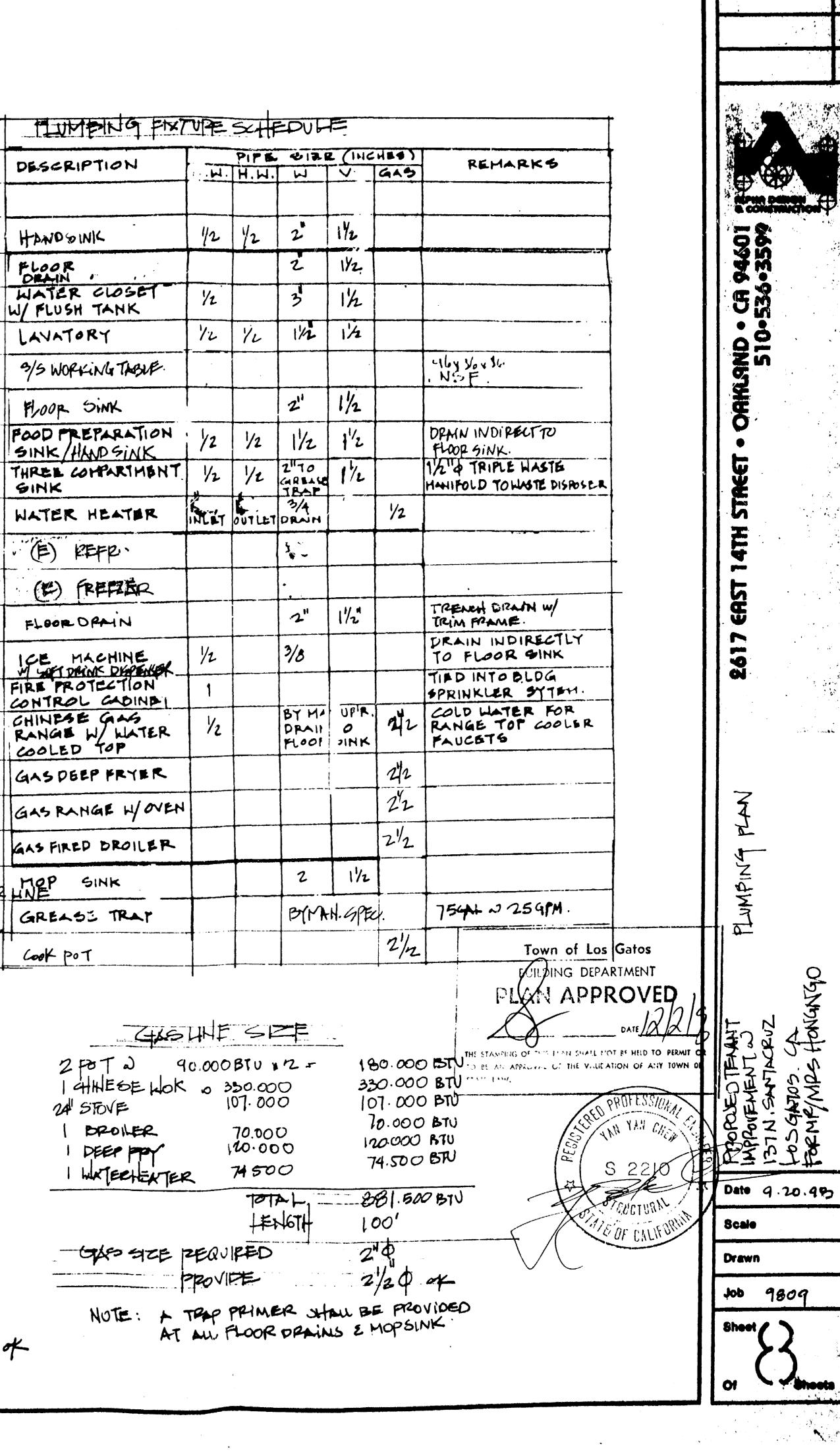
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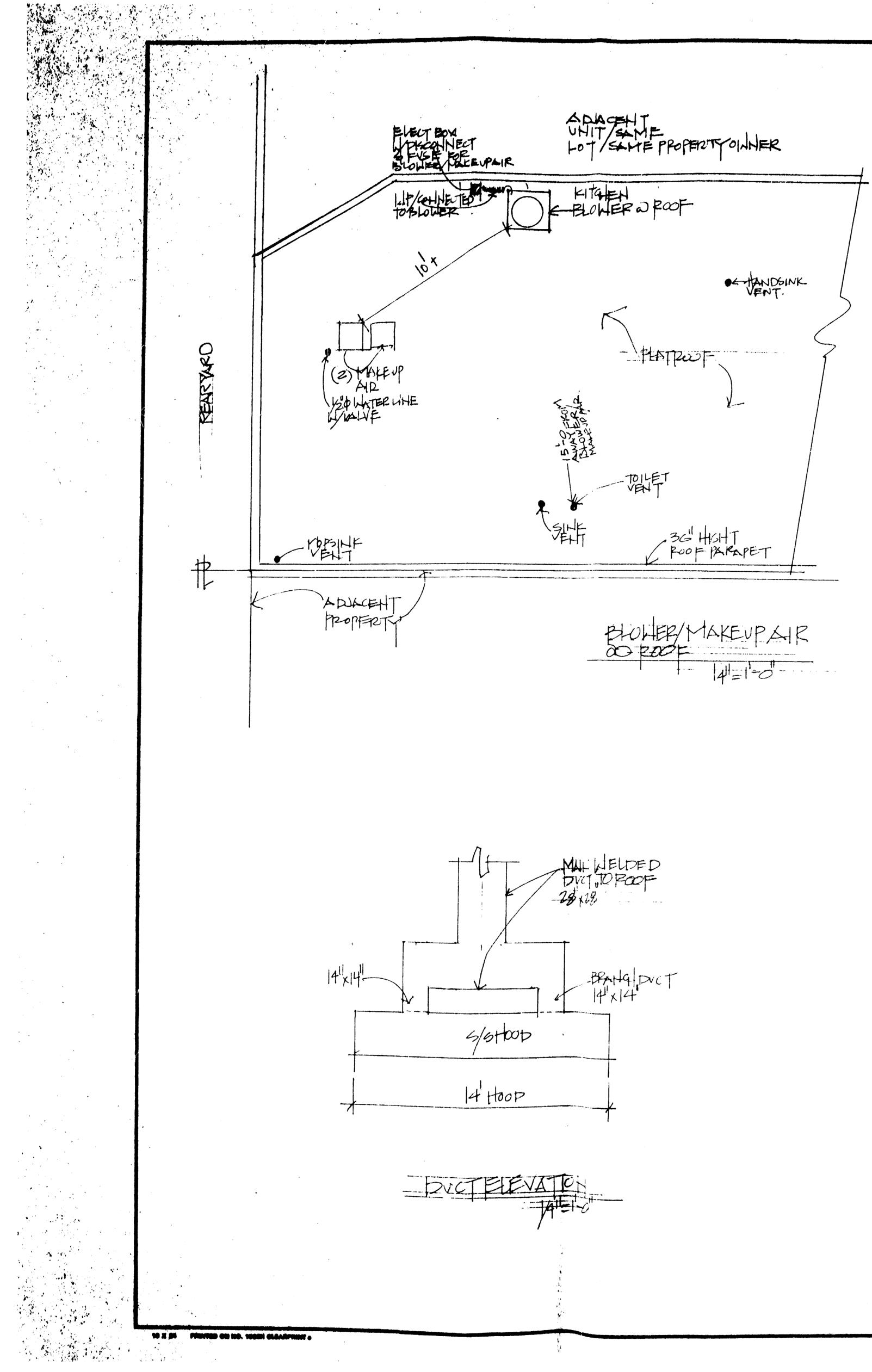
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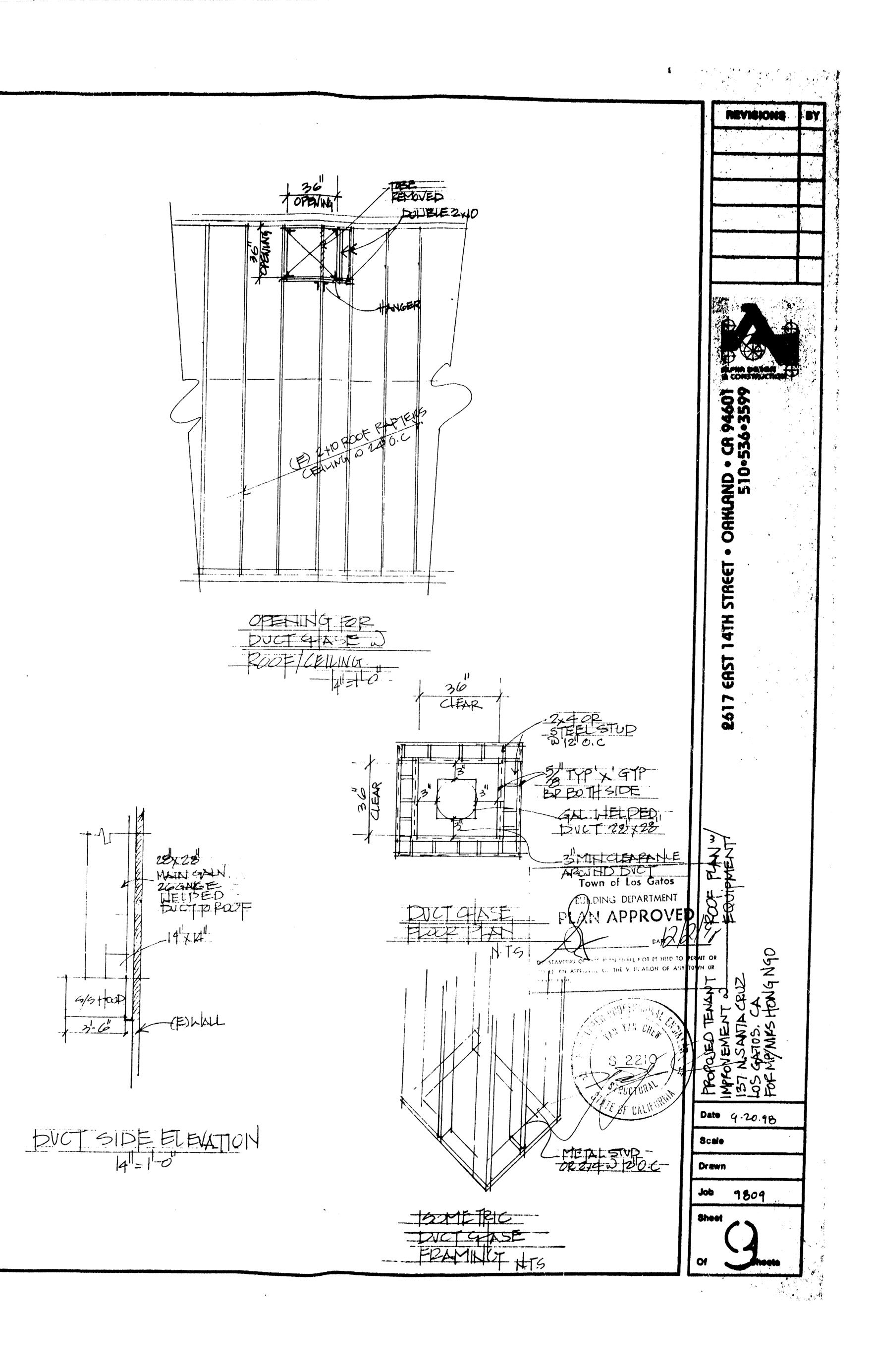
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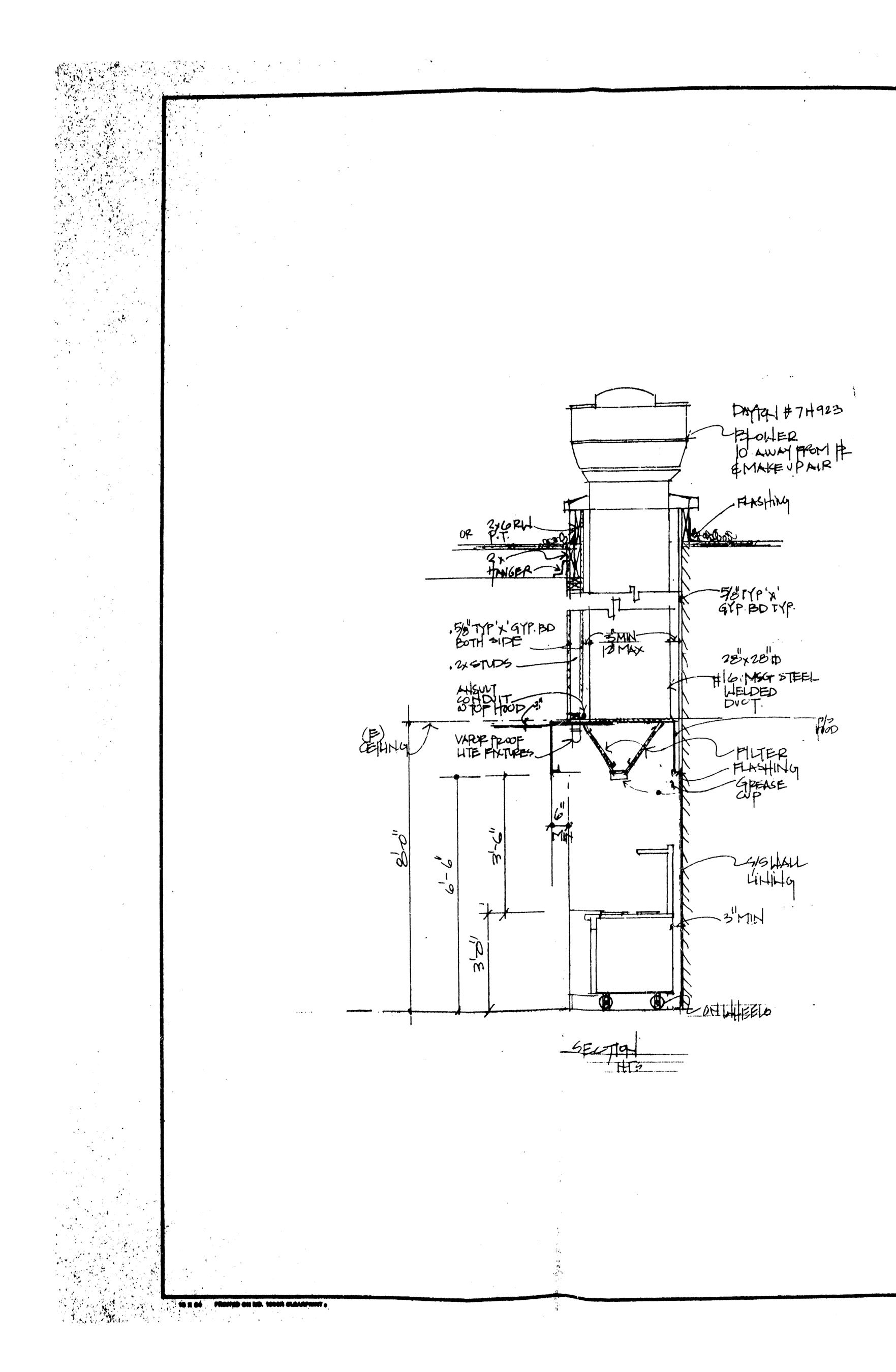
• • • STORM WIN CALAR BY PLIN DER OR MICHL. WENT ROOT GAP BY PLUMBER OR MECH. PLASHING CANT STRIP (HIZE AS KER'D. FOR H. W.H. MET. FUIS TO ROOF WY PLUMBER / MECH.C. HIN. SHUT OFF LINE W/ VALVE NGUL, EDAMOGRAMMATE-O-HHI - CHECK VALVE 12" GALV. LINE SUPPLY DIELECTRIC SHUT OFF VALVE ASME THP KELLEP HOT WATER HEATER BY I'LUM TER VALVE -FULL SIZE PRAIN LINE TOOTSIDE MOP SINK SEE PLUME. INGULATIK'N---BLANKET BY FLUMILER DWG. 13/4 GAS COSK 4 UNION BY PLUMBER PRAIN _ HE H.W.H. DOES NOT HAVE LEGS ----- IF UNIT 15 M DECK PROVIDE GALV. OVERFLOOK PAN 10 -----PLUHBER/G.O. TO PROVIDE BASE PRAIN, PRAIN TO MOP SINK, MOUNT H. H. H. TO KAISE UNIT OFF IN PAN FLUOR, RAISED EQUIP. BRACING FOR HWIL BRACING FOR HWIL BROUME PANDING TO WALL -BASE N/QUARRY TILE TOP # SIDES 1. 1 2/2 GASLINE (2)(4)(5 (15) (10) (\mathbf{q}) (8) **●**· (17)ALLANDER MULLING B Waitess station 26 /SOAP/ PADER DEPENSER -**↓**−−−−**↓** 21 (15)-1 25 (0)Dishwashing (20)-UPTOL 5 G Restroom (F) 4 SEWER TOSTREET 22 23 PHILEN SHIT B WATERLINE 14=10 TOT INTER MORE STEET 75 UTEHSIL SINK 025. Harldshik+Lan ည 5. 2 10 210. 10 PREP DINK J 10. MOP JINK 10 345. 45 PPEHASH SPRATER 50971-150.x.6 = 904PH 90 x, 75%= 67497 27 UHIT 67×600 - 44200 BTU PER 74500 BTU PERVIDE of 100 2711117 r. •



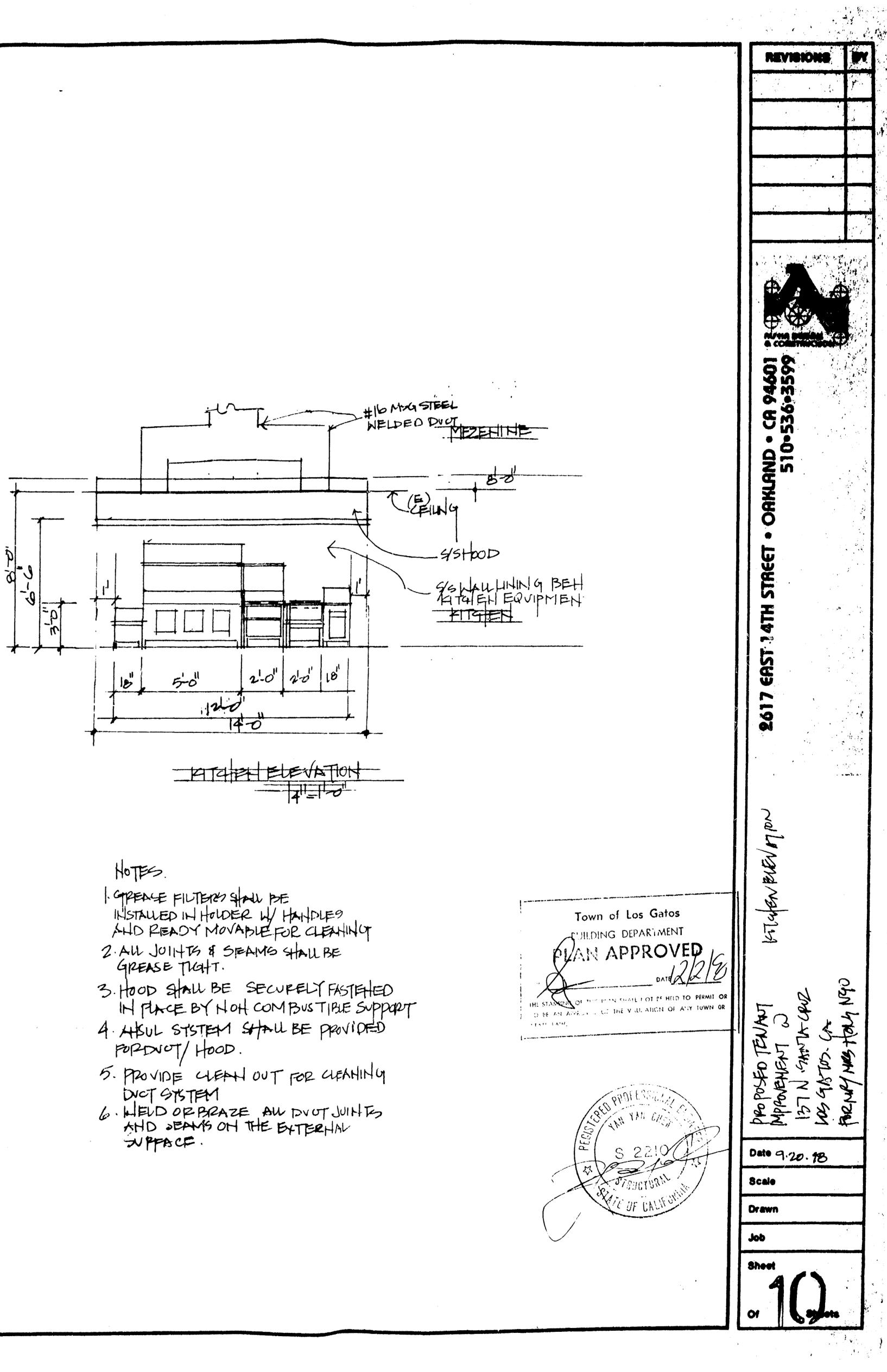








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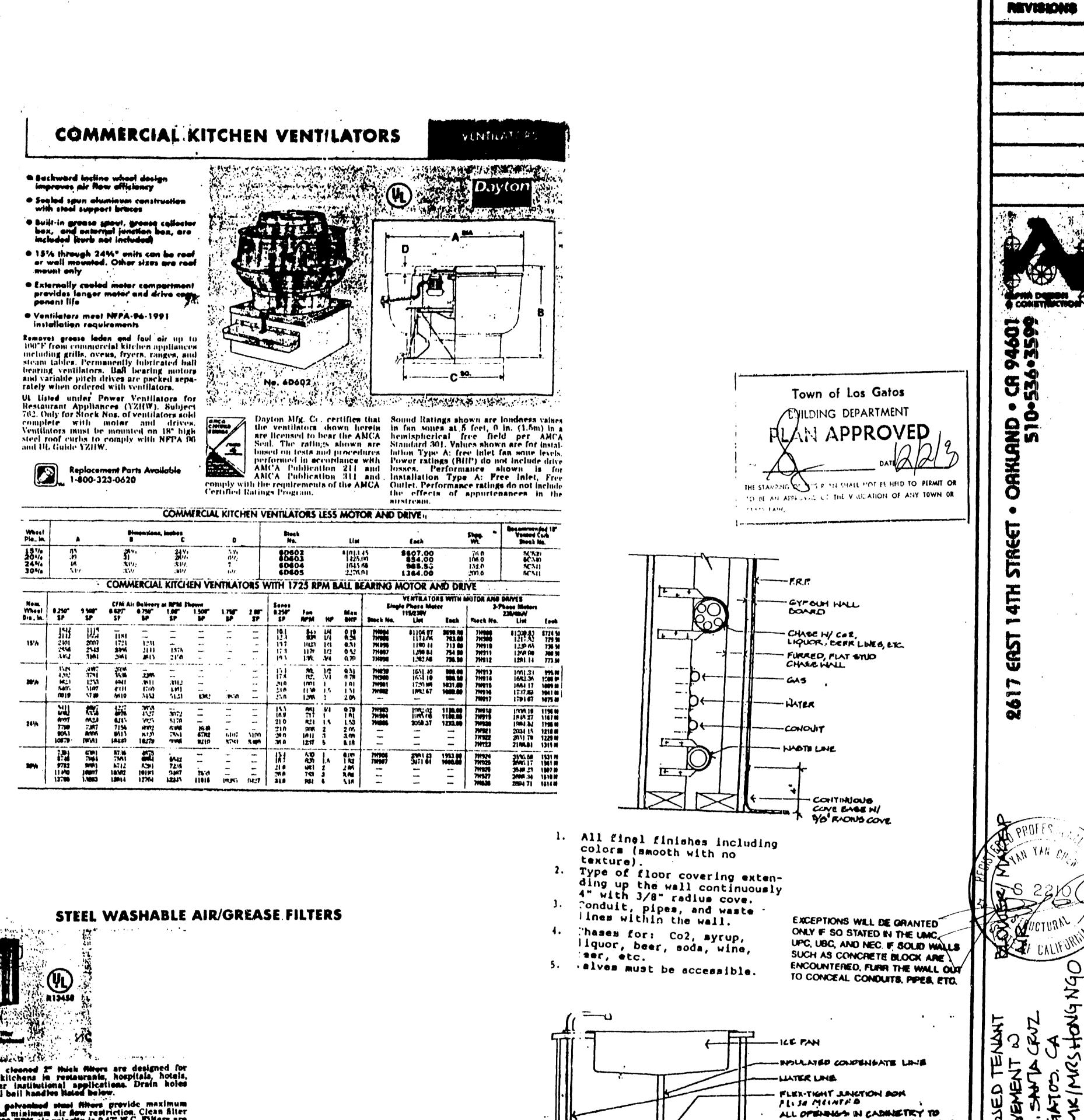
COMMERCIAL KITCHEN VENTILATORS

• Backward Incline wheel design improves air New afficiency

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- Seeled spun aluminum construction with steel support bruces
- Built-in grouse sport, grouse callecter bex, and enternal junction bex, are included fourb act included;
- 15% through 24%" onits can be reaf or well mounted. Other sizes are reaf mount only
- Externally cooled motor compartment provides langer motor and drive com-ponent life • Ventilators meet NFPA-96-1991
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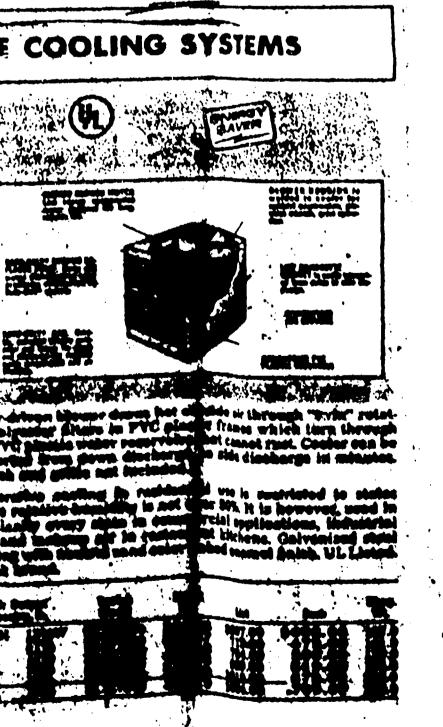
Removes groese laden and faul air up to 100°F from commorcial kitchen appliances meluding grills, ovens, fryers, ranges, and steam tables. Permanently lubricated ball bearing vestilators. Ball hearing motors and variable pitch drives are packed separately when ordered with ventilators. UL listed under Power Ventilators for



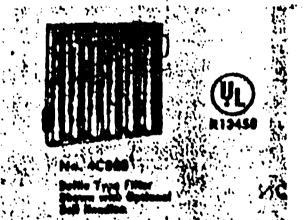
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Permanent, essily cleaned 2" thick filters are designed for commercial-type kitchens in restaurants, hospitals, hotels, schools and other institutional applications. Drain holes provided. Optional ball handles bales below.

Battle type 20-ge gatuanized stati filters provide maximum grease removal and minimum air flow restriction. Clean filter air resistance at 300 FPM air velocity is 0.47 W.C. Filters are installed at an angle with battles in vertical position. Meet NFPA standard 26. UI. Classified as to flow mability only after exposure to grease-toden air (Film No. 177883). Airson brand.

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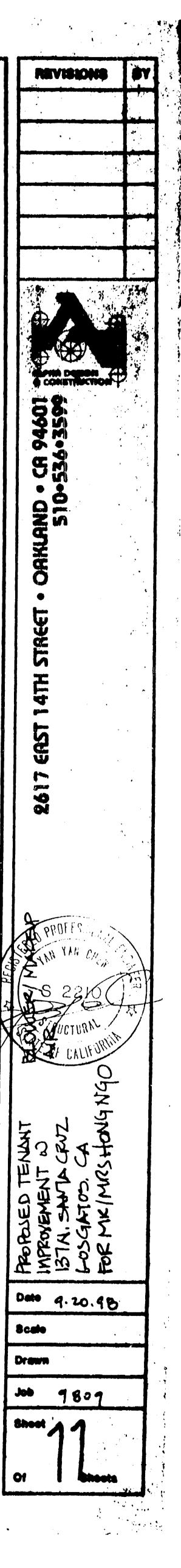
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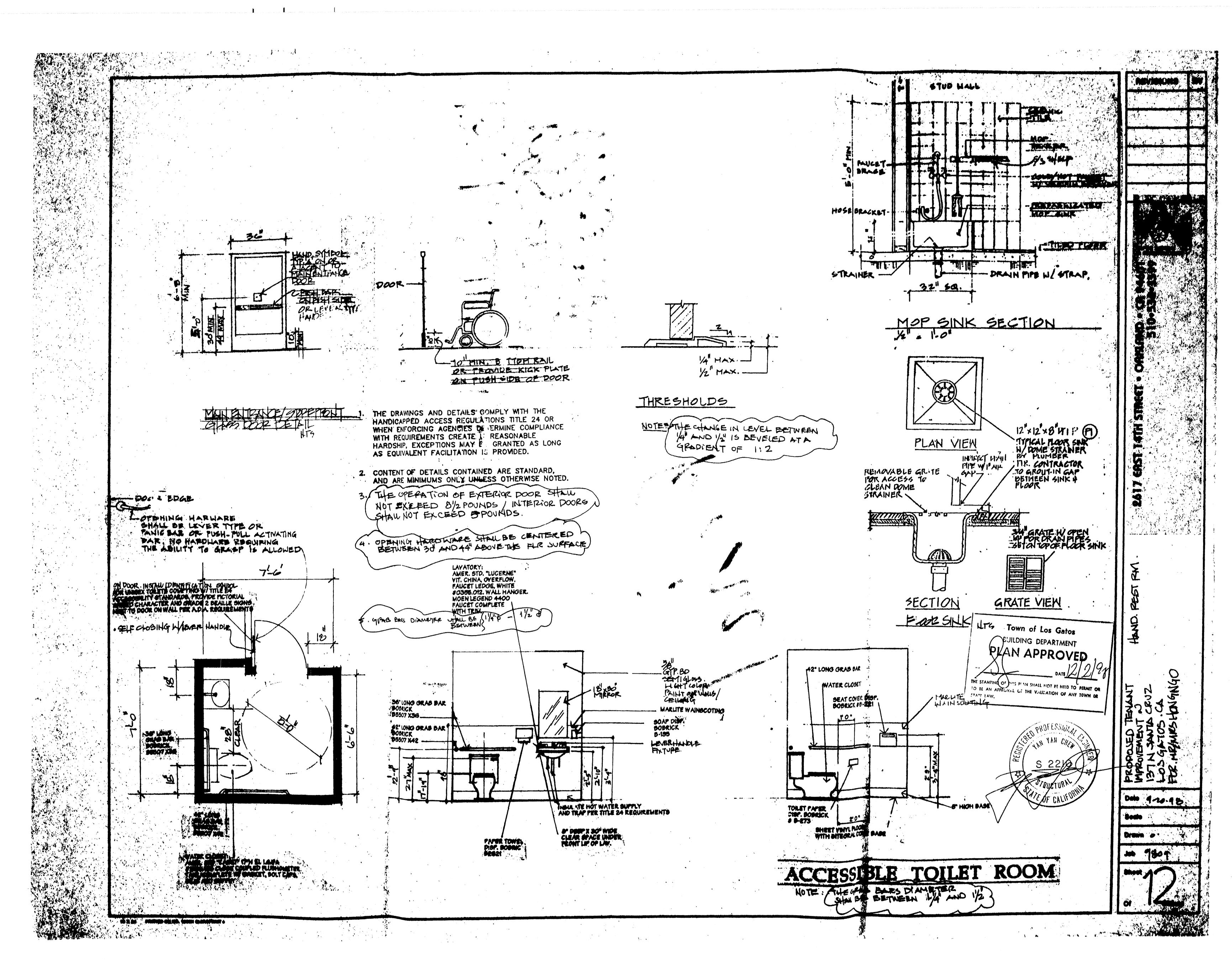
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TOWN OF LCS GATOS Nº 3743 Building Inspection Department Phone Figato 4-4520	39 M. C.	
PLUMBING PERMIT Location	<u> Marine I. K. San ser Burgar</u> a kan kan seri kan s Seri kan seri	
is hereby granted	For Permit Water System 1.00	1.00
	Water System 1.00	
is hereby granted	House Sewer 1.00	
to install plumbing at above location in accordance with	Sewer Connection 10.00	
\mathcal{D}	Sewer Connection 10.00	
application for Real and M. L.		1
-/·	BLOWER (SAME) MAD	1.20
RECEIPT for	Cas Line 1.00	
as inspection fee is thereby acknowledged.	Gas Appliances .50	
. , .	Central Heat 1.00	
LOS GATOS BUILDING INSPECTION DEPT.		
Page 99	TOTAL FEE	\$ 2

TOWN OF LOS GATOS

NEFECTION PERSONNE PHONE 364-6677						E	20069
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REQUEST FOR ELECTRICAL POWER BEFORE FINAL INSPECTION

I. <u>DEMNIE D. SHAROEX</u>, owner, occupant, or general contractor of building located at <u>139 N. SAWIS CAUL AVE</u> 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 occupted until the building is accupted 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.

REQUEST TEMPORARY METER SET AT PERMANANCE EVENTION FOR T.I. WORK

 \mathcal{P}° (Signature) 5/4/837 (Date)

Approved By Date 15.4

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TOWN OF LOS GATOS

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BATH TUB		7.00 EA			OWNER / IM NO	PHONE	
SHOWER		7.00 EA.			MAIL ADORESS	The subscription and and	
LAVATORY		700 EA.		!			
SINK		7.00 EA			CITY	- 4 VIII MANAGAMANA PARANA TA	ZIP
DISHWASHER		7.00 EA	1		CONTRACTOR	PHONE	
DISPOSER		700 EA.			CONTRACTOR SUN RISC	Plumb	<u> </u>
CLOTHES WASHER		7.00 EA		[-]	MAN ADDRESS	7	
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County of Santa Clara

Environmental Resources Agency Department of Environmental Health

Central Office

2220 Moorpark Avenue, East Wing, Room 100 San Jose, California 95128-2690 (408) 299 6060 - FAX 298 6261

January 26 1994

Gregory R. Green

PROJECT NUMBER3808PROJECT NAMETHE CANDY STOREPROJECT ADDRESS139 N. SANTA CRUZ AVE., LOS GATOS 95030

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Plans for the above project have been reviewed by this department and have been stamped approved, subject to the following condition:

Ceiling in janitorial area to be a smooth washable ceiling tile.

This approval shall expire by limitation and will become null and void if the construction, reconstruction, alteration, or other work authorized by this approval is not commenced within 180 days from the date of approval.

Please present one (1) copy of the plans to your local building official for the required permit application and approval. Please retain the second copy on the job site. A FOOD FACILITY CONSTRUCTION CARD will be attached to the job copy and must be posted with the other building permits.

Please be advised that you are responsible to contact this office to arrange a construction inspection prior to installation of equipment and again upon completion of the project.

Absolutely no food storage or food preparation will be allowed on-site until this department issues you your Permit to Operate. This permit will be issued upon the successful conclusion to our final construction inspection. You will also be asked to submit verification of garbage collection prior to the issuance of the Permit to Operate.

If you have any further questions or would like to call for an inspection appointment please contact the undersigned at (408) 299-6060 between 8:00 a.m. and 9:30 a.m. Monday through Friday.

RONALD E. SHARP, R.E.H.S. SENIOR ENVIRONMENTAL HEALTH SPECIALIST PLAN REVIEW AND CONSTRUCTION UNIT DEPARTMENT OF ENVIRONMENTAL HEALTH

RES:vkb

cc: Town of Los Gatos Building Dept.

Board of Supervisors: Michael M. Honda, Zoe Lofgren, Ron Gonzales, Rod Diridon, Dianne McKenna



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and a second and the second second and the second **Occupancy Clearance** 6/2/94 DING DEPARTMENT NING DEPARTMENT RETURN TO BUILDING DEPARTMENT NEERING DEPARTMENT IAL FIRE PROTECTION DISTRICT PRIOR TO 11:00 A.M. ON Tel Chickere D PARKS & FORESTRY Job Address 139 N SANIA MIPPIAN No. BP 2020-01 Description T. C. 166 CAUDY Stort Final inspection has been made of the above building and Certificate of Occupancy is the issue 12/ Step 1094, unless advised otherwhere within the additions. Hold issuance of Certificate Elertificate of Occupancy may be issued. Noto: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shell be withheld until clearance is received. INN TO : J'MURDA-Page 104

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Contry of Santa Clara

Environmental Resources Agency Department of Environmental Health

Central Office 2220 Moorpark Avenue, East Wing, Room 100

San Jose, California 95128-2690 (408) 299-6030 FAX 298-6261

January 26 1994

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RES:vkb

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JOHN LOS GATOS BUILDING DEPARTMENT

RE: 139 N. SANTA CRUZ AVENUE, LOS GATOS

DEAR JOHN:

I TRIED TO GET IN TOUCH WITH YOU AFTER OUR CONVERSATION OF THIS MORNING. EVIDENTLY WE DID NOT RUN THE GAS LINE AT THE STORE - IT WAS AN EXISTING LINE. PER THE PROPERTY MANAGER, THE PLUMBING WAS PERFORMED BY SUNRISE PLUMBING AND THEY WILL BE GETTING IN TOUCH WITH YOU TO SCHEDULE.

WE HAVE LEFT A LADDER FOR YOU TO INSPECT OUR PORTION OF THE WORK. IF ANY ADDITIONAL INFORMATION IS NEEDED, PLEASE CALL.

THANKS FOR YOUR HELP,

DARLENE PALMER SERVICE DEPARTMENT

139 N. Somta Cruz Ave. B93-000221

P	a	ae	1	1	5

95 N. Third Street, Solie 150 San Jose, California 95112 408.297.5454

April 5, 1994

Mr. Alan Lang Town Of Los Gatos Building And Engineering Services Civic Center 110 East Main Street Los Gatos, Ca 95031

RECEIVED

APR 1 1 1094

TOWN OF LOS GAL

Re: Plan Check Response 139 N. Santa Cruz Avenue- Tenant Improvement HPC Job No. 93113

Town BP #26297

Dear Alan,

The following is a per item response to the second plan check comments dated Feb. 16, 1994.

Item# Response

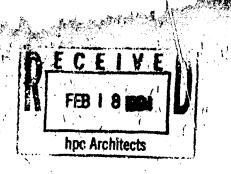
- 1 Compliance for H. C. accessibility for the front entry door is shown on plan.
- 2 Compliance per Section 3306 for the rear door and landing is shown on plan.
- 3 The County Health Department has waived the requirement for locating a hand wash sink in the rest room. There will be no changes to the current configuration of the rest room except for new finishes. As previously discussed, if no wall changes occur the Town of Los Gatos will not require H. C. upgrade.
- 4 Handicapped Accessible parking compliance per Title 24 is shown on plan.
- 5 Water heater type, size, and model number per Title 24 energy efficient standards is shown on plan.
- 6 Understood and will comply.

If you require any additional information or clarification regarding any of the above items please do not hesitate to give me a phone call.

Sincerely,

Thomas S. Neal Project Manager

1999 1997 1997



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TOWN IT LOS GATOS BUILDING AND ENGINEERING SERVICES (408) 354-6883 (FAX) 354-8431

February 16, 1994

HPC'Architecture 96 Nonth Third Street, Suite 150 San Jose, CA 95112

LOCATION OF JOB: 139 N. Santa Cruz Avenue, Tonant Improvement

Gentlemon:

SECOND PLAN CHECK COMMENTS

- 1. The front entry door shall comply with current T24 accessibility standards; show such compliance on plan.
- 2. The rear door landing and stairway construction shall comply with UBC Section 3306; show such compliance on plan.
- 3. The new rest room design and construction shall comply with current T24 accessibility statidards; show such compliance on plan.
- 4. The existing parking facility shall be upgraded to comply with current T24 accessibility standards; shown such compliance on plan.
- Now water heater shall comply with current T24 energy efficient standards; show type, size, and model number on plan.

6. Issuance of the Building permit requires approval from:

- a) Planning Department: 354-6879
- b) West Valley Sanitation District: 378-2408
- c) Central Fire District: 378-4015
- d) County Health Department: 299-6060

Very truly yours,

ALLEN LANG, PE. SE

Plan Check Engineer

AL:

N: \BAE \ALLEN \SANTACR. 139

cc: Law Properties, 987 University Avenue, Suite 3, Los Gatos, CA 95030

Page 117

CIVIC CENTER + 110 EAST MAIN STREET + P.O. BOX 949 + LOS GATOS, CALIFORNIA 25031

Designed for use to a recovery heater having its own storage fank. Available in upright standard models (DEN) and lowboy models (DEL).

FEATURES

GLASS-LINED TANK - Nine sizes; 31 thru 119 gallon capacity. Tank interior is coated with glass specially developed by A. O. Smith Chramic Research for water heater use. Tanks relied 160 psi working pressure; tested at 300 psi, Flaam insulation provides maximum energy savings by minimizing radiant standby heat lobs.

ELEMENTS - Zine plated copper thestine for longer life. Medium wett density; means lower surface temperature to minimize scale huild-up and more surface to heat water. Element tizes from 3 to 6 KW. Use two elements; maximum input 12 KW (see chart on back).

STANFIARD VOLTAGES - 208, 240 and 480V unbalanced three-phase delta. Factory wired for three-finase; easily converted to sing e-phase at terminal block (except 208V with 5000 watt elements).

TERMINAL BLOCK - Factory installed. Just bring the service to heater and connect to block.

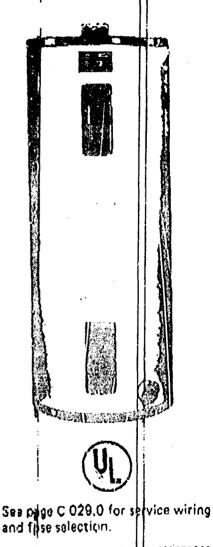
CONTROLS. One temperature control (adjustable through a range of 110° to 170°F) and manual reset high temperature cutoff per element. Factory whiled for non-simultaneous operation; easily converted to simultaneous element operation.

OTHER STANDARD FEATURES

• Simplified circuitry, color coded for ease of service • Anode roll for maximum derrosion protection • Cabinet has benderized undercoat with baked enemel finish • Top inlat and oultet openings • Drain value.

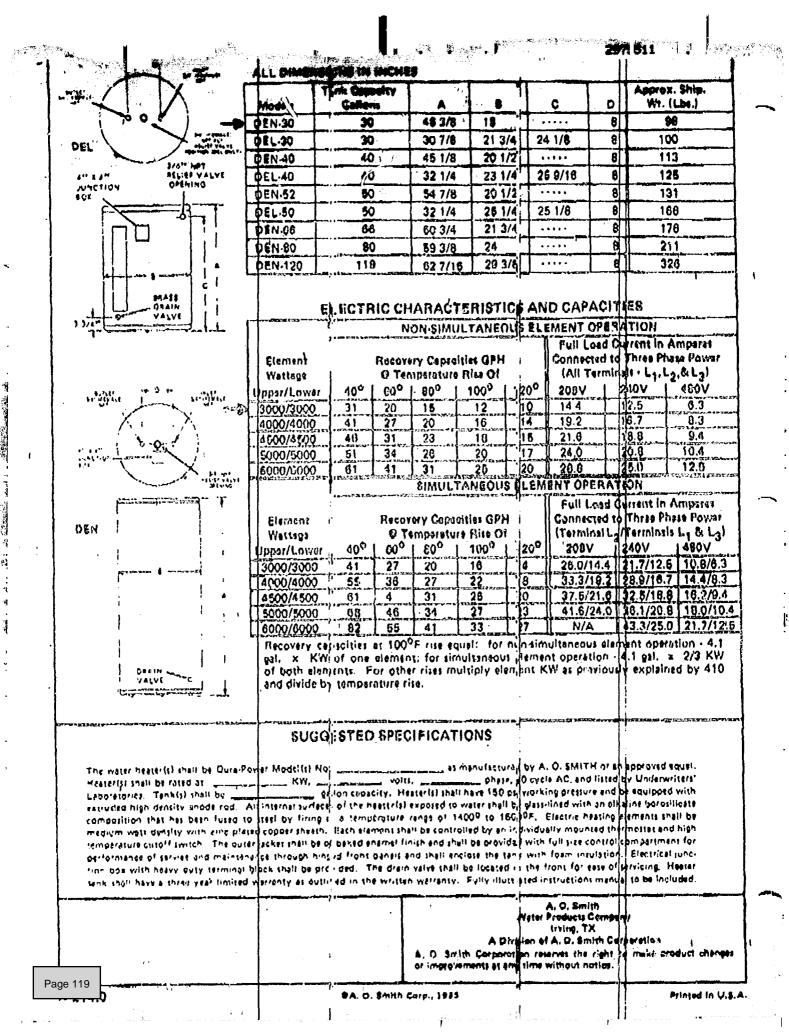
COMMERCIAL ELECTRIC WATER HEATERS

Meets or exceeds the requirements of ASHRAE 90A-1980 Standard for energy afficiencies.



LIMITED WARRANTY OUTLINE If the task should leak any timil during the first three years, under the terms of the warrantyr A. O. Smith will furnish a replacement heater; installation, labor, handling and local delivery extra. THIS OUT-LINE IS NOT A WARRANTY. For complete information, consult the written warranty or A. O. Smith Water Products Company.

Page 118



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SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT 14700 WINCHESTER BLAD, 33

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LOS GATOS. CA 95030-1818 SINCE 1947

(408),378-4010 FAX (408),378-9342

PLAN REVIEW COMMENTS94 - 0135

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26297

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Serving West Valley Cities of: Campbell, Cupertino, Monte Sereno, Saratoga, Town of Los Gatos and Adjacent County Areas

Page 120

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A SHEET

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County of Santa Cla Health Department	
2220 Moorpark Avenue San Jose, California 95128	
October 4 1993	
Gregory R. Green	The man des chos
PROJECT NUMBER	3808 CANDY STORE
PROJECT NAME PROJECT ADDRESS	139 N. SANTA CRUZ AVE., LOS GATOS 95030
unable to complete information is prov 1. Toilet rooms mu a. Permanently b. Toilet tiss c. Exhaust fan d. Ventilation window or 1 e. Self closin	st be equipped with the following: installed soap and sanitary towel dispensers. ue dispenser. to the outside air through an openable screened ight switch activated exhaust fan.
2. Surface mounted	th hot and cold water through mixing faucet. piping is not acceptable. Piping and conduit of be concealed within walls, floors, ceilings ensate drain lines, water heater pressure relief lines).
3. Gypsum hoard wa finished and li a. Utensil was b. Janitorial. c. Restrooms.	hing.
4. Install fibergl sinks. Panelin inches from flo	ass reinforced paneling on walls behind all og to be installed to a minimum height of 48 or.
5. Mop sink must b through a mixin	e a floor mounted sink with hot and cold water Ig faucet protected with a vacuum breaker.
6. Submit details ready-to-eat fo	of display shelving/storage shelving. Unwrapped ods may require sneeze guards.
Board of Supervisors: Michael M. Hon	da, Zoe Lofgren, Ron Gonzales, Rod Dikdon, Dlanne McKenna
County Executive: Sally R. Reed	

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PROJECT NUMBER: 3808 Ochober 4, 1993 Page 2

Until such time as the information requested is received, the plans are considered to be disapproved

If we can be of further assistance, please call the undersigned at (408) 299-6060, between 8:00 a.m. and 9:30 a.m., Monday through Friday.

E

Kay Gundersen-

RAYMOND T. GUNDERSEN, R.E.H.S. SENIOR ENVIRONMENTAL HEALTH SPECIALIST PLAN REVIEW AND CONSTRUCTION UNIT DEPARTMENT OF ENVIRONMENTAL HEALTH

RTG:vkb

Enclosures

cc: Town of Los Gatos Building Dept.



HPC ARCHITECTURE

98 N. Third Skyet, Selle 15 San Jose, California 95112 408.297.5454

Feb. 8, 1994

Mr. Alan Lang Town Of Los Gatos Building And Engineering Services Civic Center 110 East Main Street Los Gatos, Ca 95031

Re: Plan Check Response 139 N. Santa Cruz Avenue- Tenant Improvement HPC Job No. 93113

> CMA Plan Check #19228.LG Town BP #25297

Dear Alan,

The following is a per item response to the plan check comments generated by CMA & Associates, Inc., dated 9-22-93.

()

Itom# Rosponse

- t Understood and will comply
- 2 Hoalth Dopartment approval has been obtained and plans reflect all changes.
- 3 See attached letter by the building owner.
- 4 Plumbing plan SHT #P1 has been provided.
- 5 The electric hot water heater is existing and shown on new plumbing plan #P1. Combustion air is not required for electric water heaters.
- 6 Electrical plan sht #E1 is provided showing distribution from the existing main electrical service panel.
- 7 The hvac system is existing and was provided by others. Mechanical plan sht #M1 is provided showing distribution from the existing hvac units and ducting to the new diffusers.
- 8 There will be no gas piping to this tenant space.
- 9 Per discussions with Alan Lang and the building department, the toilet core does not require handicap compliance.
- 10 See attached letter by the building owner.

11 The current parking configuration is now shown on the drawings. Per discussions & 12 with Alan Lang and the building department, the parking lot and path of travel to the front door does not require handicap compliance.

13 See attached letter by the building owner.

1.4 Proposed display and shelving layout are now shown on drawing.

If you require any additional information or clarification regarding any of the above items please do not hesitate to give me a phone call.

Sincerely, A Say Cess Thomas S. Neal

Project Manager

Thomas A. Connelly

January 28, 1994

Town of Los Gatos 110 E. Main Street Los Gatos, CA 95030

To Whom It May Concern:

With regard to the proposed Tenant Improvements at 139 N. Santa Cruz Avenue, Town BP#26297, please be aware that:

1. The result of this work will not require the Landlord to renew the existing sever permits.

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- 2. The front door access conforms to all Town and other requirements. No further modification is necessary.
- 3. The rear door access now has a legal landing and a handrail and no further modifications are needed.

As Landlord, we hope this information will help expedite the building permit process and we will appreciate all your help in that regard.

Very_truly_yours, Thomas A. Connelly LAW Properties

TAC:jg



987 University Avenue, Suite 3 • Los Gatos, CA 95030 • (408) 395-9181 • Fax (408) 395-6862

Reality of



BUILDING AND ENGINEERING SERVICES (408) 354-6883 (FAX) 354-8431

September 27, 1993

Steven Cox HPC Architecture 2150 N. First Street San Jose, CA 95131

139 N. SANTA CRUZ AVENUE - YENANT IMPROVEMENT LOCATION OF JOB:

Gentlemen:

PLAN CHECK COMMENTS

See attached plan review comments from Carl Mileff & Associates, Inc. 1.

Issuance of the Building permit requires approval from: 2.

a) Planning Department: 354-6879
b) Engineering Department: 354-6860
c) West Valley Sanitation District: 378-2408
d) Central Fire District: 378-4015

. e) County Health Department: 299-6060

Very truly yours,

ALLEN ANG PE SE

Plan Check Engineer

AL:ms

Attachment

Law Properties cc: 987 University Avenue, Suite 3 Los Gatos, CA 95030

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CIVIC CENTER + 116 EAST MAIN STREET + P.O. DOX 949 + LUB GATOS. CALIFORNIA 9 1131



PLAN REVIEW REPORT FROM PLEASANTON OFFICE

19228.LG

26297

DATE:

9-22-93 BX: Jin

AX: Jim Fruit

CMA PC NUMBERI Town BP#:

20:

ALLEN LANG, PLAN REVIEW ENGINEER TOWN OF LOS GATOS 110 EAST MAIN STREET LOS GATOS, CA 95030

ONABR:

PROJECT:

ABCRITECT:

Tenant Improvements for: Kid in a Candy Store 139 N. Santa Cruz Ave Law Properties

HPC Architecture, Steven Cox 2150 N. First St San Jose, CA. 95131

PROJECT DATA

1.	VSE/SCOPH: interior :	improvements to
	create a candy store	in an existing building
2.	OCCORANCY OROUP:	B2
3.	CONSTRUCTION TYPE:	existing
4.	FLOOR AREA:	830 project area
5.	ALLOWADLE AREA:	existing
б.	STORIES:	one
7.	ENERGY METHOD:	mandatory features for alterations
8:	AUTO. FIRE SPRINK:	unknown
9.	CODES:	91 UBC, UMC, UFC, 90 NEC
10.	DOCUMENTS REC'D:	1 set plans only

INITIAL PLAN REVIEW COMMENTS: The following subjects need clarification or completion.

- 1. Obtain review and approvals from the Planning Dept, Fire Dept, Health Dept, Sanitation District, and any other agency or department having jurisdiction.
- 2. Prior to the next review, the plans should be submitted to and approved by the Health Dept. with any revisions necessary shown on the building plans.

PAGE 1 OF 3

TAN FLAN REVIEW #19228.L4 Continued.

- 3. Prior to the next review, the plans should be submitted to and approved by the Sanitary sever District with any revisions necessary shown on the building plans. The current sewer permit may need to be renewed.
- 4. Show the existing sewer lateral, new connections to existing sever drainage piping, and water service location on the plans.
- 5. Health Laws require hot water for food handling, show the location of the required water heater, combustion air, etc. on the plans.
- 6. It appears there will be new electric service and distribution panel for this tenant area. Provide electrical data on the plans. ALSO note the AIC rating of the new main panel on the plans (verify with PG&E).
- 7. It appears there may be new HVAC work, provide mechanical data on the plans.
- 8. It appears there will be new gas piping for this tenant area. Frovide gas piping data on the plans.
- 9. The current bathroom is undersized for handicap compliance, see the red notes on the plans for specifics.
- 10. The existing front door is to have exterior landing (sidewalk) approach and threshold in compliance with current handicap standards. Revise plans to show compliance.
- 11. Current parking on the site is different than shown on the site plan. Identify if the parking shown on the plans is a new layout or not. In any case provide at least one handicap parking space with layout/detailing on the plans.
- 12. Path of travel from the parking to the rear building door is to be shown and dimensioned on the site plan.
- 13. Rear door into the building is to be handicap accessible for employee use.

14. Sales area equipment and storage room shelving/racks are to be shown on the plans so exiting, handicap, plumbing, electrical, and mechanical codes application to this project can be determined for review and approvals.

CHA PLAN REVIEW #19228.14 Continued...

Notes to Destimer/2091108Ht1

- * Return two sets of revised plans and documents to the Building Department for recheck. Additional plans may be needed, contact the Building Department.
- * Provide an itemized response letter, <u>referencing CMA plan</u> <u>review number</u>, which clearly indicates how each plan review comment is addressed and reference response in plans/data.
- * Return any plans/documents from plan reviews.
- All plans and documents are to be stamped/signed by the Architect or other dewigners with a wet signature and revision dates on each sheet.

SERVICIE			14700 WENC LOS GATOS SINCE	6, CA 950		(408) 378-4010 FAX (408) 378-9342			26297
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TOWN of LOS GATOS BUILDING AND ENGINEERING SERVICES (408) 354-6883 (FAX) 354-8431

February 16, 1994

HPC Architecture 96 North Third Street, Suite 150 San Joso, CA 95112

LOCATION OF JOB: 139 N. Santa Cruz Avenue, Tenan't Improvement

Gentlemen:

SECOND PLAN CHECK COMMENTS

- 1. The front entry door shall comply with current T24 accessibility standards; show such compliance on plan.
- 2. The rear door landing and stairway construction shall comply with UBC Section 3306; show such compliance on plan.
- 3. The new rest room design and construction shall comply with current T24 accessibility standards; show such compliance on plan,

4. The existing parking facility shall be upgraded to comply with current T24 accessibility standards; shown such compliance on plan.

- 5. New water heater shall comply with current T24 energy efficient standards; show type, size, and model number on plan.
- 6. Issuance of the Building permit requires approval from:
 - a) Planning Department: 354-6879
 - b) West Valley Sanitation District: 378-2408
 - c) Central Fire District: 378-4015
 - d) County Health Department: 299 6060

Very truly yours,

ALLEN LANG, PE. SE

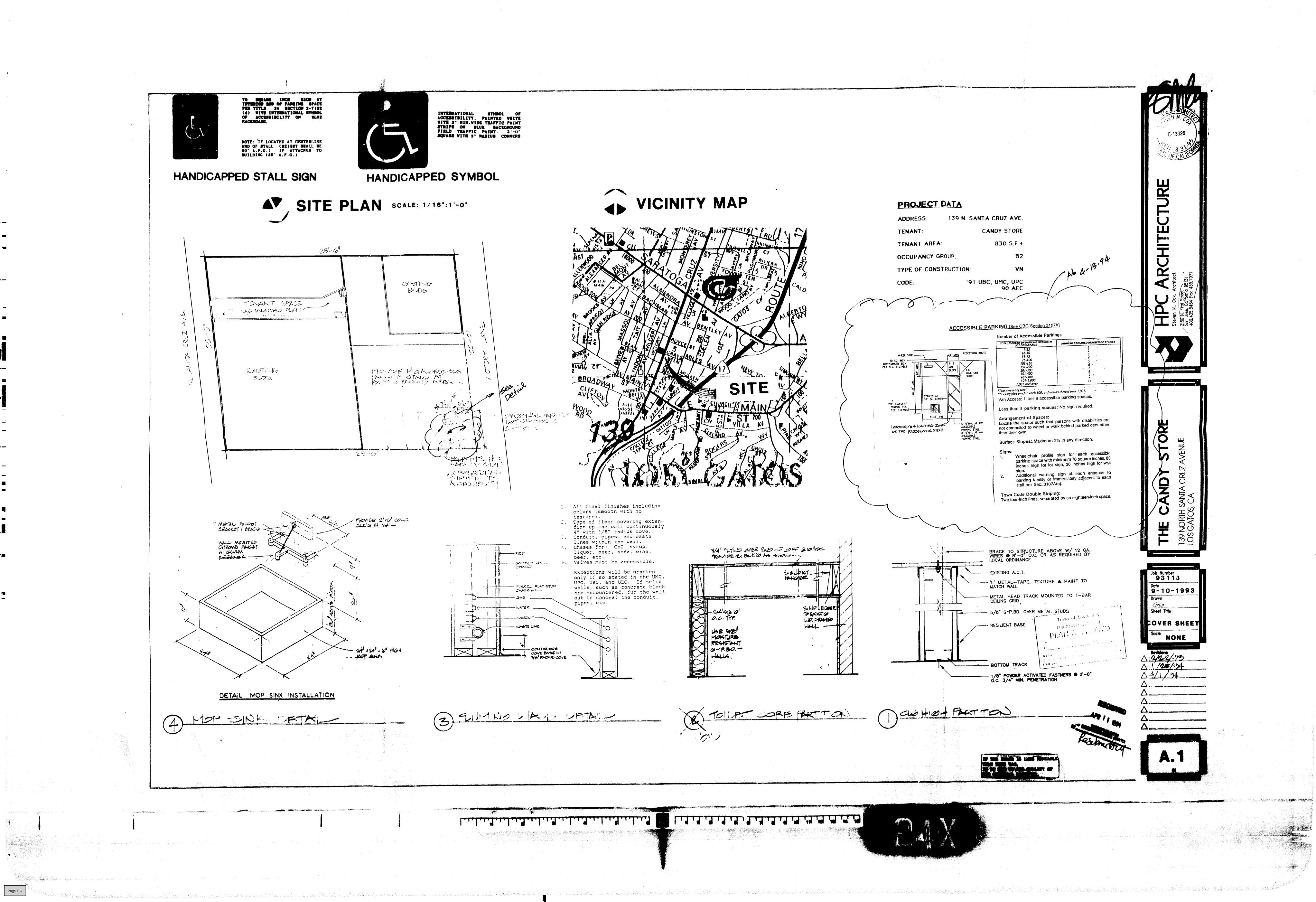
Plan Check Engineer

AL:

H: \BAE \ALLEN \SANTACR. 139

cc: Law Properties, 987 University Avenue, Suite 3, Los Gatos, CA 95030

Page 131 TVIC CENTER • 119 EAST MAIN STREET • P.O. BOX 949 • LOS GATOS, CALIFORNIA 950



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GENERAL NOTES

and a second
SURFACE MOUNTED PIPING AND COUNDUIT IS NOT ACCEPTABLE. PIPING AND COUNDUITS OF ALL TYPES MUST BE CONCEALED WITHIN WALLS. FLOORS, CEILINGS (INCLUDES CONDENSATE DRAIN LINES, WATER HEATER PRESSURE RELIEF LINES AND SODA LINES INSTALL FIBER REINFORCING PANELING ON WALLS BEHIND ALL SINKS. PANELING TO BE A MINIMUM OF 48" FROM THE FLOOR.

بالمصاب ويهونه الدار الموقف المرقف والمرابعات

HVAC IS EXISTING AND SHALL FIEMAIN UNCHANGED.

PROVIDE NEW ELECTRICAL OUTLETS AS SHOWN. INSTALL PER APPLICABLE NATIONAL, STATE AND LOCAL CODES.

LIGHTING IS EXISTING AND SHALL REMAIN UNCHANGED.

PROVIDE 2A:10BC EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENTS. ALL NEW FINISHES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND

SPECIFICATIONS. PROVIDE EXIT SIGNAGE AS REQUIRED PER FIRE DEPARTMENT REQUIREMENTS.

REFERENCE NOTES

- 1 AT EXISTING ENTRY-DOOR; HANDICAP ACCESS PER T24 SHALL BE PROVIDED AS NOTED ON PLAN. REMOVE EXISTING OPERATING HARDWARE AND PROVIDE NEW LEVER HANDLE HARDWARE PER CA TITLE '24' H.C. ACCESS REQUIREMENTS PROVIDE SIGN "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS."
- PROVIDE NEW 3º7º SOLID CORE WOOD DOOR AND FRAME WITH LEVER HANDLE OPERATING HARDWARE PER CA TITLE '24' H.C. ACCESS REQUIREMENTS.
- PROVIDE NEW FLOOR MOUNTED FIBERGLASS MOP SINK (FLORESTONE TYPE FM OR EQUAL) WITH HOT AND COLD WATER THROUGH MIXING FAUCET PROTECTED WITH A
- VACUUM BREAKER. PROVIDE NEW DOUBLE BOWL STAINLESS STEEL FREE-STANDING SCULLERY SINK WITH 4
- INTEGRAL DRAINBOARDS EACH SIDE AND WITH HOT AND COLD WATER. PROVIDE NEW HAND WASH SINK WITH HOT AND COLD WATER MIXING FAUCET.
- EXISTING TOILET ROOM TO REMAIN UNCHANGED. HANDICAP ACCESS REQUIREMENTS HAVE BEEN WAIVED BY THE CITY OF LOS GATOS. PROVIDE THE FOLLOWING; PERMANENTLY INSTALLED SOAP AND SANITARY TOWEL DISPENSER
- TOILET TISSUE DISPENSER EXHAUST FAN WITH DUCTING TO THE ROOF ACTIVATED BY THE LIGHT SWITCH SELF CLOSING DOOR
- PROVIDE 30 GALLON ELECTRIC WATER HEATER MOUNTED ABOVE WOOD FRAMED CEILING OF THE TOILET ROOM. A CHAMITH MODEL # DEN 300
- PROVIDE 96 LIN. FEET OF NSF (NATIONAL SANITATION FOUNDATION) GRADE X 18 WIDE SHELVING. MINIMUM OF THREE TIERS HIGH WITH BOTTOM SHELF AT LEAST 6" ABOVE THE FLOOR AND SHELVING AT 14" O.C. VERTICALLY.
- SALES COUNTERS AND DISPLAY CASES BY TENANT SHOWN DASHED. - 9 -
- 1.0 NEW STAIR AND LANDING PER TOWN OF LOS GATOS HAS BEEN PROVIDED BY OWNER. REQ'MTS PER UBC SECTION #3306 ARE SHOWN FOR CONFIRMATION BY BUILDING INSPECTOR.
- 1.1 EXISTING DOOR AND FRAME TO REMAIN UNCHANGED.
- 1.2 THREE EMPLOYEE LOCKERS PROVIDED BY TENANT SHOWN DASHED.
- EXISTING SUSPENDED T-BAR CEILING, LIGHT FIXTURES, AND HVAC SUPPLY & RETURN A. DIFFUSERS TO REMAIN UNCHANGED
- EXISTING GYPSUM BOARD CEILING TO REMAIN UNCHANGED. Β.
- EXISTING SUSPENDED T-BAR CEILING ABOVE SHOWN DASHED
- PROVIDE 4 X WOOD HEADER ABOVE, FINISH WITH 5/8" GYPSUM BOARD. TAPE. D. TEXTURE, AND PAINT TO MATCH EXISTING.
- EXISTING T-BAR GRID TO REMAIN, PROVIDE CAPAUL "VINYL ROCK" (OR EQUAL) LAY-IN PANELS AT THE STOPAGE ROOM
- PROVIDE NEW GYPSUM BOARD OVER 2 X 8 WOOD JOISTS AT 16" ON CENTER. FINISH SMOOTH

FINISHES

FLOORING;

- REMOVE EXISTING FLOORING AND BASE THROUGHOUT AND PROVIDE:
- F1. ARMSTRONG EXCELON 12"X12" VINYL COMPOSITION TILE WITH BURKE 4" RUBBER BASE.
- F2. ARMSTRONG MEDINTECH SHEET VINYL FLOORING WITH WELDED SEAMS AND WITH INTEGRAL 5" HIGH (MIN.) COVED BASE
- F3 DIRECT GLUE DOWN 24 OZ LEVEL LOOP CARPET.

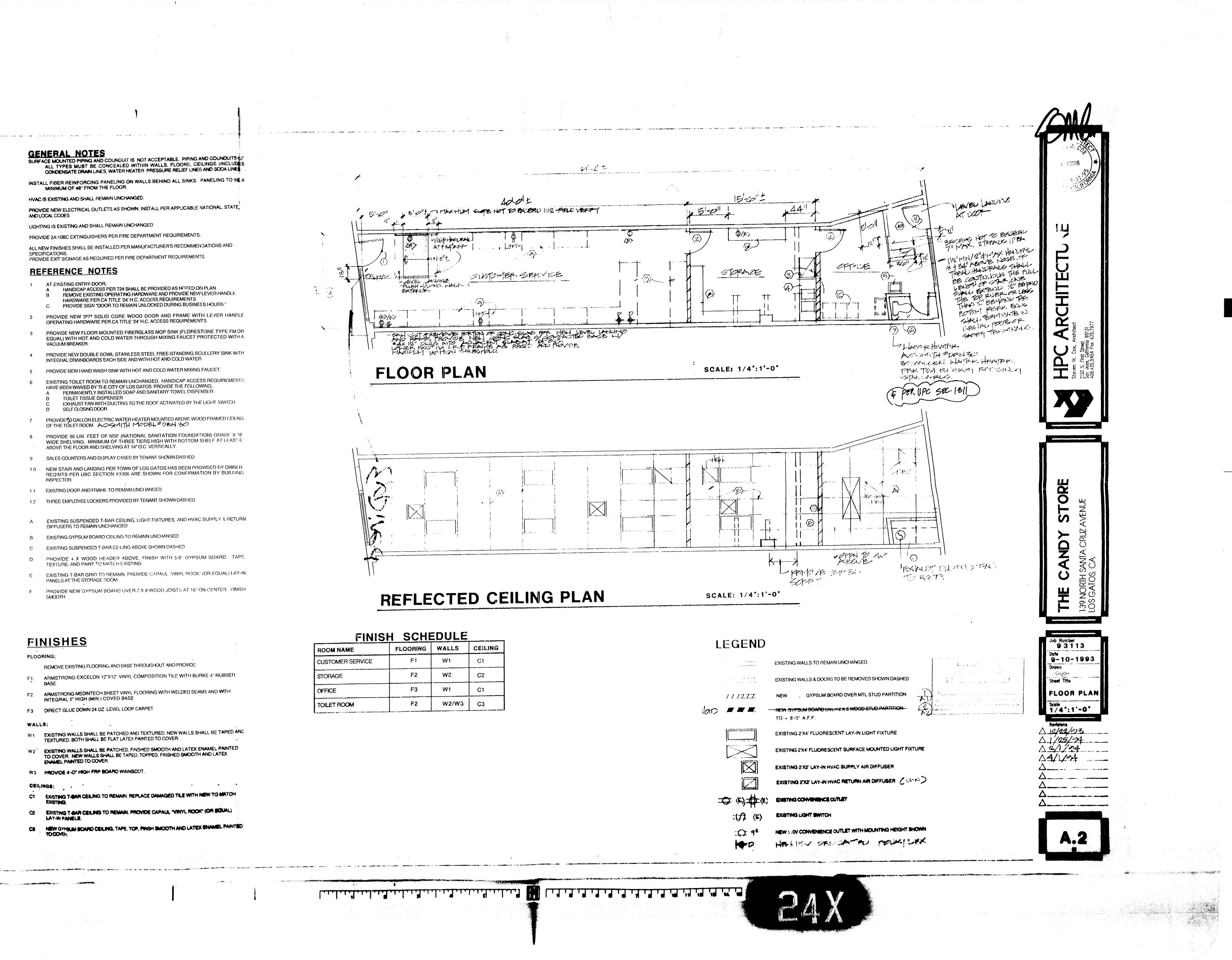
WALLS;

Page 133

- W1 EXISTING WALLS SHALL BE PATCHED AND TEXTURED, NEW WALLS SHALL BE TAPED AND TEXTURED, BOTH SHALL BE FLAT LATEX PAINTED TO COVER.
- W2 EXISTING WALLS SHALL BE PATCHED, FINSHED SMOOTH AND LATEX ENAMEL PAINTED TO COVER. NEW WALLS SHALL BE TAPED, TOPPED, FINSHED SMOOTH AND LATEX ENAMEL PAINTED TO COVER.

W3 PROVIDE 4:-O" HIGH FRP BOARD WAINSCOT.

- CEILINGS; • • EXISTING T-BAN CEILING TO REMAIN. REPLACE DAMAGED TILE WITH NEW TO MATCH
- C1
- EXISTING T-BAR CEILING TO REMAIN. PROVIDE CAPAUL "VINYL ROCK" (OR ECUAL) C5 LAY-IN PANELS.
- NEW GYPSUM BOARD CEILING, TAPE, TOP, FINSH SMOOTH AND LATEX ENAMEL PAINTED C3 TOOOMER



ROOM NAME	FLOORING	WALLS	CEILING	
CUSTOMER SERVICE	F1	W1	C1	
STORAGE	F2	W2	C2	
OFFICE.	F3	W1	C1	
TOILET ROOM	F2	W2/W3	C <u>3</u>	

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studioKCA

DATE: March 5, 2024
TO: Town of Los Gatos Historic Preservation Committee
FROM: Hannah Micallef, Studio KDA

SUBJECT: Letter of Justification: 137-139 N Santa Cruz Ave. (Coup de Thai) Exterior Modifications

This memorandum provides information about the proposed exterior modifications to 137-139 N Santa Cruz Ave., and their conformance to the Town's Commercial Design Guidelines. The building was originally constructed in 1938 as the Peerless Stage Depot. Its distinctive green tiling and scalloped patterning are a great local example of the Art Deco style. Our proposed modifications do not alter any of the historically significant components of the building that were found in our research. The proposed new facade materials are black ceramic tiling, with a thin gold accent band. We are also proposing (2) new decorative sconces, a new awning, and replacing the existing door to the 139 space with a fixed window. The materials are intended to provide an elegant, durable and timeless facade for the business, while also providing a subtle nod to the building's Art Deco style.

Design Intent:

- Provide a single entry to the combined tenant spaces
- Visually unify the two storefronts
- Provide new facade materials that both elevate the pedestrian experience, and respect the history and context of the building's facade.

Summary of Modifications:

- Demolition of (E) wood and glass entry door to 139 storefront
- Installation of (N) fixed window and sill in place of existing door. New window will have a wood frame and match the look of the existing adjacent window
- New awning at 139 storefront to match existing awning at 137 storefront
- Demolition of existing tile at both storefronts
- Installation of new black ceramic tile, and gold accent band to both storefronts. See proposed materials and exterior rendering at sheet A102 of submitted drawings
- Installation of (2) new decorative sconces at 139 storefront. See drawings for locations.
- (N) paint at all existing window frames and entry door.
- No changes proposed to original green square ceramic tile

Conformance with Town of Los Gatos Commercial Design Guidelines (C-2, C-2A Subdistrict):



3.1 Basic Design Principles:

Architectural character and detailing shall be sensitive to the historic structures remaining in the CBD

National historic guidelines emphasize that new elements must be compatible with the building's historic features, but also be differentiated in order to preserve the existing building's character. We selected an appropriately scaled, dark neutral rectangular tile for the storefront. It serves as a backdrop to the ornate Art Deco tile and does not compete with the original tile detailing of the overall building. This black tile, with a subtle gold pinstripe detail, alludes to the building's Art Deco styling, but is easily differentiated from the original tile.

Storefronts shall be constructed of high quality materials that are consistent with those historically used in the Town.

Ceramic tile is proposed for the modified storefront, as it is durable and consistent with the materials of the overall building.

Diversity of design shall be encouraged with timeless character sought over trendy architectural styles.

The proposed facade uses black tile and only subtle gold highlights, creating a timeless, elegant and understated look.

3.3 Building Design (C-2A Subdistrict):

3.3.2: Design buildings along North Santa Cruz Avenue and Main Street to be compatible with traditional architectural styles.

(b) Provide architectural details to enhance the interest of facades.

The use of ceramic tile at both the 137 and 139 spaces will unify the two storefronts, and elevate their street presence from the existing tile at 137, and the painted over tile at 139. We are also proposing (2) new exterior sconces to create more interest at the pedestrian level.

3.3.3 Emphasize display windows and storefront entries

3.3.4 Maintain transparent storefronts and public right-of-way walls

We do not propose any changes to the existing large storefront window at the 139 storefront. The existing entry door will be replaced with a fixed window to maximize the connection between the tenant space and pedestrian traffic.

3.3.5 Provide vestibules at building entries

(a) Recess entry doors three to six feet from the facade

The existing recessed entry at 137 is to remain.

3.3.6 Utilize high quality storefront materials

(b) Wood window frames are common in this area and are strongly encouraged

(c) Alternatively, vinyl covered or dark anodized aluminum metal storefront window and door frames are suggested.



The new fixed window at the 139 storefront will have a painted wood frame to match the adjacent window.

3.3.8 Install awnings when weather and sun exposure protection are desired

(a) Fabric awnings are the preferred material.

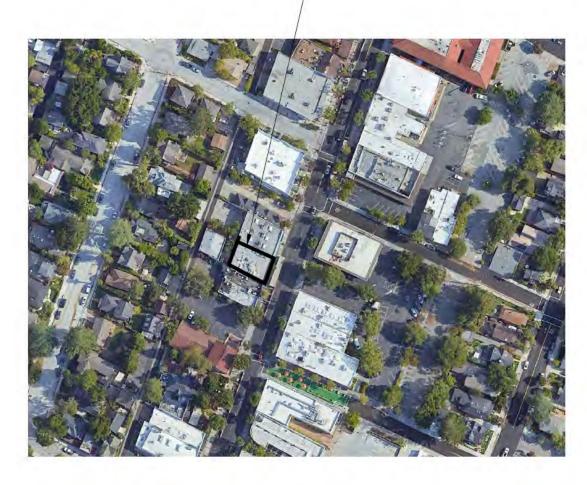
(b) Fabric awnings should be installed on painted tubular metal frames. End panels returning to the building face are optional.

(e) Relate awning placement to the major architectural elements of the facade.

The proposed awning at 139 is to match the existing awning at 137 (see project photos in submitted plans). The new awning will help to unify the two storefronts and will not cover any of the original green ceramic tile.

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PBO

PCC

PCP

PERF

PART BD PARTICLE BOARD

PERPENDICULAR

PERFORATED

PROV DED BY OWNER

PRECAST CONCRETE

PORTLAND CEMENT PLASTER

PROJECT SITE

WP

WR

WSCT

WWF

WT

X

YD

W/O

FLOOR DRAIN

FIRE DAMPER

FOUNDATION

FURNISHED BY OTHERS

FIRE DEPARTMENT CONNECTION

ABBREVIATIONS

FBO

FDC

FDN

FDMPR

FD



SEE ELECTRICAL DRAWING	
SEE MECHANICAL DRAWING	ELEV. NO.
SEE STRUCTURAL DRAWING	
STANDARD	ELEVATION
STEEL	REFERENCE
STA N	(A-X
r STRSTRUCTURAL	SHEET NO.
SUSPENDED	
SYMMETRICAL	ELEV. NO.
	A
TEMPERED	SHEET NO. COMBINED
TREAD	X X INTERIOR
TOILET ACCESSORY	B ELEVATION
TO BE DETERMINED	A-X MARKER
TRENCH DRA N	
TELEPHONE	č
TEMPERED	C
TONGUE AND GROOVE	DET. NO.
THICK	
THROUGH	SHEET NO. DETAIL/SECTI
TOP OF CURB	DETAIDSLOT
TOP OF	A-X REFERENCE
TOP OF CONCRETE	0
TOP OF PARAPET	
TOPOGRAPHIC	DET. NO.
TOP OF STEEL	
TOP OF PAVEMENT	SHEET NO. ENLARGED
TOP OF STAIR	PLAN/ DETAIL
TELEVISION	- REFERENCE
TOP OF WALL	
TYPICAL	
UNIFORM BU LDING CODE	ELEV. NO.
UNDER CUT	SHEET NO.
UNIFORM FIRE CODE	4/A4.1 ENLARGED
	4/A4.1 ELEVATION
UNFINISHED	-
JONUNLESS NOTED OTHERWISE	
UNDERS DE OF	PROJECT
STADE IS DE OT	NORTH ACTUAL
VERTICAL	NORTH
VERTICAL GRA N	NORTH ARROW
VERIFY N F ELD	
VINYL WALL COVERING	K I A
WEST or WIDTH or WASHER	
WITH	
WATER CLOSET	REVISION
WOOD	
WINDOW	REFERENCE
WEEP HOLE or WATER HEATER	
WITH N	
WITHOUT	KEY NOTE:
WATERPROOF or WATERPROOF NG	(0) SEE LEGEND
WATER-RESISTANT	FOR EXPLAN
WAINSCOT	
WEIGHT	
WELDED W RE FABRIC	
TIMES or BY	
YARD	MBOLS & KEYS
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VICINITY MAP

8

NTS

A-X

SHEET NO.

@	AT DIAMETER OR ROUND	FE FEC	FIRE EXTINGUISHER FIRE EXTINGUISHER CAB NET	P-LAM PLAS	PLASTIC LAMINATE PLASTER
0	DIAMETER OR ROOMD	FF	FACTORY FINISH, FINISH FACE, F NISHED FLOOP		PLYWOOD
ABV	ABOVE	FG	FINISHED GRADE	PNL	PANEL
A/C	A R CONDITIONING	FHC		POL	POLISHED
AC ACC	ASPHALTIC CONCRETE ACCESSIBLE	FIN FL	FINISH (ED) FLOOR	PR PRC	PAIR POLYMER REINFORCED CONCRETE
ACOUS	ACOUSTICAL	FLEX	FLEXIBLE	PREFAB	PREFABRICATED
ACT	ACOUSTICAL CEIL NG TILE	FLUOR	FLUORESCENT	PRKG	PARKING
AD	AREA DRA N	FO	FACE OF	PSD	PARKING STRUCTURE DRAWINGS
ADA	AMERICAN W/ DISABILITIES ACT	FOC	FACE OF CONCRETE FACE OF F NISH	PSF PSI	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH
ADDM ADJ	ADDENDUM ADJACENT OR ADJUSTABLE	FOF	FACE OF MASONRY	PTD	PAINTED
AFF	ABOVE F NISHED FLOOR	FOS	FACE OF STUD	PT	POINT
AGG	AGGREGATE	FR	FIRE RATED	PTN	PARTITION
	MALUM NUM	FRPF		PVMT	PAVEMENT
ALT L or L	ALTERNATE ANGLE	FRP	FIBERGLASS RE NFORCED PANEL FIRE-RESISTANT TREATED	R	RAD US or RISER
A.P.	ACCESS PANEL	FSEC	FOOD SERVICE EQU P. CONTRACTOR	(R)	REMOVE
APPROX	APPROXIMATE	FSR	FIRE SPR NKLER RISER	RA	RETURN AIR
ARCH	ARCHITECT(URAL)	FT or '	FOOT OR FEET	RC	RE NFORCED CONCRETE
ASPH	ASPHALT	FTG FOH	FOOT NG FRONT OF HOUSE	RD REC	ROOF DRA N RECESSED
ASTM	AMERICAN SOCIETY FOR TEST NG AND MATERIALS	FURN	FURNITURE	REF	REFERENCE
		FUT	FUTURE	REF	REFRIGERATOR
BB	BULLET N BOARD			REFL	REFLECTED or REFLECTIVE
BD	BOARD	GA	GAUGE	REG	REGISTER
BF	BRACE FRAME BITUMINOUS	GALV	GALVANIZED GENERAL CONTRACTOR	REINF	RE NFORCED REQUIRED
BLDG	BUILDING	GEN	GENERAL	RESL	RESLIENT
BLK	BLOCK	GFRC	FIBER REINFORCED CONCRETE	REV	REVISION
BLKG	BLOCKING	GFRG	FIBER REINFORCED GYPSUM	RH	RIGHT HAND or ROOF HATCH
BLKHD	BULKHEAD	GL	GLAZ NG	RM	
BN	BEAM BULLNOSE	GR GSB	GUARDRAIL GYPSUM SHEATHING BOARD	RO RTU	ROUGH OPENING ROOF TOP UNIT
BO	BOTTOM OF	GSM	GALVANIZED SHEET METAL	RWL	RA N WATER LEADER
BOH	BACK OF HOUSE	GYP	GYPSUM	RV	ROOF VENT
BOT	BOTTOM	GWB	GYPSUM WALLBOARD		
BS	BOTTOM OF STAIR	H or HT HC	HEIGHT HOLLOW CORE	S SA	SOUTH SUPPLY AIR
BUR BW	BUILT-UP ROOF BOTTOM OF WALL	HC	HANDICAP	SAB	SOUND ATTENUATION BLANKET
BDRY	BOUNDARY	HDR	HEADER	SC	SOLID CORE
		HDWD	HARDWOOD	SCHED	SCHEDULE
CAB	CABINET	HDW	HARDWARE	SCP	SCUPPER
CAP	CAPACITY	HMD	HOLLOW METAL HOLLOW METAL DOOR	SD SECT	STORM DRA N SECTION
CB CBU	CATCH BAS N CEMENTITIOUS BACKER UNIT	HORIZ	HORIZONTAL	SEP JT	SEPARATION JO NT
CEM	CEMENT		HOUR or HANDRA L		SQUARE FEET or STOREFRONT
CER	CERAMIC	HSS	HOLLOW STRUCTURAL SECTION	SHT	SHEET
CG	CORNER GUARD	HVAC	HEATING, VENT LATING & AIR CONDTIONING		SHEATHING
CIP	CAST-IN-PLACE	HW	HOT WATER	SHM SHV	SELF HEALING MEMBRANE
CJ C	CONTROL JOINT CENTER L NE	D	INSIDE DIAMETER or D MENSION	SI or IN ²	SOUARE INCHES
CLG	CELING	N or "	INCH or NCHES	SIM	SIMILAR
CLO	CLOSET	NCL	INCLUD NG		T SKYLIGHT
CLR	CLEAR	NFO	INFORMATION	SLNT	SEALANT
CMU	CONCRETE MASONRY UNIT CLEANOUT OR CASED OPEN NG	NSUL NT	INSULATION INTERIOR	SP SPEC	STANDP PE SPEC FICATION
COL	COLUMN	NV	INVERT	SQ or D	SQUARE
CONC	CONCRETE	1.10		SS	STA NLESS STEEL
CONST	CONSTRUCTION	J-BOX	JUNCTION BOX	SED #	SEE ELECTRICAL DRAWING
CONT	CONTINUOUS	JS	JANITOR'S S NK	SMD #	SEE MECHANICAL DRAWING
CORR CPT	CORRIDOR CARPET	JST	JOIST	SSD # STD	SEE STRUCTURAL DRAWING STANDARD
CT	CERAMIC T LE	KEC	KITCHEN EQUIPMENT CONTRACTOR	STL	STEEL
C.T.	COLLAR TIE			STN	STA N
CTRL	CONTROL	L	LENGTH, LONG, ANGLE		TRSTRUCTURAL
CU FT CU YD		LAM	laminate Left hand	SUSP SYMM	SUSPENDED SYMMETRICAL
CW	CUBIC YARD(S) COLD WATER	LP	LOW POINT	211.11.1	STHINETRICAL
	Soco Minical	LT	LIGHT	т	TEMPERED
D	DRYER	LTG	LIGHTING	T	TREAD
° or d	DEGREE	LVL	LEVEL	TA	TOILET ACCESSORY
DEMO DEPT	DEMOLITION DEPARTMENT	LVR LYR	LOUVER LAYER	TBD TD	TO BE DETERMINED TRENCH DRA N
DET	DETAL	LIIK	DATER	TEL	TELEPHONE
DF	DR NK NG FOUNTAIN	MAS	MASONRY	TEMP	TEMPERED
D.F.	DOUGLAS FIR	MAT	MATERIAL	T&G	TONGUE AND GROOVE
Ø or DIA	DIAMETER	MAX MBSM	MAXIMUM MOD FIED BITUM NOUS SHEET MEMBRANE	THK THRU	THICK THROUGH
DIAG	DIAGONAL D MENSION	MC	M NERAL CORE	TC	TOP OF CURB
DISP	DISPENSER	MDF	MED UM DENSITY F BERBOARD	TO	TOP OF
DIV	DIVISION	MECH	MECHANICAL	TOC	TOP OF CONCRETE
DR	DOOR	MEMB	MEMBRANE	TOP	TOP OF PARAPET
DS DSP	DOWNSPOUT DRY STANDPIPE	MTL MFR	METAL MANUFACTURER	TOPO TOS	TOPOGRAPHIC TOP OF STEEL
DWG	DRAWING	MIN	MANUPACTORER	TP	TOP OF PAVEMENT
2.113		MISC	MISCELLANEOUS	TS	TOP OF STAIR
E	EAST	MUL	MULLION	TV	TELEVISION
(E)	EXISTING	MTD		TW	TOP OF WALL
EA E FS	EACH EXTERIOR INSULATION AND F NISH SYSTE	MWP	MEMBRANE WATERPROOF NG	ТҮР	TYPICAL
EGSB	EXTERIOR INSULATION AND FINISH STSTE EXTERIOR GYPSUM SHEATHING BOARD	(N)	NEW	UBC	UNIFORM BU LDING CODE
EJ	EXPANSION JOINT	N	NORTH	UC	UNDER CUT
EL or	ELEVATION	NIC	NOT IN CONTRACT	UFC	
ELEC		NO or #		UL	
ELEV ELEVS	ELEVATOR or ELEVATION ELEVATIONS	NOM NTS	NOM NAL NOT TO SCALE	UNF UNO or UO	UNFINISHED DNUNLESS NOTED OTHERWISE
ELEVS	ELEVATIONS	NR	NON-RATED	U.O.	UNDERS DE OF
ENCL	ENCLOSURE				
EOS	EDGE OF SLAB	0/	OVER	VERT	VERTICAL
EP	ELECTRICAL PANELBOARD	OC OCC	ON CENTER	VG	VERTICAL GRA N
EQ EQUIP	EQUAL EQU PMENT	OCC OD	OCCUPANCY, OCCUPANT(S) OUTSIDE DIAMETER or D MENSION	V F VWC	VERIFY N F ELD VINYL WALL COVERING
EQUIP	EQU PMENT EST MATE	OFD	OVERFLOW DRAIN	VVVC	TITLE WALL COVERING
EXCAV	EXCAVATE	OH	OPPOSITE HAND	W	WEST or WIDTH or WASHER
EXF	EXTERIOR FINISH SYSTEM	OPNG	OPENING	W/	WITH
EXH	EXHAUST	OPP		WC	WATER CLOSET
EXP EXT	EXPANSION EXTERIOR	OPT	OPTIONAL or OPT MUM OVERFLOW ROOF DRA N	WD WDW	WOOD WINDOW
LAI	EXTENION	OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED	WH	WEEP HOLE or WATER HEATER
FA	FIRE ALARM	OZ	OUNCE	W/I	WITH N

AND

FDR

FIRE DOOR

PLATE or PROPERTY LINE

RESTAURANT TENANT IMPROVEMENT FOR

COUP DE THAI 137 & 139 N SANTA CRUZ AVE. LOS GATOS, CA, 95030

HPC SUBMITTAL 2/8/24

DIMENSIONS:

CLEAR

ALIGN FINISH

CHANGE IN FINISH

FLOOR MATERIALS

(DIMENSION INDICATED)

DATUM REFERENCE:

ELEVATION, WORK

OR CONTROL

DOOR SYMBOL:

DOOR MARK OR

SEQUENCE NUMBER

WINDOW SYMBOL:

PLUMBING SYMBOL/

WINDOW MARK

OR SEQUENCE

FINISH NOTE

REFERENCE

REFERENCE

APPLIANCE

REFERENCE

SYMBOL/

NUMBER

STEP DOWN

SURFACES

FACE OF STUD, U.O.N.

CENTERLINE DIMENSION

3'-0"

3'-0" CLR.

ALIGN

6"

 $\langle 1 \rangle$

 $\langle A \rangle$

F-I

(P-I)

A-I

11111

FF2

SECT. NO. SECTION REFERENCE ELEVATION REFERENCE COMBINED INTERIOR **ELEVATION** MARKER FEL DETAIL/SECTION REFERENCE ENLARGED PLAN/ DETAIL REFERENCE ENLARGED ELEVATION

> REVISION REFERENCE

KEY NOTE: SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE.

BUILDING CODE INFORMATION:

ADDRESS: APN: ZONING: (E) TOTAL BLDG AREA CONSTRUCTION TYPE

OCCUPANCY GROUP: CONSTRUCTION TYPE: **# OF STORIES:** SPRINKLERED: TENANT AREA (FLOOR I): TENANT AREA (FLOOR 2):

ADDRESS: APN: ZONING: (E) TOTAL BLDG AREA CONSTRUCTION TYPE

OCCUPANCY GROUP:

CONSTRUCTION TYPE: **# OF STORIES:** SPRINKLERED: TENANT AREA:

PROPOSED COMBINED TENANT AREA:

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE.

NO CHANGE 1,285 SF NO CHANGE 425 SF NO CHANGE 139 N SANTA CRUZ AVE #510-17-061

137 N SANTA CRUZ AVE

#510-17-061

C-2

VB

7,010 SF

TYPE VB

NO

C-2

VB

M

7,010 SF

TYPE VB

I STORY

NO

890 SF

2,600 SF

2 STORIES

A-2

NO CHANGE

NO CHANGE

A-2 NO CHANGE NO CHANGE NO CHANGE NO CHANGE

LOCAL APPLICABLE CODES:

TOWN OF LOS GATOS MUNICIPAL CODE



BUILDING OWNER: SEECON PARTNERS LOS GATOS, CA 95032

ARCHITECT:

KEITH MORRIS

4 PROJECT TEAM

1810 SIXTH STREET

BERKELEY, CA 94710

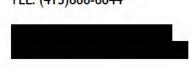
TEL: (510) 841-3555

keith@studiokda.com

STUDIO KDA

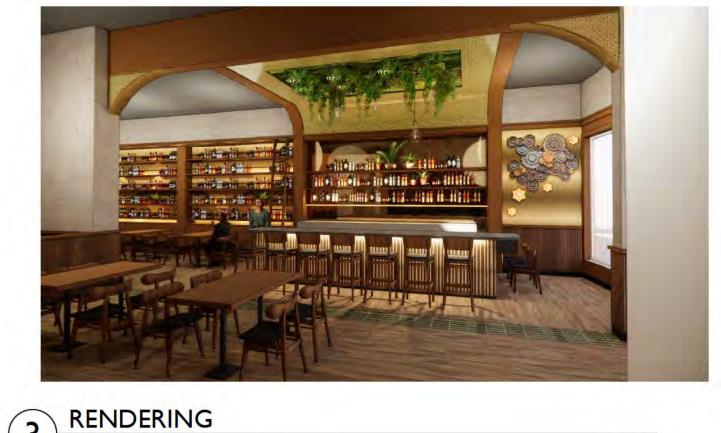
977 UNIVERSITY AVE. #3 TEL: (408)395-9181

RESTAURANT OWNER: COUP DE THAI 137 N SANTA CRUZ AVE. LOS GATOS, CA 95030 TEL: (415)866-6644



CONTRACTOR: STAGER CONSTRUCTION PO BOX 90212 SAN JOSE, CA, 95109 TEL: (408) 564-3234

JD STAGER jd@stagerconstruction.com



3

SCOPE OF WORK:

HISTORIC PRESERVATION COMMITTEE REVIEW FOR EXTERIOR MODIFICATIONS TO STOREFRONTS AT 137 AND 169 N SANTA CRUZ AVE

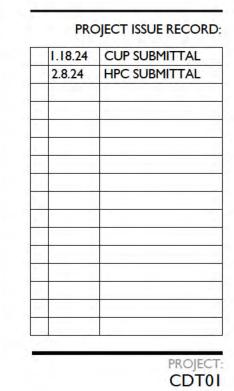
- THE SCOPE OF WORK PROPOSED FOR THIS PROJECT INCLUDES:
- (N) CERAMIC TILE AT (E) STOREFRONTS DEMO OF (E) ENTRY DOOR AT 139 N SANTA CRUZ AVE
- 3. (N) FIXED WINDOW AT 139 STOREFRONT
- 4. (N) DECORATIVE SCONCE (TYP. OF 2)
- 5. (N) AWNING AT 139 STOREFRONT TO MATCH (E) AWNING AT 137
- SEPARATE BUILDING PERMIT TO BE SOUGHT FOLLOWING HPC APPROVAL
- THAT SCOPE OF WORK WILL INCLUDE:
- I. (N) OPENING BETWEEN 137 AND 139 SPACES
- (N) BAR AND KITCHEN EQUIPMENT IN 139 SPACE
- 3. (N) LIGHT FIXTURES, MECHANICAL, AND ELECTRICAL IN 139 SPACE 4. REPLACEMENT OF SOME DINING AREA FINISHES IN EXISTING RESTAURANT SPACE

PRIOR APPROVALS:

CONDITIONAL USE PERMIT U-23-014

SCOPE OF WORK AND PRIOR APPROVALS

SHEET NUMBER	SHEET NAME	HRC SUBMITTAL 2.8.24
GENER	AL SHEETS	
G000	COVER SHEET & PROJECT INFO	~
G001	SITE PHOTOS	~
G100	SITE PLAN	~
GIUU		
	FECTURAL SHEETS	
	EXISTING / DEMOLITION FLOOR PLAN	~
ARCHI		✓ ✓



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10.841.3555 | studiokda.cor

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COUP DE

| 3 7 - | 3 9

N SANTA CRUZ AVE. LOS GATOS, CA 95030

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Т

AGREEMENT WITH STUDIO KDA

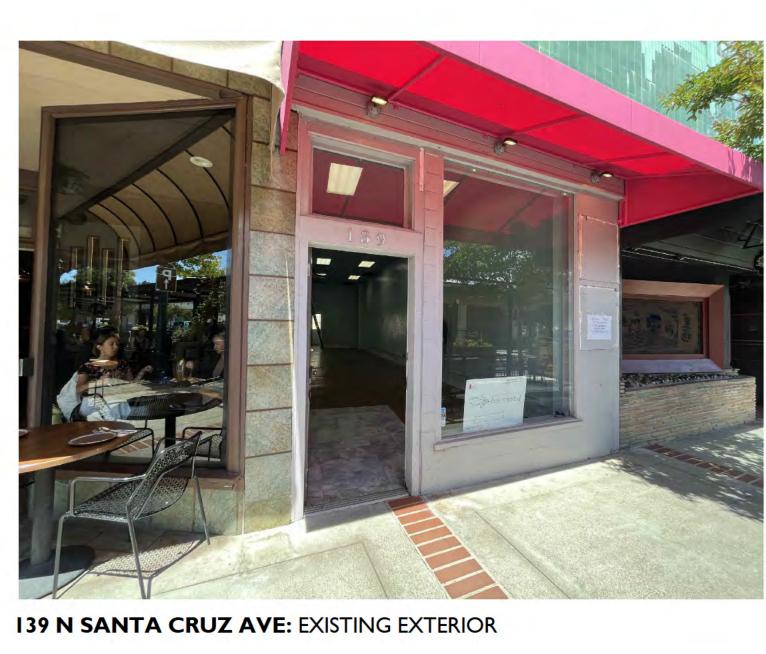
A

TITLE: **COVERSHEET &** PROJECT INFO





ATTACHMENT 5



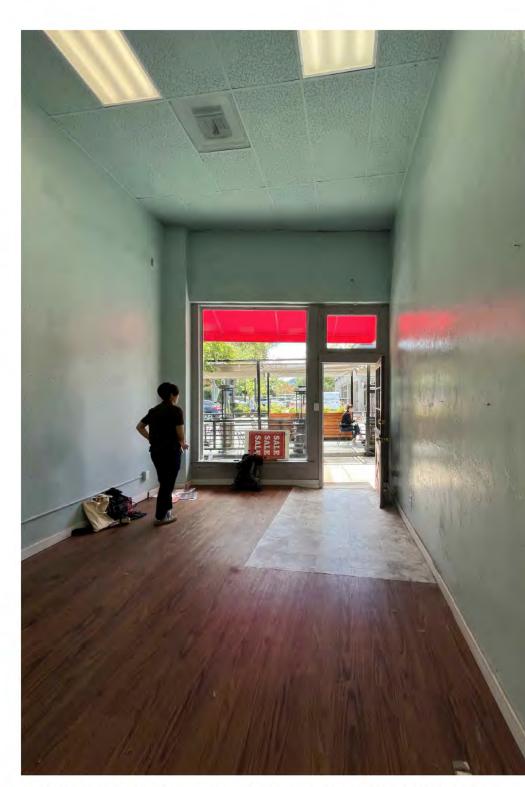






ADJACENT PROPERTY, 141 N SANTA CRUZ AVE: EXISTING EXTERIOR





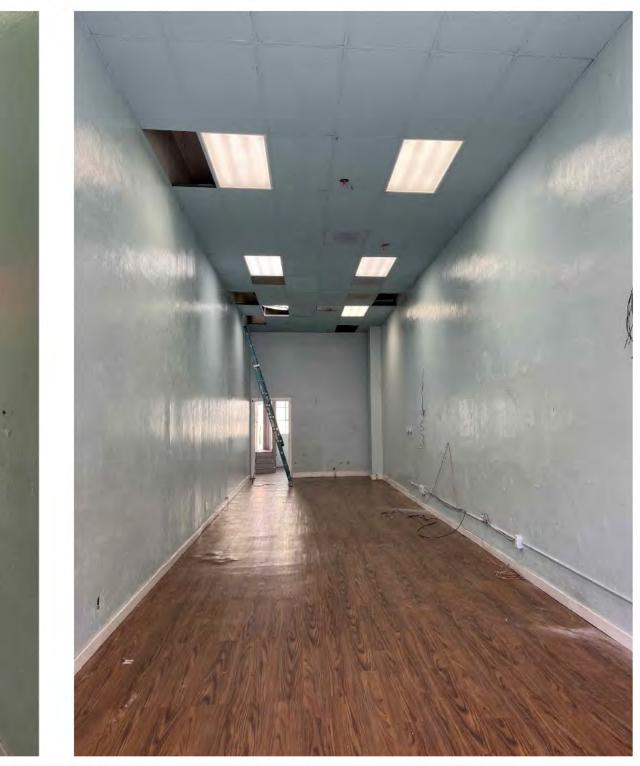
139 N SANTA CRUZ AVE: EXISTING INTERIOR





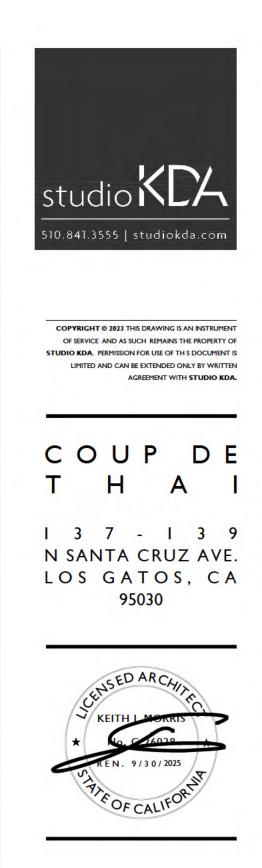
137 N SANTA CRUZ AVE: EXISTING EXTERIOR

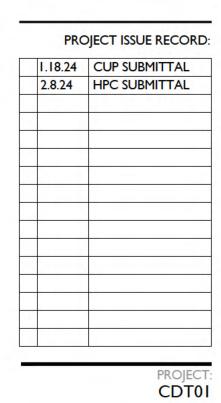
ADJACENT PROPERTY, 135 N SANTA CRUZ AVE: EXISTING EXTERIOR



139 N SANTA CRUZ AVE: EXISTING INTERIOR

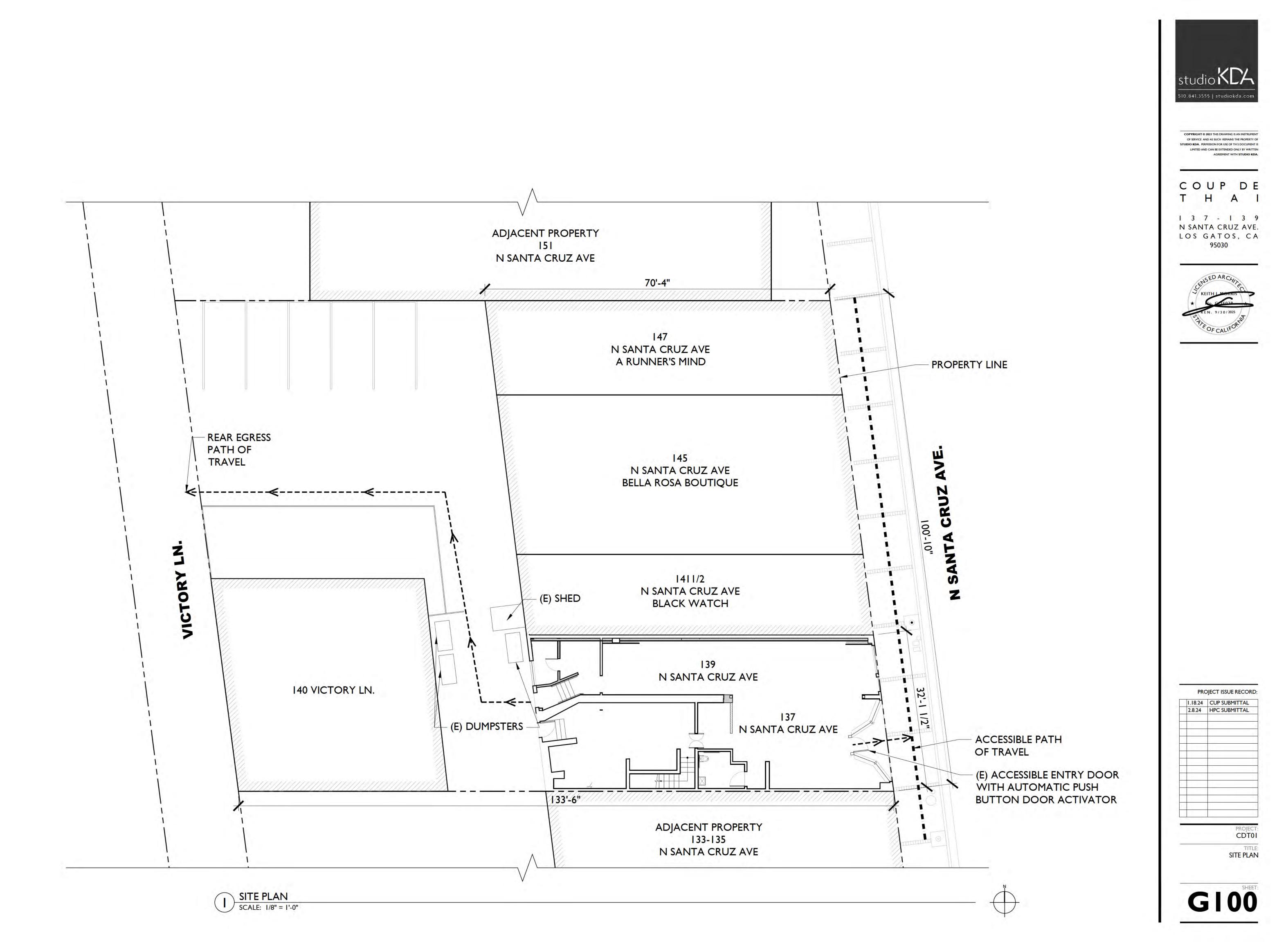
137 N SANTA CRUZ AVE: EXISTING INTERIOR

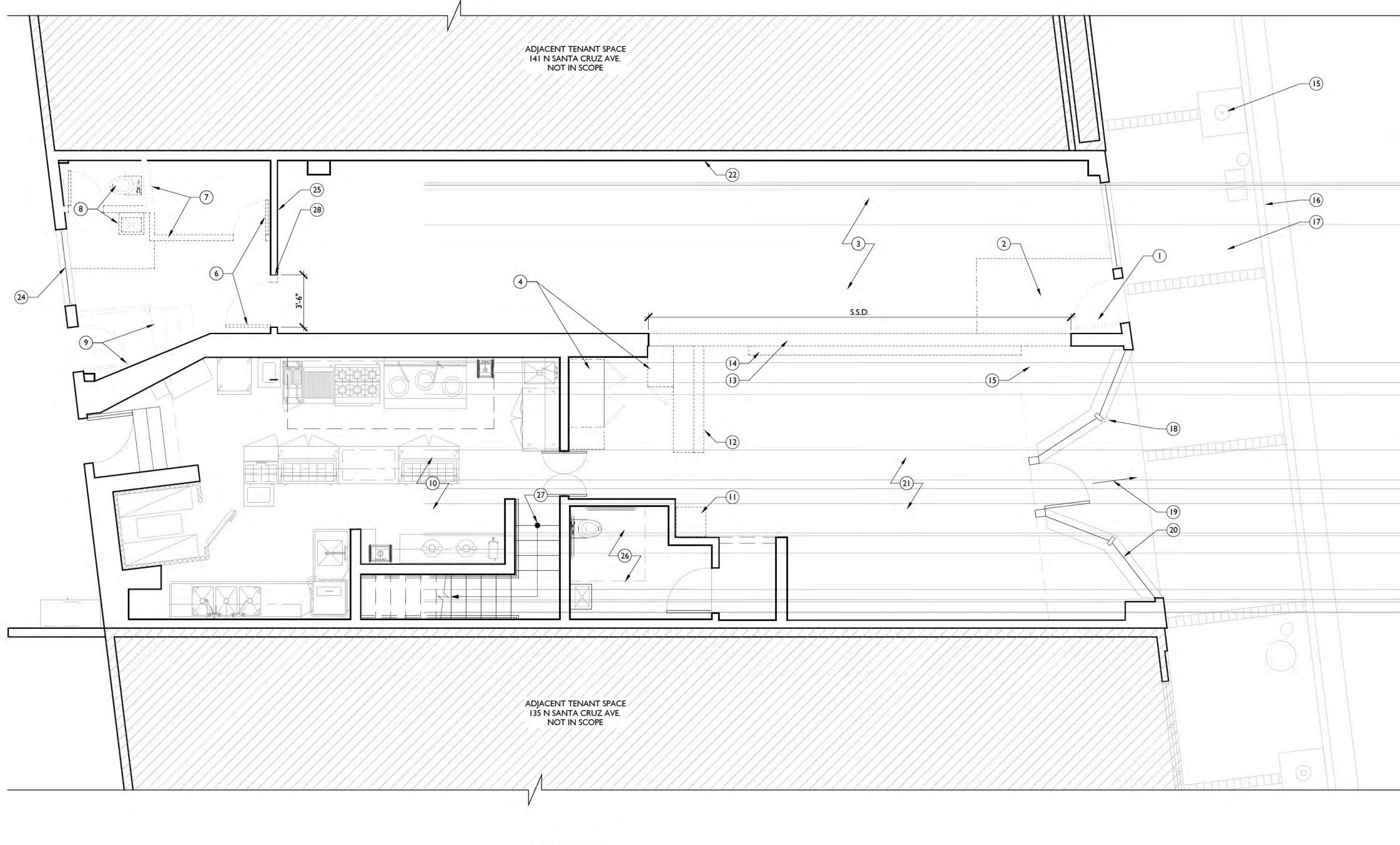




TITLE: SITE PHOTOS

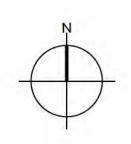






NOTE: NO WORK IN (E) MEZZANINE OR KITCHEN





E	Y NOTES
	DEMO (E) DOOR
	(E) SLOPED FLOOR TO BE FILLED IN
	DEMO (E) T-BAR CEILING AND LIGHTING ABOVE
	(E) SEE FS DRAWINGS FOR EXISTING EQUIPMENT TO BE RELOCATED
	NOT USED
	DEMO (E) DOOR
)	DEMO (E) NON-LOAD BEARING PARTITION WALLS
)	DEMO (E) PLUMBING FIXTURES
)	DEMO (E) STAIRS, LANDING, AND EXTERIOR DOOR
)	NO WORK IN (E) KITCHEN AREA, TYP.
)	REMOVE (E) POS STAND, SALVAGE FOR POSSIBLE REUSE
)	DEMO (E) LOW WALL & MILL WORK
)	DEMO (E) DEMISING WALL PORTION, S.S.D.
)	DEMO (E) DECORATIVE PANELS & INTERIOR LIGHTING
)	(E) TREE WELL
)	(E) CURB
)	(E) SIDEWALK
)	(E) DOOR ACTIVATOR BUTTON
)	(E) MAX. 1:20 SLOPE AWAY FROM BLDG
)	(E) STOREFRONT WINDOWS TO REMAIN, TYP.
)	(E) TILE FLOOR TO REMAIN
	(E) DEMISING WALL TO REMAIN
3)	(E) HANDRAILS BOTH SIDES OF STAIR UPPER RUN - OCCUPANT LOAD LESS THAN 10
•	(E) OPERABLE STEEL FRAME WINDOW TO REMAIN
)	(E) FULL HT. PARTITION WALL TO REMAIN
5)	NO WORK
)	(E) STAIRS. 15 TREADS @ 12", 16 RISERS @ 7" MAX. PER CBC 1011.5.2. HANDRAIL AND EXTENSIONS PER CBC 1014.3 AND 1014.6 PATCH END TO MATCH (E) WALL FINISH
E	SEND:
	(E) WALL TO REMAIN
	ELEMENT TO BE DEMOLISHED
4	NO PROPOSED WORK, N.I.S.
GE	NERAL NOTES:
	ALL EXISTING LIGHTING AT (E) RESTAURANT SIDE TO REMAIN
	ALL B.O.H. LIGHTING TO REMAIN
	NO CHANGES TO EXISTING RESTROOM, MEZZANINE, AND KITCHEN
GI	NERAL DEMOLITION NOTES
	PERFORM ALL DEMOLITION OF MATERIALS, COMPONENTS, FIXTURES, AND EQUIPMENT NECESSARY TO PERFORM WORK, IN ADDITION TO
	THAT SPECIFICALLY CALLED OUT ON THE PLANS. PROVIDE ALL TEMPORARY SHORING OF STRUCTURAL MEMBERS.
	DO NOT PROCEED WITH DEMOLITION PRIOR TO RECEIVING BUILDING PERMIT. PREVENT MOVEMENT OF ADJACENT CONSTRUCTION, PROVIDE AND
	ACHITECT IF SAFETY OF STRUCTURE APPEARS TO BE IN DANGER. DETERMINE THE LOCATION OF ALL EXISTING SERVICES PRIOR TO

6. INFORM ARCHITECT OF ANY EXISTING SERVICES THAT MAY BE IN CONFLICT WITH REQUIRED DEMOLITION OR CONSTRUCTION OF

 DISCONNECT OR REMOVE UTILITY SERVICES AS REQUIRED FOR COMPLETION OF PROJECT.
 DISCONNECT, STUB OFF, AND CAP UTILITY SERVICE LINES NOT

9. DO NOT REMOVE UTILITIES DISCOVERED DURING DEMOLITION, BUT NOT INDICATED, WITHOUT FIRST DETERMINING PURPOSE FOR

10. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY GRADE BEAMS, BEARING WALLS, OR OTHER ELEMENTS NOT SPECIFICALLY CALLED OUT ON PLANS, WHICH MAY BE NOTED "TO BE REMOVED."

12. PATCH & REPAIR AS NECESSARY ALL EXISTING CONDITIONS TO

COMMENCEMENT OF DEMOLITION.

REQUIRED FOR NEW CONSTRUCTION.

THIS PROJECT.

UTILITY.

REMAIN.

11. REMOVE ALL DEBRIS.

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PROJECT:

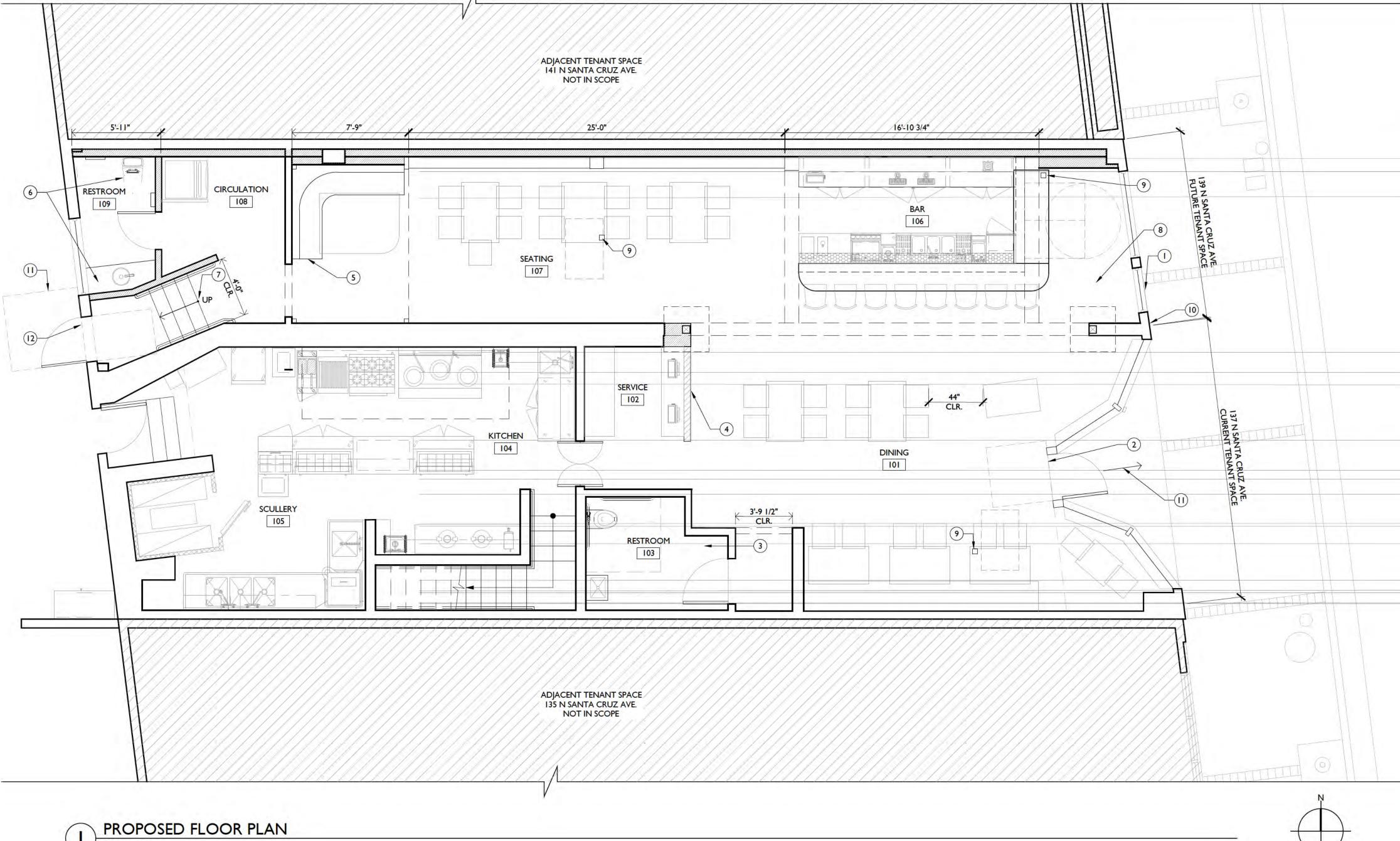
PROJECT ISSUE RECORD:

 I.18.24
 CUP SUBMITTAL

 2.8.24
 HPC SUBMITTAL

CDT01 TITLE: EXISTING & DEMO PLAN





Г	KEY	TC

- (N) FIXED WINDOW AT (E) OPENING, MATCH ADJ. SILL HEIGHT
- (E) 1/2" MAX. THRESHOLD
- (3) NO CHANGE TO (E) RESTROOM
- (N) 42" H LOW WALL
- 5 (N) BANQUETTE
- (N) PLUMBING FIXTURES
- (7) (N) STAIRS. 3 TREADS @ 11", 4 RISERS @ 7" MAX. PER CBC 1011.5.2. HANDRAIL AND EXTENSIONS PER CBC 1014.3 AND 1014.6
- (E) FLOOR DEPRESSION TO BE FILLED MATCH (E) SUB-FLOOR CONSTRUCTION READY FOR NEW FINISH FLOOR FLUSH W/ ADJ. (E) FLOOR
- (9) INT'L SYMBOL OF ACCESSIBILITY, TYP.
- (I) (N) KNOX BOX FOR EMERGENCY PERSONNEL ACCESS
- (I) (E) 5'X5' LANDING MAX. 1/4" / FT. SLOPE AWAY FROM BLDG
- (12) PROVIDE MAX. 1/2" THRESHOLD @ (N) DOOR INSTALLATION

LEGEND:

(E) WALL TO REMAIN (N) WALL

NO PROPOSED WORK, N.I.S.

- LINE OF CLEAR FLOOR SPACE Z'-XX" DIMENSION TO FACE OF FRAMING
- X'-XX" DIMENSION TO FACE OF FINISH
- $\langle xx \rangle$ DOOR TAG, SEE SCHEDULE @ A600
- $\langle \! \times \! \times \! \rangle$ WINDOW TAG, SEE SCHEDULE @ A600
- # WALL SYMBOL (N) WALL, SEE DTLS ON A500

GENERAL NOTES:

- I. NO CHANGE TO (E) BLDG FOOTPRINT, HEIGHT OR AREA
- 2. PROTECT (E) STRUCTURE AND MATERIALS IN PLACE DURING CONSTRUCTION.
- CONFIRM ALL (E) CONDITIONS IN FIELD PRIOR TO CONSTRUCTION. IF DIFFERENT FROM DRAWINGS, NOTIFY ARCHITECT AND OWNER IMMEDIATELY PRIOR TO COMMENCING THAT PORTION OF WORK.
- CONTRACTOR IS REQUIRED TO PATCH AND REPAIR ALL SURFACES IMPACTED DURING CONSTRUCTION TO ORIGINAL OR NEW PROPOSED CONDITIONS PER CONSTRUCTION DOCUMENTS.
- 5. NO FIRE SPRINKLER OR FIRE ALARM SYSTEM IN EXISTING BUILDING

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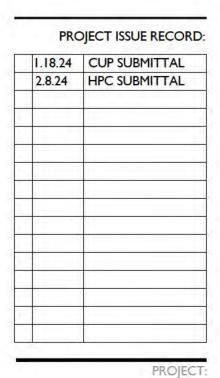
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| 3 7 - | 3 9 N SANTA CRUZ AVE. LOS GATOS, CA 95030

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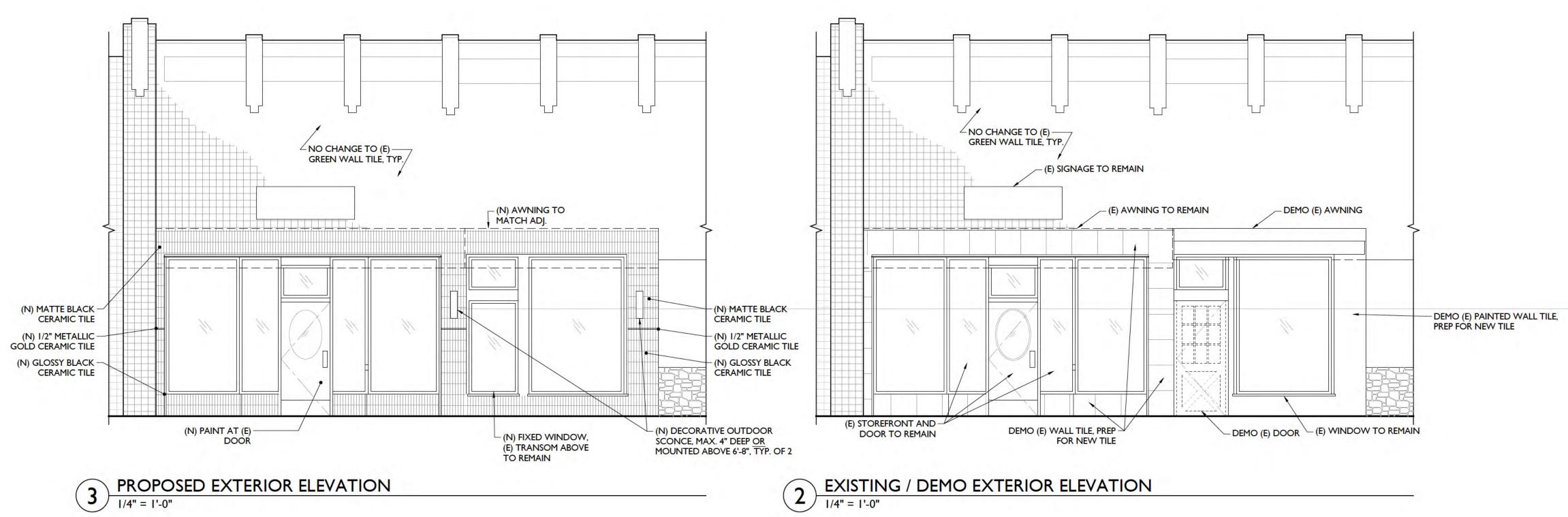
ТН





CDT01 TITLE: PROPOSED FLOOR PLAN







EXTERIOR RENDERING AND MATERIALS



I: GLOSSY BLACK TILE FIRECLAY TILE NATURAL PRESS COLLECTION 2X8



5: OUTDOOR DOUBLE WALL SCONCE MAXIM LIGHTING OPULENT OUTDOOR WALL SCONCE, L

2X8



2: SATIN BLACK TILE FIRECLAY TILE NATURAL PRESS COLLECTION



4: PAINT SHERWIN WILLIAMS **URBANE BRONZE 7048**

3: 1/2" GOLD LINER PENCIL TILE THE TILE SHOP GOLD LINER PENCIL



1.18.24	CUP SUBMITTAL
2.8.24	HPC SUBMITTAL
-	
-	

PROJECT: CDT01

TITLE: EXTERIOR ELEVATIONS, **RENDERINGS, AND** MATERIALS

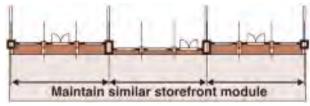


3.3 BUILDING DESIGN (C-2A SUBDISTRICT)

3.3.1 Maintain a building front module that is consistent with the remaining block front streetscape

a) Pilasters and columns along with wall beams and cornices which are in front of the building wall and display windows should be used to provide a layering and hierarchy of structure. Storefront widths should be similar to those of other adjacent stores. This is of special importance for buildings with street frontages which are wider than the norm along a street front.

b) In general, pilasters and columns should occur at intervals of no more than approximately ten (10) feet.



3.3.2 Design buildings along North Santa Cruz Avenue and Main Street to be compatible with traditional architectural styles

a) Characteristics of traditional *Main Street Contemporary* architecture include the following:

- Shaped parapets or projecting cornices at street wall tops
- Large display windows framed by high quality materials
- · Projecting columns and pilasters
- Column/pilaster bases and bulkheads below display windows
- · Projecting belt courses and other moldings
- Decorative details

b) Provide architectural details to enhance the visual interest of facades. Elements that are encouraged include the following:

- Projecting cornices with decorative moldings and/ or brackets
- Shaped parapets
- Planter boxes
- Projecting molding
- Inset medallions





Desirable storefront components



Contemporary storefront compatible with traditional design



Storefronts with attractive display windows, friendly entries, landscaping and well designed detailing enhance both the character of the business and the Town



- · Bay windows
- · Moldings around windows
- Pilaster and column capitals

c) Size and height of all detail elements shall be sympathetic to the major elements of adjacent structures.

3.3.3 Emphasize display windows and storefront entries

a) Provide interesting storefronts with prominent display windows.

b) Traditional storefronts with bulkheads below the windows and glass on both the street front and the sides of vestibules are desirable. However, larger and more contemporary display windows are also acceptable, but should have some solid base at least 12 inches high between the bottom of the window and the paving below.

c) Use bulkhead materials that are consistent with the building's materials and traditional to Mainstreet-style storefronts (e.g., stucco, tile, stone, wood panels.) The decorative treatment of bulkheads is encouraged (e.g., wood moldings over a wood base panel, decorative tile patterns.)

d) Window box planters below display windows are encouraged to add color and visual interest.

3.3.4 Maintain transparent storefronts and public rightof-way walls

a) Maintain a minimum of sixty percent (60%) transparent glazing along primary store frontages up to eight feet above grade.

b) In the example to the left, A+B+C+D must equal at least 60% of E.

c) Avoid blank walls over ten (10) feet long on primary frontages, and from the first fifty (50) feet from Santa Cruz Avenue or Main Street. Break up larger blank walls with pilasters and landscaping.

d) Display window proportions should generally reflect traditional storefront windows with proportions that are horizontal or approximately square. Strong vertical window proportions should be avoided.

e) Display window lighting to enhance the CBD nighttime vibrancy is strongly encouraged. Methods may include shielded or recessed spotlights to highlight display merchandise or pin lights used to define the outline of windows.

3.3.5 Provide vestibules at building entries

a) Recess entry doors three to six feet from the front facade.

b) Pave vestibule floors with tile, brick, stone, or a similar high quality hard surface to set the vestibule apart from the sidewalk.

3.3.6 Utilize high quality storefront materials

a) Use wall materials primarily composed of stone, brick or stucco for facades. Avoid nontraditional materials such as wood, shingles, cultured stone, small tiles, rough finished materials, and metal.

b) Wood window frames are common in this area and are strongly encouraged.

c) Alternatively, vinyl covered or dark anodized aluminum metal storefront window and door frames are suggested.

d) Anodized aluminum frames are not generally desired, but may be considered on a case-by-case basis.

e) Entry doors should be selected to compliment the design of the storefront. High quality entry doors are encouraged, while standard storefront doors are discouraged, consistent with the attention paid in the past to doors in this area of the CBD. Dutch doors should also be considered to open up businesses to passing pedestrian traffic, and provide a welcoming small town feeling to storefronts.

3.3.7 Operable windows and french doors are encouraged for restaurants and coffee cafes

a) Window types and proportions should be complementary to the architecture and design of the facade.

b) Two examples of operable restaurant facade windows are shown below and to the right.



Restaurant operable window example



Provide vestibule entries



Restaurant operable window example



Awnings are used here to provide color and a sense of intimacy between the window shopper and the clothing displayed



Awnings can call attention to building entries and soften the forms of a rectangular building

3.3.8 Install awnings when weather and sun exposure protection are desired

a) Fabric awnings are the preferred material. Metal awnings may be used if they are of contemporary design, are composed of sloping awning faces only, and are compatible with the building style.

b) Fabric awnings should be installed on painted tubular metal frames. End panels returning to the building face are optional.

c) Avoid shiny fabrics.

d) Backlit awnings that visually appear as large light sources will not be permitted.

e) Relate awning placement to the major architectural elements of the facade.

- Avoid covering any transom windows or architectural elements such as belt courses, decorative trim and similar features
- Use separate awnings over individual storefront bays defined by the columns or pilasters rather than placing a continuous awning across the building frontage
- Patterned and stiped awnings are discouraged. If patterned awnings are proposed, the burden will be on the applicant to demonstrate that the colors and pattern are appropriate for the design and color of the building
- Operable awnings are encouraged when appropriate for the style of the building.



TOWN OF LOS GATOS

HISTORIC PRESERVATION COMMITTE

MEETING DATE: 3/13/2024

ITEM NO: 1

ADDENDUM

DATE:	March 12, 2024
TO:	Historic Preservation Committee
FROM:	Joel Paulson, Community Development Director
SUBJECT:	Requesting Approval for Construction of Exterior Alterations to a Pre-1941 Commercial Building on Property Zoned C-2. Located at 137 and 139 N. Santa Cruz Avenue. APN 510-17-061. Categorically Exempt Pursuant to CEQA Guidelines Section 15301 Existing Facilities. Request for Review PHST-24-004. Property Owner: Casey Connelly, Seecon Partners. Applicant: Hannah Micallef. Project Planner: Maria Chavarin.

REMARKS:

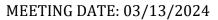
The staff report previously distributed for this item erroneously indicated that an existing door at 137 N. Santa Cruz is proposed to be removed and replaced with a wood framed window. Please note that the door to be removed and replaced is located at 139 N. Santa Cruz Avenue, as reflected in the development plans (Attachment 5).

ATTACHMENTS:

Previously received with the March 13, 2024 Staff Report:

- 1. Applicant Research including 1990 Anne Bloomfield Survey
- 2. Sanborn Maps
- 3. Building Permit History
- 4. Letter of Justification
- 5. Development Plans
- 6. Section 3.3, Commercial Design Guidelines

PREPARED BY: Maria Chavarin Assistant Planner This Page Intentionally Left Blank





TOWN OF LOS GATOS HISTORIC PRESERVATION COMMITTEE REPORT

ITEM NO: 2

DATE:	March 8, 2024
TO:	Historic Preservation Committee
FROM:	Joel Paulson, Community Development Director
SUBJECT:	 Requesting Approval for Modification (Window Change) of a Previously Approved Project on an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. Located at 50 Hernandez Avenue. APN 510-20-003. Request for Review Application PHST-24-002. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Richard Archuleta and Chrissy Klander. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for modification (window change) of a previously approved project on an existing pre-1941 single-family residence on property zoned R-1:8, located at 50 Hernandez Avenue.

PROPERTY DETAILS:

- 1. Date primary structure was built: 1903 (effective year built 1920) per County Assessor's Database
- 2. Town of Los Gatos Historic Status Code: Unknown
- 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:

On May 19, 2023, the Committee conducted a preliminary review of a proposal to demolish portions of the residence behind the front façade and construct additions to the residence, including a new second story and a basement and provided recommendations to the applicant for project revisions.

PREPARED BY:

Sean Mullin Senior Planner

PAGE **2** OF **3** SUBJECT: 50 Hernandez Avenue/PHST-24-002 DATE: March 8, 2024

BACKGROUND (continued):

A Minor Residential Development application for the project was submitted to the Town on February 23, 2022. The development plans provided with the application were consistent with those presented during the preliminary review and the applicant responded to all recommendations of the Committee. On March 23, 2022, the Committee recommended approval of the Minor Residential Development application, which was subsequently approved by the Community Development Director on June 27, 2022. Building Permits for the project were issued on October 31, 2023, and the project is currently under construction.

On October 25, 2023, the Committee reviewed and approved a request for modification to the approved project for changes to the front porch and trellis, as well as window materials.

DISCUSSION:

The applicant has returned to the Committee requesting approval for revisions to the approved project. Specifically, a window on the front (south) elevation that was previously approved for replacement would be expanded. The proposed window would be consistent with the size and function of another window on the left side of the front elevation, as well as the approved materials and details of other windows. The applicant's request and project plans are included as Attachments 1 and 2. Staff has provided an additional exhibit allowing comparison of the approved and proposed elevations as Attachment 3.

CONCLUSION:

Should the Committee find merit in the proposed project, the Committee should approve the request, which can be accomplished with a revision to the issued Building Permit.

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.

PAGE **3** OF **3** SUBJECT: 50 Hernandez Avenue/PHST-24-002 DATE: March 8, 2024

ATTACHMENTS:

- 1. Request from Applicant
- 2. Project Plans
- 3. Front Elevation Exhibit

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ARCHULETA/KLANDER 50 HERNANDEZ AVE.

PROJECT DESCRIPTION

HPC:

WE ARE REQUESTING APPROVAL TO REPLACE A NON-HISTORIC WINDOW WITH A LARGER WINDOW.

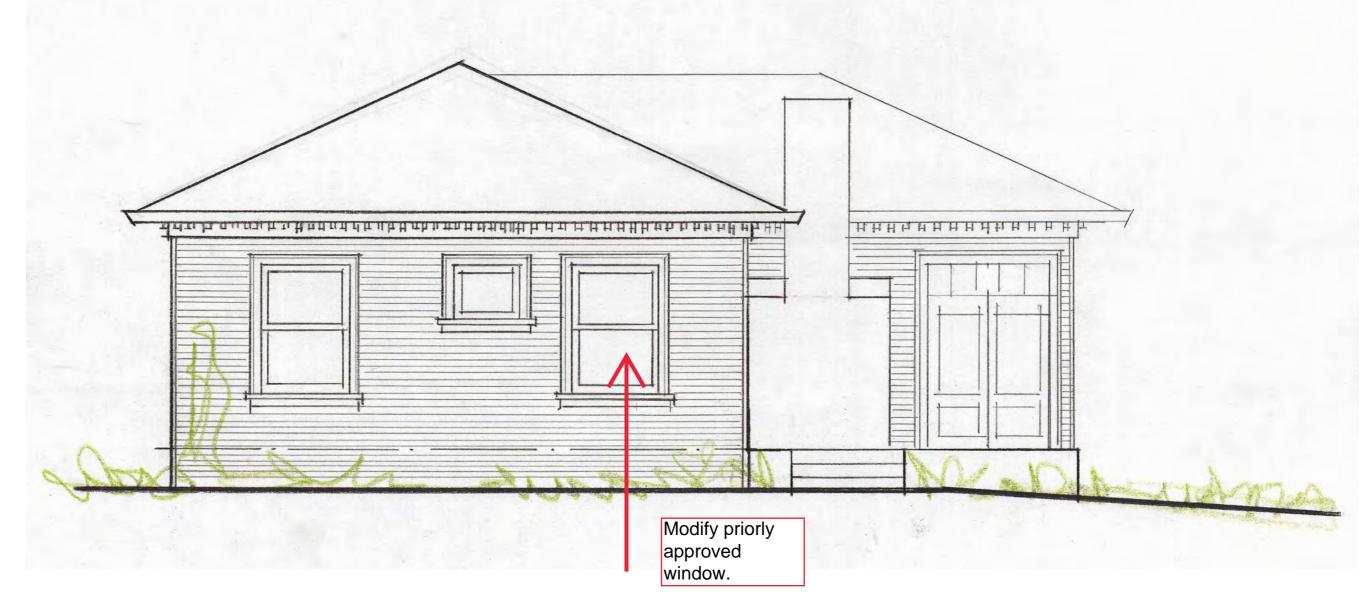
THE WINDOW WILL BE A DOUBLE-HUNG MATCHING ALL OTHER HOUSE DOUBLE-HUNG WINDOWS.

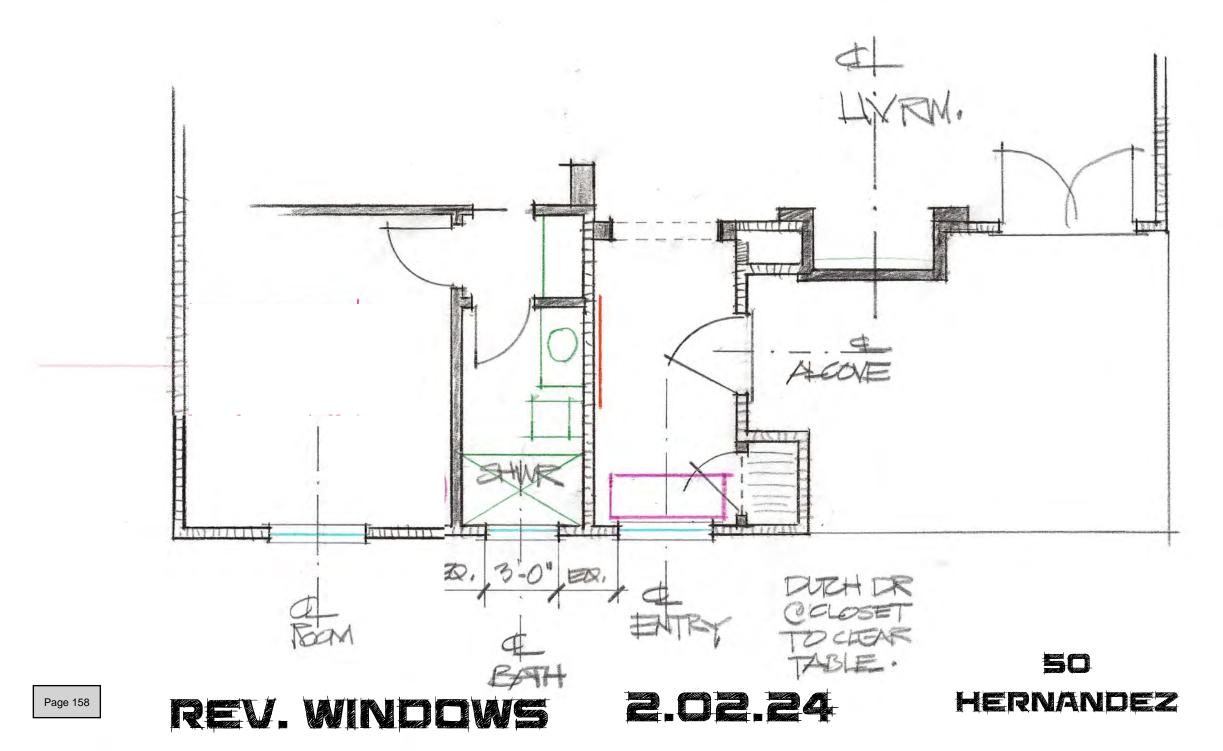
THANK YOU

JAY PLETT ARCHITECT

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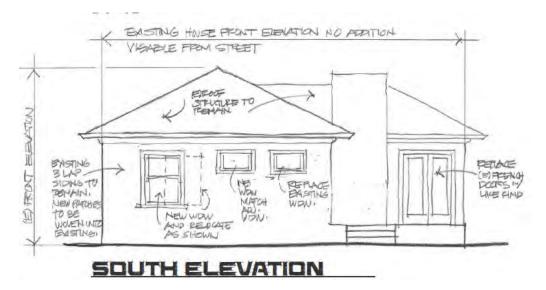
STREET ELEVATION 2.02.24





50 HERNANDEZ AVENUE

Front Elevation Exhibit



Approved Front Elevation



Proposed Front Elevation

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TOWN OF LOS GATOS

REPORT

HISTORIC PRESERVATION COMMITTEE

ITEM NO: 3

DATE: March 8, 2024 TO: **Historic Preservation Committee** FROM: Joel Paulson, Community Development Director SUBJECT: Requesting Approval for Construction of an Addition to an Existing Single-Family Residence, an Accessory Structure with Reduced Side Yard Setbacks, Demolition of an Existing Accessory Dwelling Unit, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. Located at 323 Pennsylvania Avenue. APN 510-43-044. Architecture and Site Application S-23-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Megan Jellinek. Applicant: Gary Kohlsaat, Kohlsaat & Associates, Inc. Project Planner: Sean Mullin.

RECOMMENDATION:

Requesting approval for construction of an addition to an existing single-family residence, an accessory structure with reduced side yard setbacks, demolition of an existing accessory dwelling unit (ADU), removal of a large protected tree, and site improvements requiring a grading permit on property zoned R-1:8, located at 323 Pennsylvania Avenue.

PROPERTY DETAILS:

- 1. Date primary structure was built: 1928 per County Assessor's Database; 1930s per Anne Bloomfield Survey
- 2. Town of Los Gatos Historic Status Code: +, 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

PREPARED BY: Sean Mullin, AICP Senior Planner

PAGE **2** OF **4** SUBJECT: 323 Pennsylvania Avenue/S-23-018 DATE: March 8, 2024

BACKGROUND:

On May 23, 2023, the Committee conducted a preliminary review of a proposal to demolish portions of the residence behind the front façade and construct additions to the residence, including a new second story and a basement, a new detached garage with reduced setbacks, and a swimming pool. The Committee discussed the preliminary plans and provided recommendations to the applicant for project revisions.

An Architecture and Site application for the project was submitted to the Town on July 24, 2023. The development plans provided with the application were consistent with those presented during the preliminary review and the applicant responded to all recommendations of the Committee. On October 25, 2023, the Committee recommended approval of the Architecture and Site application. The application was deemed complete in November 2023, and scheduled for the January 2, 2024, Development Review Committee (DRC) meeting. Prior to the DRC hearing, the applicant contacted staff requesting that the application be continued to a date uncertain to allow time for project revisions.

A revised project was submitted to the Town on February 15, 2024.

DISCUSSION:

The revised project includes demolition of portions of the residence behind the front façade and construction of single-story additions to the residence, including a new basement (Attachment 3). The previously proposed second-story addition has been removed from the project. The other components of the revised proposal remain consistent to the previous iteration and include demolition of an existing carport, demolition of a permitted ADU, construction of a detached garage with reduce side yard setbacks, removal of a large protected tree, and site work requiring a Grading Permit.

The revised development plans show that the front façade of the residence would remain, along with portions of the right-side elevation (Attachment 3). Along with the interior walls, the rear and left-side exterior walls behind the front porch would be demolished. Additions to the ground floor would expand the existing footprint of the residence along the left and rear elevations. A loggia is proposed at the rear of the residence, covered by a flat roof. A new partial basement is proposed with lightwells located on the left and right-side elevations.

The proposed residence would continue to maintain and reinforce the existing Mediterranean Revival architectural style with exterior materials including smooth stucco siding, two-piece clay barrel tile roof, copper roofing on a bay window projection, divided lite wood windows, stucco moulding, copper gutters, and wrought iron guardrails at the lightwells. The existing rectangular windows on the front elevation include arched reliefs and wood sills. The project plans show that the smaller window would be replicated and repeated on both sides of the

PAGE **3** OF **4** SUBJECT: 323 Pennsylvania Avenue/S-23-018 DATE: March 8, 2024

DISCUSSION (continued):

front window, which would be replaced with an arched-top window to match the form of the existing arched relief. The two circular reliefs above the porch entry would remain and new gable-end vents with iron grills would be located on the front, rear, and left side elevations.

Consistent with the previous iteration of the project, the applicant also proposes construction of a new detached two-car garage located in the southern corner of the property. The form and materials of the garage would match those of the residence. Lastly, a new swimming pool is proposed behind the residence.

CONCLUSION:

The applicant is requesting a recommendation of approval for construction of additions to an existing single-family residence, an accessory structure with reduced side yard setbacks, demolition of an existing ADU, removal of a large protected tree, and site improvements requiring a grading permit. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director and the application would continue through the Architecture and Site process. The project would not return to the Committee.

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 2).

PAGE **4** OF **4** SUBJECT: 323 Pennsylvania Avenue/S-23-018 DATE: March 8, 2024

ATTACHMENTS:

- 1. Letter of Justification
- 2. Section 3.9, Residential Design Guidelines
- 3. Development Plan



February 26, 2024

Planning Department Community Development Department, Town of Los Gatos 110 E. Main Street Los Gatos, CA 95030

Re: The Jellinek Residence, 323 Pennsylvania Avenue Project Description/ Letter of Justification

To Whom it May Concern:

On behalf of Megan Jellinek and her family, I am pleased to present this historic renovation and addition to the Town Of Los Gatos. The proposed project includes the remodel and addition of an historic single family residence. The project also includes the construction of a detached garage and swimming pool. This letter accompanies the submitted building plans and additional exhibits for the above referenced project, and contains descriptions of the property, it's history and the surrounding neighborhood.

EXISTING PROPERTY DESCRIPTION

The property is located in the Glen Ridge District on Pennsylvania Avenue just north of cross streets Fairview and Peralta. Although this property is not within an established historic district, the home is classified as historic due to the date of its construction and its obvious historic character. The Bloomfield survey describes the home as a Mediterranean Revival built in the 1930's. The home can also be characterized as a Mediterranean bungalow which features a single predominant gable end that faces the street with a flat roofed porch just tucked back from it on the left.

The front gable features a large picture window with 2 casements at either side with divided lites and an arched recess at the top. The porch is flanked with spiraling plaster columns with ionic capitals on the sides of the arched openings. Circular recesses adorn the walls above the arches. The eaves are very short with crown molding in plaster at the gable ends. The home once had a clay barrel tile roof, but it has since been removed. Some time after its construction a trellised porch was built at the rear. The home is elevated above grade by a 3 to 4 feet which allows for a few small windows in the underfloor cellar space.

A detached accessory dwelling unit and carport are located at the rear accessed through a driveway to the left of the home, both of which are badly deteriorated. Behind them lies a 20 foot wide easement once slated to become a large section of Laurel Avenue. The first 3 homes on Pennsylvania and the home behind them on Fairview share access to the easement that was to be Laurel Avenue, but is now a shared driveway. This property is at the end of that shared drive with no through access over it. Laurel Avenue never came to be, but the easement remains on this property. An application for the abandonment of this easement by the Town for public utilities is being processed and due to be approved in August. Private ingress/egress easements still remain on the property at this point, and the owner is actively pursuing their removal with the neighbors.

323 PENNSYLVANIA AVENUE, PAGE 2 of 3

DESCRIPTION OF PROPOSED RESIDENCE

The proposed scope of work includes a main floor addition to the left and rear of the home. It also includes a fully finished basement. The front half of the roof will remain, and rear half will have taller ceilings with new roof framing.

From the very start the owner fell in love with the historic style of the home and made it her chief goal to preserve and enhance its character. The front window will be replaced with another picture window of the same width that matches the shape of the arched top recess above it. The tiny existing window on the left will be duplicated on the right. Both of them will be enhanced with a wrought iron grill typical to the time period. A small wrought iron decorative grill will be added at the top of the gable end facade and on all gable ends to further enhance this historic style. The existing crown molding at the gable ends will be duplicated at the eaves with a new half round gutter. The existing gutters are not historic. And a new clay barrel tile roof will replace the current cap sheet roof.

The front porch will be left alone entirely with its spiral plaster columns, arches, wrought iron railing and circular recesses, with the two exceptions. We propose adding a small cap and trim piece to the parapet top above the porch to create a more finished look. The front door currently faces the left side of the house, but it will be relocated to face the street. It will have glass lites much like it does now and sidelites will be added. At the rear, a new veranda is proposed that will also have spiral columns to match the front porch and the same parapet roof detail.

A new basement is proposed that includes three bedroom suites and second living space. The existing cellar is about 7 feet deep and unfinished. Since the cellar is already mostly dug out, creating a new usable basement/foundation system is the logical solution.

LANDSCAPING AND SITE WORK

The property has a gentle slope uphill from front to back. A very large redwood is located just to the left of the existing gravel driveway. There are a few large oak trees and another redwood to the rear. In order to access the garage at the rear, a large oak tree and redwood will have to be removed. A pool is also proposed. The space between the house and new detached garage will be leveled out for usability.

At the front, an existing stacked stone retaining wall will be replaced with a low stucco wall and pedestrian gate that leads to the front door. The driveway will be made of pavers and the new vehicular gate, as well as light well guardrails, will be made of wood and wrought iron.

COMPLIANCE WITH THE RESIDENTIAL DESIGN GUIDELINES

In addition to what was identified above, the proposed home specifically addresses the Residential Design Guidelines as follows:

SITE/ PLANNING:

- The existing home will remain and additions to the main floor have been kept to a minimum.
- Perimeter trees have been kept to the fullest extent possible.
- Grading has been minimized as little additional ground floor, floor area is proposed.
- Existing vehicle entrance reused to minimize disruption.

HARMONY/COMPATIBILITY:

323 PENNSYLVANIA AVENUE, PAGE 3 of 3

- The style of the home will be preserved and enhanced.
- The existing front facade will remain the same, with only minor enhancements.

SCALE AND MASS:

- The raised portion of the roof is at the rear and is not visible from the street.
- The existing massing as viewed from the front will remain the same.

EXTERIOR MATERIALS:

- The stucco finish will be maintained and matched at the additions.
- The new clay barrel tile roof will bring back some of the original design intent of this Mediterranean home.

ENERGY CONSERVATION:

- The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water.
- The house is oriented to take full advantage of cross ventilation practices.
- Substantial amount of roof areas provide plenty of space for solar collectors.

PRIVACY:

- The existing home sits about 9'-6" away from the right side property line and no additions are proposed to be any closer. The left side addition is more than 16' from the property line.
- New trees and tall shrubs are proposed at each side of the home.

LANDSCAPING:

- All proposed landscaping shall comply with the Town's Landscaping Policies including the HDS&G section.
- Proposed drought tolerant plants and landscape materials have been chosen to enhance both the architecture and the natural setting of the lot.

GEOLOGICAL:

• There are no significant geological hazards that exist to prevent a safe and secure structure to be constructed on this site.

CONCLUSION

The addition and remodel to this historic home has been conceived of from the beginning to respect the original architecture and preserve its character for generations to come. We hope this home will enhance the neighborhood and follows the intent of the Residential Design Guidelines.

Sincerely,

Gary Kohlsaat Architect C19245

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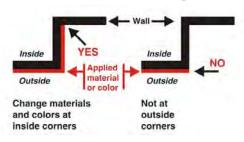
BUILDING DESIGN

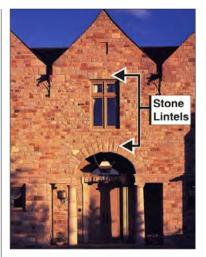
3.8.3 Use traditional detailing

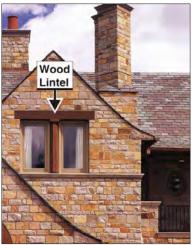
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and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

BUILDING DESIGN



Original structure



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

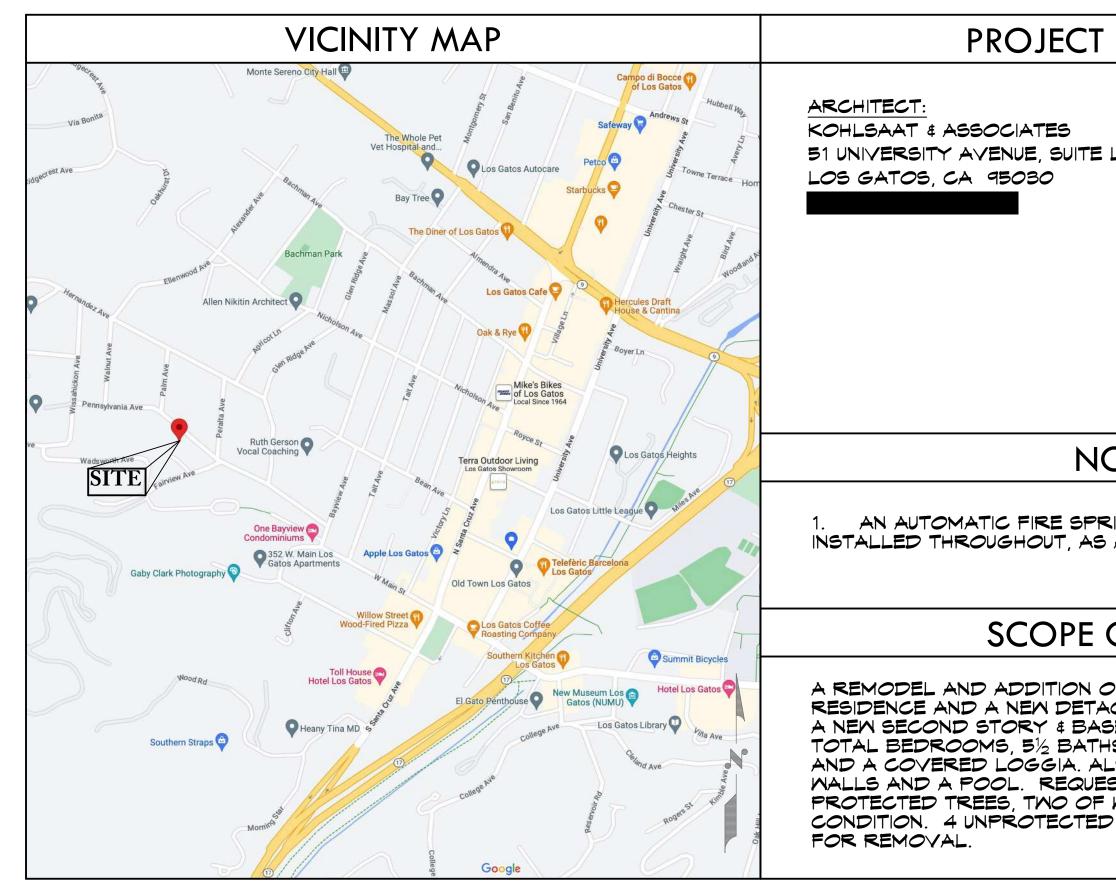


Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

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.







The Jellinek Residence

PROJECT DIRECTORY PROJECT DATA 323 PENNSYLVANIA AVENUE LOS GATOS, CA 95030 PROJECT ADDRESS: CIVIL ENGINEER: HANNA-BRUNETTI MEGAN JELLINEK OWNER: 7651 EIGLEBERRY STREET GILROY, CA 95020 510-43-044 R-1:8 APN#: ZONING: OCCUPANCY GROUP: CONSTRUCTION TYPE: R-3/U V-B / SPRINKLERED GROSS & NET SITE AREA: AVERAGE SLOPE: 9,002 SF 8.8% .35 - [<u>(9-5)</u> X .20)] <u>25</u> ALLOWABLE F.A.R.- RESIDENCE: .32 X 9,002 = 2,881 SF .10 - [<u>(9-5)</u> X .07] 25 ALLOWABLE F.A.R.- GARAGE: .089 X 9,002 = 801 SF ALLOWABLE BUILDING COVERAGE: 40% = 3,601 SF ALLOWABLE ACC. STR. COVERAGE: 15% OF BUILDABLE AREA =15% OF 4,623 = 693 SF NOTES FLOOR AREAS: 1. AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE INSTALLED THROUGHOUT, AS A DEFERRED SUBMITTAL. EXISTING ADDITION TOTAL EXISTING STRUCTURES TO BE DEMOLISHED: MAIN FLOOR 1,301 SF 559 SF 1,860 SF 410 SF 219 SF ADU CARPORT BASEMENT 0 SF 1,367 SF 1.589 SF DETACHED GARAGE 0 SF 660 SF 660 SF SCOPE OF WORK ----. SITE AREAS: EXISTING PROPOSED 1,301 SF 127 SF 0 SF 410 SF 219 SF 2,057 SF 1,860 SF 367 SF 327 SF 0 SF <u>660 SF</u> 3,214 SF RESIDENCE Covered Porch & Patios A REMODEL AND ADDITION OF A PRE-1941 SINGLE FAMILY RESIDENCE AND A NEW DETACHED GARAGE, WHICH INCLUDE A NEW SECOND STORY & BASEMENT. SCOPE INCLUDES 5 TOTAL BEDROOMS, 5½ BATHS, A GAME ROOM, AN OFFICE AND A COVERED LOGGIA. ALSO INCLUDES SITE RETAINING WALLS AND A POOL. REQUESTING REMOVAL OF 8 PROTECTED TREES, TWO OF WHICH ARE IN POOR CONDITION. 4 UNPROTECTED TREES ARE ALSO PROPOSED FOR REMOVAL. LIGHTWELLS ADU CARPORT/ DET. GARAGE TOTAL BUILDING COVERAGE 1,058 SF 557 SF <u>917 SF</u> 5,746 SF 70 SF 0 SF PATIOS & PATHS POOL & SPA DRIVEWAY TOTAL SITE COVERAGE 0 SF 2,127 SF

A. 09/25/23 B. 11/02/23 C. 11/22/23 D. 02/01/24

REVISIONS

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A-2	EXISTING PHOTOS
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A-4	SITE PLAN & LANDSCAPE PLAN
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2	CONSTRUCTION BEST MANAGEMENT PRACTICES
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5	EROSION CONTROL PLAN
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REMOD ш K R ENUE ADDITION & THE JELLINE 323 PENNSYLVANIA AV A N COVER SHEET

DATE: 07/05/23 SCALE: AS SHOWN SHEET

A–I 1 OF -ATTACHMENT 3



Front View



Front Gable



Porch Left Side



Front Porch



Front Left View



Left Side View



Rear View



Right Side



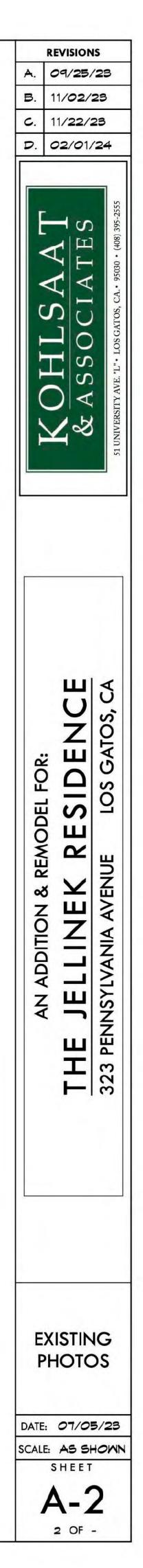
ADU



Carport



Right Side





















4 Palm







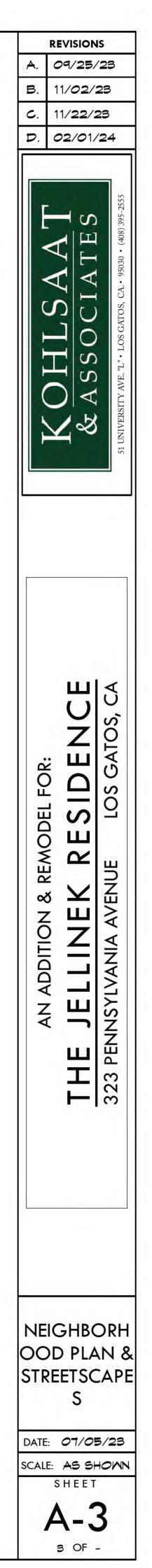
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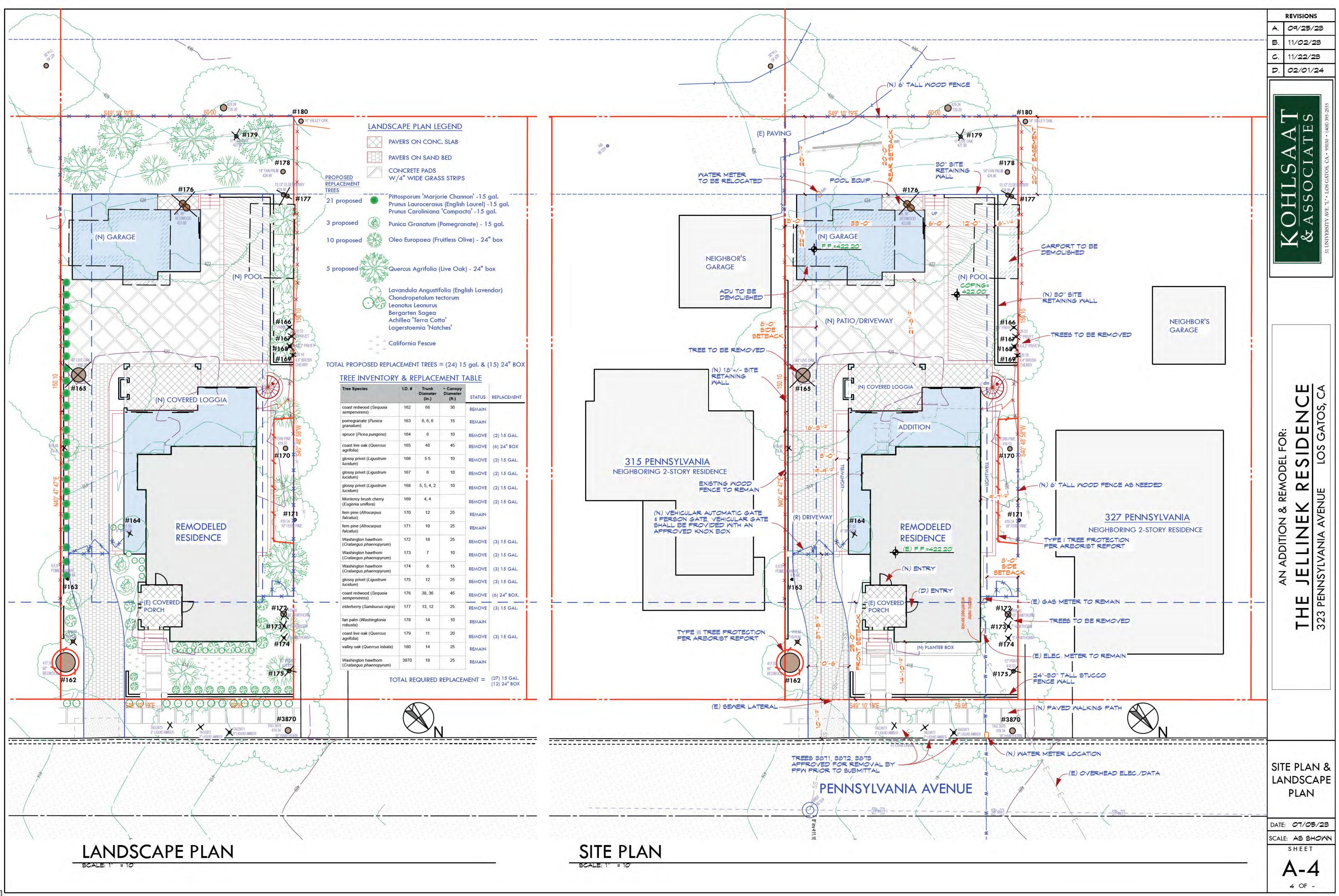


STREETSCAPE 1

6 Peralta







TOW	N OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES	
	ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING: a. TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS). b. ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT. c. THESE PLANS AND DETAILS. d. RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION SOILS ENGINEER REFERENCE REPORT NO, DATED, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THESE PLANS.	A P N 510 - 41 - 068 G E R T R I D G E
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 (4080 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. 	A P N 510 - 41 - 067 GIORDANO
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.	APN 510-41-066
6.	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.	GIORDANO
7.	ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.	OVERALL SITE PLAN
8.	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.	SCALE: 1"=20'
9.	THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.	TOWN OF LOS GATOS NPDES NOTES
10.	CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.	 SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT
11.	HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.	TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
12.	DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.	3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) FOR CONSTRUCTION-REL MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
13.	THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL 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	4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS THE LOCAL STORM DRAIN SYSTEM.
	RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.	5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPS) AND GOOD
14.	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	HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
	TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE 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.	 AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DE AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRA RECYCLE BINS.
15.	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.	7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A ST DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MA OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITE AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINA
16.	OWNER/APPLICANT: PHONE:	SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORM PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OF CULTANICAL SPILLS, WASTES FROM PAINTS, STAINS,
17.	GENERAL CONTRACTOR: PHONE:	CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETER GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRIC,
	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 FOR COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE	AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUT CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT S CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DU CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTEN STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOC
	COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL	AND FEDERAL REQUIREMENTS.
	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	8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROF DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHID DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATER ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTE

BOARD.

Page 175

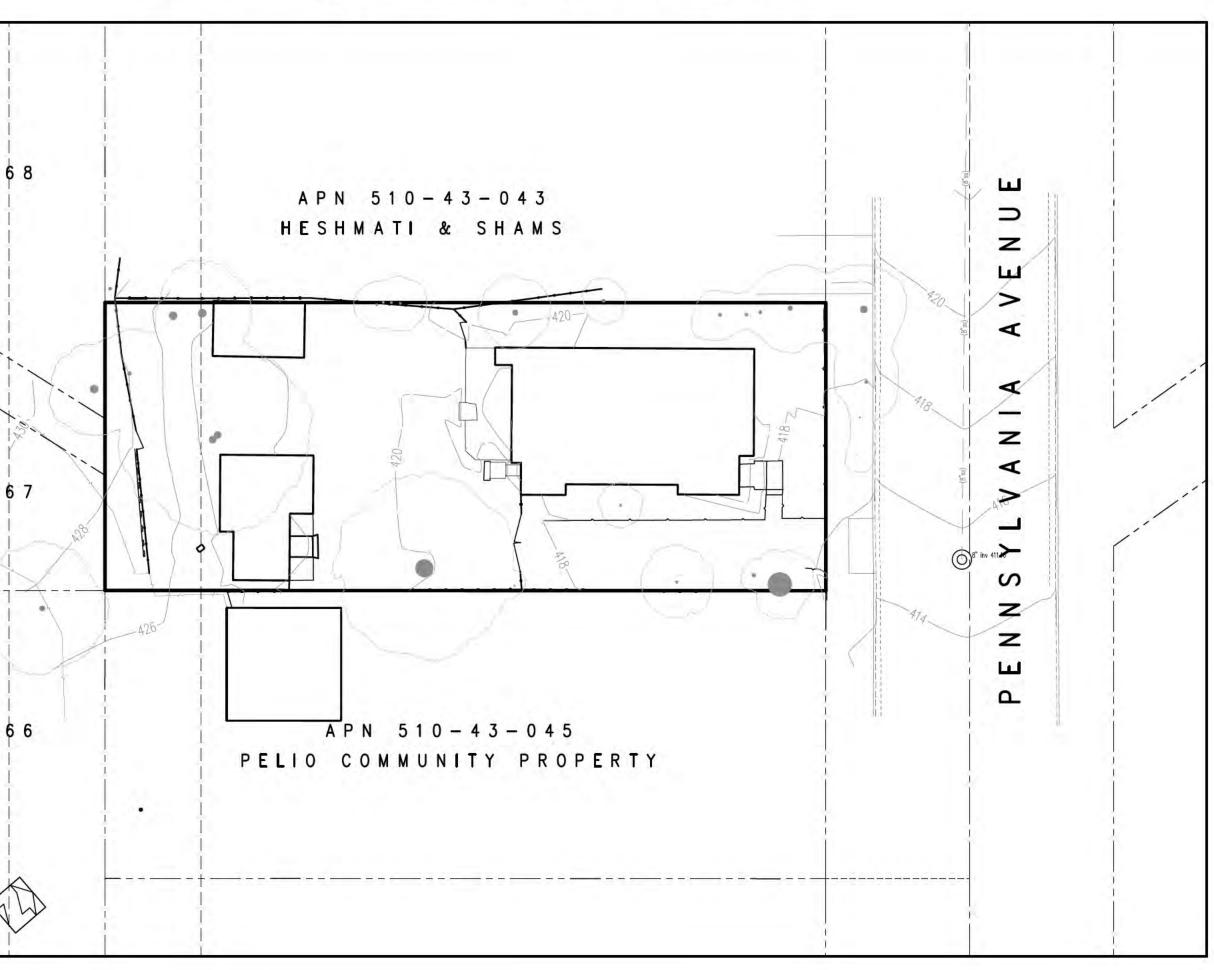
DEVELOPER'S EXPENSE.

PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE

PLAN FOR THE IMPROVEMENT OF **GRADING & DRAINAGE PLANS**

TOWN OF LOS GATOS

ARCHITECTURAL AND SITE APPLICATION NO. S-23-018



BE RETAINED ON SITE DE GENERAL

NSTRUCTION-RELATED ED TO MINIMIZE S, OR ADJOINING IDE GENERAL

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NSTRUCTION DEBRIS DISPOSED IN TRASH OR

ITION THAT A STORM SCHARGES OF MATERIAL ARE PROHIBITED EXCEPT CHARGE ELIMINATION RUCTION STORMWATER TED TO: SOLID OR LIQUID OLVENTS, DETERGENTS, ESERVATIVES AND LS, OILS, LUBRICANTS, ND RELATED CUTTING OR E/EQUIPMENT STEAM CLEANING; AND ND TESTING. DURING UR IN A SPECIFIED AND TED FROM POTENTIAL DANCE WITH LOCAL, STATE

Y DEWATERING TION SITE IS PROHIBITED. IS ALSO PROHIBITED. ED BY DEWATERING (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL

NOTE:

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

NOTE TO CONTRACTOR

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

NOTE:

TELEPHONE

STORM DRAIN

ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

UTILITY INFORMATION: SAN JOSE WATER COMPANY

WATER SANITARY SEWER GAS & ELECTRIC SERVICES PACIFIC GAS & ELECTRIC

WEST VALLEY SANITATION DISTRICT GARBAGE COLLECTION CO. WEST VALLEY COLLECTION & RECYCLING, LLC FRONTIER COMMUNICATIONS TOWN OF LOS GATOS

minim

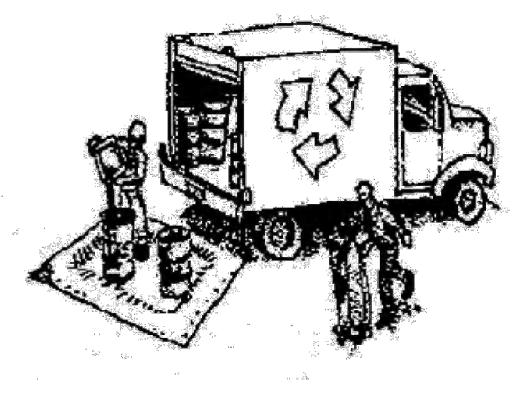
PRELIMINARY PLANS NOT FOR CONSTRUCTION

	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
C/L	CENTERLINE
	CORRUGATED METAL PIPE
со	CLEANOUT
CY	CUBIC YARD
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
(E)	EAST
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PATH
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCED MAIN
FS	FIRE SERVICE
FT	FEET
G	GAS

		PROJECT				DATE: FEBRUARY 8, 2024	
<u>SH</u> 1. 2.	IEET INDEX TOWN NOTES, BLUEPRINT FO	– PROJECT D		MAP ND & ABBRE	VIATIONS	LAN FOR THE IMPROVEMENT OF K - 373 DENNSYLVANIA AVENI IF	N 510-43-044 VER SHEET AND SITE APPLICATION S-23-018
3. 4. 5.	EXISTING TOPO GRADING & DF EROSION CONT TABLE 1 - MAXIMUM SITE ELEMENT GARAGE	RAINAGE PI	LAN	LITION PLAN			5
	POOL DRIVEWAY TABLE OF I TOTAL SITE AREA: 9000 SF IMPERVIOUS AREA TOTAL NEW & REPLACED IN PERVIOUS AREA	0.52' 0.62' PROPOSED PER TOTAL SITE AREA (INCLUDING CLEA EXISTING AREA (SF) 2456 IPERVIOUS AREA 6553	1.71' 1.74' VIOUS AND IM DISTURBED: ARING, GRADING C PROPOSED REPLACED 1308	AREA (SF)	TOTAL AREA T-PROJECT (SF) 5638		CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS 7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA OFFICE (408) 842-2173 EMAIL: ENGINEERING @ HANNABRUNETTI.COM
GA GB	ABBREVIATIONS GAUGE GRADE BREAK	2	(S) SOU			DATE 8/30/23	as look
HP IEE IN INV LAT LG LP MAX MH MIN MPH (N) N.T.S. O.C. O.D. PAD PCC PERF PG&E PIEE PL PR PSDE PSE	GAS METER GAS SERVICE HIGH-DENSITY POLYETHYLE HIGH POINT INGRESS/EGRESS EASEMENT INCH INVERT ELEVATION LATERAL LIP OF GUTTER LOW POINT MAXIMUM MANHOLE MINIMUM MILES PER HOUR NORTH NOT TO SCALE ON CENTER OUTSIDE DIAMETER PAD ELEVATION PORTLAND CEMENT CONCR PERFORATED PACIFIC GAS & ELECTRIC CO PRIVATE INGRESS/EGRESS E PROPERTY LINE PROPOSED PRIVATE STORM DRAIN EAS PUBLIC SERVICE EASEMENT PRIVATE SANITARY SEWER E	T ETE MPANY ASEMENT EMENT EASEMENT	SCCFD SANT SD STOF SDCO STOF SDE STOF SDR STAN SF SQUA SJWC SAN SS SANI SSCO SANI SSCO SANI SSCO SANI SSCO SANI SSCO SANI SSE SANI SSMH SANI STD STAN S/W SIDE TC TOP TELE TELE TLG TOW TW TOP TYP TYPI VCP VITR (W) WES W WAT WM WAT WS WAT WV WAT	TA CLARA COUNTY TA CLARA COUNTY FIR A CLARA COUNTY FIR A DRAIN A DRAIN CLEANOUT A DRAIN CLEANOUT A DRAIN MANHOLE IDARD DIMENSION RA ARE FEET JOSE WATER COMPAN TARY SEWER TARY SEWER TARY SEWER CLEANO TARY SEWER CLEANO TARY SEWER CLEANO TARY SEWER CLEANO TARY SEWER MANHO IDARD WALK OF CURB PHONE YN OF LOS GATOS OF WALL CAL IFIED CLAY PIPE T ER ER METER ER METER ER SERVICE ER VALVE T VALLEY SANITATION	ATIO NY UT NT LE	REVISIONS REVISIONS BY AN TH COMMENTS AM TH	
PVC R RCP RIM	PUBLIC UTILITY EASEMENT POLYVINYL CHLORIDE RADIUS REINFORCED CONCRETE PIP RIM ELEVATION		XING CROS			SHEE	т 1 оғ 5

Construction Best Management Practices (BMPs)

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

azardous 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 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 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.

Vaste Management

- 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, waterbased 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.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

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. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

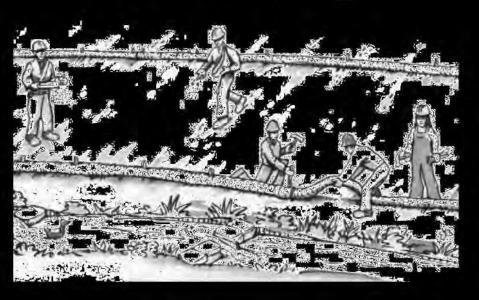
- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- I If refueling or vehicle maintenance must be 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 surface waters,
- 1 Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- I Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on diri 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 hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

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

Earthmoving



Grading and Earthwork

- □ Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as crosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for crosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. sil tences, gravel paga, mper roma, temporary swales, etc.).
- 🔲 Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
- Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tamps all year round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any crodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



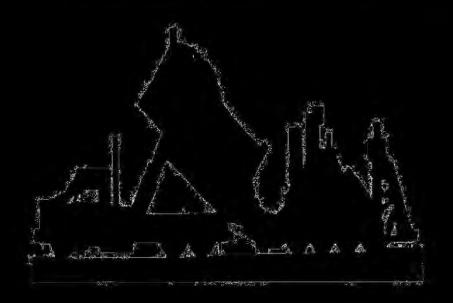
Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

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, call your local wastewater treatment plant
- Divert run-on water from offsite away from all 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 your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



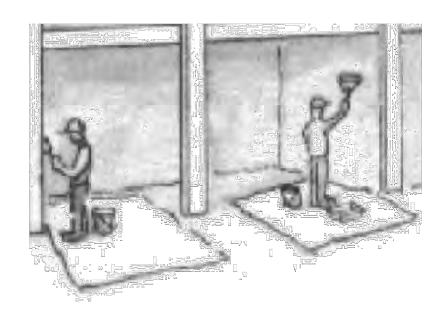
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose a excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcubing & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposit and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal

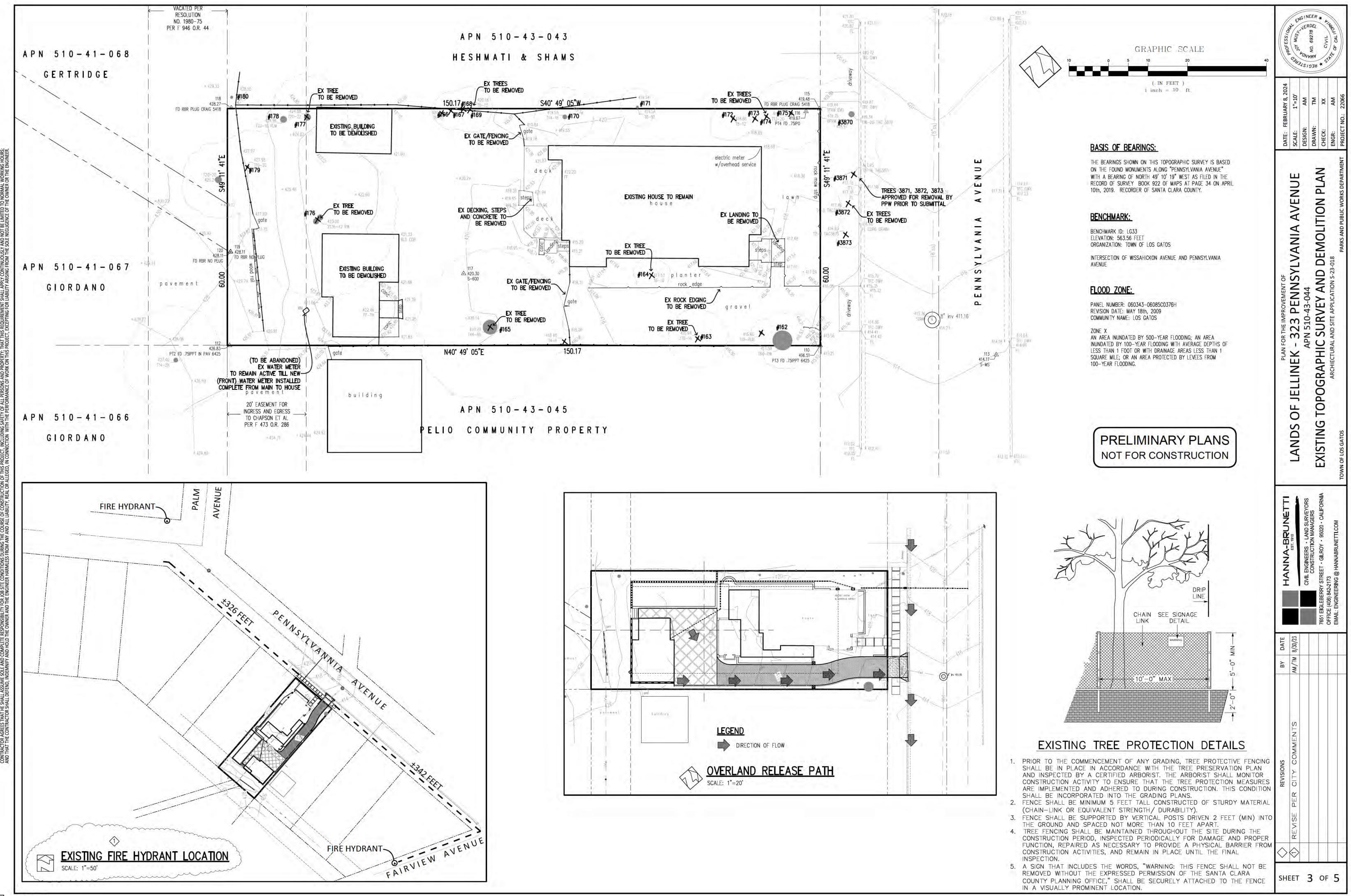


Painting Cleanup and Removal

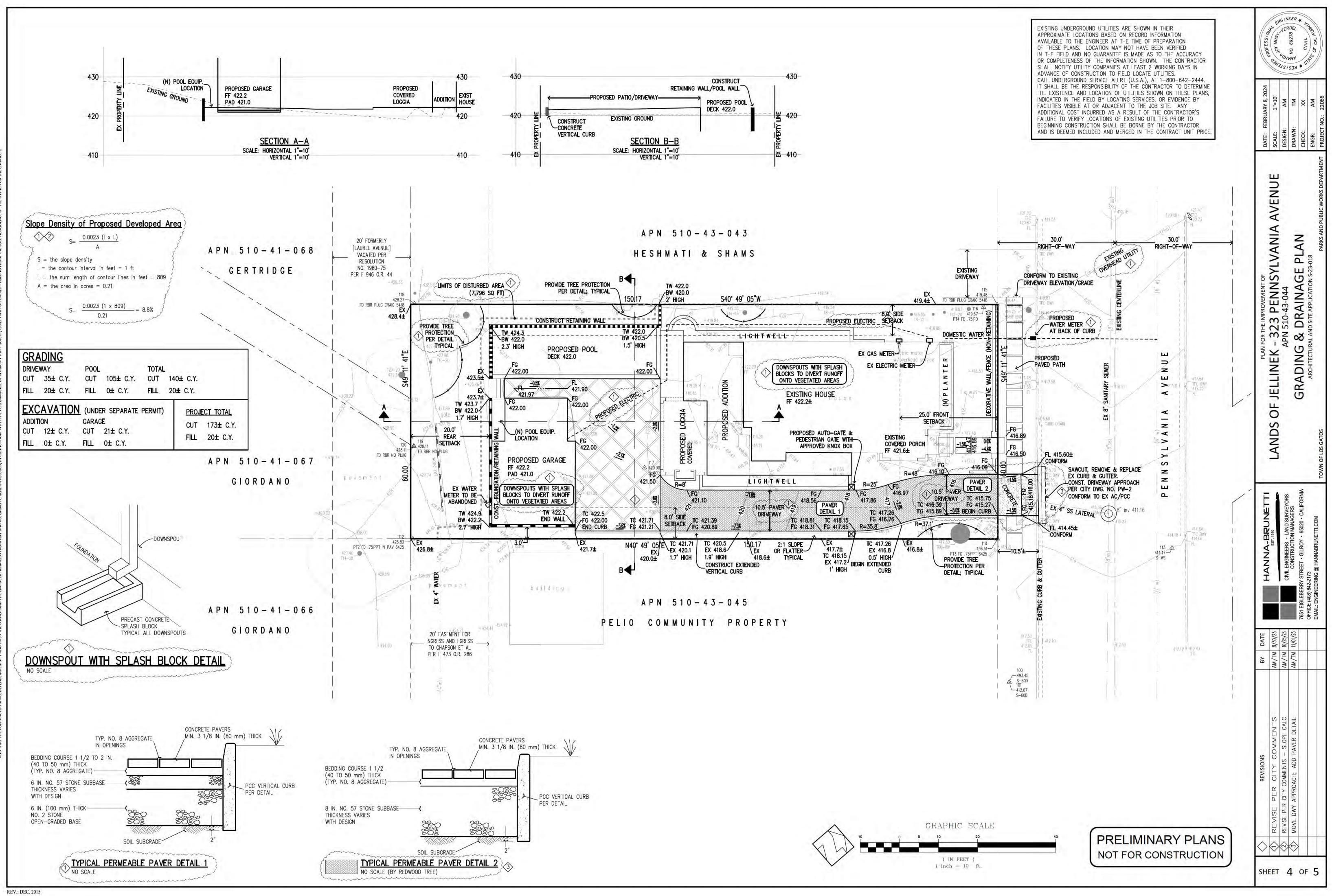
- □ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- □ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- □ For oil-based paints, paint out brushes to the extent possible and 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 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 statecertified contractor.



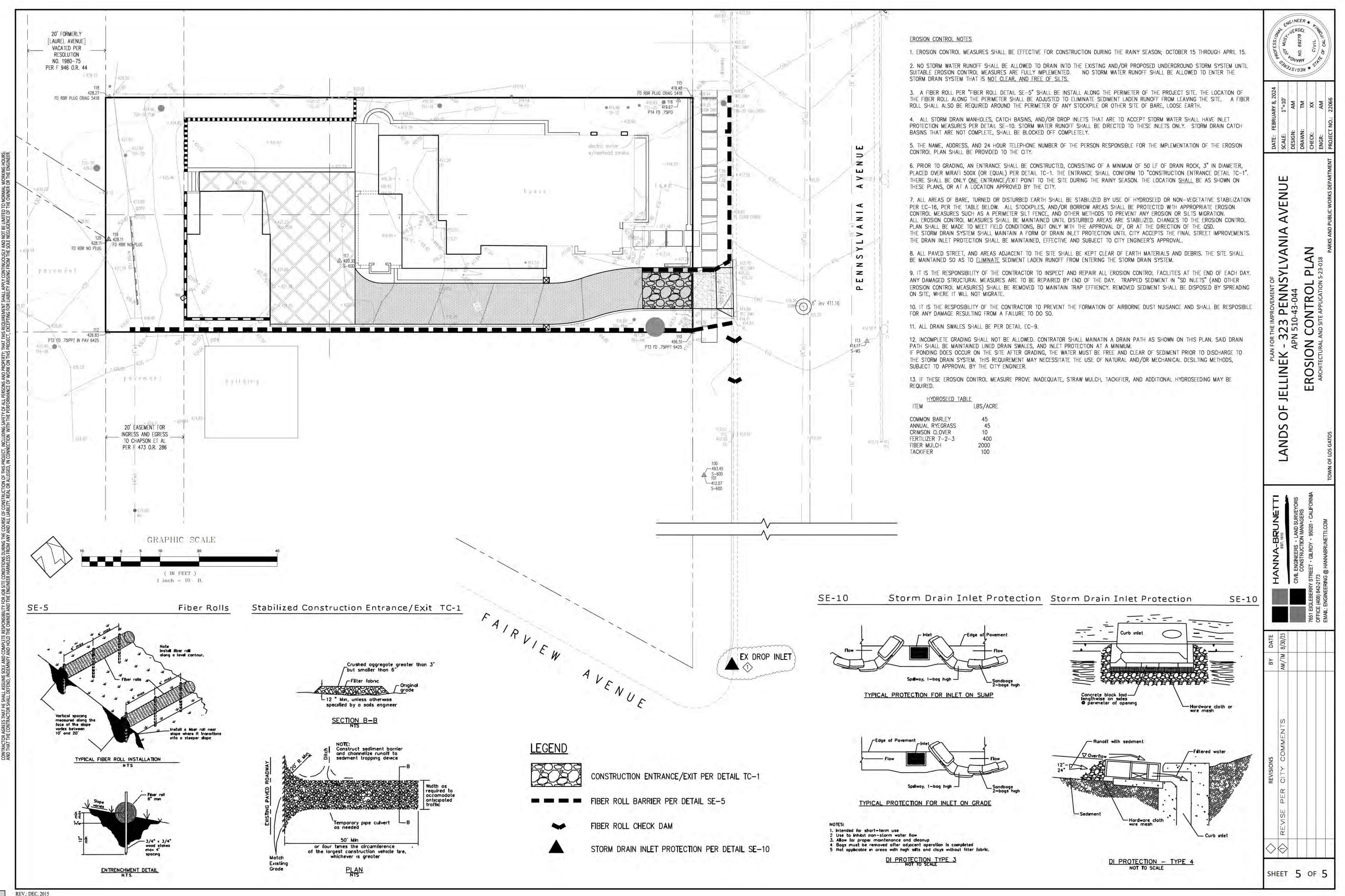
Santa Clara Valley rbam Ru noff Pollution Prevention Program

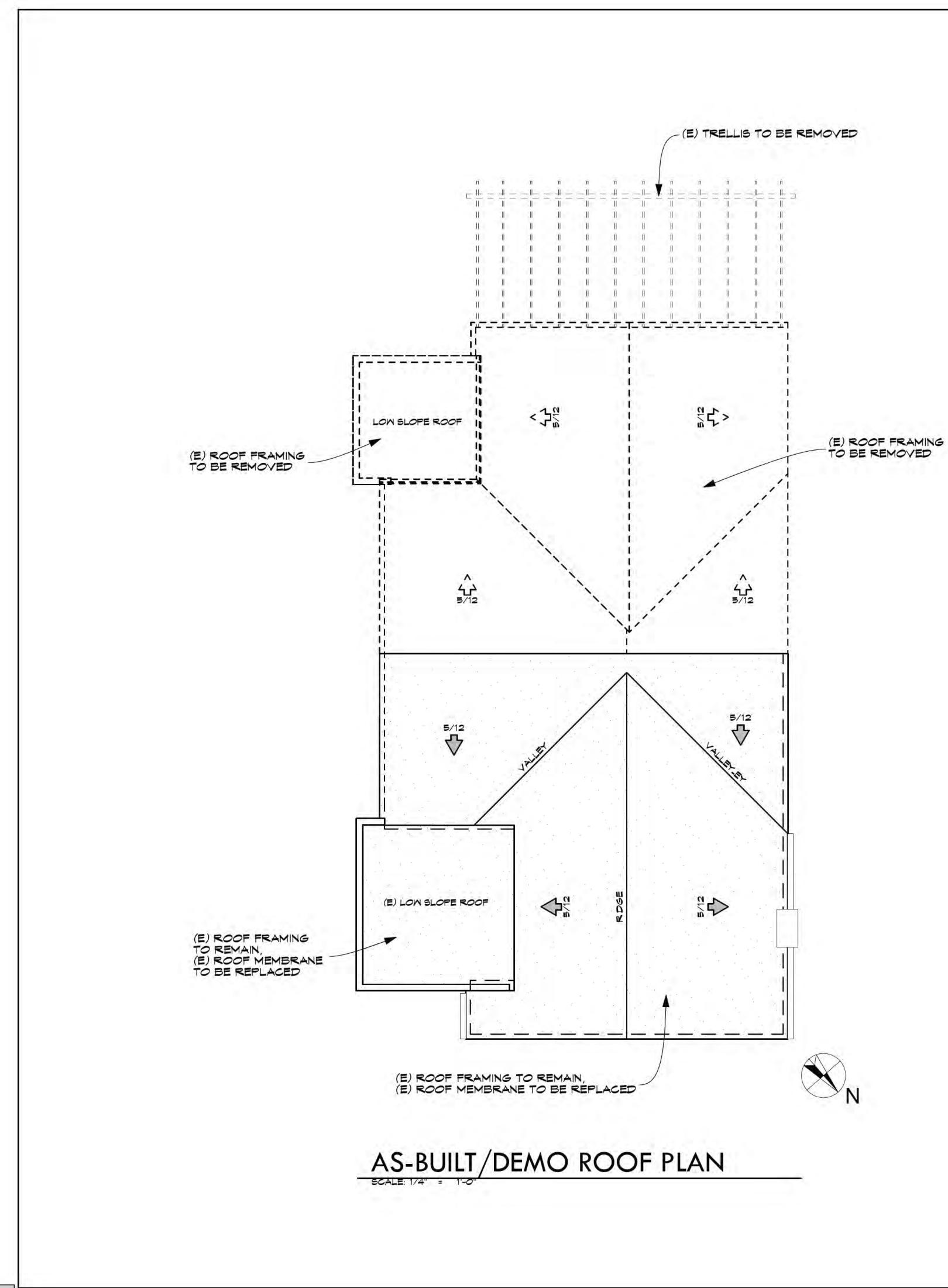


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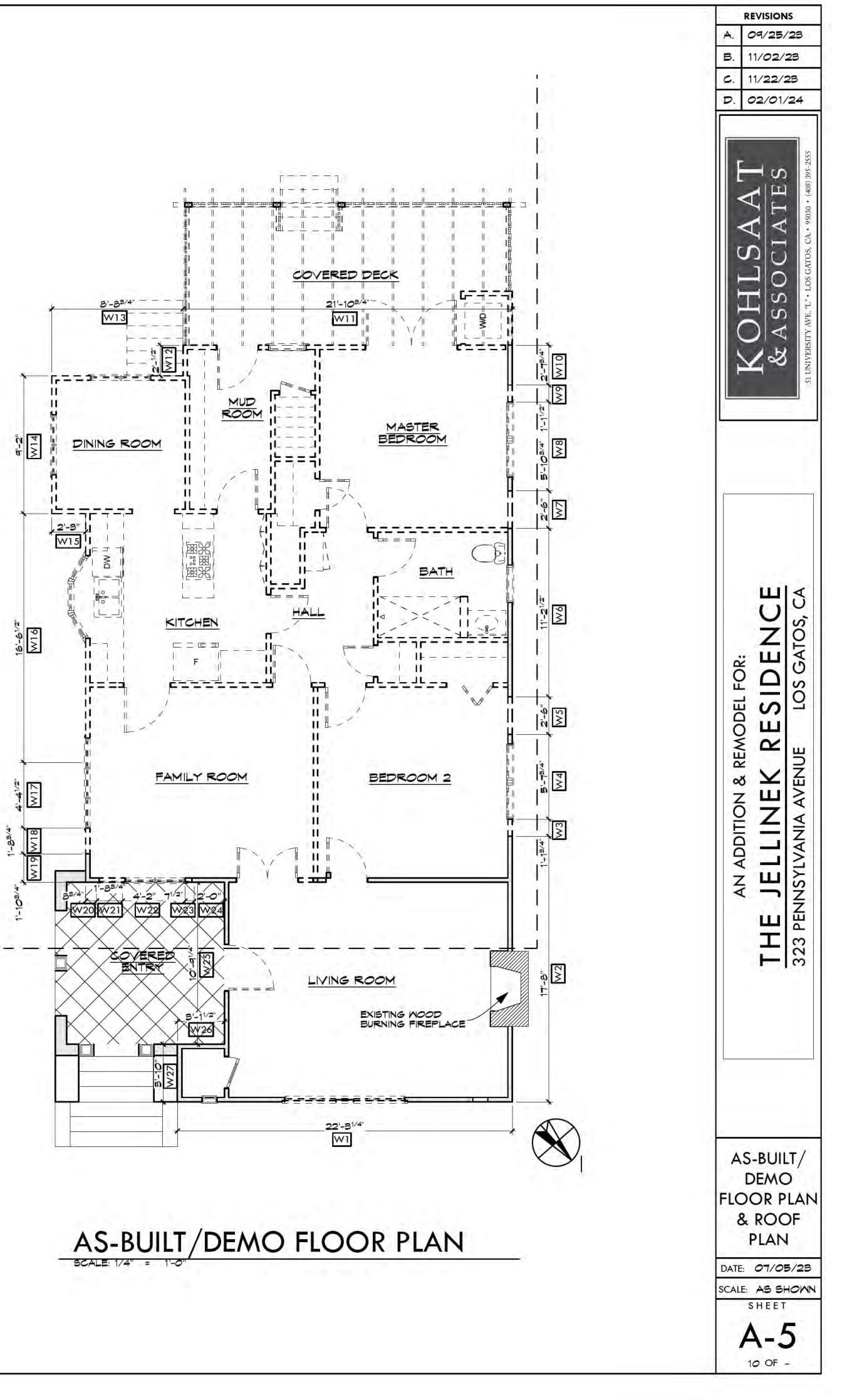


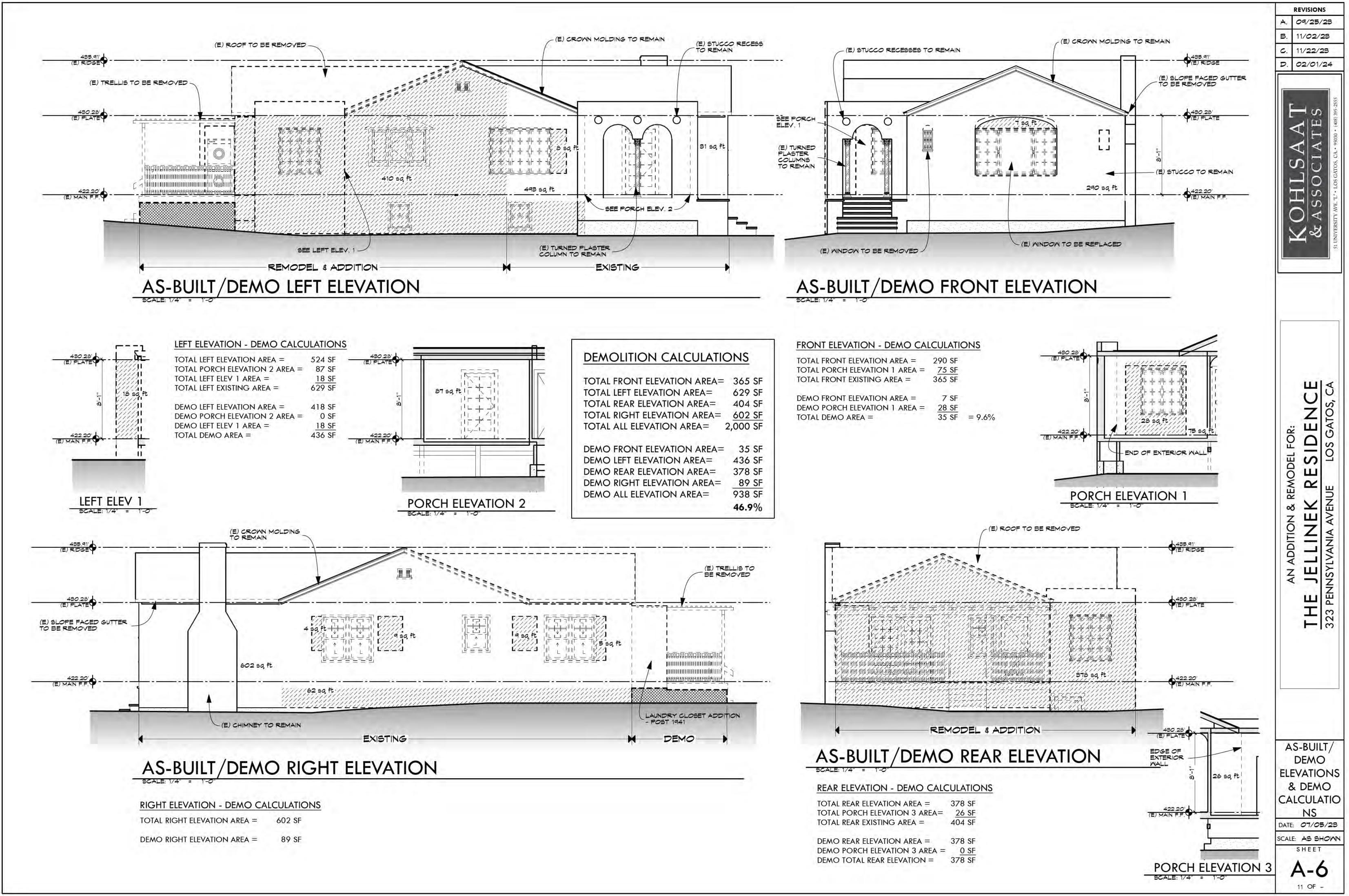
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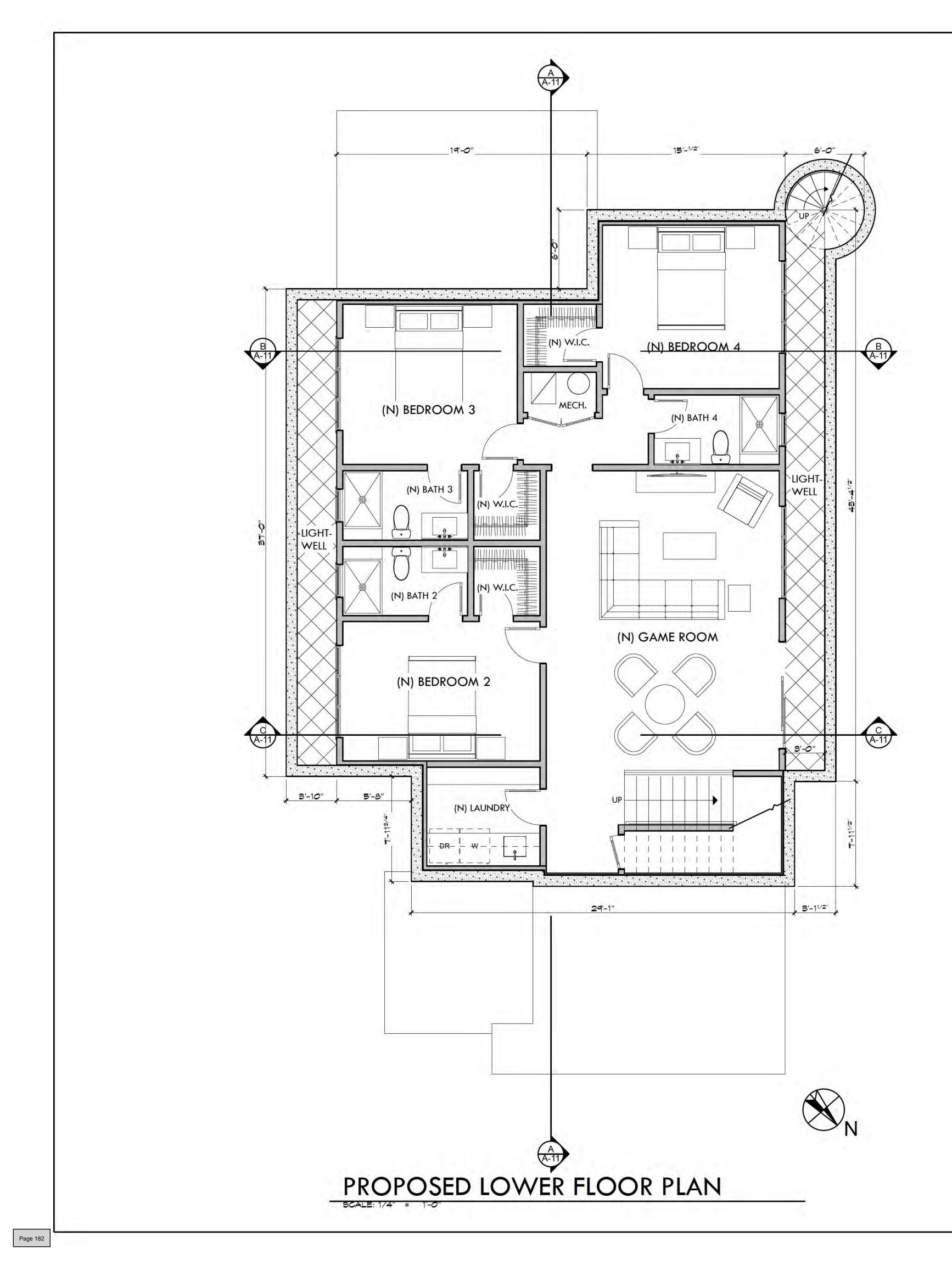


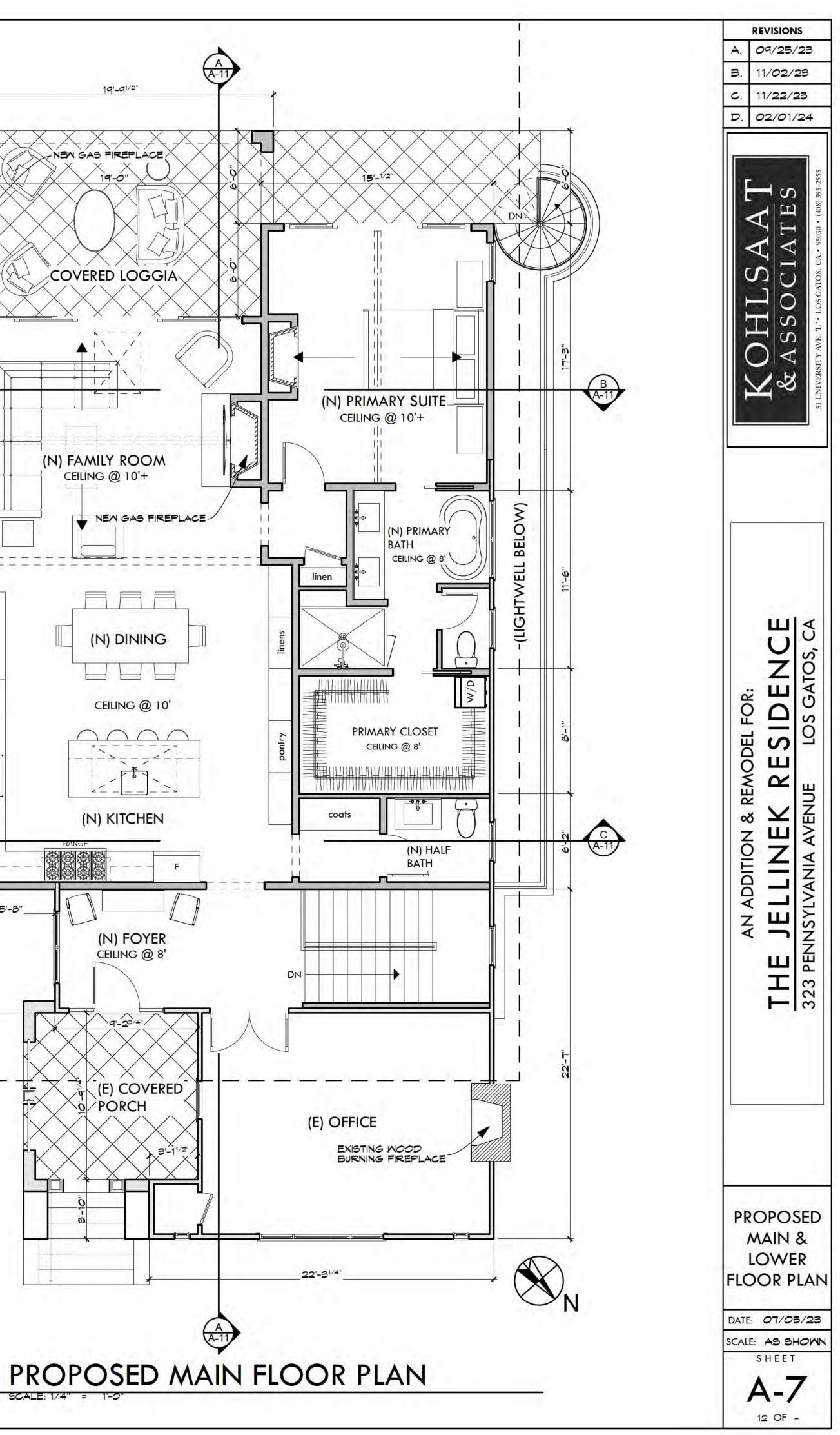


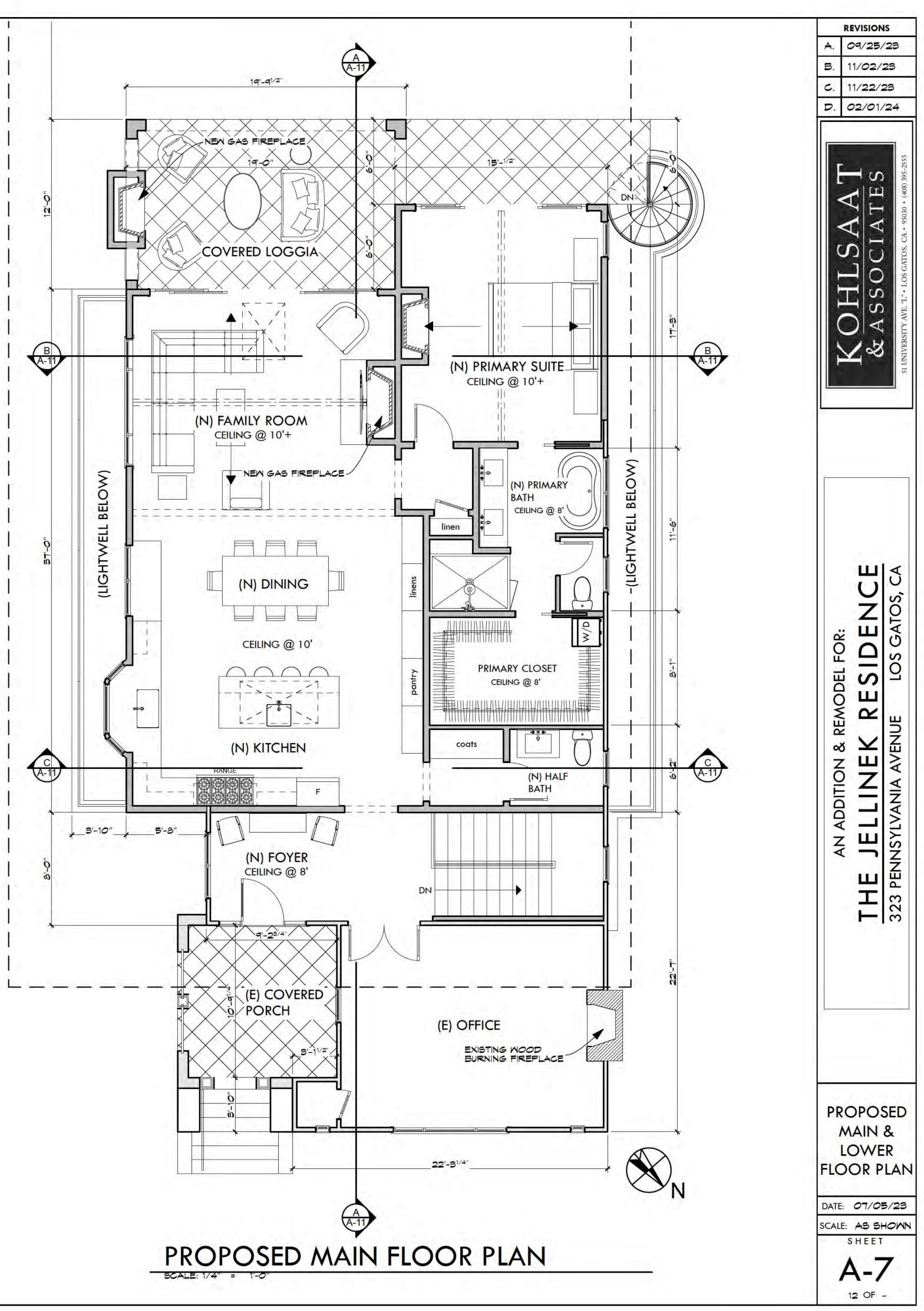
EXTE	RIOR WAI	LS		
Wall #	ŧ	Existing	Demo	
W1		22.3		
W2		17.7		
W3			1	.1
W4		5.7		
W5			2	.5
W6		11.2		
W7			2	.5
W8		5.9		
W9			1	.1
W10		2.7		
W11			21	.9
W12				2
W13			8	.7
W14			9	.2
W15			2	.2
W16			16	.5
W17		4.3		
W18			1	.7
W19		1.9		
W20		0.8		
W21			1	.7
W22		4.2		
W23			0	.6
W24		2		
W25		10.8		
W26		3.1		
W27		3.8		
TOTA	<u>1</u> -2	96.4	71	.7
%		0.57346817	0.4265318	33
TOTA	L WALL ARE	A	168	.1

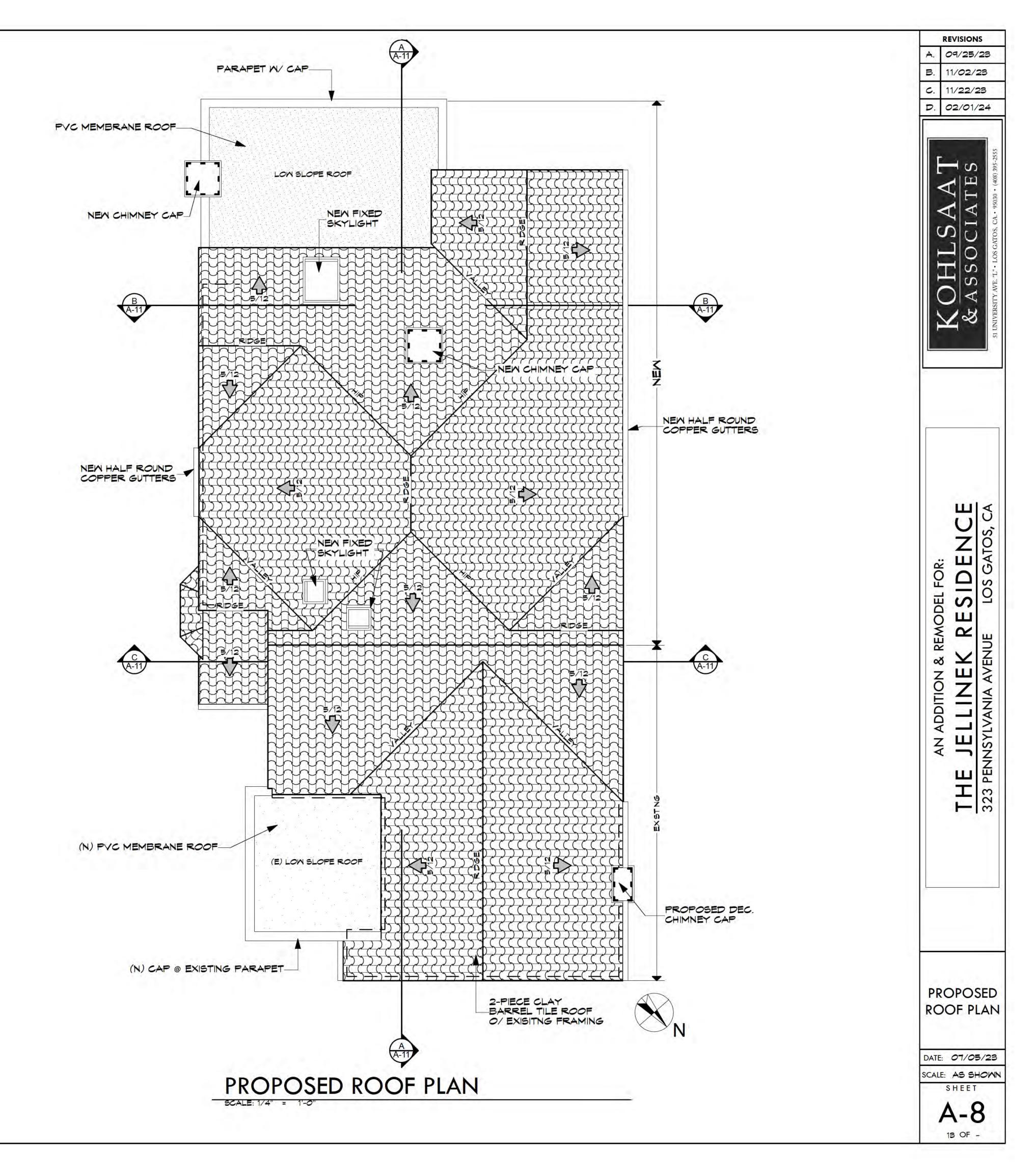












ELEVATION NOTES / MATERIALS



BENJAMIN MOORE OC-18 DOVE WING



GLADDING, MCBEAN, 100 Y.O. **RECLAIMED, 2-PIECE CLAY** BARREL TILE ROOF



CABOT CORDOVAN BROWN SEMI-TRANSPARENT STAIN

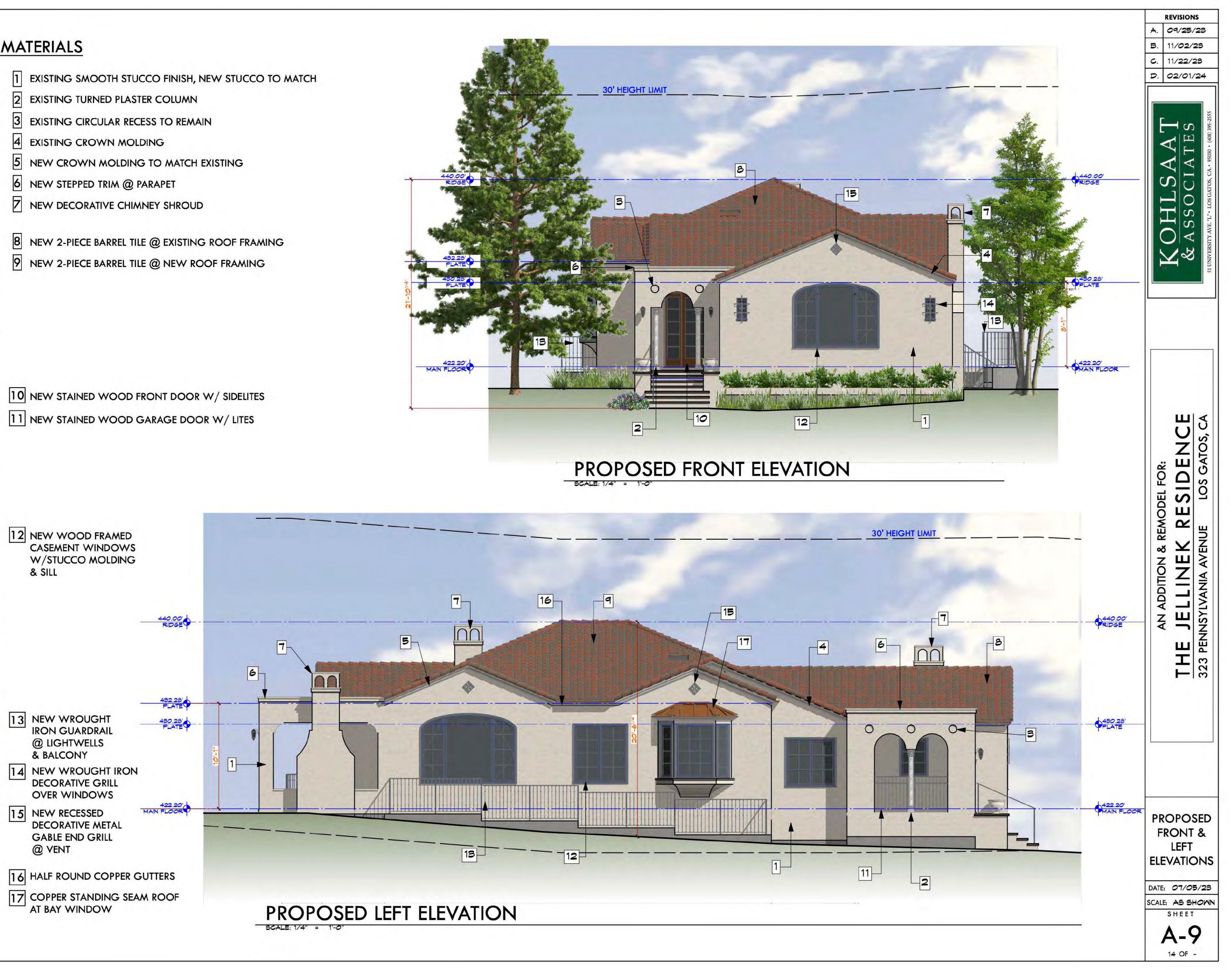


KOLBE HERITAGE SERIES, WOOD FRAMED WINDOWS, K-KRON FINISH, COASTAL STORM



WROUGHT IRON RAILING, BLACK





ELEVATION NOTES / MATERIALS



BENJAMIN MOORE OC-18 DOVE WING



GLADDING, MCBEAN, 100 Y.O. RECLAIMED, 2-PIECE CLAY BARREL TILE ROOF



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