



**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 in-person, complete a speaker's card, and return it to the staff. If you wish to speak to an item on the agenda, please list the item number on the speaker card. The time allocated to speakers may change to better facilitate the meeting. If you are unable to attend the meeting in-person, you are welcome to submit written comments via email to planning@losgatosca.gov.

Public Comment During the Meeting:

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

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

Deadlines to Submit Written Comments:

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

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

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

CALL MEETING TO ORDER

ROLL CALL

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

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

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.)*

1. 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.
3. 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 Kohlsaas, Kohlsaas & 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]

***This Page
Intentionally
Left Blank***



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 03/13/2024

ITEM NO: 1

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

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.

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

***This Page
Intentionally
Left Blank***



**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.



1944 SANDBORN MAP

Page 11

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name Peerless Stage Depot Ser. No. _____
National Register Status 3S
Local Designation _____
2. Common or Current Name _____
3. Number & Street 137-147 North Santa Cruz Ave. Cross-Corridor Bean Ave.
City Los Gatos, CA Vicinity Only _____ ZIP 95030 County (3-Letter Designator) 085
4. UTM Zone 10 A 590365/4120200 B _____ C _____ D _____
5. Quad Map No. LosGatos Parcel No. 510-17-061 Other _____

DESCRIPTION

6. Property Category Building If District, Number of Documented Resources _____
7. Briefly describe the present physical appearance of the property, including condition, boundaries, surroundings, and (if appropriate) architectural style.

This is a one story, 16 ft. tall Art Deco style concrete commercial building that fills its sidewalk line on the west side of North Santa Cruz Avenue between Bean and Nicholson. The 100 ft. frontage is divided into five typical commercial store fronts, of which the northernmost (right) one is taller and a little wider than the others. Originally the buses exited through this opening, the reason for its architectural emphasis. The building's main feature is a tall parapet covered in high gloss intense sea green tiles decorated with lighter green reeding-shaped tiles and maroon accents. The shaped tiles are arranged as a pseudo arcade across the parapet top, with the maroon accents arranged like cornice paneling. There are three pseudo arches above each store, equal arches on the four southern stores, wide central and squeezed sides on the northern store, which also has a raised section above the central arch. The ensemble has three slightly projecting pilasters, two surrounding the bus exit and one at the south end. The intense green tiles extend downwards to conceal structural columns between stores, and they spread across two or three of the storefront bases. Originally the first three stores from the south were leased to retail tenants, the fourth was the Peerless/Greyhound ticket office and waiting room, and the fifth was the bus exit complete with warning light. Buses would drive (See Continuation page 2.)

8. Alterations & Date Change from bus function, 1977. A few storefront changes.
9. Related Features on Property None



10. Planning Agency Town of Los Gatos Planning Department
11. Owner & Address _____
12. Type of Ownership Private
13. Present Use Retail shops
14. Zoning Alterations
15. Threats Development

Los Gatos, CA 94296-0001

April 1991

058/25

CLELAND/COLLEGE DIST. VIEW PLAZA DIST.

RIDGE DIST.

JOHNSON/LOS GATOS BL. TERRANEAN T.

LOS GATOS HISTORIC

137-147 North Santa Cruz Ave.

Continuation page 3

137-147 North Santa Cruz Ave.

Continuation page 2

7. DESCRIPTION (Cont.)

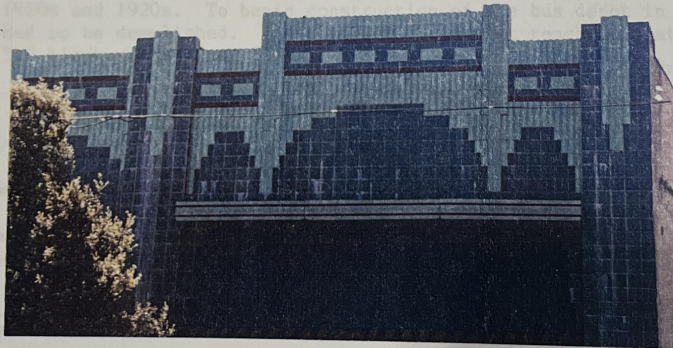
in from Nicholson to the rear, where there was parking for three of them. Except for signage, one or two store bases, and conversion of the bus exit to a fifth store, the building is intact as to design, location, materials, workmanship, and association.

18. Listed for Evaluation: Theme Economic development Area Los Gatos
Period 1852-1955 Property Type Commercial Context Formerly Developed? Yes Nat. Reg. Nom. U.S. Hist. Loc. Dist.

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Ferriss Stage Depot appears eligible for the National Register of Historic Places under Criterion C, architecture, in the context of the economic development of Los Gatos, 1852-1955. Its significance in the context is for the fine Art Deco stylework, the best surviving in the town. The significant date is 1938-1939, when the building was constructed, which coincides with the time when the railroad ceased operating over the Santa Cruz Mountains, and an alternate form of public transit was needed. The building appears intact except for two or three storefront cases, and the change of use from bus depot to stores.

The context of the commercial development of Los Gatos, 1852-1955, is described in the National Register Nominations for the Los Gatos Historic Commercial District. In brief, commercial activities in the future town began with a single general store in 1853, on what is now East Main Street. Arrival of the railroad on the west side from 1878 encouraged commercial development in its vicinity. As population grew early in the 20th century, the commercial district gradually expanded northward along Santa Cruz Avenue, the east side of the 100 block developing as an auto row in the 1930s and 1940s. To better accommodate the bus depot in 1938, two residential houses had to be demolished.



21. Sources

22. Applicable to

23. Other Buildings

24. Evaluation

25. Survey Type

26. Survey Name

27. Year Form Prepared

By (Name)

Organization

Address

City & ZIP

Phone

Local

Los Gatos Historic Resources Inventory

1991

Anne Bloomfield

Bloomfield Architectural History

2729 Webster St.

San Francisco, CA 94115

(415) 921-1063

CLELAND/COLLEGE DIST. NEW PLAZA DIST.

ANNE BLOOMFIELD

(PRINTED RESOURCE AT LOS GATOS LIBRARY)

PAGE 2 OF 4

HISTORICAL INFORMATION

16. Construction Date(s) 1938-1939 Original Location Yes Date Moved _____
17. Architect Unknown Builder J. C. Monk
18. Historic Attributes (with Number from List) 06-Single story commercial building

SIGNIFICANCE AND EVALUATION

19. Context for Evaluation: Theme Economic development Area Los Gatos
 Period 1852-1955 Property Type Commercial Context Formally Developed? See Nat. Reg.Nom. L.G.Hist.Com.Dist.

20. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

The Peerless Stage Depot appears eligible for the National Register of Historic Places under Criterion C, architecture, in the context of the economic development of Los Gatos, 1852-1955. Its significance in the context is for the fine Art Deco tilework, the best surviving in the town. The significant date is 1938-1939, when the building was constructed, which coincides with the time when the railroad ceased operating over the Santa Cruz Mountains, and an alternate form of public transit was needed. The building appears intact except for two or three storefront bases, and the change of use from bus depot to stores.

The context of the commercial development of Los Gatos, 1852-1955, is described in the National Register Nomination for the Los Gatos Historic Commercial District. In brief, commercial activities in the future town began with a single general store in 1863, on what is now East Main Street. Arrival of the railroad on the west of town in 1878 encouraged commercial development in its vicinity. As population grew early in the 20th century, the commercial district gradually expanded northward along Santa Cruz Avenue, the east side of the 100 block developing as an auto row in the 1910s and 1920s. To begin construction of the bus depot in 1938, two residences had to be demolished. The commercial district reached Saratoga Avenue, end of the 300 block, only after 1945.

(See Continuation page 4.)

21. Sources

Hamsher Scrapbook #6A, 134, 139, 153; #38A, 42; #34E, 9 June 1977.
 Sanborn Fire Insurance Maps.
 William A. Wulf, interview, 10 April 1991.

22. Applicable National Register Criteria C-architecture

23. Other Recognition _____
 State Landmark No. (if applicable) _____

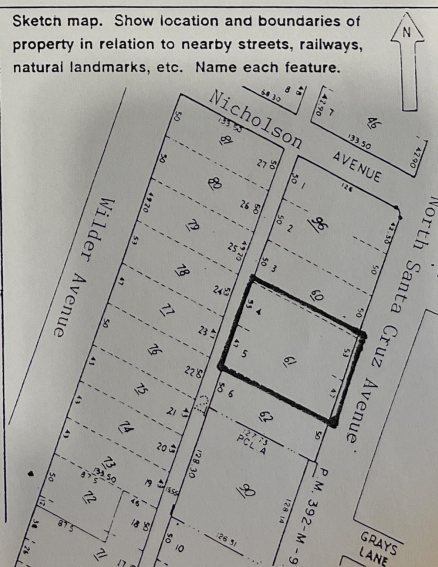
24. Evaluator Anne Bloomfield
 Date of Evaluation 27 Octo. 1990

25. Survey Type Local

26. Survey Name Los Gatos Historic Resources Inventory

27. Year Form Prepared 1991
 By (Name) Anne Bloomfield
 Organization Bloomfield Architectural History
 Address 2229 Webster St.
 City & ZIP San Francisco, CA 94115
 Phone (415) 922-1063

Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



CLEVELAND/COLLEGE DIST. VIEW PLAZA DIST.

RIDGE DIST.

JOHN/COM/LOS GATOS BL. TERRANEAN T.

LOS GATOS HISTORIC

137-147 North Santa Cruz Ave.

HISTORIC RESOURCES INVENTORY

Continuation page 4

20. SIGNIFICANCE (Cont.)

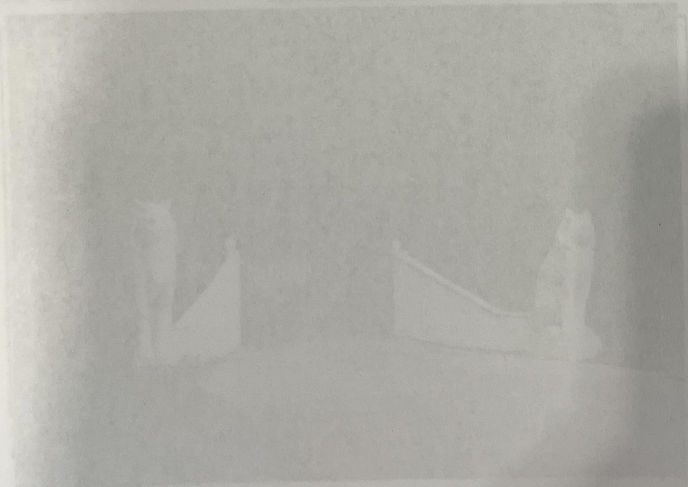
The bus depot's place in this context is as one of the town's three best Art Deco style buildings, and the only one executed in ceramic tile. (The others are Libante's Gem City Laundry/Puttin on the Ritz at 11 University, and the Bank of America Building at 198 West Main, both in the Los Gatos Historic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

6. Historical Notes: Los Gatos Art Deco point. Dates unknown.

9. Related Features on Property: Unknown (possibly house by Walter Steilberg)



10. Planning Agency: Town of Los Gatos Planning Department

11. Owner & Address:

12. Type of Ownership:

13. Possibilities:

14. Dating:

15. Notes:

16. Date of Survey:

April 1988

CLEVELAND/COLLEGE DIST. NEW PLAZA DIST.

RIDGE DIST.

UTTERANEAN T.

LOS GATOS HISTORIC

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 137 -147 N. Santa Cruz

PARCEL MAP INFORMATION

Parcel # 510-17-001 Lot size: 100 front ft. x 128 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other parallelogram

Location: N S E W side of Nsc St Ave Other

distance to cross st: 143 ft. N S E W from Nicholson

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Almond Grove Add Old Block # 2 Old lot # 4+5

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1930s Style Deco # stories 1

Alterations some store fronts

Other 145 "The Cats" - 5 stores, green tiles, 3-dimen. on parapet - some store fronts survive

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy)

Effective date

APN 510-17-001	ADDRESS 143 SANTA CRUZ	100 AV	4 ELEVATOR	WALL HEIGHT	18.0 TOT AREA	7,200
COMM/INDUST	TBA 3-001 WIDTH	NO. UNITS	AIR COND	SPRINKLER		
	USE CODE 55 DEPTH	2 OFFICE	NO. FLOORS			
YR BUILT 38	ACRES .30	LEASABLE				

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey

Gebhard: page # illustration page #

Butler/Junior League

PHOTO

#007/21,22,23 Date 2 Nov 89



Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

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

Name (person, building, organization, etc.) Peerless Stages

Addresses associated with Name 145 N. Santa Cruz

Relevant dates: construction _____ . birth _____ . death _____ . other _____

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

Year Book Name/Classified Heading Listing (copy entire, exactly as shown: use * for boldface)

1940	SJD	Peerless Stages, Inc.	Depot 145 N Santa Cruz av
34 ± 1939	"	"	"
"	"	Sta Cruz N-145	Sollawzi, Pelligrina Mrs deli
1934	LG	Stages	LG-SJ Bus Line 15 Front

II. BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.

Mark 'X' (info) or 'Ø' (nothing found) at each source you try. List findings below.

Los Gatos Library
 _____ Directories, 1919+
 _____ Historic Collection Index
 _____ Thompson & West, 1876
 _____ Photo collection
 _____ County history 1888, Pen Pictures
 _____ County history 1922, Sawyer
 ✓ L.G. history 1971, Bruntz

California History Center, De Anza College
 _____ Biographical file
 _____ Photo collection
 San Jose Historical Museum
 _____ Great Registers (of voters)
 _____ Indexes
 _____ Photo Collection

Los Gatos Museum (Forbes Mill)
 _____ Death records/obituaries
 _____ Directory, 1902 or 1903
 _____ Photo collection

General sources, unknown location(s)
 _____ Indexes, California Historical Quarterly
 _____ State Library Information Index (fiche)
 _____ State Library-S.F. Newspaper Index
 _____ Census (microfilm)
 _____ County history 1881, Monroe Fraser
 _____ Brainard maps

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

local paper 8-2-9-55
 Bruntz, 45 - Peerless helped kill Interurban elec, which died 1933.
 Arbuckle, Clyde. Histy o SJ, 1986, SJ (Smith & McKay); 124-5 = Peerless stages
 incorp 3-31-1918 a consolidation of several "independently franchised
 outfits" - big yellow buses - SJ-Oakl. & SJ-SCruz, monopoly
 Hamsher Coll #4E: 9-6-77 & 7-7-77

Bus depot closed

The Los Gatos 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 company officials.

Local agent Bob Ashmore, who, with his wife Nadine, had operated the Los Gatos depot for the past nine years, reportedly loaded furnishings out of the depot and locked its doors behind him late Thursday afternoon without notifying Peerless officials or new, local owners of the building.

Peerless official Alex Gaeta said from Oakland, "He (Ashmore) just closed it down and walked away. The first notice I got was yesterday when our driver told me." Gaeta said the morning Peerless driver arrived at the Los Gatos depot Friday morning to find the doors locked and passengers waiting on the curb for the bus.

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

BUILDING SALE

The building, which also houses several other retail businesses, recently was purchased by a local investment team which includes Los Gatos Town Councilman John Lochner and real estate man Larry White. The new owners announced rent on the new building would be raised from \$150 per month to \$600 when the old lease expired on June 15.

When Ashmore protested that he could not come up with that much monthly rent, the new owners offered to lower the figure to \$450 per month. Ashmore, meanwhile, asked Peerless and Greyhound if they would split the rent increase to allow him to stay in business.

PEERLESS OFFER

While the giant Greyhound Corp., stationed in Phoenix, Ariz., said it



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 upon boarding the buses. Fares are: San Jose, \$1.00 (\$1.50 round trip); Hayward, \$2.35 (\$5.40 round trip); Oakland, \$3.00 (\$6.25 round trip); Seattle Valley, \$1.25 (\$2.40 round trip) and Santa Cruz, \$1.50 (\$2.85 round trip.)

would consider sharing the rent, Peerless offered to come up with the entire \$450 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 young people going to Santa Cruz and a meeting place for local elderly persons.

Recently, Gaeta reported that he received a letter from a Los Gatos senior citizens' group protesting the depot closing.

NOT INFORMED

Ashmore, himself, had 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 informed of the day-to-day business dealings surrounding the depot.

Ashmore, a Los Gatos resident, was unavailable for comment Tuesday, but Gaeta, who spoke with Ashmore, said the ex-Peerless agent was considering taking another public transportation-oriented job.

Gaeta said that, by closing the depot so abruptly, Ashmore violated a contractual agreement with Peerless 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 WEEKEND

Gaeta said Ashmore's walkout created problems with the heavy Fourth of July weekend demand for bus service to Santa Cruz. "If I had had a couple of weeks, maybe I could have

put a new agent in there," said Gaeta.

Gaeta said Peerless and Greyhound are now looking for a new Los Gatos depot agent and that both companies are interested in continuing service from Los Gatos. But, he said, increasing rates in the 145 N. Santa Cruz site could force the companies to look for a new Los Gatos depot site.

7-7-1977

Hamsher Coll. 34E

Oct. 8

1937

Work To Start Soon On New Building To House Stage Depot

PLANS, SPECIFICATIONS AND LEASES NOW BEING
PREPARED

Los Gatos Times
Los Gatos, Calif.

July 27, 1937

Peerless Stages, Inc.,
24 South Market,
San Jose, California

Gentlemen—In view of local interest 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 have 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.
401-404 Pacific Building
Oakland, California

September 30, 1937.

Mr. L. B. Garrett, Editor
Los Gatos Times
Los Gatos, California

Dear Sir: I am sorry to have had to delay answer to your letter of July 27th with reference to a bus depot for Los Gatos, but certain negotiations which we expected to be concluded long before this, were under way at the time that your letter arrived and we delayed answer until such time as we could furnish you with definite information.

Negotiations have just been concluded and you will no doubt be pleased to know that Oakland Investment Co., which is closely allied with Peerless Stages, Inc., has contracted to purchase the property at 141 and 145 North Santa Cruz Ave. for the purpose of erecting a modern building which will include a bus depot and a series of modern retail stores.

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 Messrs. H. L. Dana, 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.

Messrs. 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 justify 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 For Los Gatos 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.

Oct. 8

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 join the group before a band can be organized.

Another meeting will be held this coming Monday and all interested are urged to attend.

Oct. 1

SITE PURCHASED FOR BUS DEPOT ON SANTA CRUZ AVE.

"TIMES" TAKES ACTIVE INTEREST IN DRIVE FOR ACCOMMODATION

With the purchasing of the J. A. Delmas and Lillian A. Hunter properties on North Santa Cruz avenue between Nicholson and vestment Company, prospects for Bean avenues by the Oakland In-a-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 brokers, who are acting as exclusive agents for the parties involved, divulged no further details pertaining to the transaction.

GA

Feb. 10

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

"The community deserves and expects something from every citizen."

"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 lighting for the decorations. Secretary W. W. Clarke state some had suggested that the surplus be used for charity.

The fund, Paul Straub reported, amounted to \$621.25, of which \$140 came from the general fund of the chamber, another \$140 from the city, and \$341.25 from individual donors.

Disbursements were \$506.77, leaving a surplus of \$114.48.

Music Numbers

One of the hits of the evening was the male chorus under W. W. Clarke. Several well rendered numbers were warmly applauded. Many well known local singers, including Ed Yocco, and Ed Bailey, tenor, are in the chorus. A specialty number was introduced by Liberio Fillipe, Hanson Mur-

1938

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

The Business and Professional 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. Mable, 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

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.

5-31

Garden Contest Announced Here by Local C. of C.

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

Apr. 14

"Clean-Up Week" April 18 Plans

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 clean-up committee.

The city has consented to haul away debris and refuse deposited during said week in front of the sidewalks. J. C. Monk has volunteered to haul without charge debris in the west end, lying outside the city limits.

Feb. 17

A Message

The Los Gatos chamber of commerce urgently requests your cooperation in cleaning up and brightening up our community so that we may make the best possible 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 color 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

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. Held, president of the Oakland Investment company, owners and lessors of the building.

Feb. 24

AT THE LYNDON:

Miss Mary Edson of Boston, Massachusetts, is spending a few months at the Hotel Lyndon.

Mrs. Harry Weisbach and son of Highland Park, Illinois, are spending a few days at the hotel on their way to San Francisco. Mrs. Weisbach is the sister of Mrs. W. R. Gibbs of Los Gatos.

Mr. and Mrs. J. S. Fairweather of San Francisco are spending a few weeks at the hotel. Mr. Fairweather is a prominent architect in San Francisco.

Mr. and Mrs. W. W. Eskine of San Francisco are spending a few weeks.

Miss Margaret Shepard of Berkeley is making the hotel her home for the next few months.

Mrs. C. Hyland is making her permanent residence here.

Mar. 24

1939

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

The attitude of the United States chamber of commerce in matters 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 chamber, 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 McGrady, W. W. Clarke.

Junior Chamber's Young Men Doing Things on "Hill"

Three public spirited young men of the junior chamber of commerce, Lee Johnson, Austen Meek and Milton Frazer, have been engaged 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 contest 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. 14

Junior Chamber of Commerce Giving a Big Dinner Tonight

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

Baby Contest

Floral Carnival and Feast of Lanterns.

May Day, 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—Handsome. Silver Cup, gift of Mennen's Talcum Powder Co.

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

First Prize—Girls—Prettiest. 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—Girls—Sweetest. Silver Cup, gift of Mayor Chas. W. Davidson.

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

First Prize—Boys—Best Decorated Vehicle. Silver Mugh 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

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 BOY babies.

Parents to provide a blue ribbon for GIRL babies.

At 2:00 P. M., numbered tags will be distributed. Odd numbers to the boy babies and even numbers 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 official weight from the clerks.

Formation of decorated parade shall be on the west side of Santa Cruz avenue, north of 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. Silver Cup, gift of Judge J. R. Welch.

Broas & Wakefield Rattan Company, of San Francisco.

For the prettiest girl less than three months old—Elegant Dress, gift of The Arcade, Canelo 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, Roy Clark, W. E. Hannah and Charles Nichols.

N. B.—Judges' decision final. No appeal but to time.

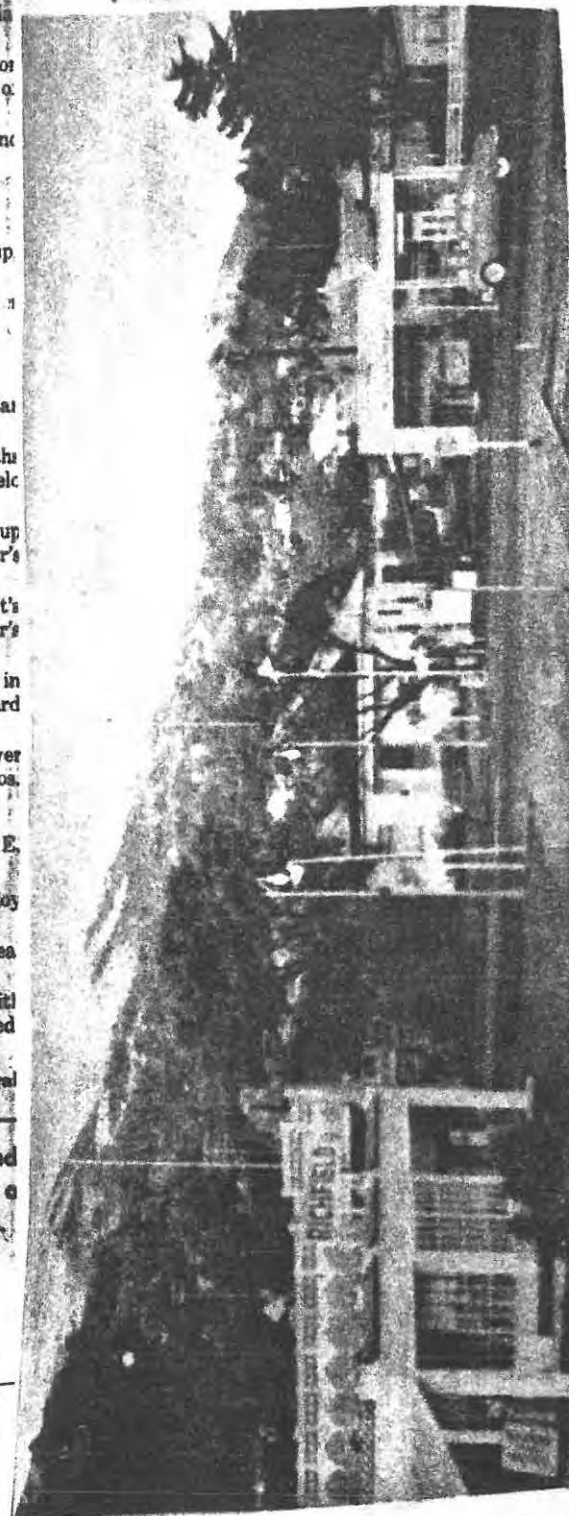
REST ROOM for Mothers and Babies, with many of the comforts of home, will be provided

R. P. DOOLAN,
Director-General

BABY CONTEST — On May Day, 1909, a baby contest was held in Los Gatos in conjunction with a "floral carnival and feast of lanterns." Above are the front

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 Lloyd E. Smith, then owner-publisher of Los Gatos Times, from his apartment atop the newspaper office building, is of double interest. Santa Cruz mountains in background were covered with snow and the intersection of North Santa Cruz Avenue and Royce Street appeared much different than today. A Richfield service station stood where Wells Fargo Bank is located today. The residence across Santa Cruz Avenue is gone, as are most of the homes that once lined that street from Bear Avenue northward.



July 1

9 June 1977

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 residents who are concerned that the old bus depot will be closed down, another victim of rising downtown Los Gatos rents.

PURCHASERS

A group of local businessmen, including 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 commissions 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 Greyhound parcel service. Many young people regularly patronize

the Los Gatos to Santa Cruz run, especially on weekends, and many elderly persons use the tiny depot lobby as a sitting room. There are even a few regular customers of Mrs. Ashmore's inexpensive sandwiches and coffee.

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.



BUS DEPOT — The facade of the bus depot on N. Santa Cruz Avenue has changed little since it was built in 1938. The depot, a fixture in town, may be on

the verge of closing down if the bus companies do not come up with part of the substantial rent increase the building's new

Bus depot

(CONT FROM PAGE 1)
have asked for a monthly rent of \$450, a figure Ashmore and his wife say they cannot come close to meeting.

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 basis.

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 rent 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 bus 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 inexpensive and suitably located for a bus 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 Peerless, but a giant like Greyhound is really hard to get through to," Ashmore shrugged.

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

RENT SHARING

Gaeta 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 rent-sharing plan was being considered by Greyhound officials at their Phoenix, Ariz. headquarters. Ashmore said he was not informed 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

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

File address 137 07 N Santa Cruz

Anne Bloomfield
ARCHITECTURAL SURVEY
BUILDING RESEARCH

(415) 922-1063
2229 STER STREET
SAN FRANCISCO, CA 94115

PUBLISHED ANNOUNCEMENTS

Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EX News PCA Other

Volume Date Page

Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/rend'g Floor plan Arch't/cont'r pub Real est.

Copy exactly:

<u>Owner</u>	<u>Builder/Contractor</u>	<u>Architect/Engineer</u>	<u>Location</u>	<u>Nature of work</u>	<u>Cost</u>
					<u>Initials</u> <u>Date</u>

BUILDING PERMITS

Address requested

Source: Permit
Register, Press-
Dem., or . . .

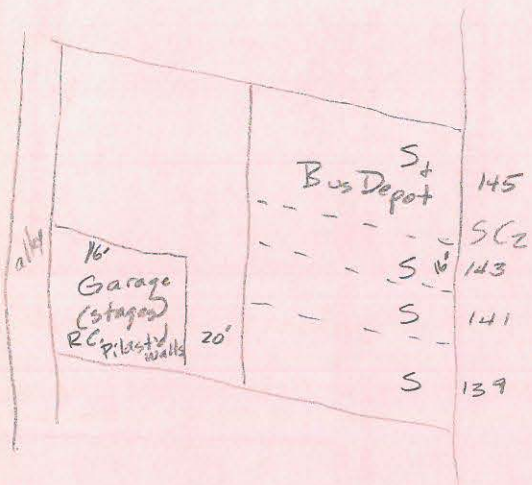
<u>Application Number</u>	<u>Date</u>	<u>Location</u>	<u>Cost</u>	<u>Use/ No. of Units</u>	<u>Owner & address</u>	<u>Builder/ contr. & address</u>	<u>Arch't/ engin'r & address</u>	<u>Description of work</u>	<u>Bldg's width/ depth/ height</u>	<u>Exterior Materials</u>
<u>φ worthwhile</u>										
									<u>Initials</u>	<u>date</u>

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

<u>Date</u>	<u>Vol/ page</u>	<u>Vac. or dif. bldg</u>	<u>Address</u>	<u>Color: yel, pnk, orange blu, gry green</u>	<u>Use</u>	<u>Patches Yes/ No</u>	<u>No. of stories</u>	<u>Height (ft.)</u>	<u>No. of bay windows</u>	<u>BRCH</u>	<u>Differences from today in: Use Stories Footprint</u>	<u>Date of constr.</u>	<u>Describe or sketch plan</u>
1944	11	this	139-45 NSC		St Bus Depot + 3 x S	X	1	16'	0	0	no dim.		OVER
1928	n	diff	141 + 145"		D & D	N	1 1						
												<u>Initials</u>	<u>Date</u>



APPLICATION FOR BUILDING PERMIT

The undersigned herewith makes application for the

Alteration of 1 Stor^y
concrete Building, of
Type Construction, - basement, to be used and
occupied as Shoe store & habes shop

Foundation to be as is
With a footing of - in. - in. top and in. high
Outside walls to be -

Interior to be -

The roof will be
supported -

Will be heated by gas with - flue

Estimated value, \$ 3500

.....hereby agree to save, indemnify and keep harmless the Town of Los Gatos against all liabilities, judgments, 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 occupancy 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 Perless Stage Co Address N. Santa Cruz Ave
Architect Harold Guinn La Bata
Contractor Sam Barclay

BUILDING PERMIT TOWN OF LOS GATOS

Inspector's File No.

563 582

Department of
Building & Inspection

PERMIT is herewith granted to Perless Stage Co.

on N Santa Cruz Ave

for Alteration in accordance with plans and specifications
approved, and now on file in this office.

Receipt for Ten & no/1000 Dollars,
as fee, is hereby acknowledged.

\$10.00

Dated May 29 1917

J. M. Sullivan
Inspector.

APPLICATION FOR BUILDING PERMIT

Date Nov 19 195 2

The undersigned herewith makes application for the

Alteration of 1 Stor ✓
concrete Building, of
Type Construction, no basement, to be used and

occupied as Bus Station, Enlarge Restaurant

Foundation to be as is
With a footing of — in. — in. top and — in. high

Outside walls to be as is

Interior to be wood & plaster partition to be removed stud frame to replace partition

The roof will be as is
supported —

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 occupancy 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 Perless Stage Co. Address 145 N. Santa Cruz Ave
Architect "
Contractor Monk & Sons " Los Gatos

BUILDING PERMIT

No 1484

TOWN OF LOS GATOS

Inspector's file No.

Department of Building & Inspection

PERMIT is herewith granted to

Location 145 N. Santa Cruz Ave
for Alteration
approved, and now on file in this office.

in accordance with plans and specifications

Receipt for

Three & no more Dollars
as fee, is hereby acknowledged.

Contractor Monk & Sons

Dated Nov 19 195 2

J. M. Sullivan
Building Inspector

THIS PERMIT MUST BE POSTED ON THE JOB

LOS GATOS HISTORIC RESOURCES INVENTORY

TALLY SHEET

Building or District Name Peerless Stages Depot
 Address(es) 137-147 N Sta. Cruz

<u>E</u>	<u>VG</u>	<u>G</u>	<u>F/P</u>	<u>Criteria</u>	<u>Total</u>	<u>Adjusted Total</u>
10	5	<u>2</u>	0	Type		
10	5	<u>2</u>	0	Construction		
<u>10</u>	5	2	0	Style		
8	4	<u>2</u>	0	Architect		
<u>25</u>	12	6	0	Design		
<u>8</u>	<u>4</u>	<u>2</u>	<u>0</u>	Interior	—	<u>41</u>
<u>35</u>		<u>6</u>		ARCHITECTURE		(Max. 50)
10	5	2	<u>1/0</u>	Age		
15	8	4	<u>0</u>	Person		
10	5	2	<u>0</u>	Event		
<u>15</u>	<u>8</u>	<u>4</u>	<u>0</u>	Patterns	—	<u>9</u>
				HISTORY		(Max. 25)
25	<u>12</u>	6	0	Scale/Massing		
8	4	<u>2</u>	0	Setting		
<u>25</u>	<u>12</u>	<u>6</u>	<u>0</u>	Landmark	—	<u>20</u>
	<u>12</u>	<u>8</u>		ENVIRONMENT		(Max. 25)
<u>0</u>	-6	-12	125	INTEGRITY	—	<u>-0</u>
Cumulative Rating:				CUMULATIVE TOTAL		<u>70</u>

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

EVALUATION SHEET

Building or District Name Peerless Stages Depot

Address(es) 137-147 North Santa Cruz Ave.

Criterion	This Building	Ratings
-----------	---------------	---------

A. ARCHITECTURE

1. Building type 1-story stores E VG (G) FP

2. Construction 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-&-cream 3-D tilework (E) VG G FP

6. Interior

B. HISTORY

7. Age 1938-39 (H) E VG G (F) 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/Massing Fits w. & establishes comm'l streetscape E (VG) G FP

12. Setting Fills front of lot - compatible E VG G FP

13. Landmark conspicuous in neighborhood E VG (G) FP
for the tilework

D. INTEGRITY

14. Alterations some storefronts, but not all (E) VG G FP

CUMULATIVE RATING: 3 5 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 above.

N Non-contributor to the district.

6 Appears ineligible for designation, but older than 1942.

7___ Appears ineligible for designation because newer than 1941.

Evaluated by: B

Date 27-10-90

Reviewed by ML

Date 4-16-91

Reviewed by: _____

Date _____

00 viewed by: _____

Date _____



LOS GATOS HISTORIC RESOURCES INVENTORY
REVIEWERS' COMMENT SHEET

Building or District Name _____

Address(es) _____

A. ARCHITECTURE

- | | | | | | |
|------------------|-------|---|----|---|----|
| 1. Building type | _____ | E | VG | G | FP |
| 2. Construction | _____ | E | VG | G | FP |
| 3. Style | _____ | E | VG | G | FP |
| 4. Architect | _____ | E | VG | G | FP |
| 5. Design | _____ | E | VG | G | FP |
| 6. Interior | _____ | E | VG | G | FP |

B. HISTORY

- | | | | | | | |
|--------------|-------|---|----|---|----|---|
| 7. Age | _____ | E | VG | G | F | P |
| 8. Person(s) | _____ | E | VG | G | FP | |
| 9. Event(s) | _____ | E | VG | G | FP | |
| 10. Patterns | _____ | E | VG | G | FP | |

C. ENVIRONMENT

- | | | | | | |
|-------------------|-------|---|----|---|----|
| 11. Scale/Massing | _____ | E | VG | G | FP |
| 12. Setting | _____ | E | VG | G | FP |
| 13. Landmark | _____ | E | VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----------------|-------|---|----|---|----|
| 14. Alterations | _____ | E | VG | G | FP |
|-----------------|-------|---|----|---|----|

CUMULATIVE RATING _____

Reviewer Bill Wolf Date 10 Apr 91

Reviewer _____ Date _____

Reviewer _____ Date _____

Reviewer _____ Date _____

*There was a sign "bus" where bus came out through #147
w a little red light as signal — garage for 3
buses in back where there are now offices*

***This Page
Intentionally
Left Blank***



6

MARCH 1928
LOS GATOS
CALIF.

11

BACHMAN AV

NICHOLSON AV

WILDER AV

SAN CRUZ AV

12

MASSOL AV

TAT AV

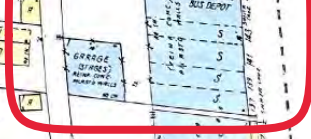
BEAN AV

16

15

Scale of Feet

1928-1956



1

APPLICATION FOR ELECTRIC PERMIT

E 4400

[illegible]

p 4241

APPLICATION FOR PLUMBING PERMIT

BUILDING ADDRESS

127 N. SANTA CRUZE
OWNER LARRY WHITE
DA [REDACTED]
ADDRESS [REDACTED]
CITY [REDACTED] TEL NO. [REDACTED]
CONTRACTOR ~~2-1-1-1~~ HI GRADE PAVING
ADDRESS [REDACTED]
CITY SAN JOSE TEL NO. [REDACTED]
STATE [REDACTED]
LICENSE 201923 TOWN LICENSE [REDACTED]

FREE

2. (b) $\text{C}_2\text{H}_5\text{COCH}_3 + \text{H}_2\text{O} \rightleftharpoons \text{C}_2\text{H}_5\text{C(OH)CH}_3$

12 00

[illegible]

VALIDATION

NR29个5 2917 . . 0015.00 T

APPROVALS		
	DATE	APPROVING OFFICIAL
UNDER FLOOR WORK	4/19/77	RS
ROUGH PLUMBING		
GAS PIPING		
GAS VENTS		
HOT WATER HEATER	1	1
HOUSE SEWER		
PLUMBING FIXTURES		
GAS TEST		
UTILITY CO. NOTIFIED	4/15/77	RS
FINAL		

DISTRIBUTION 1. 2000-2001 2. 2001-2002 3. 2002-2003 4. 2003-2004

BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

P 7022

CONTRIBUTION 1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1.1) as $\epsilon \rightarrow 0$. The second part is devoted to the study of the asymptotic behavior of the solutions of the system (1.1) as $\epsilon \rightarrow 0$.

1. ANALYTICAL

Page 37

APPLICATION FOR ELECTRIC PERMIT

E 8327

MAILING ADDRESS

TOTAL FEES

5730

SIGNATURE OF PERMITTEE

FOR SIGNATURE MUST BE THAT OF THE PERMITTEE

PROPERTY OF GOVERNMENT *42154 46*

FINAL *8/1/78* *568*

APPLICATION FOR PLUMBING PERMIT

P 8011

NO.	ITEM @ \$4.00 EA.	NO.	ITEM @ \$4.00 EA.
	WATER CLOSET		LAUNDRY TUB
	ELECTR.		CLOTHES WASHER
	SHOWER		DISHWASHER
	BATH TUB		FLUSH DRINK
	STOVE		FLOOR SINK
	WASHER		DRINKING FEN

1377 N. SANTA CRUZ
USE OF BUILDING
ICE CREAM PARLOR.
OWNER
MAIL
ADDRESS
CITY LOS ANGELES TEL. NO.
CONTRACTOR EDWARD RUMBIA
APR 20 1964

CITY LOS ANGELES TEL. N. [REDACTED]
 STATE CA COUNTY LOS ANGELES
 LICENSE 511981 TOWN LOS ANGELES

APPROX. TOTAL \$4400

MISCELLANEOUS ITEMS	
WATER SEWER	10.00
WATER PLATER	5.00
WATER SINK	5.00
WATER POTTER	5.00
WATER PUMP	5.00
PRIVATE SEWAGE SYSTEM	10.00
RAINFALL WATER SYSTEM	2.00
TAX SYSTEM	
ADDITIONAL OUTLETS COVERED TO EA	
PERMIT	10.00

GROUP	USE ZONE	PROJECT NO.
INSPECTION RECORD		9-1

VALIDATION

DATE: 06/06/2018 TIME: 09:35

APPROVALS		
	DATE	SIGNATURE
FLOOR FLOOR WORK	4/5/12	RS
PLUMBING		
GAS PIPING		
GAS VENTS		
HOT WATER HEATER		
HOUSE SEWER		
PLUMBING FIXTURES	5/9/12	RS
GAS TEST		
UTILITY CO NOTIFIED		
FINAL	5/11/12	RS

**SIGNATURE
OF PERMITT**

ATURE OF CONTRACTOR MUST BE THAT OF LICENSEE

DISPOSITION 1. A copy of the report of the investigation of the

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

APPLICATION FOR BUILDING PERMIT

B 5317

2

FOR APPLICANT TO FILL IN				137 N Santa Cruz			
BUILDING ADDRESS	137 N Santa Cruz			FIRE ZONE	CONST TYPE	GROUP	PROT. REQUIRED
LOT NO	1005 TRACT			USE ZONE	SPECIAL CONDITIONS	VARIANCE V	USE PERMIT
SIZE OF LOT	NO. OF BLDGS NOW ON LOT						
USE OF EXISTING BLDG							
OWNER	LARRY WATKINS			BUILDING SETBACKS	FRONT	REAR	P SIDE
MAIL ADDRESS	137 N Santa Cruz			BUILDING PERMIT APPROVAL			
CITY	LOS GATOS			DATE			
ARCHITECT OR ENGINEER	J. WATKINS			PLANNING DEPT			
ADDRESS	137 N Santa Cruz			FIRE MARSHAL			
CONTRACTOR	J. WATKINS			PUBLIC WORKS			
ARCHITECT	J. WATKINS			ISSUED BY BUILDING INSPECTOR			
STATE	CALIF			INSPECTION RECORD			
LIC. NO.							
DESCRIPTION OF WORK							
NEW	ADD	ALTER	REPAIR	DEMOLISH			
SIZE	NO. OF	NO. OF	NO. OF	NO. OF			
STORIES	STORIES	STORIES	STORIES	STORIES			
DESCRIPTION OF WORK							
TOTAL							
VALIDATION				VALIDATION			
DATE				DATE			
BY				BY			
P. NO.				P. NO.			
USE AND OCCUPANCY APPROVAL				APPROVALS			
BUILDING INSPECTOR	DATE			FOUNDATION LOCATION	DATE		
FIRE MARSHAL	DATE			FORMS MATERIALS	DATE		
PUBLIC WORKS	DATE			FRAME FIRE STOPS	DATE		
ISSUED BY	DATE			SEALING BOLTS	DATE		
PLANNING	DATE			FINISH LOCATION	DATE		
DI	DATE			CONTENT BOLTS	DATE		
LANDSCAPING PARKING AND GRADING IMPROVEMENTS COMPLETED							
FINAL							

BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

B 5317

137 N. Santa Cruz

FIRE ZONE 3	CAUSE TYPE V.	EXTINGUISHING F-2	REMARKS (See)
USE ZONE C-2	REASON CONSTRUCTION	REASON FIRE	

BUILDING OFFICIAL	PROJECT	LEAD	PHONE	DATE
BUILDING PERMIT APPROVAL				DATE
PLANNING DEPT	<i>W. B. [Signature]</i>			3/21/20
PERMITS DIVISION	<i>[Signature]</i>			3/21/20
INSPECTION DIVISION	<i>[Signature]</i>			3/22/20
BUILDING PERMIT APPROVAL				

INSPECTION RECORD

HWK 2472 2754 • 4 0024.50 T

[illegible]

Page 41

Town of Los Gatos
 Building Inspection Department
 Phone Elgato 4-4520

BUILDING PERMIT

No 4700 B

Location 137 N Santa Cruz
 Lot Block Tract

Street

Setbacks ft.

Front
 Zone C-2 Side () ()
 Rear

Date 5-5, 1964

Is hereby granted in accordance with application to

Build No. Elect Sign Story Family Residence and

Remodel No. Elect Sign
Add to Other Type Structure
Move

Occupancy T

Owner Felice Shoes

Contractor Sensen Sign Co

Valuation \$300 fee \$3.00

RECEIPT for Spec & no Dollars
 as inspection fee is hereby acknowledged.

Town of Los Gatos Building Inspection Department

By W. A. Cowie

TRICAL, PLUMBING AND GAS PERMITS ARE REQUIRED
 IN ADDITION TO THIS PERMIT

INSPECTION RECORD

	DATE	INSPECTOR
FOOTINGS		
FOUNDATION FORMS		
POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED		
BOND BEAM (CONC. BLK.)		
ROUGH PLBG.	PARTIAL	
	COMPLETE	
GAS PRESSURE		
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)		
DO NOT WIRE UNTIL ABOVE HAS BEEN SIGNED		
ROUGH WIRING		
COVER NO WALLS UNTIL ABOVE HAS BEEN SIGNED		
STUCCO WIRE & LATH		
PLUMBING FIXTURES		
GAS APPLIANCES		
ELECTRICAL FIXTURES		
BUILDING COMPLETE		

No Utilities Will Be Cleared Until
 (Building Complete) Has Been Approved

TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: P08 001610

Work Description: T1 FOR LINDSEY FAIRBANK RESTAURANT AND PELLAGE

Building Address:	157 N SANTA FE AVE	Classified:	UNCLASSIFIED
Owner:	WHITE LAWRENCE L & ANN M	Applied:	10/23/1998
Address:	P.O. Box 605	Approved:	12/21/1998
City:	LOS GATOS, CA	Issued:	12/21/1998
Contractor:	SHIC INC	Expires:	12/21/2000
License:	261641		
Address:	660 E 1ST STREET		
City:	SAN JOSE, CA		
Business:			
Architect:			
License:			
Address:			
City:			
Valuation:	12,100.00		
Total Sq. Ft.:	1,115	Available Sq. Ft.:	
Class Code:	4-2	Bldg Count:	001
		Unit Count:	00
***** PERMIT FEES *****			
Permit Issuance:	25.00	Park Tax:	1.00
Building Permit:	660.00	Planner Plan Fee:	1.00
Title 24:	412.00	Minor Planning Fee:	1.00
Seismic Tax:	14.00	Structural Engineer:	1.00
Plan Check:	64.00	Land Dept. Fee:	66.78
Micro Building:	1.00	Computer Fee:	66.40
Construction Tax:	1.00	Electrical Fee:	
Utility Tax:	1.00	Plumbing Fee:	
Gen Plan Upd:	1.00	Mechanical Fee:	

Total Estimated Fees:		1,188.18	
Total Additional Fees:		1.00	
Total Fees Due:		1,189.18	
Total Payments:		466.39	
BALANCE DUE:		1,825.89	

CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that the above information is correct and true to the best of my knowledge and belief, and that I am not aware of any other person or entity who is not a duly authorized representative of this Town to enter into the above information for the purposes of this permit.

SIGNATURE: *[Signature]*

CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that the above information is correct and true to the best of my knowledge and belief, and that I am not aware of any other person or entity who is not a duly authorized representative of this Town to enter into the above information for the purposes of this permit.

SIGNATURE: *[Signature]*

CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that the above information is correct and true to the best of my knowledge and belief, and that I am not aware of any other person or entity who is not a duly authorized representative of this Town to enter into the above information for the purposes of this permit.

SIGNATURE: *[Signature]*

CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that the above information is correct and true to the best of my knowledge and belief, and that I am not aware of any other person or entity who is not a duly authorized representative of this Town to enter into the above information for the purposes of this permit.

SIGNATURE: *[Signature]*

WEST VALLEY SANITATION DISTRICT SANTA CLARA COUNTY

10000 S. Valley View Ave. Cupertino, CA 95014
408-379-2400

SEWER CONNECTION
PERMIT NUMBER

Permit Date: _____ By: _____

LOCATION:

FEES:

Acreage _____
Frontage _____
Service Advance _____
Processing _____
Other _____
Capacity _____

A.P.N. _____

Sewer Location: BK _____ Pg _____

Tract _____ Lot _____

Proj. _____ Assmt. _____

Address: _____

Jurisdiction _____

BUILDING TYPE:

_____ Single Family
_____ Condominium/Town Houses
_____ Multiple Dwelling
_____ Number of Units _____
_____ Commercial
_____ Industrial

Other Information: _____

Change in Status: _____

BUILDING SEWER CONNECTION:

_____ Sewer Location: _____
_____ Sewer Type: _____
_____ Sewer Size: _____
_____ Sewer Material: _____
_____ Sewer Depth: _____
_____ Sewer Slope: _____
_____ Sewer Connection: _____
_____ Sewer Inspection: _____
_____ Sewer Backflow Protection: _____

BACKFLOW PROTECTION:

_____ Sewer Check Reading: _____
_____ Sewer Check Reading: _____
_____ Sewer Check Reading: _____
_____ Sewer Check Reading: _____
_____ Sewer Check Reading: _____
_____ Sewer Check Reading: _____
_____ Sewer Check Reading: _____
_____ Sewer Check Reading: _____
_____ Sewer Check Reading: _____

INSTRUCTIONS:

Street underground sewer line and right-of-way
permits required. Must be installed at the 10' minimum of road.
Do not connect underground sewer to street. Connect to street.
Obtain a building or plumbing permit from the local building department.

Permit Number: P99-000071

Work Description: PLUM FOR T/I

Building Address: 137 N SANTA CRUZ AV

Owner.....: WHITE LAWRENCE L AND JOANN M TRU

Address.....: STEE ET A

City.....: PO BOX 695

Zip.....: 95031

Contractor.....: GHIC INC

License.....: 751631

Address.....: 440 N 1ST ST STE 160

City.....: SAN JOSE CA

Zip.....: 95112

Business Lic...: Also is Applicant

Status...: ISSUED

Applied...: 02/03/1999

Approved: 02/03/1999

Issued...: 02/03/1999

Expires...: 08/02/1999

--Square Footage--

New Residence:

Remodel:

Commercial:

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

Permit Issuance.....:	25.00
Plan Check Fee.....:	37.00
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Plumbing Fee...:	148.00

Total Calculated Fees:	210.00
Total Additional Fees:	.00
Total Fees Due.....:	210.00
Total Payments.....:	.00
BALANCE DUE.....:	210.00

CONTRACTOR'S DECLARATION

I certify that I am properly licensed by the State of California, and that I am the

Signature X _____

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation Insurance. A notation of said certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

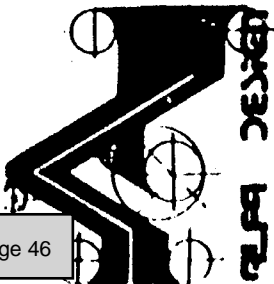
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

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

Signature X _____



(E) WALK

REVISION
RECEIVED

MAR 8 1999

TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES

375-001020

PROPOSED
CONT. WALK
24" D16 C.TYP.

REVISED 2.22.99

File Copy

Update
6:30/2000

3/11/99

1 PROPOSED
CONT. SLAB FOOTING
TO PROJECT MEZANINE
LEVEL

(E) CONT.
WALK

MEZANINE
LEVEL

PRINCEWILL
TJI HANGER

TJI FR. POST

WASHER

GI
FLASHING

LEDGER DETAILS
N.T.S.

(E) CONCRETE WALL

2X12 DFL LEDGER
POINTS TO (E) CONCRETE WALL
W/ 5/8" X 10" A.B. @ 12" O.C. TOP/BOTTOM
5/8" TYP.
5/8" B.D.
14" EPOXY GROUT

24" D16 C.TYP

EXPT. W.D.

1/2" X 10" A.B. @ MAX

(E) CONCRETE
SLAB FLOOR TO
REMAIN

(E) STUD
WALL

(E) SLAB FLOOR

2 CONT. #4 @ TOP/BOTTOM

#4 DOWELS TO (E) SLAB @ 12" O.C. TYP
W/ EPOXY GROUT.

FLOOR PLAN, REVISION 2.22.99.

FOR RAINBOW REST.

AT 137 NORTH SANTA CRUZ / LOS GATOS.

1 NEW ADDITIONAL
FOOTING
N.T.S.

Permit Number: E99-000214

Work Description: ELEC FOR T/I

Building Address: 137 N SANTA CRUZ AV
Owner.....: WHITE LAWRENCE L AND JOANN M TRU
Address.....: STEE ET A
City.....: PO BOX 695
Zip.....: 95031
Contractor.....: W.E. MASON INC.
License.....: 88216
Address.....: P.O. BOX 1860
City.....: LOS GATOS, CA
Zip.....: 95030
Business Lic...: 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 FEES *****

Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Resident.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Electrical Fee:	152.50

Total Calculated Fees:	177.50
Total Additional Fees:	.00
Total Fees Due.....:	177.50
Total Payments.....:	.00
BALANCE DUE.....:	177.50

CONTRACTORS DECLARATION

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

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

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

Signature X _____

NOTICE:

1. Signs are regulated, See Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.



TOWN OF LOS GATOS

CERTIFICATE OF OCCUPANCY TOWN OF LOS GATOS

CIVIC CENTER
110 E. MAIN 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:	B	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
N:\B&E\FORMS\CERTS\GANS60.WPD



Permit Number: M99-000444

Work Description: MECH FOR T/I

Building Address:	137 N SANTA CRUZ AV	Status...:	ISSUED
Owner.....:	WHITE LAWRENCE I, AND JOANN M TRU	Applied..:	10/06/1999
Address.....:	STEE ET A	Approved:	10/06/1999
City.....:	PO BOX 695	Issued...:	10/06/1999
Zip.....:	95031	Expires..:	04/03/2000
Contractor.....:	CHUN TSUI		
License.....:	580342		
Address.....:	3410 PARK BLVD		
City.....:	OAKLAND CA		
Zip.....:	94610		
Business Lic...:	Also is Applicant		
	--Square Footage--		
New Residence:	Remodel:	Commercial:	

***** PERMIT FEES *****	
Permit Issuance.....:	25.00
Plan Check Fee.....:	16.75
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Mechanical Fee:	67.00

Total Calculated Fees:	108.75
Total Additional Fees:	.00
Total Fees Due.....:	108.75
Total Payments.....:	.00
BALANCE DUE.....:	108.75

CONTRACTORS DECLARATION

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

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation Insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

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

Signature X _____

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

TOWN OF LOS GATOS

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

INSPECTION REQUESTS PHONE 354-6877

APPLICATION FOR MECHANICAL PERMIT

M99-

UNIT FEE	NO OF UNITS	AMOUNT	\$	FEE	BUILDING ADDRESS
INSTALLATION, REPAIR OR ALTERATION OF HEATING UNIT, A/C, BOILER, COMPRESSOR, OR AIR HANDLER		20.00 EA			137 NORTH Santa Cruz Ave Los Gatos 95030
DUCT OUTLET OR REGISTER		3.00 EA	6.00		USE OF BUILDING
FIREPLACE		12.00 EA			OWNER Paul Hays, Hwy 1796 [REDACTED] PHONE [REDACTED]
VENTILATING FAN		6.00 EA	12.00		MAIL ADDRESS 1530 Santa Cruz Blvd, San Jose, CA 95070
HOOD RESIDENTIAL		15.00 EA	15.00		CITY ZIP
HOOD COMMERCIAL		25.00 EA	25.00		CONTRACTOR PHONE
FLUE VENT		6.00 EA			CHUN WAI TSUI [REDACTED]
EVAPORATIVE COOLER		12.00 EA	24.00		MAIL ADDRESS
SOLAR COLLECTOR		22.00 SYSTEM			3410 PARK BLVD ZIP
OTHER MECHANICAL APPLIANCE		15.00 EA			OAKLAND CA 94610
GAS		10.00 SYSTEM			STATE LICENSE 580342 TOWN LICENSE 141911
NEW RES CONST SQ FT X 50 C4					EXP. DATE 11-30-1999
		SUBTOTAL			
MECHANICAL PLAN CHECK FEE 25%					
ISSUANCE OF PERMIT		\$25.00			
TOTAL FEES			56	25	

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 not exceed what is permitted by Section 16.20.025 of the Town Code.

NOTICE: When installing a new A/C unit or repairing electrical, an electrical permit must also be required.

Occupancy Clearance

- ☒ BUILDING DEPARTMENT
- ☒ PLANNING DEPARTMENT
- ☒ ENGINEERING DEPARTMENT
- ☒ CENTRAL FIRE PROTECTION DISTRICT
- ☐ PARKS & FORESTRY

10/11/99
Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON

MON
Day

Date

Job Address 137 N Santa Cruz Av. Plan No. 378-001020

Description Final of T.E. For "GREEN PAPAYA RESTAURANT"

Final inspection has been made of the above building 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 _____ Date _____

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

RETURN to:
J. MUNOZ

Occupancy Clearance

- ☒ BUILDING DEPARTMENT
☒ PLANNING DEPARTMENT
☒ ENGINEERING DEPARTMENT
☒ CENTRAL FIRE PROTECTION DISTRICT
☐ PARKS & FORESTRY

Date _____

**RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON**

Day

Date

Job Address

Plan No.

Description

Final inspection has been made of the above building 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.

ASTER JOB CARD

By

Date _____

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

Occupancy Clearance

- ☒ BUILDING DEPARTMENT
- ☒ PLANNING DEPARTMENT
- ☒ ENGINEERING DEPARTMENT
- ☒ CENTRAL FIRE PROTECTION DISTRICT
- ☐ PARKS & FORESTRY

10/11/99
Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON

MON

Day

Date

Job Address 127 N Santa Ana Ave Plan No. BR-001020

Description Final of T.E. for "GREEN PAPAYA RESTAURANT"

Final inspection has been made of the above building 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

SLBail

Date

10/14/99

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

J. MUNOZ

RETURN TO:

Occupancy Clearance

- ☒ BUILDING DEPARTMENT
- ☒ PLANNING DEPARTMENT
- ☒ ENGINEERING DEPARTMENT
- ☒ CENTRAL FIRE PROTECTION DISTRICT
- ☐ PARKS & FORESTRY

Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON

Day

Date

Job Address

127 N. Santa Fe Ave

Plan No.

10-1011-20

Description

Final at 7.0. P.M. "GREEN PAPER RE-INSPECTION"

Final inspection has been made of the above building 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.

Date

10/18/99

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

J. MILLANOZ

**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT**

Permit Number: **B04-0638**

Work Description: **T/O (E) BUILT-UP AND R/R 7000 SF W/BUILT-UP**

Building Address: **137 N SANTA CRUZ AV LG**

Status: **APPLIED**

Applied: **08/04/2004**

Issued: **08/04/2004**

Approved: **08/04/2004**

Expires: **01/31/2005**

CONTRACTOR **STATEWIDE ROOFING INC**
5542 MONTEREY ROAD #201
SAN JOSE CA
95138

08/06/2004 Phone: [REDACTED]

License: **803926**

OWNER **ADAMS JAMES**

07/09/2001 Phone: [REDACTED]

LOS GATOS, CA

95030

Valuation: **\$31,000.00**

Total Sq. Ft.: **7000**

Liveable Sq.Ft.: **0**

Class Code: **437**

Bldg Count: **1**

House Count: **0**

Description	Tot Fee
Building Permit Fees	482.85
Computer Services Fee	18.07
Microfilm Fees - Bldg.	2.20
NPDES Fee	50.00
Road Impact Basin #2	280.00
Seismic Tax 5%	.33
Seismic Tax 95%	6.18

Total Calculated Fees:	\$819.63
Total Additional Fees:	\$0.00
Total Fees Due:	\$819.63
Total Payments:	\$0.00
Balance Due:	\$819.63

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature X: *[Signature]*

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A) I hereby affirm under penalty of perjury I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Signature X: *[Signature]*

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Signature X: _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

CERTIFICATION OF OWNER/BUILDER DECLARATION

I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspections.

Signature X: _____



TOWN OF LOS GATOS

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

Civic Center
110 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

M03 _____

P03 _____

PERMIT APPLICATION FOR PLAN REVIEW/BUILDING PERMIT

B03 _____

E03 _____

SITE ADDRESS 137 Al Santa Cruz Ave Suite _____ Today's Date August 6, 2004

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

DETAILED DESCRIPTION OF WORK TO BE DONE replace existing built-up roof

Remove/Alter/Repair	Exterior	Interior	New Addition/Conversion	Reroof/Pool/Spa
				<u>20 ft</u>
1. Foundation				
2. Walls				
3. Floor Slab				
4. Roof				
5. Other				
6. Total Cost (Include cost of all labor and materials)	<u>\$31,000</u>			
7. Estimated Completion Date				
8. Project Description	<u>multi-tenant retail</u>			

CONTACT NAME Kathy Robertson Phone [redacted]
Address [redacted] City San Jose Zip 95128

Owner Name Carroll Property, Carroll Property Phone Required [redacted]
Address [redacted] City CA Zip 95030

Architect/Engineer/Designer N/A License # _____ Phone _____
Address _____ City _____ Zip _____

Contractor Name Statewide Roofing, Inc.
State License No. 803920 License Type C-39 Expires 3/31/06 Town Business Lic. No. _____

Commercial Tenant _____ Phone _____
Address _____ City _____ Zip _____

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (sec. 3037, C.V.C.).

Lender's Name _____ Lender's Address _____

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

Signature Kathy Robertson Date August 6, 2004

INCORPORATED AUGUST 10, 1387

137 N. Santa Cruz Ave
B98-001020
Office copy

Final

Sub-AP 2.0 RF
ALYND 2.5
DELET 2.5
SAPAD 2.5
INSULATION 1.0
KICK 2.5
A.L. 12.0 1.0
20.0
32.0

$N = 62.12$ $P = 62.12 = 62.12$ $SAP 61.0$
 $OR Local CENTRAL$ $N2$ $62.12 + 62.12 = 124.24$ 2.576
 $1152 2-2410$ $f_2 = 57.6 \times 12 = 691.2$ $21.23 < 1152 \times 1.1 \times 1.5 \times 1.2$
 $= 1.84 \text{ PSI}$ 1.2
 $R = 62.12 + 62.12 = 124.24$ $5.14 = 1.22$
 $f_1 = 15 \times 1122 = 16830$ $2 \times 10,875 = 21,750$ $61 < 95 \times 1.12$
 $\Delta = 5.66 \times 19 \times 1728$ $610 \times 19 \times 1728$
 $24 \times 1700000 \times 2 \times 98.9$ $48 \times 1700000 \times 2 \times 98.9$
 $= 1.588 + 1.24 = 2.828$ $= 1.006$ $= 1.58$ 0.2

137 N SANTA CRUZ
LOS GATOS, CA 95030

RECEIVED
MAY 5 1998
TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES

County of Santa Clara
Environmental Resources Agency
Department of Environmental Health
Central Office - 2220 Mission Avenue, First Floor, San Jose, CA 95131
P.O. Box 299720
San Jose, CA 95129-0720
(408) 299-6080 FAX (408) 299-6251

October 15, 1998
Alpha Design
Attention: Anthony Pham
2617 International Bl
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) 299-6080 between 8:00 a.m. and 9:30 a.m. Monday through Friday.

Ronald E Sharp
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

Board of Supervisors: Donald E. Fager, Blaine A. Abanado, Eric McHugh, James J. Dwyer, R. N. Joseph, Shannon County Executive: Duane W. Winkler



FIRE DEPARTMENT
SANTA CLARA COUNTY
14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-3010 (phone) • (408) 378-9342 (fax)

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

PLAN REVIEW COMMENTS

CODE/REG	SHEET	NO.	REQUIREMENT
			Review of plans for the proposed tenant improvement to an existing restaurant.
UFC 1002 1006.2.7		1	The revisions result in a revised dining load of 48; The facility occupancy classification remains as a group "B" use.
NFPA Std 96		2	Provide a 40B rated fire extinguisher in the kitchen area, and one 2A:10BC rated fire extinguisher accessible to the occupants.
UFC 1006		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 above conditions

DISTRICT	PLANS	SPECS NEW	THICK AS	OCCUPANCY	CONST. TYPE	PERMITTEE	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	B	V-N	Alpha Design & Construction	10/8/98	1 of 1
SEC/FLOOR		AREA	LOAD	DESCRIPTION		Commercial Construction	By Barnes, George	
		1,400 sf	52					
NAME OF PROJECT		RESTAURANT		137	Santa Cruz Av, N			

For a complete list of Permitted Districts, please refer to the County Code, Chapter 1, Article 1, Section 1-10, and the County Code, Chapter 1, Article 1, Section 1-11, and the County Code, Chapter 1, Article 1, Section 1-12.

Hong Ngo/Paul Huynh
Double Rainbow
137 N. Santa Cruz Avenue
Los Gatos, CA 95030

November 1, 1998

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

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

Permit Number: B98-001020

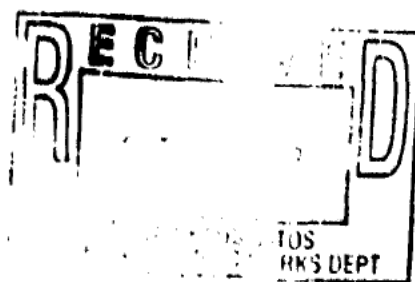
Dear Building and Engineering Department:

We are Hong Ngo and Paul Huynh, co-owners of Double Rainbow Restaurant at 137 N. Santa Cruz Avenue in Los Gatos, certify that Double Rainbow maintains four employees or less on site at any time.

Respectfully Submitted,

Hong Ngo/Paul Huynh

Hong Ngo/Paul Huynh





TOWN OF LOS GATOS
BUILDING AND ENGINEERING DEPARTMENT

City Center
110 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

RECEIVED
NOV 18 1998

October 22, 1998

Anthony Pham

Oakland, CA 94601

LOCATION OF JOB: 137 NORTH SANTA CRUZ AVENUE, Tenant Improvement

PERMIT NUMBER: 888-001020

Dear Mr. Pham

PLAN CHECK COMMENTS

RESPONSE

1. Clearly label the project address on sheets 7 through 12. **Sheet 7 - 12**
2. Note the occupant load on the cover sheet of the plans, as required per UBC Chapter 10. **Sheet 1.**
3. Label on the floor plan the size of the new door at the restroom and the double door at the kitchen. The doors shall be minimum 3068 doors, as required per UBC Section 1004.6. **Sheet 2. (Double doors to kitchen. Not required door. Min 1.4 x 7.4) Attached.**
4. Label on the plans the sizes of the proposed store-front windows. **Sheet 2.**
5. Provide a letter from the tenant indicating the total number of employees for the tenant space, as required per UBC Section 2902.3. If the tenant has more than 4 employees, revise the plans to show separate sanitary facilities (both of which will be required to be accessible), per CBC Section 1115B.2. **Sheet 2.**
6. Revise the opening between the waitress station and the kitchen area to be minimum 36" wide and the opening between the waitress station and dining area at the counter to be minimum 36" wide, as required per CBC Section 1105B.3.2. **Sheet 2.**
7. Revise the kitchen floor plan to provide minimum 36" clear access throughout, as required per CBC Section 1104B.5.8. **Sheet 2.**
8. Revise the plans to show location of accessible seating (minimum 5% of total seating provided must be accessible) in the dining area, as required per CBC Section 1104B.5.4. Show the following clearances on the plans:
 - a. Minimum 30"x48" clear floor space.
 - b. Accessible seating overlaps and accessible route (minimum 36" wide access aisles).
 - c. Knee space is at least 27" high, 30" wide and 19" deep.**Sheet 2.**
9. Revise the floor plan and the mezzanine plan to show handrails on both sides of the stairway, as required per CBC Section 1006.9.1a. **Sheet 2 - 4**
10. Revise the plans to show handrail extensions at the top and the bottom of the stairway, as required per CBC Section 1006.9.2.2a. **Sheet 3.**
11. Revise the stair sections detail on sheet 3 to show 1-1/2" clearance between the handrail and the wall, as required per CBC Section 1006.9.2.5a. **Sheet 3.**
12. Revise the plans to show how to provide striping for the visually impaired at the stairway, as required per CBC Section 1006.16.1. **Sheet 5.**
13. Revise the door hardware detail on sheet 5 and the storefront detail on sheet 12 to show 60" from the ground surface to the centerline of the accessibility sign (not 48"), as required per CBC Section 1127B.3. **Sheet 5.**
14. Note on the door threshold detail that the change in level between 1/4" and 1/2" is beveled at a gradient of 1:2, as required per CBC Section 1004.9.1a. **Sheet 5 / Sheet 12.**
15. Note on the plans that effort to operate exterior doors shall not exceed 8 1/2 pounds. Interior doors shall not exceed 5 pounds, as required per CBC Section 1004.5.1. **Sheet 5 / Sheet 12.**

INCORPORATED AUGUST 10, 1887



CERTIFICATE OF COMPLIANCE (Part 1 of 2) ENV-1

PROJECT NAME: 137 N. SANTA CRUZ
PROJECT ADDRESS: 137 N. SANTA CRUZ
PROJECT CITY: LOS GATOS
PROJECT COUNTY: SANTA CRUZ
PROJECT ZIP: 95031
PROJECT PHONE: (408) 354-7593
PROJECT FAX: (408) 354-7593
PROJECT E-MAIL: anthony.pham@earthlink.net
PROJECT WEBSITE: www.earthlink.net

GENERAL INFORMATION
DATE OF PLANS: 10/22/98
BUILDING TYPE: ☒ NONRESIDENTIAL ☐ HIGH RISE RESIDENTIAL ☐ HOTEL-MOTEL GUEST ROOM
PHASE OF CONSTRUCTION: ☐ NEW CONSTRUCTION ☒ ADDITION ☒ ALTERATION ☐ UNCONDITIONED (for addition)
METHOD OF ENVELOPE COMPLIANCE: ☒ COMPONENT ☐ OVERALL ENVELOPE ☐ PERFORMANCE

This Certificate of Compliance lists the building features and performance specifications need to comply with Title 24, Part 1 and 6 of the California Code of Regulations. This certificate applies only to building envelope requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DOCUMENTATION AUTHOR: STREET MAC
DATE: 10/22/98

The Principal Envelope Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and submittals, with the specifications, and with any other conditions submitted with this permit application. The design has been designed to meet the envelope requirements contained in sections 110.116 through 118, and 119 of Title 24, Part 6.

Please check one:

- ☐ I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation, and that I am a civil engineer or architect.
- ☒ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation, and that I am a contractor preparing documents for work that I have contracted to perform.
- ☐ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by section of the Code to sign this document as the person responsible for its preparation, and for the following reasons:

PROJECT ENVELOPE DESIGNER NAME: STREET MAC
DATE: 10/22/98

Indicate location on plans of Note Block for Mandatory Measures: LAST PAGE OF REPORT ENV-111

For Detailed Instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual issued by the California Energy Commission.
ENV-1: Required on plans for all submittals. Part 2 may be incorporated in schedules on plans.
ENV-2: Used for all submittals; choose appropriate version depending on method of envelope compliance.
ENV-3: Optional. Use if default U-values are not used. Choose appropriate version for assembly U-value to be calculated.

Nonresidential Compliance Form

January 1996

Page 2
LOCATION: 137 NORTH SANTA CRUZ AVENUE
October 22, 1998

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. **Sheet 5 / Sheet 12. W/IES**
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. **Sheet 2 /**
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. **Sheet 12.**
19. 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 1122B.4. **Sheet 2.**
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. **Sheet 2.**
21. Provide complete, site 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. **Sheet 2A.**
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. **Attached.**
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 Aklure at 354-6879
 - b) West Valley Sanitation District: 378-2407
 - c) County Health Department: 299-6060

Very truly yours,

Susan Kautzer
SUSAN KAUTZER, P.E.
Plan Check Engineer

SK:sp

CERTIFICATE OF COMPLIANCE (Part 2 of 2) ENV-1

PROJECT NAME: 137 N. SANTA CRUZ
DATE: 10/22/98

ASSEMBLY NAME (eg. Wall-1, Floor-1)	INSULATION R-VALUE (eg. R-19, R-32, etc.)	CONSTRUCTION TYPE (eg. Block, Wood, Steel)	LOCATION/COMMENTS (eg. Suspended Ceiling, Demolish, etc.)	NOTE TO FIELD (Building Dept. Use)
STREET WALL	11	WEEP	EXIST. - 1 ADDITION	
FRONT WALL	11	WEEP CHU	EXIST.	
REAR WALL	11	WEEP	EXIST.	

WINDOW NAME (eg. Window-1)	NO. OF PANS	U-VALUE (eg. U-1, U-2, etc.)	FRAME TYPE (Metal, Wood, etc.)	EXTERIOR SHADE	OVERHANG CREDIT	GLAZING TYPE (eg. Clear, Low-E, etc.)	NOTE TO FIELD (Building Dept. Use)
STREET FRONT	1	1.25	METAL	-	Y	SINGLE CLEAR	
REAR REAR	1	1.25	METAL	-	N	SINGLE TINTED	

SKYLIGHT NAME (eg. Sky-1)	NO. OF PANS	U-VALUE (eg. U-1, U-2, etc.)	FRAME TYPE (Metal, Wood, etc.)	SKYLIGHT MATERIAL (Glass, Plastic, etc.)	GLAZING TYPE (Clear, Low-E, etc.)	NOTE TO FIELD (Building Dept. Use)
NONE						

NOTES TO FIELD - For Building Department Use Only

Nonresidential Compliance Form

January 1996

ENVELOPE COMPONENT METHOD ENV-2

PROJECT NAME: 157 N. SANTA CRUZ DATE: 11-2-98

WINDOW AREA CALCULATION

GROSS WALL AREA (GWA) = 716' DISPLAY PERIMETER (DP) = 24' DP x 4 = 144'

Greater of: 716' or 144' = 716'

If the PROPOSED WINDOW AREA is greater than the MAXIMUM ALLOWABLE WINDOW AREA, go to another method.

MAXIMUM ALLOWABLE WINDOW AREA = 716'

PROPOSED WINDOW = 142'

SKYLIGHT AREA CALCULATION

ATRIUM HEIGHT = 10 FT

If ≤ 8 FT: $8.10 \times \text{GROSS ROOF AREA} = \text{ALLOWED SKY AREA}$

If > 8 FT: $8.05 \times \text{GROSS ROOF AREA} = \text{ALLOWED SKY AREA}$

If the ACTUAL SKYLIGHT AREA is greater than the ALLOWED SKYLIGHT AREA, go to another method.

ACTUAL SKY AREA =

OPAQUE SURFACES

ASSEMBLY NAME (eg. Wall, Floor, Ceiling)	TYPE	HEAT CAPACITY	INSULATION R-VALUE	PROPOSED	MIN. ALLOWED	MAX. ALLOWED
STEEP WALL	WALL	2.7.0	11	11		
FLAT WALL	WALL	2.7.0	11	11		
FLOOR	FLOOR	N/A	19	19		

* For each assembly type, meet the minimum insulation R-value or the maximum assembly U-value.

WINDOWS

WINDOW NAME (eg. Window-1, Window-2)	ORIENTATION	U-VALUE	PROPOSED	ALLOWED
EXIST		1.23	1.23	1
EXIST		1.23	1.23	1
EXIST		1.23	1.23	1

SKYLIGHTS

SKYLIGHT NAME (eg. Sky-1, Sky-2)	TRANSLUCENT	GLAZING	SHADING COEFFICIENT
EXIST			
EXIST			
EXIST			

* EXIST KEAR WINDOWS MUST BE TINTED TO 71% SC IF IT IS NOT ALREADY TINTED.

Nonresidential Compliance Form January 1996

PROPOSED MASONRY WALL ASSEMBLY ENV-3

PROJECT NAME: 157 N. SANTA CRUZ DATE: 11-2-98

COMPONENT DESCRIPTION

ASSEMBLY NAME: FURRED CMU WALL

DESCRIPTION OF ASSEMBLY:

SKETCH OF ASSEMBLY:

WALL R-VALUE and HEAT CAPACITY

WALL UNIT THICKNESS: 6" NOMINAL INCHES

MATERIAL TYPE: MUA (JLW CMU/MW CMU, NW CMU, CLAY UNIT, CLAY BRICK, CONCRETE)

CORE TREATMENT: SLPD (SOLID, GROUDED, EMPTY, INSULATED, NA)

WALL R-VALUE: 1.4 (FROM TABLE B-5 or B-6)

WALL HEAT CAPACITY: 11.4 (FROM TABLE B-5 or B-6)

FURRING/INSULATION LAYER (INSIDE and/or OUTSIDE IF ANY)

FURRING FRAMING MATERIAL: WFD (WOOD METAL, NONE)

FURRING FRAMING SIZE: 2x4 NOMINAL INCHES

FURRING SPACE INSULATION: 1/2 TYPE

EXTERIOR INSULATING AREA: 0 TYPE

FURRING ASSEMBLY EFFECTIVE R-VALUE: 1.4 (FROM TABLE B-7)

EXTERIOR INSULATING LAYER R-VALUE: 0 (FROM MANUFACTURER)

INSULATION LAYER R-VALUE: 0 (FROM MANUFACTURER)

WALL ASSEMBLY R-VALUE and U-VALUE

INSULATION LAYER R-VALUE: 1.4

WALL R-VALUE: 1.4

WALL ASSEMBLY R-VALUE: 1.4

WALL ASSEMBLY U-VALUE: 0.68 (FROM TABLE B-7)

Nonresidential Compliance Form January 1996

ENVELOPE MANDATORY MEASURES ENV-MM

PROJECT NAME: 157 N. SANTA CRUZ DATE: 11-2-98

DESCRIPTION	Designer	Enforcement
§ 116(b) 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.	✓	
§ 116(c) All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2002 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 unitrated glass doors and fire doors).	✓	
§ 116(d) Manufactured Doors and Windows installed shall have air infiltration rates not exceeding those shown in Table number 1-E of the Standards. Manufactured fenestration products must be labeled for U-value according to NFRC procedures.	✓	
§ 116(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.	✓	

Nonresidential Compliance Form January 1996

CERTIFICATE OF COMPLIANCE (Part 1 of 2) LTG-1

PROJECT NAME: RESTAURANT I DATE: 11-2-98

PROJECT ADDRESS: 157 N. SANTA CRUZ

PRINCIPAL DESIGNER: ALPHAB DESIGN

DOCUMENTATION AUTHORITY: ROBERT MAC

GENERAL INFORMATION

DATE OF PLANS: 12/10/98 (CHECKED/REVIEWED AREA)

CLIMATE ZONE: 4

BUILDING TYPE: NONRESIDENTIAL

PHASE OF CONSTRUCTION: NEW CONSTRUCTION

METHOD OF ENVELOPE COMPLIANCE: COMPLETE BLDG

STATEMENT OF COMPLIANCE

This Certificate of Compliance lists the building features and performance specifications need to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building lighting requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DOCUMENTATION AUTHORITY: ROBERT MAC DATE: 11-2-98

The Principal Lighting Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other conditions submitted with this permit application. The proposed building has been designed to meet the envelope requirements contained in the applicable parts of Sections 110, 119, 130 through 132, 146, and 149 of Title 24, Part 6.

Please check one:

☐ I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a Civil Engineer, Electrical Engineer or Architect.

☒ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section 5537.2 of the Business and Professions Code to sign this document as the person responsible for its preparation, and that I am a licensed contractor preparing documents for work that I have contracted to perform.

☐ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section of the Code to sign this document as the person responsible for its preparation, and for the following reason(s):

PRINCIPAL LIGHTING DESIGNER NAME: ROBERT MAC SIGNATURE: DATE: 11-2-98

LIGHTING MANDATORY MEASURES

Indicate location on plans of Note Block for Mandatory Measures: LAST PAGE OF ROBERT LTG-MM

INSTRUCTIONS TO APPLICANT

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual issued by the California Energy Commission.

LTG-1: Required on plans for all submittals. Part 2 may be incorporated in schedules on plans.

LTG-2: Required for all submittals.

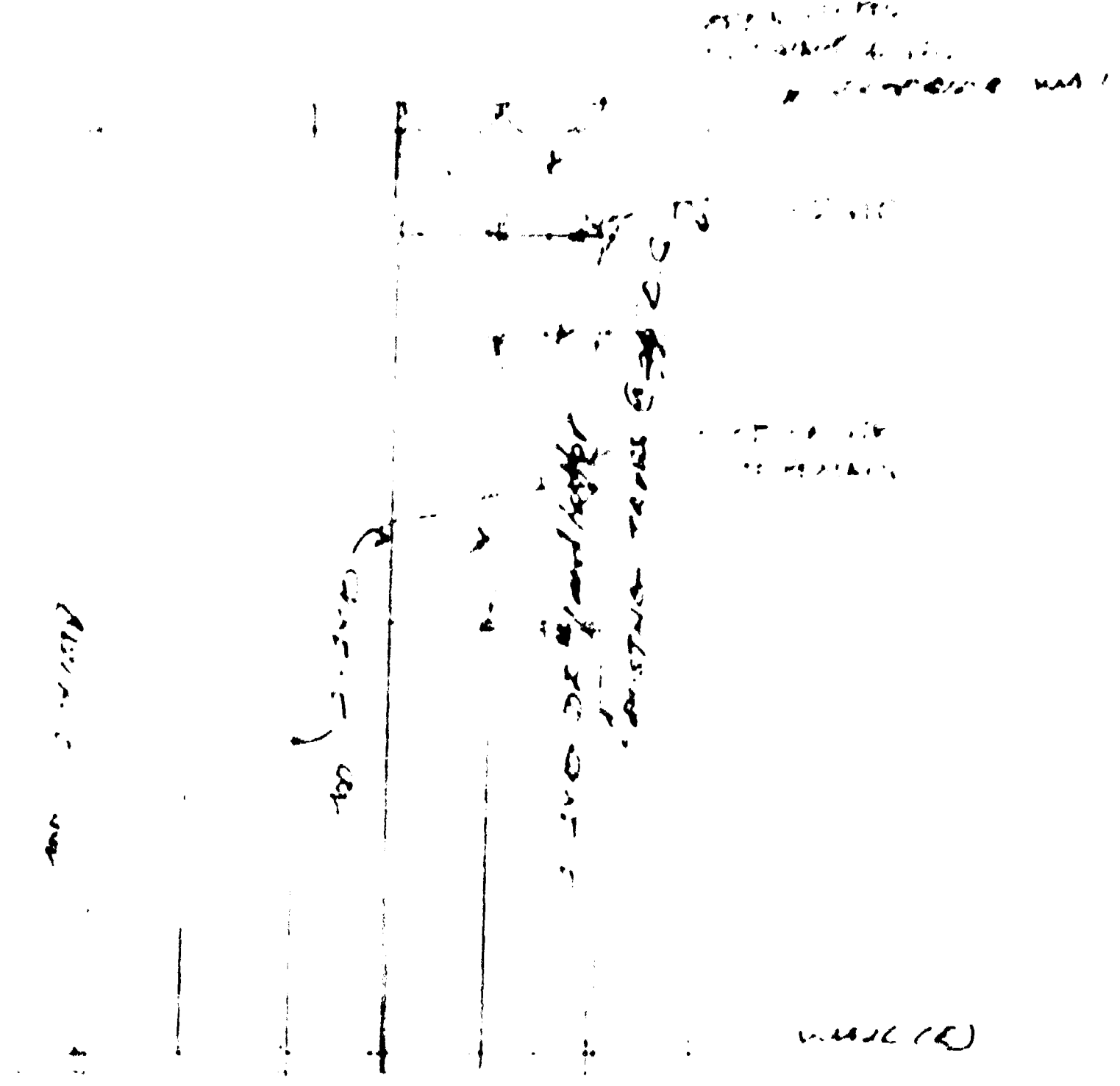
LTG-3: Optional. Use only if lighting control credits are taken.

LTG-4: Optional. Use only if Tailored Method is used. Parts 2 and 3 used only if applicable.

Nonresidential Compliance Form January 1996

January 1996January 1996

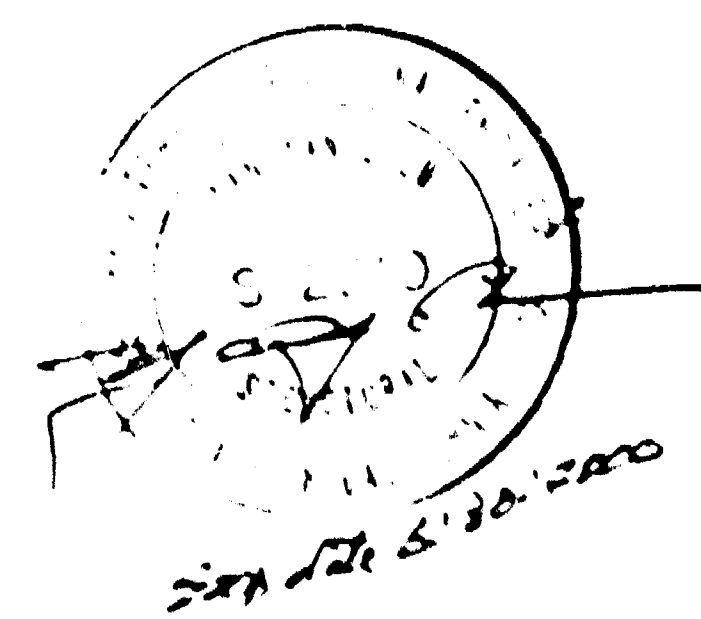
the Number

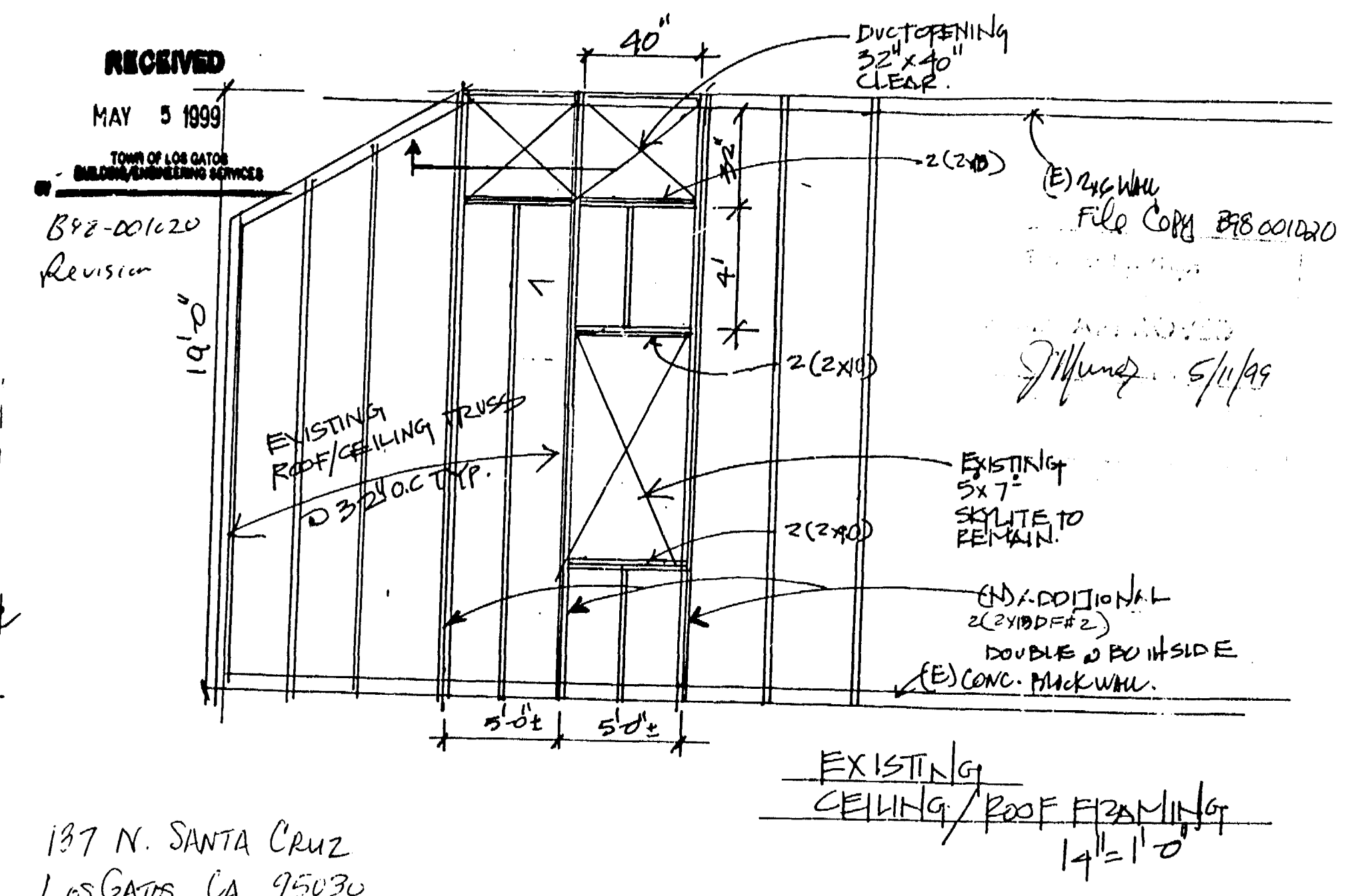


Handwritten notes:
 100' x 100'
 100' x 100'

RECEIVED
 MAY 5 1999
 TOWN OF LOS GATOS
 BUILDING/ENGINEERING DEPARTMENT

PLAN APPROVED





137 N. SANTA CRUZ
LOS GATOS, CA 95030

- 1) Contractor shall examine site, field verify all dimensions and floor conditions. Contractor is to become familiar with conditions affecting the construction prior to submitting a bid, and for commencement of construction. Failure to do so shall not be considered a just cause for future claims.
- 2) Contractor to provide general cost breakdown for all construction categories (i.e., demolition, carpentry, millwork, electrical, etc.) and unit breakdowns for all items (i.e. electrical; duplex outlets; phone outlets; conduit runs; quad outlets, 2 x 4 fluorescents, 4 x 4 fluorescents; 75w downlights, etc.) Provided units costs and quantity for all items in all categories, to owner.
- 3) Contractor shall provide unit cost to owner for each for cost of material and installation cost prior to commencement of work.
- 4) Contractor shall provide all necessary permits, and fees.
- 5) Contractor shall provide all necessary temporary protection to ensure the safety of the general public during the construction phase.
- 6) Contractor shall meet all local governing code requirements for performance of all construction work.
- 7) Contractor to guarantee labor and material for one (1) year.
- 8) In case of conflict in drawings, the contractor shall not proceed with that part of the work until the discrepancy has been clarified by the designer.
- 9) In case of conflict, larger scale drawings shall take precedence over smaller scale drawings.
- 10) Contractor shall notify designer of any conditions he finds where in his judgment it would be desirable to modify the requirements to produce the best results.
- 11) Unless noted otherwise, all stud walls shall receive two (2) coats of finish paint. Color per finish schedule. Prep all wall surfaces as necessary with proper prime coat required for final wall finish material.
- 12) Provide internally illuminated exit lighting as required by code.
- 13) Contractor to provide adequate blocking, bracing, backing, and/or additional studs to support fixtures, shelves, etc. in party wall.
- 14) All built-in plumbing fixtures to be supplied and installed by plumbing contractor. Plumbing contractor to supply all necessary information for cut outs to be performed by cabinet contractor.
- 15) All non-built-in plumbing fixtures to be supplied and installed by plumbing contractor.
- 16) Smoke Detector Alarms shall be installed within all areas as required by local and national codes, as well as all other governing agencies.
- 17) Contractor is responsible for the calculations and implementation of all electrical circuitry as required to comply with all local and national codes and regulations.
- 18) Emergency lights as required by code.
- 19) General contractor shall coordinate with subcontractors verification of final dimensions for finish work in accordance with construction documents.

PROJECT DATA	
PROJECT NAME	DOUBLE RAINBOW REST. 137 H. SANTA CRUZ AVE LOS GATOS. CA 95030
OWNER	HANG NGO 137 H. SANTA CRUZ AVE LOS GATOS. CA 95030

- PARCEL #
- CONSTRUCTION TYPE
- # STORY
- SPRINKLER
- OCCUPANCY GROUP
- (E) USED
- PROPOSED USE
- OCCUPANT LOAD
- PHONE # 510-170-6100.



RECEIVED

NOV 18 1998

TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICE

610 - CC1020

SHEET INDEX		
1	PROJECT DATA	
2	KITCHEN FLOOR PLAN	2A TITLE 24 COMPLIANCE
3	MEZZANINE FLOOR PLAN, FRAMING PLAN	
4	MEZ. FLOOR FRAMING DETAILS	
5	DETAILS	
6	ROOM/EQUIPT SCHEDULE	
7	ELECTRICAL PLAN	
8	PLUMBING PLAN	
9	EQUIPT. & ROOF	
10	KITCHEN ELEVATIONS	
11	BLOWER/MAKEUP AIR UNIT	
12	HAND RESTRM DETAILS	

derive

IF ANY MODIFICATION TO WHAT IS
PROPOSED OR TO WHAT IS SHOWN
EXISTING, MAY REQUIRE A SEPARATE
-PROVAL

* SEE NOTES

SCOPE OF WORK

- SUBJECT OF WORK
- IN PRIOR TENANT IMPROVEMENT (X) (E) FOOD SERVICE REST.
 - REMODELING EXISTING FOOD SERVICE FACILITY
 - REPLACE MEZZANINE FLOOR
 - UPGRADE (E) FACILITIES TO COMPLY W/ HEALTH REQ.
 - NO STRUCTURAL CHANGE - NO LIGHTING CHANGE W/ DINING RM & MEZZANINE LEVEL
 - APPLICABLE CODES
- UPC, UMC, UPC 1994
NEC 1993
- ENERGY STANDARD 1995
- ACCESSIBILITY STANDARD
- CITY OF LOS GATOS REGULATIONS
- CODES.
- REGISTERED PROFESSIONAL ENGINEER
YAN YAN CHEN
S 2210

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

DATE 12/2/92

2/9 ENERGY STANDARD 1995
ACCESSIBILITY STANDARD
CITY OF LOS GATOS REGULATIONS
CODES.



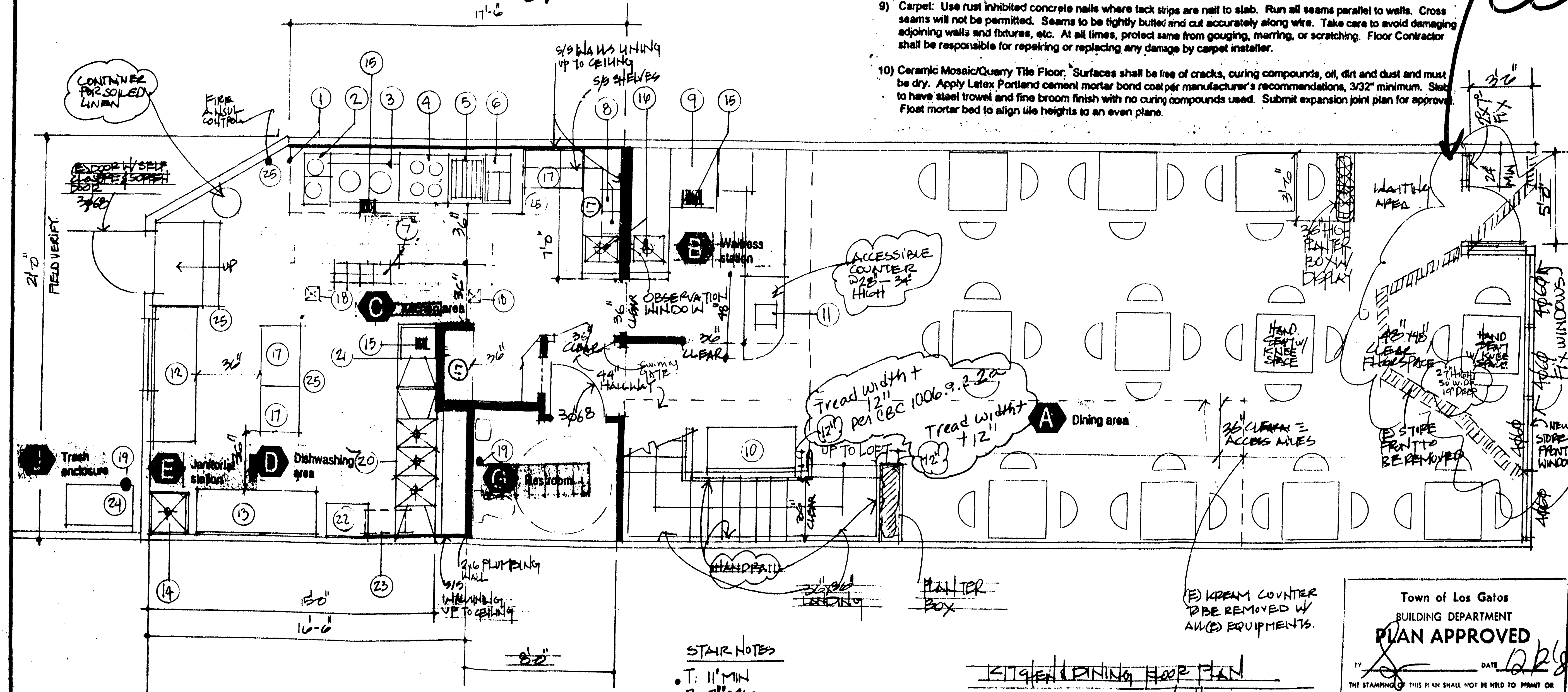
PROJECT DATA
 PROPOSED TENANT
 IMPROVEMENT 2
 137 N. SANTA CRUZ
 LOS ANGELES - CA
 OWNER/MRS. HANLEY NACO
 Date 9.20.98
 Scale
 Sheet 1 of 1
 Job 9809

- 1) Any wood surfaces to be painted or stained shall be clean, smooth, dry and fully sanded. Knots and pitch pockets shall be sealed w/ shellac. Fill joints, cracks, nail holes, etc., with specified putty after priming, then smooth sand.
- 2) Remove any finish hardware prior to painting and reinstall after paint is dry.
- 3) Each coat of paint shall be applied evenly, free of brush marks, sags or runs. Care shall be exercised to avoid lapping of paint on adjacent surfaces. Paint shall be apply cut to line.
- 4) Finish work shall be adequately covered with uniform color and finish, the number of coats herein specified being a minimum. Painter shall provide any additional coats appropriate to produce a first class job satisfactory to Designer. Any firehose cabinets, air registers, grills, light fixture trim, primed hardware or surfaces whose finish has not been indicated shall be painted to match adjacent surfaces.
- 5) All wallboard surfaces to be painted shall be clean, spackle any nail holes before priming. Surfaces to receive wall covering shall be sanded smooth and receive one coat of flat oil base primer or prepared as recommended by wall-covering installer.
- 6) Wall tile shall be applied to clean gypsum board surface, joints to be treated with tape and compound bedding coat only (no finish coat). Nail heads, one coat only. Corners, jams, etc., must be plumb. Water resistant gypsum backing board shall be minimum 1/2" thick. Apply Latex Portland cement mortar bond coat per manufacturer's recommendations. Allow 24 hours after tile has set before grouting.
- 8) Floor contractor shall inspect all surfaces to receive finish floor material to insure proper installation. Any defects in surface shall be corrected by General Contractor.
- 9) Carpet: Use rust inhibited concrete nails where tack strips are nail to slab. Run all seams parallel to walls. Cross seams will not be permitted. Seams to be tightly butted and cut accurately along wire. Take care to avoid damaging adjoining walls and fixtures, etc. At all times, protect same from gouging, marring, or scratching. Floor Contractor shall be responsible for repairing or replacing any damage by carpet installer.
- 10) Ceramic Mosaic/Quarry Tile Floor: Surfaces shall be free of cracks, curing compounds, oil, dirt and dust and must be dry. Apply Latex Portland cement mortar bond coat per manufacturer's recommendations, 3/32" minimum. Slab to have steel trowel and fine broom finish with no curing compounds used. Submit expansion joint plan for approval. Floor mortar bed to align tile heights to an even plane.

...ANS HAVE BEEN APPROVED.
...ANY MODIFICATION TO WHAT HAS
...PROPOSED OR TO WHAT IS SHOWN.
...TING, MAY REQUIRE A SEPARATE
...APPROVAL. *ma 12/3/1*

NOTE: DOES NOT INCLUDE
MODIFICATIONS TO
EXTERIOR.

REQUIRE
TIS



- T: 11' MIN
- R: $7\frac{1}{2}$ MAX
- HANDRAIL $1\frac{1}{2}$ " ϕ MAX
 ≥ 34 " MAX
- PROVIDE $5\frac{1}{2}$ " TYP'X UNDER
 STAIR & HANDS STAIR.

NOTES

- ALL EXISTING CASE & WALL CASES SHALL BE REMOVED
- SAVE CASE CAB. (FRONT PANEL) FOR NEW COUNTER AT WAITRESS STATION.
- (B) RESTROOM PICTURES / LAB / SINK SHALL BE REMOVED.
 - (B) WALL TO REMOVE EXISTING WALL PREMAIN
- NEW 2x4 STUD WALL
- (C) FRONT DOOR & WINDOWS TO BE REMOVED.

BY [Signature] DATE 12/2/8
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PRESENT OR
TO BE AN APPROVAL OF THE VALIDATION OF ANY TOWN OR
STATE LAW.

[illegible]

2617 EAST 14TH STREET • OAKLAND • CA 94601
510-536-3599

KITCHEN FLOOR PLAN

PROPOSED TENANT
IMPROVEMENT @
137 N. SANTIAGO
LOS ANGELES

Date 9.20.98

Goal

Dr. ...

Job 1809

Shoe

•

01

CERTIFICATE OF COMPLIANCE

PROJECT NAME: 137 N. SANTA CRUZ
 DATE: 11-2-98
 BUILDING TYPE: NONRESIDENTIAL
 PHASE OF CONSTRUCTION: NEW CONSTRUCTION
 METHOD OF ENVELOPE COMPLIANCE: COMPLETE BLDG.

This Certificate of Compliance lists the building features and performance specifications need to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building lighting requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DOCUMENTATION AUTHORITY: ROBERT MAO
 SIGNATURE: [Signature]
 DATE: 11-2-98

The Principal Lighting Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other requirements contained in the applicable parts of Sections 110, 119, 130 through 132, 146, and 149 of Title 24, Part 6.

Please check one:

☐ I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a Civil Engineer, Electrical Engineer or Architect.

☒ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section 5537.2 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a licensed contractor preparing documents for work that I have contracted to perform.

☐ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section _____ of the _____ Code to sign this document as the person responsible for its preparation; and for the following reason(s): _____

PRINCIPAL LIGHTING DESIGNER NAME: [Signature]
 SIGNATURE: [Signature]
 LIC. # 877740
 DATE 11-3-98

INDICATE LOCATION ON PLANS OF NOTE BLOCK FOR MANDATORY MEASURES: LAST PAGE OF REPORT LTG-MM

INSTRUCTIONS TO APPLICANT

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.

ENV-1: Required on plans for all submittals. Part 2 may be incorporated in schedules on plans.

ENV-2: Required for all submittals.

ENV-3: Optional. Use only if lighting control exists are taken.

ENV-4: Optional. Use only if Tailored Method is used. Parts 2 and 3 used only if applicable.

DESCRIPTION	Designer	Enforcement
§131(d) 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.		
§131(d)2 Override 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 this 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 fluorescents are specified with 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 per square foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within 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 90% of the lamps in each daylight 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.		
§121(f) Control of Interior Lights: Exterior mounted reference sensor 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.		
§121(g) Display Lighting: Display lighting shall be separately controlled on circuits that are 200 watts or less.		

CERTIFICATE OF COMPLIANCE

PROJECT NAME: 137 N. SANTA CRUZ
 DATE: 11-2-98
 BUILDING TYPE: NONRESIDENTIAL
 PHASE OF CONSTRUCTION: NEW CONSTRUCTION
 METHOD OF ENVELOPE COMPLIANCE: COMPONENT

This Certificate of Compliance lists the building features and performance specifications need to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building envelope requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DOCUMENTATION AUTHORITY: ROBERT MAO
 SIGNATURE: [Signature]
 DATE: 11-2-98

The Principal Envelope Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other requirements contained in sections 110, 116 through 118, and 140, 142, 143, or 149 of Title 24, Part 6.

Please check one:

☐ I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a Civil Engineer or Architect.

☒ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section 5537.2 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a licensed contractor preparing documents for work that I have contracted to perform.

☐ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section _____ of the _____ Code to sign this document as the person responsible for its preparation; and for the following reason(s): _____

PRINCIPAL ENVELOPE DESIGNER NAME: [Signature]
 SIGNATURE: [Signature]
 DATE 11-3-98
 LIC. # 877740

INDICATE LOCATION ON PLANS OF NOTE BLOCK FOR MANDATORY MEASURES: LAST PAGE OF REPORT ENV-MM

INSTRUCTIONS TO APPLICANT

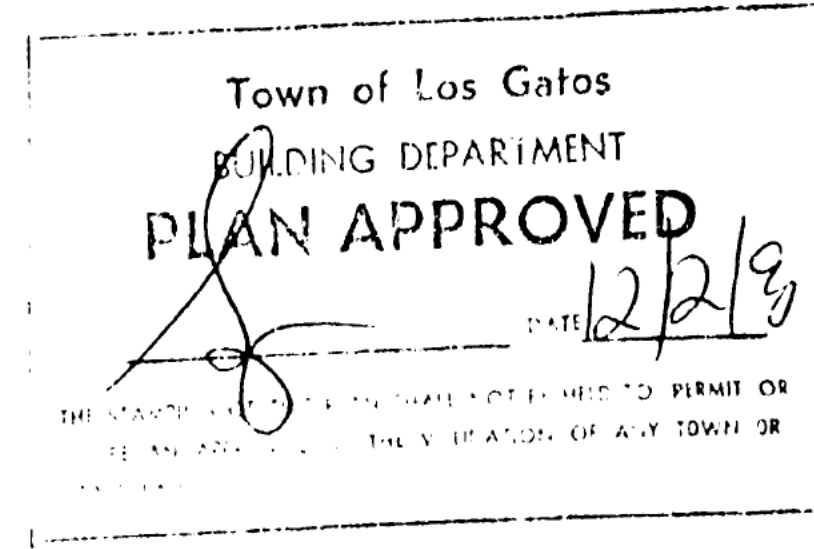
For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.

ENV-1: Required on plans for all submittals. Part 2 may be incorporated in schedules on plans.

ENV-2: Used for all submittals; choose appropriate version depending on method of envelope compliance.

ENV-3: Optional. Use if default U-values are not used. Choose appropriate version for assembly U-value to be calculated.

DESCRIPTION	Designer	Enforcement
§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.	✓	
§118(c) All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2002 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).		
§116(a) Manufactured Doors and Windows installed shall have air infiltration rates not exceeding those shown in Table number 1-E, of the Standards. Manufactured fenestration products must be labeled for U-value according to NFRC procedures.	✓	
§116(e) Demolishing Walls in Nonresidential Buildings: The opaque portions of framed demolishing walls in nonresidential buildings shall have insulation with an installed R-value of no less than R-11 between framing members.	✓	



REVISIONS

NO.	DESCRIPTION	DATE

2617 EAST 14TH STREET • OAKLAND • CA 94601
 510-536-3599

TITLE 24 COMPLIANCE

PROPOSED TENANT IMPROVEMENT 2
 137 N. SANTA CRUZ
 LOS GATOS, CA
 PROJECT NO. 9809

DATE: 11-3-98

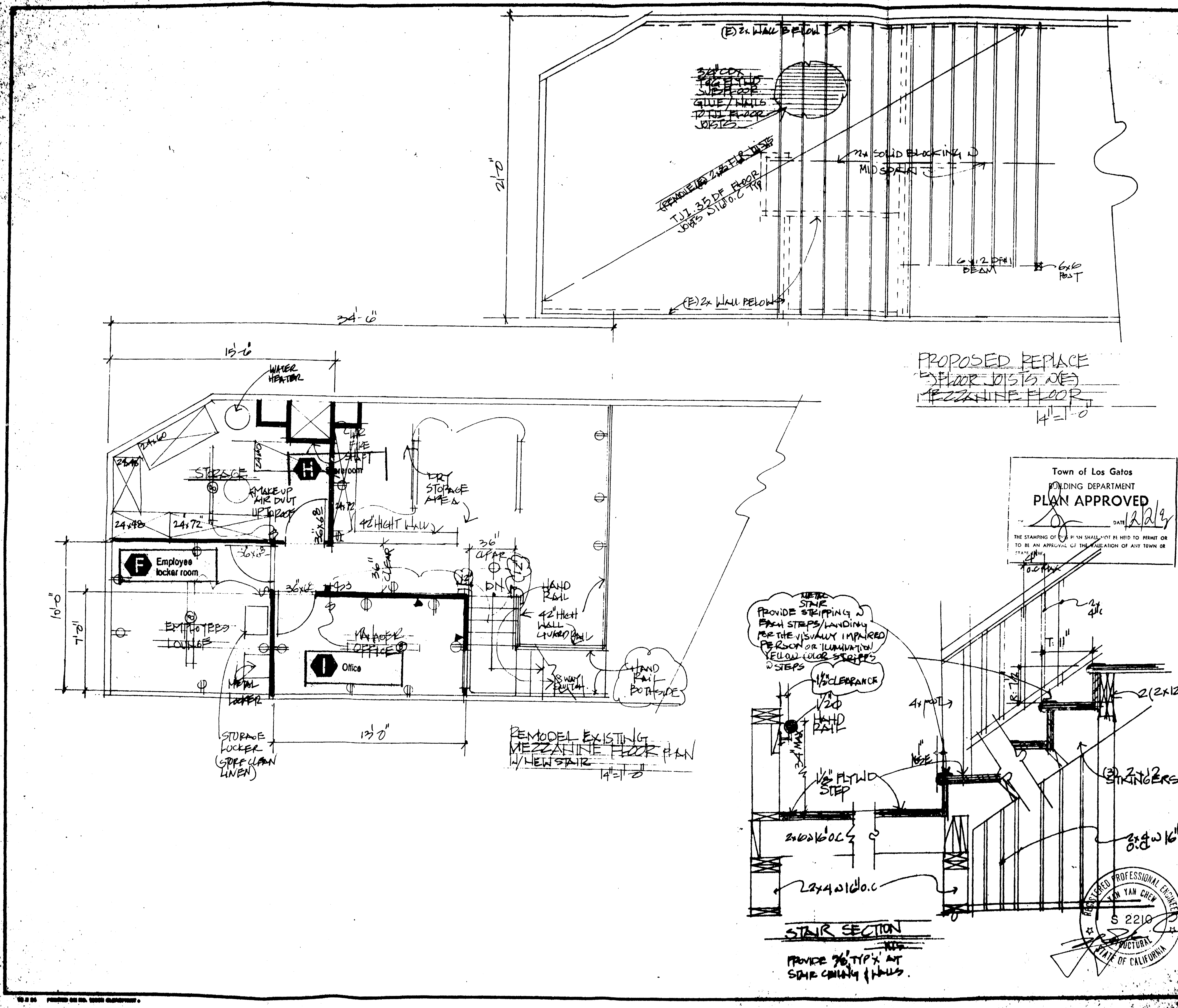
Scale

Drawn

Job 9809

Sheet 2A

Of 2 Sheets



2617 EAST 14TH STREET • OAKLAND • CA 94601
510-536-3599

MEZZANINE FLOOR
PLAN & FRAMING PLAN

PROPOSED TENANT
IMPROVEMENT @
137^N SANTA CRUZ
LOS ANGELES, CA

Date 9.20.98

Scale

Drawn

9809

2

9

GENERAL NOTES:

- GENERAL NOTES:**
1. Span charts assume composite action with single layer of the appropriate span rated glue-nailed wood sheathing for deflection only. Spans shall be reduced if where sheathing panels are nailed only.
 2. Spans are based on clear distance between supports, uniformly loaded joists, and include allowable increases for repetitive use members.
 3. For loading conditions not shown, refer to allowable uniform load tables on page 14.
 4. Spans shown reflect the most restrictive of single span or multiple span applications.
 5. Long term deflection under dead load which includes the effects of creep is common to all wood members, has not been considered for any of the above applications. Glue-nailed spans are based on initial dead load deflection exceeding 0.33", which may be unacceptable for some applications.
- 3-

WHAT STIFFENER REQUIREMENTS?

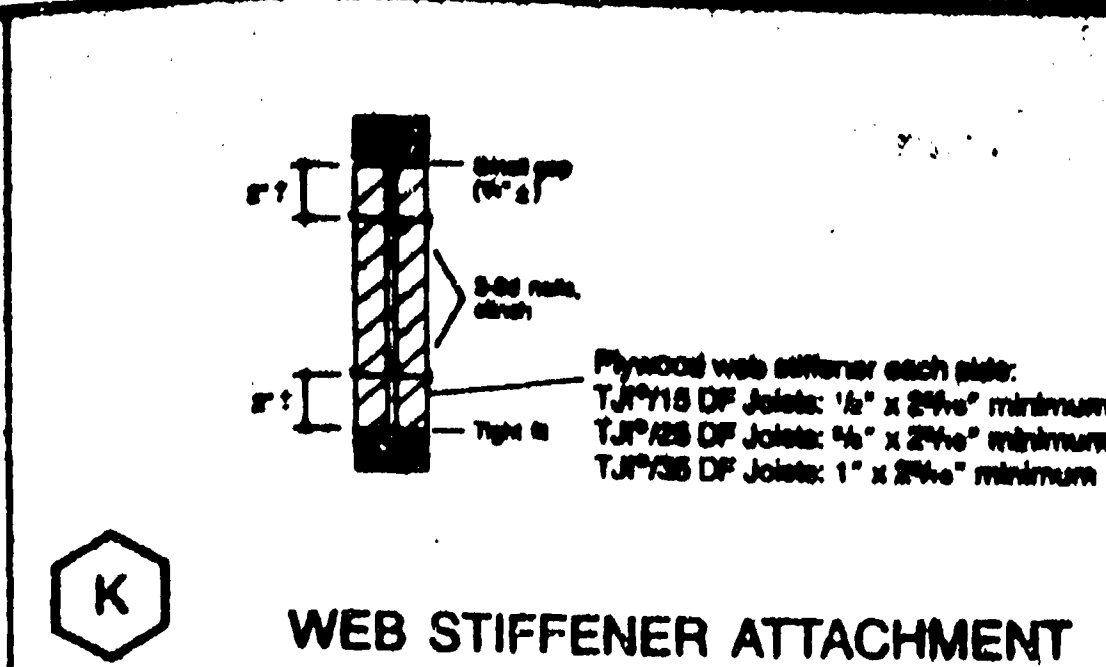
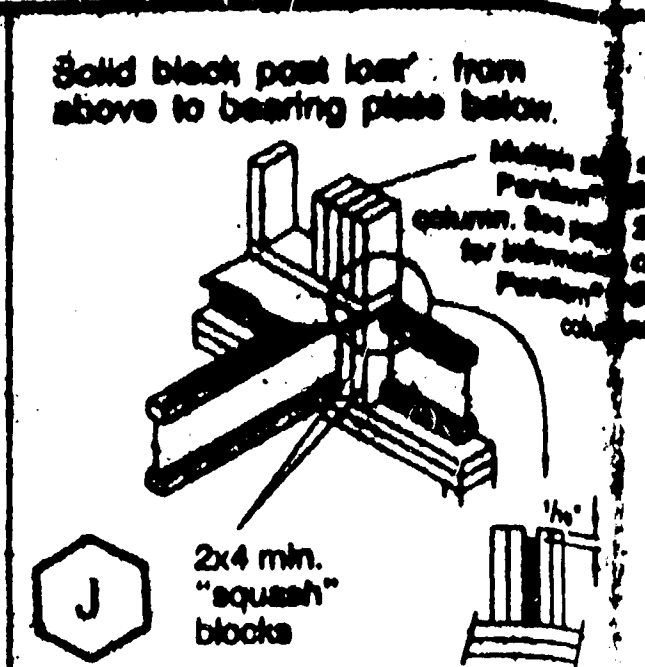
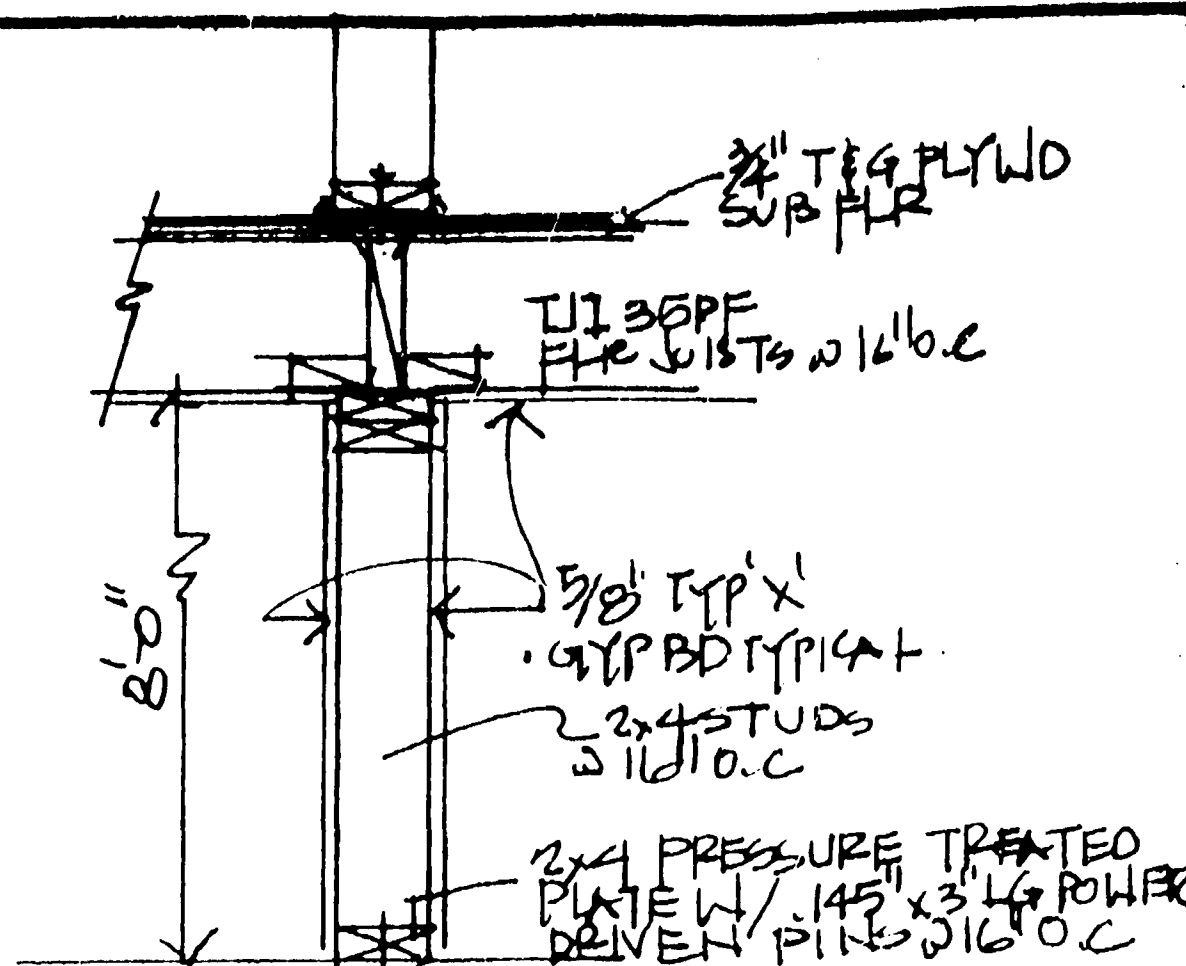
- WEB STIFFENER REQUIREMENTS**
- 1. End Bearings:** Web stiffeners (see detail "K" on page 7) are not required at end bearings of TJI® floor joists listed in this guide **except** in hangers when the sides of the hanger do not laterally support the TJI® joist top flange. See detail "H1" on page 7).
- 2. Intermediate Bearings:** At intermediate supports where the joists are continuous span, web stiffeners are required **only if** the intermediate bearing width is less than 5 1/4" and the span on either side of the intermediate bearing is greater than the spans shown in the following chart:

B1

Load bearing or shear wall above (must stack over wall below).

Blocking panel

NOTE: Wall sections may be required to be reinforced with shear walls above or below. See detail "B1".



THESE CONDITIONS ARE NOT PERMITTED

-

NAILING REQUIREMENTS

- ### **NAILING REQUIREMENTS**
- Nail joists at bearings with 2-8d (or 10d or 12d box) nails (1 each side), 1" min. minimum from end of member to first nailing spacing.
 - Nail TJI® 2x12 blocking panels or TJI® rim joist to bearing plate with 8d nails (2 each side) - use nail Timber-Tite LSL, or MICRO-LAM™ LVL rim board to bearing plate with 10d nails (1 each side) or 16d nails at 12" on center. Where used for shear transfer, nail to bearing plate with same nailing schedule as the decking.
 - Nail 1x4" (width (or less) rim board, rim joist or closure to TJI® joist with 2-8d nails, one each at top and bottom hinge. Use 16d box nails with TJI®/35 DF rim joists.
 - Attach 2x4 min. "squares" blocks at details "A2," "B2" and "T1" to TJI® joist top and bottom flanges with 1-8d nail.

WEB STIFFENER REQUIREMENTS

- Web stiffeners are required if the sides of the hanger do not laterally support the TJI® joist top flange. Web stiffeners are also required for TJI®/25 DF and TJI®/35 DF joists per note 7 under floor span charts.

FILLER AND BACKER BLOCK SIZE

	8" or 11 1/2" TAPERED	9 1/2" or 11 1/2" TAPERED	12" or 16" TAPERED	17 1/2" TAPERED	16" or 18" TAPERED
Fiber Block [®] (Best 112")	1 1/4" net	2x6	2x6	2x6 + 1/4" plywood	2x6 + 1/4" plywood
Centerline Fiber (Best 154")	2x6 4'-0" long	2x6 4'-0" long	2x10 6'-0" long	2x6 + 1/4" plywood 4'-0" long	2x10 + 1/4" plywood 6'-0" long
Bascon Block [®] (Best 112") (also 154")	1/2" or 3/4"	1/4" or 3/4"	1/2" or 3/4"	1" net	1" net

* Filler and backer block length should accommodate required nailing without splitting

GENERAL NOTES

MINIMUM BEARING LENGTH

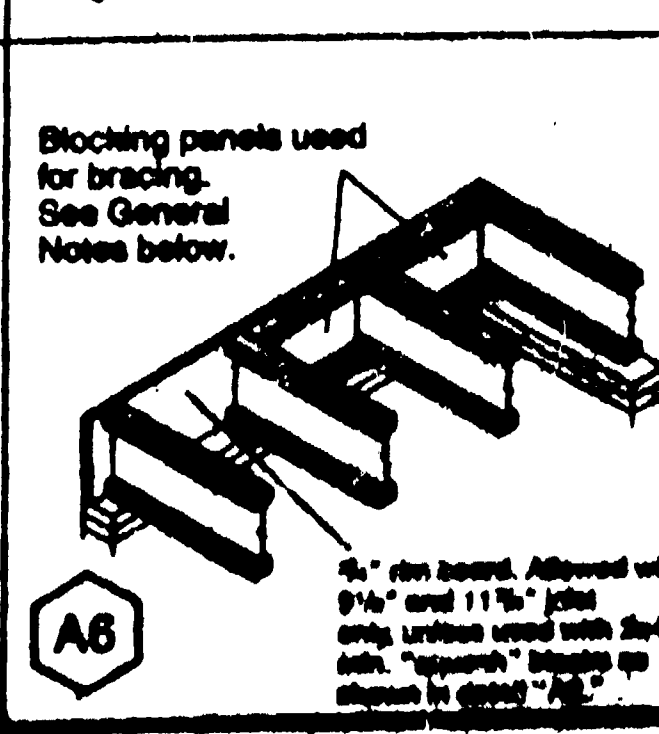
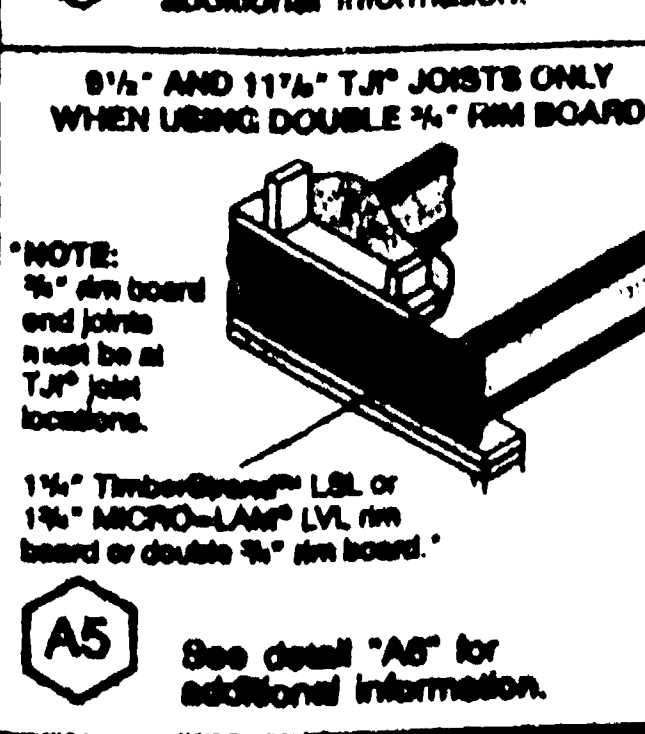
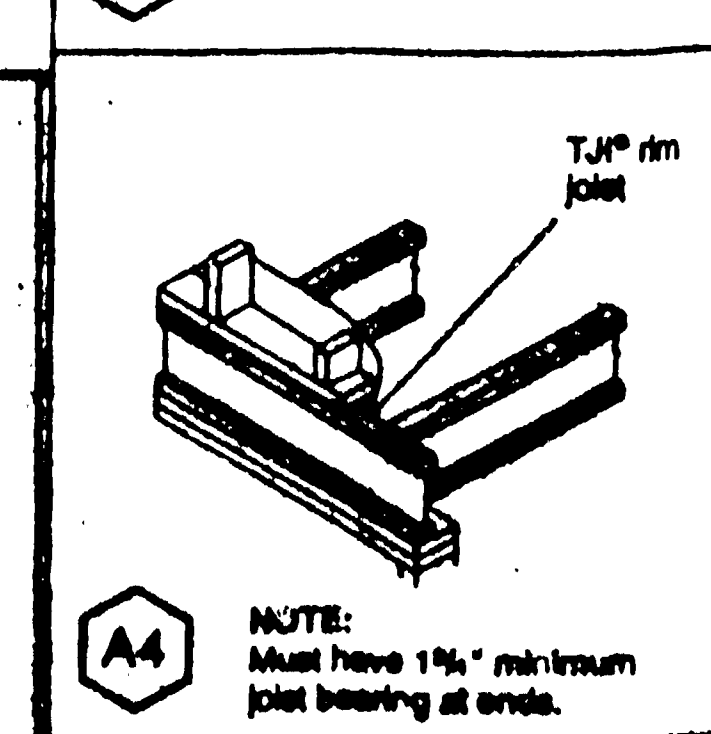
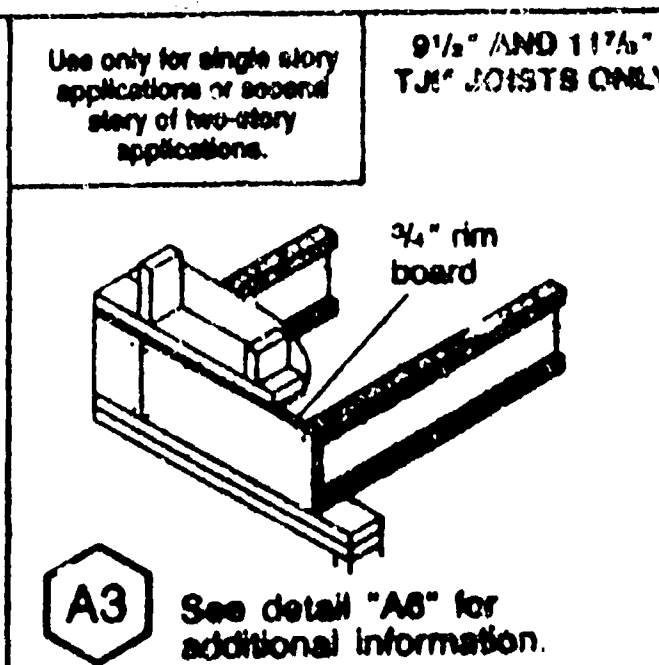
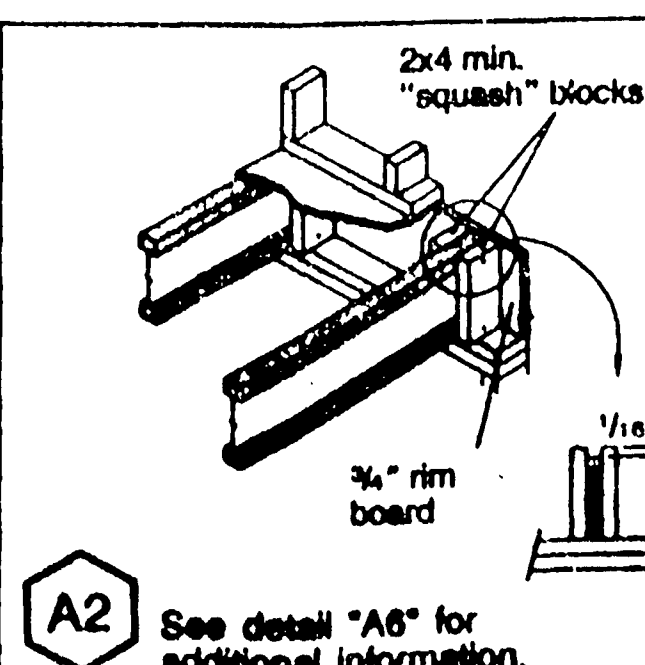
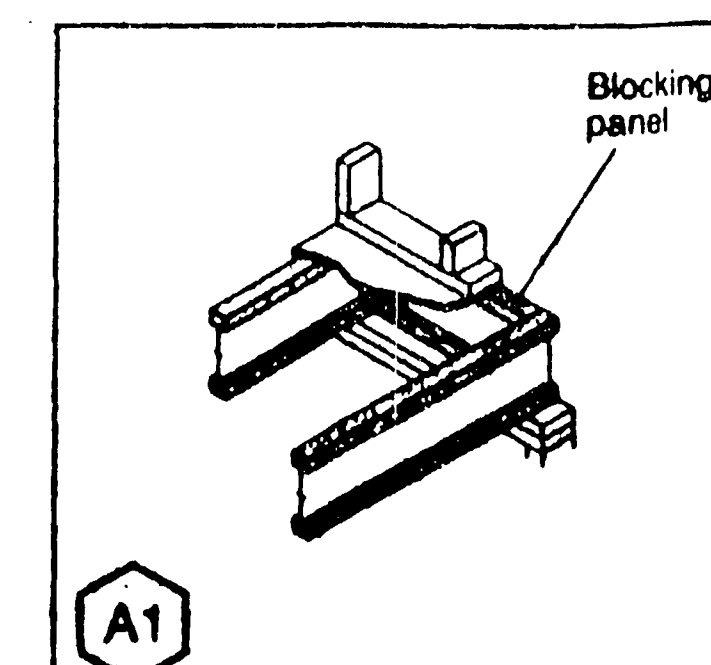
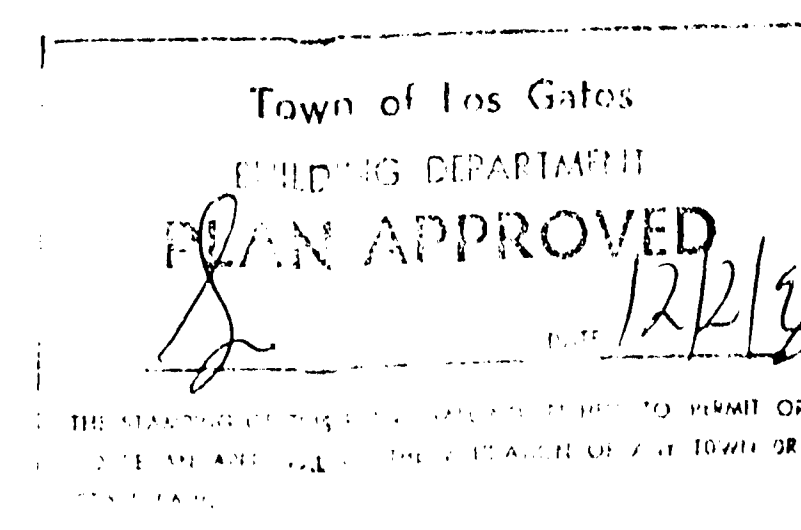
- 1 1/4" minimum bearing is required at joint ends
- 3 1/2" minimum bearing is required when joints are continuous over the support


BLOCKING PANELS, RIM BOARDS OR MILLIONISTS

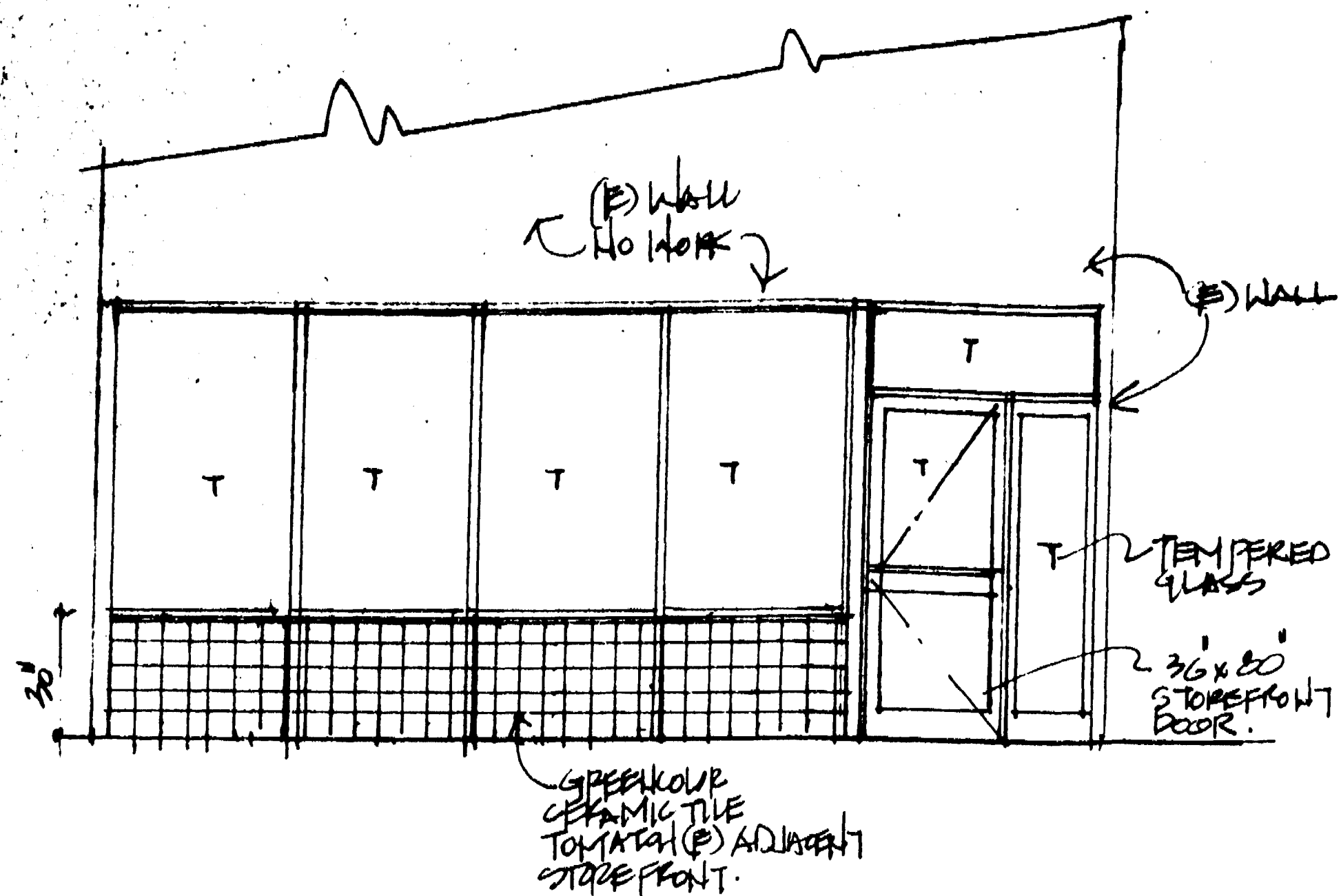
- For single story applications and second story of two story applications use details A1 A2 A3 A4 or A5
- For main floor rim of two story applications, use details A1 A2 A4 or A5
- Details provide 1000 pcf vertical load transfer to each layer of 1/2" blocking panel
- Details provide 2000 pcf vertical load transfer to each TJT blocking panel
- Details provide 3450 pcf vertical load transfer for each 1 1/2" TimberStrand® LSL rim board
- Details provide 5145 pcf vertical load transfer for each 1 1/2" MICRO-1AM® LVL used as rim board or blocking.

3/4" RIM BOARD, REINFORCEMENT OR CLOSURE

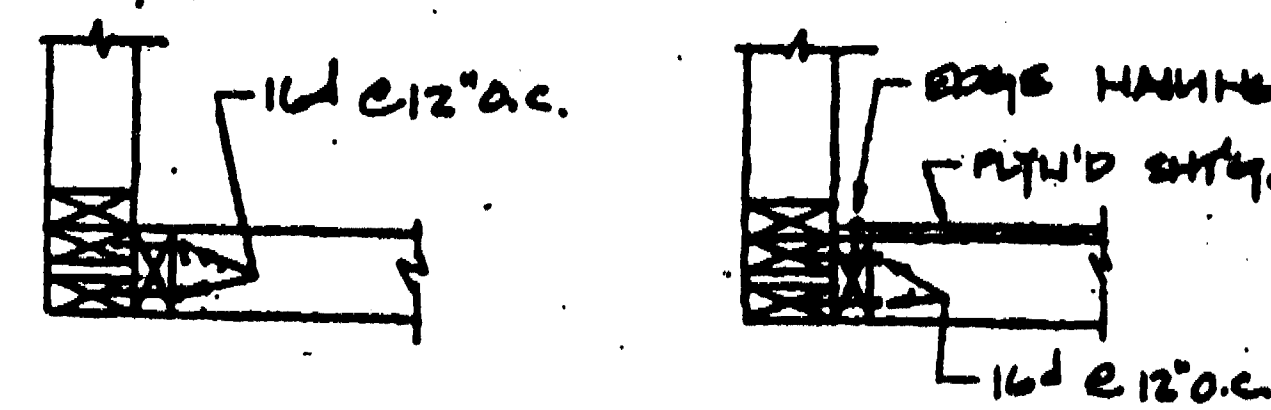
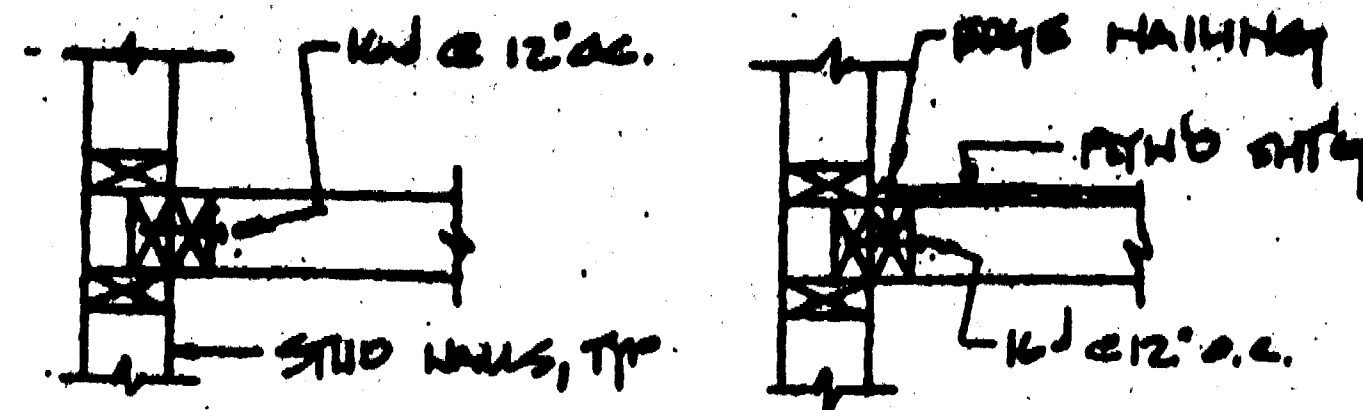
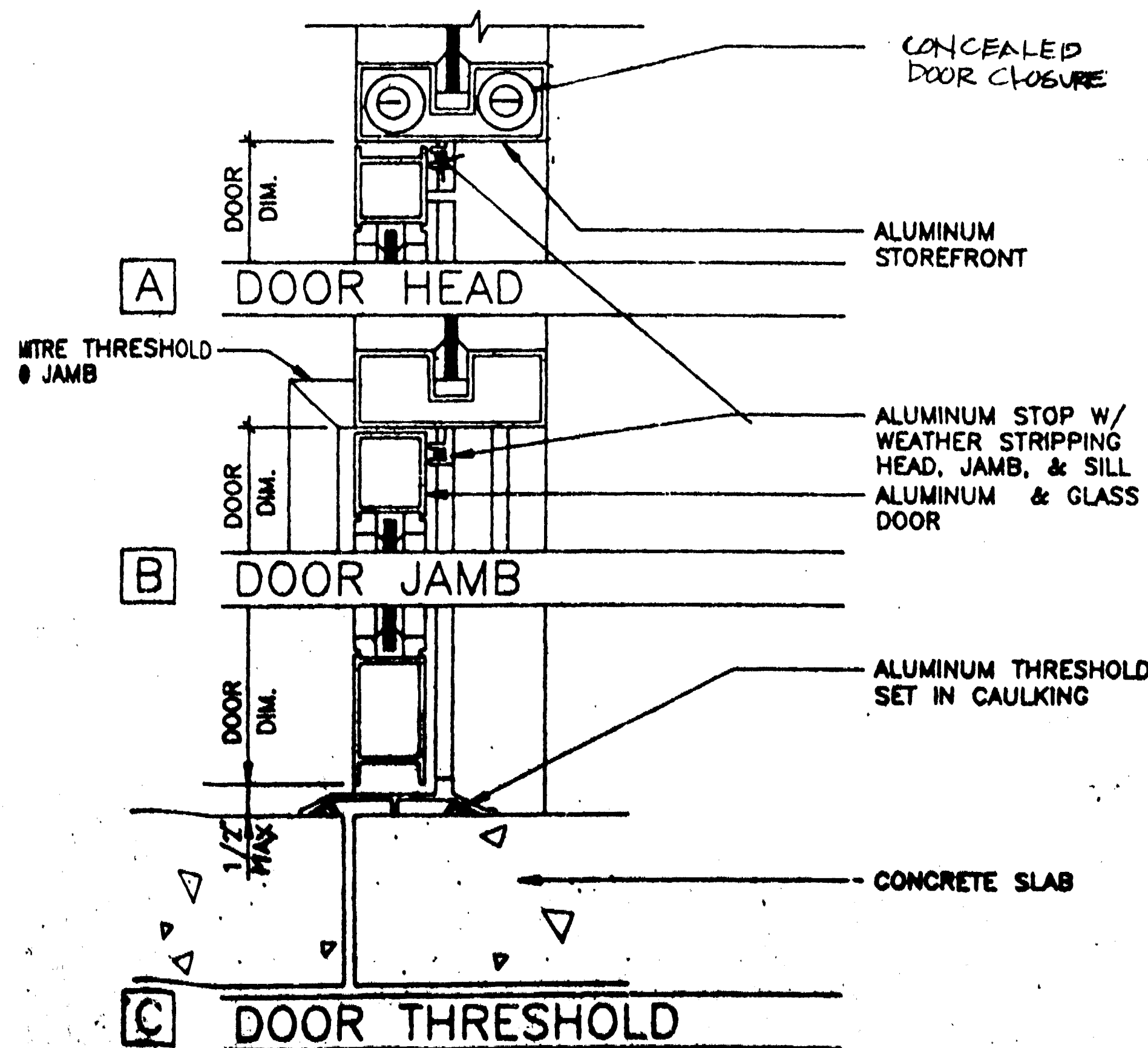
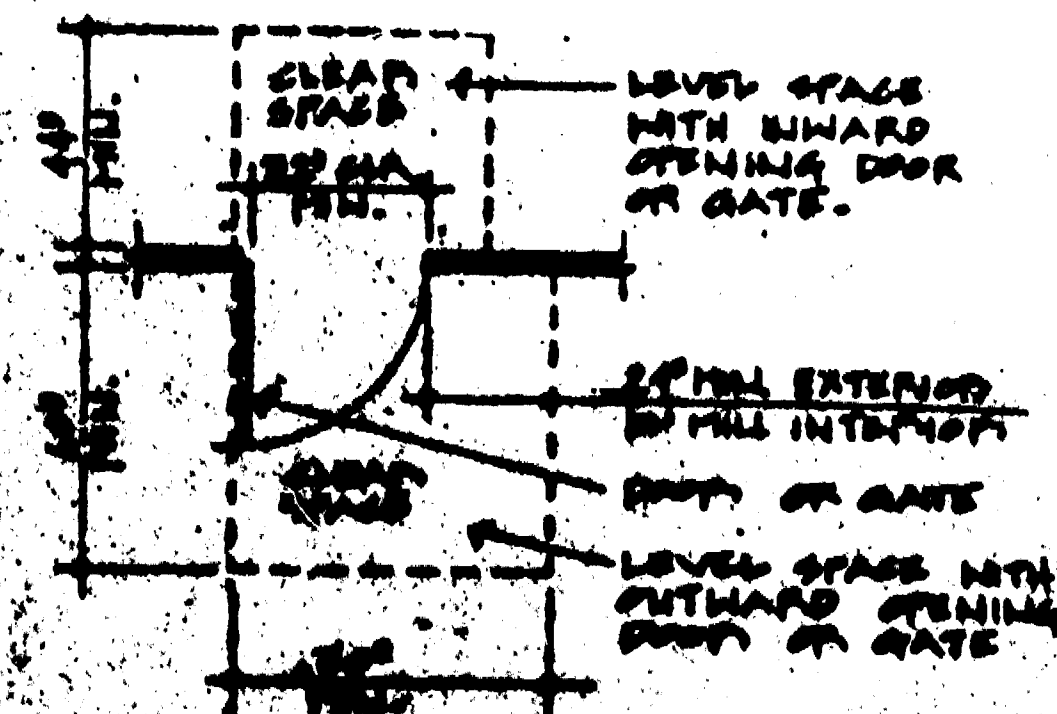
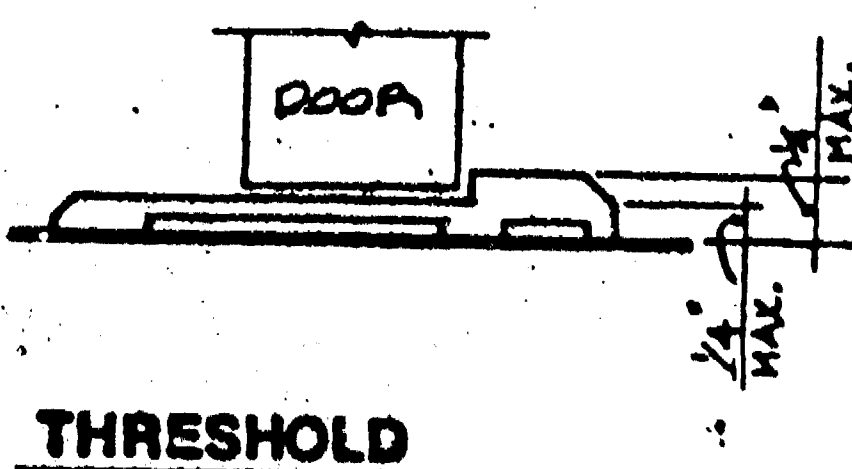
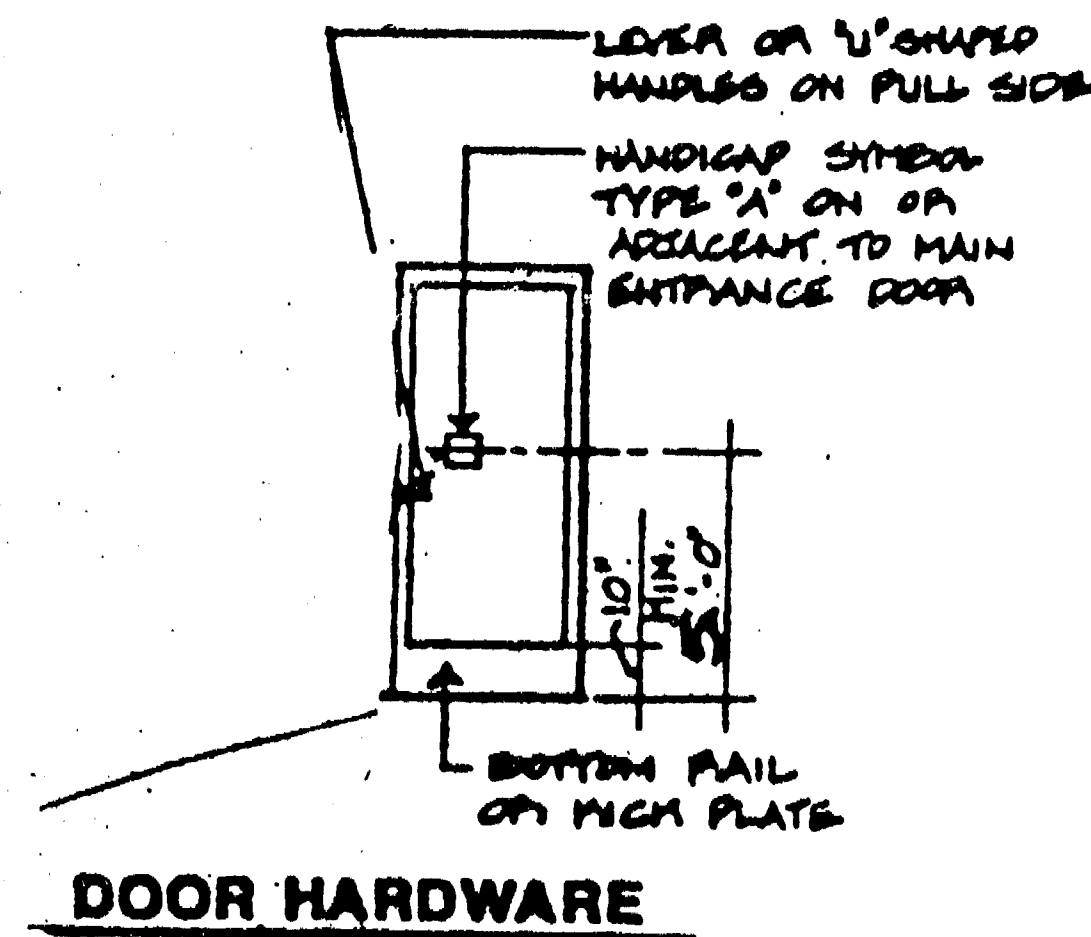
- * 1/4" rim board reinforcement or closure straps to 1/4" COX plywood or other 1/4" exterior grade 4824 span rated structural sheathing to match to meet the full depth of the post. Install with face grain horizontal.
- * Rim board and cantilever reinforcement must bear fully on the wall plate.
- * Bracing complying with the code shall be carried to the foundation. When 1/4" rim board is used blocking panels cut from TJI joists or MICRO-LAM LVL may be installed for a minimum of 4' at each end and at 12' intervals every 25' of bearing wall length to carry wall bracing as required to the foundation. See details A2, A3, A5 and A6.
- * Check local codes for acceptance of details A2, A3, A5 and A6. (May not be applicable for seismic zones 1 and 2.)



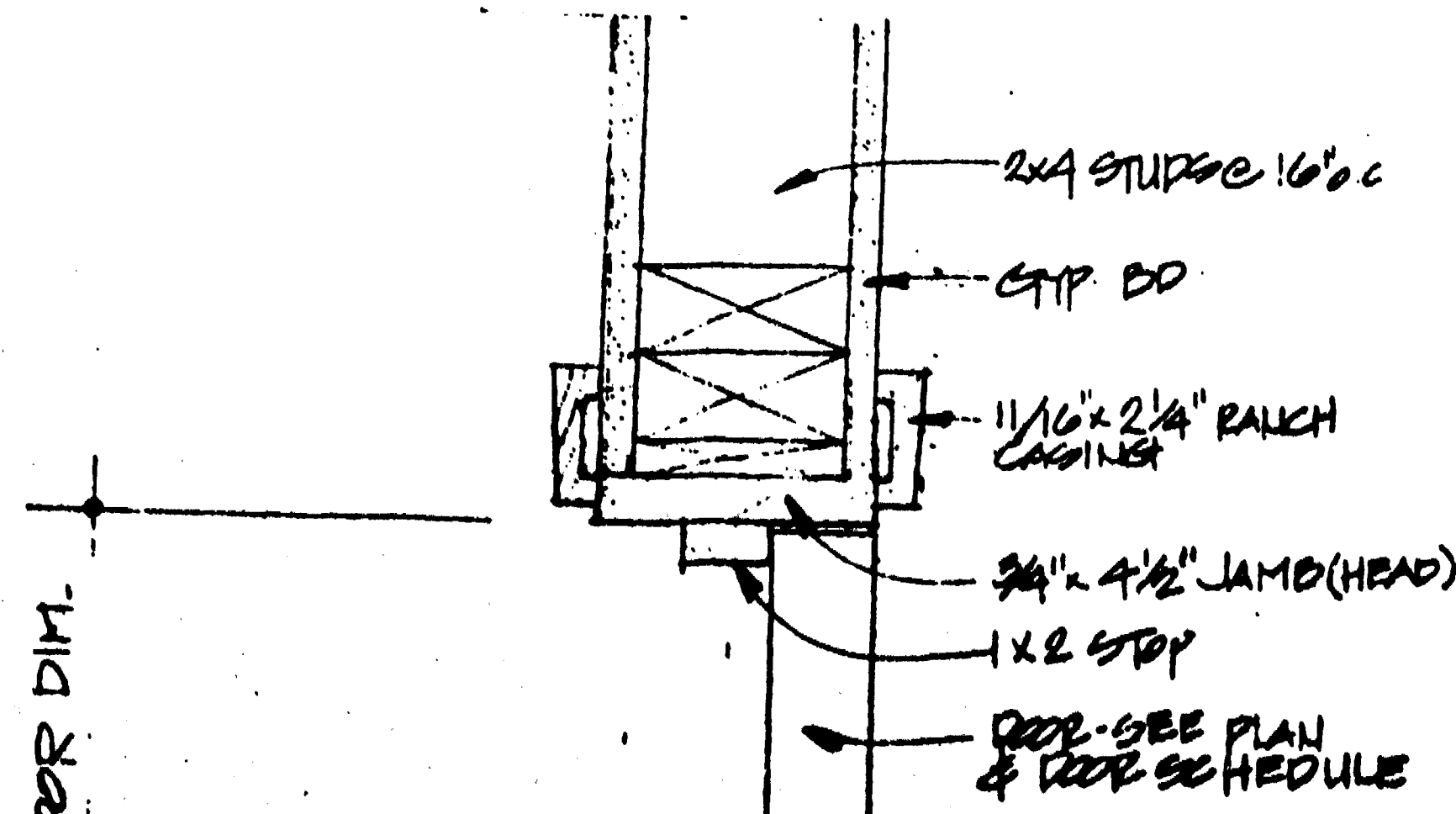
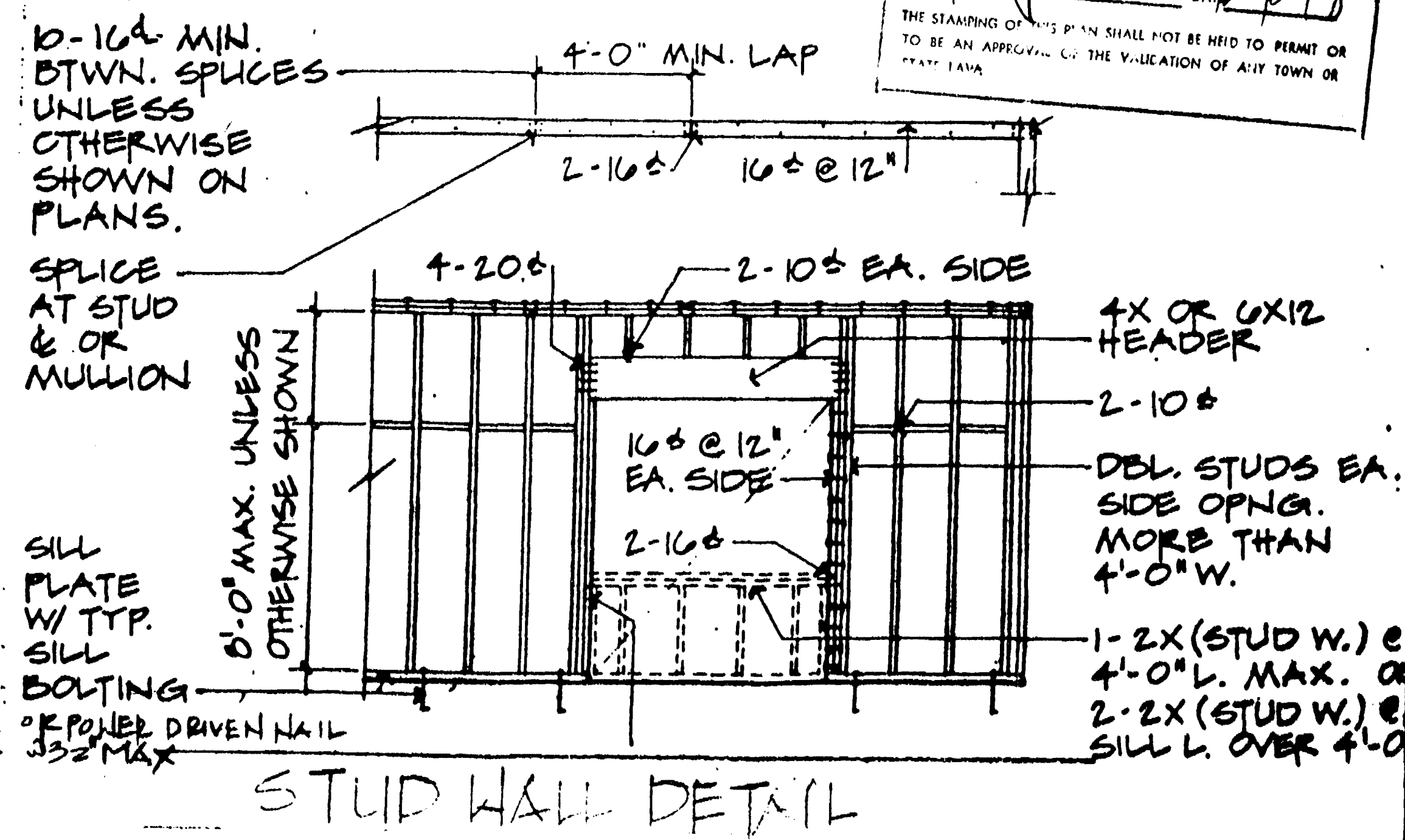
	
8617 EAST 14TH STREET • OAKLAND • CA 94601 510-556-3599	
FLOOR DETAILS	
PROPOSED TENANT IMPROVEMENT @ 137 N. SANTA CRUZ LOS GATOS	
Date	9.20.98
Scale	
Drawn	
Job	9809
Sheet	4
Of	Sheets



PROPOSED REPLACE STOREFRONT
 D FRONT ELEVATION
 H = 1'-0"



TYP. STUD WALL CONN.



REVISIONS	BY

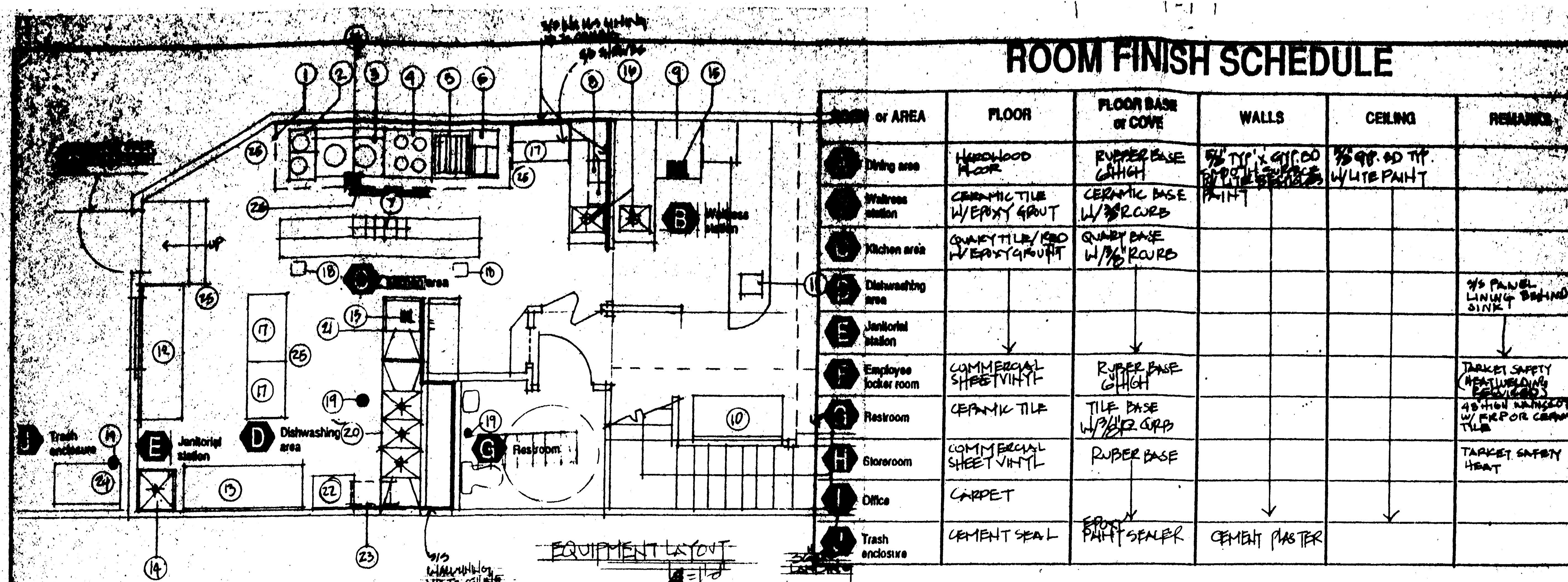


2617 EAST 14TH STREET • ORLAND • CA 94601
 510-536-3599

DETAILS

PROPOSED TENANT
 IMPROVEMENT 2
 151 N. SANTA CRUZ
 LOS GATOS, CA

Date	9.20.18
Scale	
Drawn	
Job	1809
Sheet	5
Of	



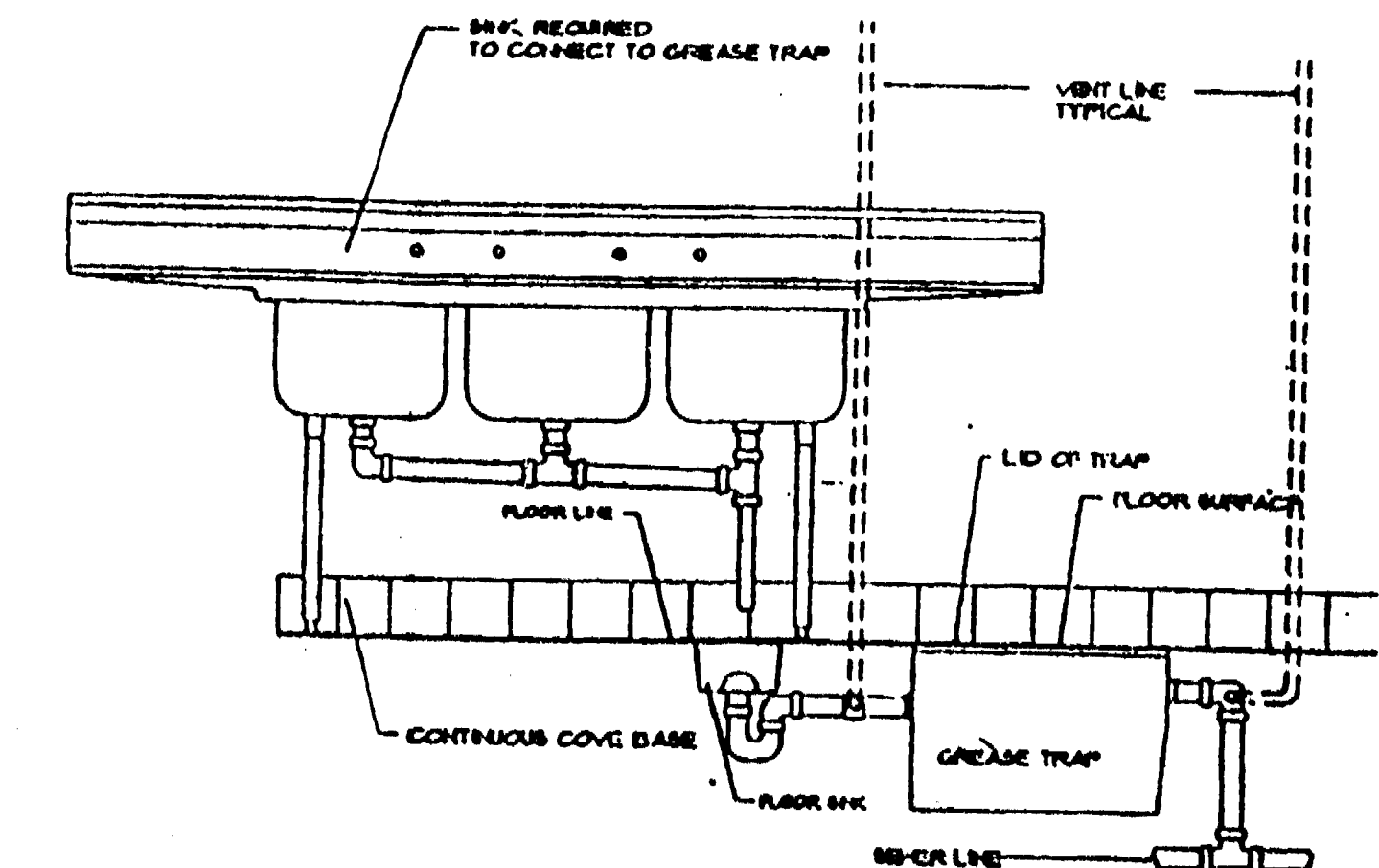
ROOM FINISH SCHEDULE

Room or AREA	FLOOR	FLOOR BASE or COVE	WALLS	CEILING	REMARKS
Dining area	HARDWOOD FLOOR	RUBBER BASE GLASS	5/8" TYP. X 91/2" CO. BRICK LAY	5/8" TYP. 40 TYP. WHITE PAINT	
Waitress station	CERAMIC TILE W/ EPOXY GROUT	CERAMIC BASE W/ BR CURB			
Kitchen area	QUARTZ TILE W/ EPOXY GROUT	QUARTZ BASE W/ BR CURB			
Dishwashing area					1/2" PANEL LINING BEHIND SINK
Janitor station					
Employee locker room	COMMERCIAL SHEET VINYL	RUBBER BASE GLASS			TARGET SAFETY HEATING (REPAIRS)
Restroom	CERAMIC TILE	TILE BASE W/ BR CURB			48" HIGH W/ BR CURB W/ FIRE PRO. CERAMIC TILE
Store room	COMMERCIAL SHEET VINYL	RUBBER BASE			TARGET SAFETY HEAT
Office	CARPET				
Trash enclosure	CEMENT SEAL	EPOXY PAINT SEALER	CEMENT PLASTER		

EQUIPMENT LAYOUT

EQUIPMENT CHECKLIST

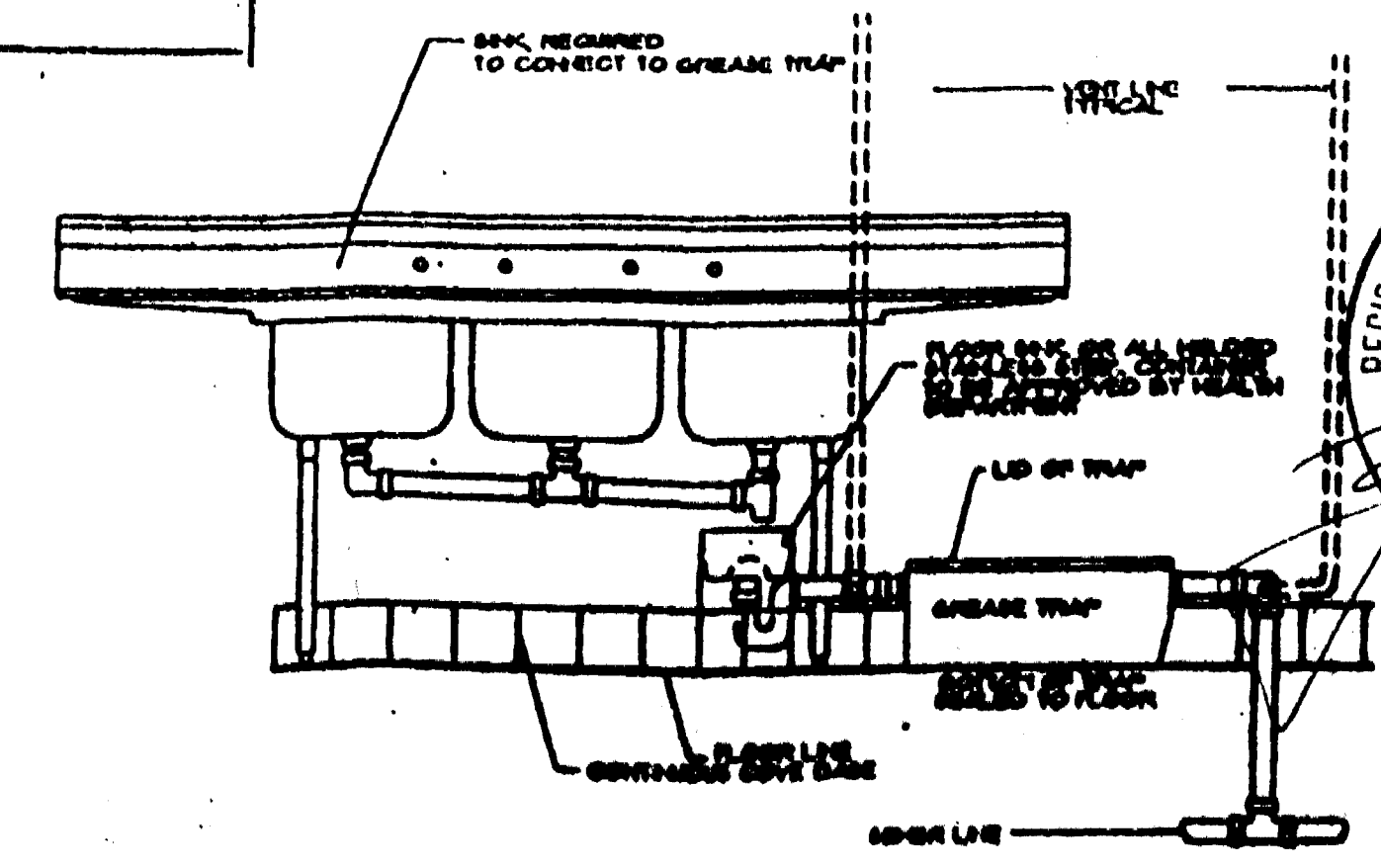
ITEM	MANUFACTURER	MODEL NUMBER
1. SINK	SHEET METAL CO.	
2. STOCK POT	IMPERIAL	ISPA-1B
3. CHINESE WOK	IMPERIAL	ICRA-2
4. STOVE		IR-4
5. GRILLER		CBA-323B
6. FRYER	WOLF	FS-WTF-92
7. COOLER	SHEET METAL CO.	
8. REFRIG. UNIT	PANASONIC	NR-6085
9. REFRIG.	FRIGIDAIR	ER-0400A
10. REFRIG. REFRIG.	REFRIG. AIR	MT-46
11. REFRIG.	CASINO/ROYAL	4601X
12. REFRIG. IN REFR.	SUPERIOR/ROYAL	ES-30-57
13. REFRIG. IN REFR.	TRUE	T72F
14. REFRIG.	FLORENCE	NS-1004
15. REFRIG. SINK	ZURN	10" M" 3 3/4" 2
16. REFRIG. SINK	ADVANCE	TP-60
17. REFRIG. SINK	IMPERIAL	8 TB SC-30
18. REFRIG. SINK	ZURN	10" M" 3 3/4" 2
19. REFRIG. SINK	LAMBERT	3 1/2" 17-25/8
20. REFRIG. SINK		143P 17 1/2 1/2
21. REFRIG. SINK	ZURN	
22. REFRIG. SINK		
23. REFRIG. SINK		
24. REFRIG. SINK		
25. REFRIG. SINK		
26. REFRIG. SINK		
27. REFRIG. SINK		
28. REFRIG. SINK		



GREASE TRAP INSTALLED BELOW FLOOR SURFACE

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 12/2/15
THE SEALING OF THIS PLAN SHALL NOT BE HELD TO BE A GUARANTEE OF THE ACCURACY OF ANY TOWN OR CITY DATA.

NOTE: ALL PIPES MUST BE MINIMUM 6 INCHES OFF THE FLOOR IF GREASE TRAP UNIT IS LOCATED ABOVE THE FLOOR THEN THE UNIT MUST BE 6 INCHES MINIMUM AWAY FROM ALL WALLS.
GREASE TRAPS ARE REQUESTED BY THE LOCAL BUILDING DEPARTMENT OR SEWER DISTRICT. CHECK WITH THESE AGENCIES TO DETERMINE IF A GREASE TRAP IS NECESSARY AND TO THEIR SIZE REQUIREMENTS.



GREASE TRAP INSTALLED ABOVE FLOOR SURFACE

REGISTERED PROFESSIONAL ENGINEER
S. 2210
STATE OF CALIFORNIA

ROOM/EQUIP
SCHEDULE
PROJECT/STUDENT
IMPROVEMENT 23
137 N. SANTA CAROLINA
LOS GATOS, CA
Date 9.20.18
Scale
Drawn
Job 1809
Sheet 6
Of

REVISIONS
2617 EAST 14TH STREET • ORLANDO • FL 32801
310-534-1500



- Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY [Signature] DATE 2/2/6
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PREVENT
TO BE AN APPROVAL OF THE VALUATION OF ANY TOWN OF
STATE LAW.

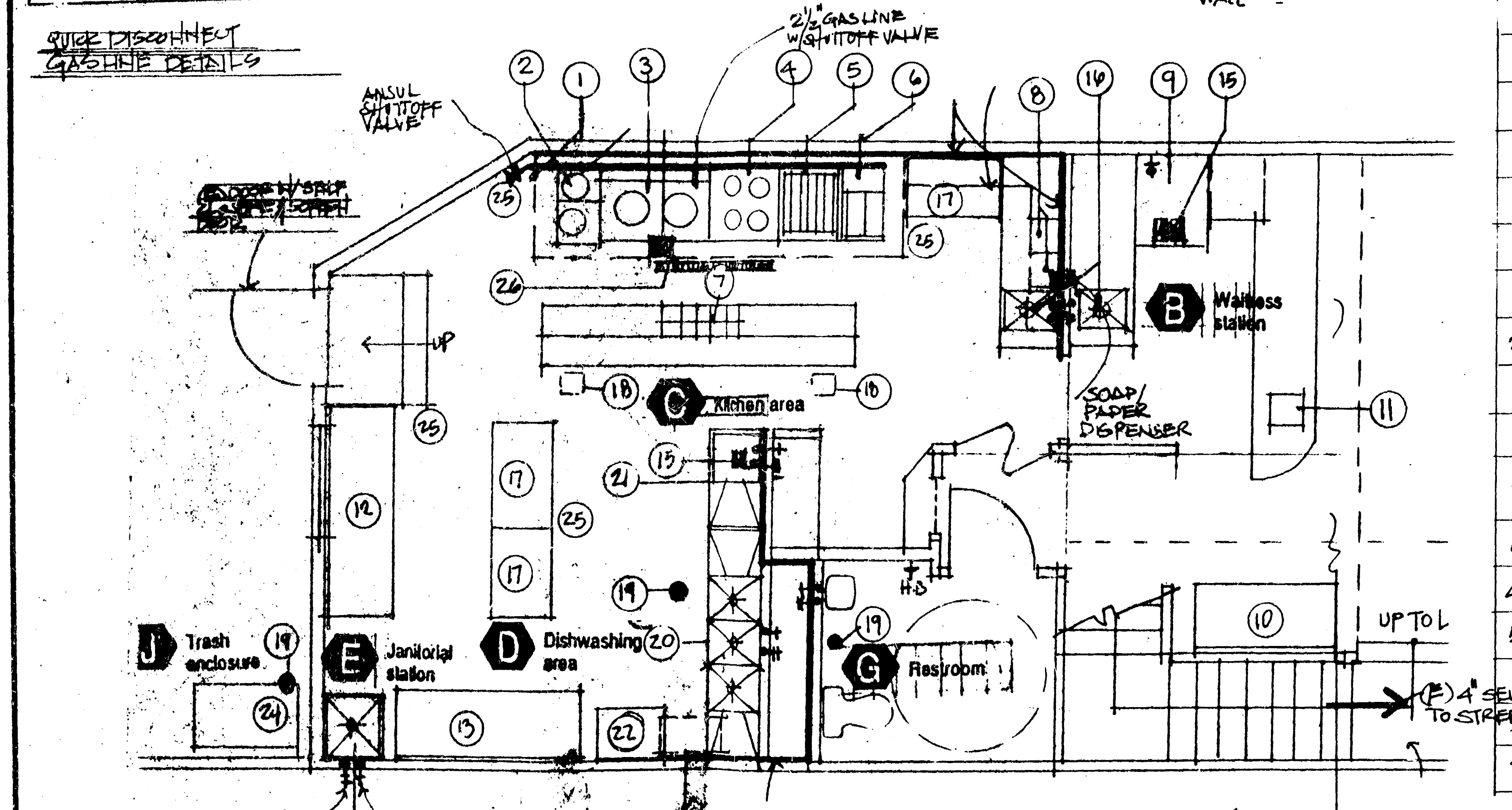
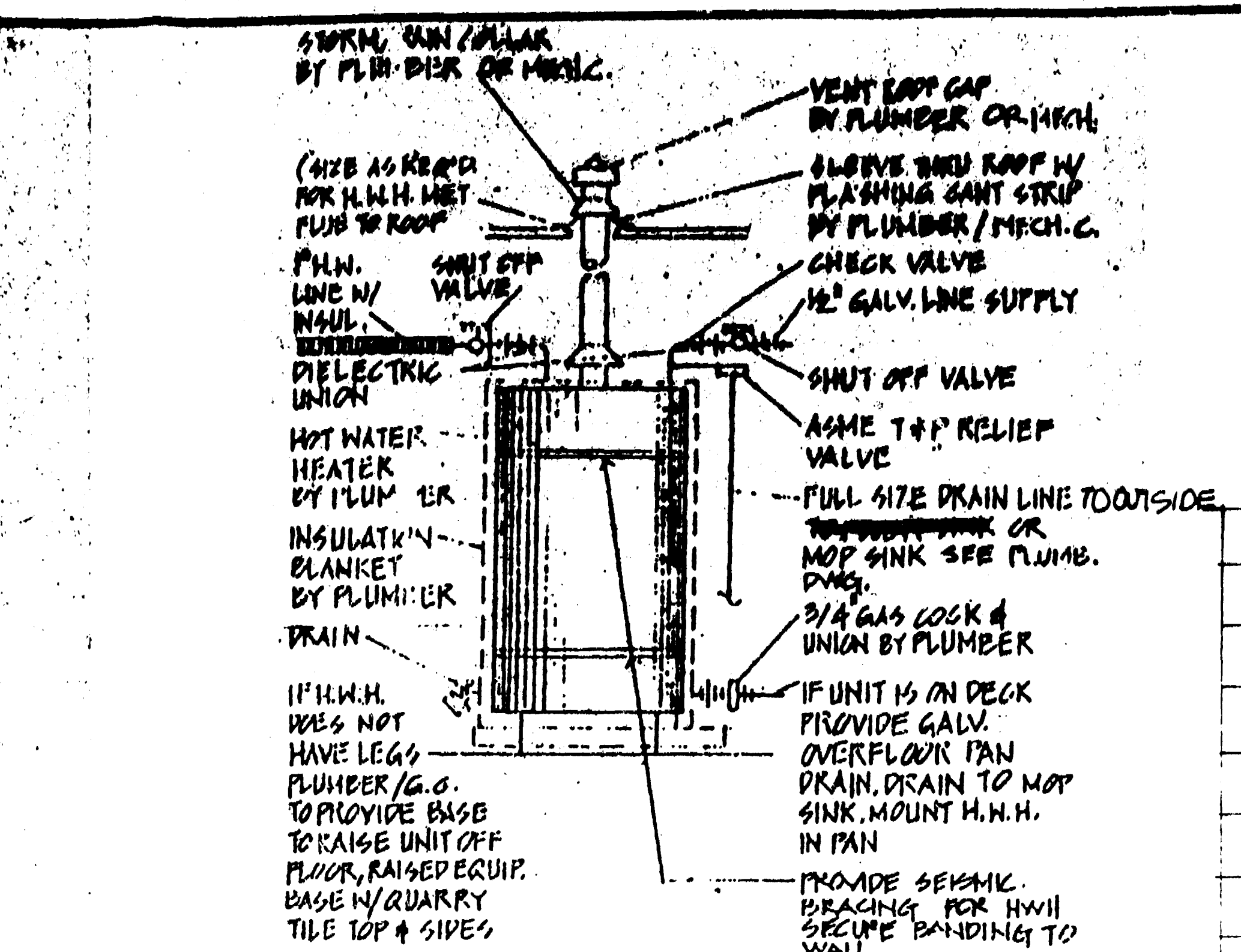
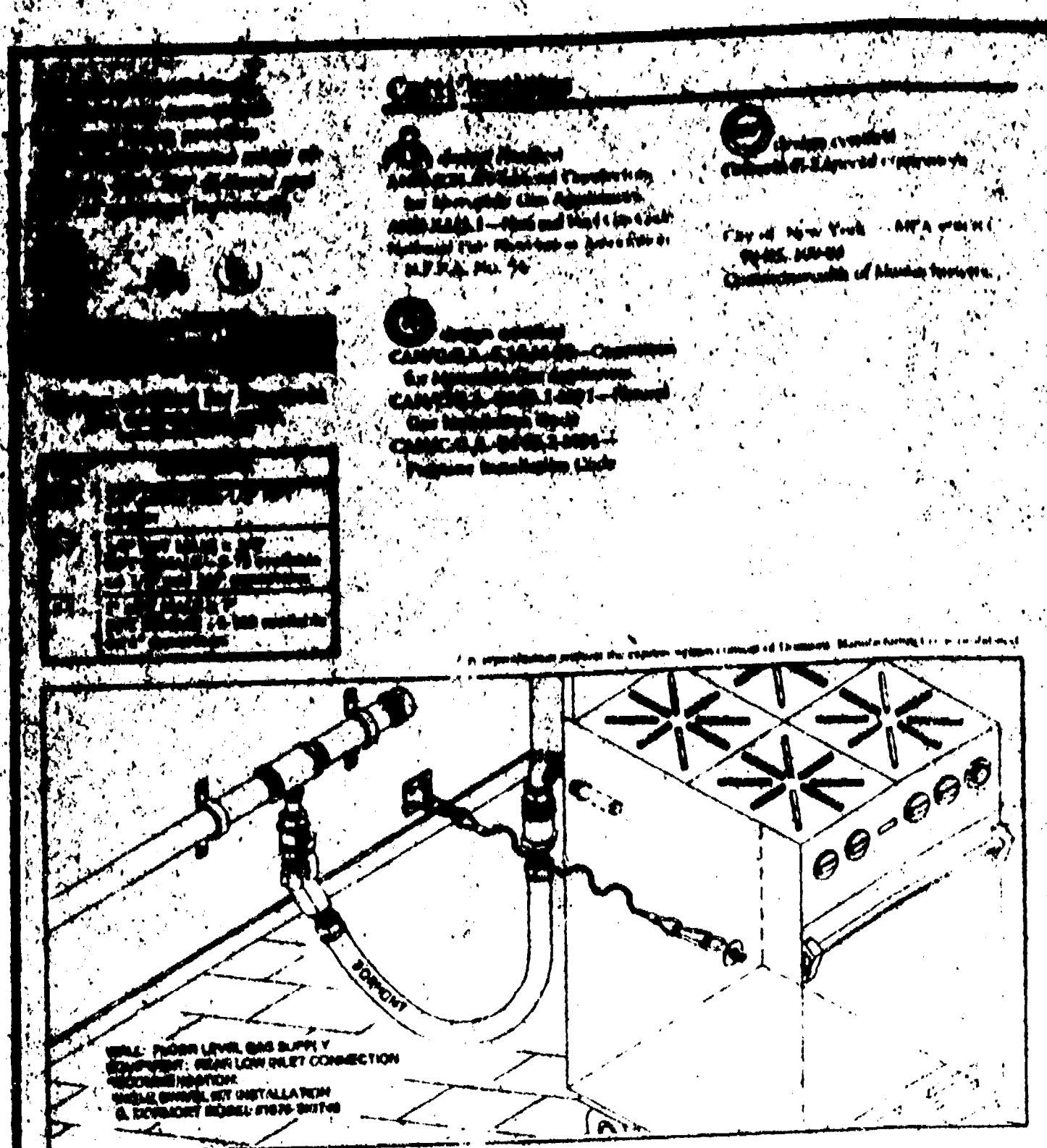


PROPOSED TENANT.
IMPROVEMENT @
137 N. SANTA CRUZ
LOS ANGELES, CA
FOR INFO/REVISION, NIG

Date	9-20-98
Scale	
Drawn	
Job	9009
Sheet	7
Of	10

ELECTRICAL PLAN

2617 EAST 14TH STREET • OAKLAND • CA 94601
510-536-3599



DESCRIPTION	PIPE SIZE (INCHES)				REMARKS
	H.W.	H.W.	W	GAS	
16 HANDSINK	1/2	1/2	2"	1 1/2"	
19 FLOOR DRAIN			2"	1 1/2"	
WATER CLOSET W/ FLUSH TANK	1/2		3"	1 1/2"	
LAVATORY	1/2	1/2	1 1/2"	1 1/2"	
17 3/4 WORKING TABLE					116 1/2 x 31 1/2 NSF
15 FLOOR SINK			2"	1 1/2"	
21 FOOD PREPARATION SINK/HANDSINK	1/2	1/2	1 1/2"	1 1/2"	DRAIN INDIRECT TO FLOOR SINK
20 THREE COMPARTMENT SINK	1/2	1/2	2" TO GREASE TRAP	1 1/2"	1 1/2" TRIPLE WASTE MANIFOLD TO WASTE DISPOSER
WATER HEATER			INLET OUTLET DRAIN	1/2"	
12 (E) REFR.			1/2"		
13 (E) REFR.			1/2"		
26 FLOOR DRAIN			2"	1 1/2"	TRENCH DRAIN W/ TRIM FRAME
9 ICE MACHINE	1/2		3/8"		DRAIN INDIRECT TO FLOOR SINK
FIRE PROTECTION CONTROL CABINET	1				TIED INTO BLDG SPRINKLER SYSTEM
3 CHINESE GAS RANGE W/ WATER COOLED TOP	1/2		BY H.W. DRAIN FLOOR	UPR. 0 SINK 2 1/2"	COLD WATER FOR RANGE TOP COOLER FAUCETS
6 GAS DEEP FRYER				2 1/2"	
4 GAS RANGE W/ OVEN				2 1/2"	
5 GAS FIRED BROILER				2 1/2"	
14 MOP SINK			2"	1 1/2"	
GREASE TRAP			BY MAN. SPEC.		75 GPM @ 25 GPM
2 COOK POT				2 1/2"	

GREASE TRAP

3 COMP. SINK: 18" x 24" x 18" = 5184 cu. in.
 • 5184 x 3 = 15552 cu. in.
 • 15552 = 679 GAL.
 231
 679 GAL @ 75% = 509 GAL.
 REQ. 509 GAL.
 PROV. 750 GAL @ 25 GPM

WATER LINE

1 MOP SINK 4
 3 COMP. SINK 4
 1 HANDSINK 2
 1 PREP SINK 2
 1 TOILET 5
 1 LAV. 2
 1 DISHWASHER 4
 1 SINK (WASH UP) 4

07 UNIT
 100' @ 27 WHT = PER. 7/4
 PROVIDE 10' @

PLUMBING LAYOUT

HOT WATER WORK SHEET

UTENSIL SINK 3 @ 25. 75
 HANDSINK + LAV 2 @ 5. 10
 PREP SINK 1 @ 10. 10
 MOP SINK 1 @ 10. 10
 PREP WASH SPRAYER 1 @ 45. 45

150 x .6 = 90 GPH
 90 x 75% = 67 GPH
 67 x 60 = 4020 BTU PER
 7500 BTU PROVIDE OK

GAS LINE SIZE

2 POT @ 90,000 BTU @ 2" = 180,000 BTU
 1 CHINESE WOK @ 330,000 BTU
 24 STOVE 107,000 BTU
 1 BROILER 70,000 BTU
 1 DEEP FRY 120,000 BTU
 1 WATER HEATER 74,500 BTU

TOTAL 881,500 BTU
 LENGTH 100'

GAS SIZE REQUIRED 2" @
PROVIDE 2 1/2" @

NOTE: A TRAP PRIMER SHALL BE PROVIDED AT ALL FLOOR DRAINS & MOP SINK

Town of Los Gatos
 BUILDING DEPARTMENT
PLAN APPROVED
 DATE 12/2/19
 THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PREVENT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY TOWN OR STATE LAW.

REGISTERED PROFESSIONAL ENGINEER
 YAN YAN CHEN
 S 2210
 CIVIL ENGINEER
 STATE OF CALIFORNIA

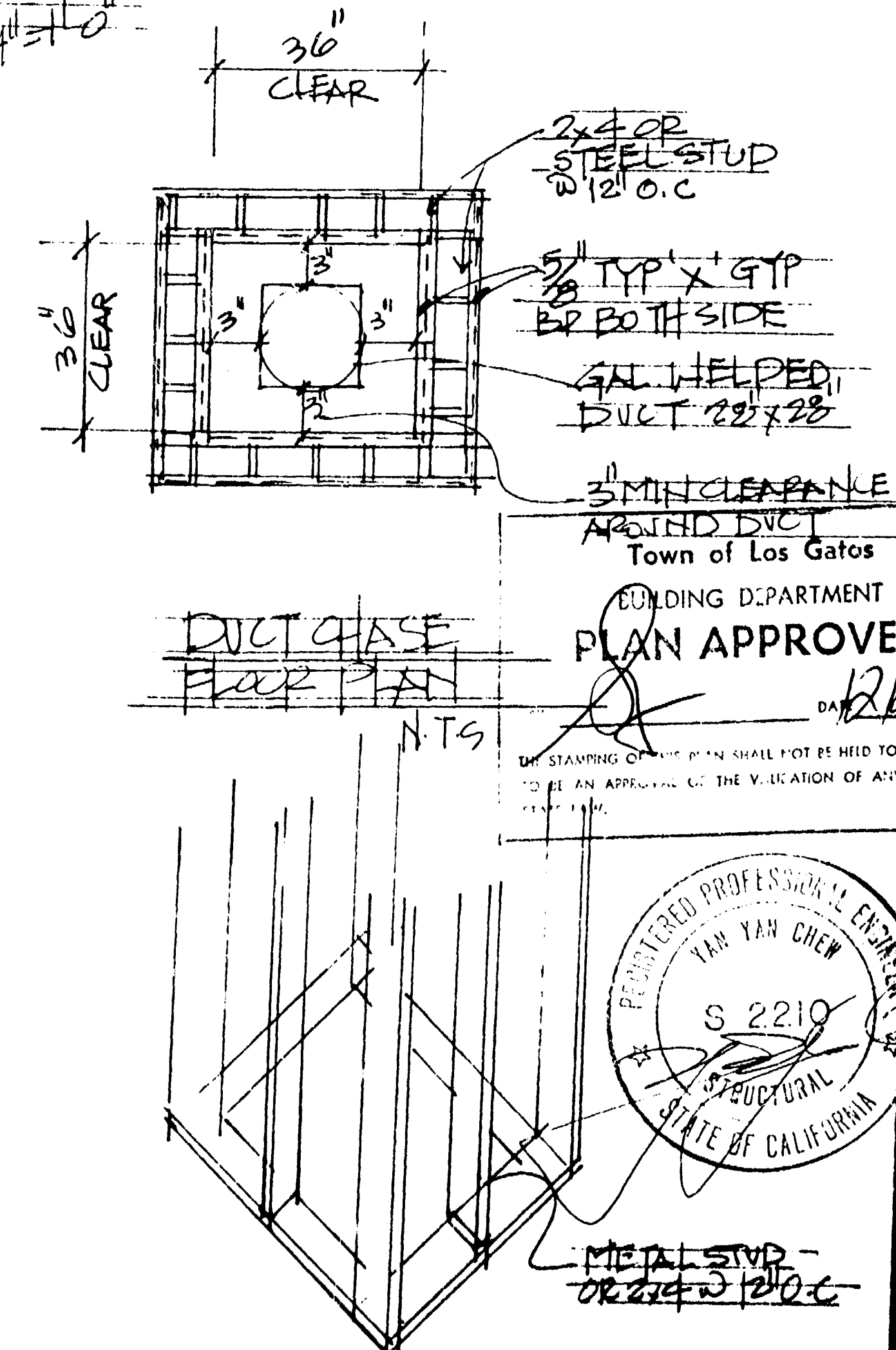
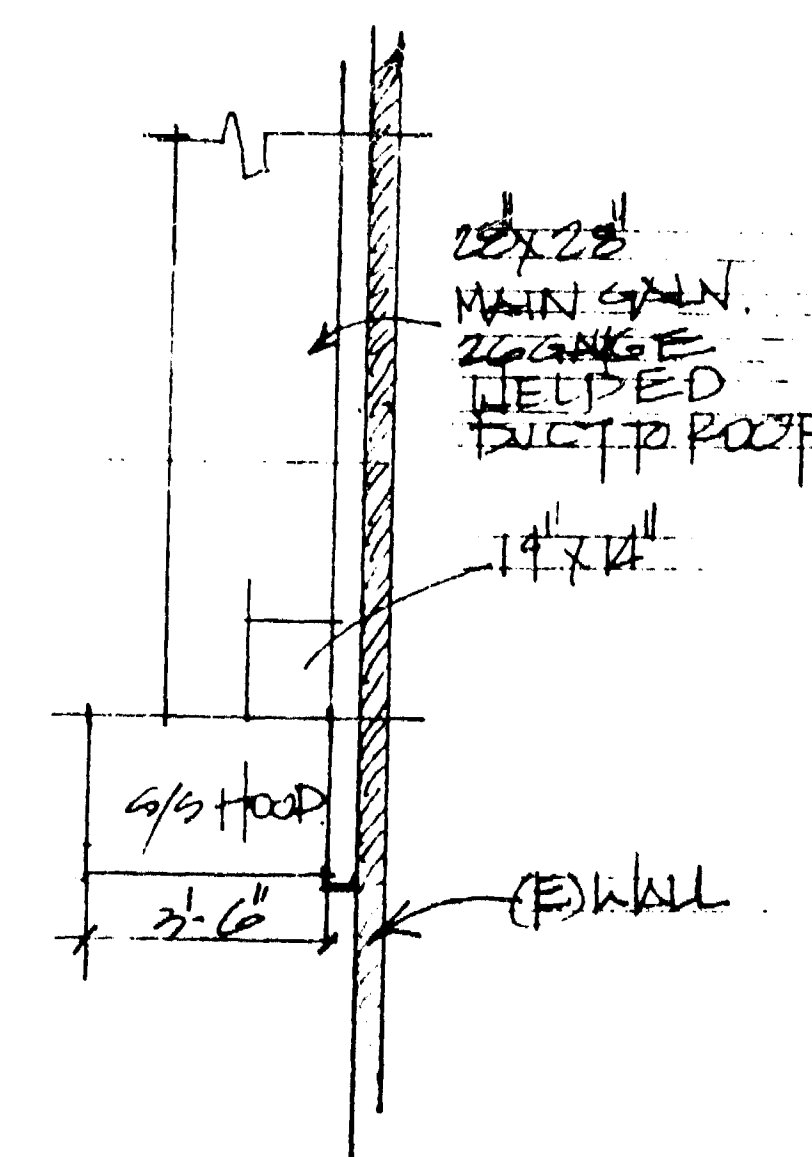
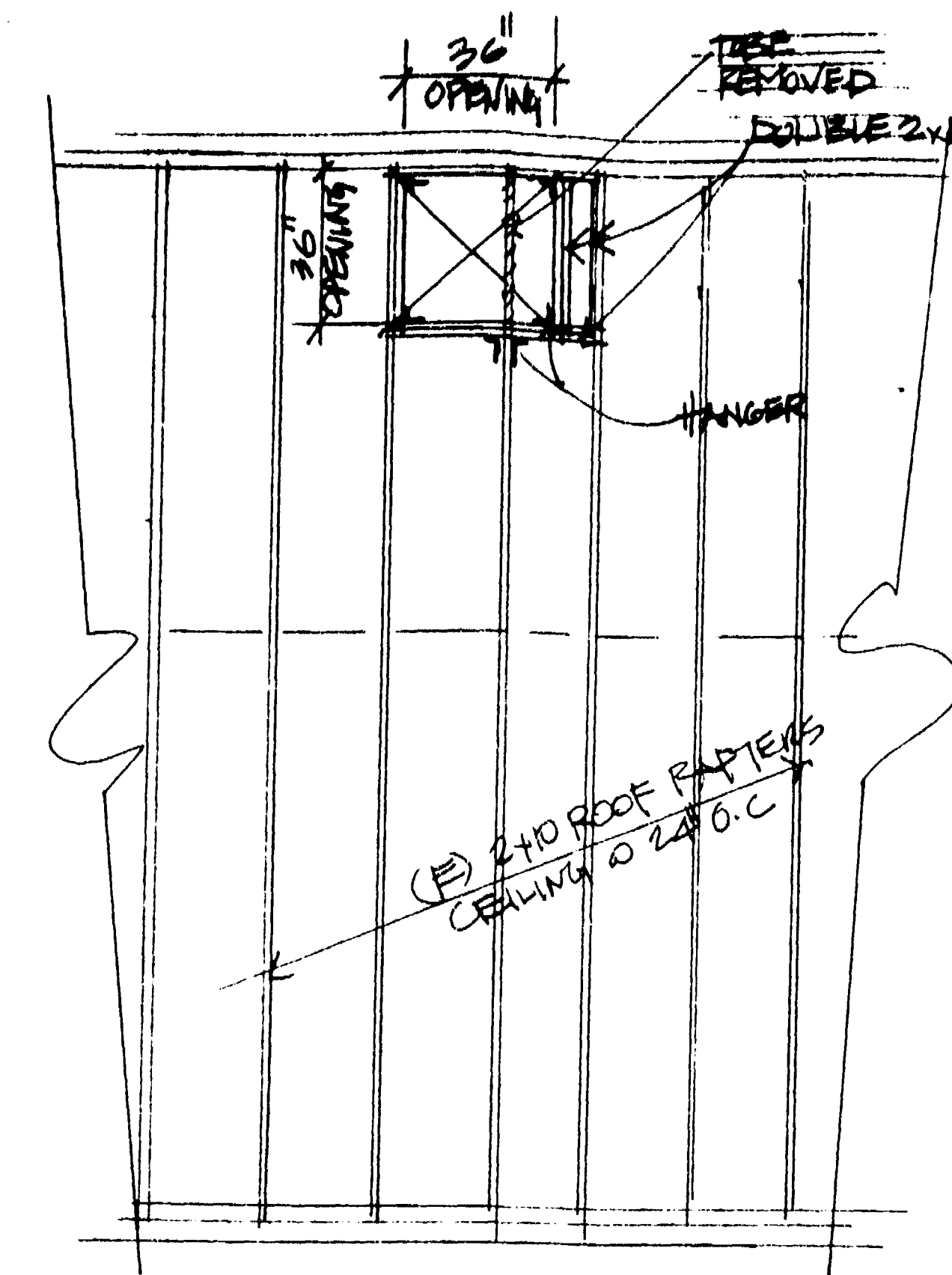
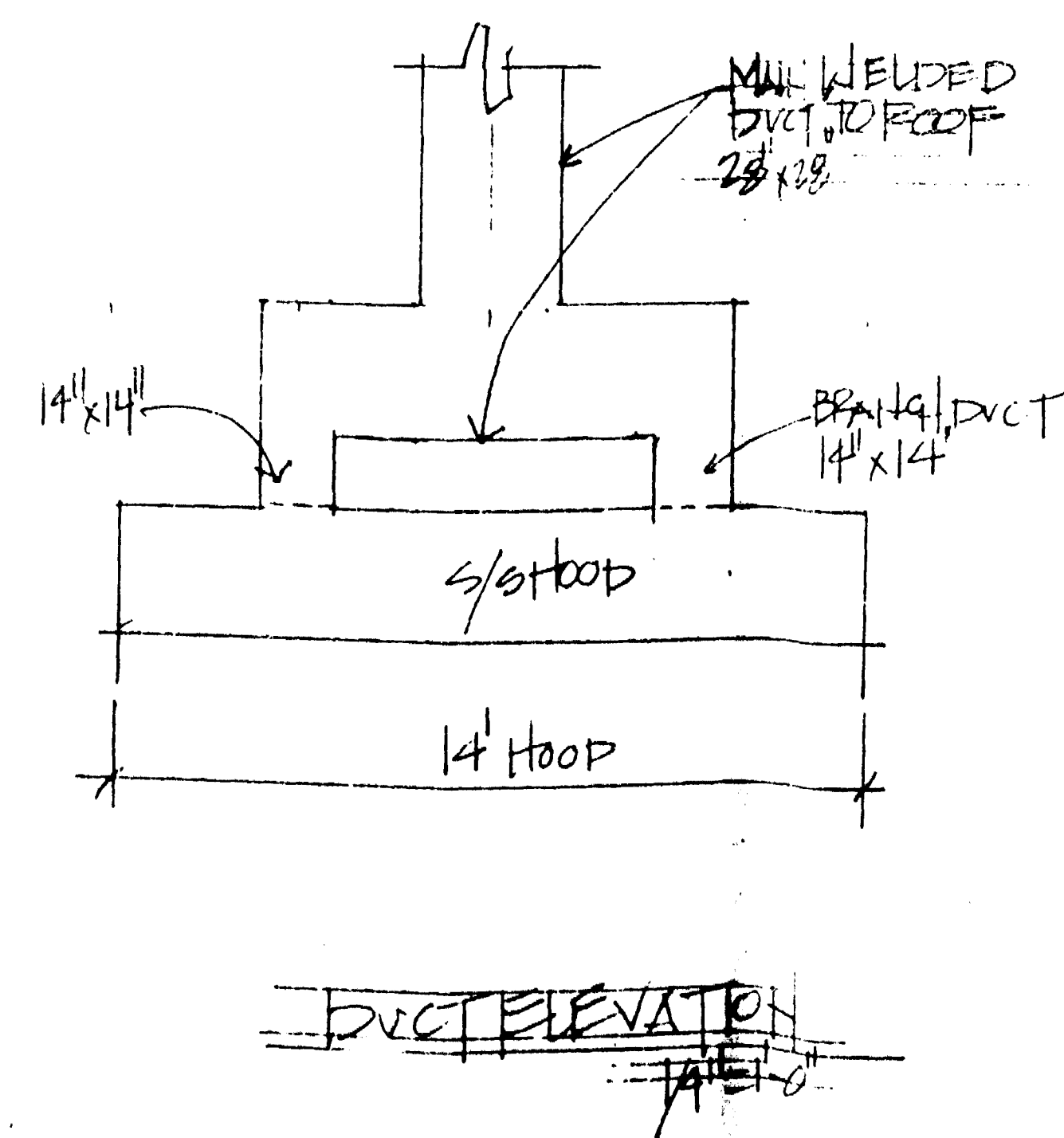
REVISIONS

2617 EAST 14TH STREET • ORLANDO • CA 94601
 510-536-3599

PLUMBING PLAN

PROJECT: 137N. SAN CARLOS
 1056703. CA
 FORM/MS HONGKING

Date 4.20.18
 Scale
 Drawn
 Job 7809
 Sheet 3



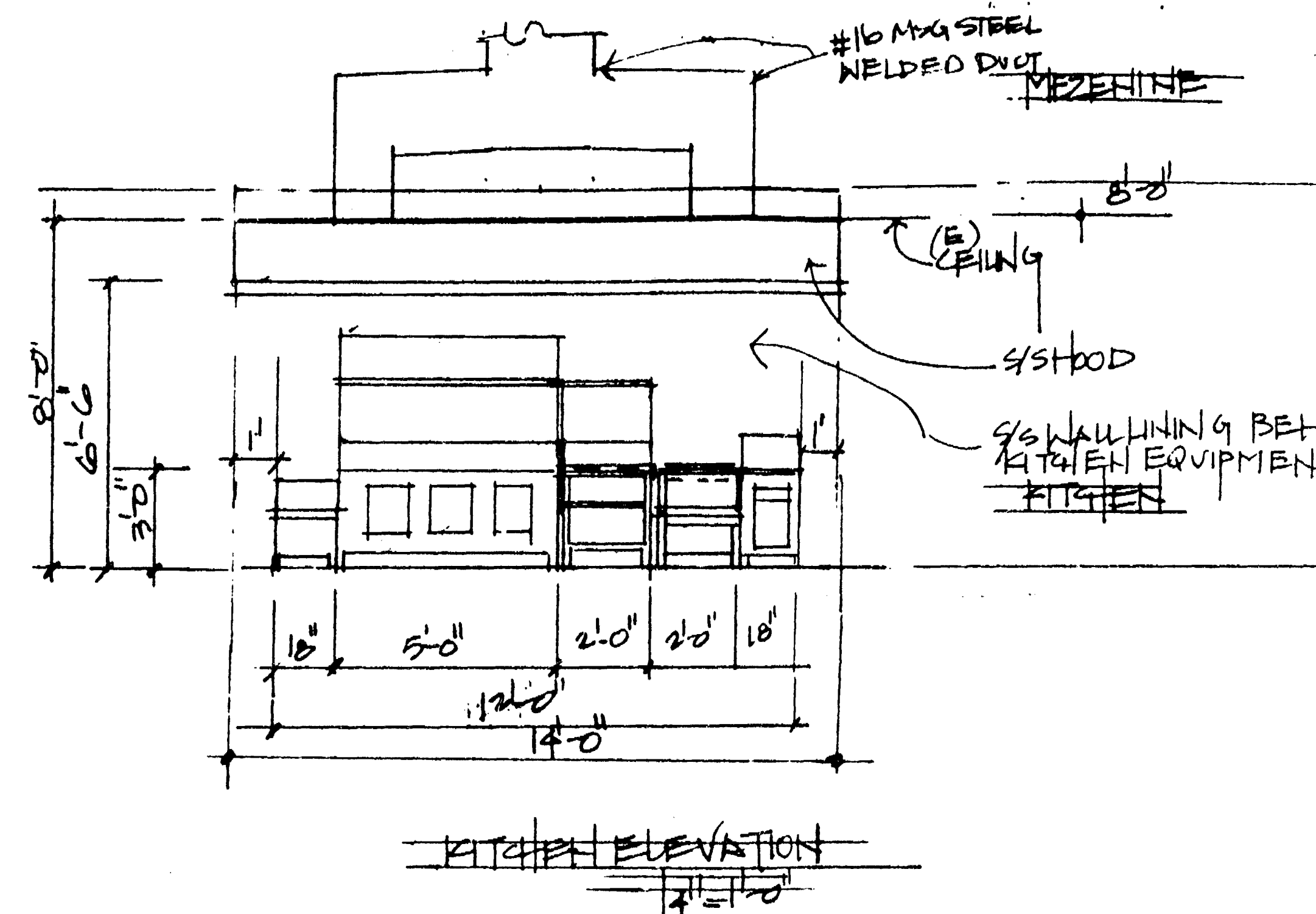
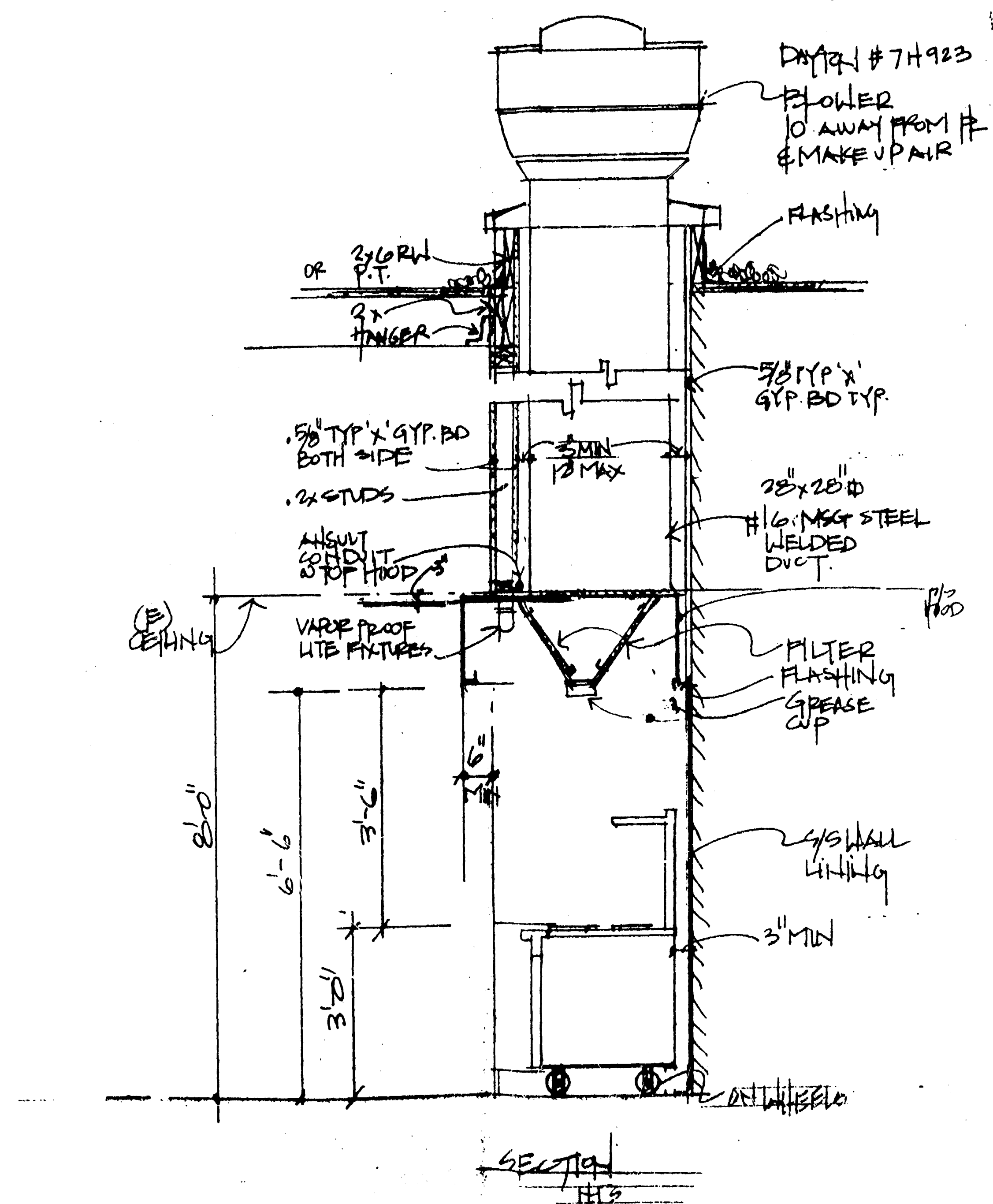
REVISIONS	BY



2617 EAST 14TH STREET • OAKLAND • CA 94601
510-536-3599

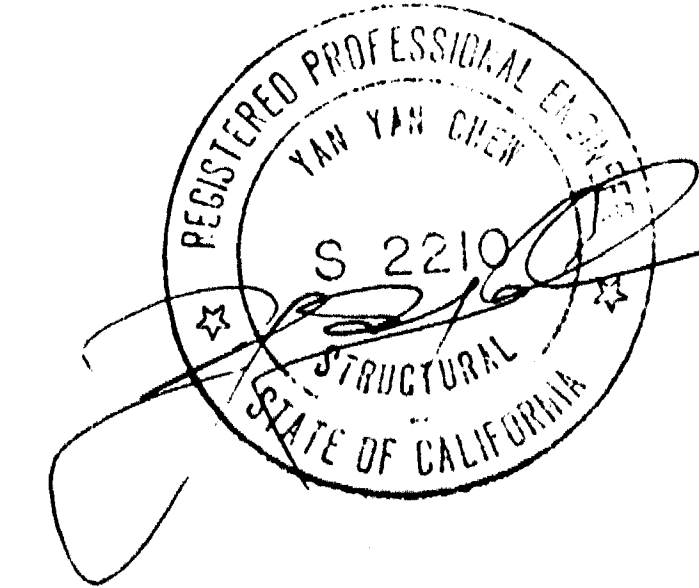
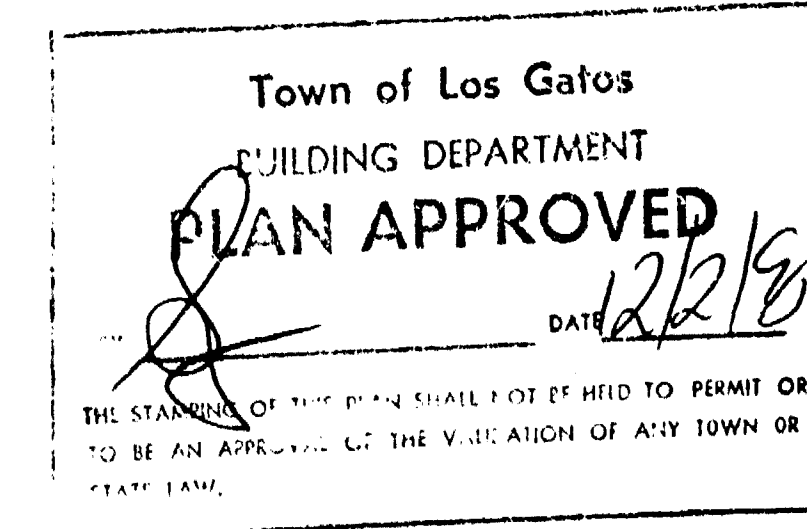
PROPOSED TENT
IMPROVEMENT &
137 N. SANTA CRUZ
LOS GATOS, CA
FOR MPM/MS HONG NGD

Date	4-20-18
Scale	
Drawn	
Job	7809
Sheet	9
Of	9 sheets



NOTES.

1. GREASE FILTERS SHALL BE INSTALLED IN HOLDER W/ HANDLES AND READY MOVABLE FOR CLEANING
2. ALL JOINTS & SEAMS SHALL BE GREASE TIGHT.
3. HOOD SHALL BE SECURELY FASTENED IN PLACE BY NON COMBUSTIBLE SUPPORT
4. ADSUL SYSTEM SHALL BE PROVIDED FOR DUCT/HOOD.
5. PROVIDE CLEAN OUT FOR CLEANING DUCT SYSTEM
6. WELD OR BRAZE ALL DUCT JOINTS AND SEAMS ON THE EXTERNAL SURFACE.



REVISIONS	BY

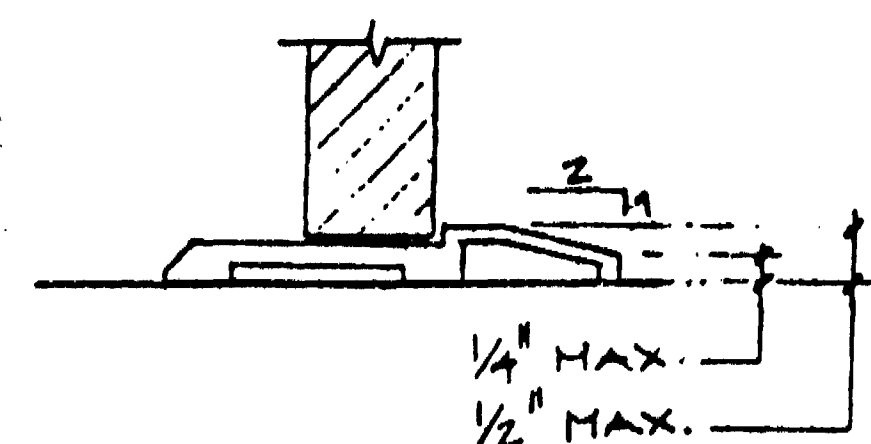
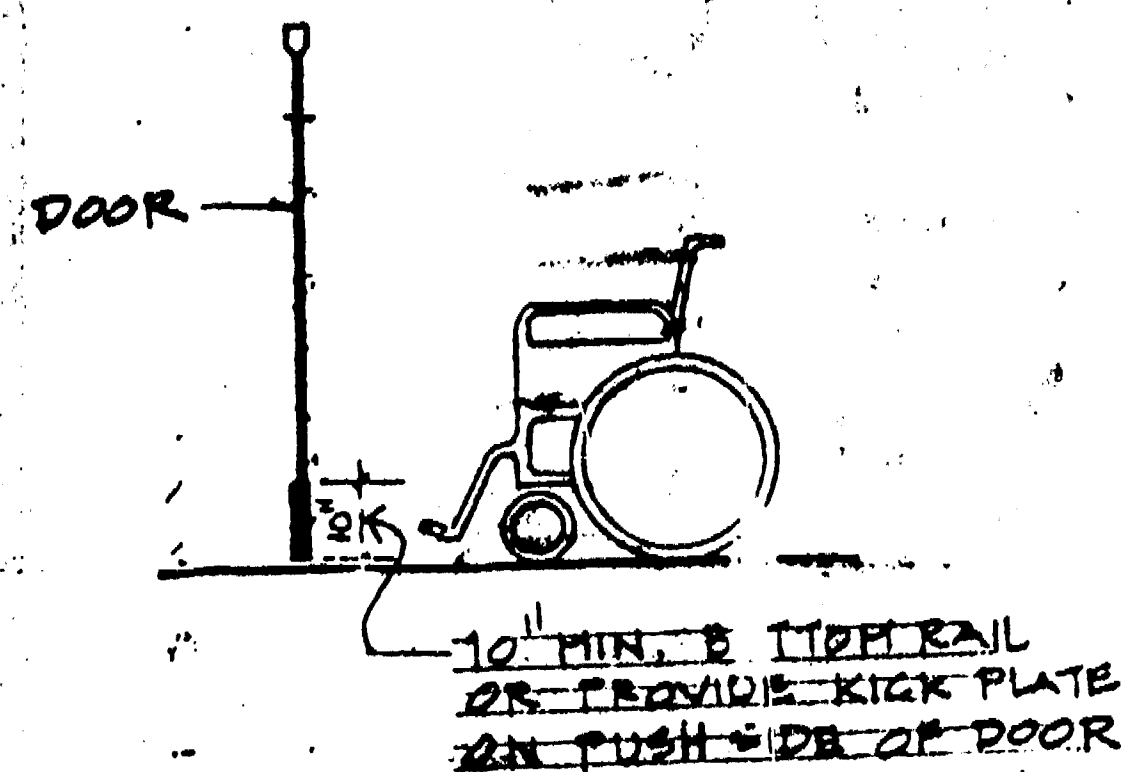


2617 EAST 14TH STREET • OAKLAND • CA 94601
510-536-3599

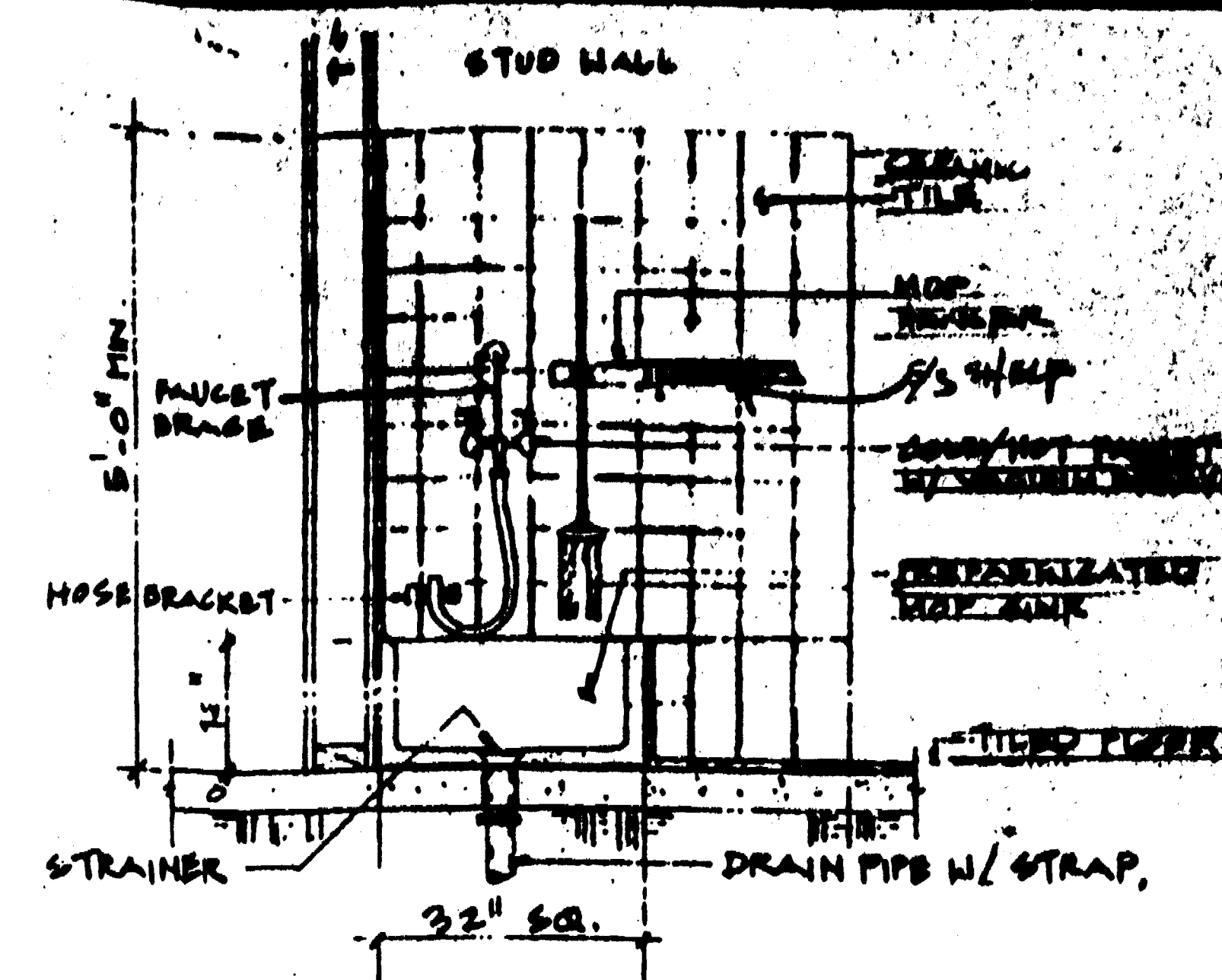
Kitchen Elevation

PROPOSED TENANT IMPROVEMENT 2 137 N. SANTA CAROLINA ST. LOS GATOS, CA 94541
RECEIVED MAY 10 1990

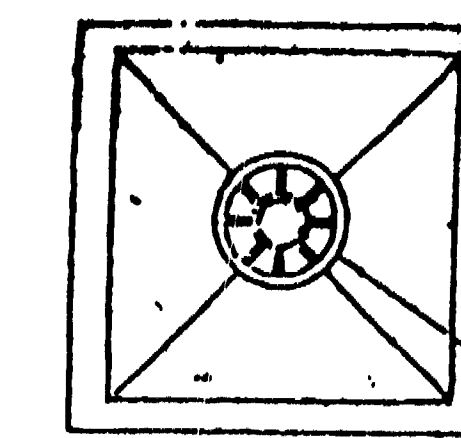
Date	9.20.78
Scale	
Drawn	
Job	
Sheet	10



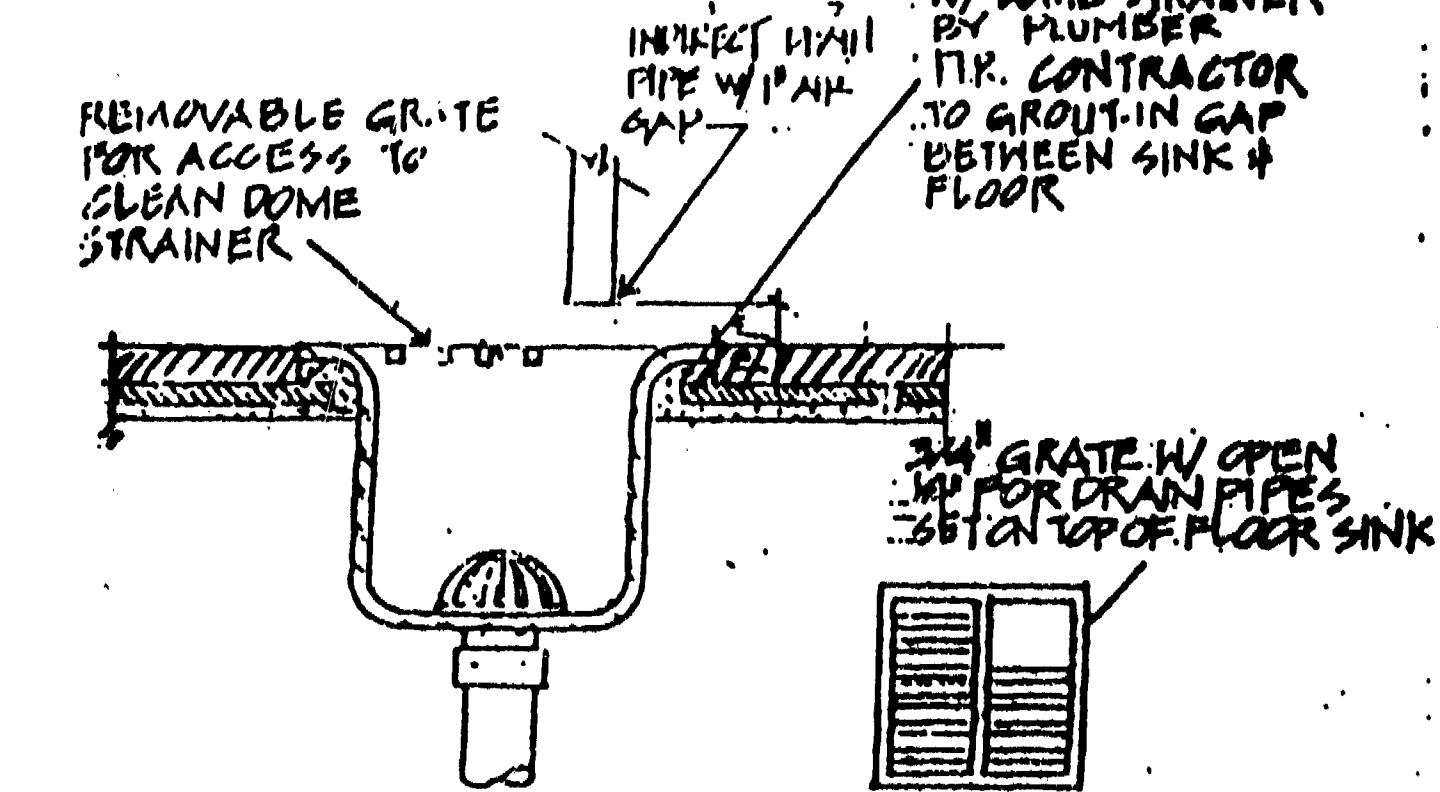
NOTE - THE CHANGE IN LEVEL BETWEEN $\frac{1}{4}"$ AND $\frac{1}{2}"$ IS DEVELOPED AT A GRADIENT OF 1:2



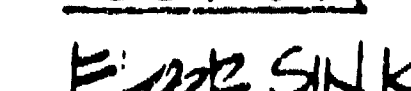
MOP SINK SECTION
1/2" - 1'-0"



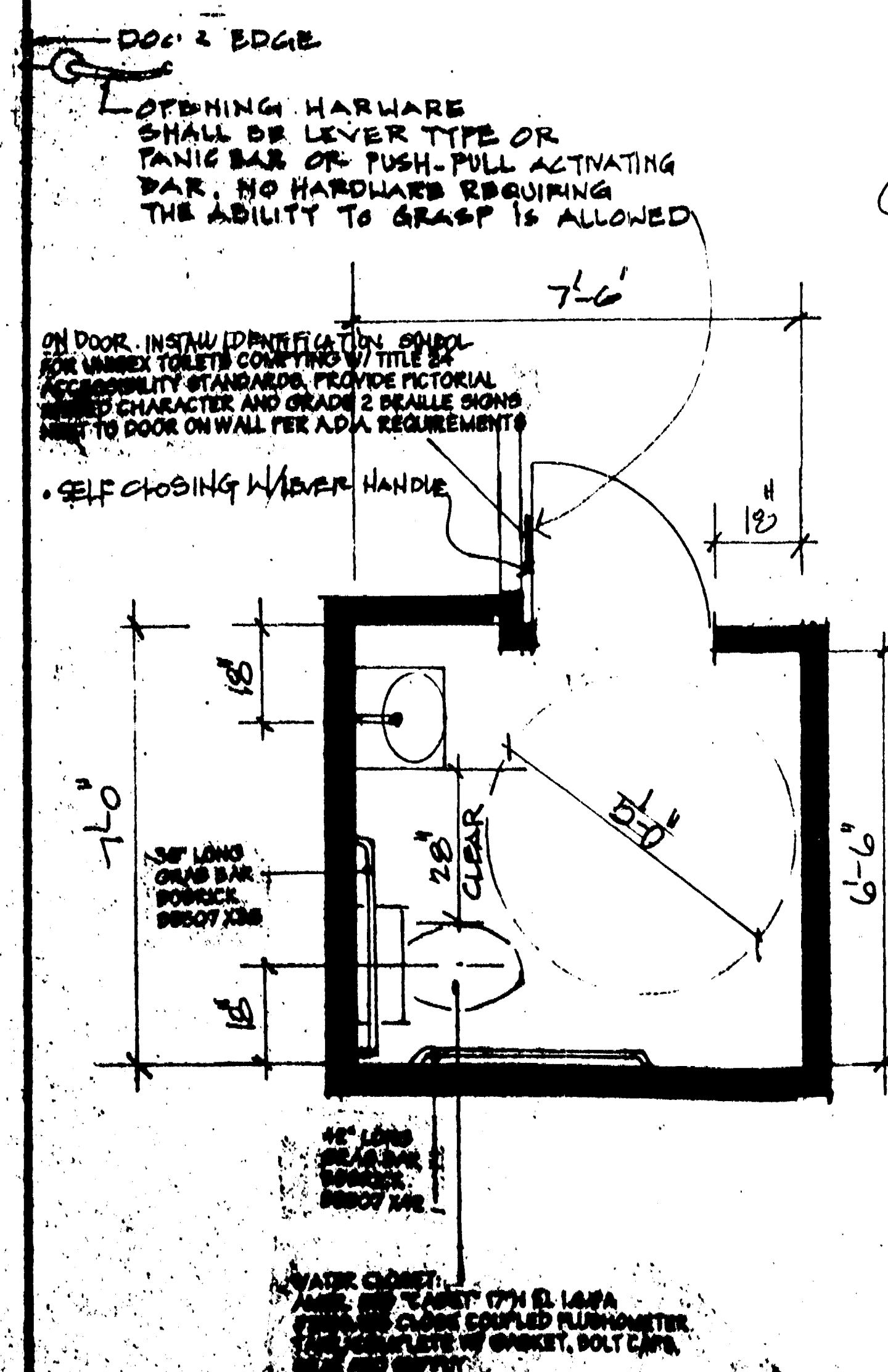
12" x 12" x 8" 1/4" IP (F)
TYPICAL FLOOR SINK
W/ DOME STRAINER
BY PLUMBER
P.R. CONTRACTOR
TO GROUT-IN GAP
BETWEEN SINK &
FLOOR



GRATE VIEW

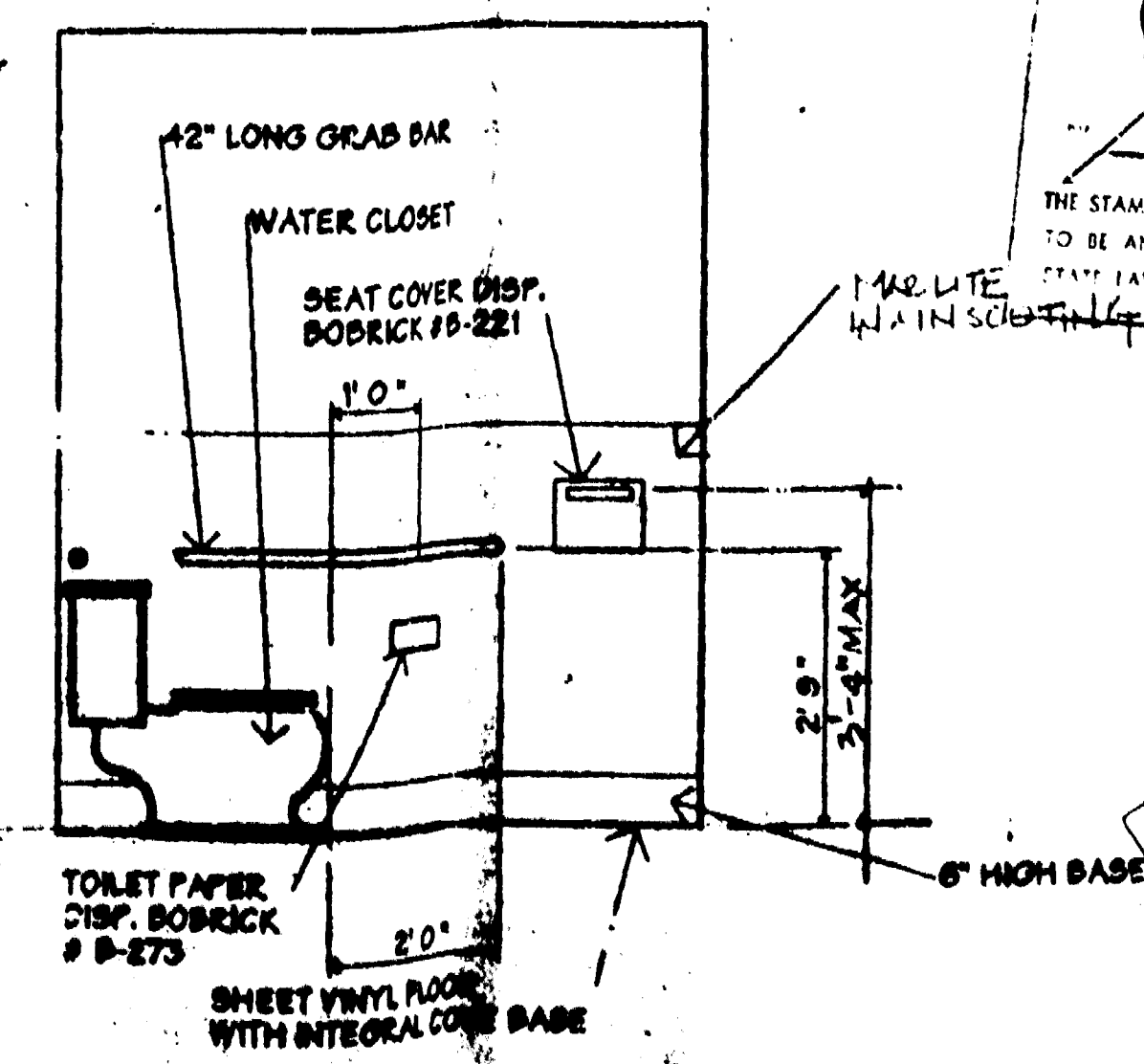
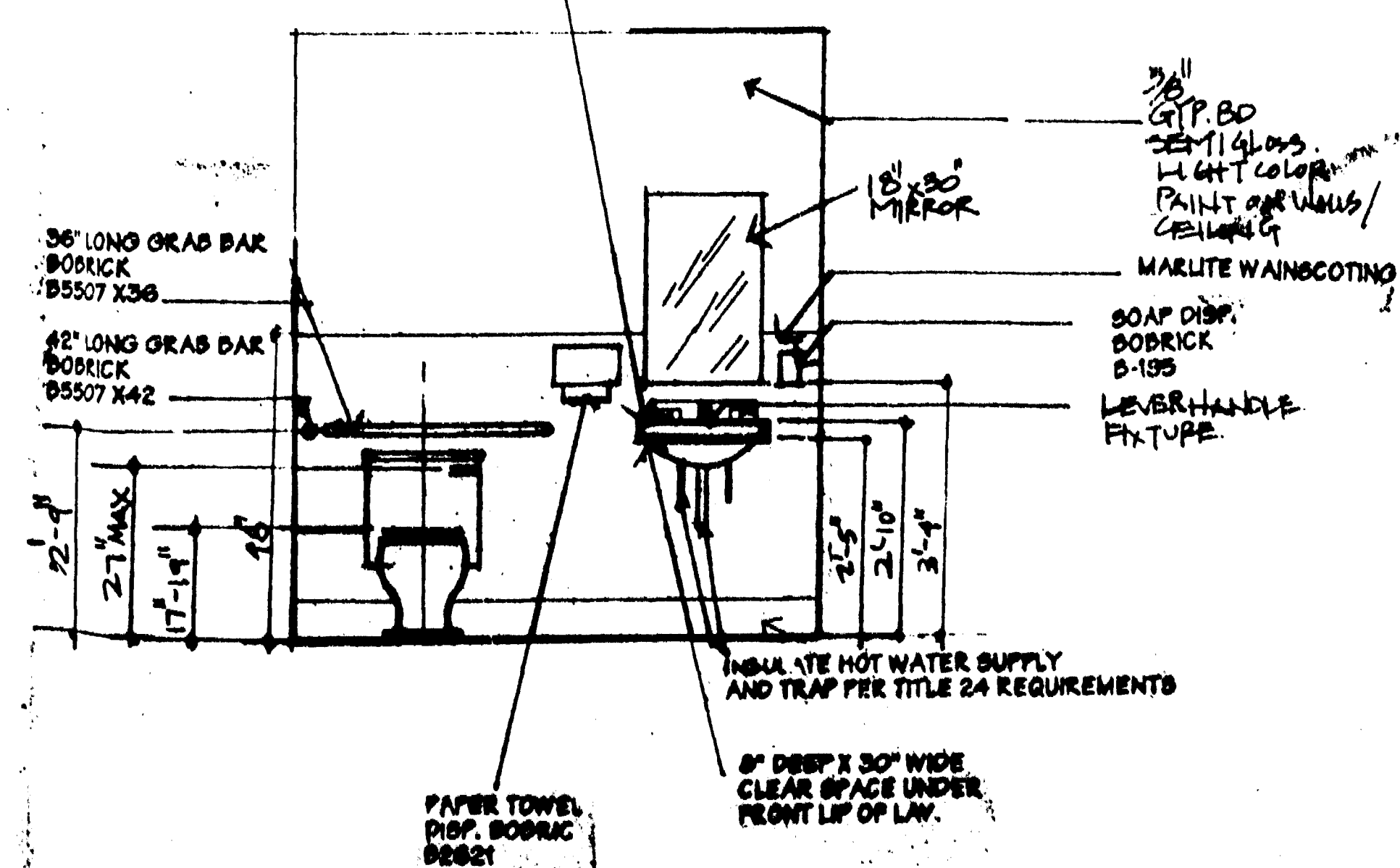


City of Los Angeles
Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 12/2/98
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR
TO BE AN APPROVAL OF THE VALIDATION OF ANY TOWN OR
COUNTY LAW.
[Signature]



1. THE DRAWINGS AND DETAILS COMPLY WITH THE HANDICAPPED ACCESS REGULATIONS TITLE 24 OR WHEN ENFORCING AGENCIES DETERMINE COMPLIANCE WITH REQUIREMENTS CREATE A REASONABLE HARSHIP, EXCEPTIONS MAY BE GRANTED AS LONG AS EQUIVALENT FACILITATION IS PROVIDED.
2. CONTENT OF DETAILS CONTAINED ARE STANDARD, AND ARE MINIMUMS ONLY UNLESS OTHERWISE NOTED.
3. THE OPERATION OF EXTERIOR DOOR SHALL NOT EXCEED 8 1/2 POUNDS / INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS.
4. OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 AND 44" ABOVE THE FLR SURFACE

LAVATORY:
AMER. STD. "LUCERNE"
VIT. CHINA, OVERFLOW,
FAUCET LEDE, WHITE
#0355.012, WALL HANGER
MOEN LEGEND 4400
FAUCET COMPLETE
WITH TRIM.
2 UPALL BE 1 1/4" P - 1 1/2"
BETWEEN



ACCESSIBLE TOILET ROOM

NOTE: THE ~~GRAND~~ BARS DIAMETER
SHALL BE BETWEEN $\frac{1}{4}$ " AND $\frac{1}{2}$ "

PROPOSED TENANT
IMPROVEMENT 2J
1317N SANTA CRUZ
LOS ANGELES, CA
FOR MEXIKES HOUNGGO

2617 EAST 14TH STREET • OAKLAND • CA 94612
510-534-1399

HAND. REST RM.

Date 9-26-90
Scale
Drawn
Job 9809
Sheet 12
Of 12

137 N. Santa Cruz Ave
B98-001020
Office copy

Final

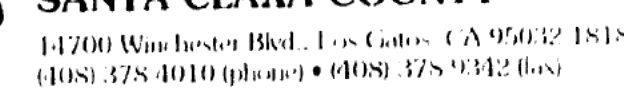
137 N. SANTA CRUZ
LOS GATOS, CA 95030

TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES

Environmental Resources Agency
Department of Environmental Health
Central Office, 2220 Moorpark Avenue, East Ward, Broom's Barn, 1000
P.O. Box 26070
San Jose, California 95126-0070
Phone: (415) 996-6261 FAX: (415) 996-6261

Ronald E. Sharp (RHS)
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

REC'D
LOS ANGELES DEPT



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

[illegible]

Hong Ngo/Paul Huynh



TOWN OF LOS GATOS

BUILDING AND ENGINEERING DEPARTMENT
(408) 354-6881
FAX (408) 354-7593

CIV. ENGR.
110 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

RECEIVED

NOV 18 1998

October 22, 1998

Anthony Pham
2617 International Boulevard
Oakland, CA 94601

LOCATION OF JOB 137 NORTH SANTA CRUZ AVENUE, Tenant Improvement

PERMIT NUMBER B98-001020

Dear Mr. Pham:

PLAN CHECK COMMENTS

RESPONSE

- Clearly label the project address on sheets 7 through 12. **sheet 7 - 12**
- Note the occupant load on the cover sheet of the plans, as required per UBC Chapter 10. **sheet 1.**
- Label on the floor plan the size of the new door at the restroom and the double door at the kitchen. The doors shall be minimum 3068 doors, as required per UBC Section 1004.6. **sheet 2. (Kitchen door) sheet 11. (Restroom door)**
- Label on the plans the sizes of the proposed store-front windows. **sheet 2**
- Provide a letter from the tenant indicating the total number of employees for the tenant space, as required per UBC Section 2902.3. If the tenant has more than 4 employees, revise the plans to show separate sanitary facilities (both of which will be required to be accessible), per CBC Section 1115B.2. **attach.**
- Revise the opening between the waitress station and the kitchen area to be minimum 36" wide and the opening between the waitress station and dining area at the counter to be minimum 36" wide, as required per CBC Section 1105B.3.2. **sheet 2**
- Revise the kitchen floor plan to provide minimum 36" clear access throughout, as required per CBC Section 1104B.5.8. **sheet 2**
- Revise the plans to show location of accessible seating (minimum 5% of total seating provided must be accessible) in the dining area, as required per CBC Section 1104B.5.4. Show the following clearances on the plans:
 - Minimum 30"x48" clear floor space.
 - Accessible seating overlaps and accessible route (minimum 36" wide access aisles).
 - Knee space is at least 27" high, 30" wide and 19" deep.**sheet 2**
- Revise the floor plan and the mozzanine plan to show handrails on both sides of the stairway, as required per CBC Section 1006.9.1a. **sheet 12 - 4**
- Revise the plans to show handrail extensions at the top and the bottom of the stairway, as required per CBC Section 1006.9.2.2a. **sheet 3.**
- Revise the stair sections detail on sheet 3 to show 1-1/2" clearance between the handrail and the wall, as required per CBC Section 1006.9.2.5a. **sheet 3.**
- Revise the plans to show how to provide striping for the visually impaired at the stairway, as required per CBC Section 1006.16.1. **sheet 5.**
- Revise the door hardware detail on sheet 5 and the storefront detail on sheet 12 to show 60" from the ground surface to the centerline of the accessibility sign (not 48"), as required per CBC Section 1127B.3. **sheet 5 / sheet 12.**
- Note on the door threshold detail that the change in level between 1/4" and 1/2" is beveled at a gradient of 1:2, as required per CBC Section 1004.9.1a. **sheet 5 / sheet 12.**
- Note on the plans that effort to operate exterior doors shall not exceed 8 1/2 pounds, minor doors shall not exceed 5 pounds, as required per CBC Section 1004.9.1. **sheet 5 / sheet 12.**

INCORPORATED AUGUST 10, 1887



Page 2
LOCATION: 137 NORTH SANTA CRUZ AVENUE
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.
- Dimension at the entry door the minimum 24" strike side clearance at the entry door, as required per CBC Section 1004.9.2.3a.
- 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 1122B.4.
- 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 Title 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.
- 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.
- 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.
- Issuance of the Building permit requires approval from:
 - Planning Department: Martin Akire at 354-6879
 - West Valley Sanitation District: 378-2407
 - County Health Department: 299-6060

Very truly yours,

Susan Kautzer
SUSAN KAUTZER, P.E.
Plan Check Engineer

SK sb

sheet 5 / sheet 12 notes

sheet 2 /

sheet 12.

sheet 2.

sheet B.

sheet 2A.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

sheet 2.

CERTIFICATE OF COMPLIANCE (Part 1 of 2) ENV-1

PROJECT NAME 137 N. SANTA CRUZ	DATE 11-2-98
DESIGNER ALPHA DESIGN	BUILDING PERMIT CHECKED BY C. B. B. B.

DATE OF PLANS	BUILDING CONDITION / FLOOR AREA	CLIMATE ZONE
	137 N. SANTA CRUZ (COMPLETE SPACE)	4
BUILDING TYPE	<input checked="" type="checkbox"/> NONRESIDENTIAL	<input type="checkbox"/> HIGH RISE RESIDENTIAL
PHASE OF CONSTRUCTION	<input type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> ALTERATION
METHOD OF ENVELOPE COMPLIANCE	<input checked="" type="checkbox"/> COMPONENT	<input type="checkbox"/> OVERALL ENVELOPE

STATEMENT OF COMPLIANCE
This Certificate of Compliance lists the building features and performance specifications need to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building envelope requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DESIGNATION AT THIS SITE 137 N. SANTA CRUZ	SIGNATURE C. B. B. B.	DATE 11-2-98
---	--------------------------	-----------------

The Principal Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and documents, with the specifications, and with any other documents submitted with this permit application. The building has been designed to meet the envelope requirements contained in sections 110, 116 through 118, and 119 of Title 24, Part 6.

Please check one:
☐ I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a civil engineer or architect.
☒ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a civil engineer or architect who is not a licensed contractor preparing documents for work that I have contracted to perform.
☐ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by section of the Code to sign this document as the person responsible for its preparation; and for the following reasons:

PRINCIPAL DESIGNER NAME C. B. B. B.	SIGNATURE C. B. B. B.	DATE 11-2-98
--	--------------------------	-----------------

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

ENVIRONMENTAL MEASURES
Indicate location on plans of Note Block for Mandatory Measures

CERTIFICATE OF COMPLIANCE (Part 2 of 2) ENV-1

PROJECT NAME 137 N. SANTA CRUZ	DATE 11-2-98
-----------------------------------	-----------------

ASSEMBLY NAME (eg. Wall-1, Floor-1)	INSULATION R-VALUE (eg. R-19, R-22, etc.)	CONSTRUCTION TYPE (eg. Block, Wood, Metal)	LOCATION COMMENTS (eg. Suspended Ceiling, Ductwork, etc.)	NOTE TO FIELD Building Dept. Use
STUCCO WALL	11	WOOD	EXIST. & ADDITION	
FURRED WALL	11	FURRED CHU	EXIST.	
REF.	17	WOOD	EXIST.	

WINDOW NAME (eg. Window-1)	NO. OF PANE	U-VALUE (eg. 1.25)	FRAME TYPE (Metal, Wood, etc.)	EXTERIOR SHADE	OVERHANG CREDIT	GLAZING TYPE (eg. Low-E, etc.)	NOTE TO FIELD Building Dept. Use
STUCCO FRAME	1	1.25	METAL		Y	SHADES CLEAR	
EXIST. FRAME	1	1.25	METAL		N	SHADES TINTED	

SKYLIGHT NAME (eg. Sky-1)	NO. OF PANE	U-VALUE (eg. 1.25)	FRAME TYPE (Metal, Wood, etc.)	SKYLIGHT MATERIAL (Glass, Plastic, etc.)	GLAZING TYPE (Clear, Low-E, etc.)	NOTE TO FIELD Building Dept. Use
NONE						

NOTES TO FIELD - for Building Department Use Only

Nonresidential Compliance Form

Nonresidential Compliance Form

Nonresidential Compliance Form

Nonresidential Compliance Form

Nonresidential Compliance Form

Nonresidential Compliance Form

Nonresidential Compliance Form

Nonresidential Compliance Form

Nonresidential Compliance Form

ENVELOPE COMPONENT METHOD ENV-2

PROJECT NAME: 157 N. SANTA CRUZ DATE: 11-2-98

WINDOW AREA CALCULATION

GROSS WALL AREA (GWA) = 1176
 DISPLAY PERIMETER (DP) = 24
 DP x 6 = 144
 GREATER OF: 712, 144 = 712
 If the PROPOSED WINDOW AREA is greater than the MAXIMUM ALLOWABLE WINDOW AREA, go to another method.

SKYLIGHT AREA CALCULATION

ATRIUM HEIGHT = 10 FT
 IF ≤ 8 FT: 0.10 x GROSS ROOF AREA = ALLOWED SKY AREA
 IF > 8 FT: 0.05 x GROSS ROOF AREA = ALLOWED SKY AREA
 If the ACTUAL SKYLIGHT AREA is greater than the ALLOWED SKYLIGHT AREA, go to another method.

OPAQUE SURFACES

ASSEMBLY NAME (see Table B-1)	TYPE	HEAT CAPACITY	INSULATION R-VALUE	PROPOSED	MIN. ALLOWED	TABLE VALUE	MAX. ALLOWED
EXTERIOR WALL	MASONRY	2.0	1	1	1	1	1
CEILING	CEILING	2.0	1	1	1	1	1
FLOOR	FLOOR	2.0	1	1	1	1	1

* For each assembly type, insert the minimum insulation R-value or the maximum assembly U-value.

WINDOWS

WINDOW NAME (see Table B-1)	ORIENTATION	U-VALUE		R-VALUE		PROPOSED RSHG		ALLOWED RSHG
		PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	
CEILING	N	1.5	1.5	1	1	1	1	1
FLOOR	S	1.5	1.5	1	1	1	1	1
WALL	E	1.5	1.5	1	1	1	1	1

SKYLIGHTS

SKYLIGHT NAME (see Table B-1)	GLAZING	# OF PANE	U-VALUE		R-VALUE		PROPOSED RSHG		ALLOWED RSHG
			PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	
NONE									

Nonresidential Compliance Form January 1996

PROPOSED MASONRY WALL ASSEMBLY ENV-3

PROJECT NAME: 157 N. SANTA CRUZ DATE: 11-2-98

COMPONENT DESCRIPTION

ASSEMBLY NAME: EXTERIOR CMU WALL
 DESCRIPTION OF ASSEMBLY:

WALL R-VALUE and HEAT CAPACITY

WALL UNIT THICKNESS: 6" NOMINAL INCHES
 MATERIAL TYPE: CMU (CLAY UNIT CLAY BRICK, CONCRETE)
 CORE TREATMENT: SOLID (GRADED EMPTY INSULATED NA)
 WALL R-VALUE: 1.4 (FROM TABLE B-1 or B-4)
 WALL HEAT CAPACITY: 11.4 (FROM TABLE B-1 or B-4)

FURRING/INSULATION LAYER (INSIDE and/or OUTSIDE IF ANY)

FURRING FRAMING MATERIAL: WOOD (WOOD METAL, NONE)
 FURRING FRAMING SIZE: 2 x 4 NOMINAL INCHES
 FURRING SPACE INSULATION: 1.5 TYPE: 1.5 R-VALUE
 EXTERIOR INSULATING AREA: 0 TYPE: 0 R-VALUE

FURRING ASSEMBLY EFFECTIVE R-VALUE: 1.4 (FROM TABLE B-1)
 EXTERIOR INSULATING LAYER R-VALUE: 0 (FROM TABLE B-1)
 INSULATION LAYER R-VALUE: 0

WALL ASSEMBLY R-VALUE and U-VALUE

INSULATION LAYER R-VALUE: 0 + WALL R-VALUE: 1.4 = WALL ASSEMBLY R-VALUE: 1.4
 U-VALUE: 0.71

Nonresidential Compliance Form January 1996

ENVELOPE MANDATORY MEASURES ENV-MM

PROJECT NAME: 157 N. SANTA CRUZ DATE: 11-2-98

DESCRIPTION	Designer	Enforcement
§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.	✓	
§118(c) All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2002 and 707 of the Title 24, Part 2.	✓	
§117(a) All Exterior Joints and openings in the building shall be caulked, gasketed, weatherstripped or otherwise sealed.	✓	
§118(b) Site Constructed Doors, Windows and Skylights shall be caulked between the unit and the building, and shall be weatherstripped (except for unit glazed glass doors and fire doors).	✓	
§118(a) Manufactured Doors and Windows installed shall have air infiltration rates not exceeding those shown in Table number 1-E, of the Standards. Manufactured Insulation 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.	✓	

Nonresidential Compliance Form January 1996

CERTIFICATE OF COMPLIANCE (Part 1 of 2) LTG-1

PROJECT NAME: 157 N. SANTA CRUZ DATE: 11-2-98

DESIGNER: ALPHABET DESIGN INC. CHECKED BY: KREKET MAC

GENERAL INFORMATION

DATE OF PLANS: 11-2-98 BUILDING CONDITIONED FLOOR AREA: 1576 (SEE PRELIMINARY PLANS) CLIMATE ZONE: 4
 BUILDING TYPE: NONRESIDENTIAL HIGH RISE RESIDENTIAL HOTEL/MOTEL/GUEST ROOM
 PHASE OF CONSTRUCTION: NEW CONSTRUCTION ADDITION ALTERATION UNCONSTRUCTED (SEE ADDENDUM)
 METHOD OF ENVELOPE COMPLIANCE: COMPLETE BLDG AREA CATEGORY TAILORED PERFORMANCE

STATEMENT OF COMPLIANCE

This Certificate of Compliance with the building features and performance specifications need to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building lighting requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DATE OF CERTIFICATION: 11-2-98

The Principal Lighting Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other documents submitted with this permit application. The proposed building has been designed to meet the envelope requirements contained in the applicable parts of Sections 110, 119, 130 through 132, 146, and 149 of Title 24, Part 6.

Please check one:

☐ I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation, and that I am a Civil Engineer, Electrical Engineer or Architect.

☒ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section 5537.2 of the Business and Professions Code to sign this document as the person responsible for its preparation, and that I am a licensed contractor preparing documents for work that I have contracted to perform.

☐ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section 5537.2 of the Business and Professions Code to sign this document as the person responsible for its preparation, and for the following reason(s):

PRINCIPAL LIGHTING DESIGNER NAME: KREKET MAC SIGNATURE: DATE: 11-2-98

LIGHTING MANDATORY MEASURES

Indicate location on plans of Note (clock for Mandatory Measures) LAST PAGE OF EXPECT LTG-MM

INSTRUCTIONS TO APPLICANT

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.

G-1: Required on plans for all submittals. Part 1 may be incorporated in schedules on plans.

LTG-2: Required for all submittals.

LTG-3: Optional. Use only if lighting control credits are taken.

LTG-4: Optional. Use only if Tailored Method is used. Parts 2 and 3 used only if applicable.

Nonresidential Compliance Form January 1996

LIGHTING MANDATORY MEASURES

LTG-19

PROJECT NAME

157 N. SANTA FE RD.

DATE

12-98

DESCRIPTION

Designer Enforcement

- § 131(d) 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.
- § 131(g) Overdrive for Building Lighting Shut-off: The automatic building shut-off system is provided with a manual, accessible overdrive switch in sight of the lights. The area of overdrive is not to exceed 5,000 square feet.
- § 131(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.
- § 131(j) 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 electronic high-frequency ballasts and are exempt from tandem wiring requirements.
- § 131(k) Individual Room/Area Controls: Each room and area in this building is equipped with a separate switch or occupant sensor device for each area with floor-to-ceiling lights.
- § 131(l) Uniform Reduction for Individual Rooms: All rooms and areas greater than 100 square feet and more than 12 watts per square foot of lighting load shall be controlled with bi-level switching for uniform reduction of lighting within 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 daylight 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.
- § 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) Daylight Lighting: Daylight lighting shall be separately switched on circuits that are 20 amps or less.

Form No. 101 Rev. 06/98

500 Number

... ..

1. 1990年12月15日，在“中国—东盟首脑非正式会议”上，中国领导人正式提出建立中国—东盟自由贸易区。

10.4416 (E)

APPROVED
2/2/2008

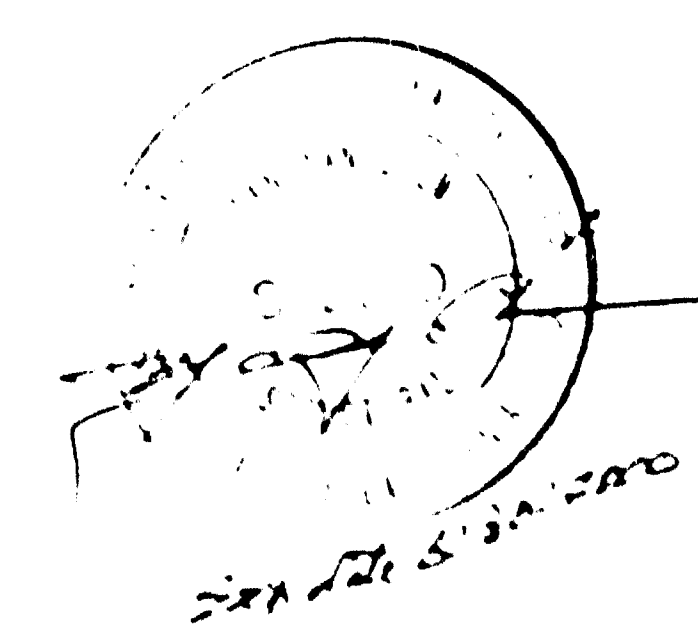
1. *Chlorophyll a* (Chl *a*) and *Chlorophyll b* (Chl *b*) were determined by the method of Arar and Collins (1971). The *Chlorophyll a* and *Chlorophyll b* contents were expressed as $\mu\text{g g}^{-1}$ of dry weight.

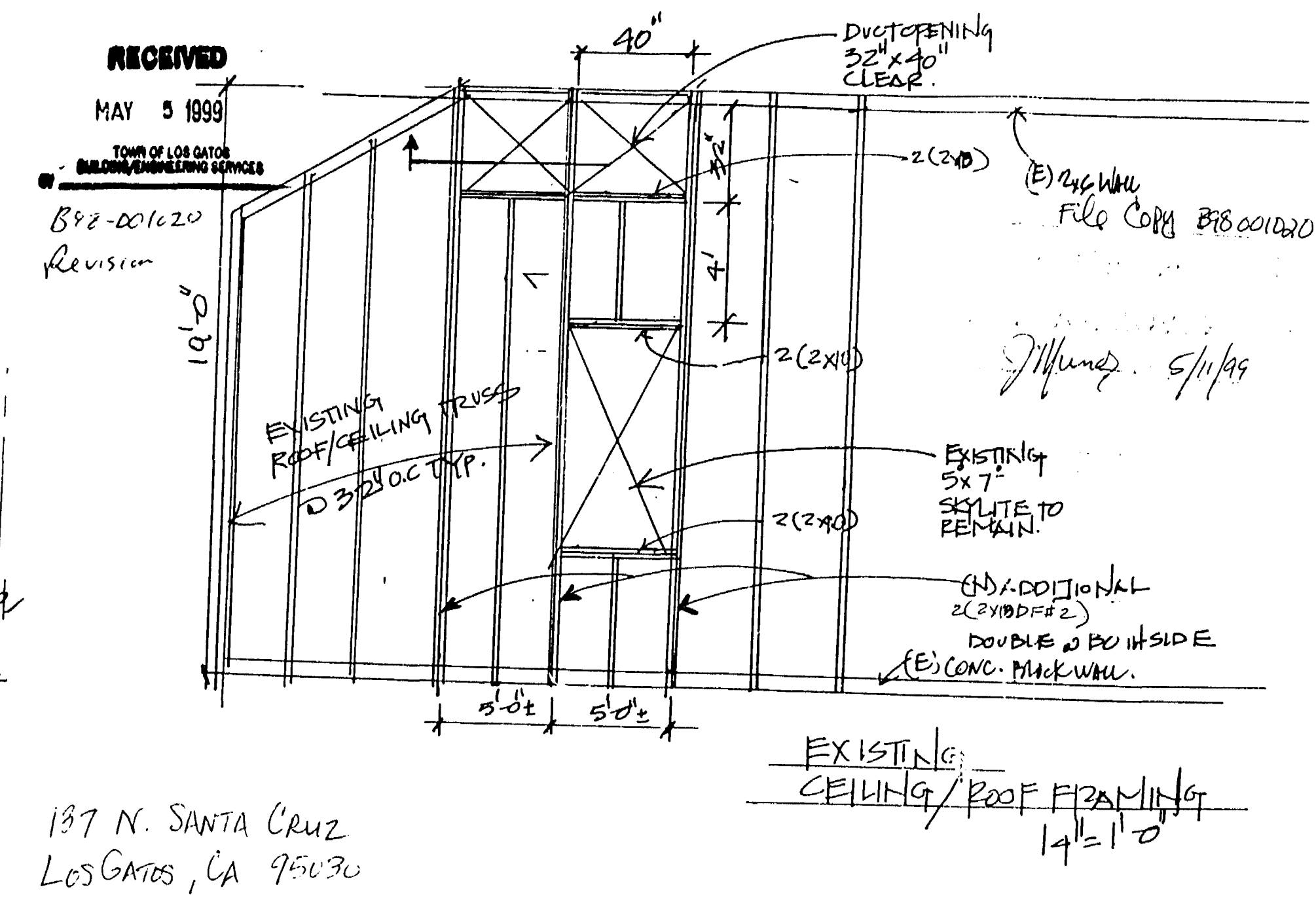
RECEIVED

MAY 5 1999

TOWN OF LOS GATOS
BUILDING/ENGINEERING DEPARTMENT

TOUR OF THE
BUILDING/ENGINEERING DEPT.





GENERAL NOTES

- 1) Contractor shall examine site, field verify all dimensions and field conditions. Contractor is to become familiar with conditions affecting the construction prior to submitting a bid, and on commencement of construction. Failure to do so shall not be considered a just cause for future extras.
- 2) Contractor to provide general cost breakdown for all construction categories (i.e., demolition, carpentry, millwork, electrical, etc.) and unit breakdowns for all items (i.e. electrical: duplex outlets; phone outlets; conduit runs; quad outlets, 2 x 4 fluorescents, 4 x 4 fluorescents; 75w downlights, etc.) Provide unit costs and quantity for all items in all categories, to owner.
- 3) Contractor shall provide unit cost to owner for each for cost of material and installation cost prior to commencement of work.
- 4) Contractor shall provide all necessary permits, and fees.
- 5) Contractor shall provide all necessary temporary protection to ensure the safety of the general public during the construction phase.
- 6) Contractor shall meet all local governing code requirements for performance of all construction work.
- 7) Contractor to guarantee labor and material for one (1) year.
- 8) In case of conflict in drawings, the contractor shall not proceed with that part of the work until the discrepancy has been clarified by the designer.
- 9) In case of conflict, larger scale drawings shall take precedence over smaller scale drawings.
- 10) Contractor shall notify designer of any conditions he finds where in his judgment it would be desirable to modify the requirements to produce the best results.
- 11) Unless noted otherwise, all stud walls shall receive two (2) coats of finish paint. Color per finish schedule. Prep all wall surfaces as necessary with proper prime coat required for final wall finish material.
- 14) Provide internally illuminated exit lighting as required by code.
- 15) Contractor to provide adequate blocking, bracing, backing, and/or additional studs to support fixtures, shelves, etc. in party wall.
- 16) All built-in plumbing fixtures to be supplied and installed by plumbing contractor. Plumbing contractor to supply all necessary information for cut outs to be performed by cabinet contractor.
- 17) All non-built-in plumbing fixtures to be supplied and installed by plumbing contractor.
- 18) Smoke Detector Alarms shall be installed within all areas as required by local and national codes, as well as all other governing agencies.
- 19) Contractor is responsible for the calculations and implementation of all electrical circuitry as required to comply with all local and national codes and regulations.
- 20) Emergency lights as required by code.
- 21) General contractor shall coordinate with subcontractors verification of final dimensions for finish work in accordance with construction documents.

FLOOR AREA OF
TENANT SPACE 1400 SF
MEZZANINE 648 SF
PARKING 3000 SF
OF PROPERTY

PROJECT DATA

PROJECT NAME DOUBLE RAINBOW REST
137 N. SANTA CRUZ AVE
LOS GATOS, CA 95030

OWNER

HANG NGO
137 N. SANTA CRUZ AVE
LOS GATOS, CA 95030

- PARCEL #
- CONSTRUCTION TYPE
- # STORY
- SINKLER
- OCCUPANCY GROUP
- (E) USED
- PROPOSED USE
- OCCUPANT LOAD
- PERMIT # 510-170-6100

VIN
ONE WITHOUT CEILING
NO
B
FOOD/ICE CREAM
FOOD/ICE CREAM
50 MAX

PLANNING DEPARTMENT
RECEIVED
NOV 18 1998
TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES
10/13/98

SEE NOTES



VACUITY MAP

RECEIVED
NOV 18 1998

TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES

10/13/98

SHEET INDEX

1	PROJECT DATA
2	KITCHEN FLOOR PLAN (2A) TITLE 24 COMPLIANCE
3	MEZZANINE FLOOR PLAN, FRAMING PLAN
4	MEZ FLOOR FRAMING DETAILS
5	DETAILS
6	ROOM/EQUIP SCHEDULE
7	ELECTRICAL PLAN
8	PLUMBING PLAN
9	EQUIP 2 ROOF
10	KITCHEN ELEVATIONS
11	BLOWER/MAKEUP AIR UNIT
12	HAND WASH DETAILS

SCOPE OF WORK

- INTERIOR TENANT IMPROVEMENT (E) FOOD SERVICE REST.
- REMODELING EXISTING FOOD SERVICE FACILITY
- REPLACE MEZZANINE FLOOR
- UPGRADE (E) FACILITIES TO COMPLY WITH HEALTH REG.
- NO STRUCTURAL CHANGE - NO LIGHTING CHANGE - DINING RM MEZZANINE LEVEL
- APPLICABLE CODES
- UPC, UMC, UPC 1994
- NEC 1993
- ENERGY STANDARD 1995
- ACCESSIBILITY STANDARD
- CITY OF LOS GATOS REGULATIONS
- ECODES.

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

DATE 12/2/98

THE SEALING OF THIS PLAN SHALL NOT BE NECESSARY TO PRESENT TO BE AN APPROVAL OF THE VILLAGE OF ANY TOWN



REVISIONS

NO.	DESCRIPTION



2617 EAST 14TH STREET • ORLAND • CA 94601
510-534-3599

PROJECT DATA

PROPOSED TENANT IMPROVEMENT
137 N. SANTA CRUZ
LOS GATOS, CA
HANG NGO

Date 9.20.98

Scale

Drawn

No 9809

Sheet 1

Of 1 Sheets

FINISH NOTES

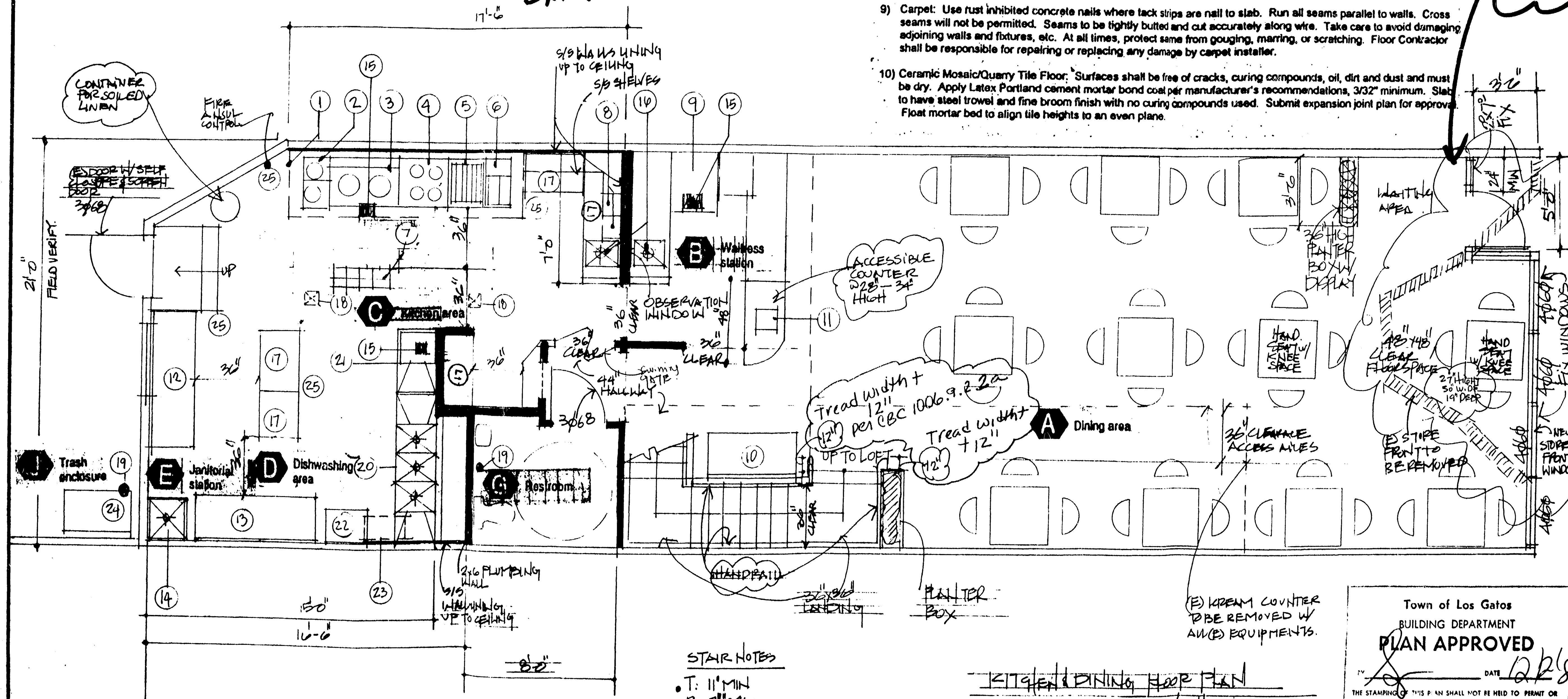
- Any wood surfaces to be painted or stained shall be clean, smooth, dry and fully sanded. Knots and pitch pockets shall be sealed w/ shellac. Fill joints, cracks, nail holes, etc., with specified putty after priming, then smooth sand.
- Remove any finish hardware prior to painting and reinstall after paint is dry.
- Each coat of paint shall be applied evenly, free of brush marks, sags or runs. Care shall be exercised to avoid lapping of paint on adjacent surfaces. Paint shall be sharply cut to line.
- Finish work shall be adequately covered with uniform color and finish, the number of coats herein specified being a minimum. Painter shall provide any additional coats appropriate to produce a first class job satisfactory to Designer. Any firehose cabinets, air registers, grills, light fixture trim, primed hardware or surfaces whose finish has not been indicated shall be painted to match adjacent surfaces.
- All wallboard surfaces to be painted shall be clean, spackle any nail holes before priming. Surfaces to receive wall covering shall be sanded smooth and receive one coat of flat oil base primer or prepared as recommended by wall-covering installer.
- Wall tile shall be applied to clean gypsum board surface, joints to be treated with tape and compound bedding coat only (no finish coat). Nail heads, one coat only. Corners, jambs, etc., must be plumb. Water resistant gypsum backing board shall be minimum 1/2" thick. Apply Latex Portland cement mortar bond coat per manufacturer's recommendations. Allow 24 hours after tile has set before grouting.
- Floor contractor shall inspect all surfaces to receive finish floor material to insure proper installation. Any defects in surface shall be corrected by General Contractor.
- Carpet: Use rust inhibited concrete nails where tack strips are nail to slab. Run all seams parallel to walls. Cross seams will not be permitted. Seams to be tightly butted and cut accurately along wire. Take care to avoid damaging adjoining walls and fixtures, etc. At all times, protect same from gouging, marring, or scratching. Floor Contractor shall be responsible for repairing or replacing any damage by carpet installer.
- Ceramic Mosaic/Quarry Tile Floor: Surfaces shall be free of cracks, curing compounds, oil, dirt and dust and must be dry. Apply Latex Portland cement mortar bond coat per manufacturer's recommendations, 3/32" minimum. Slab to have steel trowel and fine broom finish with no curing compounds used. Submit expansion joint plan for approval. Float mortar bed to align tile heights to an even plane.

PLANNING DEPARTMENT
APPROVED

ALL CHANGES HAVE BEEN APPROVED
BY THE PLANNING DEPARTMENT
ANY MODIFICATION TO WHAT IS
SHOWN MAY REQUIRE A SEPARATE
SUBMITTAL

12/3/98

NOTE: DOES NOT INCLUDE
MODIFICATIONS TO
EXTERIOR.



STAIR NOTES

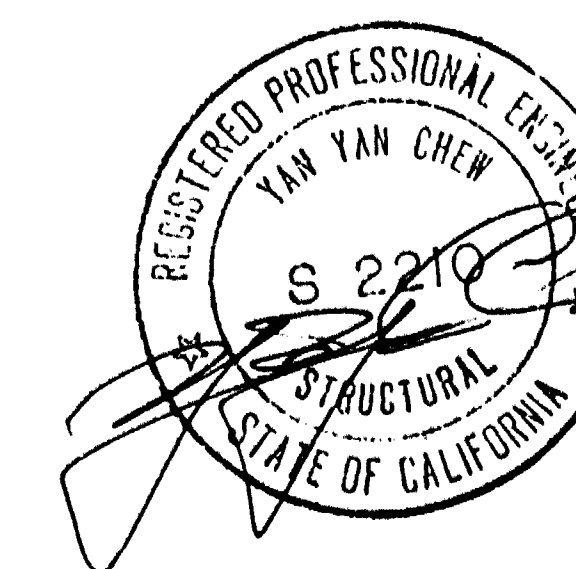
- T: 11" MIN
- R: 7 1/2" MAX
- HANDRAIL 1 1/2" Ø MAX
- 3/4" MAX
- PROVIDE 5/8" TYP X UNDER
- STAIR 2x4 WOOD STAIR.

KITCHEN & DINING FLOOR PLAN

1-12

NOTES

- ALL EXISTING BASE & WALL CABS SHALL BE REMOVED.
- SAVE BASE CAB (FRONT PANEL) FOR NEW COUNTER
- 2 HANDRESS STATION.
- (E) RESTROOM FIXTURES/ LAB/ SINK SHALL BE REMOVED.
- (E) HAND TO REMOVE
- EXISTING WALL TO REMAIN
- NEW 2x4 STUDS WALL
- (E) FRONT DOOR & WINDOWS TO BE REMOVED.



REVISIONS

NO.	DESCRIPTION	DATE



2617 EAST 14TH STREET • OAKLAND • CA 94601
510-536-3599

KITCHEN FLOOR
PLAN

PROPOSED TENANT
IMPROVEMENT OF
157 N. SANTA CRUZ
LOS GATOS

Date 9.26.98

Scale

Drawn

Job 9809

Sheet

2

Of 2 sheets

STATE OF CALIFORNIA
DIVISION OF CONSTRUCTION
PERMITTING
11-2-98
137 N. SANTA CRUZ
ALPHA DESIGN
PERMIT MAP

DATE OF PLAN: 11-2-98
BUILDING CONDITIONED FLOOR AREA: 216 (EXEMPTED AREA)
CLIMATE ZONE: 4

BUILDING TYPE: ☒ NONRESIDENTIAL ☐ HIGH RISE RESIDENTIAL ☐ HOTEL/MOTEL GUEST ROOM
PHASE OF CONSTRUCTION: ☐ NEW CONSTRUCTION ☐ ADDITION ☒ ALTERATION ☐ UNCONDITIONED (file affidavit)
METHOD OF ENVELOPE COMPLIANCE: ☐ COMPLETE BLDG. ☒ AREA CATEGORY ☐ TAILORED ☐ PERFORMANCE

This Certificate of Compliance lists the building features and performance specifications need to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building lighting requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DOCUMENTATION AUTHOR: ROBERT MAO
SIGNATURE: [Signature]
DATE: 11-2-98

The Principal Lighting Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other variations submitted with this permit application. The proposed building has been designed to meet the envelope requirements contained in the applicable parts of Sections 110, 119, 130 through 132, 146, and 149 of Title 24, Part 6.

Please check one:

☐ I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a Civil Engineer, Electrical Engineer or Architect.

☒ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section 5537.2 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a licensed contractor preparing documents for work that I have contracted to perform.

☐ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section of the Code to sign this document as the person responsible for its preparation; and for the following reason(s):

PRINCIPAL LIGHTING DESIGNER NAME: [Signature]
SIGNATURE: [Signature]
DATE: 11-3-98

INDICATE LOCATION ON PLANS OF NOTE BLOCK FOR MANDATORY MEASURES: LAST PAGE OF REPORT LTG-MM

INSTRUCTIONS TO APPLICANT
For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.
G-1: Required on plans for all submittals. Part 2 may be incorporated in schedules on plans.
LTG-2: Required for all submittals.
LTG-3: Optional. Use only if lighting control credits are taken.
LTG-4: Optional. Use only if Tailored Method is used. Parts 2 and 3 used only if applicable.

INDICATE LOCATION ON PLANS OF NOTE BLOCK FOR MANDATORY MEASURES: LAST PAGE OF REPORT LTG-MM

PROJECT NAME: 137 N. SANTA CRUZ
DATE: 11-2-98

DESCRIPTION	Designer	Enforcement
§131(d) 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.		
§131(e) Override 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.		
§110(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 Luminaire 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 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 12 watts per square foot of lighting load shall be controlled with a level dimming for uniform reduction of lighting within the room.	✓	
§131(c) Daylight Area Control: All rooms with windows and skylights that are greater than 200 square feet and that allow for the effective use of daylight in the area shall have 50% of the lighting in each daylight 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 this adjacent lot. Diagram of shading during different times of the year is included on plans.		
§131(d) Control of Exterior Lighting: Exterior mounted fixtures served from the electrical panel inside the building are controlled with a directional photo cell control on the roof and a supervising relay in the electrical panel.		
§131(e) Daylighting: Daylighting shall be designed to be controlled on circuits that		

STATE OF CALIFORNIA
DIVISION OF CONSTRUCTION
PERMITTING
11-2-98
137 N. SANTA CRUZ
ALPHA DESIGN
PERMIT MAP

DATE OF PLAN: 11-2-98
BUILDING CONDITIONED FLOOR AREA: 216 (COMPLETE SPACE)
CLIMATE ZONE: 4

BUILDING TYPE: ☒ NONRESIDENTIAL ☐ HIGH RISE RESIDENTIAL ☐ HOTEL/MOTEL GUEST ROOM
PHASE OF CONSTRUCTION: ☐ NEW CONSTRUCTION ☒ ADDITION ☒ ALTERATION ☐ UNCONDITIONED (file affidavit)
METHOD OF ENVELOPE COMPLIANCE: ☒ COMPONENT ☐ OVERALL ENVELOPE ☐ PERFORMANCE

This Certificate of Compliance lists the building features and performance specifications need to comply with Title 24, Parts 1 and 6 of the California Code of Regulations. This certificate applies only to building envelope requirements.

The documentation preparer hereby certifies that the documentation is accurate and complete.

DOCUMENTATION AUTHOR: ROBERT MAO
SIGNATURE: [Signature]
DATE: 11-2-98

The Principal Envelope Designer hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other variations submitted with this permit application. The proposed building has been designed to meet the envelope requirements contained in sections 110, 116 through 118, and 140, 142, 143, or 149 of Title 24, Part 6.

Please check one:

☐ I hereby affirm that I am eligible under the provisions of Division 3 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a Civil Engineer or Architect.

☒ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section 5537.2 of the Business and Professions Code to sign this document as the person responsible for its preparation; and that I am a licensed contractor preparing documents for work that I have contracted to perform.

☐ I affirm that I am eligible under the exemption to Division 3 of the Business and Professions Code by Section of the Code to sign this document as the person responsible for its preparation; and for the following reasons:

PRINCIPAL ENVELOPE DESIGNER NAME: [Signature]
SIGNATURE: [Signature]
DATE: 11-3-98

INDICATE LOCATION ON PLANS OF NOTE BLOCK FOR MANDATORY MEASURES: LAST PAGE OF REPORT ENV-MM

INSTRUCTIONS TO APPLICANT
For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.
ENV-1: Required on plans for all submittals. Part 2 may be incorporated in schedules on plans.
ENV-2: Used for all submittals; choose appropriate version depending on method of envelope compliance.
ENV-3: Optional. Use if default U-values are not used. Choose appropriate version for assembly U-value to be calculated.

Nonresidential Compliance Form

January 1996

ENV-MM

PROJECT NAME: 137 N. SANTA CRUZ
DATE: 11-2-98

DESCRIPTION	Designer	Enforcement
§110(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.	✓	
§110(c) All Insulating Materials shall be installed in compliance with the flame spread rating and smoke density requirements of Sections 2002 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.	✓	
§110(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).		
§110(a) Manufactured Doors and Windows installed shall have air infiltration rates not exceeding those shown in Table number 1-E of the Standards. Manufactured fenestration products must be labeled for U-value according to NFRC procedures.	✓	
§110(c) 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.	✓	

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE: 12/2/98
THE SIGNATURE OF THE TOWN ENGINEER SHALL NOT BE USED TO PERMIT OR TO BE AN AFFIDAVIT OF THE VIOLATION OF ANY TOWN OR STATE LAW.



REVISIONS

NO.	DESCRIPTION

2617 EAST 14TH STREET • ORLAND • CA 94601
510-536-3599

TITLE 24 COMPLIANCE

PROPOSED TENANT IMPROVEMENT 2
137 N. SANTA CRUZ
LOS GATOS, CA
PROJECT NO. 1044 N.Y.

DATE: 11-3-98

Scale

Drawn

Job 9809

Sheet 2A
of 2

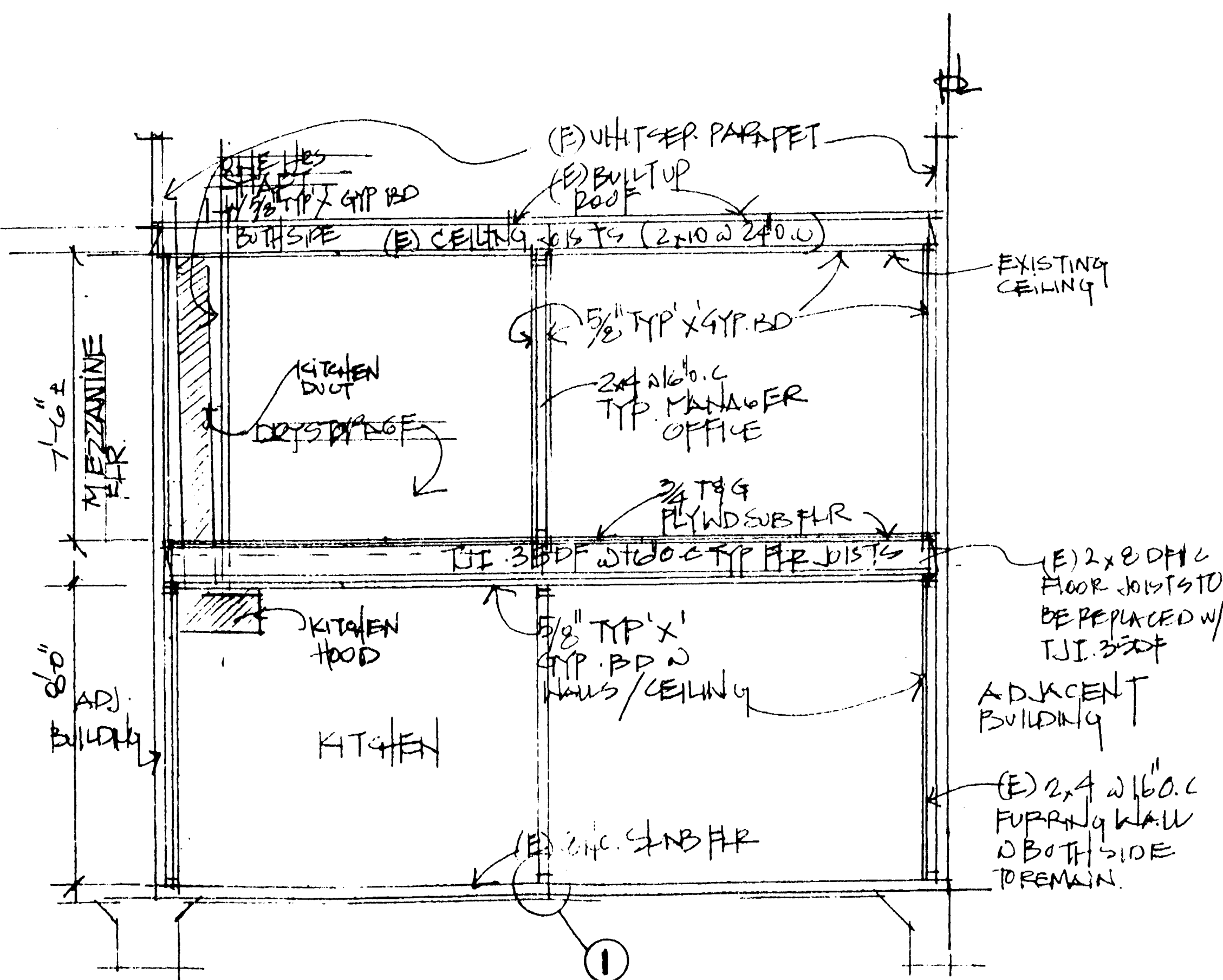
TABLE 1: ALLOWABLE DEFLECTION (inches)

Span (ft)	10' x 10'	10' x 12'	12' x 12'	12' x 14'	14' x 14'	14' x 16'	16' x 16'	16' x 18'	18' x 18'	18' x 20'	20' x 20'
10	0.10	0.12	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.28	0.30
12	0.12	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.28	0.30	0.32
14	0.14	0.16	0.18	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34
16	0.16	0.18	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36
18	0.18	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38
20	0.20	0.22	0.24	0.26	0.28	0.30	0.32	0.34	0.36	0.38	0.40

- GENERAL NOTES:**
- Span charts assume composite action with single layer of the appropriate span rated glue-nailed wood sheathing for deflection only. Spans must be reduced 8" unless sheathing panels are nailed only.
 - Spans are based on clear distance between supports, uniformly loaded joists, and include allowable increases for repetitive wall members.
 - For loading conditions not shown, refer to allowable uniform load tables on page 14.
 - Spans shown reflect the most restrictive of simple span or multiple span applications.
 - Long term deflection under dead load which includes the effect of creep, common to all wood members, has not been considered for any of the above applications. (See Table 1) spans reflect initial dead load deflection exceeding 0.33" which may be unacceptable. For additional information contact your True Joist MacMillan representative.

- WEB STIFFENER REQUIREMENTS**
- End Bearings: Web stiffeners (see detail "K" on page 7) are not required at end bearings of TJI® floor joists listed in this guide except in hangers when the sides of the hanger do not laterally support the TJI® joist top flange. (See detail "H1" on page 7).
 - Intermediate Bearings: At intermediate supports where the joists are continuous span, web stiffeners are required only if the intermediate bearing width is less than 5 1/4" and the span on either side of the intermediate bearing is greater than the spans shown in the following chart:

	40 PSF LIVE LOAD, 22 PSF DEAD LOAD	40 PSF LIVE LOAD, 22 PSF DEAD LOAD	40 PSF LIVE LOAD, 22 PSF DEAD LOAD	40 PSF LIVE LOAD, 22 PSF DEAD LOAD	40 PSF LIVE LOAD, 22 PSF DEAD LOAD	40 PSF LIVE LOAD, 22 PSF DEAD LOAD	40 PSF LIVE LOAD, 22 PSF DEAD LOAD
	15.3' o.c.	15.3' o.c.	15.3' o.c.	15.3' o.c.	15.3' o.c.	15.3' o.c.	15.3' o.c.
WEB STIFFENERS NOT REQUIRED	25'-1"	20'-10"	18'-8"	20'-11"	20'-2"	18'-9"	13'-5"
Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required	Not Required



CROSS SECTION
KITCHEN

TJI® JOIST FLOOR DETAILS

B1

B2

B3

A1

A2

A3

A4

A5

A6

J

K

THESE CONDITIONS ARE NOT PERMITTED

DO NOT cut holes too close to supports.

Refer to hole charts on page 17 for minimum distance from bearing wall.

DO NOT bore out joint beyond inside face of wall.

Endrout must not overhang inside face of plate.

TJI® joist flange must bear fully on the plate. See detail "R12" on page 13.

NAILING REQUIREMENTS

- Nail joists at bearings with 2-8d (or 10d or 12d box) nails (1 each side).
- 1 1/2" minimum from end to minimize splitting.
- Nail TJI® joist blocking panels or TJI® rim joist to bearing plate with 8d nails at 6" on center. For nail TimberStrand® LSL or MICRO=LAM® LVL rim board to bearing plate with 10d nails at 6" on center or 16d nails at 12" on center. When used for shear transfer, nail to bearing plate with same nailing schedule as the decking.
- Nail 1 1/4" (width) (or less) rim board, rim joist or closure to TJI® joist with 2-8d nails, one each at top and bottom flange. Use 16d box nails with TJI® DF rim joists.
- Attach 2x4 min. "squash" blocks at details "A2", "B2" and "J" to TJI® joist top and bottom flanges with 1-8d nail.

WEB STIFFENER REQUIREMENTS

- Web stiffeners are required if the sides of the hanger do not laterally support the TJI® joist top flange. Web stiffeners are also required for TJI® DF and TJI® DF joists per note 7 under floor span charts.

FILLER AND BACKER BLOCK SIZES

	3/4" x 1 1/2" x 12'	3/4" x 1 1/2" x 12'	3/4" x 1 1/2" x 12'	1 1/2" x 1 1/2" x 12'	1 1/2" x 1 1/2" x 12'
Filler Block (Depth 12")	1 1/2" x 1 1/2"	2x6	2x6	2x6 x 1/2"	2x6 x 1/2"
Backer Block (Depth 12")	2x6	2x6	2x10	2x6 x 1/2"	2x10 x 1/2"
Backer Block (Depth 12")	4'-0" long	4'-0" long	8'-0" long	4'-0" long	4'-0" long
Backer Block (Depth 12")	1/2" x 1 1/2"	1/2" x 1 1/2"	1/2" x 1 1/2"	1" x 1 1/2"	1" x 1 1/2"

*Filler and backer block length should accommodate required nailing without splitting.

GENERAL NOTES

MINIMUM BEARING LENGTH

- 1 1/2" minimum bearing is required at joist ends.
- 3 1/2" minimum bearing is required when joist are continuous over the support.

BLOCKING PANELS, RIM BOARDS OR RIM JOISTS

- For single-story applications and second story of two-story applications, use details "A1", "A2", "A3", "A4", or "A5".
- For main floor rim of two-story applications use details "A1", "A2", "A4", or "A5".
- Details provide 1000 plf vertical load transfer for each layer of 1 1/4" rim board.
- Details provide 2000 plf vertical load transfer for each TJI® blocking panel or rim joist.
- Details provide 3450 plf vertical load transfer for each 1 1/4" TimberStrand® LSL rim board.
- Details provide 5145 plf vertical load transfer for each 1 1/4" MICRO=LAM® LVL used as rim board or blocking.

1 1/4" RIM BOARD, REINFORCEMENT OR CLOSURE

- 1 1/4" rim board, reinforcement or closure refers to 1/4" CDX plywood or other 1/4" exterior grade 4824 span rated sheathing that is cut to match the full depth of the joist. Install with face grain horizontal.
- Rim board and cantilever reinforcement must bear fully on the wall plate.
- Bracing complying with the code shall be carried to the foundation.
- When 1 1/4" rim board is used, blocking panels cut from TJI® joists or MICRO=LAM® LVL may be installed for a minimum of 4' at each end and at least 4' every 25' of bearing wall length to carry wall bracing as required to the foundation. See detail "A6".
- Check local codes for acceptance of details "A2", "A3", "A5" and "A6". (May not be applicable in seismic zones 3 and 4.)

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 12/2/98

REGISTERED PROFESSIONAL ENGINEER
YAN YAN CHEN
S 2210
STRUCTURAL
STATE OF CALIFORNIA

PROPOSED TENANT IMPROVEMENT OF
137 N. SANTA CRUZ
LOS GATOS

2617 EAST 14TH STREET • OAKLAND • CA 94612
510-536-3599

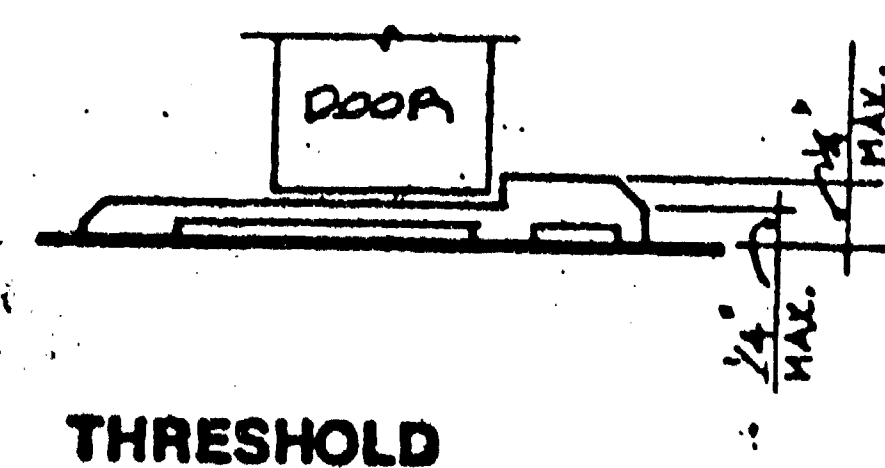
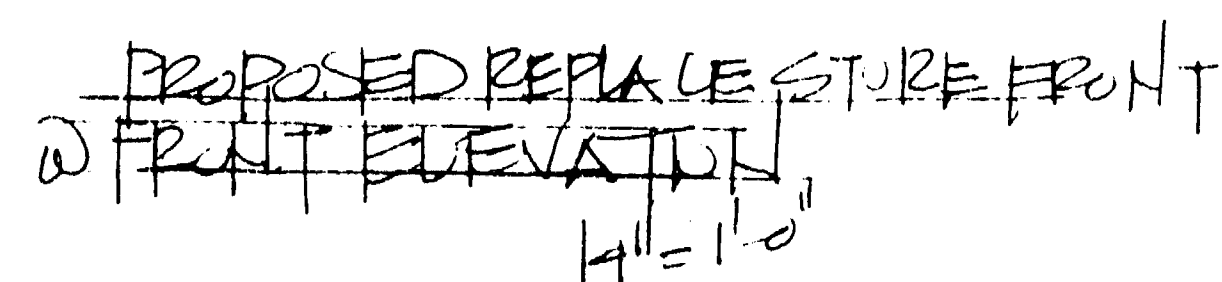
DATE 9-20-98

SCALE

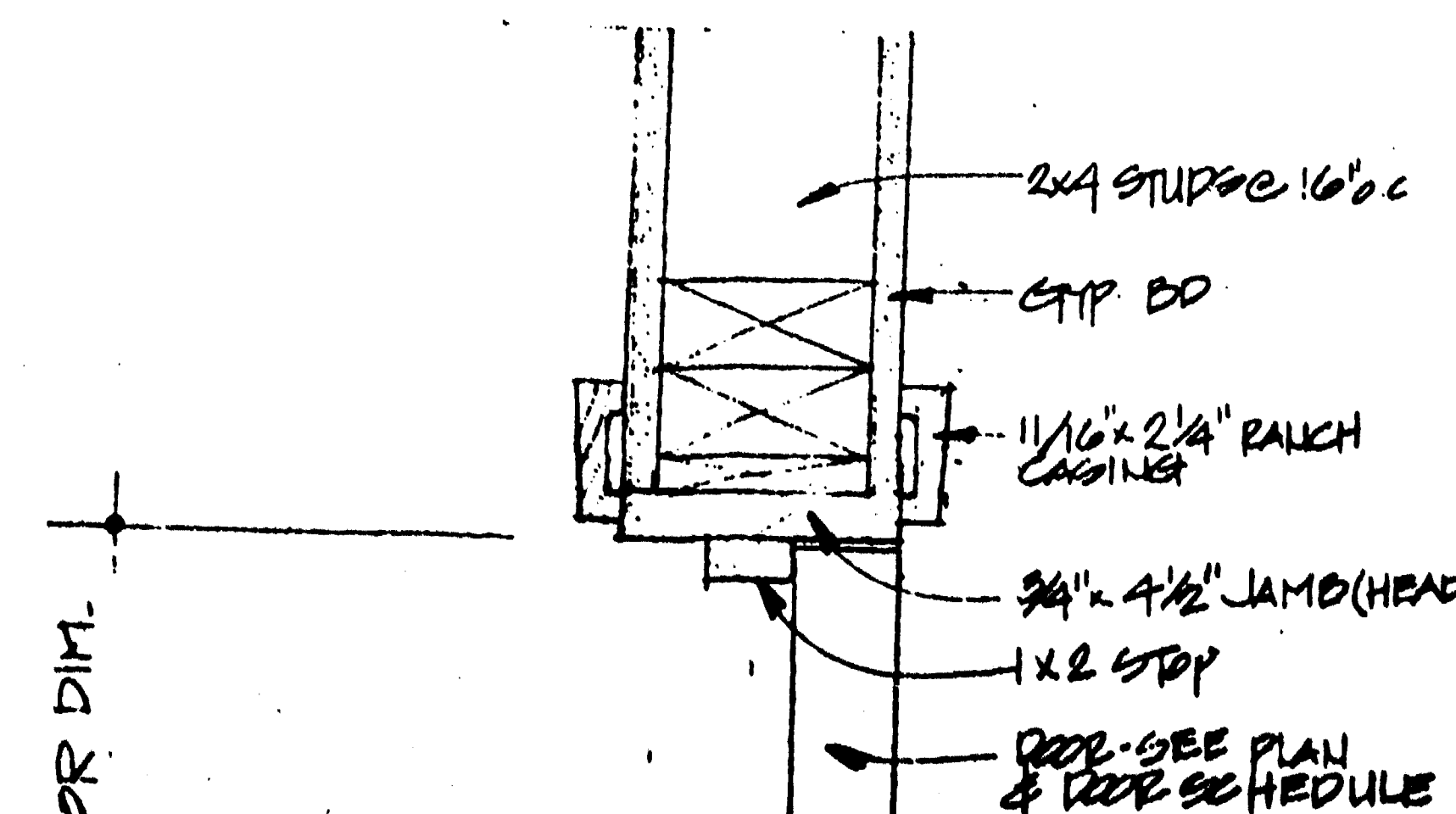
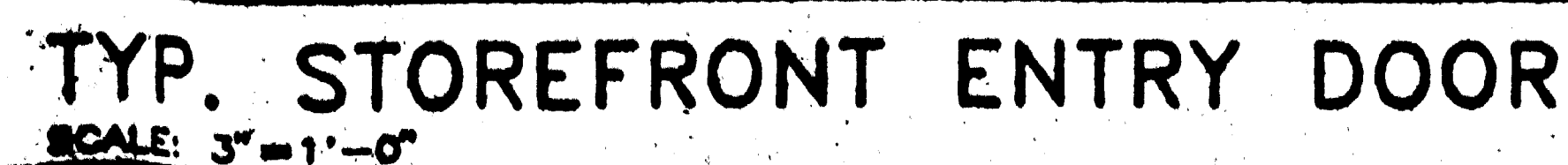
DRAWN

JOB 9809

SHEET 4



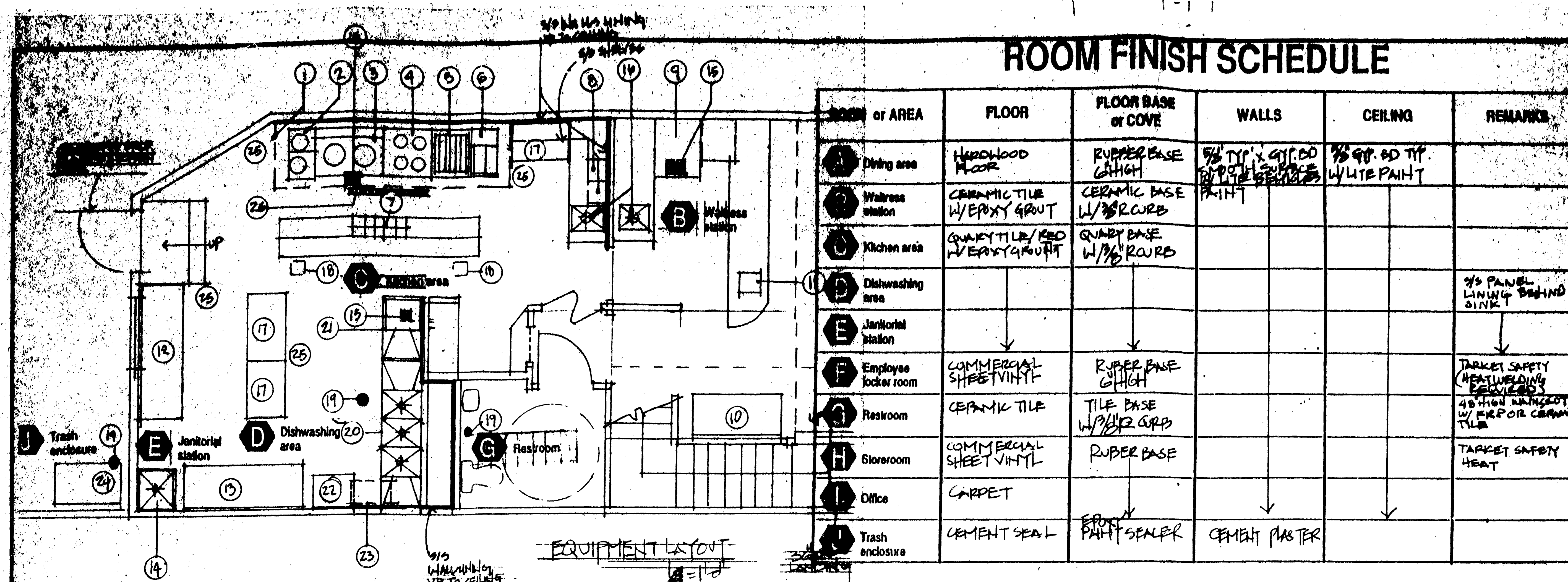
TYP. STUD WALL CONN.



7. JAMB (HEAD SIM.) INTERIOR DOOR



REVISIONS
 2617 EAST 14TH STREET • OAKLAND • CA 94601
 510-536-3599
 DETAILS
 APPROVED TENANT
 IMPROVEMENT 2
 131 N. SANTA CRUZ
 LOS GATOS - CA
 Date 9.20.18
 Scale
 Drawn
 Job 7809
 Sheet 5
 of 5 sheets

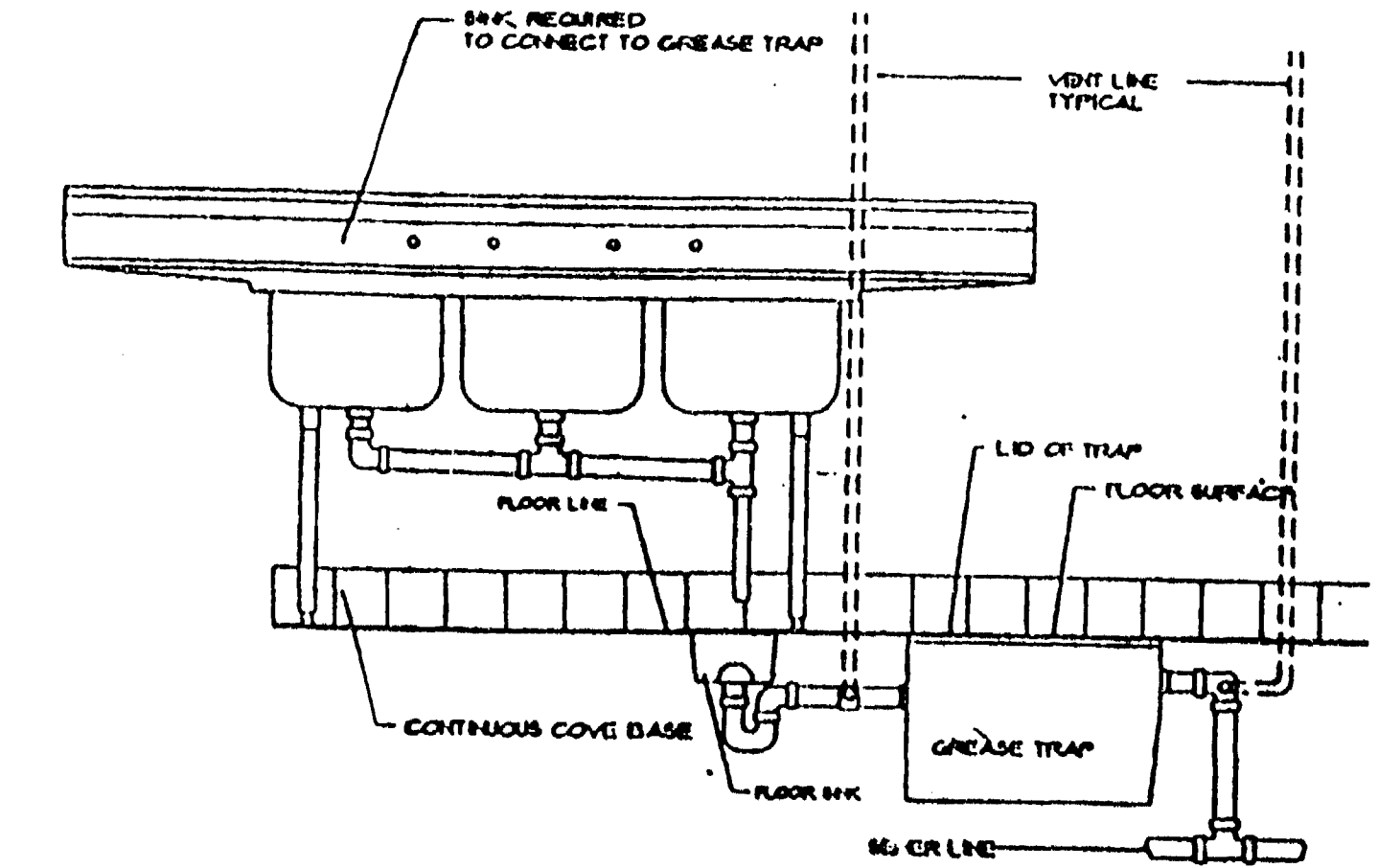


ROOM FINISH SCHEDULE

Room or AREA	FLOOR	FLOOR BASE or COVE	WALLS	CEILING	REMARKS
Dining area	HARDWOOD FLOOR	RUBBER BASE 6" HIGH	5/8" TYP. X 4 1/2" O.D. WHITE PASTE PAINT	5/8" TYP. O.D. TYP. WHITE PAINT	
Waitress station	CERAMIC TILE W/ EPOXY GROUT	CERAMIC BASE W/ 3/8" CURB			
Kitchen area	QUARTZ TILE / RED W/ EPOXY GROUT	QUARTZ BASE W/ 3/8" CURB			
Dishwashing area					3/8" PANEL LINING BEHIND SINK
Janitor's station					
Employee locker room	COMMERCIAL SHEET VINYL	RUBBER BASE 6" HIGH			TARGET SAFETY HEATWELDING REQUIRED
Restroom	CERAMIC TILE	TILE BASE W/ 3/8" CURB			48" HIGH WAINSCOT. W/ EPOXY CERAMIC TILE
Storeroom	COMMERCIAL SHEET VINYL	RUBBER BASE			TARGET SAFETY HEAT
Office	CARPET				
Trash enclosure	CEMENT SEAL	EPOXY PAINT SEALER	CEMENT PLASTER		

EQUIPMENT CHECKLIST

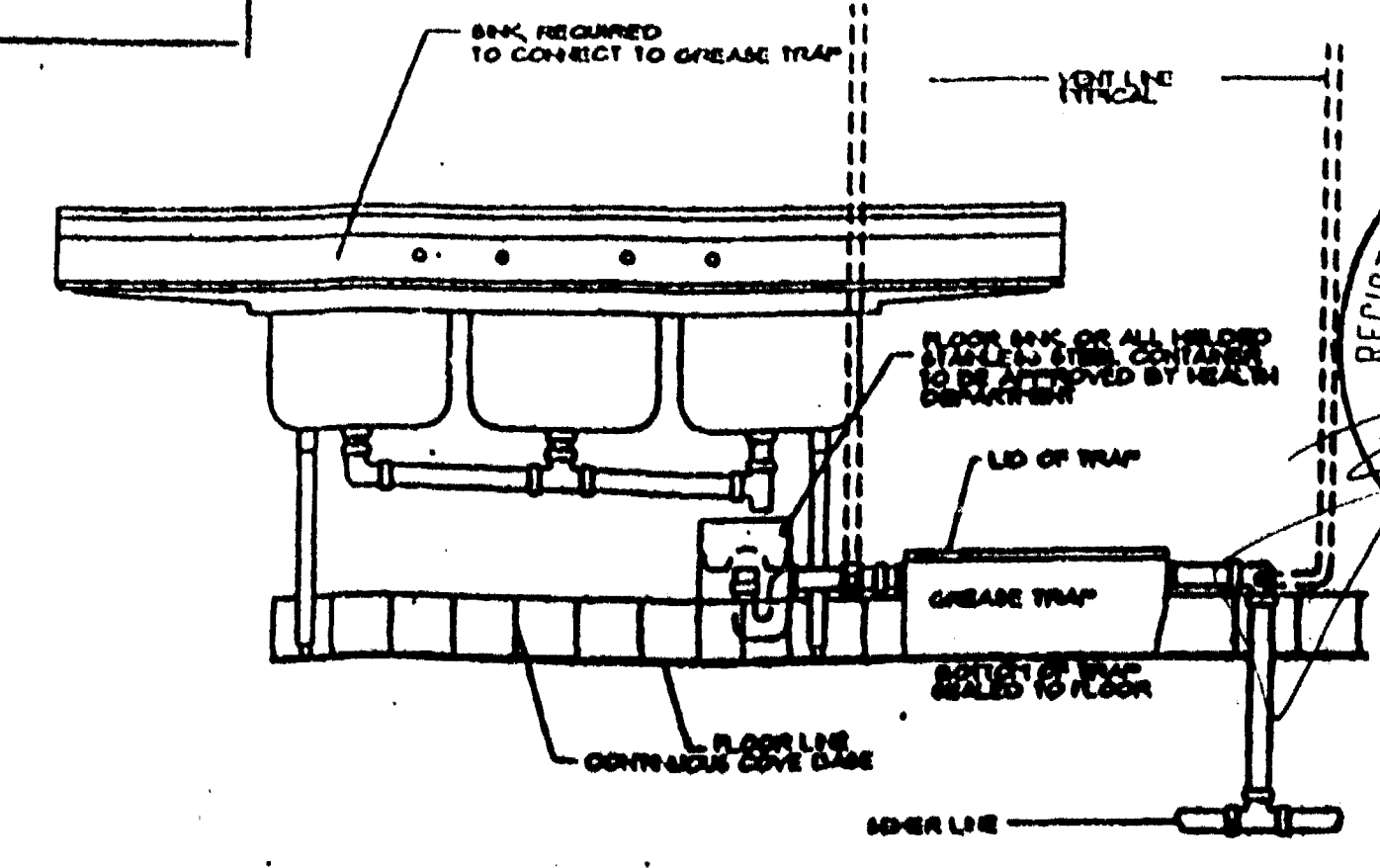
ITEM	ITEM	MANUFACTURER	MODEL NUMBER
1	8'x8' HOOD	SHEETMETAL CO.	
2	STOCK POT	IMPERIAL	1SPA-1B
3	CHINESE WOK	IMPERIAL	1CRA-2
4	STONE		1R-4
5	GRILLER		2BA-222B
6	FRIGER	WOLF	FS-WTF-42
7	Cooler Table	SHEET METAL CO.	
8	MIDWAY A/C	PANASONIC	NE-6065
9	ICE MAKER	PEPSI/AMNITOC	ER-0400A
10	BEVERAGE REFRIGERATOR	BEVERAGE AIR	MT-46
11	CHEST	CASINO/ROYAL	460NX
12	FRIG IN REF.	SUPERIOR/NUROL	RS-30-AT
13	FRIG IN FREEZER	TRUE	T12F
14	MOP SINK	MORSTONE	MSR-3424
15	FLOOR SINK	ZURN	18" 1/4" 2 3/8" 02
16	WASH SINK	ADVANCE	TPS-60
17	WASH SINK	IMPERIAL	8 TB SC 90
18	WASH SINK	ZURN	
19	WASH SINK	IMPERIAL	SNL 17-2018
20	WASH SINK		1NSP 17ED13
21	WASH SINK	ZURN	
22	WASH SINK		
23	WASH SINK		
24	WASH SINK		
25	WASH SINK		
26	WASH SINK		
27	WASH SINK		



GREASE TRAP INSTALLED BELOW FLOOR SURFACE
NOT TO SCALE

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 12/1/95
THE SEALING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY TOWN OR STATE LAW.

NOTE: ALL PIPES MUST BE MINIMUM 6 INCHES OFF THE FLOOR. IF GREASE TRAP UNIT IS LOCATED ABOVE THE FLOOR THEN THE UNIT MUST BE 6 INCHES MINIMUM AWAY FROM ALL WALLS.
GREASE TRAPS ARE REQUESTED BY THE LOCAL BUILDING DEPARTMENT OR SEWER DISTRICT. CHECK WITH THESE AGENCIES TO DETERMINE IF A GREASE TRAP IS NECESSARY AND TO THEIR SIZE REQUIREMENTS.



GREASE TRAP INSTALLED ABOVE FLOOR SURFACE
NOT TO SCALE

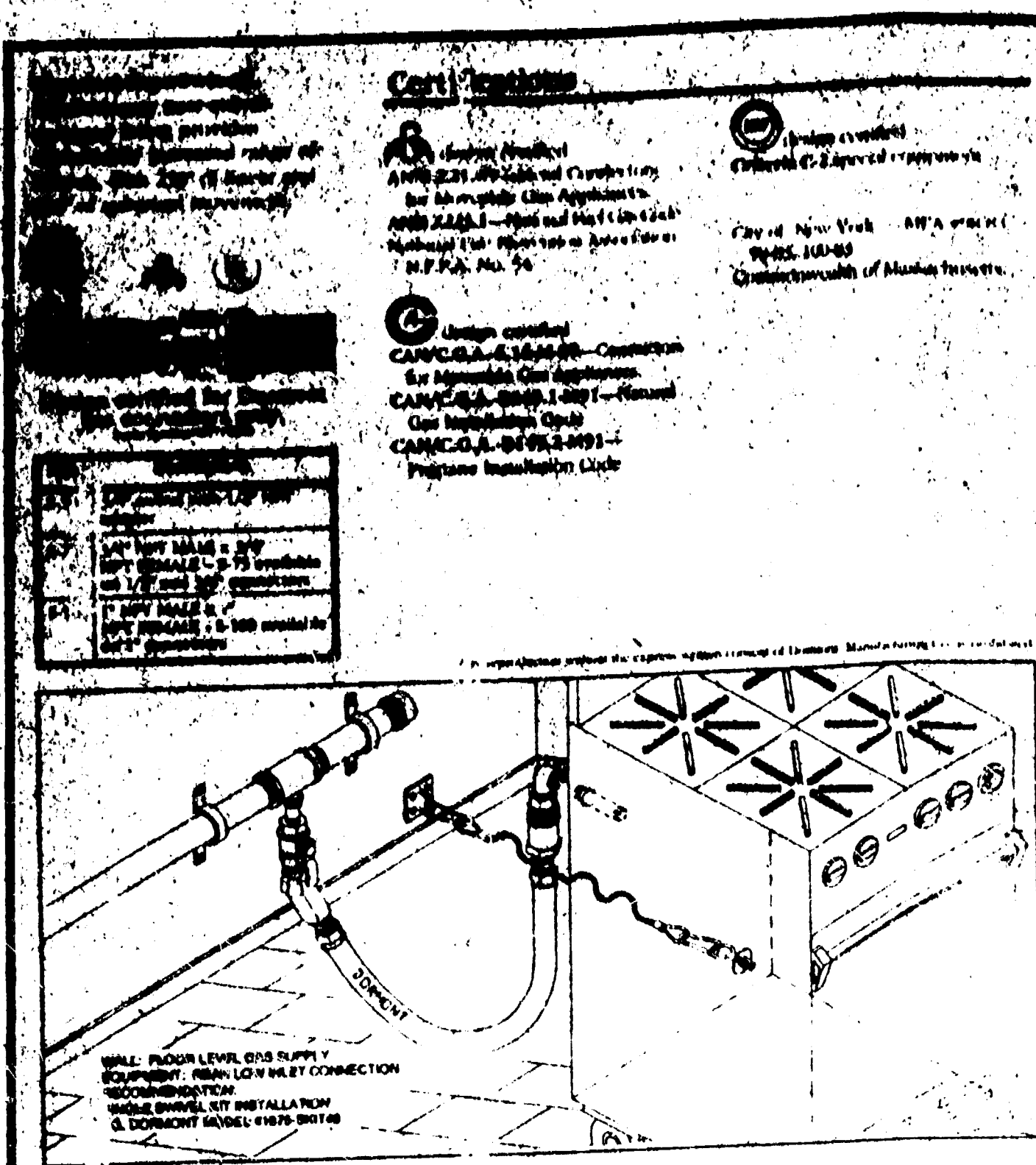
REGISTERED PROFESSIONAL ENGINEER
YAN YAN CHEN
S 2210
STRUCTURAL
STATE OF CALIFORNIA

2617 EAST 14TH STREET • ORLAND • CA 94601
510-534-3589

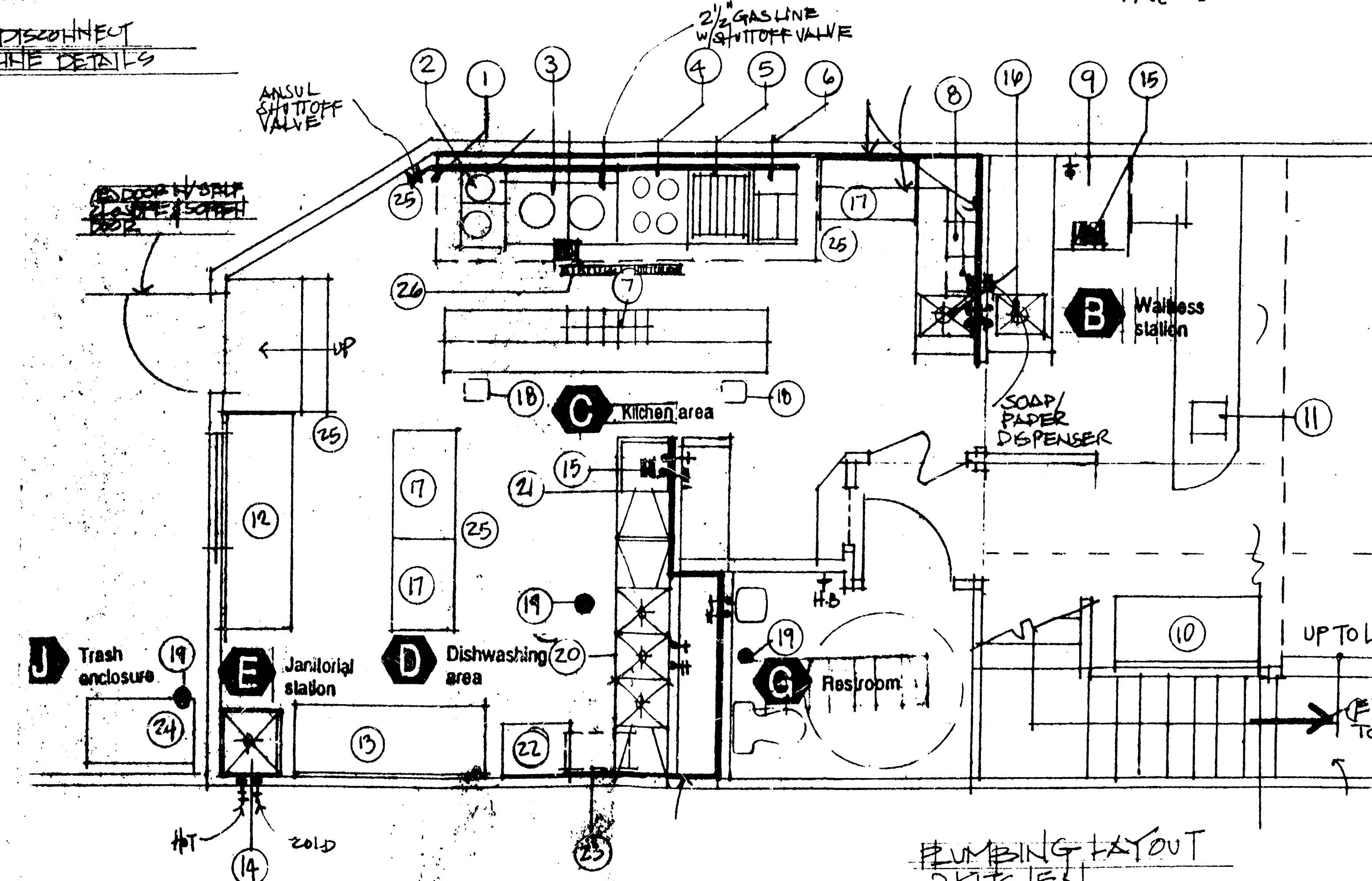
ROOM/EQUIP SCHEDULE

PROPOSED TENANT IMPROVEMENT 2 1ST N. SANTA CECILIA LOS GATOS, CA

Date 9.20.95
Scale
Drawn
Job 9809
Sheet 6
Of 6



QUICK DISCONNECT GAS LINE DETAILS



PLUMBING LAYOUT SKETCH

GREASE TRAP SIZE

- 3000P SINK: 18" x 24" x 12" = 5184 cu. in.
- 5184 x 3 = 15552 cu. in.
- 15552 = 67 GAL.
- 231
- 67 GAL @ 75% = 50 GAL.
- REQ. 50 GAL.
- PROV. 75 GAL @ 25 GPM

- MOPSINK 4
- 3000P SINK 4
- HAND SINK 2
- PREP SINK 2
- TOILET 5
- LAV. 2
- DISHWASHER 4
- SINK (WASH UP) 4

100' x 27' H.T. - PER 3/4" PROVIDE 1" x 4"

HOT WATER WORKSHEET

- UTENSIL SINK 3 @ 25. 75
- HANDSINK + LAV 2 @ 5. 10
- PREP SINK 1 @ 10. 10
- MOP SINK 1 @ 10. 10
- PREWASH SPRAYER 1 @ 45. 45

150 x .6 = 90 GPH
90 x 75% = 67 GPH
67 x 60 = 4020 BTU REQ
7500 BTU PROVIDE OK

NO.	DESCRIPTION	PIPE SIZE (INCHES)				REMARKS
		W.	H.W.	W	V	
16	HAND SINK	1/2	1/2	2"	1 1/2"	
19	FLOOR DRAIN			2"	1 1/2"	
	WATER CLOSET W/ FLUSH TANK	1/2		3"	1 1/2"	
	LAVATORY	1/2	1/2	1 1/2"	1 1/2"	
17	3/8 WORKING TABLE					1/4" x 3/8" N.S.F.
15	FLOOR SINK			2"	1 1/2"	
21	FOOD PREPARATION SINK/HAND SINK	1/2	1/2	1 1/2"	1 1/2"	DRAIN INDIRECT TO FLOOR SINK
20	THREE COMPARTMENT SINK	1/2	1/2	2" TO GROUND TRAP	1 1/2"	1 1/2" TRIPLE WASTE MANIFOLD TO WASTE DISPOSER
	WATER HEATER			INLET	OUTLET DRAIN	1/2"
12	(E) REFR.			1"		
13	(E) REFR.					
26	FLOOR DRAIN			2"	1 1/2"	TRENCH DRAIN W/ TRIM FRAME
9	ICE MACHINE W/ SINK DISPOSER	1/2		3/8"		DRAIN INDIRECTLY TO FLOOR SINK
	FIRE PROTECTION CONTROL CABINET	1				TIED INTO BLDG SPRINKLER SYSTEM
3	CHINESE GAS RANGE W/ WATER COOLED TOP	1/2		BY H.D. DRAIN FLOOR	UPR. 0 SINK	COLD WATER FOR RANGE TOP COOLER FAUCETS
6	GAS DEEP FRYER					2 1/2"
4	GAS RANGE W/ OVEN					2 1/2"
5	GAS FIRED DROILER					2 1/2"
14	MOP SINK			2"	1 1/2"	
	GREASE TRAP			BY MAN. SPEC.		75 GAL @ 25 GPM
2	COOK POT				2 1/2"	

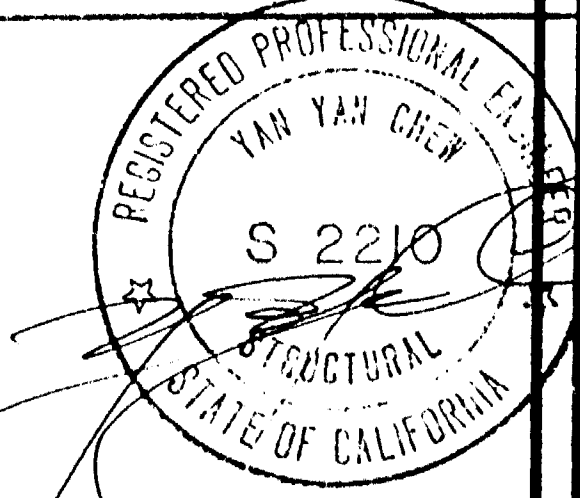
GAS LINE SIZE

2 PBT 2	90.000 BTU x 2 =	180.000 BTU
1 CHINESE WOK	350.000	350.000 BTU
24" STOVE	107.000	107.000 BTU
1 BROWER	70.000	70.000 BTU
1 DEEP FRY	120.000	120.000 BTU
1 WATER HEATER	74.500	74.500 BTU
TOTAL		881.500 BTU
LENGTH		100'

GAS SIZE REQUIRED 2" x PROVIDE 2 1/2" x

NOTE: A TRAP PRIMER SHALL BE PROVIDED AT ALL FLOOR DRAINS & MOP SINK

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 12/2/19



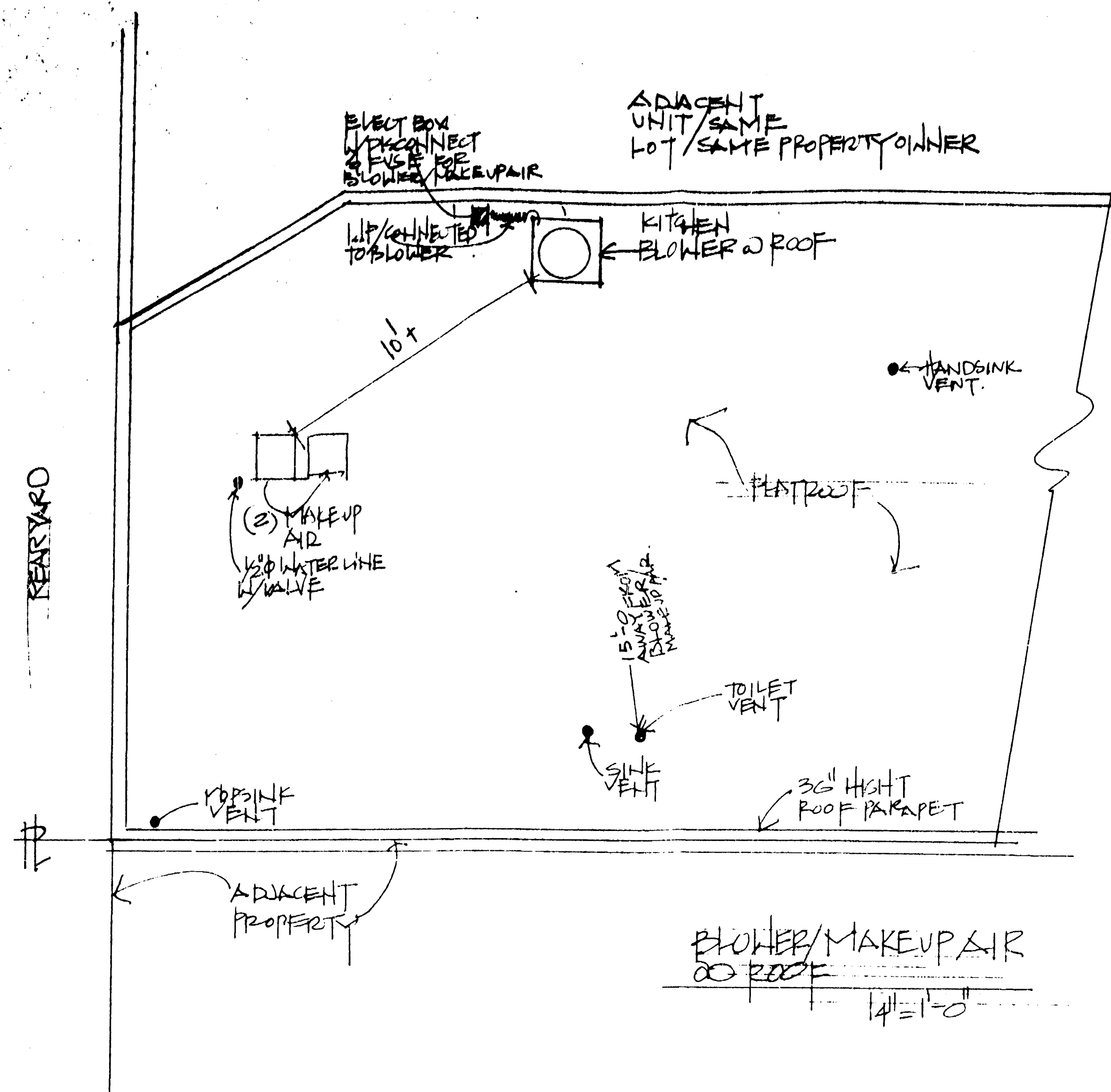
REVISIONS	BY

2617 EAST 14TH STREET • ORLAND • CA 94601
510-536-3599

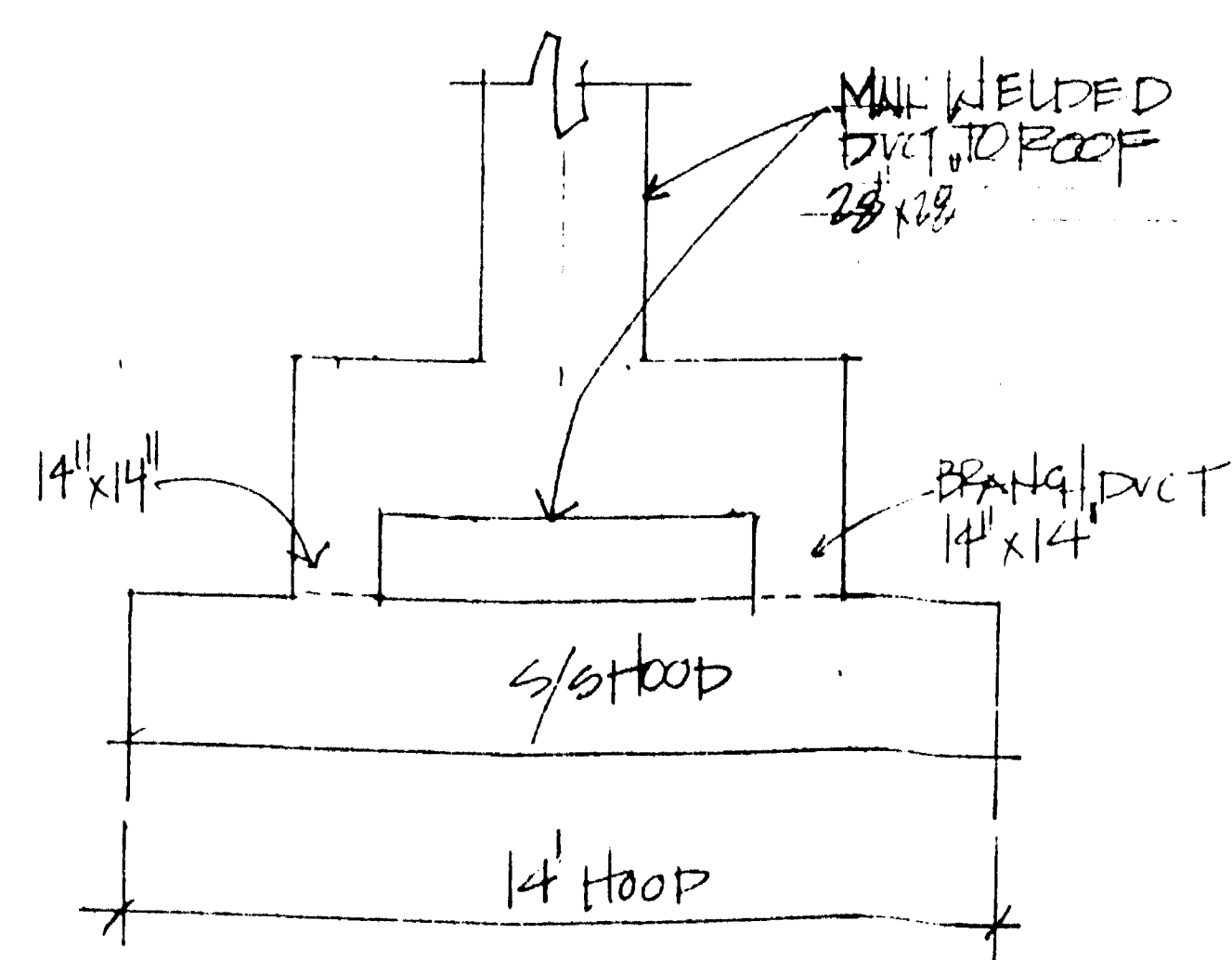
PLUMBING PLAN

PROPOSED TRASH ENCLOSURE IMPROVEMENT
137N. SANTIAGO
LOS GATOS, CA
FOR MR. MRS. HONGKING

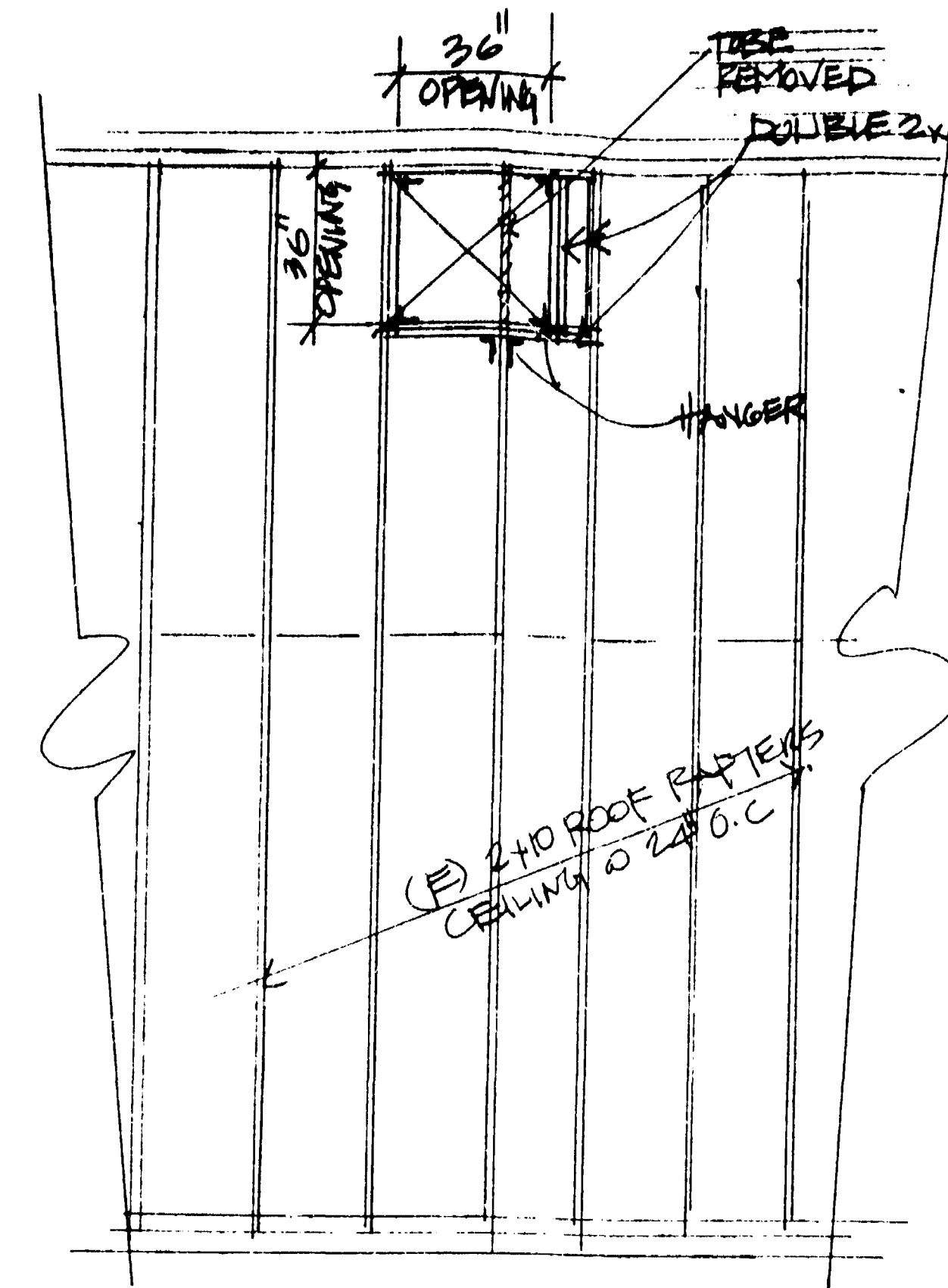
Date 9.20.19
Scale
Drawn
Job 9809
Sheet 3 of 3



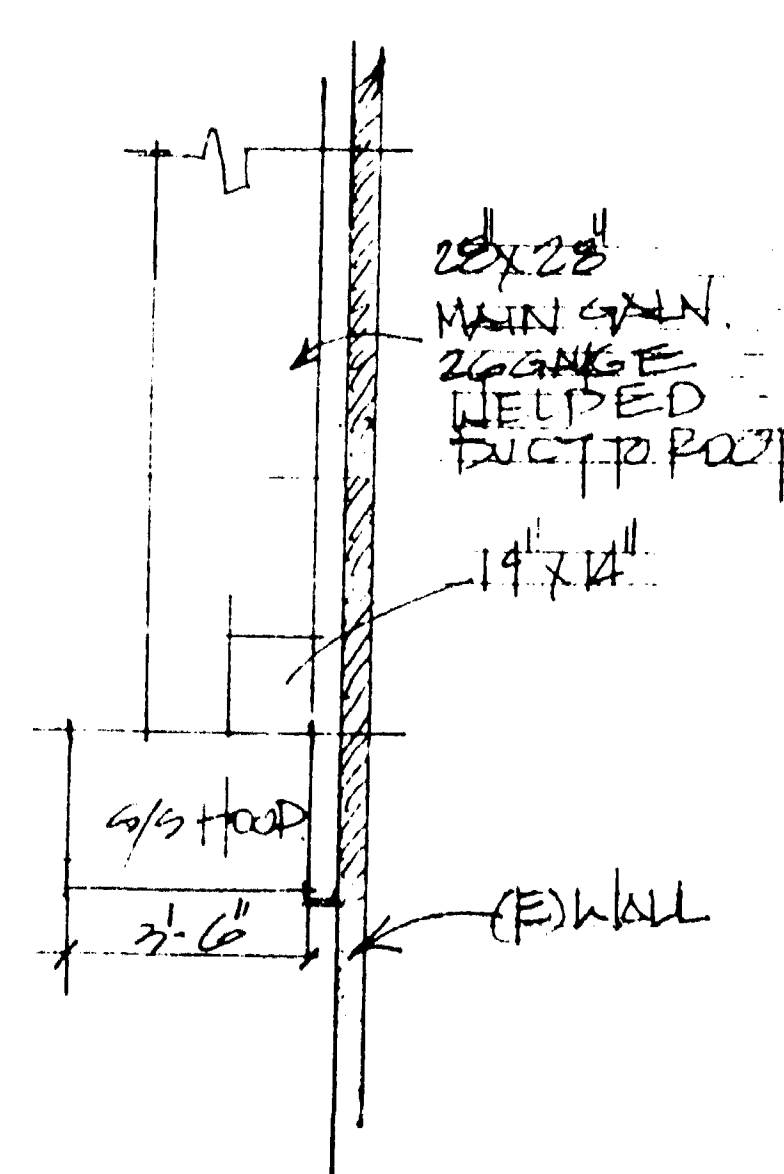
BLOWER/MAKEUP AIR
DO ROOF
14" = 1'-0"



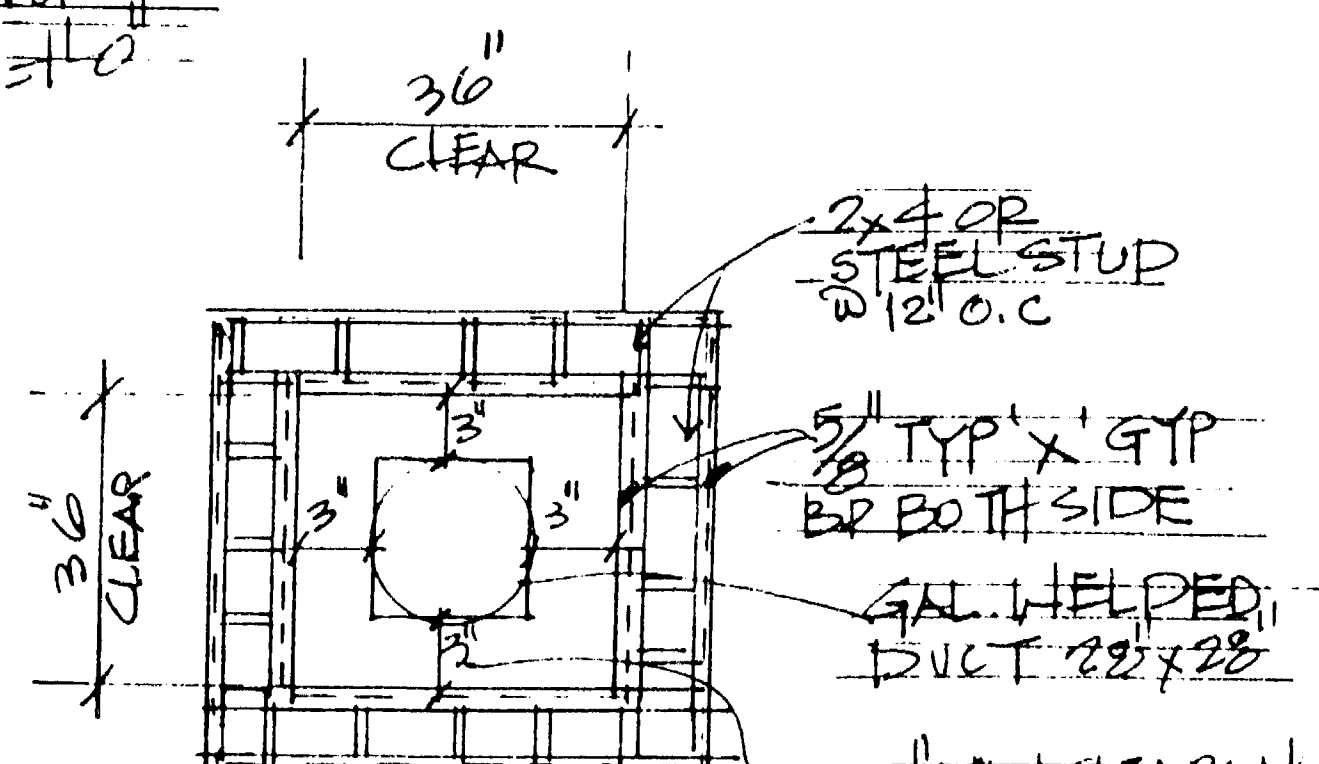
DUCT ELEVATION
14" = 1'-0"



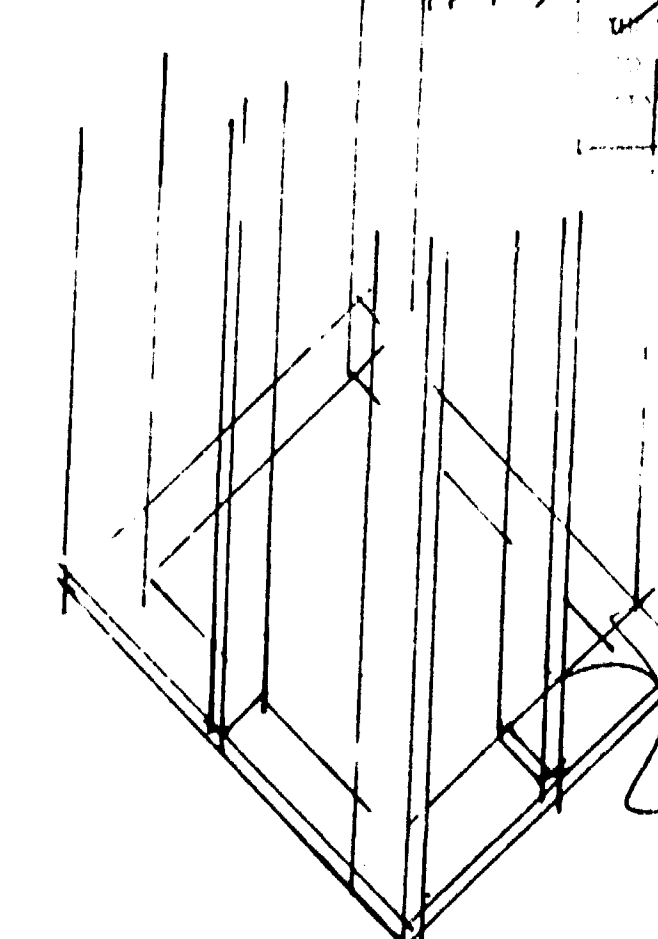
OPENING FOR
DUCT CHASE DO
ROOF/CEILING
14" = 1'-0"



DUCT SIDE ELEVATION
14" = 1'-0"



DUCT CHASE
FLOOR PLAN
NTS



ISOMETRIC
DUCT CHASE
FRAMING NTS

2x4 OP
STEEL STUD
12\"/>

5\"/>

3\"/>

APPROVED DUCT
Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 4/20/18

STANDARD OF CONSTRUCTION FOR THE TOWN OF LOS GATOS, CALIFORNIA

APPROVED FOR THE TOWN OF LOS GATOS, CALIFORNIA

DATE 4/20/18

APPROVED FOR THE TOWN OF LOS GATOS, CALIFORNIA

DATE 4/20/18

APPROVED FOR THE TOWN OF LOS GATOS, CALIFORNIA

DATE 4/20/18

APPROVED FOR THE TOWN OF LOS GATOS, CALIFORNIA

REVISIONS BY



2617 EAST 14TH STREET • OAKLAND • CA 94601
510-536-3599

PROPOSED TENANT
IMPROVEMENT 2
137 N. SANTA CRUZ
LOS GATOS, CA
FOR M/MS HONG NGD

Date 4-20-18

Scale

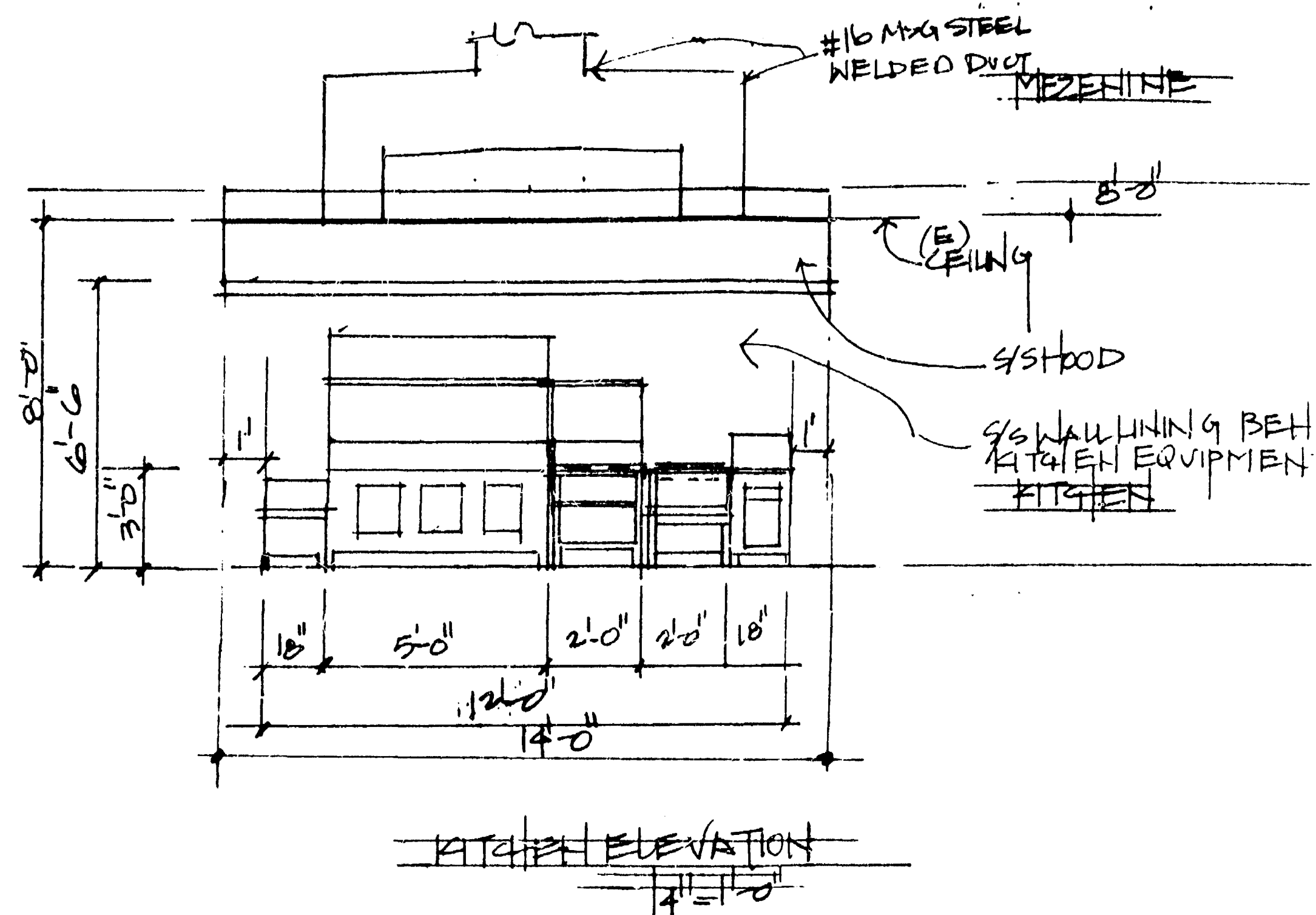
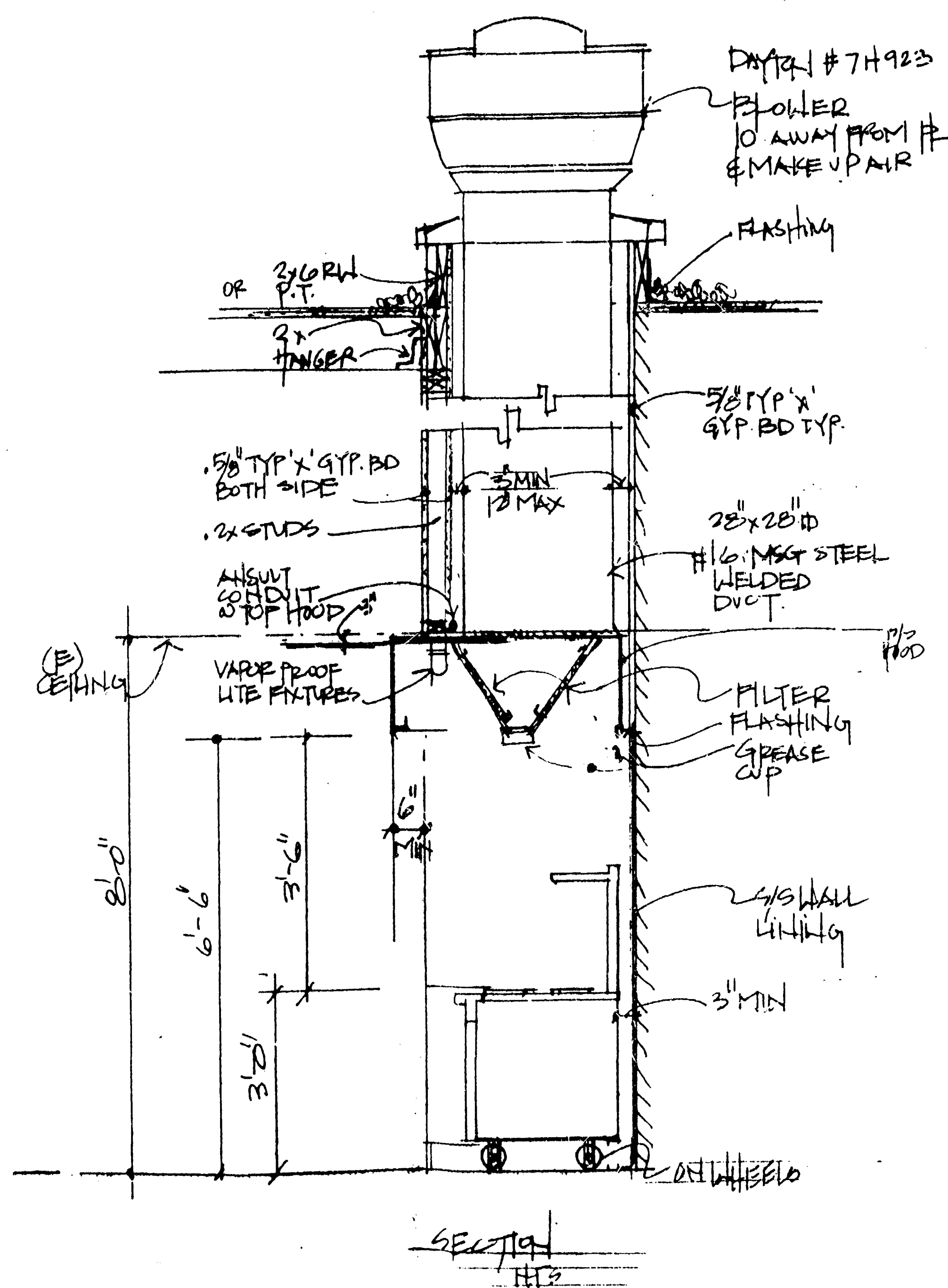
Drawn

Job 1809

Sheet

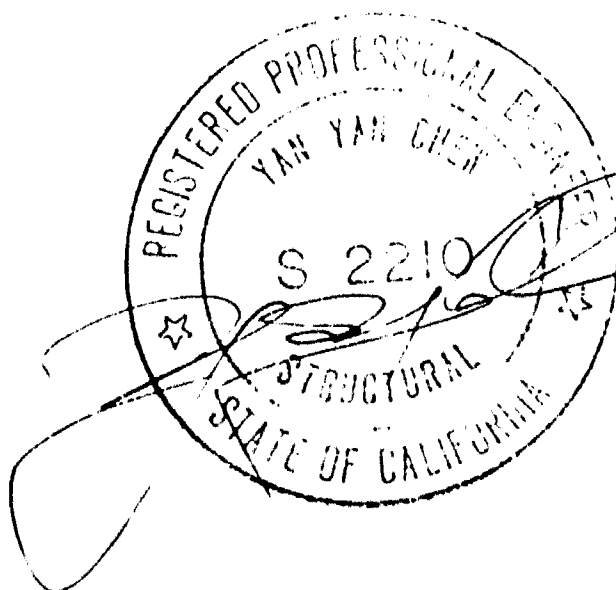
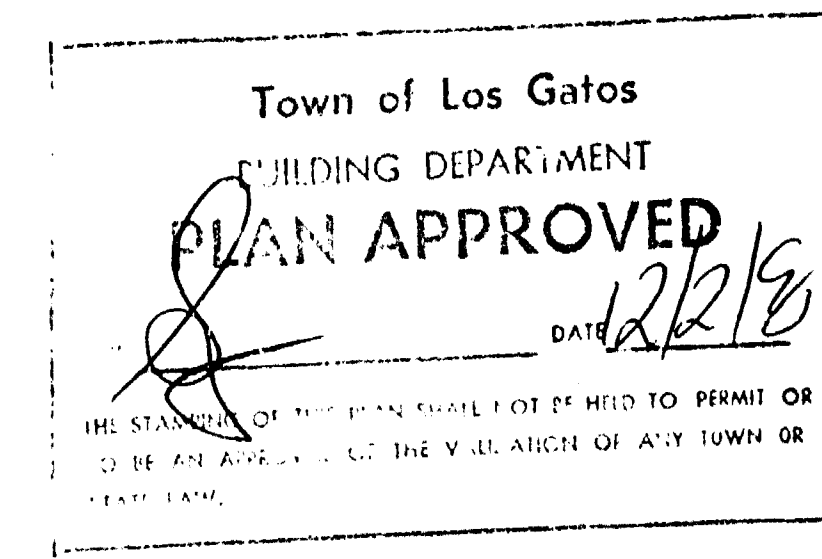
9

Of 9 sheets



NOTES

1. GREASE FILTERS SHALL BE INSTALLED IN HOLDER W/ HANDLES AND READY MOVABLE FOR CLEANING
2. ALL JOINTS & SEAMS SHALL BE GREASE TIGHT.
3. HOOD SHALL BE SECURELY FASTENED IN PLACE BY NON COMBUSTIBLE SUPPORT
4. EXHAUL SYSTEM SHALL BE PROVIDED FOR DUCT/ HOOD.
5. PROVIDE CLEAN OUT FOR CLEANING DUCT SYSTEM
6. WELD OR BRAZE ALL DUCT JOINTS AND SEAMS ON THE EXTERNAL SURFACE.



REVISIONS	BY



2617 EAST 14TH STREET • OAKLAND • CA 94601
510-536-3599

KITCHEN ELEVATION

PROPOSED TENANT IMPROVEMENT
137 N GASTAUR
LOS GATOS, CA
FOR NEW MESS TRUCK N90

Date 9.20.18

Scale

Drawn

Job

Sheet

of 10

M 2902

[illegible]

CITY		TELE NO	
STATE		TOWN	
LICENSE		LICENSE	
#-2	USE ZONE	PROCESSOR	
INSPECTION RECORD			

INSPECTION RECORD

3/11/77. Not Ready yet
 back down. H
 3-21/77. Cross road etc. H

VALUATION

19811985 2495 • 0007.00⁵

TOTAL FEES

SIGNATURE OF PERMITTEE

Page 97

APPROVALS

UNITED STATES AIR FORCE
OFFICE OF THE SECRETARY
WASHINGTON, D.C.
ATTENTION: MR. J. C. AIR
COMPARATIVE AIR
FORCE INFORMATION AIR
FIVE DAVENPORT
AIR BASE

FEEL

5/28/77

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

2

APPLICATION FOR MECHANICAL PERMIT

M 2902

FOR APPLICANT TO FILL IN

ITEM	NO	AMT.	\$ FEE
FOR ISSUANCE OF PERMIT			3 00
1. A FURNACE TO 100,000 BTU		4 00	
1. A FURNACE OVER 100,000 BTU		5 00	
REPAIR OR ALTERATION 1. A HEATING UNIT		4 00	
		2 00	
		4 00	
		10 00	
		15 00	
		20 00	
		25 00	
		30 00	
		35 00	
		40 00	
		45 00	
		50 00	
		55 00	
		60 00	
		65 00	
		70 00	
		75 00	
		80 00	
		85 00	
		90 00	
		95 00	
		100 00	

BUILDING ADDRESS

OWNER

MAIL ADDRESS

CITY TEL NO

CONTRACTOR

ADDRESS

CITY TEL NO

STATE TOWN

LICENSE

GROUP USE ZONE PROJECTED BY

INSPECTION RECORD

VALIDATION

3/11/77 2495 700

APPROVALS

NO REPAIR WORK

NO WORK

NO VENTS

COMBUSTION AIR

COMPARTMENT AREA

CIRCULATION AIR

FIRE DAMPERS

ACCESS

FINAL

TOTAL FEES

SIGNATURE

Page 98

NOT FOR REUSE

TOWN OF LOS GATOS
Building Inspection Department
Phone Elgato 4-4520

No 3743 P

Location.....

PLUMBING PERMIT

Date.....

1961

is hereby granted.....

to install plumbing at above location in accordance with

application for.....

owner

RECEIPT for.....

Dollars

as inspection fee is hereby acknowledged.

LOS GATOS BUILDING INSPECTION DEPT.

Page 99

By.....

For Permit

1.00

Water System 1.00

House Sewer 1.00

Sewer Connection 10.00

Fixtures 1.00

Water Heater 1.00

Blower (exhaust fan)

1.00

Gas Line 1.00

Gas Appliances .50

Central Heat 1.00

TOTAL FEE

\$ 21.00

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT - PHONE 354-0876
INSPECTION REQUESTS PHONE 354-0877

E 20069

1

UNIT PRICE	NO. OF ITEMS	AMOUNT	\$	FEE
OUTDOOR LIGHTS		1.00 EA.		
INDOOR LIGHTS		90 EA.		
SWITCHES		90 EA.		
RECEPTACLES, OUTLETS	1	90 EA.		70
RESIDENTIAL: OVEN, COOK TOP, RANGE, WALL AIR COND., SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1 KW OR LESS		3.00 EA.		
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1 KW OR LESS		6.00 EA.		
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1 KW	1	8.00 EA.		5.00
OVER 10 KW		15.00 EA.		
OVER 50 KW		30.00 EA.		
OVER 100 KW		45.00 EA.		
FEESWAY (PER 100 FEET)		5.00 EA.		
SIGNS		20.00 EA.		
SERVICE EQUIP. NOT OVER 200 AMPS	1	20.00 EA.		20.00
SERVICE EQUIP. OVER 200 AMPS		40.00 EA.		
SERVICE EQUIP. OVER 600 VOLTS		75.00 EA.		
SUBPANEL	1	11.00 EA.		11.00
MISC. APPARATUS, CONDUITS & CONDUCTORS		12.00 EA.		
TEMPORARY POWER POLE		20.00 EA.		
TEMPORARY LIGHTING SYSTEM		10.00 EA.		
SWIMMING POOL SYSTEM		30.00 EA.		
NEW RESIDENTIAL CONST. 50. FT. X \$0.01 =				
		SUBTOTAL	391.70	
ELECTRICAL PLAN CHECK FEE 25%				
ISSUANCE OF PERMIT			20.00	

TOTAL FEES \$ 591.70

CONTRACTORS DECLARATION

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

SIGNATURE X

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

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

SIGNATURE X

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

SIGNATURE X

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

SIGNATURE X

BUILDING ADDRESS
139 NORTH SANTA CRUZ AVE.

USE OF BUILDING
COMMERCIAL - RETAIL

OWNER
LAW PROPERTIES

PHONE

MAIL ADDRESS

CITY
LOS GATOS CA.

ZIP
95031

CONTRACTOR
LOS GATOS ELECTRIC

PHONE

MAIL ADDRESS
14867 LOS GATOS ALPINE ROAD

CITY
LOS GATOS CA.

ZIP
95022

STATE LICENSE C10466944

TOWN LICENSE 2010747

NOTICE:

1. SIGNS ARE REGULATED, SEE PLANNING DEPT.
2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES. STROBE LIGHTING NOT PERMITTED.

GROUP USE ZONE PROCESSED BY DATE

8/26/93

INSPECTION RECORD

* Check For A "New" HVAC on Roof

TOWN OF LOS GATOS

VALIDATION PAID 100.00 8/23/93

Per #18469 (2)

APPROVALS

	DATE	INSPECTOR'S SIG.
CONDUIT	5/4/94	(Signature)
ROUGH WIRING	5/4/94	(Signature)
SERVICE EQUIP.	5/4/94	(Signature)
FIXTURES	5/4/94	(Signature)
GROUNDING	5/4/94	(Signature)
UTILITY CO. NOTIFIED	5/4/94	(Signature)
SIGN	5/4/94	(Signature)

REQUEST FOR ELECTRICAL POWER BEFORE FINAL INSPECTION

I, DENNIS D. SHARPER, owner, occupant, or general contractor of building located at 139 N. SANTA ANA AVE request temporary electrical power, for above building, to be used for testing equipment and illuminating the interior to facilitate the completion of the building. I assume all responsibility for using said power in a safe manner and I will assume responsibility for disconnecting power and keeping switches locked in an open position when not in use by qualified personnel.

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

REQUEST TEMPORARY ACTION
SET AT PERMANENT LOCATION
FOR T.I. WORK

Dennis D. Sharper
(Signature)

5/4/94
(Date)

Approved By	Date
<u>(Signature)</u>	<u>5-4-94</u>

forms/electpr.req

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT • PHONE 364-8878
INSPECTION REQUESTS PHONE 364-8877

1114-000710
19000 1

UNIT FILE	NO. OF ITEMS	AMOUNT	\$	FEES
WATER CLOSET		7.00 EA		
BATH TUB		7.00 EA		
SHOWER		7.00 EA		
LAVATORY		7.00 EA		
SINK		7.00 EA		
DISHWASHER		7.00 EA		
DISPOSER		7.00 EA		
CLOTHES WASHER		7.00 EA		
FLOOR DRAIN		7.00 EA		
DRINKING FTN.		7.00 EA		
RAINWATER SYSTEM		8.00 PER C-TAIN		
HOUSE SEWER		15.00 EA		
WATER HEATER		10.00 EA		
GREASE TRAP		12.00 EA		
GAS SYSTEM	1/4" -	10.00 SYSTEM	10.00	
LAWN SPRINKLER		9.00 SYSTEM		
WATER SYSTEM		10.00 SYSTEM		
VACUUM BREAKER		2.00 EA		
BACKFLOW DEVICE		8.00 EA		
PRIVATE SWIMMING POOL		30.00		
NEW RES. CONST.	50 FT. X \$0.08			
		SUBTOTAL		
PLUMBING PLAN CHECK FEE 25%				
ISSUANCE OF PERMIT			20.00	
TOTAL FEES \$			50.00	

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS LICENSE LAW.

SIGNATURE X *W. N. Robinson*

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

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

SIGNATURE X

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

SIGNATURE X *W. N. Robinson*

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

SIGNATURE X *W. N. Robinson*

BUILDING ADDRESS **139 N. Santa Cruz**

USE OF BUILDING

OWNER **White** PHONE

MAIL ADDRESS

CITY ZIP

CONTRACTOR **SUNRISE Plumbing** PHONE

MAIL ADDRESS **P.O. Box 2177**

CITY **L.O.** ZIP **95031**

STATE LICENSE **646710** TOWN LICENSE **91012001**

GROUP	USE ZONE	PROCESSED BY	DATE
		<i>Plumber</i>	

INSPECTION RECORD

Tenant: Kirt & A Candy Store

VALIDATION

132134

APPROVALS

	DATE	INSPECTOR'S SIG
UNDERFLOOR WORK		
ROUGH PLUMBING		
GAS PIPING	<i>6/2/94</i>	<i>GM</i>
GAS VENTS		
HOT WATER HEATER		
HOUSE SEWER		
PLUMBING FIXTURES		
GAS TEST	<i>6/2/94</i>	<i>GM</i>
UTILITY CO. NOTIFIED	<i>6/2/94</i>	<i>GM</i>
FINAL		

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
[REDACTED]
[REDACTED]

PROJECT NUMBER 3808
PROJECT NAME THE CANDY STORE
PROJECT ADDRESS 139 N. SANTA CRUZ AVE., LOS GATOS 95030

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.

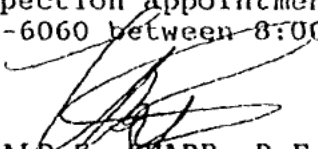
This approval shall expire by limitation and will become null and void if the construction, reconstruction, alteration, or other work authorized by this approval is not commenced within 180 days from the date of approval.

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



Occupancy Clearance

- ☒ BUILDING DEPARTMENT
☒ PLANNING DEPARTMENT
☒ ENGINEERING DEPARTMENT
☒ CENTRAL FIRE PROTECTION DISTRICT
☒ PARKS & FORESTRY

Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON

Day

Date

Job Address

139 N SANITA

Plan No.

B-200-01

Description

T. I. 100 CARRY 2000

Final inspection has been made of the above building and Certificate of Occupancy is to be issued

14 Sep 1994, unless advised otherwise within 24 hours.

☒ Certificate of Occupancy may be issued.

☐ Hold issuance of Certificate of Occupancy.

By

TALE

[Signature]

Date

9/14/94

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

IN TO 2 J MURDER

TOWN OF LOS GATOS
DEPARTMENT OF BUILDING & ENGINEERING SERVICES
BUILDING OCCUPANCY CLEARANCE

ADDRESS: 139 N. Santa Cruz USE: Retail DATE DUE: _____

OK	HOLD	DATE	SECTION	COMMENTS
✓		6-7-94	INSPECTION <i>[Signature]</i>	
✓		6/7/94	DEVELOPMENT <i>J. Duarte</i>	
✓		6/7/94	DIRECTOR <i>Scott [Signature]</i>	

C:\MS\CAD\Drawings Rev: 1/4/94TD

Occupancy Clearance

- ☒ BUILDING DEPARTMENT
- ☒ PLANNING DEPARTMENT
- ☒ ENGINEERING DEPARTMENT
- ☒ CENTRAL FIRE PROTECTION DISTRICT
- ☒ PARKS & FORESTRY

6/3/94

Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON

FRI

6/10/94

Day

Date

Job Address 139 N SANTA CAR Plan No. B7-300221
Description T.I. FOR CANDY STORE

Final inspection has been made of the above building 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

[Signature]

Date

6/10/94

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

URN TO J MURDOZ

Occupancy Clearance

- ☒ BUILDING DEPARTMENT
- ☒ PLANNING DEPARTMENT
- ☒ ENGINEERING DEPARTMENT
- ☒ CENTRAL FIRE PROTECTION DISTRICT
- ☒ PARKS & FORESTRY

6/3/94

Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON

FRI

6/10/94

Day

Date

Job Address

139 N SANTA CAR

Plan No.

B7-300221

Description

T.I. FOR CANDY STORE

Final inspection has been made of the above building 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

John Clogant

Date

6/6/94

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

URN TO: J MURPHY

Occupancy Clearance

- ☒ BUILDING DEPARTMENT
☒ PLANNING DEPARTMENT
☒ ENGINEERING DEPARTMENT
☒ CENTRAL FIRE PROTECTION DISTRICT
☐ PARKS & FORESTRY

6/3/94

Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON

FRI

6/10/94

Day

Date

Job Address 139 N SANTA CRUZ AVE Plan No. ~~B93000221~~
Description KID IN A CANDY STORE T. J.

Final inspection has been made of the above building 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 _____

Date _____

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

TURN TO

T. MUNOZ

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030

BUILDING INSPECTION DEPARTMENT • PHONE 354-6575

INSPECTION REQUEST FORM 204-0077

20297

1

BUILDING ADDRESS 139 North Santa Cruz Blvd	STREET, AVE, BLVD, ETC	SUITE OR APT. NO.
USE OF EXISTING BUILDING Retail	DATE 4/1/94	
OWNER Law Corp.	PH	
ADDRESS		
CITY Los Gatos	ZIP 95030	
ARCHITECT HCS Arch	ENGINEER ()	DESIGNER ()
ADDRESS 2150 N. 1st St.	STATE OR APT. NO.	
CITY San Jose	ZIP 95131	
CONTRACTOR Cidel & Kent		
ADDRESS 524 Division St.	SUITE OR APT. NO.	
CITY Campbell	ZIP 95008	
STATE LICENSE 405120	TOWN LICENSE	
SQUARE FOOTAGE		
EXISTING		
ADDITION		
1st FL		
2nd FL		
(BASE/3rd FL)		
SUBTOTAL		TOTAL
GARAGE		
OTHERS		
NO. OF STORES	SIZE OF LOT	NO. OF LIVING UNITS
APN	ESTIMATE VALUATION \$2700	
DESCRIPTION OF WORK Interior Improvements LIMITED WORK		
CALCULATED VALUE \$5000		
LENDING AGENCY	ADDRESS	

HAZARDOUS MATERIALS DECLARATION: If this application is for commercial use, indicate if the intended occupancy will use hazardous materials. () Yes () NO

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS LICENSE LAW.

SIGNATURE X *[Signature]*

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

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

SIGNATURE X *[Signature]*

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

SIGNATURE X *[Signature]*

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

X *[Signature]*

PERMIT APPROVALS		DATE
REQ FINAL	DEPT.	
INSPECTION	PLAN	4/13/94
REQ FINAL	DEPT.	
INSPECTION	ENGINEERING	1/1
REQ FINAL	FIRE	
INSPECTION	DEPT	1/1
	BUILDING	
	DEPT	4/13/94

FEES AND TAXES			
FRONT S.B.	PERMIT ISSUANCE	BldgPrmt	\$ 20.00
REAR S.B.	BUILDING PERMIT	BldgPrmt	80.00
LEFT S.B.	TITLE - 24	Title24F	10.00
RIGHT S.B.	SEISMIC TAX	SMIP 5%	105
USE ZONE		SMIP 95%	1.00
SEWER NO. 39470	PLAN CHECK 52.00	PChkBldg	1.31
TYPE GROUP	MICRO BUILDING	MicroBldg	24.20
TYPE CONST	CONSTRUCTION TAX	ConstCap	+
FIRE SPRINKLER ()	UTILITY TAX	ConstUnd	+
	PARK TAX	ConstPik	+
	PLAYING FIELD CHECK	PchkPlan	16.00
	MICRO PLAYING	MicroPln	1
	STORM DRAINAGE	Basin	1.00
		PchkBldg	1.00
TOTAL \$			195.85

INSPECTION RECORD

1st Insp. Kid M A Candel Store
Greg Green
5/12/94 PA. R.O. FRAME ✓ (PA)

VALIDATION

30884
MAY 6 1994

TOWN APPROVALS

DATE	INSPECTOR'S SIG
5/20/94	(PA) ✓
5/23/94	✓

FOUNDATION LOCATION
FOUNDATION MATERIALS
FOUNDATION JOINTS
FOUNDATION BEAR
FOUNDATION
BEAR WALL & ROOF NAIL
ROUGH FRAME
EXTERIOR LATH
INSULATION
SUBFLOOR
BUILDING CODE BOOK
BUILDING PERMIT FEE

expired

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
[REDACTED]

PROJECT NUMBER 3808
PROJECT NAME THE CANDY STORE
PROJECT ADDRESS 139 N. SANTA CRUZ AVE., LOS GATOS 95030

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.

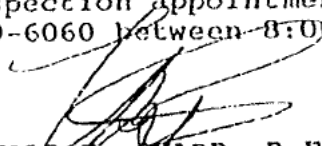
This approval shall expire by limitation and will become null and void if the construction, reconstruction, alteration, or other work authorized by this approval is not commenced within 180 days from the date of approval.

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 Lojgren, Ron Gonzales, Rod Diridon, Dianne McKenna

UNIT PRICE	QUANTITY	AMOUNT	TAX
WATER CLOSET		7.00 EA.	
BATH TUB		7.00 EA.	
SHOWER		7.00 EA.	
LAVATORY	1	7.00 EA.	7.00
SINK	2	7.00 EA.	14.00
DISHWASHER		7.00 EA.	
DISPOSER		7.00 EA.	
CLOTHES WASHER		7.00 EA.	
FLOOR DRAIN		7.00 EA.	
DRINKING FTN.		7.00 EA.	
RAINWATER SYSTEM		6.00 PER DRAIN	
HOUSE SEWER		15.00 EA.	
WATER HEATER		10.00 EA.	
GREASE TRAP		12.00 EA.	
GAS SYSTEM		10.00 SYSTEM	
LAWN SPRINKLER		9.00 SYSTEM	
WATER SYSTEM		10.00 SYSTEM	
VACUUM BREAKER		2.00 EA.	
BACKFLOW DEVICE		3.00 EA.	
PRIVATE SWIMMING POOL		30.00	

NEW RES. CONST. 50 FT. X 80.00 =

SUBTOTAL 21.00

PLUMBING PLAN CHECK FEE 25% 5.25

ISSUANCE OF PERMIT 20.00

TOTAL FEES \$ 46.25

CONTRACTOR'S DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS LICENSE LAW.

SIGNATURE *[Signature]*

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

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

SIGNATURE *[Signature]*

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

SIGNATURE *[Signature]*

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

SIGNATURE *[Signature]*

BUILDING ADDRESS 139 North Santa Clara Ave

USE OF BUILDING Retail

OWNER *[Signature]* **PHONE**

MAIL ADDRESS

CITY Los Angeles **ZIP** 90030

CONTRACTOR *[Signature]* **PHONE**

MAIL ADDRESS 574 Broadway St. 95008

CITY Los Angeles **ZIP**

STATE LICENSE 4-30-50 **TOWN LICENSE**

GROUP	USE ZONE	APPROVED BY	DATE
		<i>[Signature]</i>	5/6/94

INSPECTION RECORD

5/6/94 DWV WATER TEST (94)

VALIDATION

[Stamp]
#30389
MAY - 6 1994
[Signature]
TOWN ENGINEER

APPROVALS

	DATE	INSPECTOR'S SIGNATURE
UNDERFLOOR WORK	5/11/94	<i>[Signature]</i>
ROUGH PLUMBING	5/11/94	<i>[Signature]</i>
GAS PIPING		
GAS VENTS		
HOT WATER HEATER		
WATER HEATER		
PLUMBING FIXTURES		
RAIN TEST		
UTILITY CO. NOTIFIED		

TOWN OF LOS ANGELES

PERMIT TO CONSTRUCT ELECTRICAL WORK - FORM 100-1000
 SUPERSEDES FORMS 100-1000 & 100-1001

UNIT PRICE	NO. OF UNITS	AMOUNT	TOTAL
OUTDOOR LIGHTS		90 EA	
INDOOR LIGHTS		90 EA	
SWITCHES		90 EA	
RECEPTACLES, OUTLETS	5	90 EA	15.00
RESIDENTIAL:			
OVEN, COOK TOP, RANGE, WALL AIR-COND., SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1 KW OR LESS		300 EA	
COMMERCIAL:			
MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1 KW OR LESS		600 EA	
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1 KW		800 EA	
OVER 10 KW		1500 EA	
OVER 50 KW		3000 EA	
OVER 100 KW		4500 EA	
BUSWAY (PER 100 FEET)		500 EA	
SGNS		2000 EA	
SERVICE EQUIP. NOT OVER 200 AMPS		2000 EA	
SERVICE EQUIP. OVER 200 AMPS		4000 EA	
SERVICE EQUIP. OVER 600 VOLTS		7500 EA	
SUBPANEL		1100 EA	
WASC. APPARATUS, CONDUITS & CONDUCTORS		1200 EA	
TEMPORARY POWER POLE		2000 EA	
TEMPORARY LIGHTING SYSTEM		1000 EA	
SWIMMING POOL SYSTEM		3000 EA	
NEW RESIDENTIAL CONST. 50 FT. X 100 FT.			
		SUBTOTAL	15.00
		ELECTRICAL PLAN CHECK FEE 25%	3.75
		ISSUANCE OF PERMIT	20.00

TOTAL FEE \$ 38.75

CONTRACTORS DECLARATION

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

SIGNATURE *[Signature]*
COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

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

SIGNATURE *[Signature]*

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

SIGNATURE *[Signature]*

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

[Signature]

BUILDING ADDRESS 139 North Santa Cruz Ave

USE OF BUILDING Retail

OWNER *Dean Prop* **PHONE**

MAIL ADDRESS

CITY Los Angeles **ZIP** 90030

CONTRACTOR *Guido & Karl Const.* **PHONE**

MAIL ADDRESS 5724 Division St.

CITY Campbell **ZIP** 95009

STATE LICENSE 403050 **TOWN LICENSE**

NOTICE:
 1. SIGNS ARE REGULATED, SEE PLANNING DEPT.
 2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES. SHOESTRING LIGHTING NOT PERMITTED.

GROUP **USE ZONE** **EXEMPTED BY** **DATE**

INSPECTION RECORD

VALIDATION

[Stamp: MAY 6 1994 #30887 TOWN OF LOS ANGELES PERMITTING DEPT.]

APPROVALS

CONDUIT	DATE 5/17/94	INSPECTOR'S SIG.
ROUGH WIRING	5/20/94	<i>[Signature]</i>
SERVICE GROUP		
PICTURES		
GROUNDING		
UTILITY CO. NOTIFIED		
FINAL	6/3/94	<i>[Signature]</i>

FOR MORE INFORMATION CONTACT: • PHONE 800-875-5275
FOR A FREE BROCHURE PHONE 800-875-5275

194-000103
12294

Page 113

Final

air conditioning
and heating, inc.

17416 Farley road

los gatos ca 95030

(408) 385-2500

MAY 6, 1994

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. Santa Cruz Ave.

B93-000221



HPC ARCHITECTURE

Steven M. Cox, Architect

95 N. Third Street, Suite 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

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

Town BP #26297

RECEIVED

APR 11 1994

TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES
BY

Resubmitted

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,

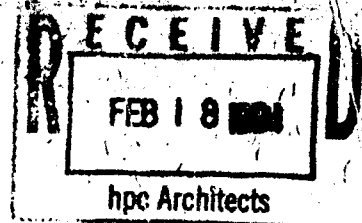
Thomas S. Neal
Project Manager

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 Jose, CA 95112

LOCATION OF JOB: 139 N. Santa Cruz Avenue, Tenant 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; show 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, P.E. SE
Plan Check Engineer

AL:

H:\BAE\ALLEN\SANTACR.139

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

A. O. SMITH

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

FEATURES

GLASS-LINED TANK - Nine sizes; 30 thru 119 gallon capacity. Tank interior is coated with glass specially developed by A. O. Smith Ceramic Research for water heater use. Tanks rated 160 psi working pressure; tested at 300 psi. Foam insulation provides maximum energy savings by minimizing radiant standby heat loss.

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

STANDARD VOLTAGES - 208, 240, and 480V unbalanced three-phase delta. Factory wired for three-phase; easily converted to single-phase at terminal block (except 208V with 6000 watt elements).

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

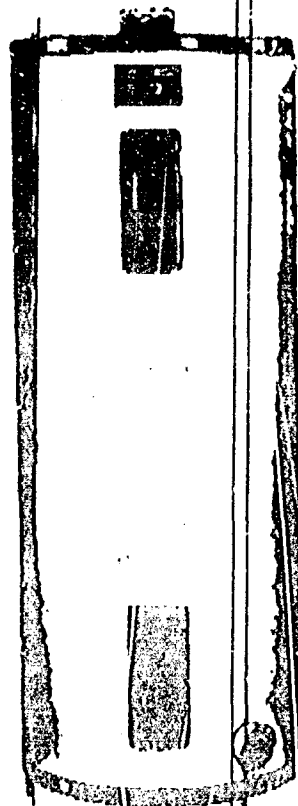
CONTROLS - One temperature control (adjustable through a range of 110° to 170°F) and manual reset high temperature cutoff per element. Factory wired for non-simultaneous operation; easily converted to simultaneous element operation.

OTHER STANDARD FEATURES

- Simplified circuitry, color coded for ease of service
- Anode rod for maximum corrosion protection
- Cabinet has benzodized undercoat with baked enamel finish
- Top inlet and outlet openings
- Drain valve.

COMMERCIAL ELECTRIC WATER HEATERS DEN & DEL MODELS

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



See page C 029.0 for service wiring and fuse selection.

LIMITED WARRANTY OUTLINE

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

ALL DIMENSIONS IN INCHES

Model	Tank Capacity Gallons	A	B	C	D	Approx. Ship. Wt. (Lbs.)
DEL-30	30	48 3/8	18	.....	8	98
DEL-30	30	30 7/8	21 3/4	24 1/8	8	100
DEL-40	40	45 1/8	20 1/2	.....	8	113
DEL-40	40	32 1/4	23 1/4	26 9/16	8	128
DEL-52	50	54 7/8	20 1/2	.....	8	131
DEL-50	50	32 1/4	26 1/4	25 1/8	8	168
DEL-66	66	60 3/4	21 3/4	.....	8	178
DEL-80	80	59 3/8	24	.....	8	211
DEL-120	118	62 7/16	28 3/8	.....	8	326

DEL

4" X 1/2" JUNCTION BOX

3/8" NPT RELIEF VALVE OPENING

MASS DRAIN VALVE

3/4"

ELECTRIC CHARACTERISTICS AND CAPACITIES

NON-SIMULTANEOUS ELEMENT OPERATION

Element Wattage Upper/Lower	Recovery Capacities GPH @ Temperature Rise Of					Full Load Current in Amperes Connected to Three Phase Power (All Terminals L ₁ , L ₂ , & L ₃)		
	40°	60°	80°	100°	200°	208V	240V	480V
3000/3000	31	20	15	12	10	14.4	12.5	8.3
4000/4000	41	27	20	16	14	19.2	16.7	10.3
4500/4500	48	31	23	18	15	21.6	18.8	12.4
5000/5000	51	34	26	20	17	24.0	20.8	13.4
6000/6000	61	41	31	25	20	28.8	25.0	16.0

SIMULTANEOUS ELEMENT OPERATION

Element Wattage Upper/Lower	Recovery Capacities GPH @ Temperature Rise Of					Full Load Current in Amperes Connected to Three Phase Power (Terminal L ₂ / Terminals L ₁ & L ₃)		
	40°	60°	80°	100°	200°	208V	240V	480V
3000/3000	41	27	20	16	4	26.0/14.4	21.7/12.6	10.8/6.3
4000/4000	55	38	27	22	8	33.3/19.2	28.9/16.7	14.4/8.3
4500/4500	61	4	31	28	0	37.5/21.6	32.5/18.8	16.2/9.4
5000/5000	68	46	34	27	3	41.6/24.0	36.1/20.8	18.0/10.4
6000/6000	82	55	41	33	7	N/A	43.3/25.0	21.7/12.6

Recovery capacities at 100°F rise equal: for non-simultaneous element operation - 4.1 gal. x KW of one element; for simultaneous element operation - 4.1 gal. x 2/3 KW of both elements. For other rises multiply element KW as previously explained by 410 and divide by temperature rise.

SUGGESTED SPECIFICATIONS

The water heater(s) shall be Dura-Power Model(s) No. _____ as manufactured by A. O. SMITH or an approved equal. Heater(s) shall be rated at _____ KW, _____ volts, _____ phase, _____ cycle AC, and listed by Underwriters' Laboratories. Tank(s) shall be _____ gallon capacity. Heater(s) shall have 150 psi working pressure and be equipped with extruded high density anode rod. All internal surface of the heater(s) exposed to water shall be glass-lined with an alkali borosilicate composition that has been fused to steel by firing at a temperature range of 1400° to 1600°F. Electric heating elements shall be medium watt density with zinc plated copper sheath. Each element shall be controlled by an individually mounted thermostat and high temperature cutoff switch. The outer jacket shall be of baked enamel finish and shall be provided with full size control compartments for performance of service and maintenance through hinged front panels and shall enclose the tank with foam insulation. Electrical junction box with heavy duty terminal block shall be provided. The drain valve shall be located in the front for ease of servicing. Heater tank shall have a three year limited warranty as outlined in the written warranty. Fully illustrated instructions manual to be included.

A. O. Smith
Water Products Company
Irving, TX

A Division of A. O. Smith Corporation
A. O. Smith Corporation reserves the right to make product changes or improvements at any time without notice.



**SANTA CLARA COUNTY
CENTRAL FIRE PROTECTION DISTRICT**

14700 WINCHESTER BLVD.
LOS GATOS, CA 95030-1818

(408) 378-4010

SINCE 1947

FAX (408) 378-9342

CUSTOMER NUMBER

PERMIT NUMBER **26297**

SERVICE

PLAN REVIEW COMMENTS 94 - 0135

CODE/SIC. SHEET NO.

Review of resubmitted drawings.

1

Provide one, 2A:10BC minimum rated fire extinguisher.

2

Entry door to have hardware requiring no special knowledge or effort to operate.

Okay to issue the building permit

JURIS. LGA	PLANS <input checked="" type="checkbox"/>	SPECS <input type="checkbox"/>	NEW <input type="checkbox"/>	REMODEL <input checked="" type="checkbox"/>	AS <input type="checkbox"/>	TYPE OF CONST. V - N	BY G. BARNES	DATE 02/23/94	PAGE ____ OF ____
SEC./FLOOR	FZ	OCC B - 2	OCC. LOAD 16	AREA 830 sf	ARCH/ENG/CONTRACTOR/OWNER HPC				TP
NAME OF FACILITY THE CANDY STORE						LOCATION 139 SANTA CRUZ AV, N			

County of Santa Clara

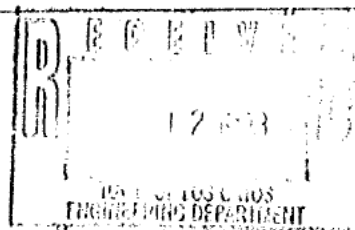
Health Department

2220 Moorpark Avenue
San Jose, California 95128



October 4 1993

Gregory R. Green
[REDACTED]



PROJECT NUMBER 3808
PROJECT NAME CANDY STORE
PROJECT ADDRESS 139 N. SANTA CRUZ AVE., LOS GATOS 95030

We have received three (3) sets of plans for the above project. We are unable to complete the review of the plans until the following information is provided:

1. Toilet rooms must be equipped with the following:
 - a. Permanently installed soap and sanitary towel dispensers.
 - b. Toilet tissue dispenser.
 - c. Exhaust fan.
 - d. Ventilation to the outside air through an openable screened window or light switch activated exhaust fan.
 - e. Self closing doors.
 - f. Lavatory with hot and cold water through mixing faucet.
2. Surface mounted piping is not acceptable. Piping and conduit of all types must be concealed within walls, floors, ceilings (including condensate drain lines, water heater pressure relief lines and soda lines).
3. Gypsum board walls in the following areas must be smooth finished and light in color:
 - a. Utensil washing.
 - b. Janitorial.
 - c. Restrooms.
4. Install fiberglass reinforced paneling on walls behind all sinks. Paneling to be installed to a minimum height of 48 inches from floor.
5. Mop sink must be a floor mounted sink with hot and cold water through a mixing faucet protected with a vacuum breaker.
6. Submit details of display shelving/storage shelving. Unwrapped ready-to-eat foods may require sneeze guards.

Board of Supervisors: Michael M. Honda, Zoe Lofgren, Ron Gonzales, Rod Diridon, Dianne McKenna
County Executive: Sally R. Reed

PROJECT NUMBER: 3808

October 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.

Ray 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

Steven M. Cox, Architect

66 N. Third Street, Suite 150
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 #26297

Dear Alan,

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

Item# Response

- 1 Understood and will comply
- 2 Health Department 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.

14 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,



Thomas S. Neal
Project Manager

Thomas A. Connelly

January 28, 1994

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

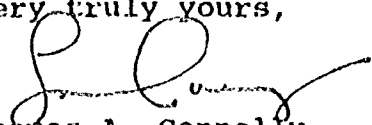
To Whom It May Concern:

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

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

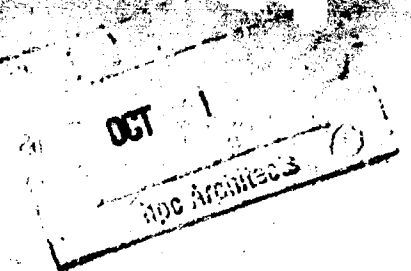

Thomas A. Connelly
LAW Properties

TAC:jg

John Lochner



TOWN of LOS GATOS
BUILDING AND ENGINEERING SERVICES
(408) 354-6883
(FAX) 354-6431



September 27, 1993

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

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

Gentlemen:

PLAN CHECK COMMENTS

1. See attached plan review comments from Carl Mileff & Associates, Inc.
2. Issuance of the Building permit requires approval from:
 - 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 LANG, PE. SE.
Plan Check Engineer

AL:ms

Attachment

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

N:\SHARE\SAITACRZ.139
EN13:\LETTERS\SAITACR.139



**PLAN REVIEW REPORT
FROM PLEASANTON OFFICE**

DATE: 9-22-93 **BY:** Jim Fruit
CMA PC NUMBER: 19228.LG
TOWN BP#: 26297
TO: ALLEN LANG, PLAN REVIEW ENGINEER
TOWN OF LOS GATOS
110 EAST MAIN STREET
LOS GATOS, CA 95030
PROJECT: Tenant Improvements for:
Kid in a Candy Store
139 N. Santa Cruz Ave
OWNER: Law Properties
ARCHITECT: HPC Architecture, Steven Cox
2150 N. First St
San Jose, CA. 95131
[REDACTED]

PROJECT DATA

1. **USE/SCOPE:** Interior improvements to create a candy store in an existing building
2. **OCCUPANCY GROUP:** B2
3. **CONSTRUCTION TYPE:** existing
4. **FLOOR AREA:** 830 project area
5. **ALLOWABLE AREA:** existing
6. **STORIES:** one
7. **ENERGY METHOD:** mandatory features for alterations
8. **AUTO. FIRE SPRINK:** unknown
9. **CODES:** 91 UBC, UMC, UPC, 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.

CMA PLAN REVIEW #19228.LG continued...

3. Prior to the next review, the plans should be submitted to and approved by the Sanitary Sewer 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 sewer 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. Provide 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.

CMA PLAN REVIEW #19228.LS continued...

Notes to Designer/Applicant:

- * 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, referencing CMA plan review number, 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 designers with a wet signature and revision dates on each sheet.



**SANTA CLARA COUNTY
CENTRAL FIRE PROTECTION DISTRICT**

14700 WINCHESTER BLVD.
LOS GATOS, CA 95030-1818

SINCE 1947

(408) 378-4010

FAX (408) 378-9342

CONTROL NUMBER

PERMIT NUMBER **26297**

SERVICE

PLAN REVIEW COMMENTS 93-0941

COD/SEC.	SHEET	NO.	
UBC 3304(c)			Review for interior improvement to an existing structure.
		1	Provide one (1) 2A:10BC minimum rated fire extinguisher.
		2	Entry door hardware shall be free-opening requiring no special knowledge or effort to operate. (Info: Thumb turn dead bolts not permitted)
			Okay to issue the building permit, subject to compliance with the above prior to final inspection.

JURIS. LGA	PLANS <input checked="" type="checkbox"/>	SPECS <input type="checkbox"/>	NEW <input type="checkbox"/>	REMODEL <input checked="" type="checkbox"/>	AS <input type="checkbox"/>	TYPE OF CONST. V - N	BY G. BARNES	DATE 09/27/93	PAGE ____ OF ____
SEC./FLOOR	FZ	OCC B - 2	OCC. LOAD 16	AREA 830 sf	ARCH/ENG/CONTRACTOR/OWNER HPC ARCHITECTURE				TP
NAME OF FACILITY THE CANDY STORE					LOCATION 139 SANTA CRUZ AV, N				

Serving West Valley Cities of:

Campbell, Cupertino, Monte Sereno, Saratoga, Town of Los Gatos
and Adjacent County Areas



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 Jose, CA 95112

LOCATION OF JOB: 139 N. Santa Cruz Avenue, Tenant 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, P.E. SE
Plan Check Engineer

AL:

H:\B&E\ALLEN\SAHTACR.139

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



TO SQUARE INCH SIGN AT
INTERSECTION OF PARKING SPACE
PER TITLE 24 SECTION 3-1102
(4) WITH INTERNATIONAL SYMBOL
OF ACCESSIBILITY ON BLUE
BACKGROUND.

NOTE: IF LOCATED AT CENTERLINE
END OF STALL (HEIGHT SHALL BE
80" A.F.G.) IF ATTACHED TO
BUILDING (38" A.F.G.)

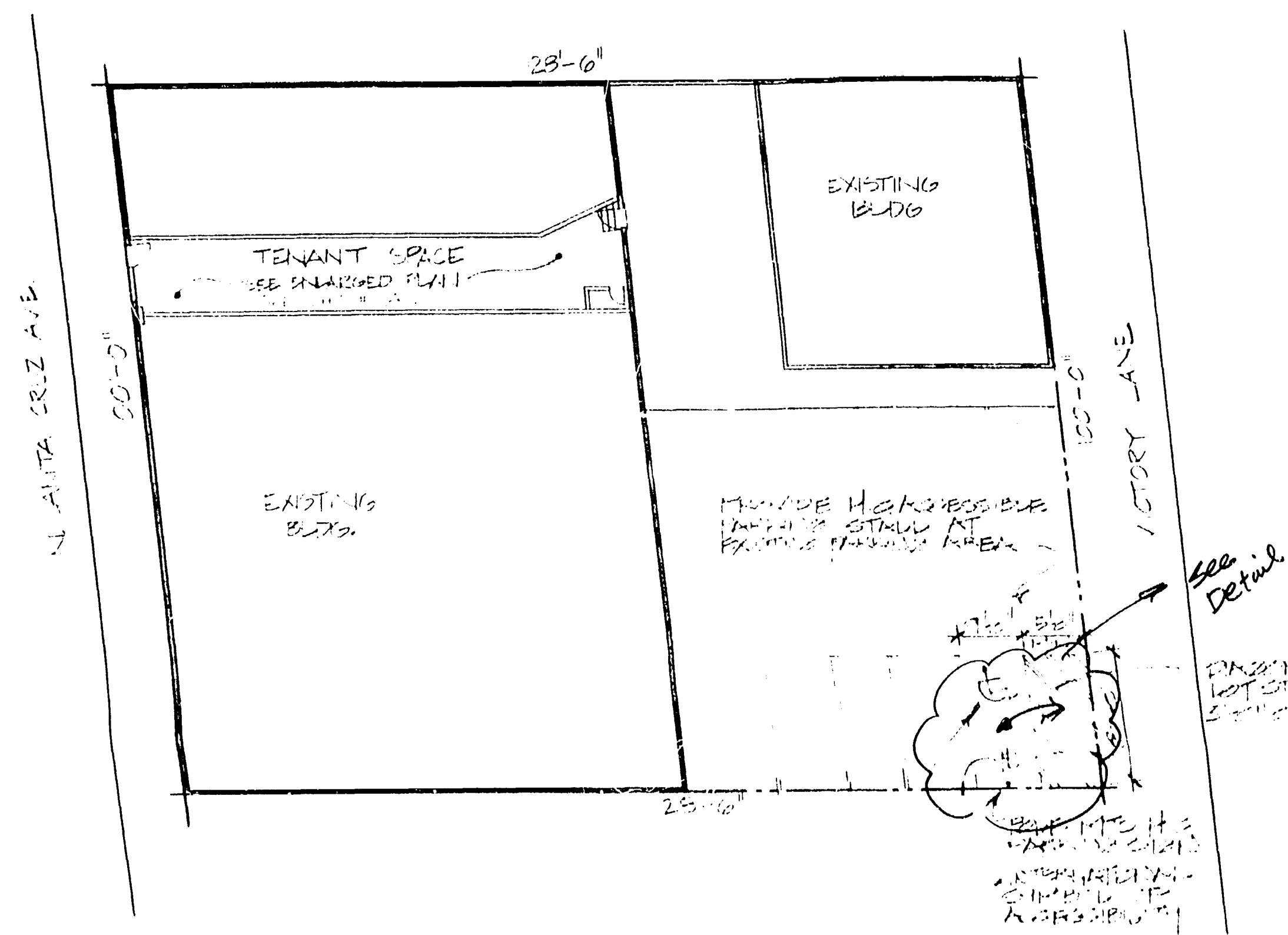
HANDICAPPED STALL SIGN



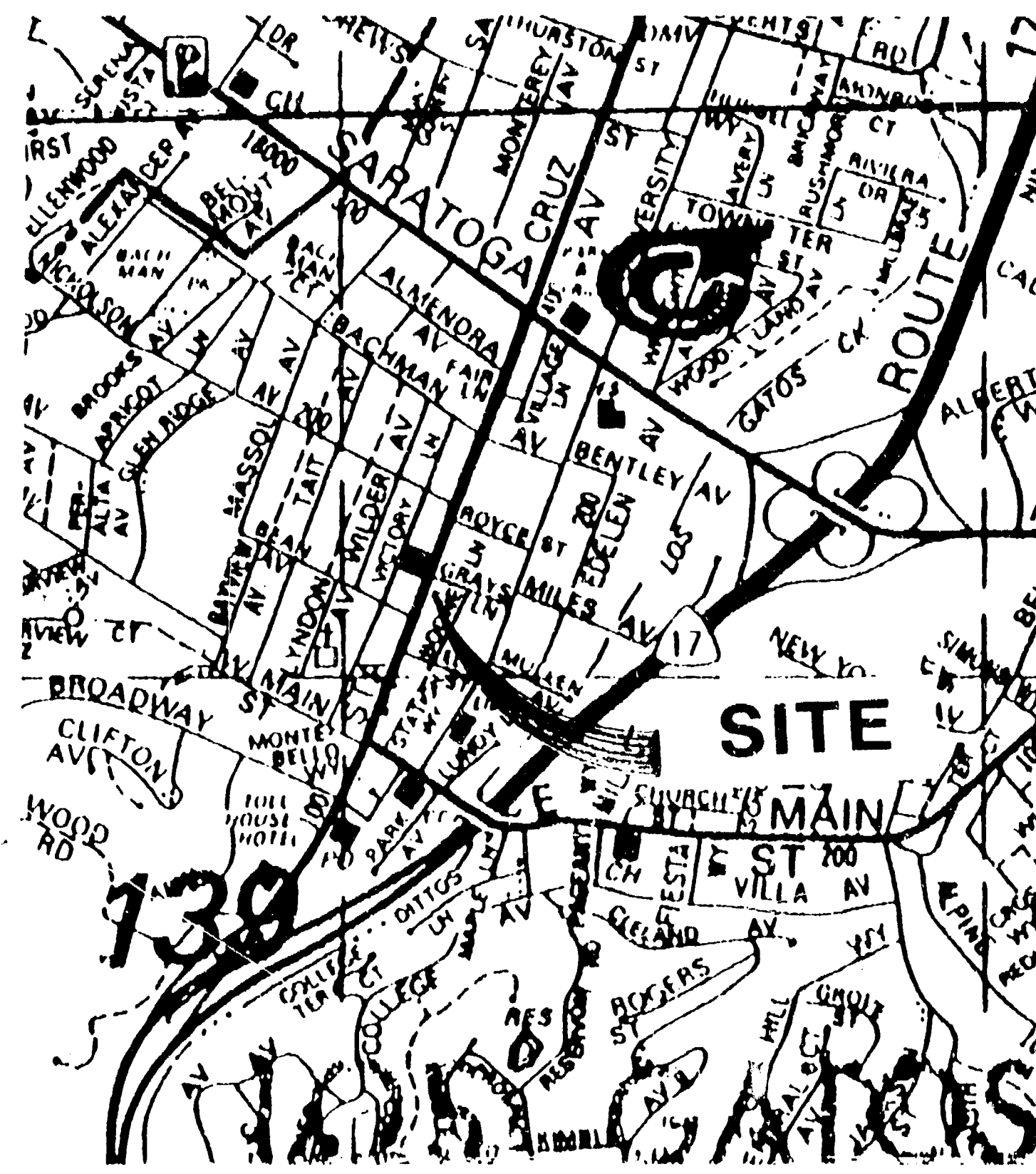
INTERNATIONAL SYMBOL OF
ACCESSIBILITY. PAINTED WHITE
WITH 2" MIN. WIDE TRAFFIC PAINT
STRIPES ON BLUE BACKGROUND
FIELD TRAFFIC PAINT. 3'-0"
SQUARE WITH 3" RADIUS CORNERS

HANDICAPPED SYMBOL

SITE PLAN SCALE: 1/16"=1'-0"



VICINITY MAP



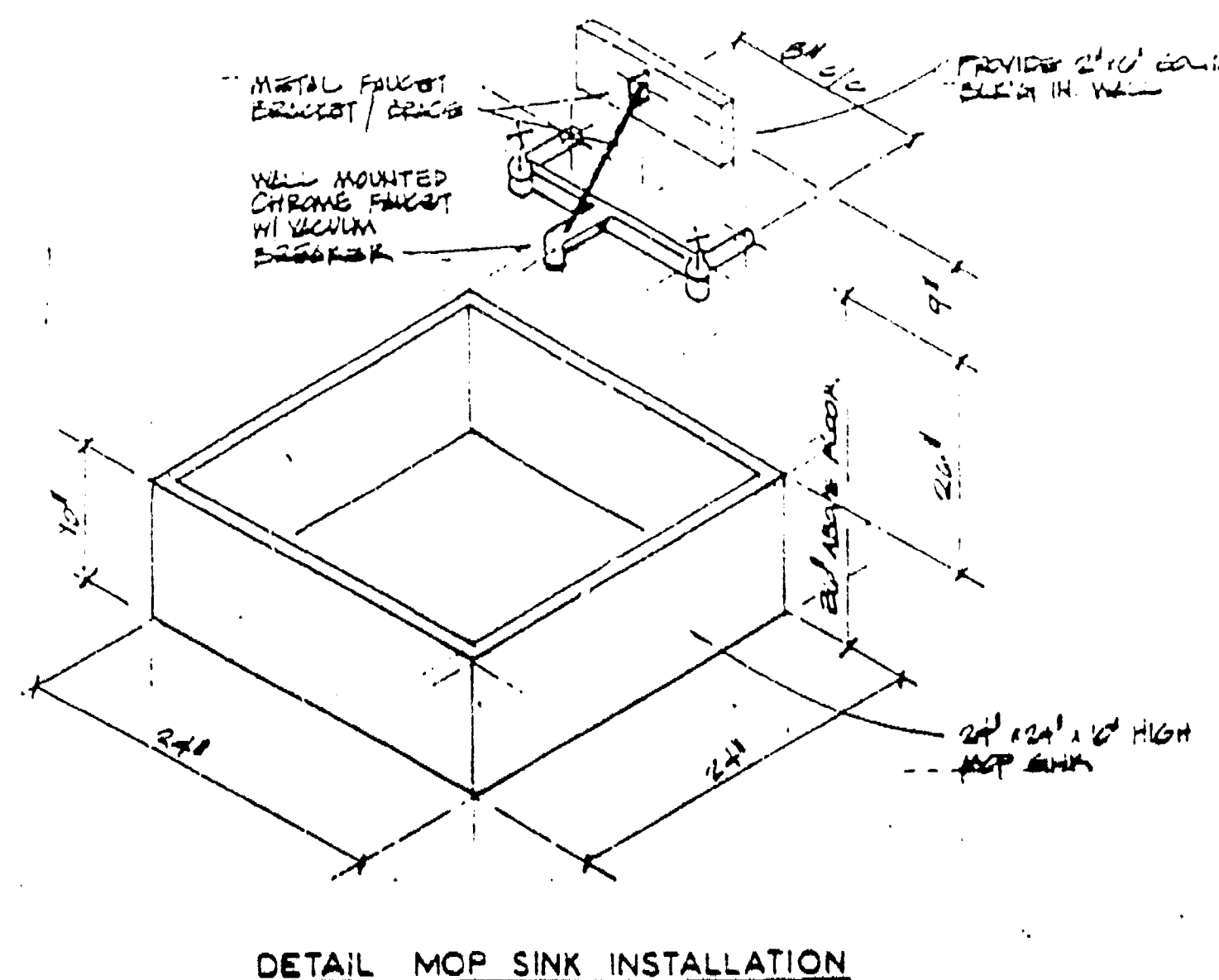
PROJECT DATA

ADDRESS: 139 N. SANTA CRUZ AVE.
TENANT: CANDY STORE
TENANT AREA: 830 S.F.
OCCUPANCY GROUP: B2
TYPE OF CONSTRUCTION: VN
CODE: 91 UBC, UMC, UPC
90 AEC

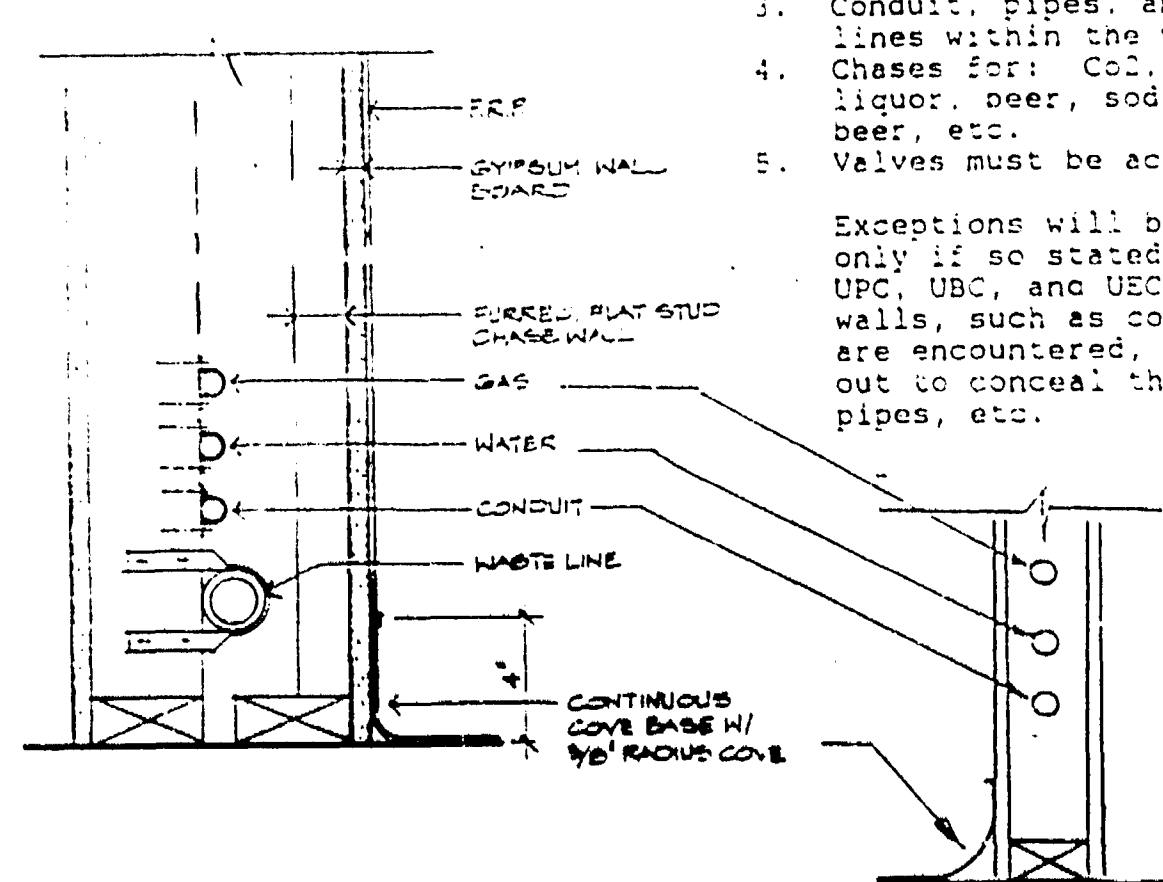
ACCESSIBLE PARKING (See CBC Section 3107A)

The diagram illustrates a parking space layout with the following features and dimensions:

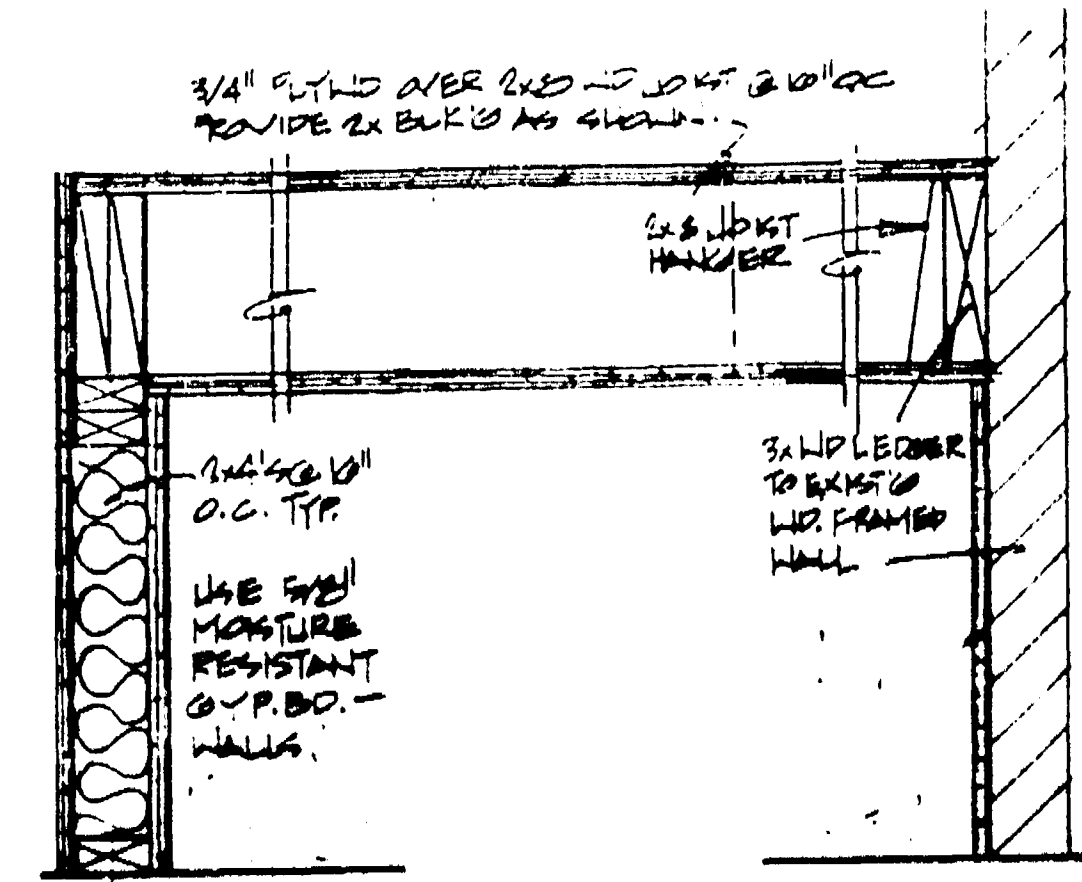
- WHEEL STOP**: Located at the top left of the parking space.
- TO 30 INCH ACCESSIBILITY SIGN PER SEC. 3107A(1)**: A sign located to the left of the wheel stop.
- PEDESTRIAN ROUTE**: A path leading from the top right towards the parking space.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the pedestrian route.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the wheel stop area.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- LOADING / UN-LOADING ZONE ON THE PASSENGER SIDE**: A designated area for loading and unloading passengers.
- TYPE PARKING SIGN PER SEC. 3107A(1)**: A sign located to the left of the parking space.
- STRIKES AT 90 DEGREE**: A dimension indicating the angle of the strikes.
- 8' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading zone.
- 15' MIN. CLEARANCE**: A dimension indicating the minimum clearance for the loading/unloading



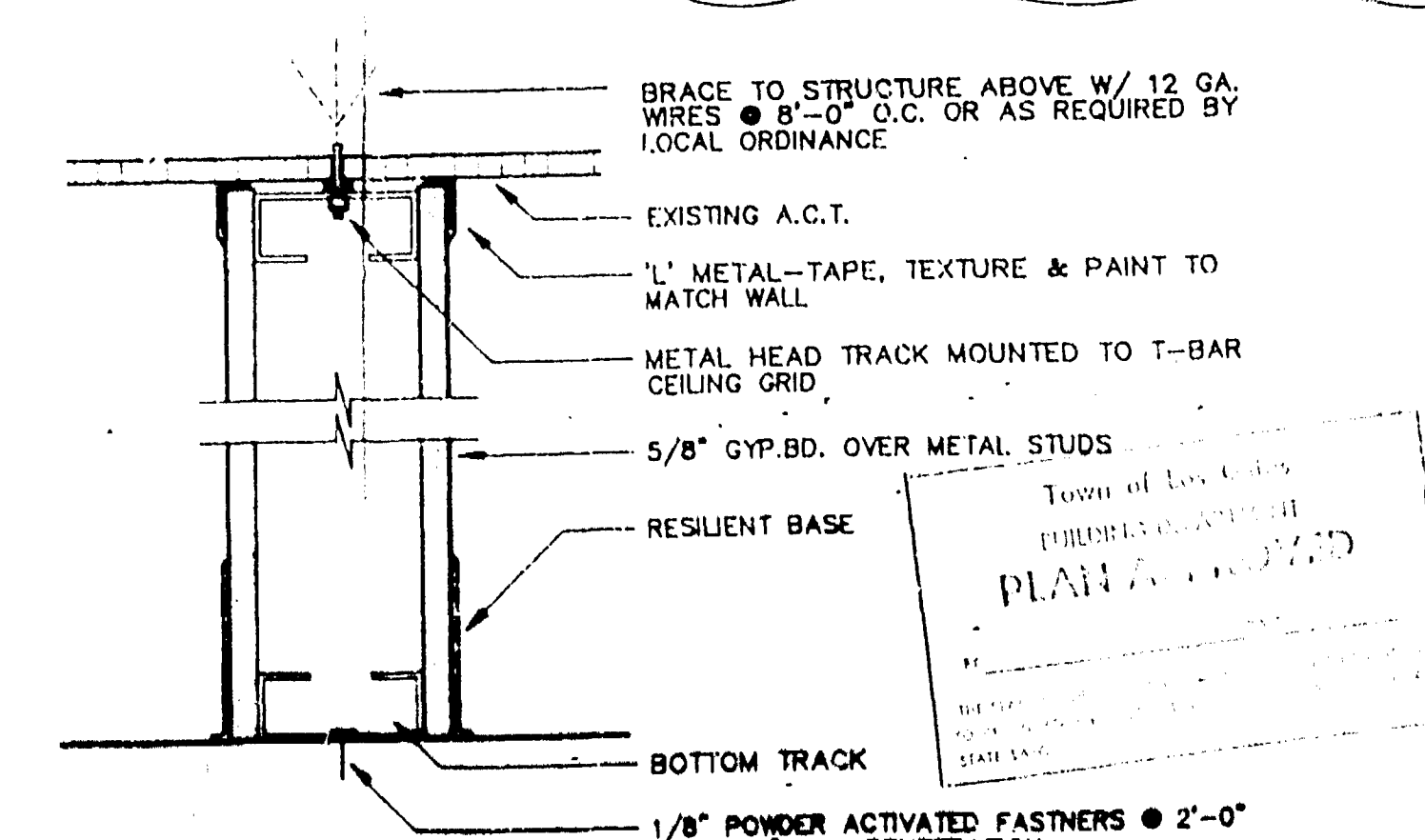
DETAIL MOP SINK INSTALLATION



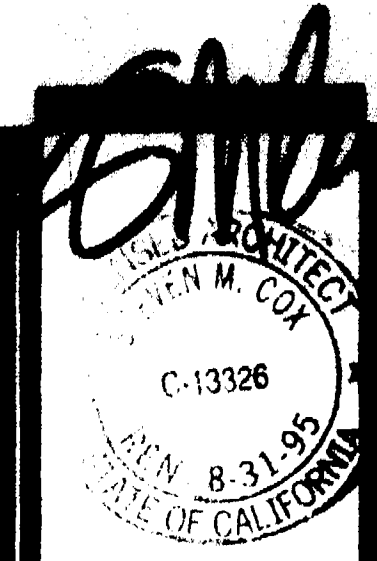
3 PLUMBING & UTIL. UPTAKE



TOILET CORE PARTITION



CURB HIGH PARTITION



HPC ARCHITECTURE
Steven M. Cox, Architect
250 N. First Street, Suite 803
Los Angeles, CA 90012
Tel: 213.433.4641 Fax: 213.433.7977

THE CANDY STORE
139 NORTH SANTA CRUZ AVENUE
LOS GATOS, CA

Job Number
93113
Date
9-10-1993
Drawn
SC
Sheet Title
COVER SHEET
Scale
NONE

Revisions
1. 12/24/93
2. 1/25/94
3. 3/1/94
4.
5.
6.
7.
8.
9.
10.

A.1

24X

GENERAL NOTES

SURFACE MOUNTED PIPING AND CONDUIT IS NOT ACCEPTABLE. PIPING AND CONDUITS 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.

HVAC IS EXISTING AND SHALL REMAIN 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

- 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 3/4" 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 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 90 GALLON ELECTRIC WATER HEATER MOUNTED ABOVE WOOD FRAMED CEILING OF THE TOILET ROOM. A/C 3/4" WITH MODEL # DEN 30.
- 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.
- NEW STAIR AND LANDING PER TOWN OF LOS GATOS HAS BEEN PROVIDED BY OWNER. ROOMS PER UBC SECTION 403.05 ARE SHOWN FOR CONFIRMATION BY BUILDING INSPECTOR.
- EXISTING DOOR AND FRAME TO REMAIN UNCHANGED.
- THREE EMPLOYEE LOCKERS PROVIDED BY TENANT SHOWN DASHED.

- EXISTING SUSPENDED T-BAR CEILING, LIGHT FIXTURES, AND HVAC SUPPLY & RETURN DIFFUSERS TO REMAIN UNCHANGED.
- EXISTING GYPSUM BOARD CEILING TO REMAIN UNCHANGED.
- EXISTING SUSPENDED T-BAR CEILING ABOVE SHOWN DASHED.
- PROVIDE 4" X 8" WOOD HEADER ABOVE, FINISH WITH 5/8" GYPSUM BOARD, TAPE, TEXTURE, AND PAINT TO MATCH EXISTING.
- EXISTING T-BAR GRID TO REMAIN. PROVIDE CAPAUL "VINYL ROCK" (OR EQUAL) LAY-IN PANELS AT THE STORAGE ROOM.
- PROVIDE NEW GYPSUM BOARD OVER 2" X 8" WOOD JOISTS AT 16" ON CENTER. FINISH SMOOTH.

FINISHES

FLOORING:

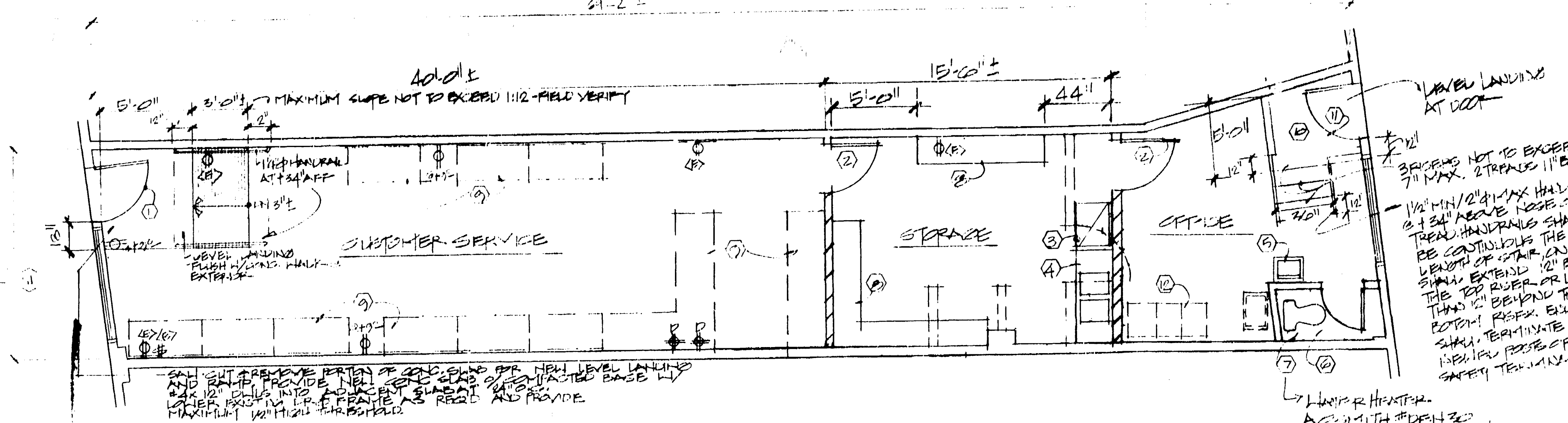
- REMOVE EXISTING FLOORING AND BASE THROUGHOUT AND PROVIDE:
 - ARMSTRONG EXCELON 12"X12" VINYL COMPOSITION TILE WITH BURKE 4" RUBBER BASE.
 - ARMSTRONG MEDITECH SHEET VINYL FLOORING WITH WELDED SEAMS AND WITH INTEGRAL 5" HIGH (MIN.) COVED BASE.
 - DIRECT GLUE DOWN 24 OZ. LEVEL LOOP CARPET.

WALLS:

- EXISTING WALLS SHALL BE PATCHED AND TEXTURED. NEW WALLS SHALL BE TAPED AND TEXTURED. BOTH SHALL BE FLAT LATEX PAINTED TO COVER.
- EXISTING WALLS SHALL BE PATCHED, FINISHED SMOOTH AND LATEX ENAMEL PAINTED TO COVER. NEW WALLS SHALL BE TAPED, TOPPED, FINISHED SMOOTH AND LATEX ENAMEL PAINTED TO COVER.
- PROVIDE 4'-0" HIGH FRP BOARD WAINSCOT.

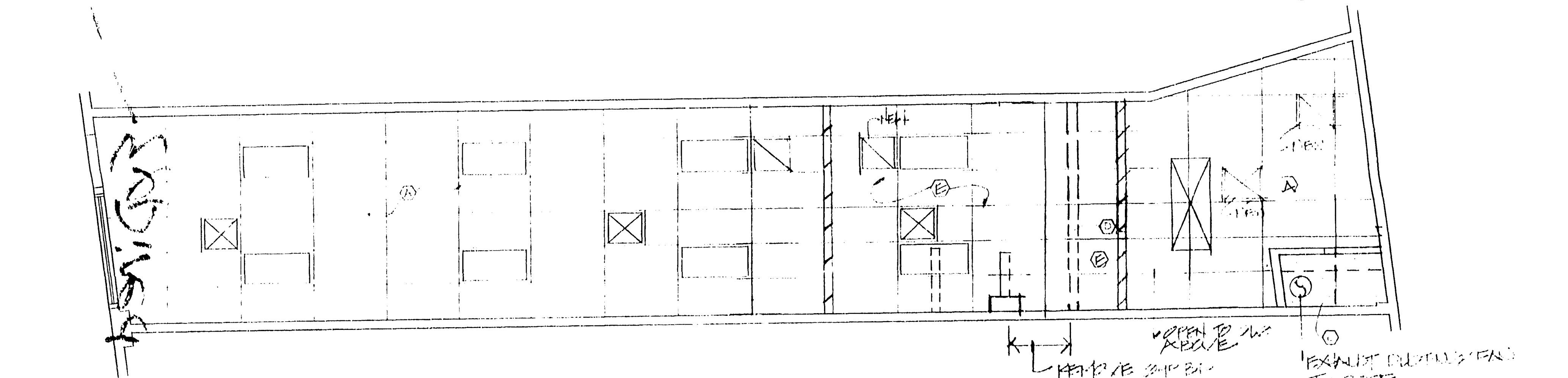
CEILINGS:

- EXISTING T-BAR CEILING TO REMAIN. REPLACE DAMAGED TILE WITH NEW TO MATCH EXISTING.
- EXISTING T-BAR CEILING TO REMAIN. PROVIDE CAPAUL "VINYL ROCK" (OR EQUAL) LAY-IN PANELS.
- NEW GYPSUM BOARD CEILING, TAPE, TOP, FINISH SMOOTH AND LATEX ENAMEL PAINTED TO COVER.



FLOOR PLAN

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



REFLECTED CEILING PLAN

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

FINISH SCHEDULE

ROOM NAME	FLOORING	WALLS	CEILING
CUSTOMER SERVICE	F1	W1	C1
STORAGE	F2	W2	C2
OFFICE	F3	W1	C1
TOILET ROOM	F2	W2/W3	C3

LEGEND

- EXISTING WALLS TO REMAIN UNCHANGED.
- EXISTING WALLS & DOORS TO BE REMOVED SHOWN DASHED.
- NEW GYPSUM BOARD OVER MTL STUD PARTITION TO 8'-0" A.F.F.
- EXISTING 2'X4' FLUORESCENT LAY-IN LIGHT FIXTURE
- EXISTING 2'X4' FLUORESCENT SURFACE MOUNTED LIGHT FIXTURE
- EXISTING 2'X2' LAY-IN HVAC SUPPLY AIR DIFFUSER
- EXISTING 2'X2' LAY-IN HVAC RETURN AIR DIFFUSER (UNID)
- EXISTING CONVENIENCE OUTLET
- EXISTING LIGHT SWITCH
- NEW 1.0V CONVENIENCE OUTLET WITH MOUNTING HEIGHT SHOWN
- NEW 1.0V DECATU POUK/LEX

HPC ARCHITECTURE

THE CANDY STORE

 139 NORTH SANTA CRUZ AVENUE

 LOS GATOS, CA

Job Number: 93113

 Date: 9-10-1993

 Drawn: [Signature]

 Sheet Title: FLOOR PLAN

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

Revisions:

 1. 10/22/93

 2. 1/25/94

 3. 4/1/94

 4.

 5.

 6.

 7.

 8.

 9.

 10.

A.2

24X

***This Page
Intentionally
Left Blank***

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.

***This Page
Intentionally
Left Blank***

ABBREVIATIONS

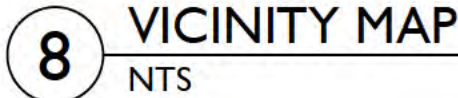


HPC SUBMITTAL
2/8/24

TOWN OF LOS GATOS MUNICIPAL CODE

5 BUILDING DATA & APPLICABLE CODES

JD STAGER
jd@stagerconstruction.com



CONDITIONAL USE PERMIT U-23-014

PROJECT

SHEET

ATTACHMENT 5

PROJECT

SHEET

ATTACHMENT 5

1 3 7 - 1 3
N SANTA CRUZ AV
LOS GATOS, C
95030

[illegible]

PROJECT

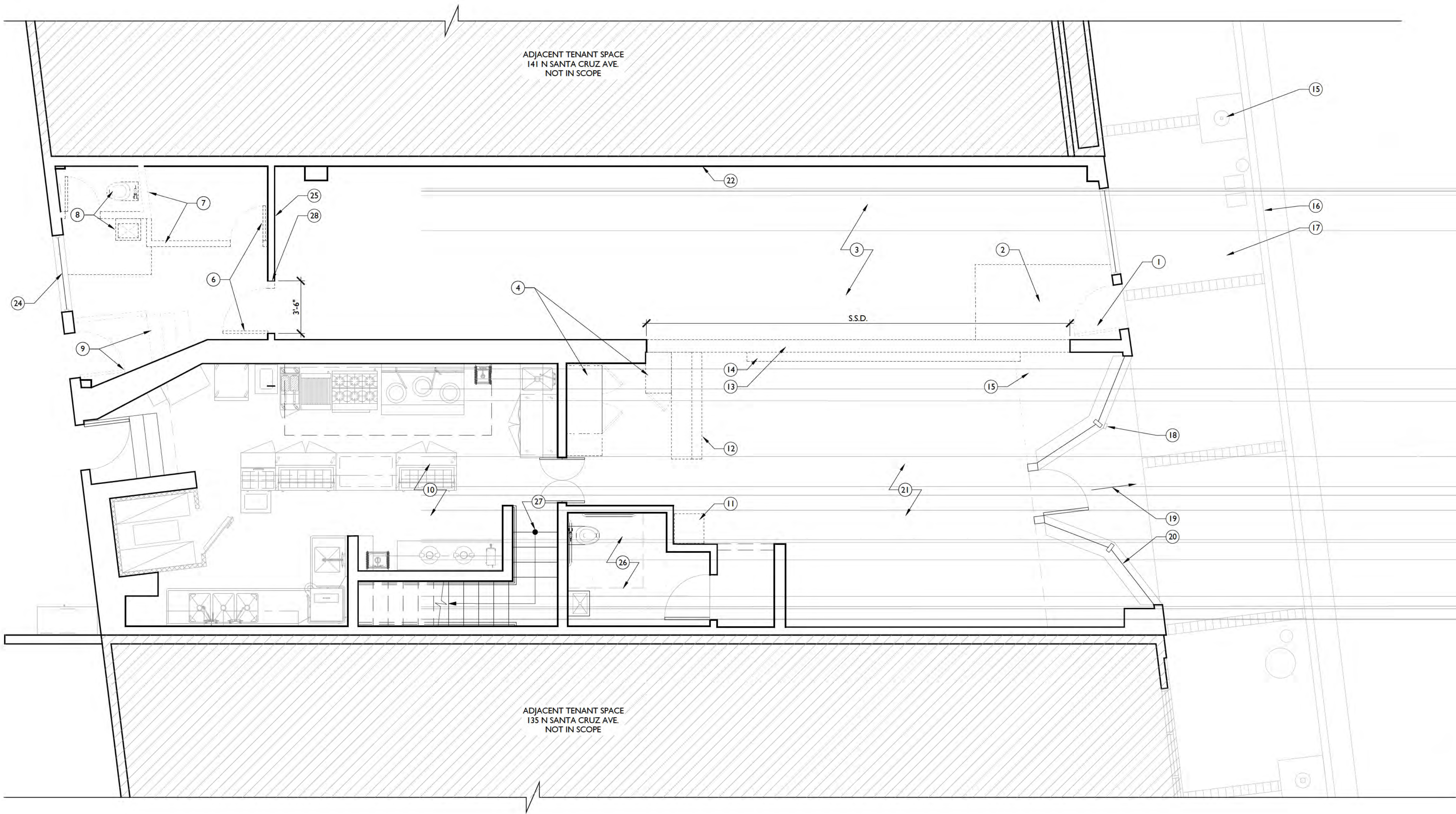
CDT0

TITL

SITE PLAN

SHE

GI 00



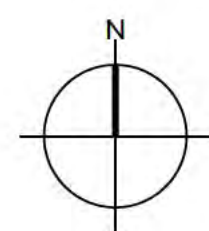
- KEY NOTES**
- 1 DEMO (E) DOOR
 - 2 (E) SLOPED FLOOR TO BE FILLED IN
 - 3 DEMO (E) T-BAR CEILING AND LIGHTING ABOVE
 - 4 (E) SEE FS DRAWINGS FOR EXISTING EQUIPMENT TO BE RELOCATED
 - 5 NOT USED
 - 6 DEMO (E) DOOR
 - 7 DEMO (E) NON-LOAD BEARING PARTITION WALLS
 - 8 DEMO (E) PLUMBING FIXTURES
 - 9 DEMO (E) STAIRS, LANDING, AND EXTERIOR DOOR
 - 10 NO WORK IN (E) KITCHEN AREA, TYP.
 - 11 REMOVE (E) POS STAND, SALVAGE FOR POSSIBLE REUSE
 - 12 DEMO (E) LOW WALL & MILL WORK
 - 13 DEMO (E) DEMISING WALL PORTION, S.S.D.
 - 14 DEMO (E) DECORATIVE PANELS & INTERIOR LIGHTING
 - 15 (E) TREE WELL
 - 16 (E) CURB
 - 17 (E) SIDEWALK
 - 18 (E) DOOR ACTIVATOR BUTTON
 - 19 (E) MAX. 1:20 SLOPE AWAY FROM BLDG
 - 20 (E) STOREFRONT WINDOWS TO REMAIN, TYP.
 - 21 (E) TILE FLOOR TO REMAIN
 - 22 (E) DEMISING WALL TO REMAIN
 - 23 (E) HANDRAILS BOTH SIDES OF STAIR UPPER RUN - OCCUPANT LOAD LESS THAN 10
 - 24 (E) OPERABLE STEEL FRAME WINDOW TO REMAIN
 - 25 (E) FULL HT. PARTITION WALL TO REMAIN
 - 26 NO WORK
 - 27 (E) STAIRS: 15 TREADS @ 12", 16 RISERS @ 7" MAX. PER CBC 1011.5.2. HANDRAIL AND EXTENSIONS PER CBC 1014.3 AND 1014.6
 - 28 PATCH END TO MATCH (E) WALL FINISH

- LEGEND:**
- (E) WALL TO REMAIN
 - ELEMENT TO BE DEMOLISHED
 - NO PROPOSED WORK, N.I.S.
 - OBJECT OVERHEAD

- GENERAL NOTES:**
1. ALL EXISTING LIGHTING AT (E) RESTAURANT SIDE TO REMAIN
 2. ALL B.O.H. LIGHTING TO REMAIN
 3. NO CHANGES TO EXISTING RESTROOM, MEZZANINE, AND KITCHEN

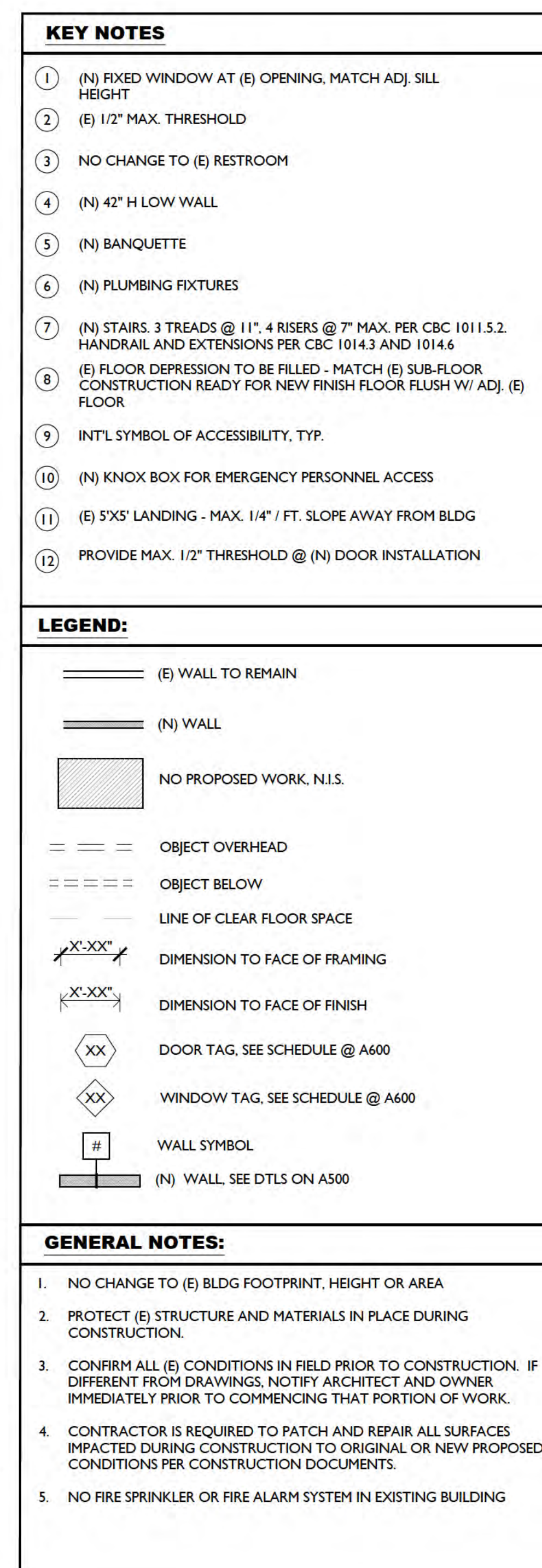
- GENERAL DEMOLITION NOTES**
1. PERFORM ALL DEMOLITION OF MATERIALS, COMPONENTS, FIXTURES, AND EQUIPMENT NECESSARY TO PERFORM WORK. IN ADDITION TO THAT SPECIFICALLY CALLED OUT ON THE PLANS.
 2. PROVIDE ALL TEMPORARY SHORING OF STRUCTURAL MEMBERS. DO NOT PROCEED WITH DEMOLITION PRIOR TO RECEIVING BUILDING PERMIT.
 3. PREVENT MOVEMENT OF ADJACENT CONSTRUCTION. PROVIDE AND PLACE BRACING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF ADJACENT CONSTRUCTION. CEASE OPERATIONS AND NOTIFY ARCHITECT IF SAFETY OF STRUCTURE APPEARS TO BE IN DANGER.
 4. DETERMINE THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF DEMOLITION.
 5. INFORM ARCHITECT OF ANY EXISTING SERVICES THAT MAY BE IN CONFLICT WITH REQUIRED DEMOLITION OR CONSTRUCTION OF THIS PROJECT.
 6. DISCONNECT OR REMOVE UTILITY SERVICES AS REQUIRED FOR COMPLETION OF PROJECT.
 7. DISCONNECT, STUB OFF, AND CAP UTILITY SERVICE LINES NOT REQUIRED FOR NEW CONSTRUCTION.
 8. DO NOT REMOVE UTILITIES DISCOVERED DURING DEMOLITION, BUT NOT INDICATED, WITHOUT FIRST DETERMINING PURPOSE FOR UTILITY.
 9. 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."
 10. REMOVE ALL DEBRIS.
 11. PATCH & REPAIR AS NECESSARY ALL EXISTING CONDITIONS TO REMAIN.

I EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



PROJECT ISSUE RECORD:		
1.18.24	CUP SUBMITTAL	
2.8.24	HPC SUBMITTAL	

1 3 7 - 1 3 9
N SANTA CRUZ AVE.
LOS GATOS, CA
95030

[illegible]PROJECT
CDT0

TITLE
PROPOSED FLOOR
PLAN

SHEET

A101

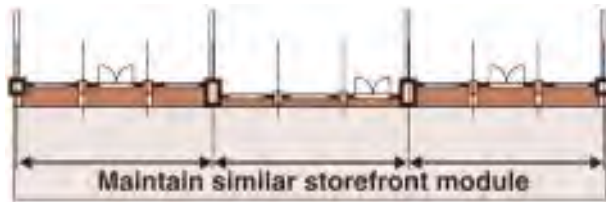
C-2 DISTRICT

3

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

C-2 DISTRICT

3



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 right-of-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*

C-2 DISTRICT

3



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 COMMITTEE

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

MEETING DATE: 03/13/2024

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

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

***This Page
Intentionally
Left Blank***

PROJECT DESCRIPTION

HPC:

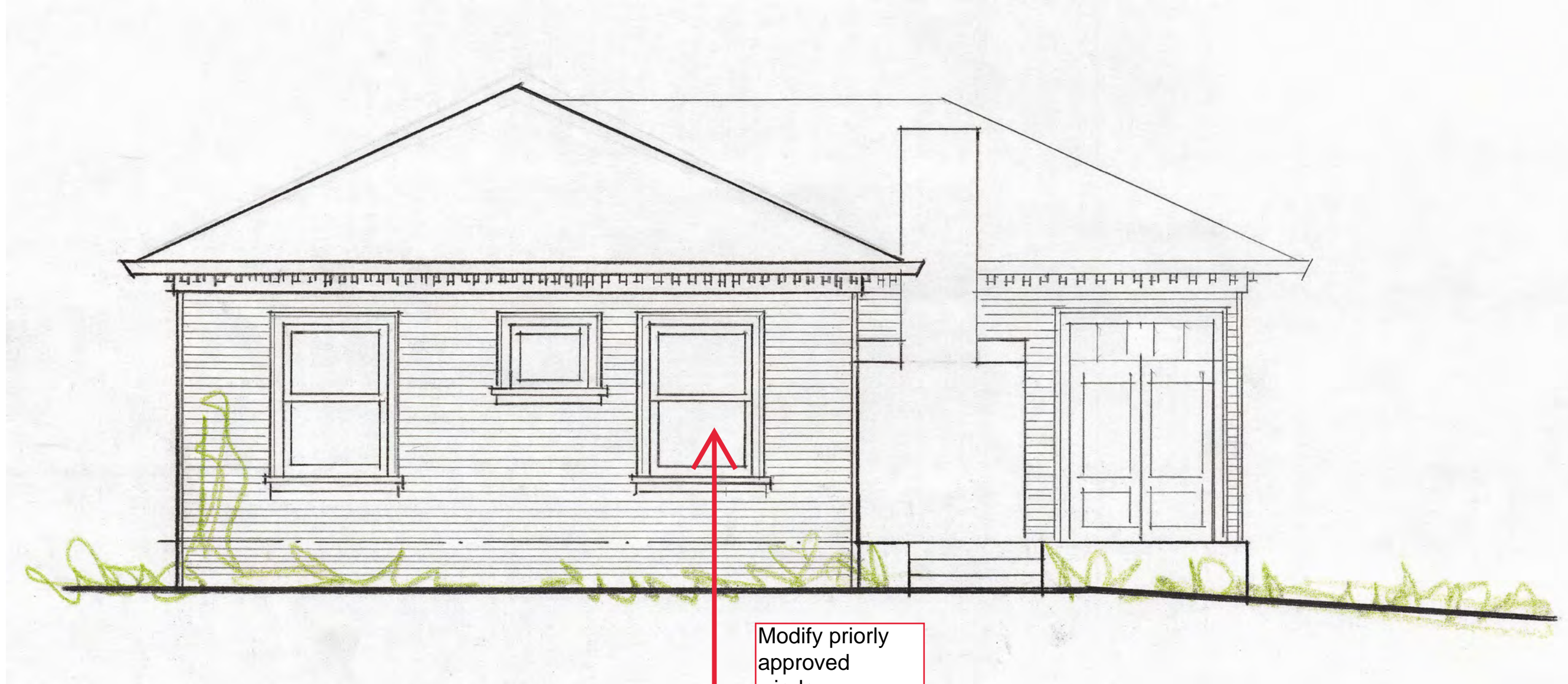
WE ARE REQUESTING APPROVAL TO REPLACE A NON-HISTORIC WINDOW WITH A LARGER WINDOW.

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

THANK YOU

JAY PLETT ARCHITECT

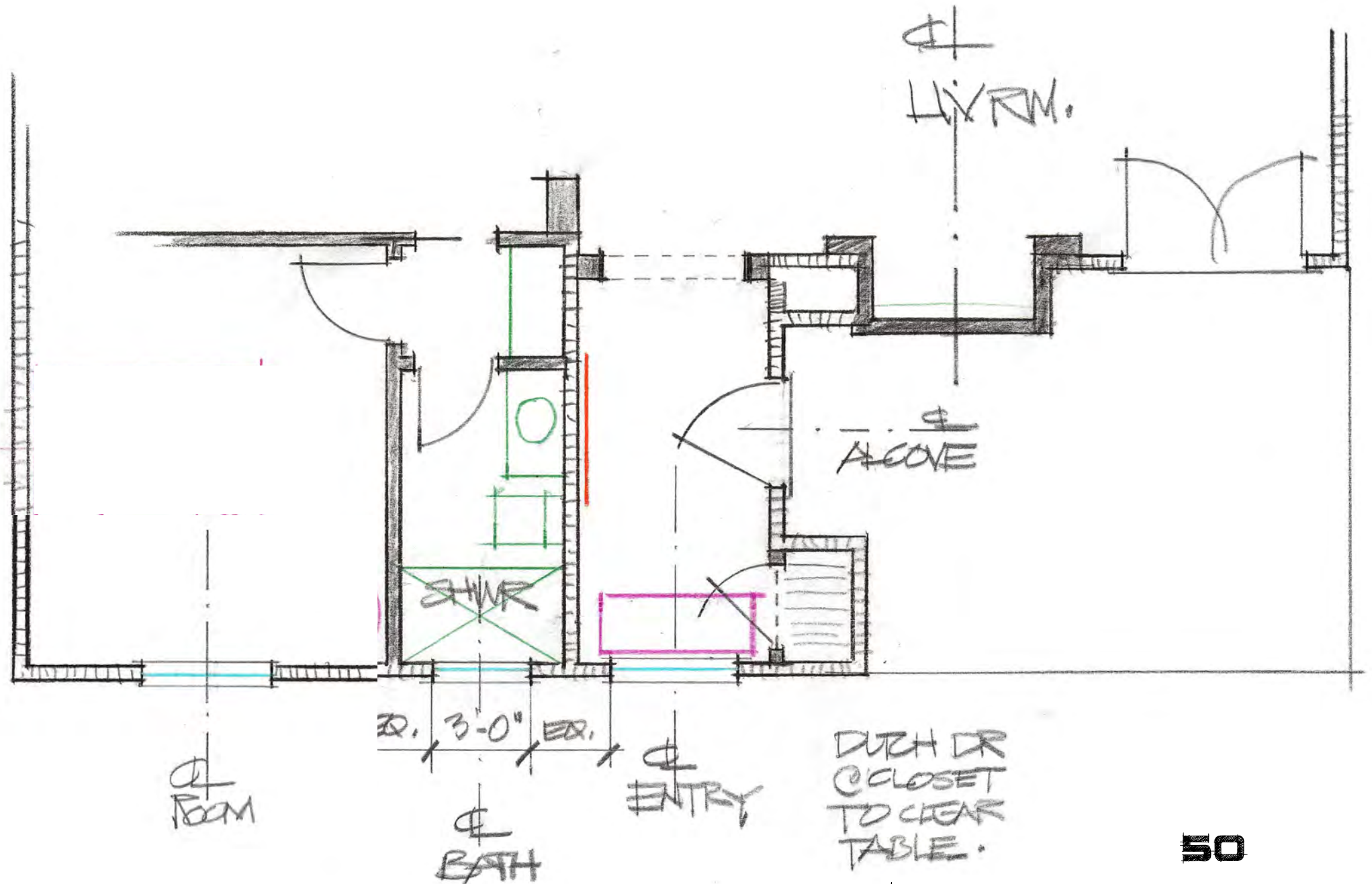
***This Page
Intentionally
Left Blank***



Modify priorly
approved
window.

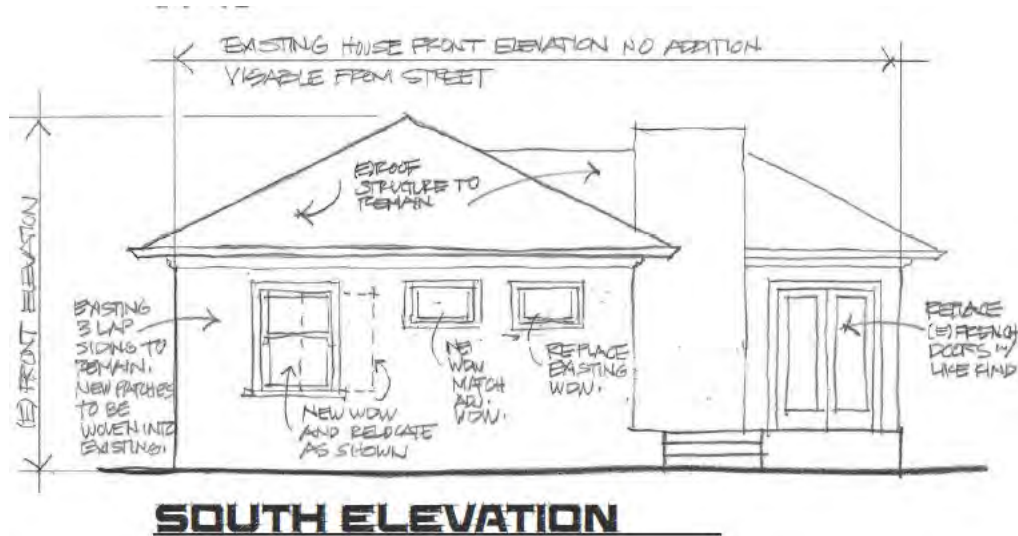
STREET ELEVATION

2.02.24

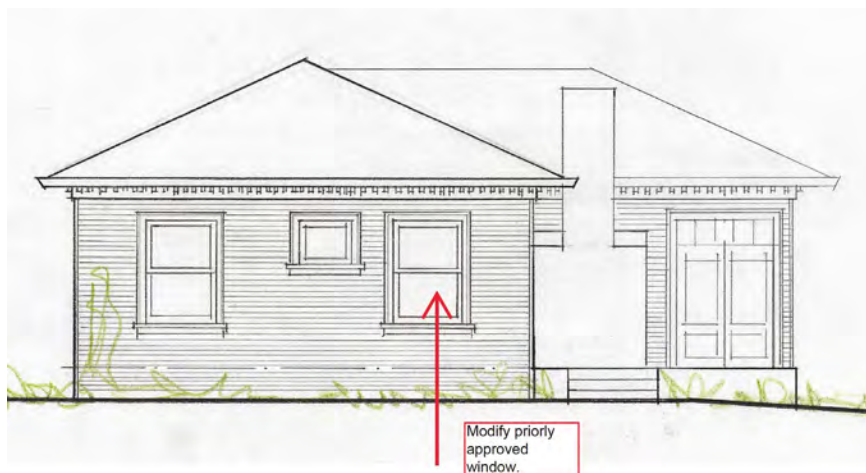


50 HERNANDEZ AVENUE

Front Elevation Exhibit



Approved Front Elevation



Proposed Front Elevation

***This Page
Intentionally
Left Blank***



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 03/13/2024

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 Kohlsaas, Kohlsaas & 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

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

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



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

February 26, 2024

**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.

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:

- 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 Kohlsaatt
Architect C19245

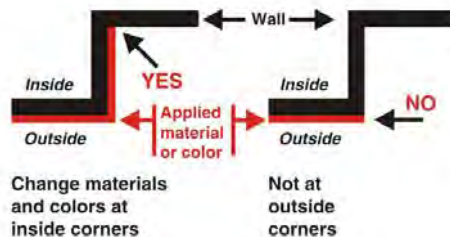
***This Page
Intentionally
Left Blank***

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

3



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.

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

KOHLSTAAT
& ASSOCIATES

51 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95030 • (408) 395-2555

AN ADDITION & REMODEL FOR:

THE JELLINEK RESIDENCE

323 PENNSYLVANIA AVENUE LOS GATOS, CA

COVER SHEET

DATE: 07/05/23

SCALE: AS SHOWN

SHEET

A-1

1 OF -



The Jellinek Residence

VICINITY MAP	PROJECT DIRECTORY	PROJECT DATA	SHEET INDEX																																																				
	<p>ARCHITECT: KOHLSTAAT & ASSOCIATES 51 UNIVERSITY AVENUE, SUITE L LOS GATOS, CA 95030</p> <p>CIVIL ENGINEER: HANNA-BRUNETTI 7651 EIGLEBERRY STREET GILROY, CA 95020</p>	<p>PROJECT ADDRESS: 323 PENNSYLVANIA AVENUE LOS GATOS, CA 95030</p> <p>OWNER: MEGAN JELLINEK</p> <p>APN#: 510-43-044 ZONING: R-1.5</p> <p>OCCUPANCY GROUP: R-3/U CONSTRUCTION TYPE: V-B / SPRINKLERED</p> <p>GROSS & NET SITE AREA: 9,002 SF AVERAGE SLOPE: 8.8%</p> <p>ALLOWABLE F.A.R. - RESIDENCE: .35 - [(9.5) X .20] 25 32 X 9,002 = 2,881 SF</p> <p>ALLOWABLE F.A.R. - GARAGE: .10 - [(9.5) X .07] 25 .089 X 9,002 = 801 SF</p> <p>ALLOWABLE BUILDING COVERAGE: 40% = 3,601 SF ALLOWABLE ACC. STR. COVERAGE: 15% OF BUILDABLE AREA =15% OF 4,623 = 693 SF</p>	<p>A-1 COVER SHEET</p> <p>A-2 EXISTING PHOTOS</p> <p>A-3 NEIGHBORHOOD PLAN & STREETSCAPES</p> <p>A-4 SITE PLAN & LANDSCAPE PLAN</p> <p>1 CIVIL COVER SHEET</p> <p>2 CONSTRUCTION BEST MANAGEMENT PRACTICES</p> <p>3 EXISTING TOPOGRAPHIC SURVEY & DEMOLITION PLAN</p> <p>4 GRADING & DRAINAGE PLAN</p> <p>5 EROSION CONTROL PLAN</p> <p>A-5 AS-BUILT/DEMO FLOOR PLAN & ROOF PLAN</p> <p>A-6 AS-BUILT/DEMO ELEVATIONS & DEMO CALCULATIONS</p> <p>A-7 PROPOSED MAIN & LOWER FLOOR PLAN</p> <p>A-8 PROPOSED ROOF PLAN</p> <p>A-9 PROPOSED FRONT & LEFT ELEVATIONS</p> <p>A-10 PROPOSED REAR & RIGHT ELEVATIONS</p> <p>A-11 CROSS SECTIONS</p> <p>A-12 GARAGE PLANS</p> <p>A-13 SHADOW STUDIES</p>																																																				
	<p>NOTES</p> <p>1. AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE INSTALLED THROUGHOUT, AS A DEFERRED SUBMITTAL.</p>																																																						
	<p>SCOPE OF WORK</p> <p>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 3 TOTAL BEDROOMS, 5½ BATHS, A GAME ROOM, AN OFFICE AND A COVERED LOGGIA. ALSO INCLUDES SITE RETAINING WALLS AND A POOL. REQUESTING REMOVAL OF 3 PROTECTED TREES, TWO OF WHICH ARE IN POOR CONDITION. 4 UNPROTECTED TREES ARE ALSO PROPOSED FOR REMOVAL.</p>	<p>FLOOR AREAS:</p> <table><tr><th></th><th>EXISTING</th><th>ADDITION</th><th>TOTAL</th><th>EXISTING STRUCTURES TO BE DEMOLISHED:</th></tr><tr><td>MAIN FLOOR</td><td>1,301 SF</td><td>559 SF</td><td>1,860 SF</td><td></td></tr><tr><td>BASEMENT</td><td>0 SF</td><td>1,367 SF</td><td>1,367 SF</td><td>ADU 410 SF</td></tr><tr><td>DETACHED GARAGE</td><td>0 SF</td><td>660 SF</td><td>660 SF</td><td>CARPORT 219 SF</td></tr></table> <p>SITE AREAS:</p> <table><tr><th></th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>RESIDENCE</td><td>1,301 SF</td><td>1,860 SF</td></tr><tr><td>COVERED PORCH & PATIOS</td><td>127 SF</td><td>367 SF</td></tr><tr><td>LIGHTWELLS</td><td>0 SF</td><td>327 SF</td></tr><tr><td>ADU</td><td>410 SF</td><td>0 SF</td></tr><tr><td>CARPORT/ DET. GARAGE</td><td>219 SF</td><td>660 SF</td></tr><tr><td>TOTAL BUILDING COVERAGE</td><td>2,057 SF</td><td>3,214 SF</td></tr><tr><td>PATIOS & PATHS</td><td>70 SF</td><td>1,058 SF</td></tr><tr><td>POOL & SPA</td><td>0 SF</td><td>557 SF</td></tr><tr><td>DRIVEWAY</td><td>0 SF</td><td>417 SF</td></tr><tr><td>TOTAL SITE COVERAGE</td><td>2,127 SF</td><td>5,146 SF</td></tr></table>		EXISTING	ADDITION	TOTAL	EXISTING STRUCTURES TO BE DEMOLISHED:	MAIN FLOOR	1,301 SF	559 SF	1,860 SF		BASEMENT	0 SF	1,367 SF	1,367 SF	ADU 410 SF	DETACHED GARAGE	0 SF	660 SF	660 SF	CARPORT 219 SF		EXISTING	PROPOSED	RESIDENCE	1,301 SF	1,860 SF	COVERED PORCH & PATIOS	127 SF	367 SF	LIGHTWELLS	0 SF	327 SF	ADU	410 SF	0 SF	CARPORT/ DET. GARAGE	219 SF	660 SF	TOTAL BUILDING COVERAGE	2,057 SF	3,214 SF	PATIOS & PATHS	70 SF	1,058 SF	POOL & SPA	0 SF	557 SF	DRIVEWAY	0 SF	417 SF	TOTAL SITE COVERAGE	2,127 SF	5,146 SF
	EXISTING	ADDITION	TOTAL	EXISTING STRUCTURES TO BE DEMOLISHED:																																																			
MAIN FLOOR	1,301 SF	559 SF	1,860 SF																																																				
BASEMENT	0 SF	1,367 SF	1,367 SF	ADU 410 SF																																																			
DETACHED GARAGE	0 SF	660 SF	660 SF	CARPORT 219 SF																																																			
	EXISTING	PROPOSED																																																					
RESIDENCE	1,301 SF	1,860 SF																																																					
COVERED PORCH & PATIOS	127 SF	367 SF																																																					
LIGHTWELLS	0 SF	327 SF																																																					
ADU	410 SF	0 SF																																																					
CARPORT/ DET. GARAGE	219 SF	660 SF																																																					
TOTAL BUILDING COVERAGE	2,057 SF	3,214 SF																																																					
PATIOS & PATHS	70 SF	1,058 SF																																																					
POOL & SPA	0 SF	557 SF																																																					
DRIVEWAY	0 SF	417 SF																																																					
TOTAL SITE COVERAGE	2,127 SF	5,146 SF																																																					



Front View



Front Left View



Right Side



Right Side



Front Gable



Left Side View



ADU



Porch Left Side



Front Porch



Rear View



Carport

REVISIONS

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

KOHLSAAT & ASSOCIATES

51 UNIVERSITY AVE., T.L. • LOS GATOS, CA • 95030 • (408) 396-2555

AN ADDITION & REMODEL FOR:

THE JELLINEK RESIDENCE

323 PENNSYLVANIA AVENUE LOS GATOS, CA

EXISTING PHOTOS

DATE: 07/03/23

SCALE: AS SHOWN

SHEET

A-2

2 OF -



309



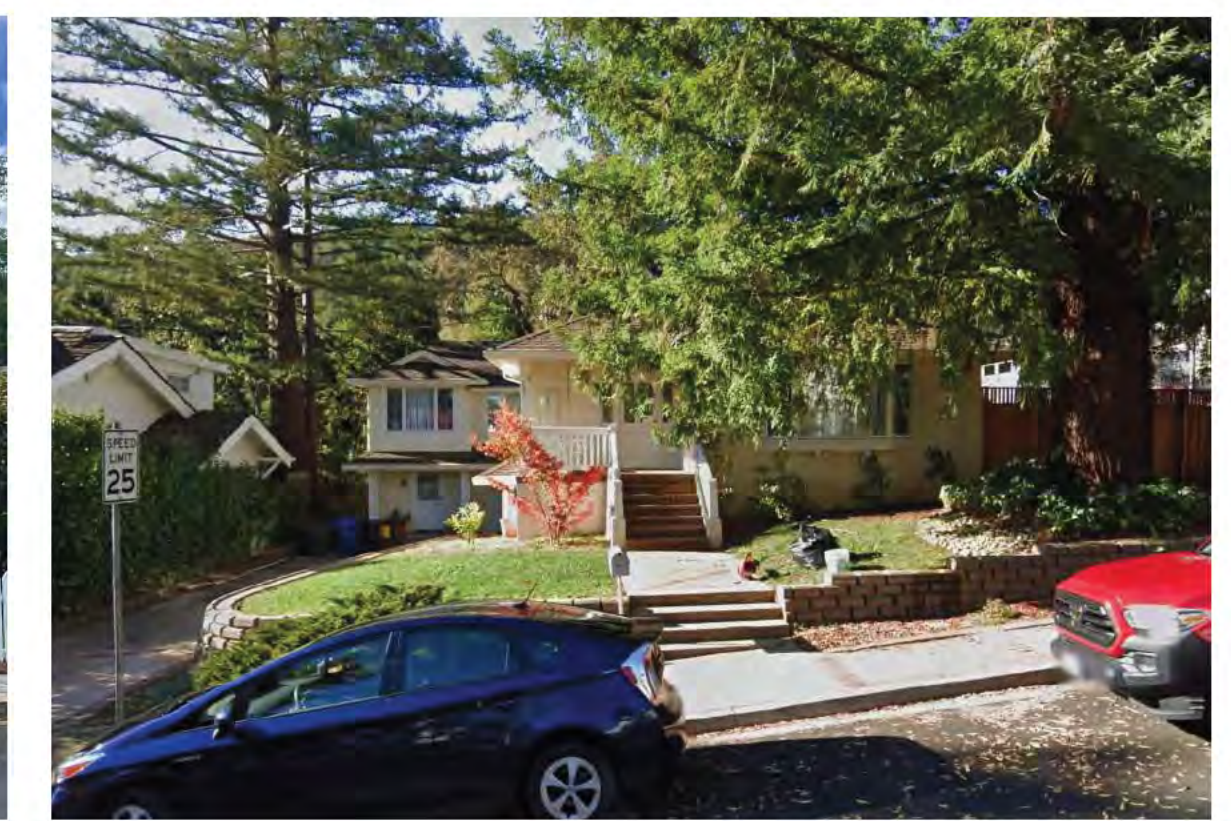
315



323

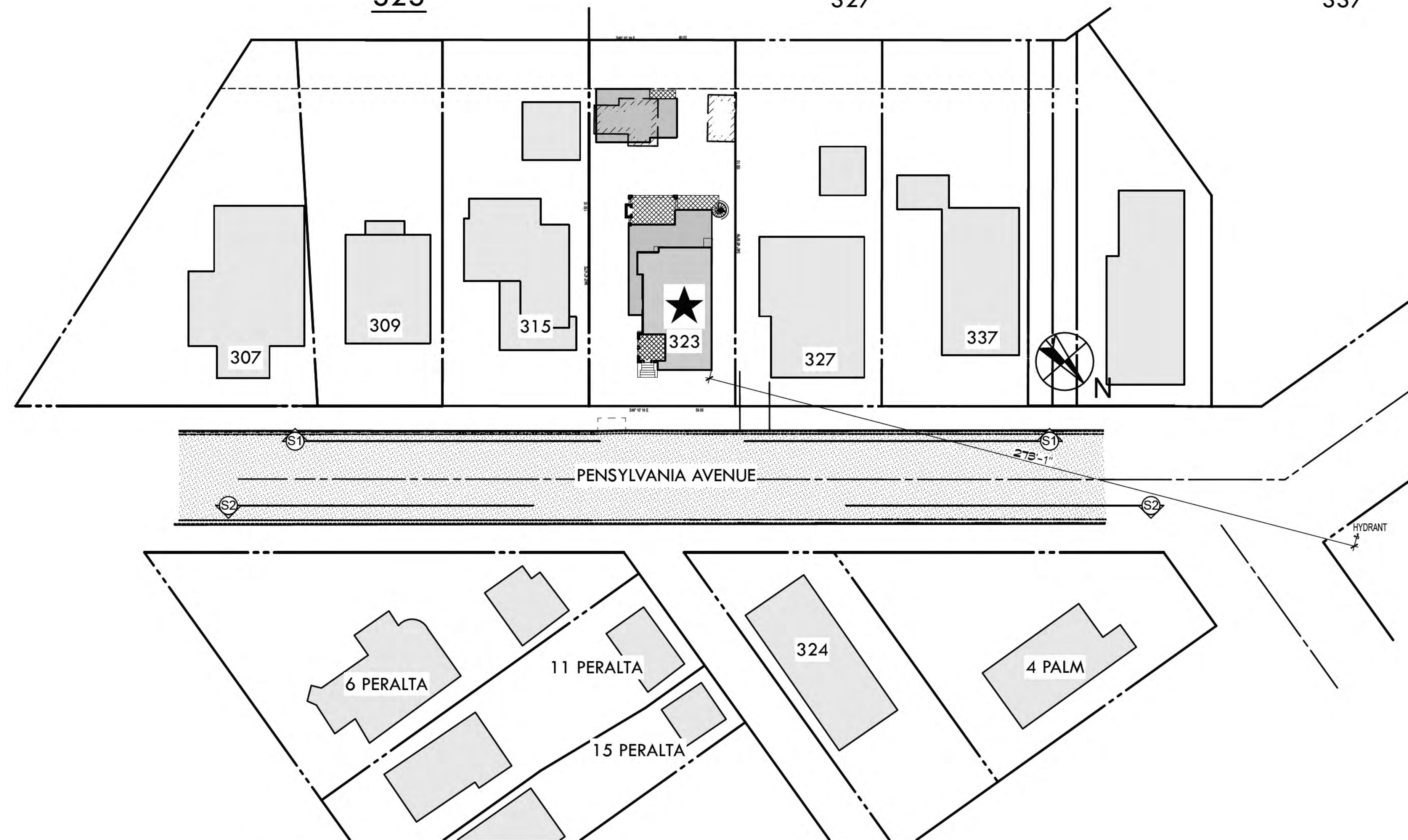


327



337

STREETSCAPE 1



NEIGHBORHOOD PLAN

SCALE: 1" = 50'



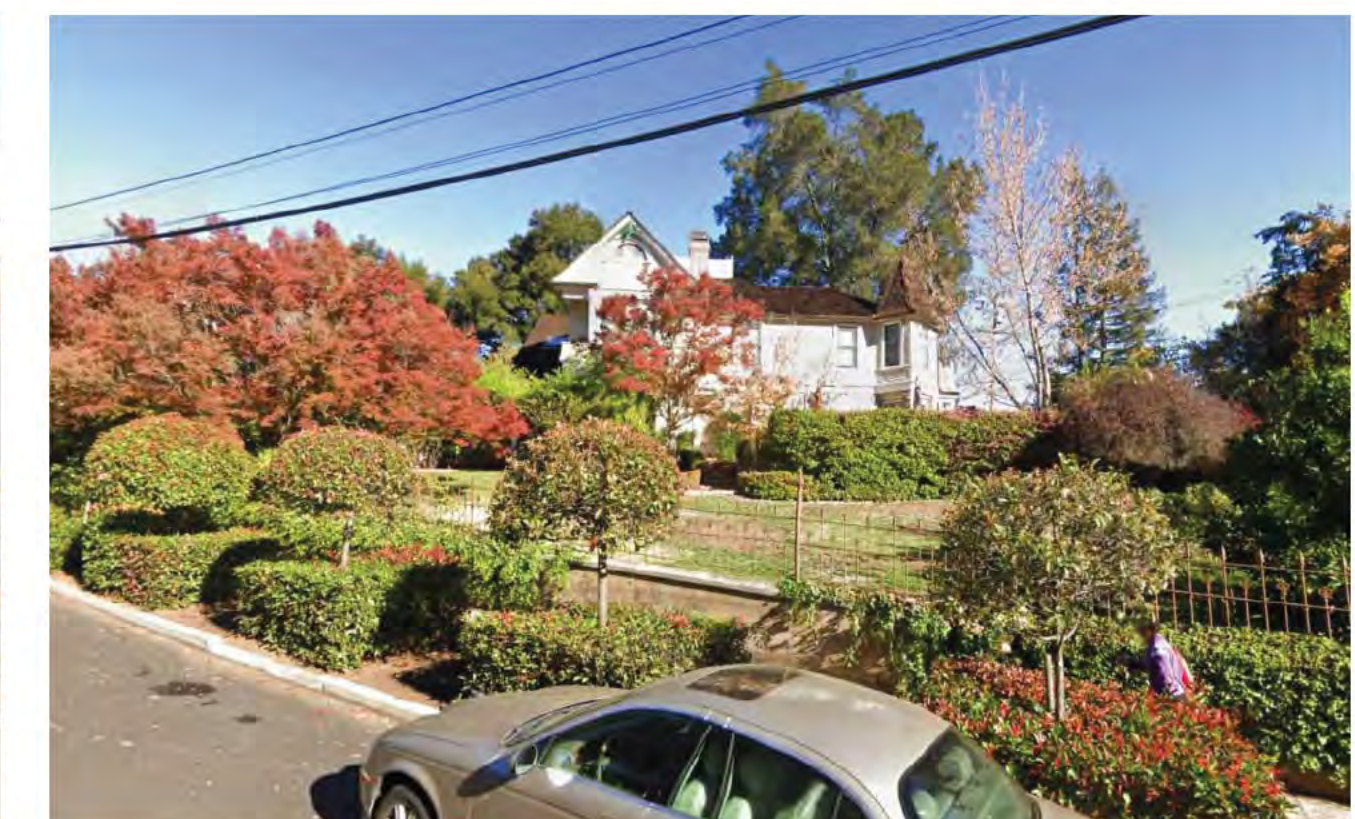
4 Palm



324



11, 15 & 6 Peralta Garages



6 Peralta

STREETSCAPE 2

REVISIONS

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

**KOHLSAAT
& ASSOCIATES**
51 UNIVERSITY AVE., 11th FLOOR, LOS GATOS, CA 95030 • (408) 396-2555

AN ADDITION & REMODEL FOR:
THE JELLINEK RESIDENCE
323 PENNSYLVANIA AVENUE LOS GATOS, CA

NEIGHBORHOOD PLAN &
STREETSCAPE
S

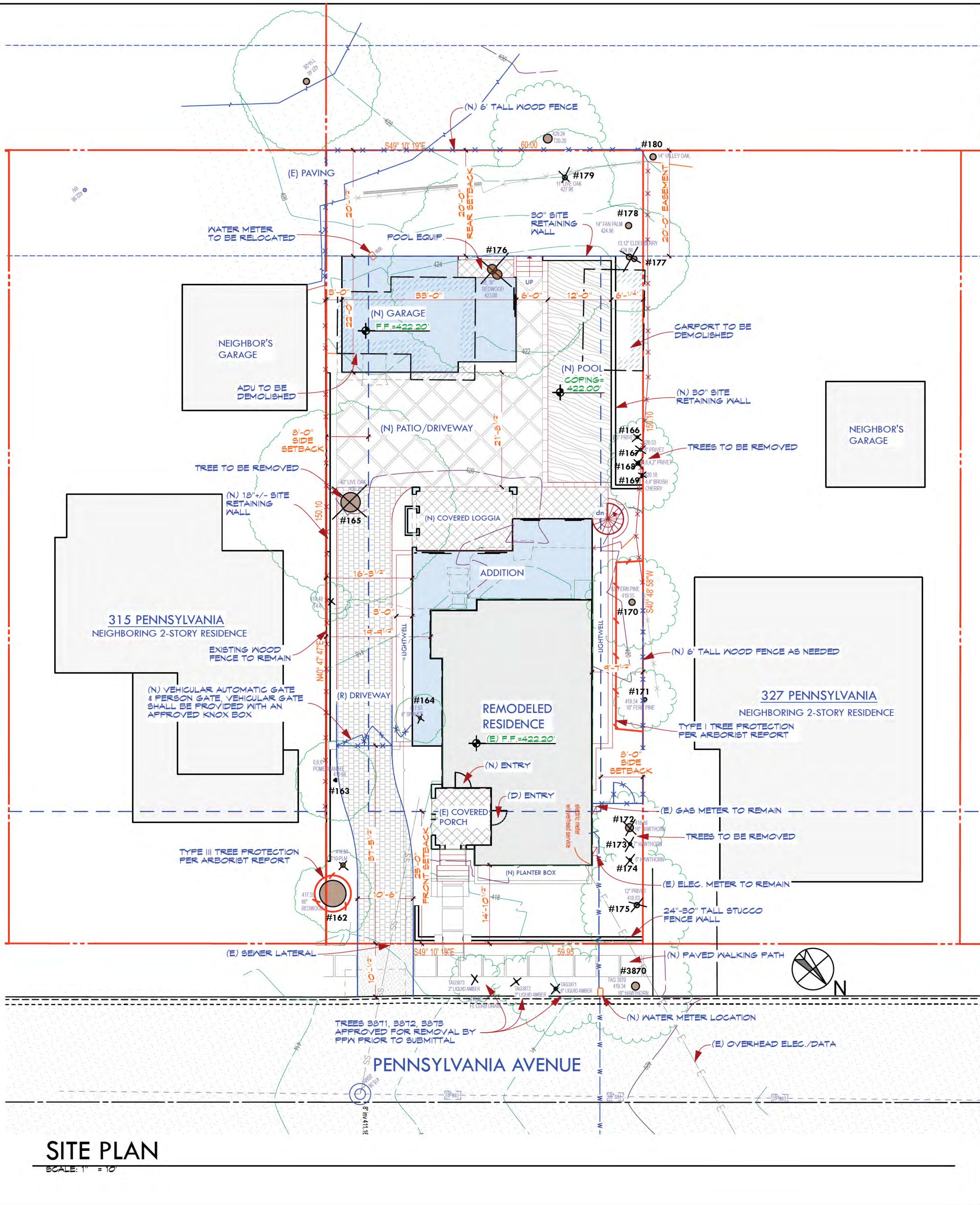
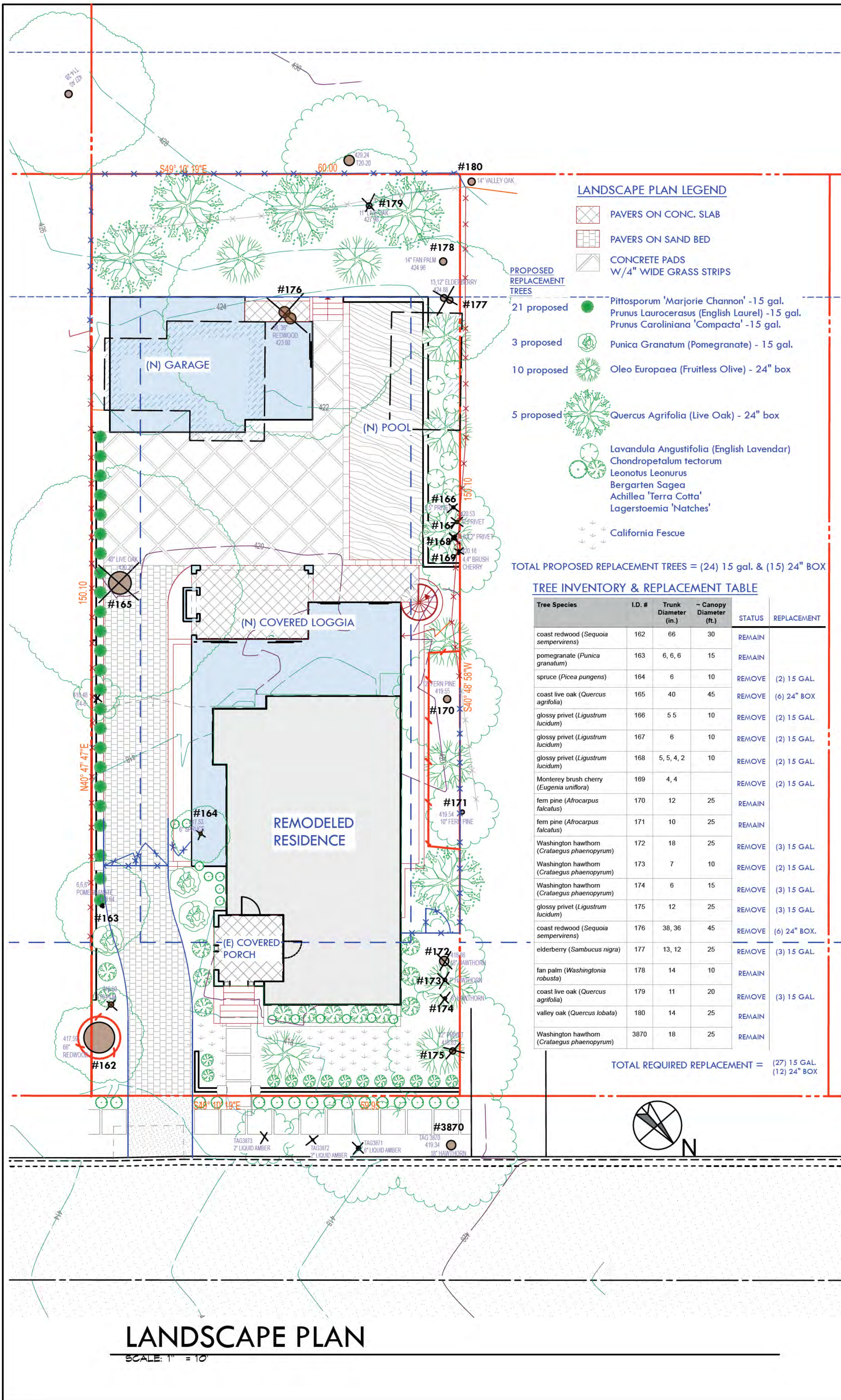
DATE: 07/05/23

SCALE: AS SHOWN

SHEET

A-3

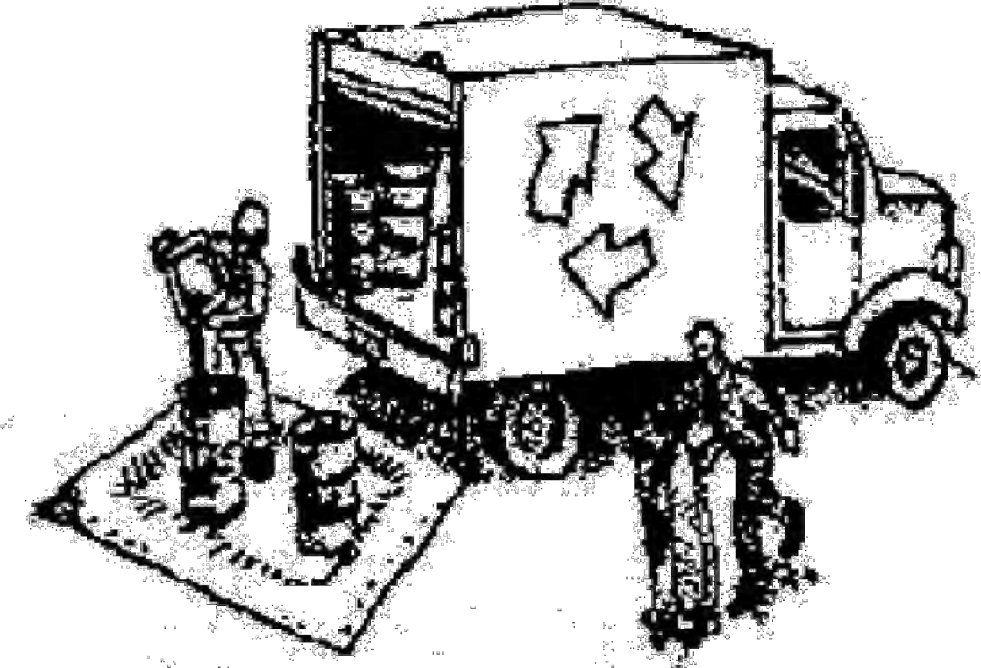
3 OF -



Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater 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.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in 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.

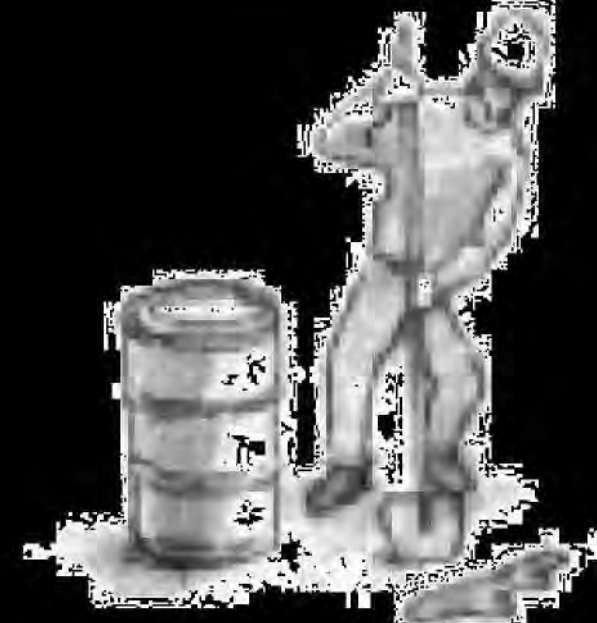
Waste Management

- ❑ 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, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ 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



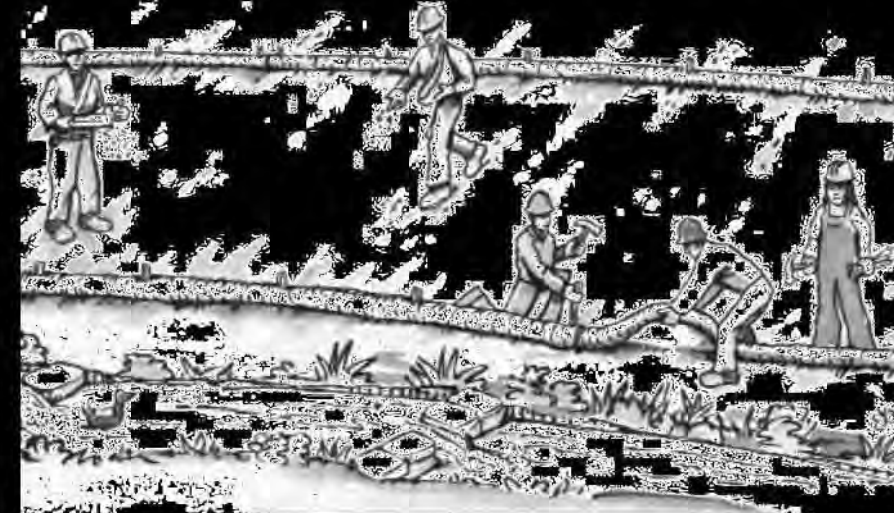
Maintenance and Parking

- ❑ 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.
- ❑ 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.
- ❑ 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 onsite.

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.
- ❑ 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 dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion 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. silt fences, gravel bags, fiber rolls, 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 disturbed by construction activities.

Landscaping

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

Concrete Management and Dewatering



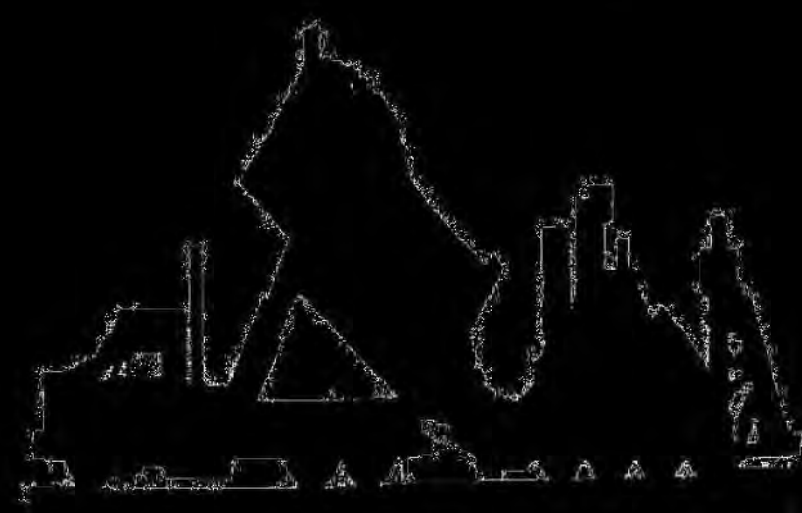
Concrete Management

- ❑ 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



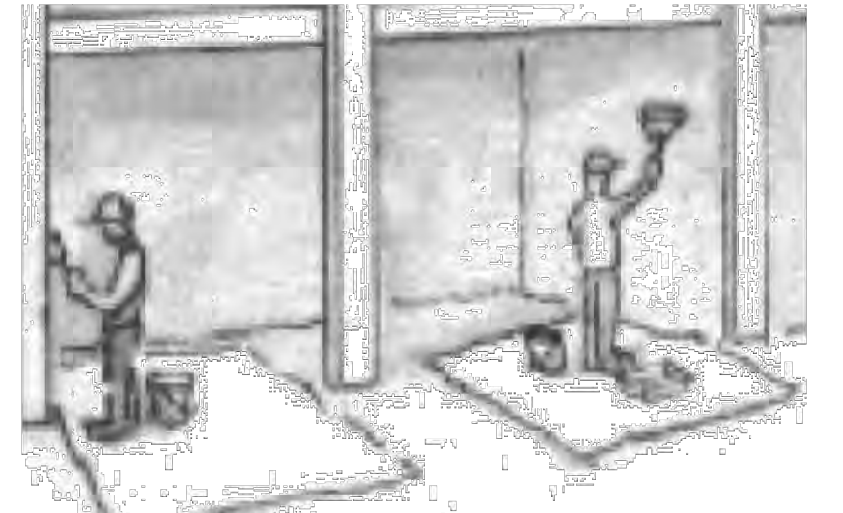
Paving

- ❑ 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 of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & 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 deposits 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 state-certified contractor.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

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

CONTRACTOR AGREES THAT THE SHOWN SOLE AND COMPLETE RESPONSIBILITY FOR OR 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 BE RESPONSIBLE FOR THE PERFORMANCE OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

Slope Density of Proposed Developed Area

$$S = \frac{0.0023 (l \times L)}{A}$$

S = the slope density
l = the contour interval in feet = 1 ft
L = the sum length of contour lines in feet = 809
A = the area in acres = 0.21

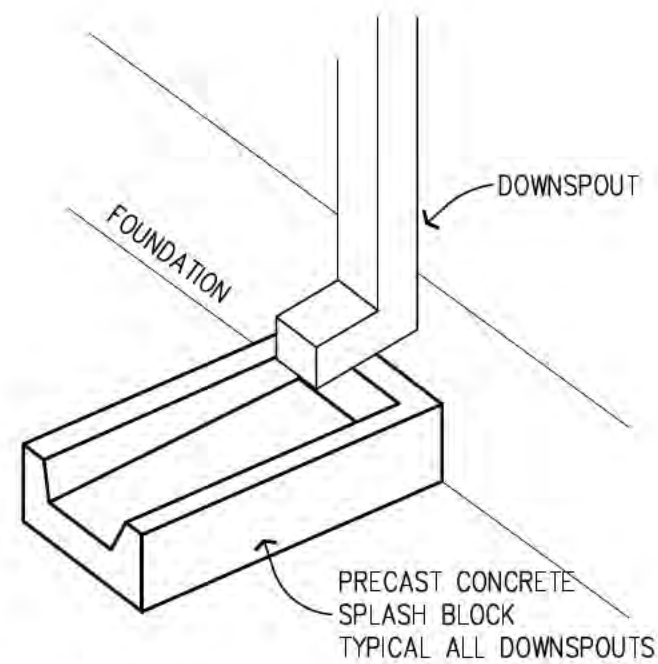
$$S = \frac{0.0023 (1 \times 809)}{0.21} = 8.8\%$$

GRADING

DRIVEWAY	POOL	TOTAL
CUT 35± C.Y.	CUT 105± C.Y.	CUT 140± C.Y.
FILL 20± C.Y.	FILL 0± C.Y.	FILL 20± C.Y.

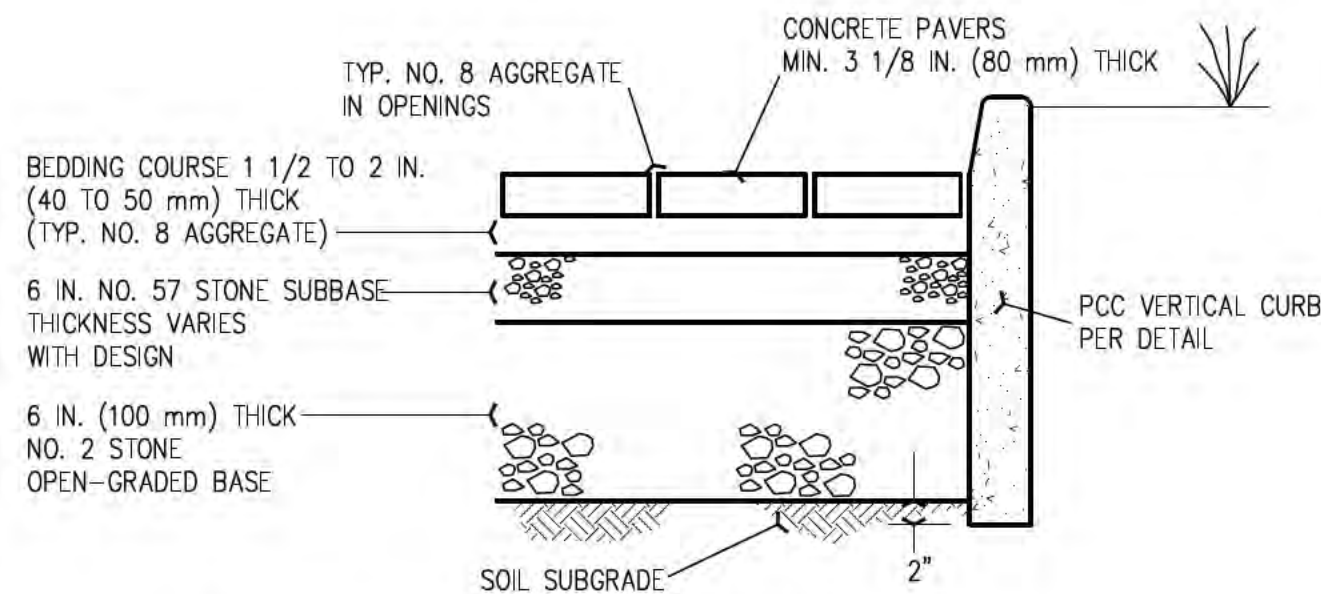
EXCAVATION (UNDER SEPARATE PERMIT)

ADDITION	GARAGE	PROJECT TOTAL
CUT 12± C.Y.	CUT 21± C.Y.	CUT 173± C.Y.
FILL 0± C.Y.	FILL 0± C.Y.	FILL 20± C.Y.



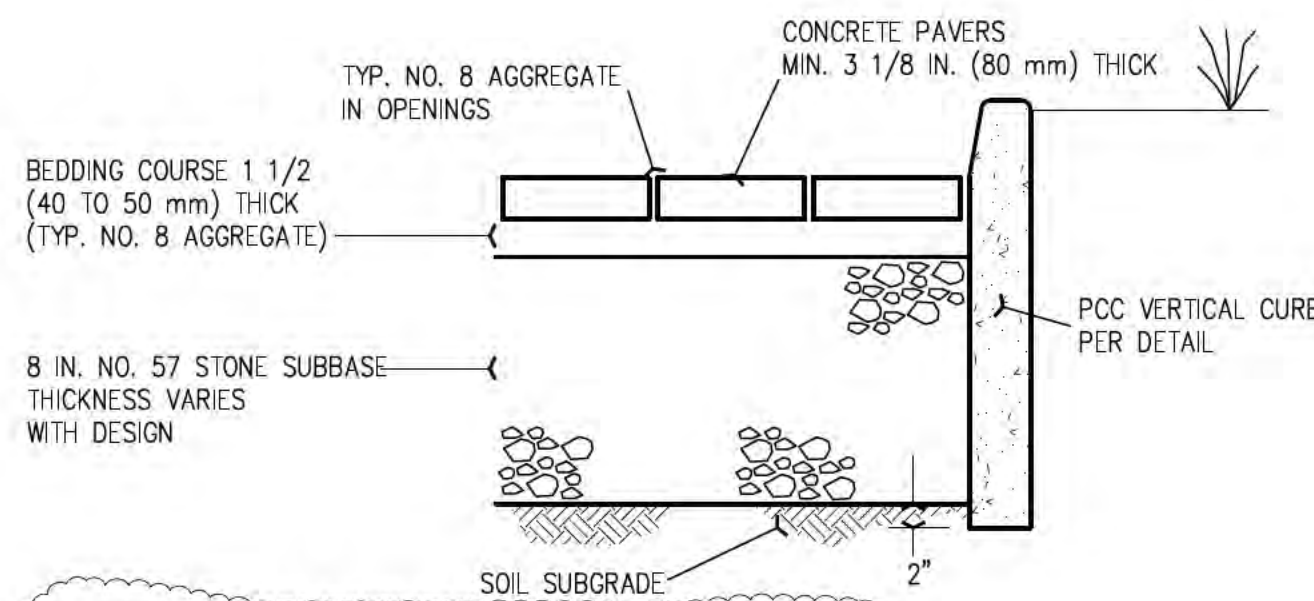
DOWNSPOUT WITH SPLASH BLOCK DETAIL

NO SCALE



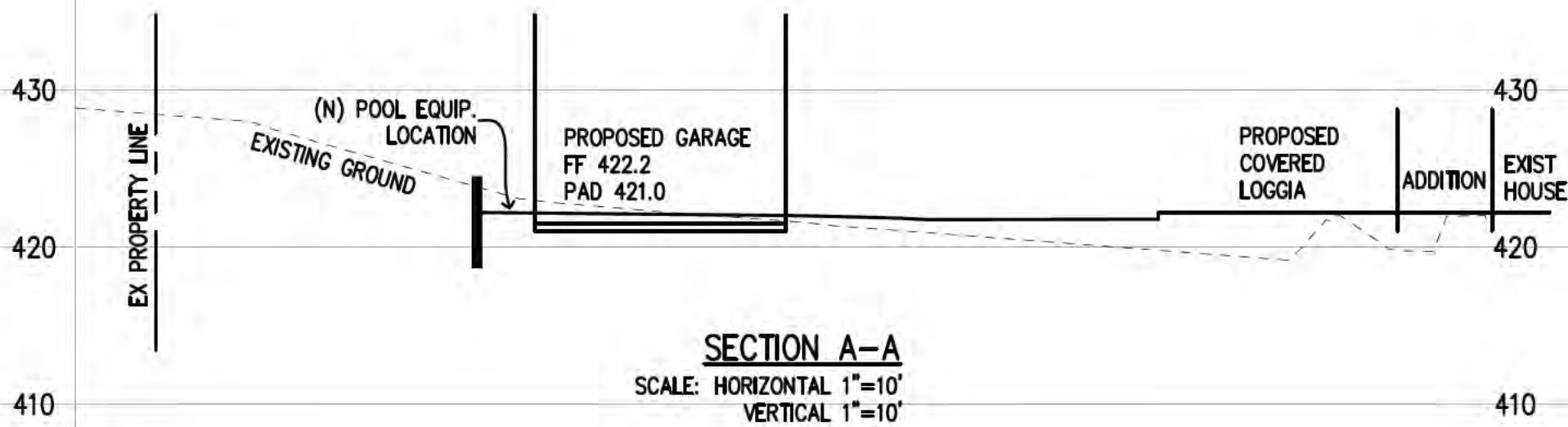
TYPICAL PERMEABLE PAVER DETAIL 1

NO SCALE



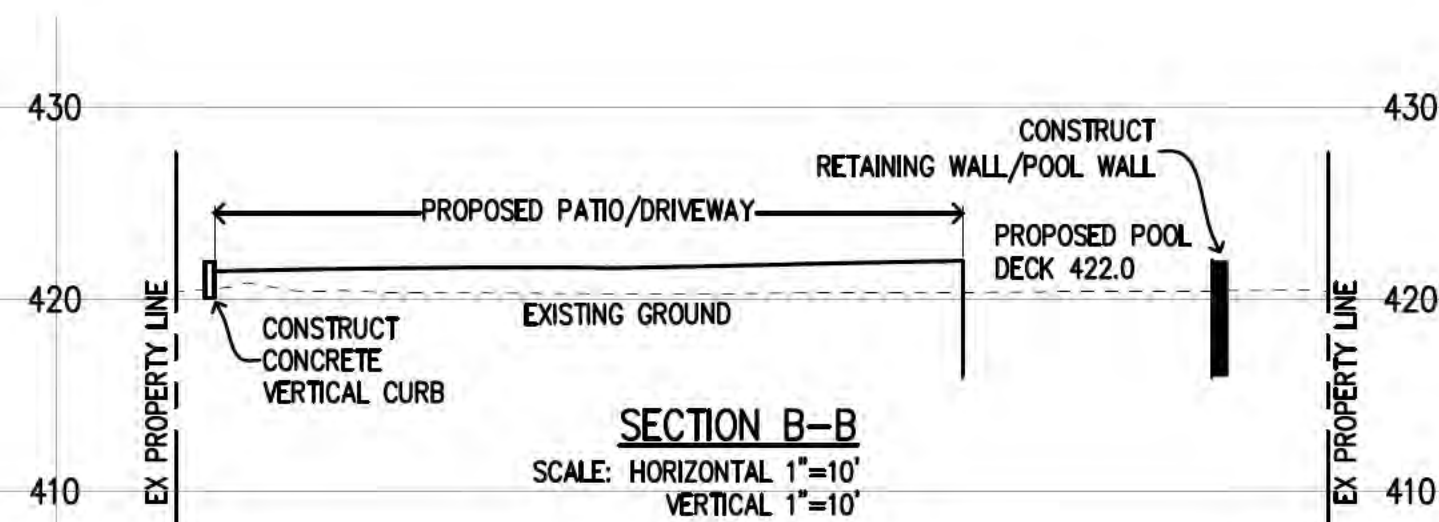
TYPICAL PERMEABLE PAVER DETAIL 2

NO SCALE (BY REDWOOD TREE)



SECTION A-A

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'



SECTION B-B

SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=10'

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

APN 510-41-068

GERTRIDGE

APN 510-41-067

GIORDANO

APN 510-41-066

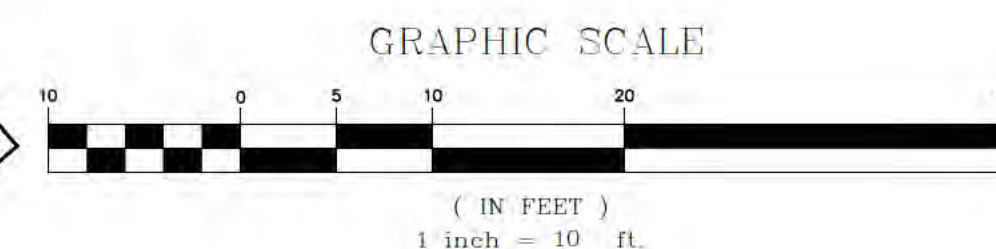
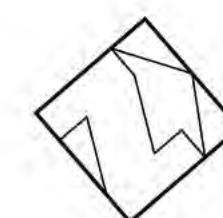
GIORDANO

APN 510-43-043

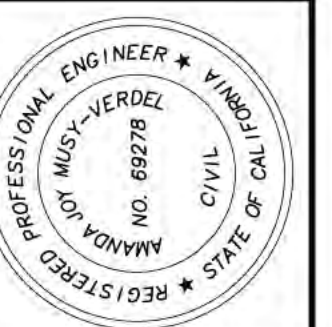
HESHMATI & SHAMS

APN 510-43-045

PELIO COMMUNITY PROPERTY



PRELIMINARY PLANS
NOT FOR CONSTRUCTION



DATE: FEBRUARY 8, 2024
SCALE: 1"=10'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 22666

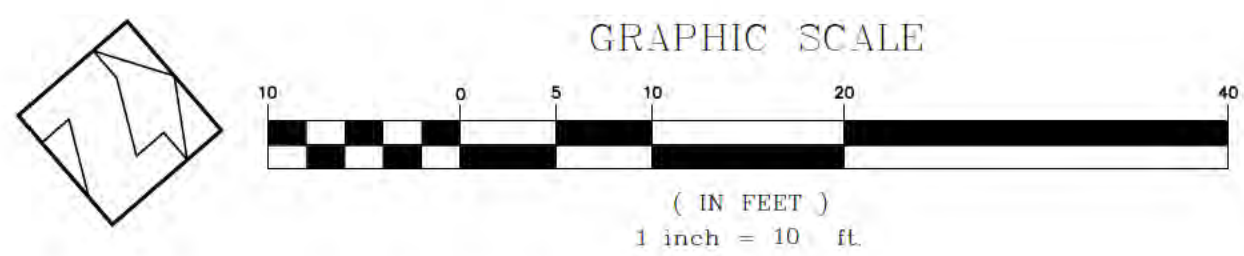
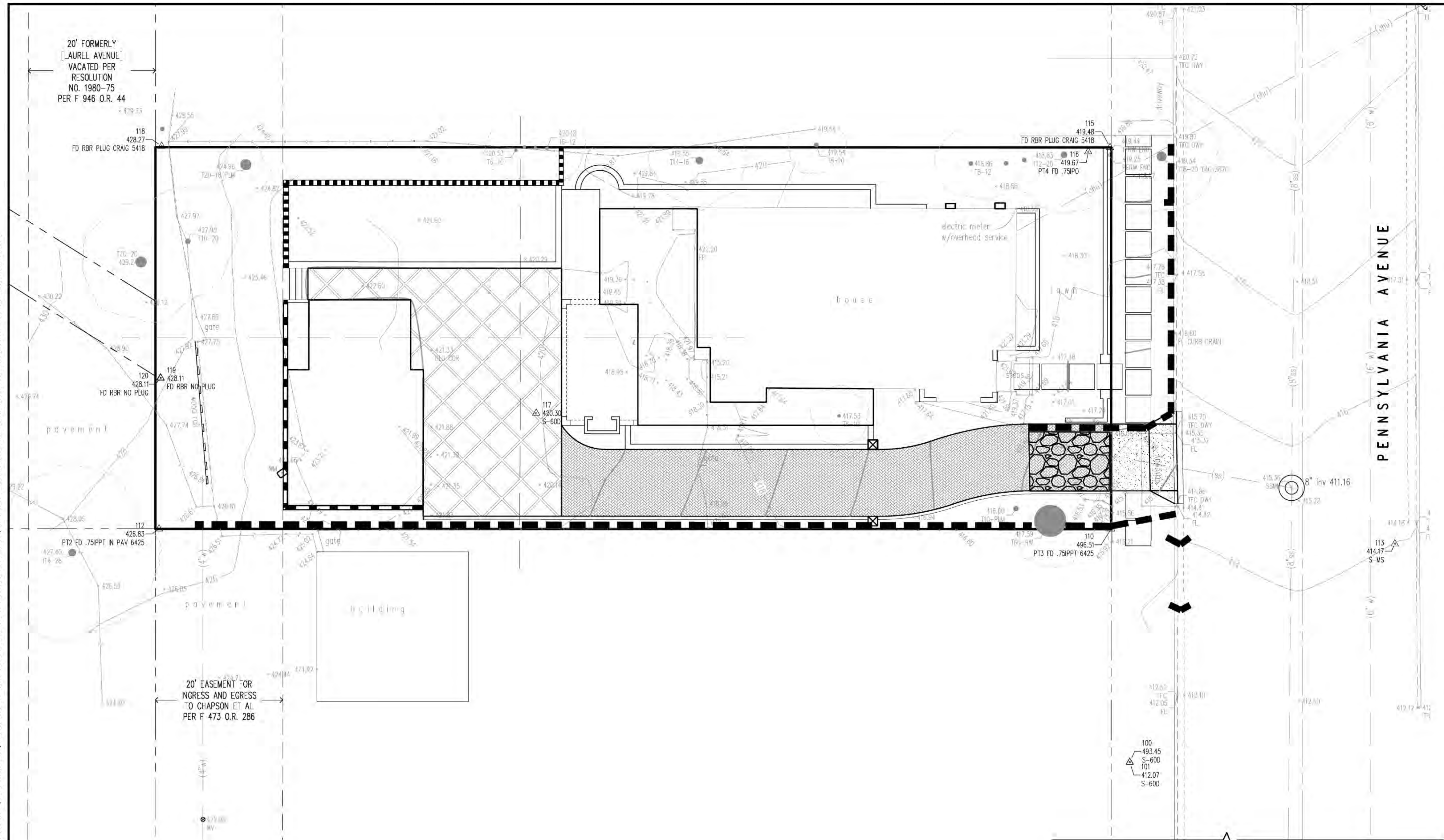
PLAN FOR THE IMPROVEMENT OF
LANDS OF JELLINEK - 323 PENNSYLVANIA AVENUE
APN 510-43-044
GRADING & DRAINAGE PLAN

HANNA BRUNETTI
CIVIL ENGINEERS - LAND SURVEYORS
7651 EGGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

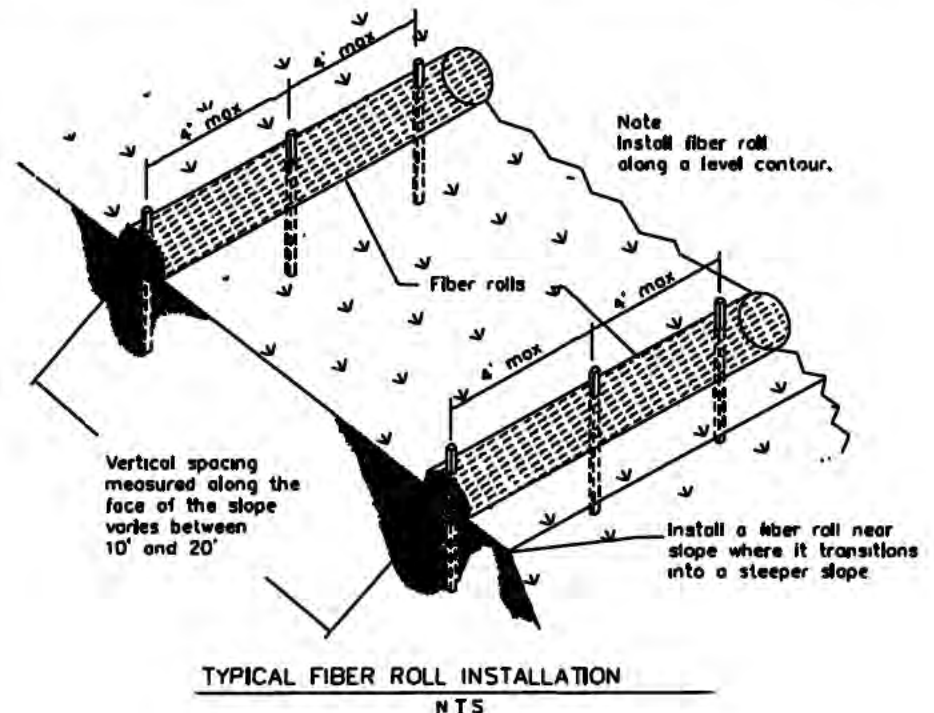
REVISIONS	BY	DATE
REVISE PER CITY COMMENTS - SLOPE CALC	AM/TM	8/30/23
REVISE PER CITY COMMENTS - ADD PAVEMENT DETAIL	AM/TM	10/25/23
MOVE DWY APPROACH; ADD PAVEMENT DETAIL	AM/TM	11/10/23

SHEET 4 OF 5

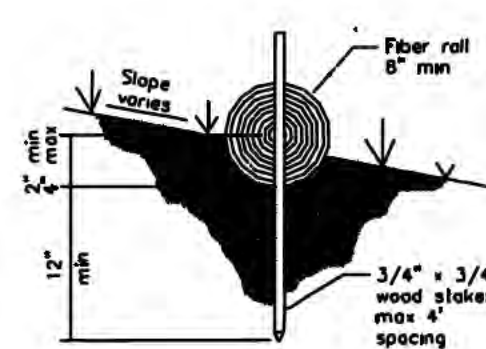
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE DESIGN OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, LOSS OF PROFITS, AND ALL OTHER DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



SE-5 Fiber Rolls

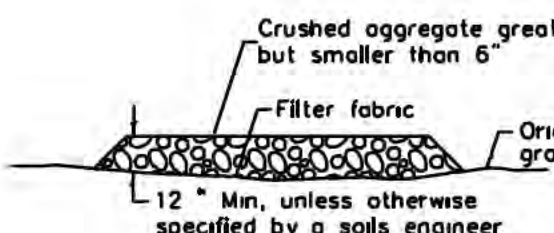


TYPICAL FIBER ROLL INSTALLATION N.T.S.

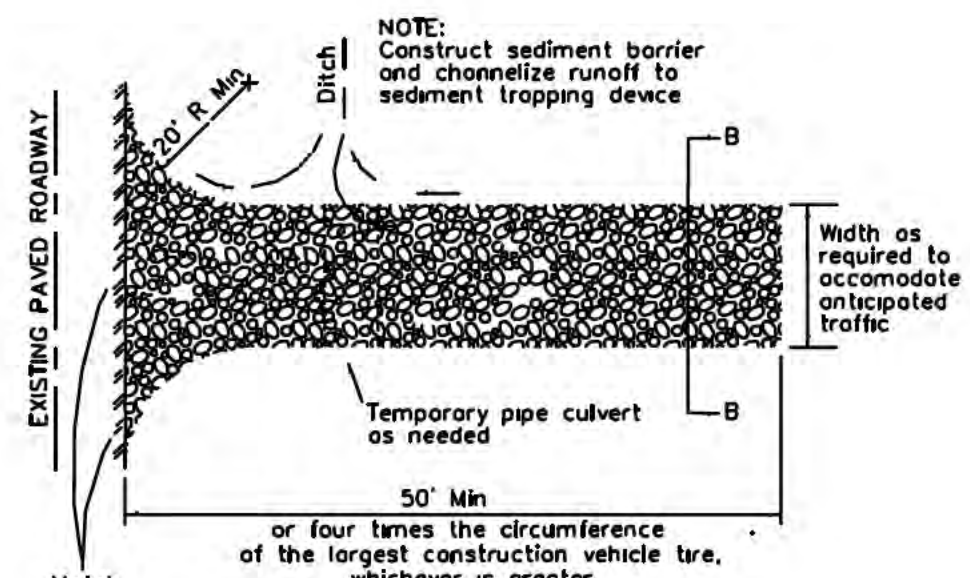


ENTRENCHMENT DETAIL N.T.S.

Stabilized Construction Entrance/Exit TC-1



SECTION B-B N.T.S.

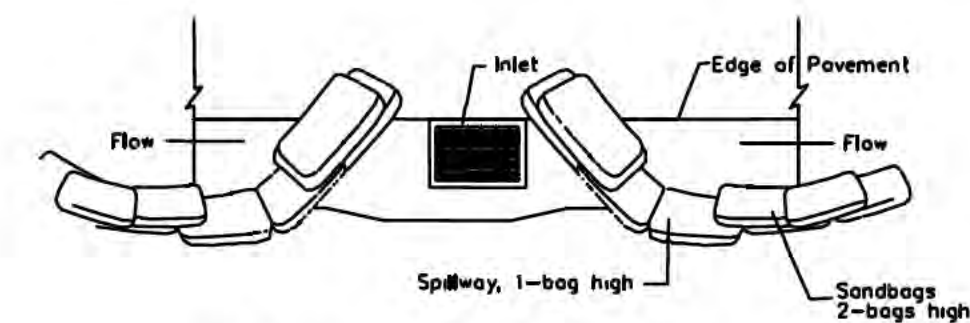


PLAN N.T.S.

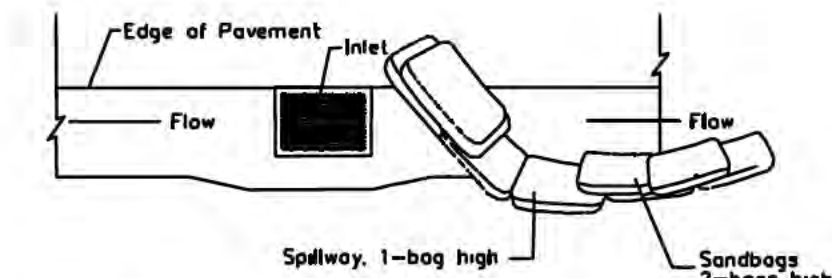
LEGEND

- CONSTRUCTION ENTRANCE/EXIT PER DETAIL TC-1
- FIBER ROLL BARRIER PER DETAIL SE-5
- FIBER ROLL CHECK DAM
- STORM DRAIN INLET PROTECTION PER DETAIL SE-10

SE-10 Storm Drain Inlet Protection SE-10



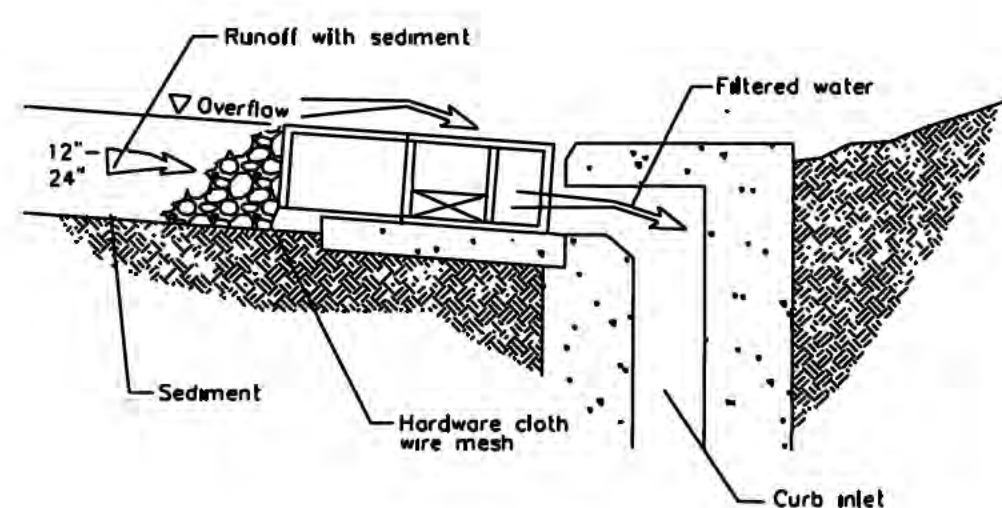
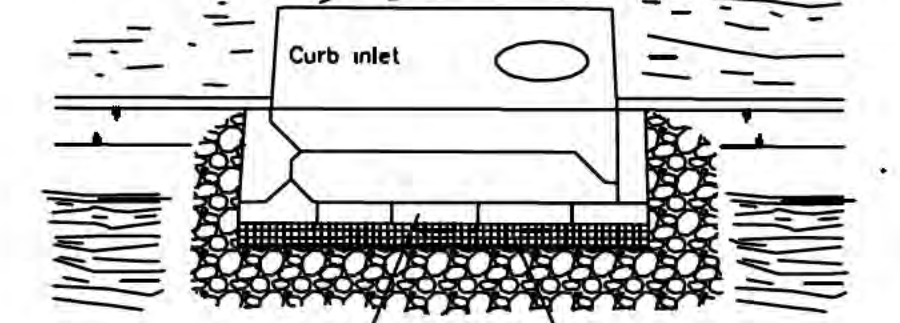
TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed.
 5. Not applicable in areas with high silt and clay without filter fabric.

DI PROTECTION - TYPE 3 NOT TO SCALE



DI PROTECTION - TYPE 4 NOT TO SCALE

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
3. A FIBER ROLL PER "FIBER ROLL DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MAN-HOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE CITY.
6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.
7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED OR NON-VEGETATIVE STABILIZATION PER EC-16, PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OSD. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL CITY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE, AND SUBJECT TO CITY ENGINEER'S APPROVAL.
8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINAIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY ENGINEER.
13. IF THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE

ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

PROFESSIONAL ENGINEER
MASSACHUSETTS
NO. 68278
CIVIL
STATE OF CALIFORNIA

DATE: FEBRUARY 8, 2024
SCALE: 1"=10'
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 22066

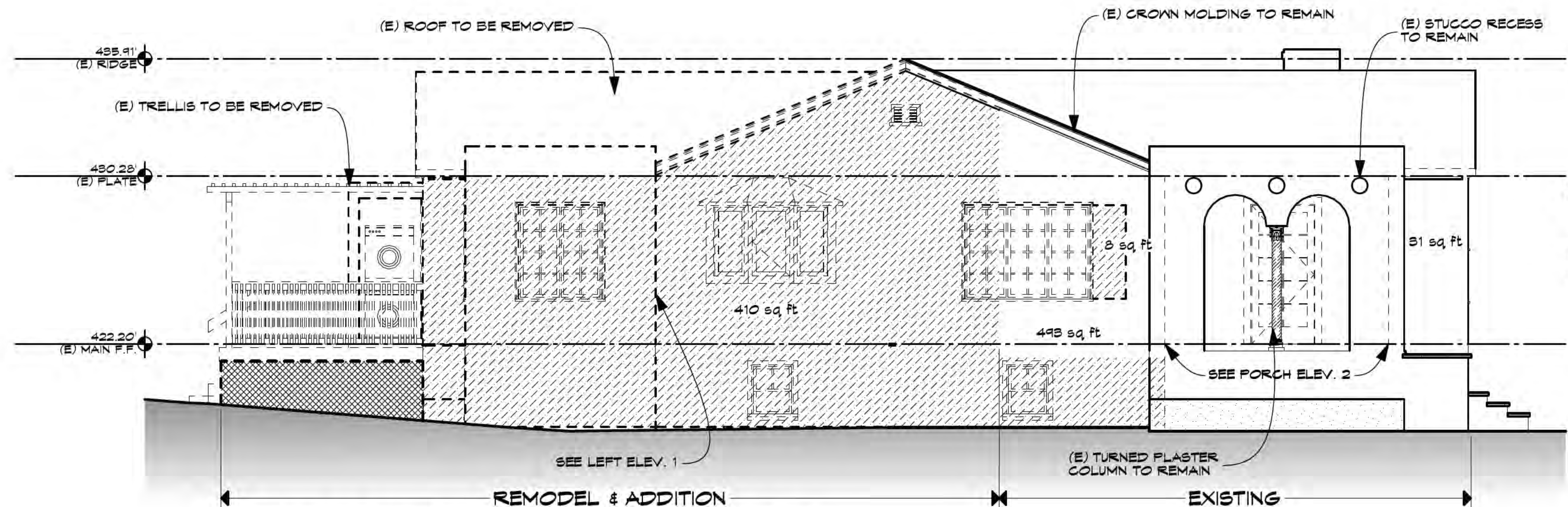
PLAN FOR THE IMPROVEMENT OF
LANDS OF JELLINEK - 323 PENNSYLVANIA AVENUE
APN 510-43-044
EROSION CONTROL PLAN
ARCHITECTURAL AND SITE APPLICATION S-23-018
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

REVISIONS
REVISE PER CITY COMMENTS

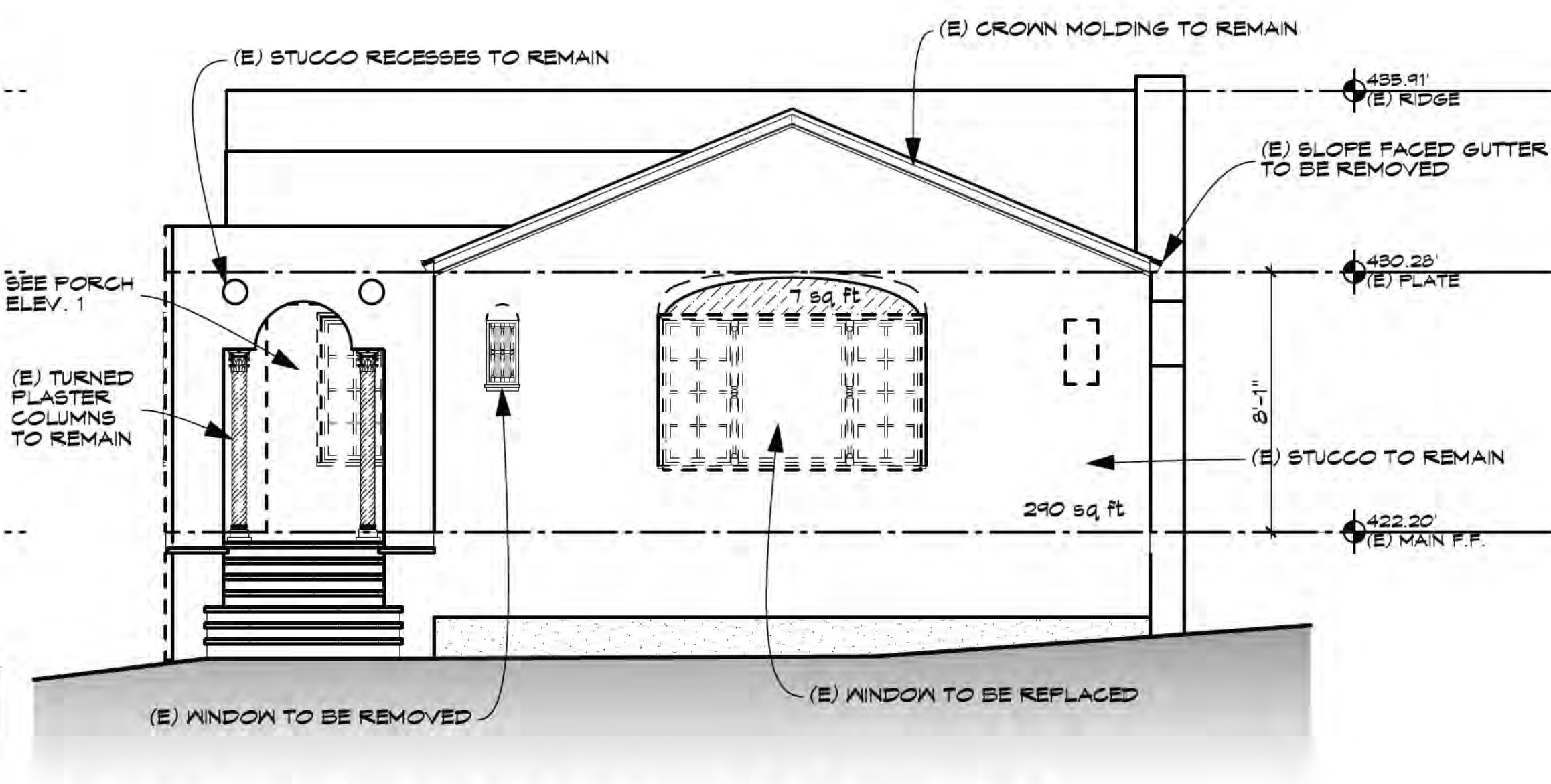
BY DATE
AM/TM 8/30/23

SHEET 5 OF 5



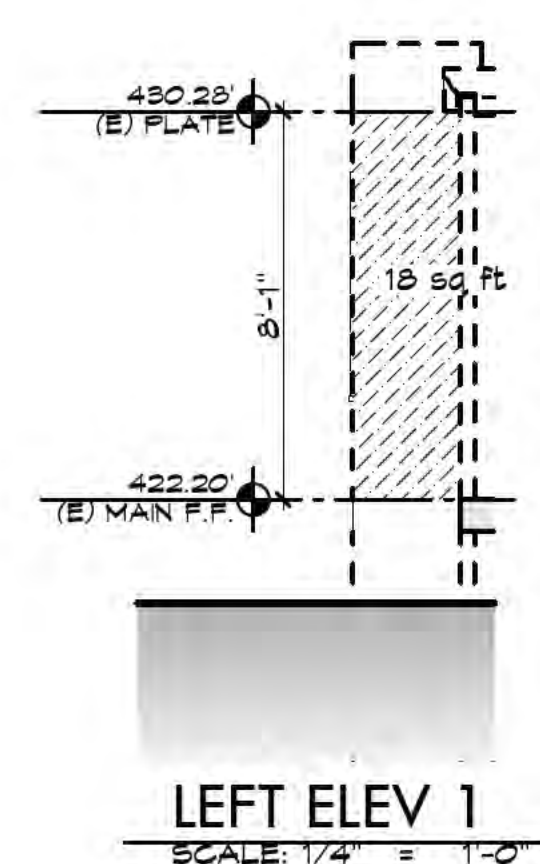
AS-BUILT/DEMO LEFT ELEVATION

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



AS-BUILT/DEMO FRONT ELEVATION

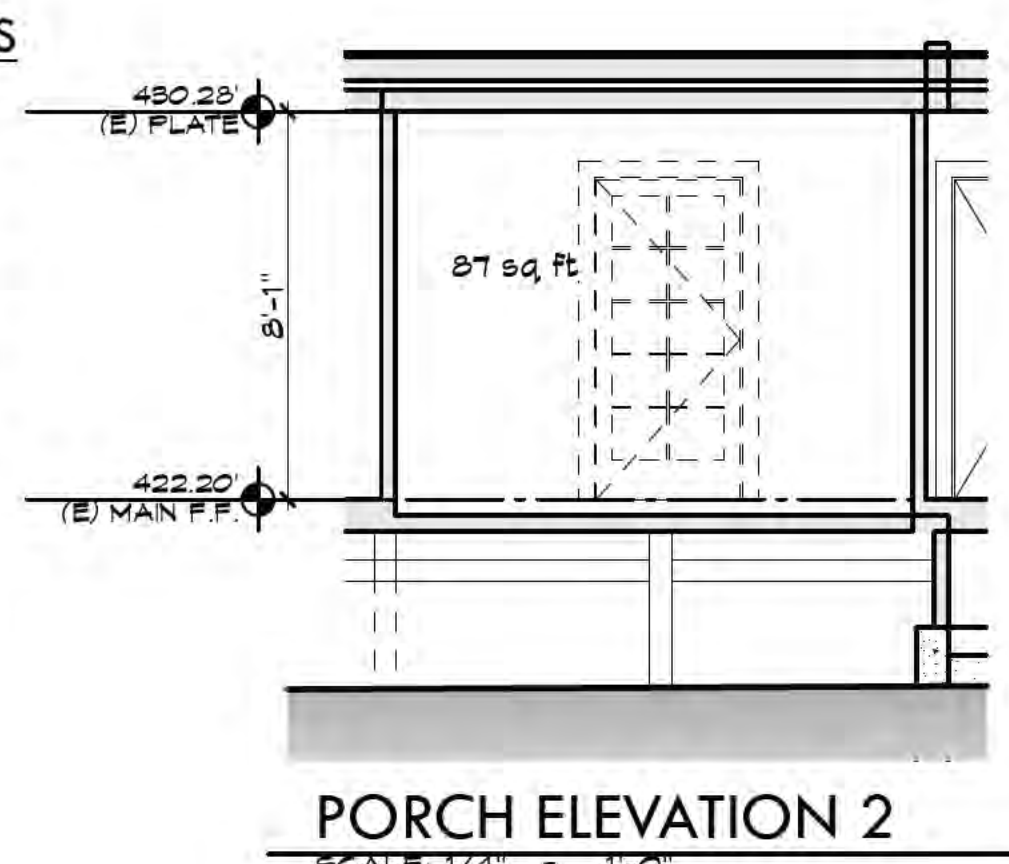
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - DEMO CALCULATIONS

TOTAL LEFT ELEVATION AREA = 524 SF
 TOTAL PORCH ELEVATION 2 AREA = 87 SF
 TOTAL LEFT ELEV 1 AREA = 18 SF
 TOTAL LEFT EXISTING AREA = 629 SF

DEMO LEFT ELEVATION AREA = 418 SF
 DEMO PORCH ELEVATION 2 AREA = 0 SF
 DEMO LEFT ELEV 1 AREA = 18 SF
 TOTAL DEMO AREA = 436 SF



DEMOLITION CALCULATIONS

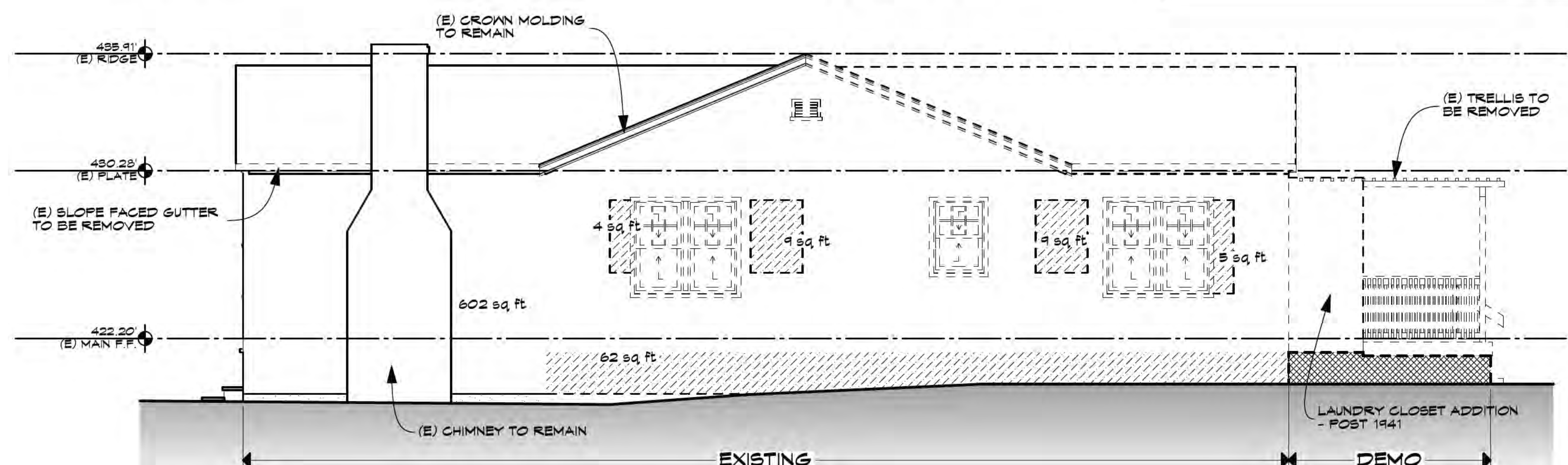
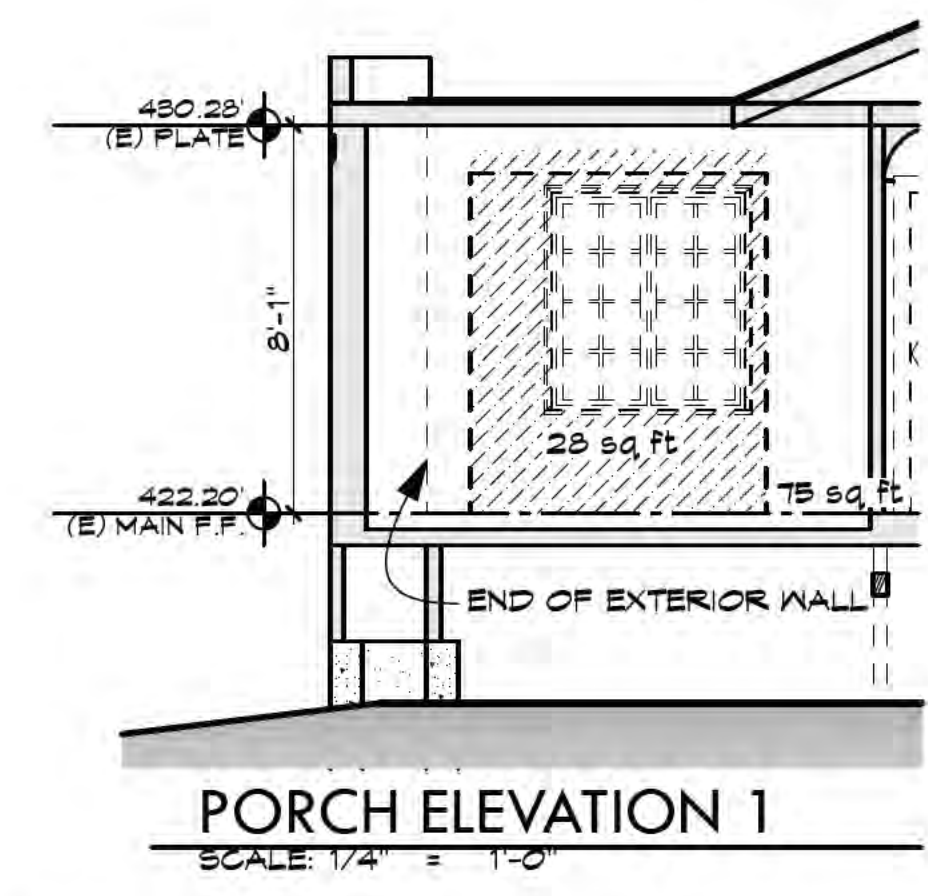
TOTAL FRONT ELEVATION AREA = 365 SF
 TOTAL LEFT ELEVATION AREA = 629 SF
 TOTAL REAR ELEVATION AREA = 404 SF
 TOTAL RIGHT ELEVATION AREA = 602 SF
 TOTAL ALL ELEVATION AREA = 2,000 SF

DEMO FRONT ELEVATION AREA = 35 SF
 DEMO LEFT ELEVATION AREA = 436 SF
 DEMO REAR ELEVATION AREA = 378 SF
 DEMO RIGHT ELEVATION AREA = 89 SF
 DEMO ALL ELEVATION AREA = 938 SF
46.9%

FRONT ELEVATION - DEMO CALCULATIONS

TOTAL FRONT ELEVATION AREA = 290 SF
 TOTAL PORCH ELEVATION 1 AREA = 75 SF
 TOTAL FRONT EXISTING AREA = 365 SF

DEMO FRONT ELEVATION AREA = 7 SF
 DEMO PORCH ELEVATION 1 AREA = 28 SF
 TOTAL DEMO AREA = 35 SF = 9.6%



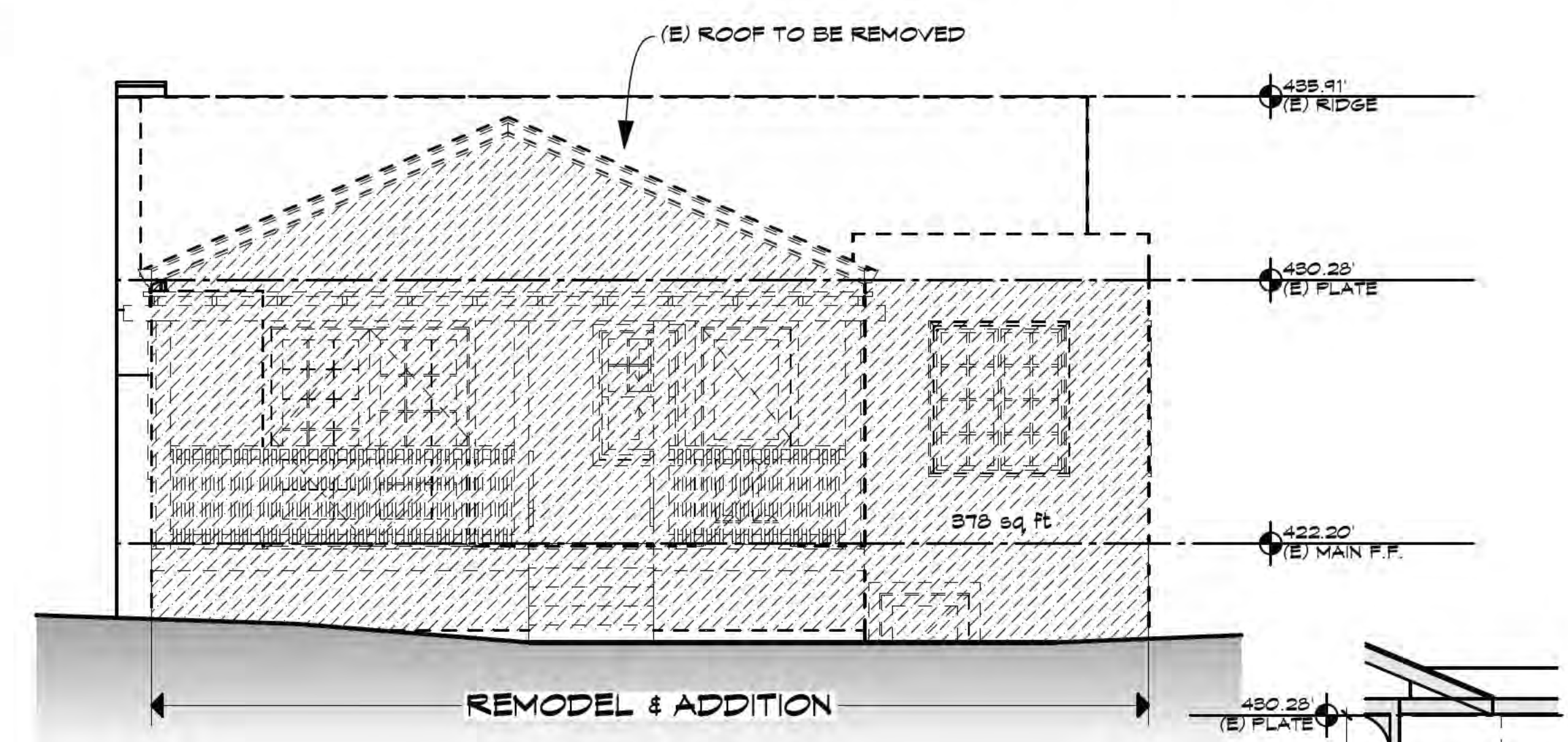
AS-BUILT/DEMO RIGHT ELEVATION

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

RIGHT ELEVATION - DEMO CALCULATIONS

TOTAL RIGHT ELEVATION AREA = 602 SF

DEMO RIGHT ELEVATION AREA = 89 SF



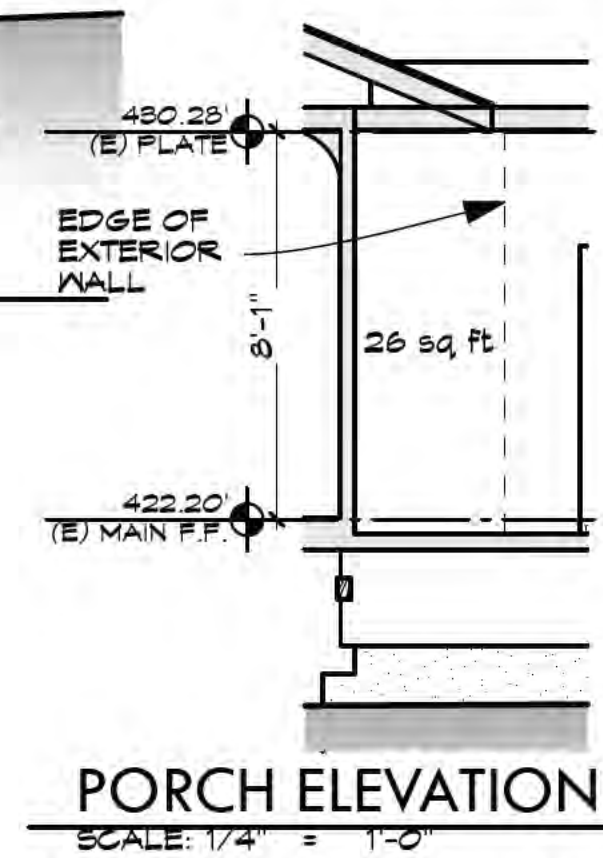
AS-BUILT/DEMO REAR ELEVATION

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

REAR ELEVATION - DEMO CALCULATIONS

TOTAL REAR ELEVATION AREA = 378 SF
 TOTAL PORCH ELEVATION 3 AREA = 26 SF
 TOTAL REAR EXISTING AREA = 404 SF

DEMO REAR ELEVATION AREA = 378 SF
 DEMO PORCH ELEVATION 3 AREA = 0 SF
 DEMO TOTAL REAR ELEVATION = 378 SF



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

KOHLSAAT & ASSOCIATES
 51 UNIVERSITY AVE., 1ST FLOOR • LOS GATOS, CA • 95030 • (408) 396-2555

AN ADDITION & REMODEL FOR:
THE JELLINEK RESIDENCE
 323 PENNSYLVANIA AVENUE LOS GATOS, CA

AS-BUILT/
 DEMO
 ELEVATIONS
 & DEMO
 CALCULATIONS

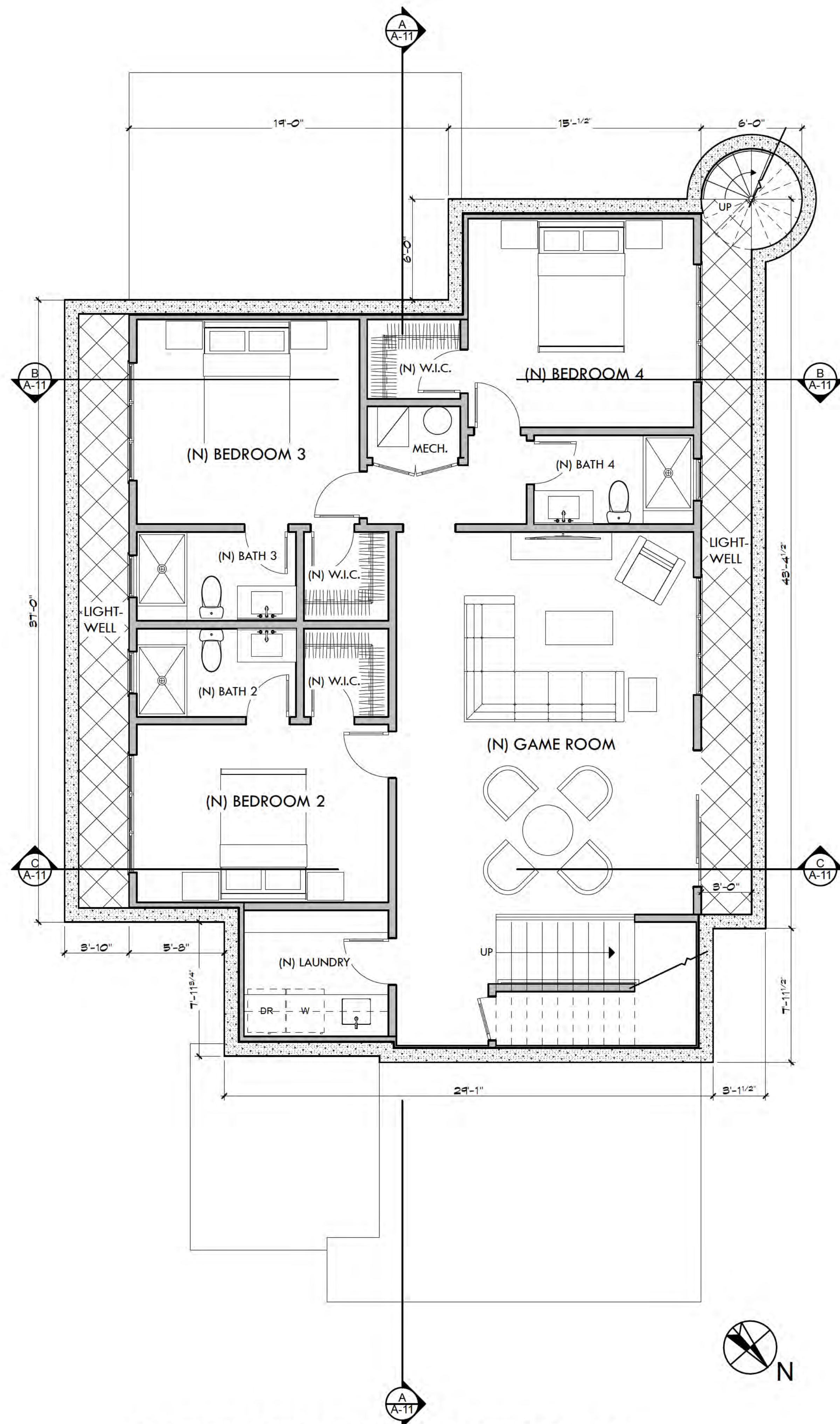
DATE: 07/03/23

SCALE: AS SHOWN

SHEET

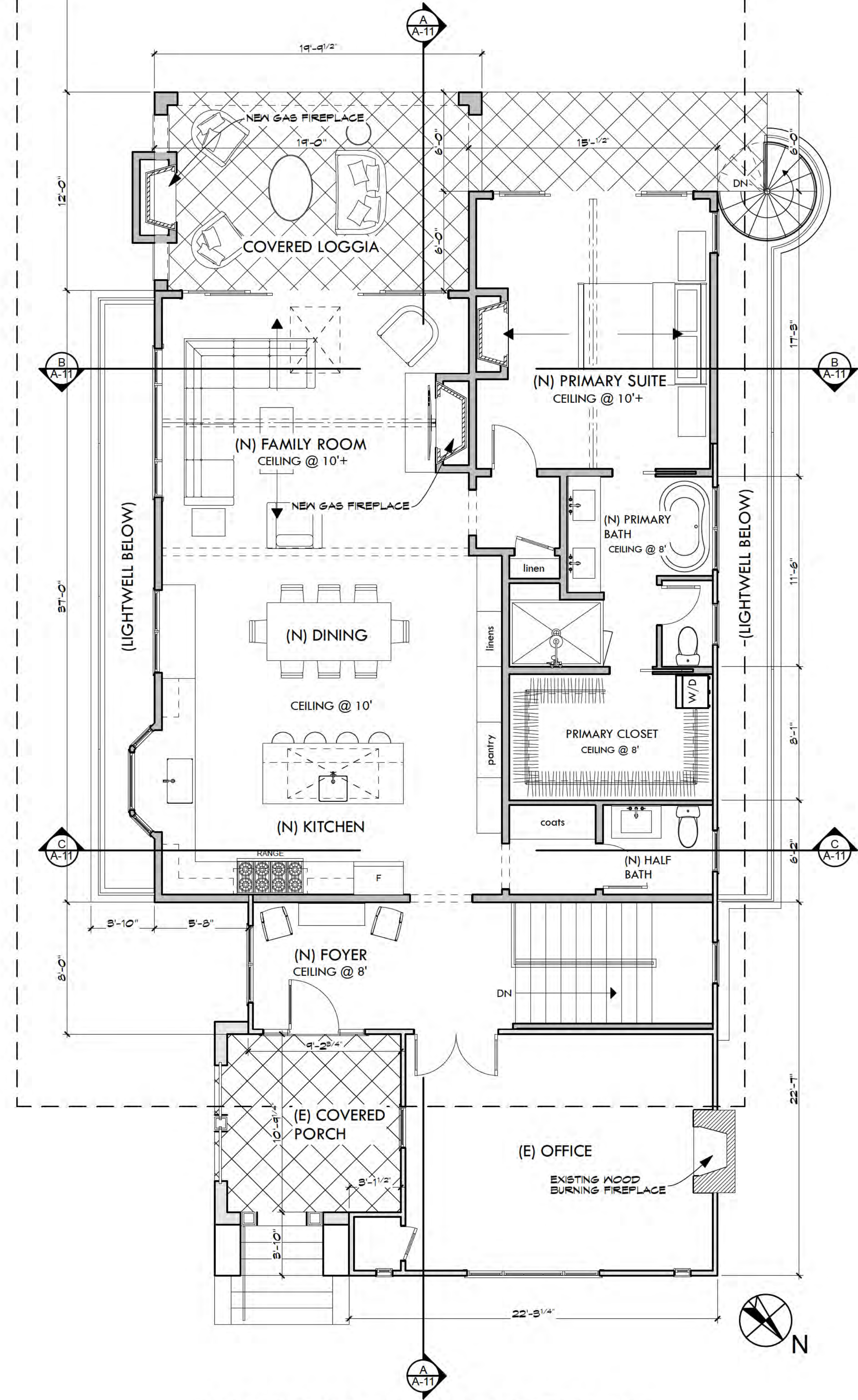
A-6

11 OF -



PROPOSED LOWER FLOOR PLAN

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



PROPOSED MAIN FLOOR PLAN

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

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

KOHLSAAT & ASSOCIATES
31 UNIVERSITY AVE., 11 • LOS GATOS, CA • 95030 • (408) 395-2555

AN ADDITION & REMODEL FOR:
THE JELLINEK RESIDENCE
323 PENNSYLVANIA AVENUE LOS GATOS, CA

PROPOSED
MAIN &
LOWER
FLOOR PLAN

DATE: 07/05/23

SCALE: AS SHOWN

SHEET

A-7

12 OF -

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

KOHLSAAT

& ASSOCIATES

51 UNIVERSITY AVE., 11TH • LOS GATOS, CA • 95030 • (408) 397-2555

AN ADDITION & REMODEL FOR:

THE JELLINEK RESIDENCE

323 PENNSYLVANIA AVENUE LOS GATOS, CA

PROPOSED ROOF PLAN

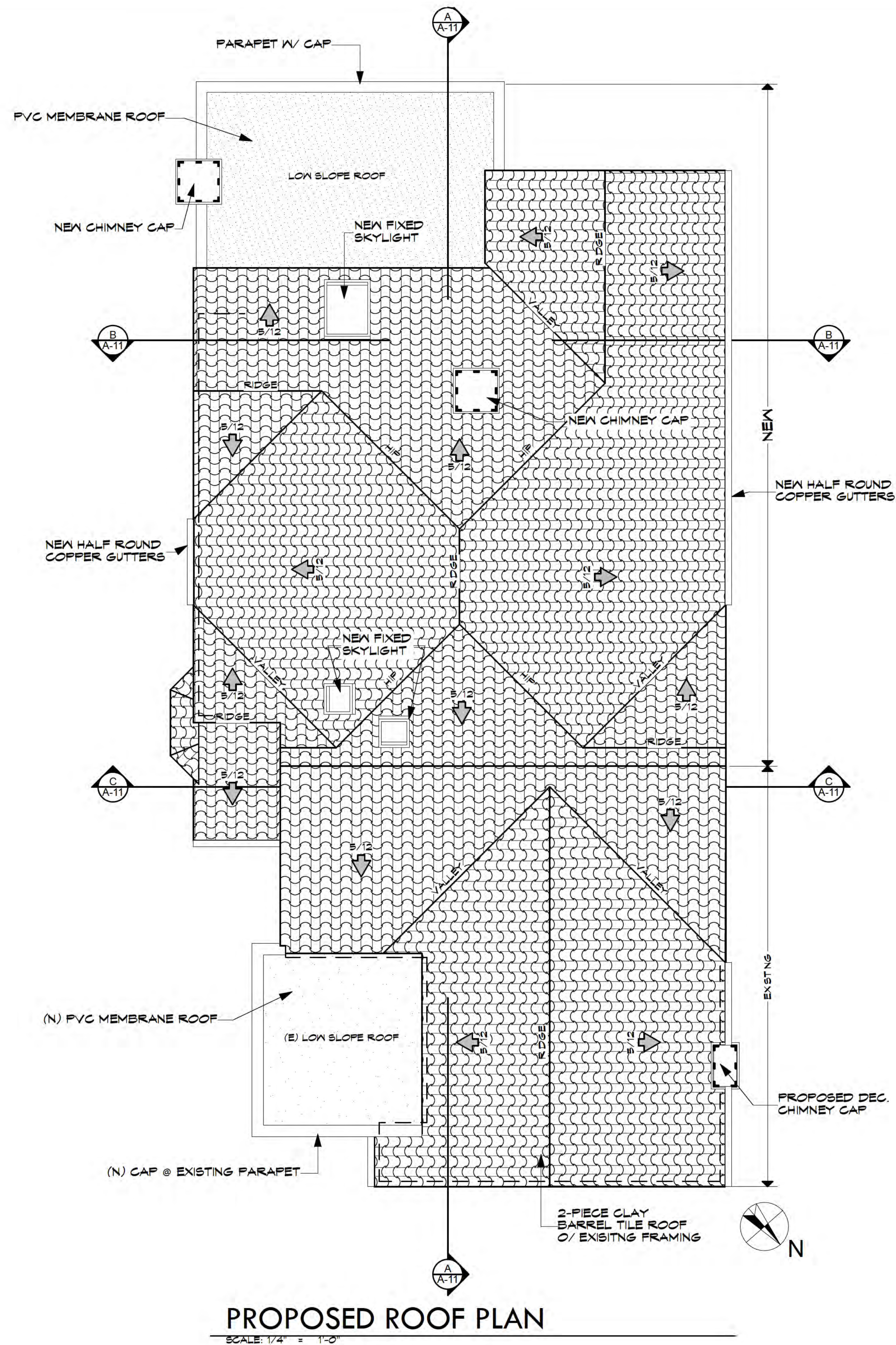
DATE: 07/05/23

SCALE: AS SHOWN

SHEET

A-8

13 OF -



ELEVATION NOTES / MATERIALS



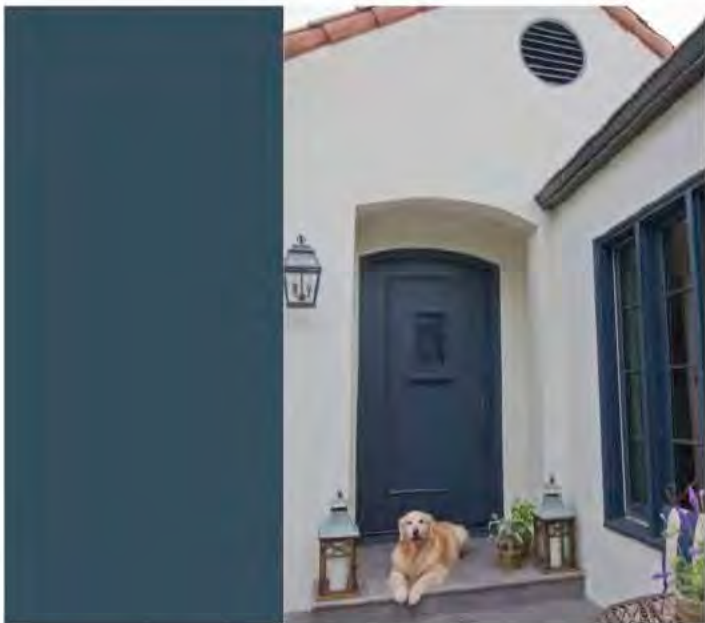
BENJAMIN MOORE
OC-18 DOVE WING



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



- 1

EXISTING SMOOTH STUCCO FINISH, NEW STUCCO TO MATCH
- 2

EXISTING TURNED PLASTER COLUMN
- 3

EXISTING CIRCULAR RECESS TO REMAIN
- 4

EXISTING CROWN MOLDING
- 5

NEW CROWN MOLDING TO MATCH EXISTING
- 6

NEW STEPPED TRIM @ PARAPET
- 7

NEW DECORATIVE CHIMNEY SHROUD
- 8

NEW 2-PIECE BARREL TILE @ EXISTING ROOF FRAMING
- 9

NEW 2-PIECE BARREL TILE @ NEW ROOF FRAMING
- 10

NEW STAINED WOOD FRONT DOOR W/ SIDELITES
- 11

NEW STAINED WOOD GARAGE DOOR W/ LITES
- 12

NEW WOOD FRAMED CASEMENT WINDOWS W/STUCCO MOLDING & SILL
- 13

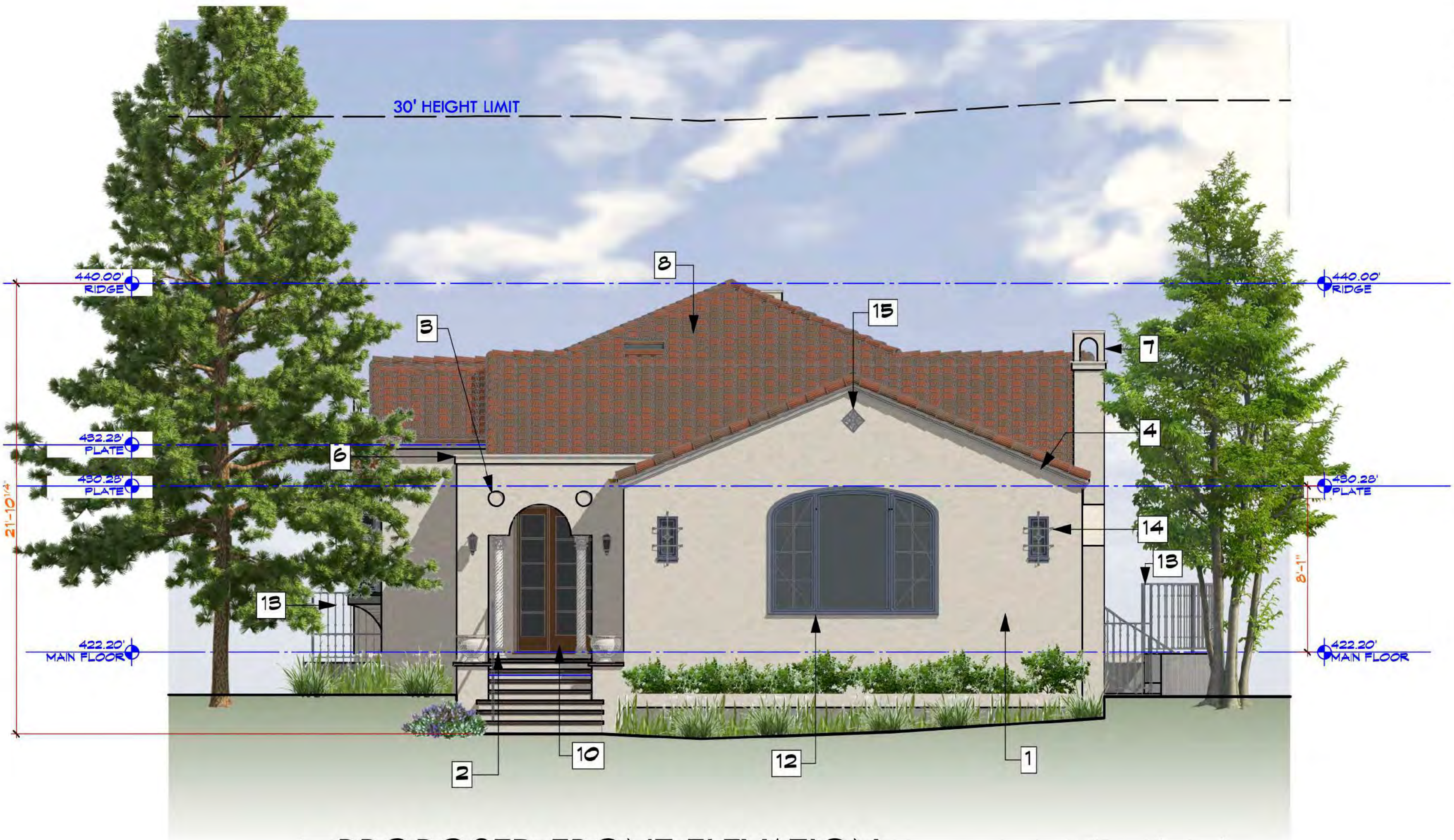
NEW WROUGHT IRON GUARDRAIL @ LIGHTWELLS & BALCONY
- 14

NEW WROUGHT IRON DECORATIVE GRILL OVER WINDOWS
- 15

NEW RECESSED DECORATIVE METAL GABLE END GRILL @ VENT
- 16

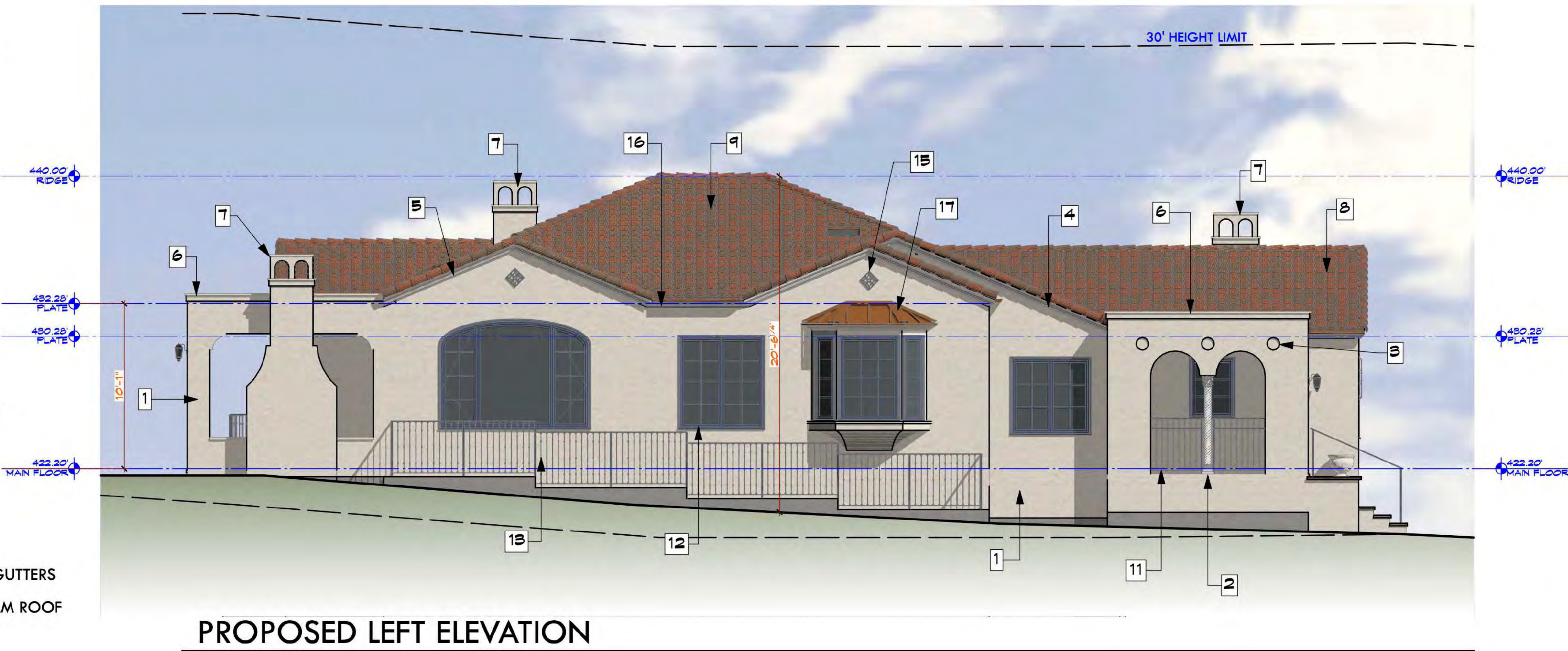
HALF ROUND COPPER GUTTERS
- 17

COPPER STANDING SEAM ROOF AT BAY WINDOW



PROPOSED FRONT ELEVATION

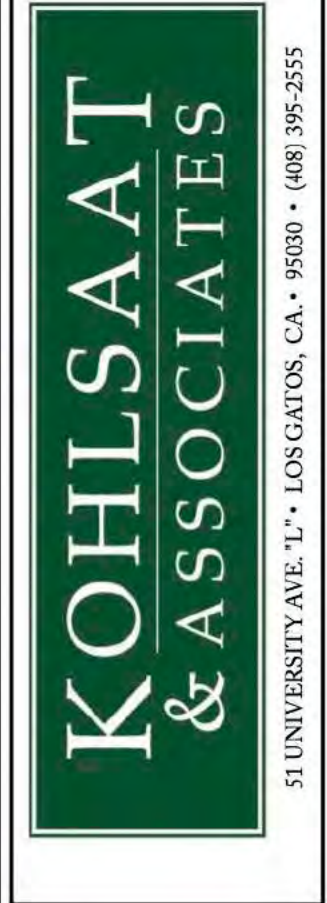
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

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

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



AN ADDITION & REMODEL FOR:
THE JELLINEK RESIDENCE
323 PENNSYLVANIA AVENUE LOS GATOS, CA

PROPOSED
FRONT &
LEFT
ELEVATIONS

DATE: 07/03/23
SCALE: AS SHOWN
SHEET

A-9
14 OF -

ELEVATION NOTES / MATERIALS



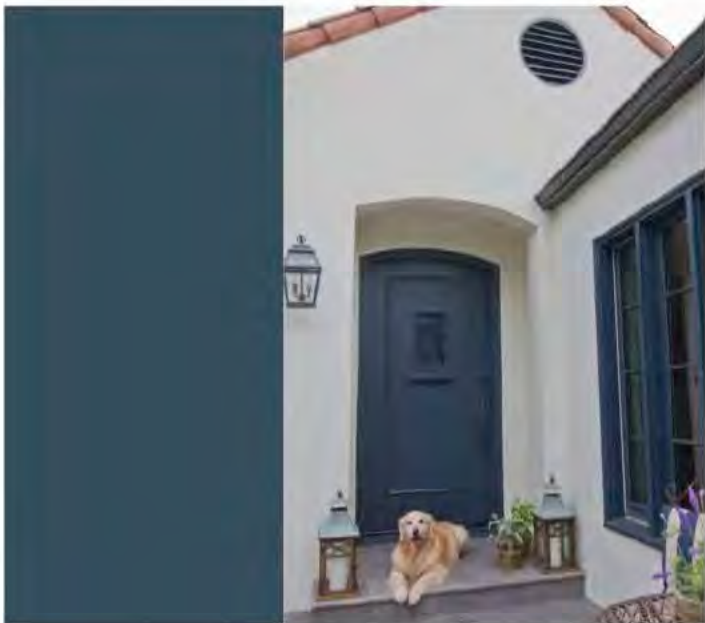
BENJAMIN MOORE
OC-18 DOVE WING



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



- 1

EXISTING SMOOTH STUCCO FINISH, NEW STUCCO TO MATCH
- 2

EXISTING TURNED PLASTER COLUMN
- 3

EXISTING CIRCULAR RECESS TO REMAIN
- 4

EXISTING CROWN MOLDING
- 5

NEW CROWN MOLDING TO MATCH EXISTING
- 6

NEW STEPPED TRIM @ PARAPET
- 7

NEW DECORATIVE CHIMNEY SHROUD
- 8

NEW 2-PIECE BARREL TILE @ EXISTING ROOF FRAMING
- 9

NEW 2-PIECE BARREL TILE @ NEW ROOF FRAMING
- 10

NEW STAINED WOOD FRONT DOOR W/ SIDELITES
- 11

NEW STAINED WOOD GARAGE DOOR W/ LITES
- 12

NEW WOOD FRAMED CASEMENT WINDOWS W/STUCCO MOLDING & SILL
- 13

NEW WROUGHT IRON GUARDRAIL @ LIGHTWELLS & BALCONY
- 14

NEW WROUGHT IRON DECORATIVE GRILL OVER WINDOWS
- 15

NEW RECESSED DECORATIVE METAL GABLE END GRILL @ YENT
- 16

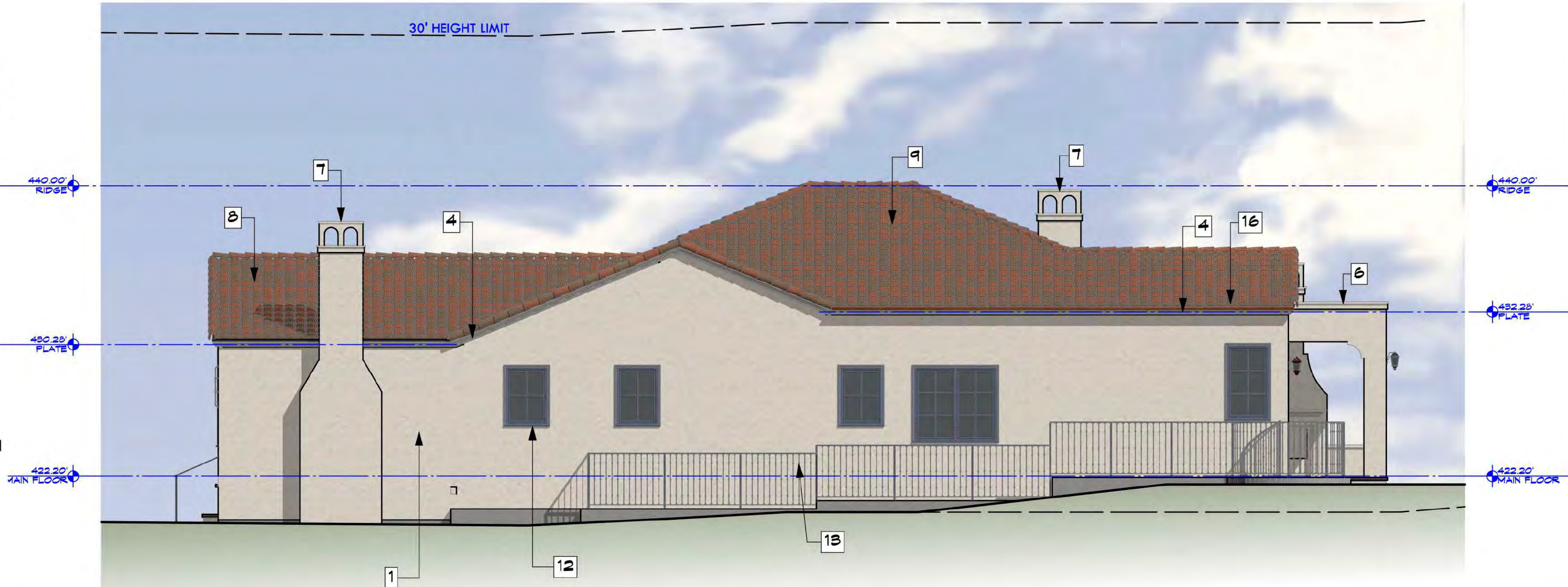
HALF ROUND COPPER GUTTERS
- 17

COPPER STANDING SEAM ROOF AT BAY WINDOW



PROPOSED REAR ELEVATION

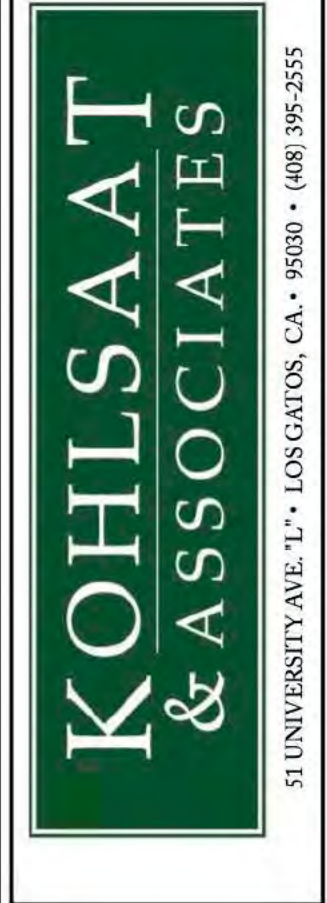
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

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

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

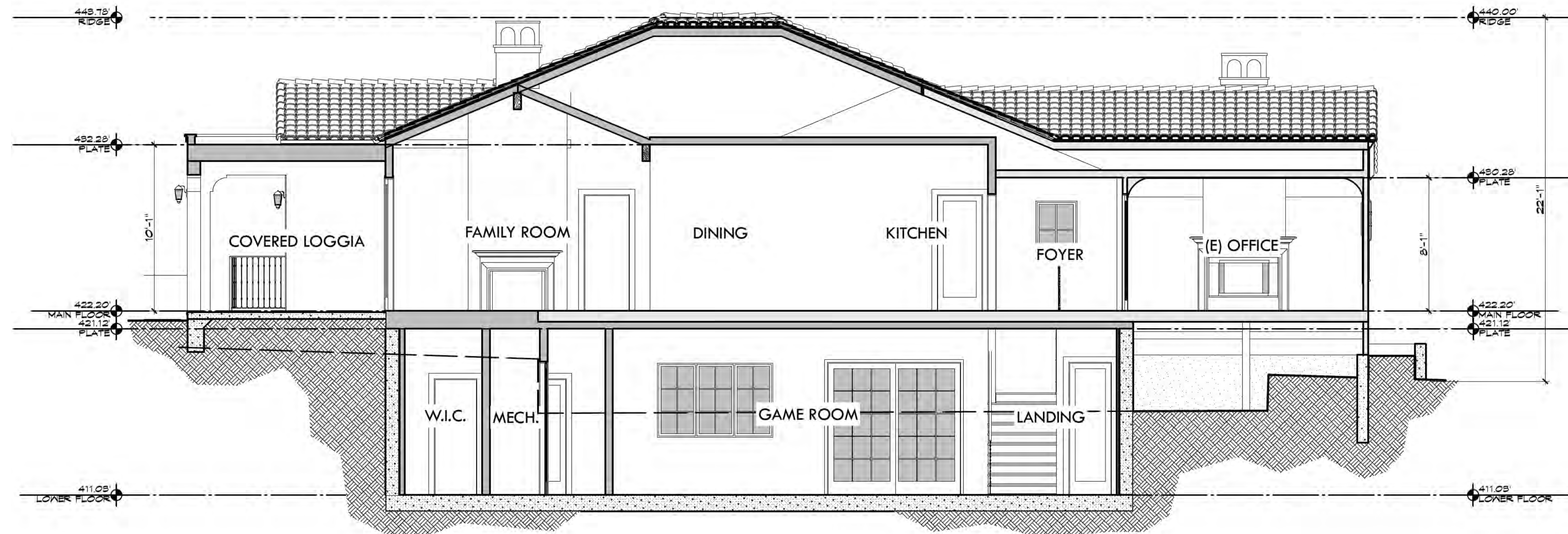


AN ADDITION & REMODEL FOR:
THE JELLINEK RESIDENCE
323 PENNSYLVANIA AVENUE LOS GATOS, CA

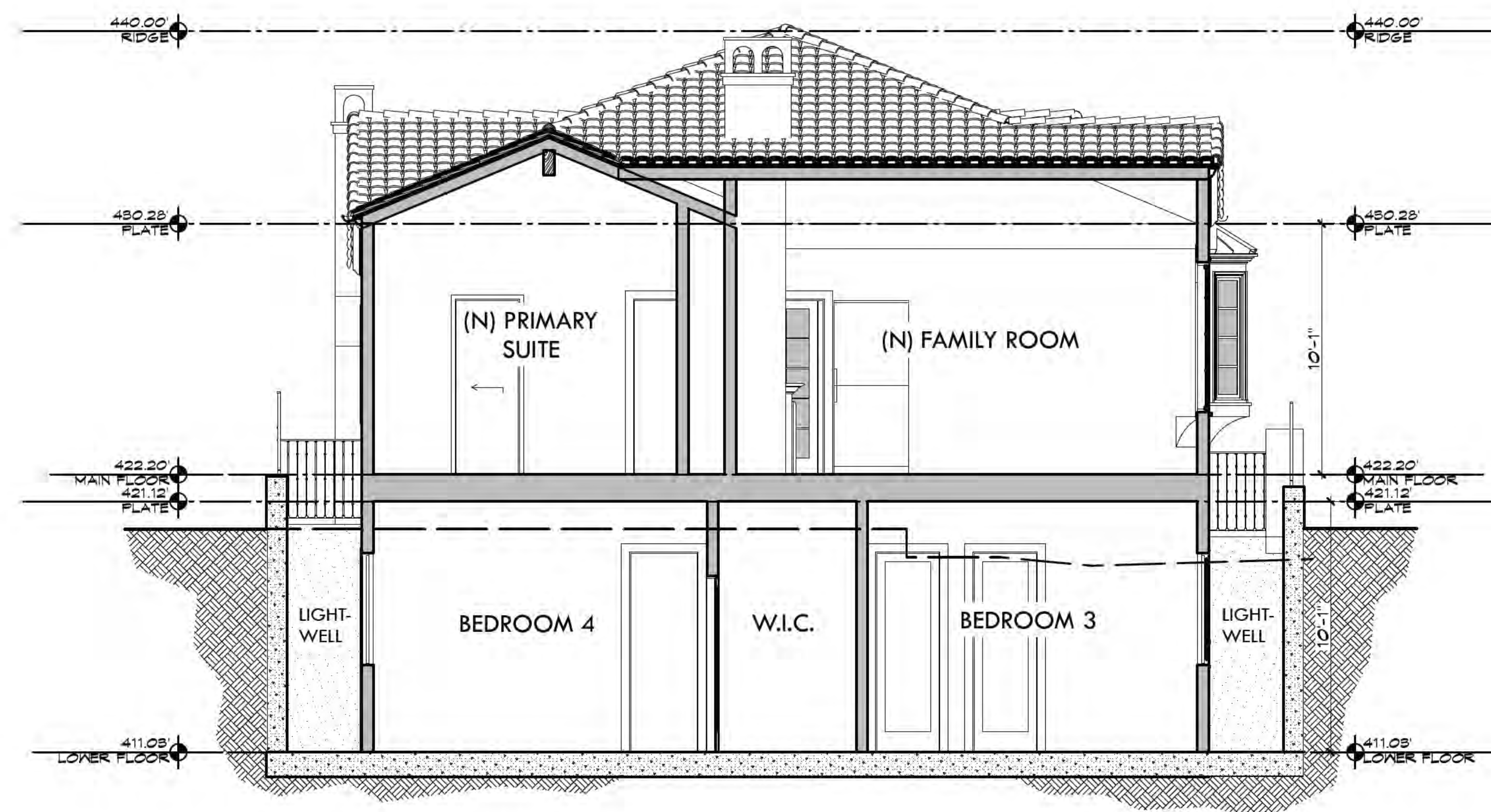
PROPOSED
REAR &
RIGHT
ELEVATIONS

DATE: 07/03/23
SCALE: AS SHOWN
SHEET

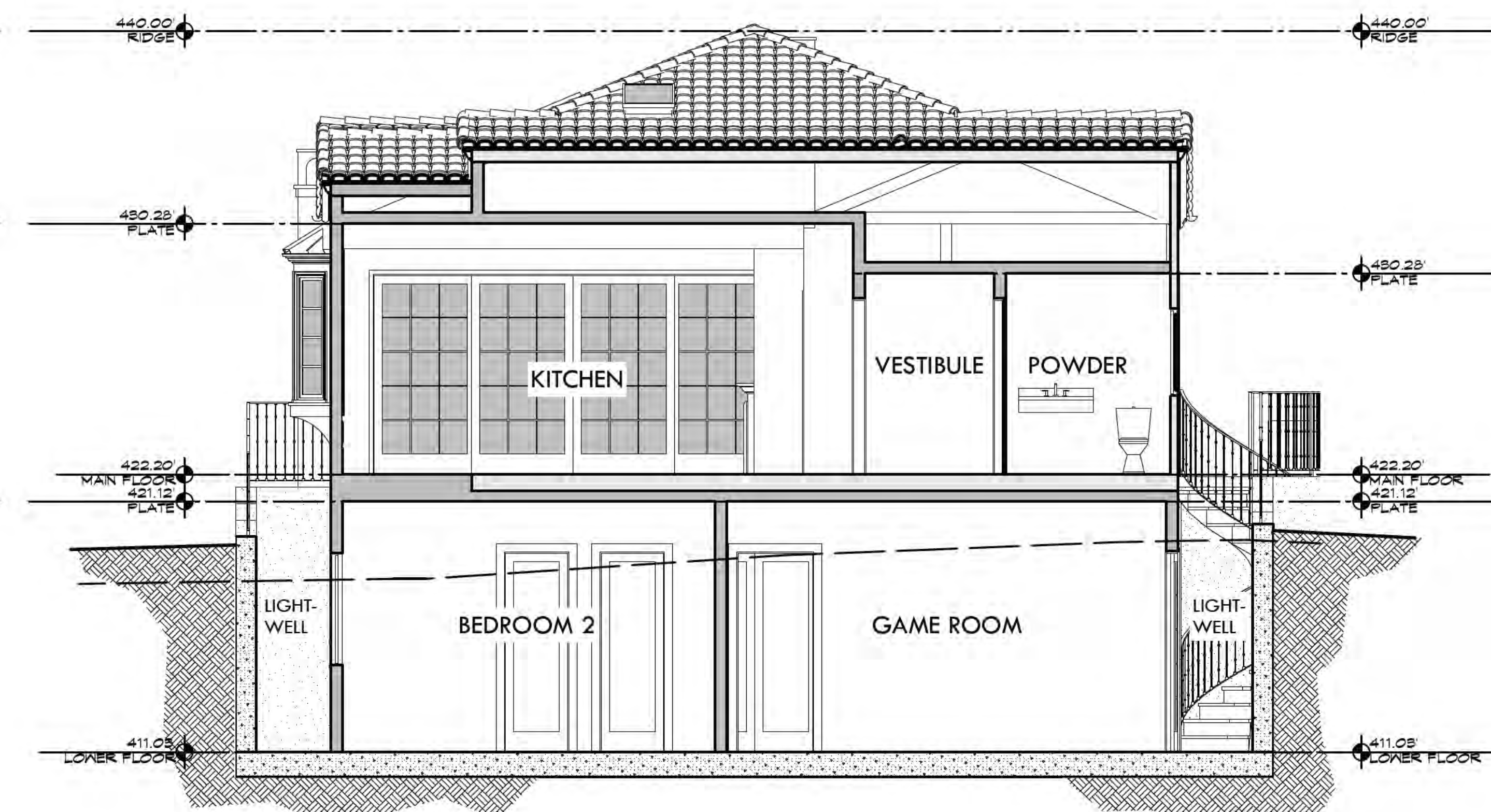
A-10
15 OF -



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



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



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

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

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE., T.L. • LOS GATOS, CA • 95030 • (408) 395-2555

AN ADDITION & REMODEL FOR:
THE JELLINEK RESIDENCE
323 PENNSYLVANIA AVENUE LOS GATOS, CA

CROSS SECTIONS

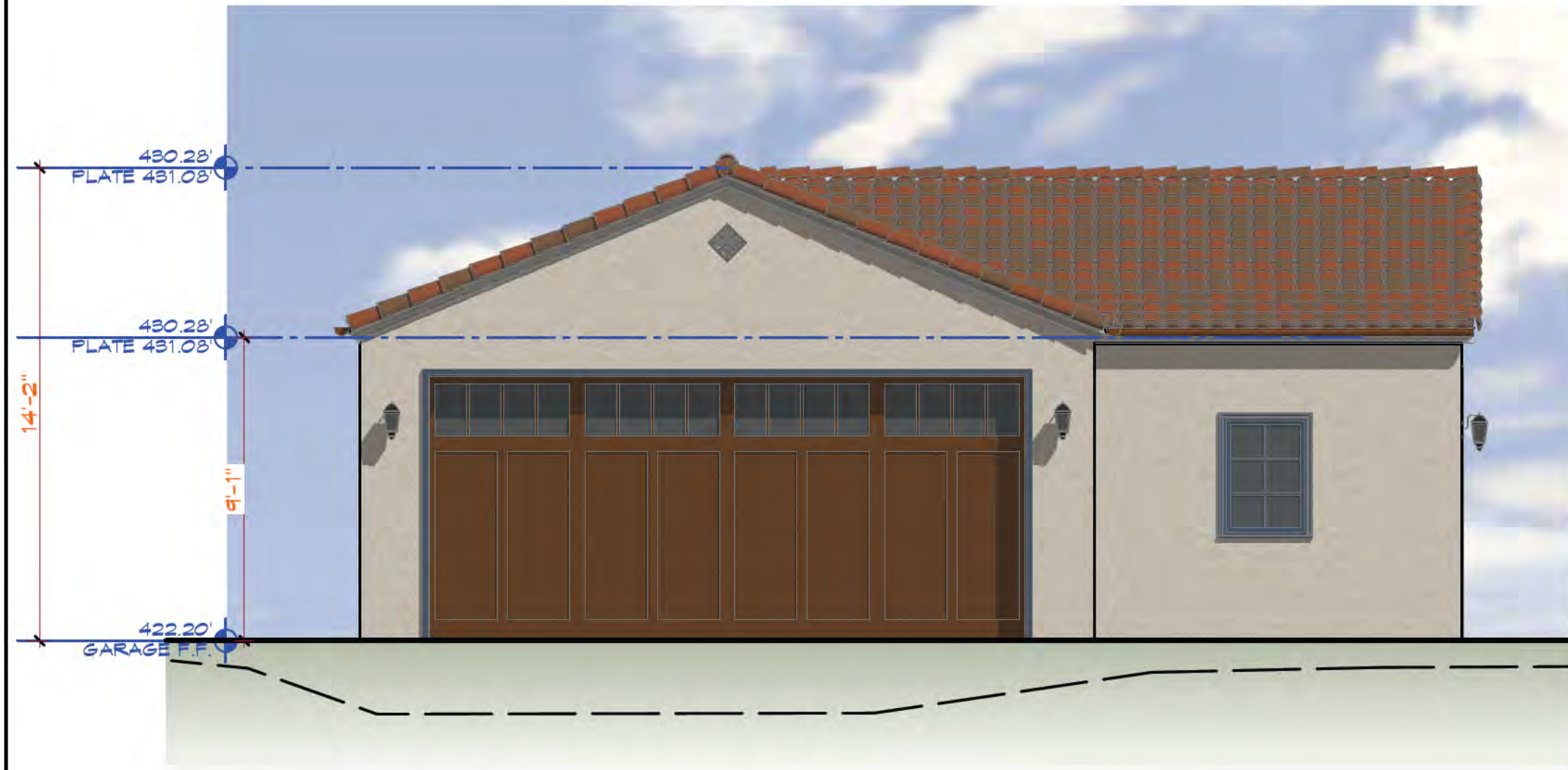
DATE: 07/03/23

SCALE: AS SHOWN

SHEET

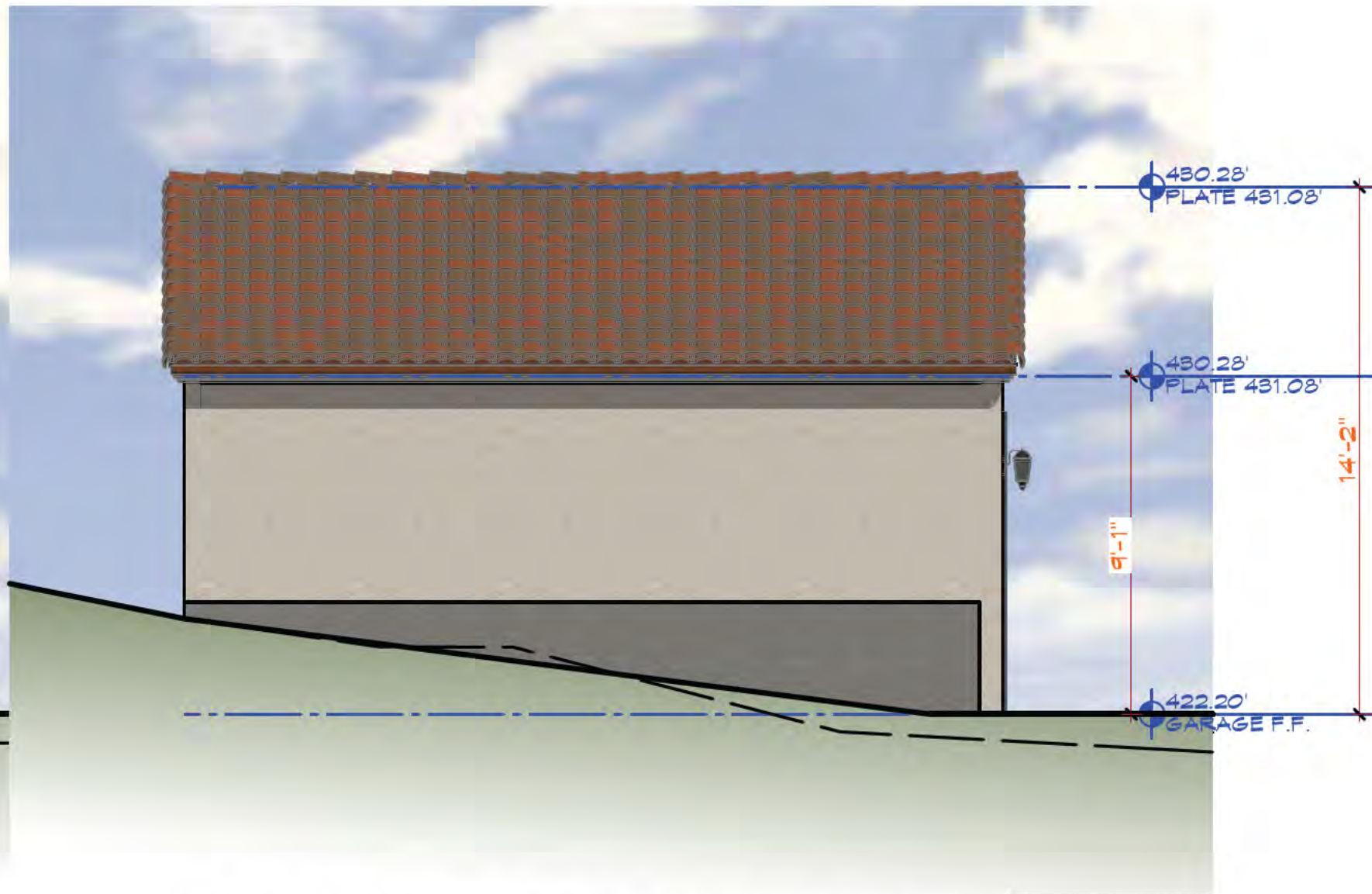
A-11

16 OF -



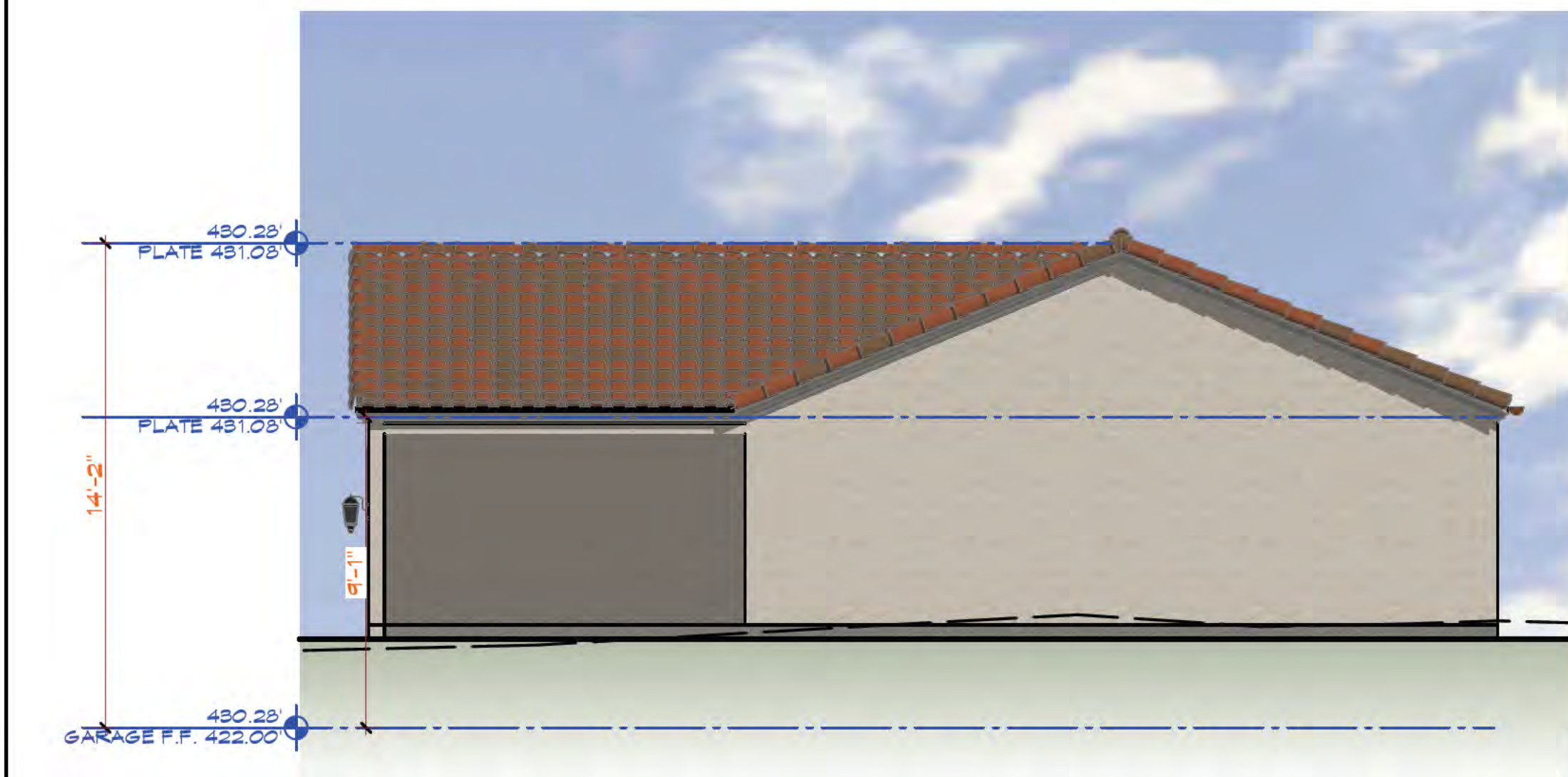
GARAGE FRONT ELEVATION

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



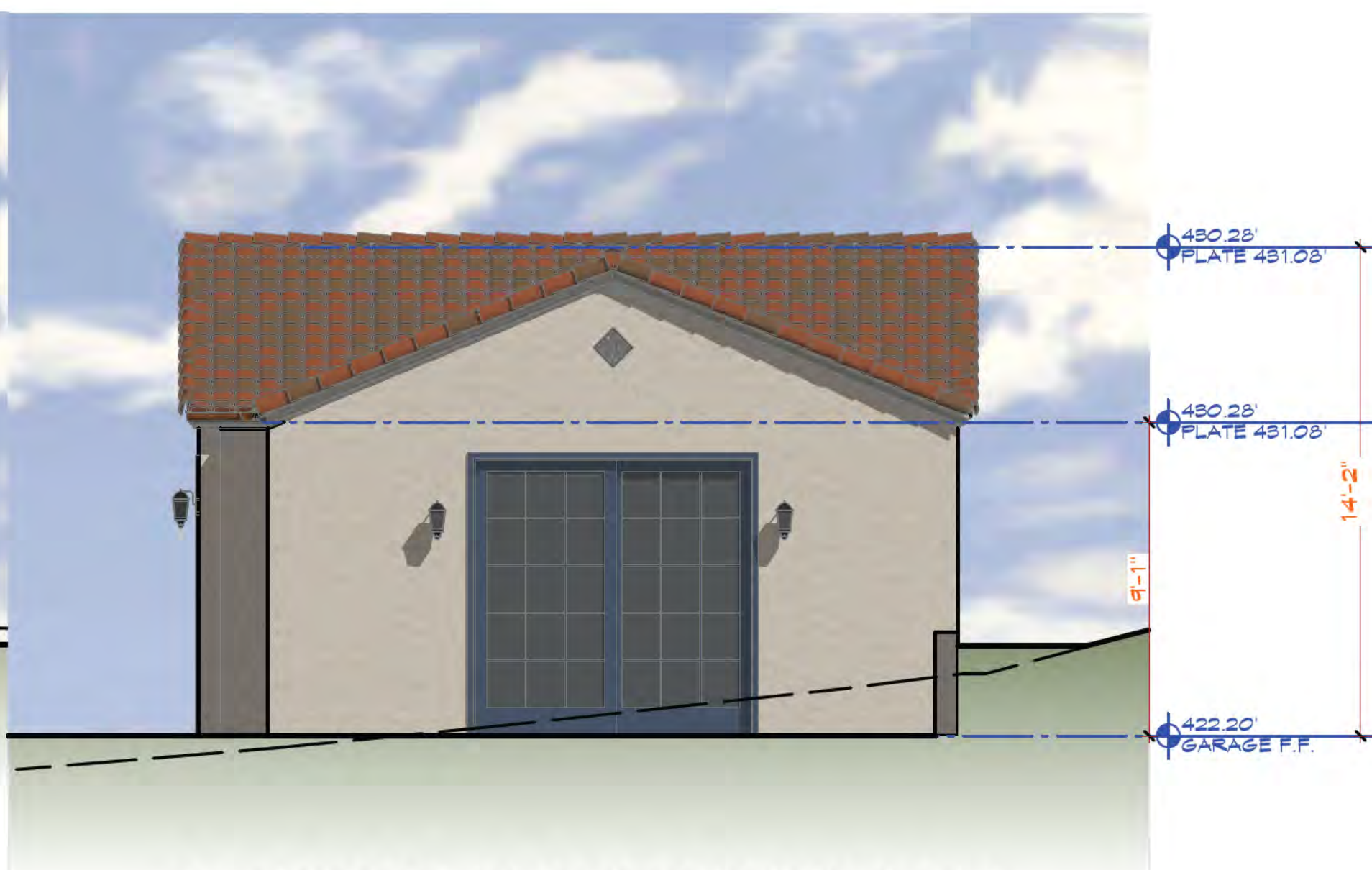
GARAGE LEFT ELEVATION

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



GARAGE REAR ELEVATION

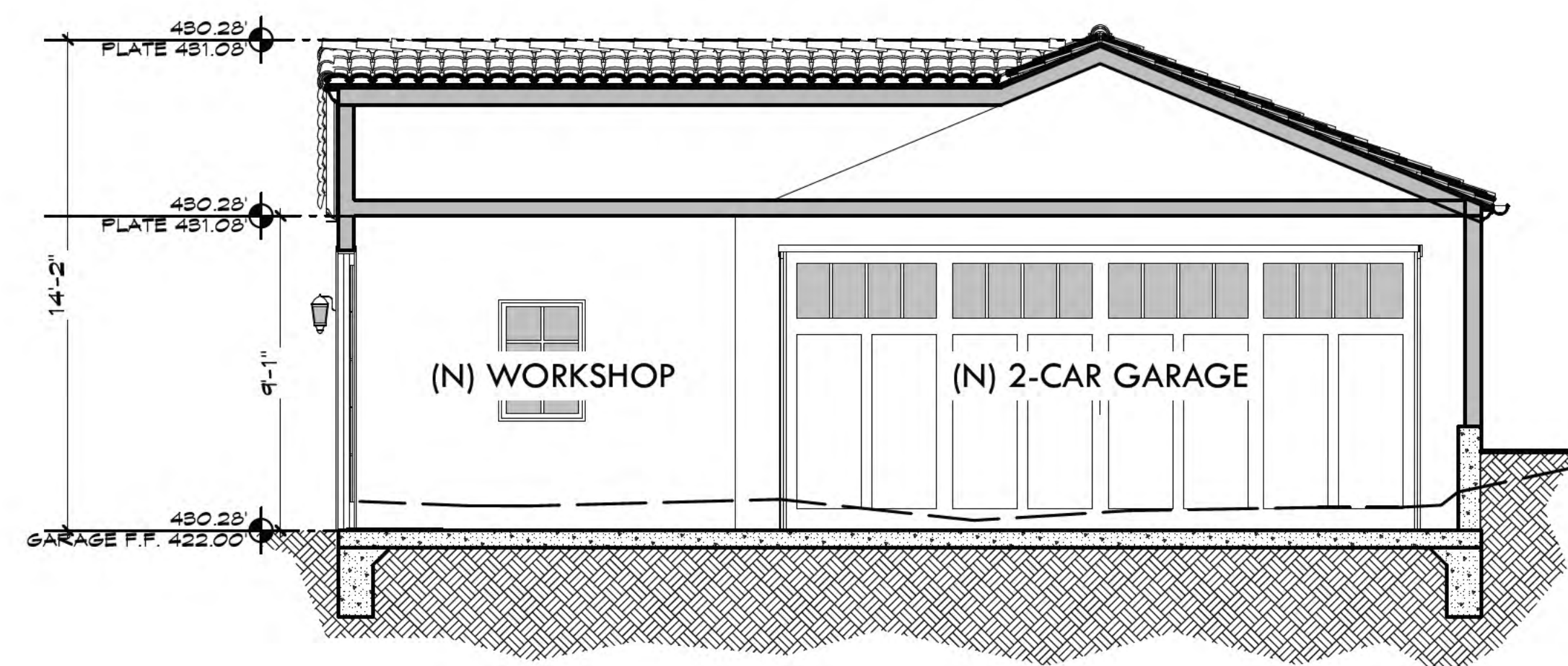
SCALE: 1/4" = 1'-0"



GARAGE RIGHT ELEVATION

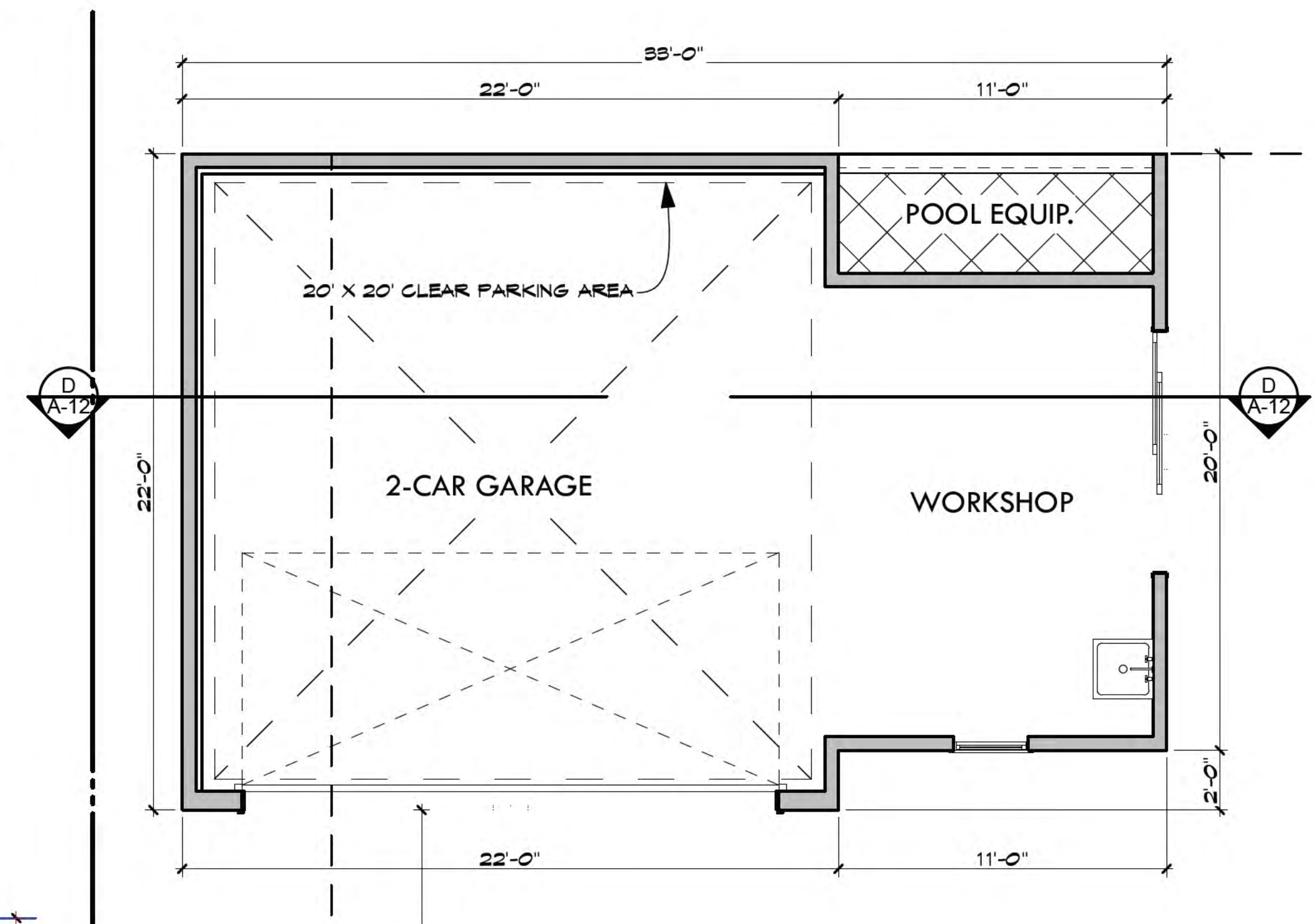
SCALE: 1/4" = 1'-0"

* SEE FINISHES AND MATERIALS ON THE MAIN RESIDENCE ELEVATION SHEETS.



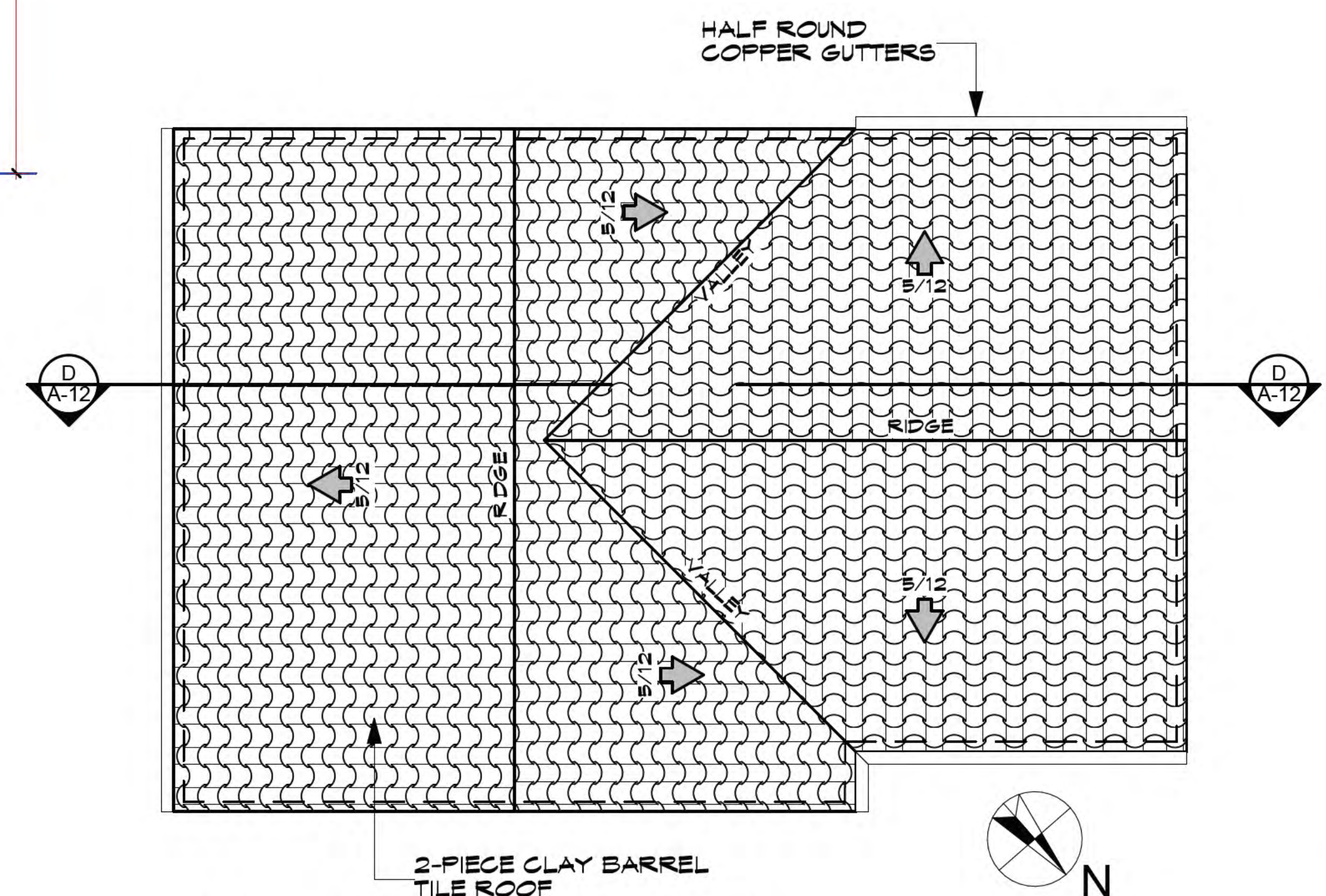
SECTION D-D

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



GARAGE FLOOR PLAN

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



GARAGE ROOF PLAN

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

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



AN ADDITION & REMODEL FOR:
THE JELLINEK RESIDENCE
323 PENNSYLVANIA AVENUE LOS GATOS, CA

GARAGE
PLANS

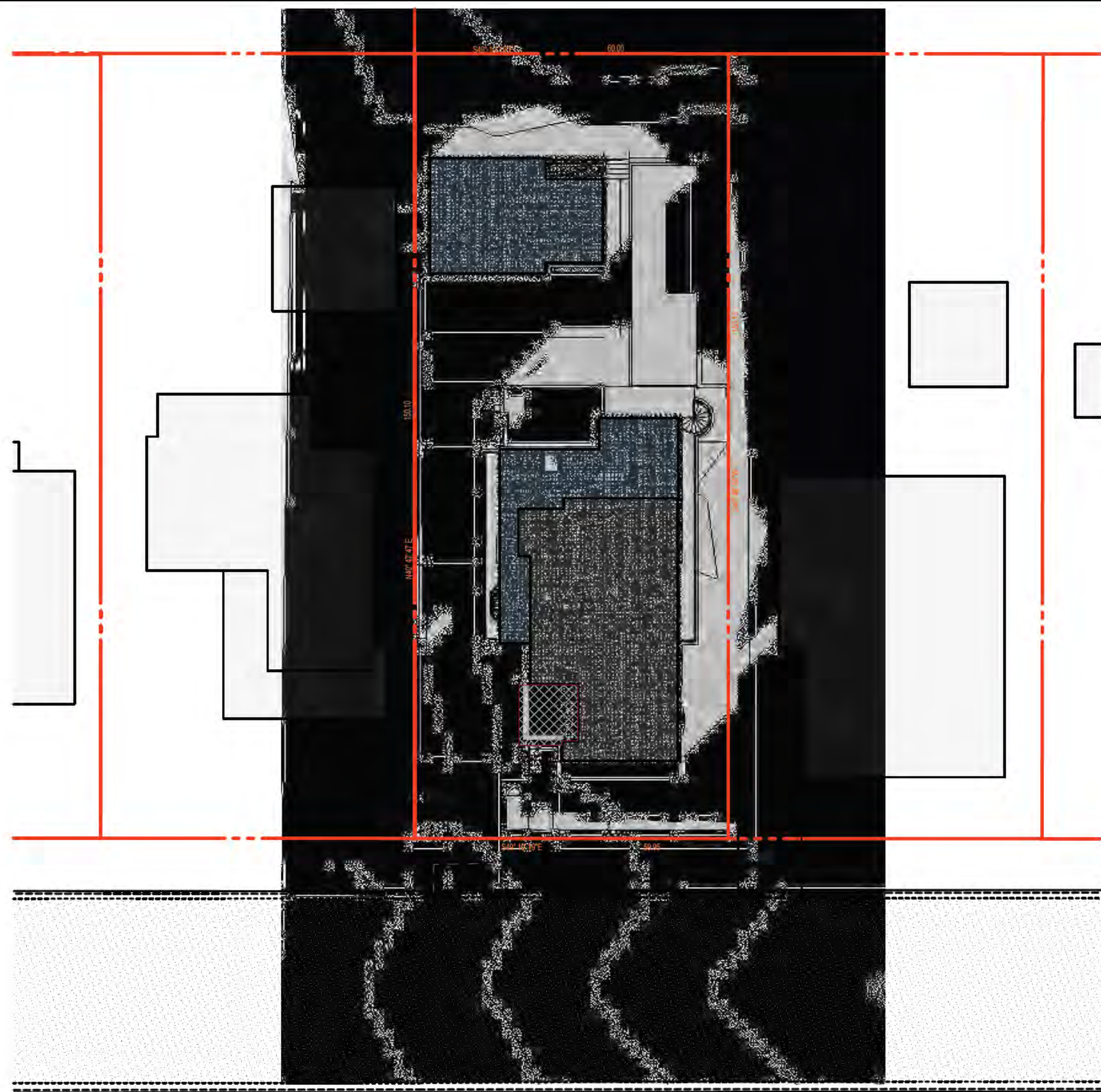
DATE: 07/05/23

SCALE: AS SHOWN

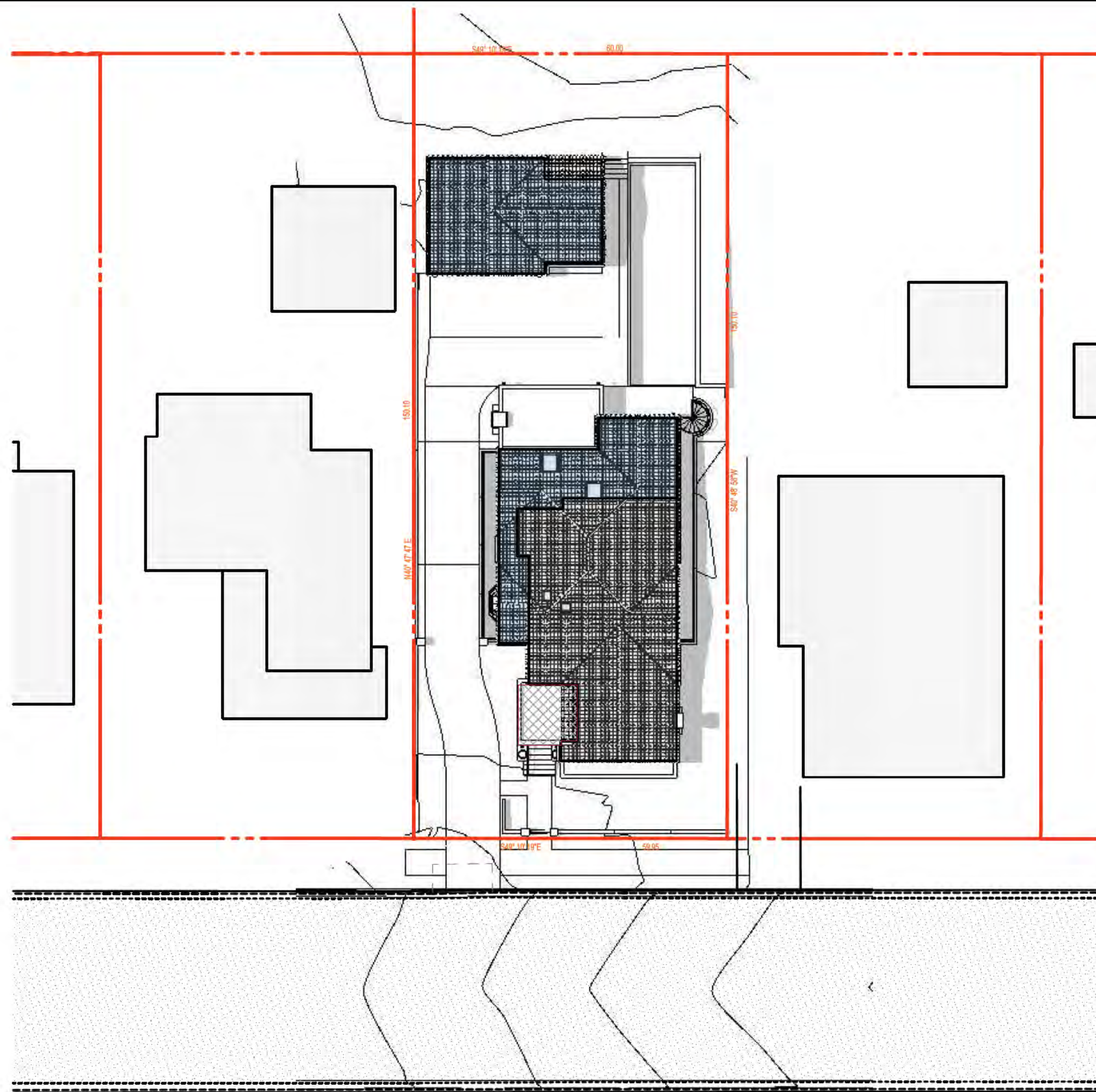
SHEET

A-12

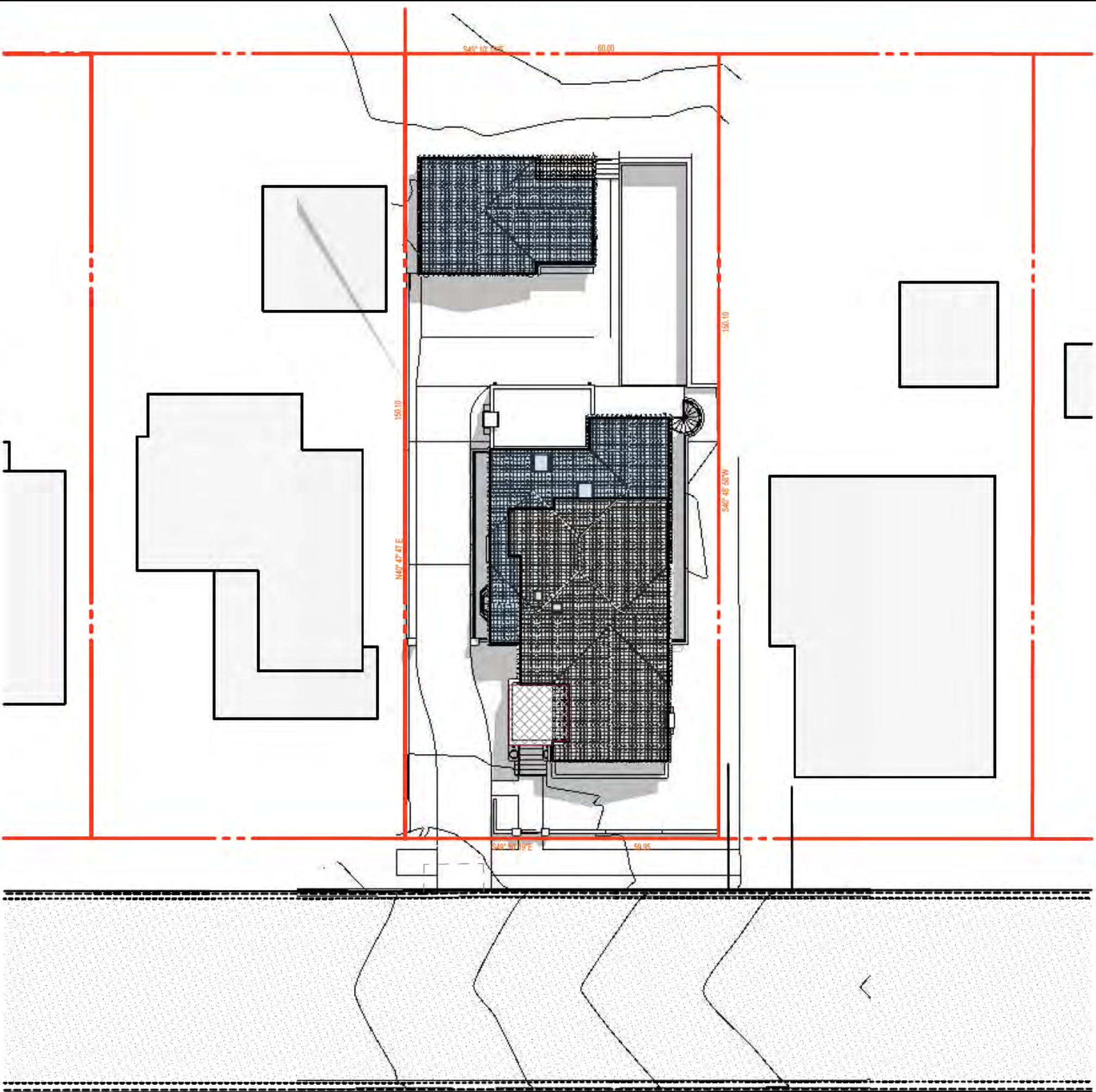
17 OF -



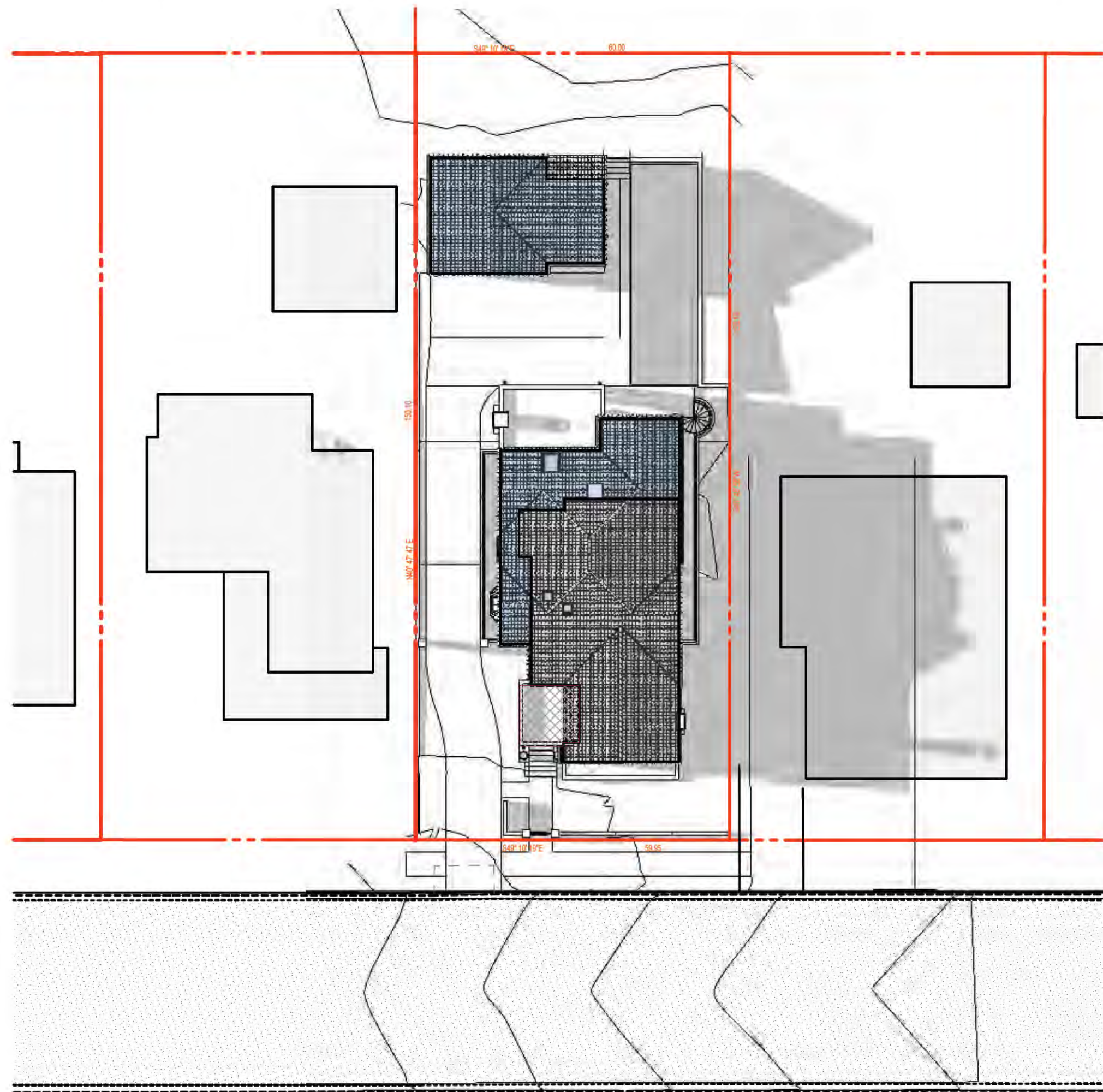
June 21 @9:00am



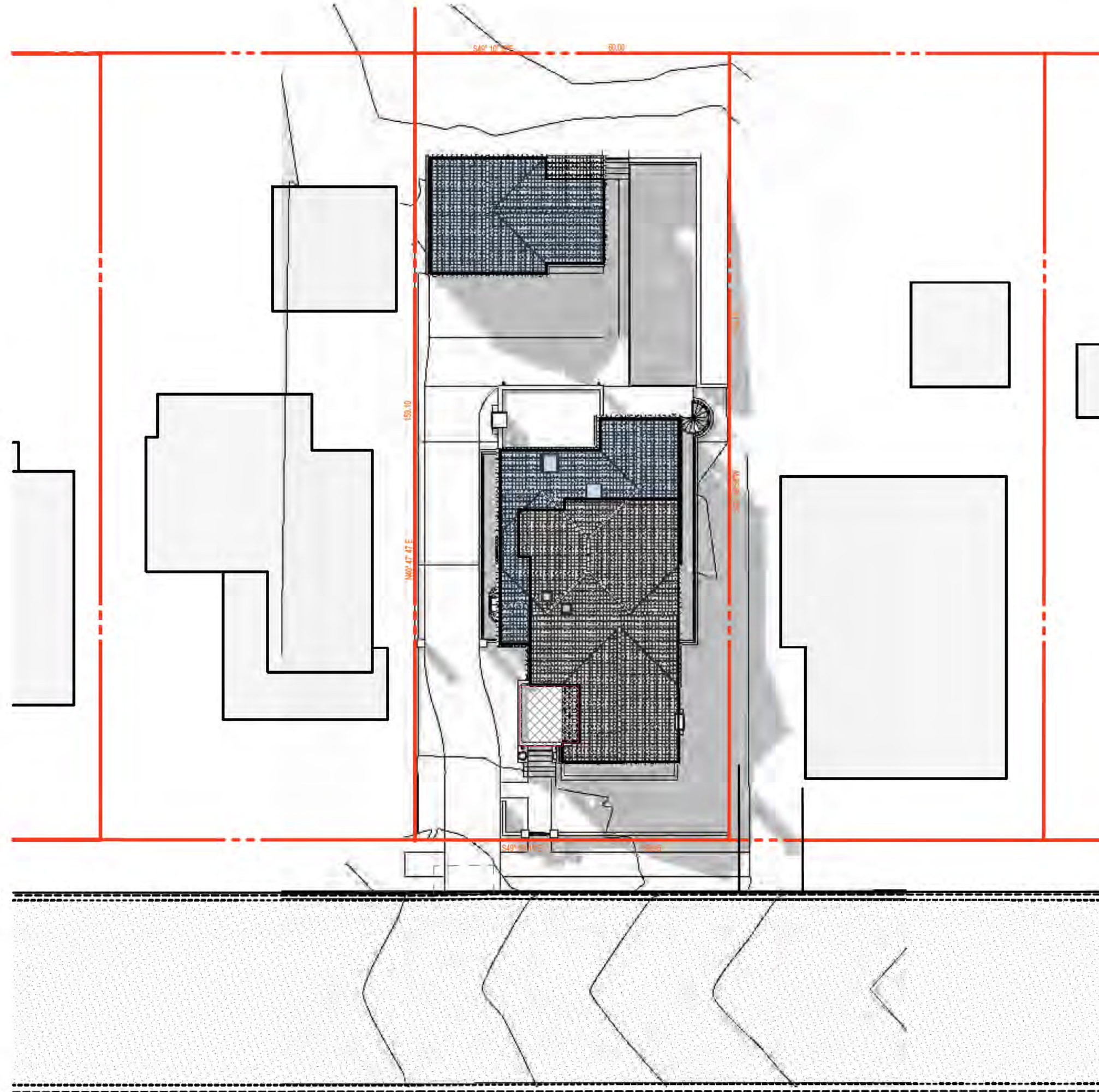
June 21 @12pm



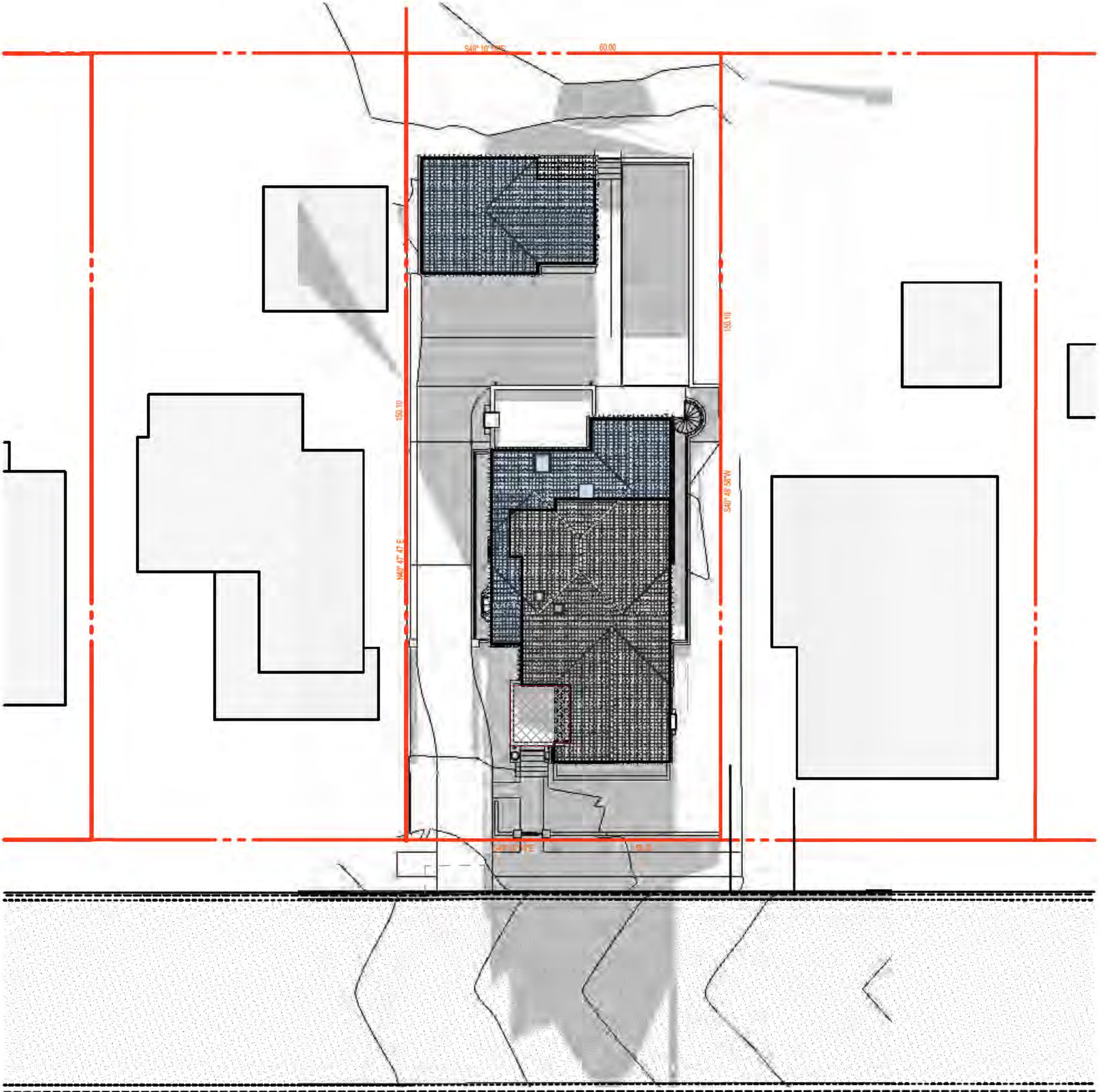
June 21 @3:00pm



December 21 @ 9:00am



December 21 @ 12:00pm



December 21 @ 3:00pm

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

KOHLSAAT
& ASSOCIATES

51 UNIVERSITY AVE. "L" • LOS GATOS, CA • 95030 • (408) 395-2555

AN ADDITION & REMODEL FOR:
THE JELLINEK RESIDENCE
323 PENNSYLVANIA AVENUE LOS GATOS, CA

SHADOW
STUDIES

DATE: 07/05/23
SCALE: 1" = 20'-0"
SHEET
A-13
18 OF -