TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE - SPECIAL
SEPTEMBER 11, 2024
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
4:00 PM

Susan Burnett, Chair
Lee Quintana, Vice Chair
Jeffrey Barnett, Planning Commissioner
Barry Cheskin, Committee Member
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 3:00 p.m. the day of the meeting.

CALL MEETING TO ORDER

ROLL CALL

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

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

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

1. Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located on 145 Tait Avenue**. APN 510-18-029. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-010. Property Owner: Jennifer McNellis. Applicant: Eric Beckstrom. Project Planner: Erin Walters.

2. Requesting Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-1. **Located at 15116 Blossom Hill Road**. APN 527-16-001. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Request for Review PHST-24-012. Property Owner/Applicant: Gamaleldin Elsayed. Project Planner: Jocelyn Shoopman.

3. Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:12. **Located at 134 Hernandez Avenue**. APN 510-21-002. Minor Residential Development Application MR-24-013. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jason and Janine Paul. Applicant: David Kuoppamaki. Project Planner: Jocelyn Shoopman.

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

4. Preliminary Reivew for Construction of an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 14344 La Rinconada Drive**. APN 409-19-019. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-013. Property Owner/Applicant: William Maynard. Project Planner: Erin Walters

5. Preliminary Review for Exterior Alterations and Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 311 Johnson Avenue**. APN 532-28-017. Request for Review Application PHST-24-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Nishita Biddala. Applicant: Abhay Reddy. Project Planner: Suray Nathan.

6. Preliminary Review for Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned O:LHP. **Located at 128 University Avenue**. APN 529-02-017. Request for Review Application PHST-24-014. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Ahmad and Meyssa Alaadel. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

REPORT FROM THE DIRECTOR OF THE COMMUNITY DEVELOPMENT

COMMITTEE MATTERS

ADJOURNMENT

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

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DATE: August 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located on 145 Tait Avenue**. APN 510-18-029. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Minor Residential Development Application MR-24-010. Property Owner: Jennifer McNellis. Applicant: Eric Beckstrom. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence located at 145 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1920 per County Assessor's Database; 1910s 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? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? Yes
6. Findings required? N/A
7. Considerations required? Yes

BACKGROUND:

The subject property at 145 Tait Avenue is located northwest side of Tait Avenue, between Nicholson Avenue and Bean Avenue. The Santa Clara County's Accessors Database lists a construction date of 1920 for the residence. The 1991 Bloomfield Survey indicates that the Craftsman style residential building was constructed in the 1910's (Attachment 1). The Bloomfield Survey rates the residence as "historic and intact or worthy of special note" or

PREPARED BY: Erin Walters
Associate Planner

BACKGROUND (continued):

"historic and some altered but still contributor to district if there is one" (Attachment 1). The property is located in the Almond Grove Historic District and is contributor to the district. The Sanborn Fire Insurance Maps show that the footprint of the residence remained consistent between 1928 and 1956 (Attachment 2).

Town records indicate the Historic Preservation Committee recommended approval of a one- and two-story addition located to the rear of original structure in 1995 (HS-95-6) and a building permit was issued in 1996 for the addition (B96-000632). The applicant provided a summary of the property research (Attachment 3), as well as photographs of the property (Attachment 4).

DISCUSSION:

Minor Residential Development application MR-24-10 was submitted on July 29, 2024, proposing construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence.

The project includes the following:

- Construction of a one-story addition of 35-square feet to the living room at the northern elevation;
- Construction of an attached one-car garage addition of 230-square feet at the rear elevation with carriage style door;
- Replacement of the existing two-car garage door with carriage style door to match;
- Construction of a two-story addition of 145-square feet over the existing rear garage;
- Removal of the existing 1996 brick chimney;
- Replacement of front door with wood door with glazing; and
- Replacement of the existing 1996 wood windows on all four elevations with new aluminum-clad wood windows with muntins.

The proposed materials consist of horizontal wood siding, wood trim, wood decorative brackets, aluminum-clad wood windows, and composition roofing to match the existing materials.

The applicant provided a Project Description (Attachment 5) and Development Plans (Attachment 6).

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

DISCUSSION (continued):

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

As part of this review the applicant has not provided a full demolition plan but has indicated that the proposed project will fall below Town's demolition thresholds for historic residences. A demolition plan will be provided by the applicant prior to going to public hearing.

CONCLUSION:

The applicant is requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence located at 145 Tait Avenue. 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 Minor Residential Development 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

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7).

ATTACHMENTS:

1. Bloomfield
2. Sanborn Maps
3. Applicant's Research
4. Photographs
5. Project Description
6. Development Plans
7. Section 3.9, Residential Design Guidelines

AG

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

6924

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 145 Tait

PARCEL MAP INFORMATION

Parcel # 510-18-029 Lot size: 120 front ft. x 133 ft. deep

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

Location: N__ S__ E__ W/ side of T St___ Ave/ Other___

distance to cross st: 75 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 Old Block # 6 Old lot # 4+3+ptn 2

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1910s Style Craftsman # stories___

Alterations___

Other___

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

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey ___

Gebhard: page #___ illustration page #___

Butler/Junior League___

PHOTOS: Roll/frame #025/7 Date 25-1-90

ATTACHMENT 1

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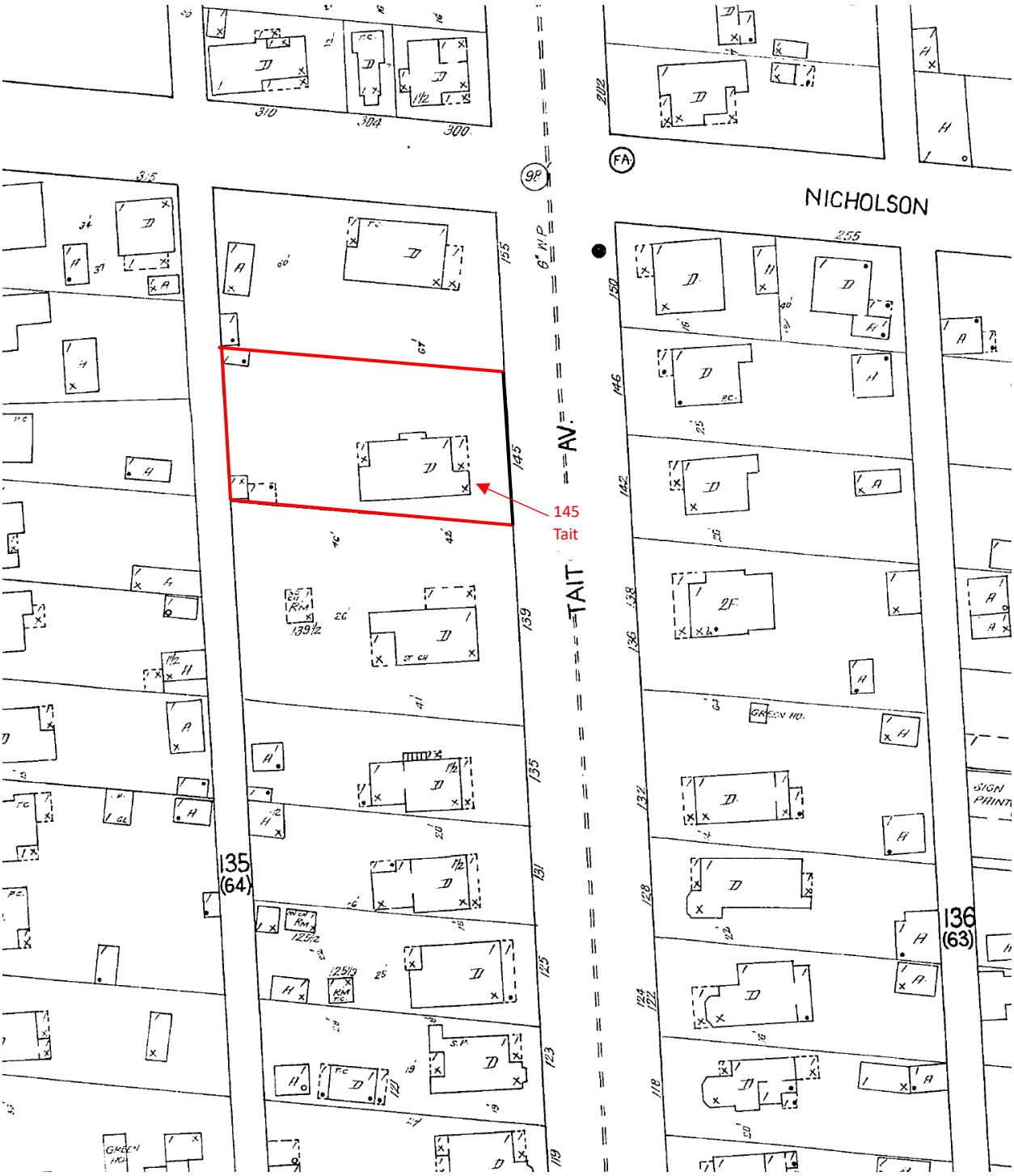
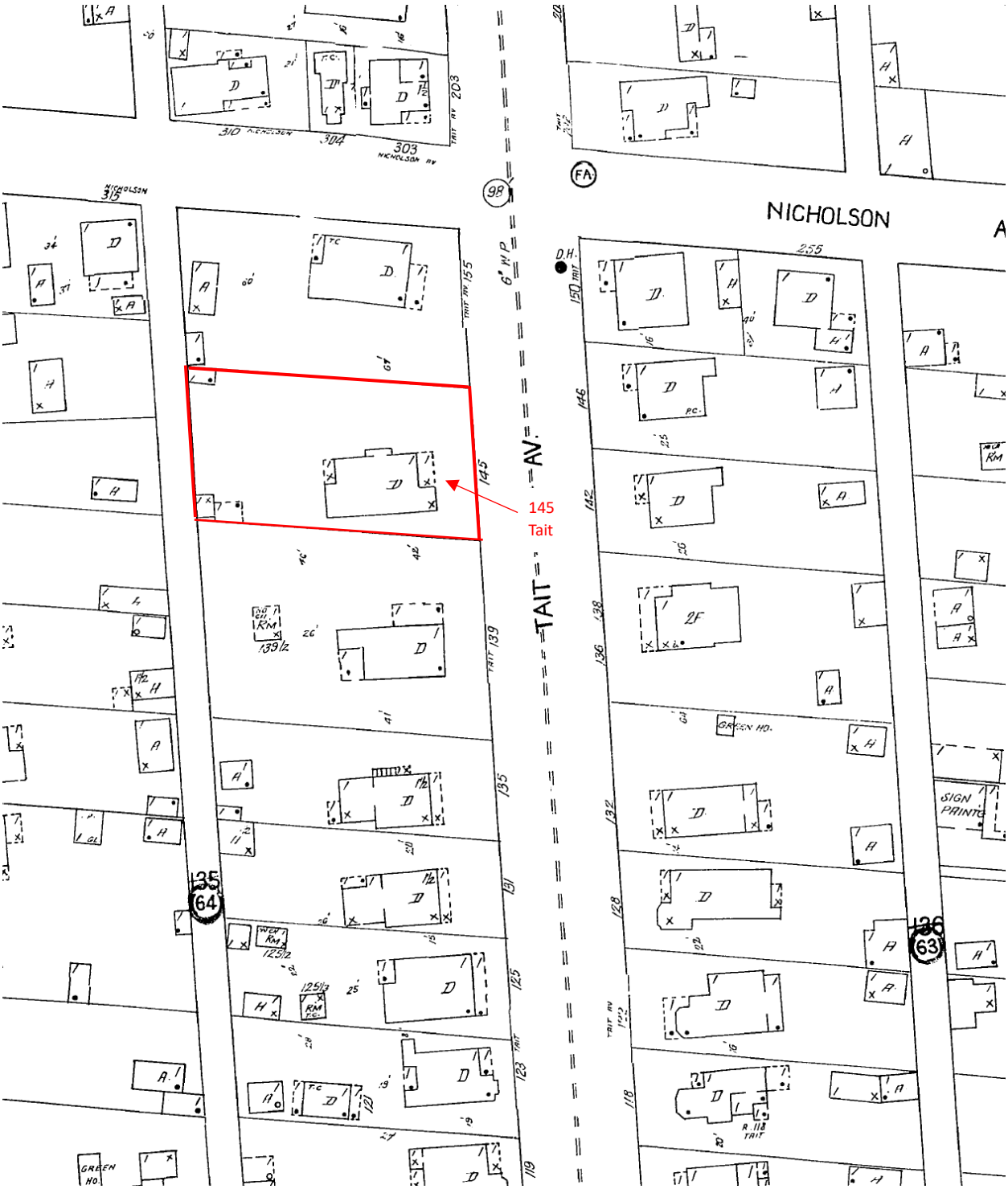
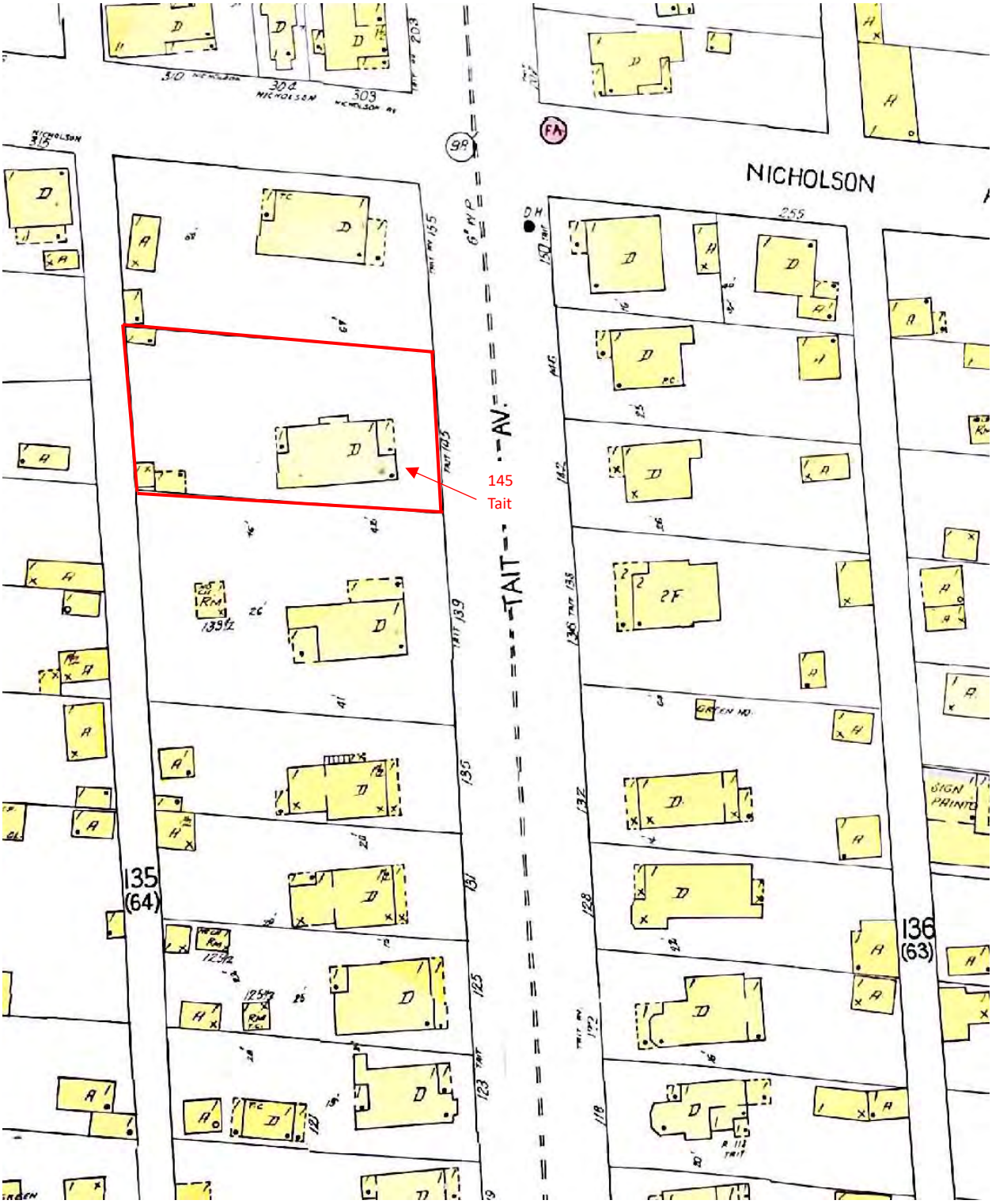


1928

ATTACHMENT 2


NICHOLSON
TAIT AV.
145
Tait
1928 – 1944



1928 – 1956

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July 14, 2024

145 Tait Avenue

Minor Development in Historic District

Long Range Historical Context (20,000 years ago until 1848)

Flora Context: Prior to European immigration, Los Gatos and the surrounding Silicon Valley was covered in enormous, dense, old-growth Redwoods. The micro-climate would have been vastly different in the shade and soil conditions created by the towering redwoods. By the late 19th century all the trees had been cut down in Los Gatos and surrounding hills. All the trees we see today are very young, second growth trees and have little to no connection to the previous forest which covered the hills and valley floor. The quality of the forests in Los Gatos today are completely different. Previously, Los Gatos would have felt like walking in Muir Woods or Big Basin Redwoods.

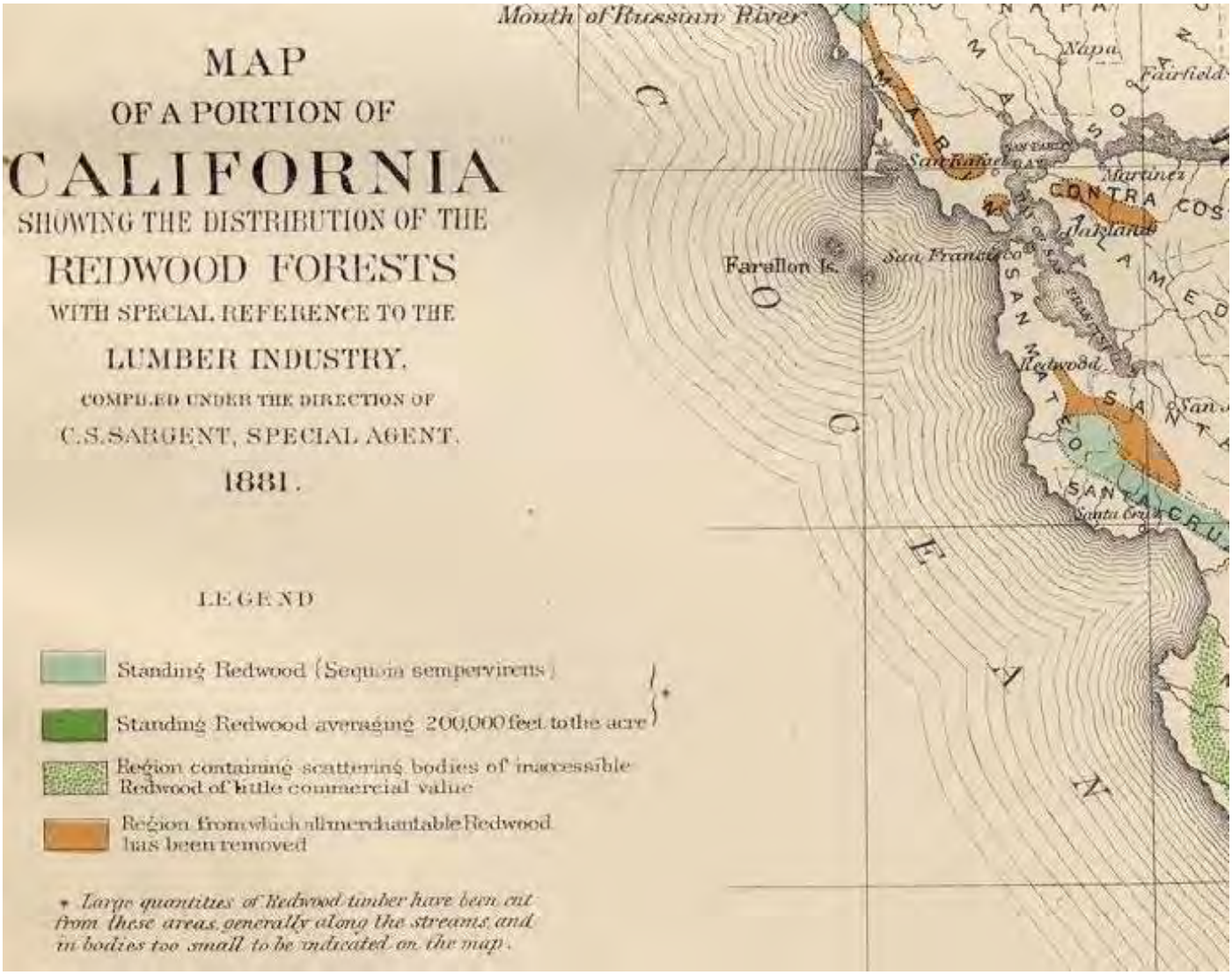
Approximately 13,000-20,000 years ago the first human immigrants came from the East over the Bering Strait land bridge. These native Americans lived among the dense forests and creeks in Los Gatos. It does not appear that they used slash and burn practices as the Native Americans did on the East Coast. The slash and burn practices actually paved the way for the survival of the first European immigrants to the East Coast. The slash and burn practices opened up the forest for the cultivation of crops and fauna for food (deer, boars, etc.). Our ancestors relied on the native Americans prior work in order to survive after first arriving on the North American continent in 1620.

On the West Coast, Spanish explorers came to the Los Gatos area and subjugated the Native Americans, took their land and quickly divided the it into very large ranches. Mexico gained independence in 1821 from the Spanish. **El Rancho Rinconada de Los Gatos Ranch** was created in 1839. The population was very sparse at this time.

USA Transition (1848 until the present)

The Gold Rush of 1848-1855 brought a wave(tsunami) of immigrants from the East Coast and Midwest. California became a state in 1850 due to this overwhelming westward immigration and the economic/political changes here. Drastic landscape transformation ensued from complete deforestation in Los Gatos and the surrounding area. Clear cutting of the ancient and valuable redwood forests began with these immigrants. It must have been a truly shocking transformation. In approximately 20-30 years all the Redwoods were gone and replaced with grassy hills. The map of forest resources below shows that Los Gatos Redwood forests were gone by 1881.
The sad irony of the is that the older houses and structures of Los Gatos and throughout the Bay Area were built with this incredibly valuable, old growth, tight grain Redwood from the giant trees as seen below. Old growth Redwood is rot resistant, stable and can ensure that a structure will stay together for a very long time. Modern framing and siding material made of Pine/Spruce/Fir is in no way comparable to the many incredible qualities of 1000 - 2000 year old Redwood lumber.

The Los Gatos forest environment and trees would have been similar size to these felled trees above. It must have been incredible. There was an immense amount of money made by this deforestation which took approximately 20 years or less.
The map below also shows the wide spread distribution of old growth Redwoods in the Los Gatos Coastal range, prior to European immigration



1881 Forest Resource map

Los Gatos Urban Development

The USA was settled by the construction of dense villages, towns and cities. They were accessed by water in ports and rivers. American towns and cities were dense due to transportation limitation.They were walkable or would not survive.

In 1864 railroads connected San Francisco to San Jose. In 1868, 100 acres of the rancho was selected as a town site. In 1876 rail lines were extended from San Jose to Santa Cruz for logging operations which allowed the complete clear cut the coastal range around Los Gatos. The Los Gatos railroad station fostered fast and dense population growth of the town center. Many San Francisco took the railroad and built summer homes in Los Gatos due to the pleasant weather at the 344' elevation which creates a wonderful environment. Dense population increase around railroad stops was typical across the USA. The Town was incorporated in 1887, and by 1890 the Town's population had grown to 1,652. Population growth spread along Santa Cruz Avenue and over to Los Gatos Boulevard neighborhood of Loma Alta/Johnson Ave. Soon after the street car, 'InterUrban', network was established which greatly facilitated dense population growth. This was also typical in all USA cities and towns. In 1903 the Streetcar/Interurban line was started which went to Saratoga where Highway 9 is now located. Saratoga was already connected to San Jose.

Below are various pictures of the Urban development of Los Gatos.

1890, First Los Gatos Hotel

1895, Los Gatos Hotel expanded around the corner.

1895, Los Gatos Train station

1900, Los Gatos Train station

1891, President Harrison at Los Gatos Train Station

Hotel Lyndon, 1930(site of Los Gatos Hotel which burned down in 1898)

1902, East Main street looking East with treetcar/InterUrban

1900, train; Los Gatos to Santa Cruz

1890's Main St. Bridge

1900, Main Street Bridge

1900's

1940's

1970's

Agricultural History

In 1887 marked the beginning of a new chapter in Los Gatos after the complete removal of the ancient Redwood Forest. Los Gatos and the entire surrounding area was transformed into one of the largest fruit orchard areas in the world. Santa Clara County was once the **prune capital of the world.** Orchards provided an abundance of fruit in the mountains and in the valley of Los Gatos. Prunes, peaches and apricots.

1900, panorama over Los Gatos

1910, view looking East over Los Gatos

A View of Foothills Orchards, Los Gatos in the distance.

1900, rural road to Los Gatos

1900, Large Prune Drying Yard. Los Gatos

Los Gatos streets were platted in the 1870 & 1880's.

1895 Sanborn Los Gatos Reference 'Fire' Map, **145 Tait Avenue** is located in **Map #8** above (yellow) and below. The Architect lives in the map #2 area (blue).

Map #8 below. As of 1895, 145 Tait Ave. was part of a larger empty lot and was not subdivided yet. Later Sanborn maps show the same empty lot. It could be assumed that the property was not subdivided until the house was built in 1920. This pattern of development was typical throughout the South Bay. Owners would purchase large parcels and gradually subdivide and/or develop 'spec' houses for sale to the public as a way to make money. This could have been the situation for 145 Tait Avenue. 145 Tait Avenue could have been a 'spec' house which might explain it simple, yet handsome design. Many owners would pick styles from books and have a builder construct from these pattern books which offered different styles. The 145 Tait structure would benefit from its construction from the old-growth Redwood lumber.

1895 Sanborn Fire Map #8

1908 Sanborn Fire **Map #8** enlarged, showing no structures on **145 Tait Avenue**

145 Tait Avenue – Overall Background

This lovely neighborhood has a plethora of styles and a very mixed typology. There are many dense multi-unit apartments, ADU's, woven between single family homes. This complex neighborhood typology is bound together by a wonderful sidewalk network and which is not encumbered by driveways as there are alleys between the primary streets. The Alleys are actually just as interesting to walk on as the main streets with the multitude of Outbuildings, Garages and ADU's which creates a diverse and very nice, intimate quality due to the closeness and 'jumble' of different structures. When I lived in this area I walked on the alleys as much as I did the street sidewalks due to this 'alive' neighborhood quality.
The primary draw of historic neighborhoods is not the actual individual designs or structures but more the walkable street quality and dense and extremely varied built environment. It is the 'whole' of it that really matters. The higher density of dwellings which makes it feel safer than a typical suburban neighborhood. These qualities are obviously what draws so many children and families to this neighborhood for Halloween. It is truly remarkable to see all the families mixing and enjoying themselves on that civic night with some many different cultures coming together in peace.

145 Tait Avenue – 1920's Front Section

The existing, original front part of the house was constructed in 1920 in a 'craftsman' style. Prior to this period, most of the houses were built in the more vertical and steep roof Victorian style, although there were many variations from the pattern books at the time. Most domestic USA Architecture was not designed by individual Architects but from pattern books which were used by builders. Later there was a plethora of styles used in the early teens and 1920's.
145 Tait Avenue is basically a simple rectangle plan, single-story house with a 'Gable' front and a few brackets and another small cross gable at the Kitchen. The 7:12 pitch roof is shallower than the typical Victorian roofs which would save money on materials and the budget. It is evident that the house was remodeled and altered throughout its life. All the windows have been changed to 1990's Anderson, modern windows are not consistency in details. Some windows have many lites and others have none, all are SDL style. It is not clear what the original window design/layout may have been which is typical in a house's life.

Proposal – Front Section

Fill in 35 sf behind the Kitchen Bay as this room could use the extra 2' to make it work better. This would also remove a later HVAC closet addition which is fairly mediocre to poor looking on this elevation facing this lovely large side yard. The new design would enliven this area with appropriate looking French doors and double hung windows. A new ground level wood deck coming out nearly 12' in front of the existing Kitchen Bay would also anchor the house to the large side yard better.

145 Tait Avenue – 1996 Back Section

In 1996 a 1 and 2-story addition was built in the back facing the Alley. The back section is a 1-story, 2 car garage addition and a 2-story section with a Bedrooms and Laundry. The aesthetic integration seems to be medium to poor quality, although it is barely by the public from the Tait Avenue sidewalk.

Proposal-Back Section

First Floor: construct a 1-story, shed roof, garage addition for a third garage bay for storage. This will also help frame the side yard area.
Second floor: redo the interior layout of the Primary Bedroom Suite with a new Bathroom and Closet while also bringing the existing gable roof through to the other side for both more head room and aesthetically to bring better composure and balance to this rear section. A new 146 sf, Primary Bedroom to be constructed over the existing Garage Attic Storage area with mountain view windows. The design of the back of the house will be nicer to look at from the Alley than the existing house and garage roof.

Please call or email with any follow up questions. Thanks.

Sincerely,

Eric A. Beckstrom, Architect

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650 847-8351
Eric@BeckstromArchitecture.com
July 24, 2024

145 Tait Avenue

Site Pictures




Please call or email with any follow up questions. Thanks.

Sincerely,

Eric A. Beckstrom, Architect

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July 14, 2024

145 Tait Avenue

Project Description

The recent owners of 145 Tait Avenue want to breathe life into this house which was partly remodeled in 1996. This simple yet charming, 1920 house was used as a storage locker since 1996 as the previous owners did not live in it all those years. They added the back addition: partially 2-story and 1-story garage facing the alley.

This house lot is less built up than the majority of the lots. Most houses have additions of all varieties and a plethora of ADUs and garage facing the alley.
Tait, Massol and Wilder Avenues have back alleys with a high density and wide variety of secondary dwelling sizes and apartments. This neighborhood has evolved much since 1888 which is right after they totally clear cut enormous redwood forest with trees up to 2000 years old! Just like the railroad almost extinguished the buffalo, the railroad allowed wholesale clearing of every tree in the region in 10-20 years. When this house was built all the hills were covered with grass instead of 200-300' tall Redwoods. Some people became extremely wealthy tapping into this 2000-year old reserve of the best lumber in the world.

Los Gatos literally sits on the long gone, decaying stumps of gigantic redwoods that were here just 10-15 years before these streets were laid out in 1880. Context is always helpful when looking at Urban Design and a city's evolution.

The Project

145 Tait was originally a simple 28' x 53' single story rectangle with a covered front porch and Kitchen gable on one side. The front porch is approximately 18.5' from the sidewalk and front property line. Some of the other houses nearby have similar forms and a few brackets, yet most have morphed very much since first built. The house is situated to the left side of the large lot which creates a large side yard for the future owners to enjoy. They will build a front picket fence in similar character to the other neighbors to keep in their dogs and provide separation.

They will fill in 2' of the Family Rm area behind the Kitchen Bay as the rooms are fairly narrow. This will connect to the side yard and breathe life and light into the house which it desperately needs.

The 1996 second floor will be adjusted to have the gable go through from right to left. As can be seen from the photos the back/left side looks like someone forgot to finish designing/building the addition as it looks wonky (which is more typical than people realize…it just happens). A 12' long Primary Bedroom addition will be built in some of the existing Garage Attic storage space. The new roof designs hopefully make the back look better with a small gable facing the Alley. The garage will get a third bay with a low slope/shed roof type addition. We have done scores of these Back East and here on barns, carriage barns, garages, etc.

Please call or email with any follow up questions. Thanks.

Sincerely,

Eric A. Beckstrom, Architect

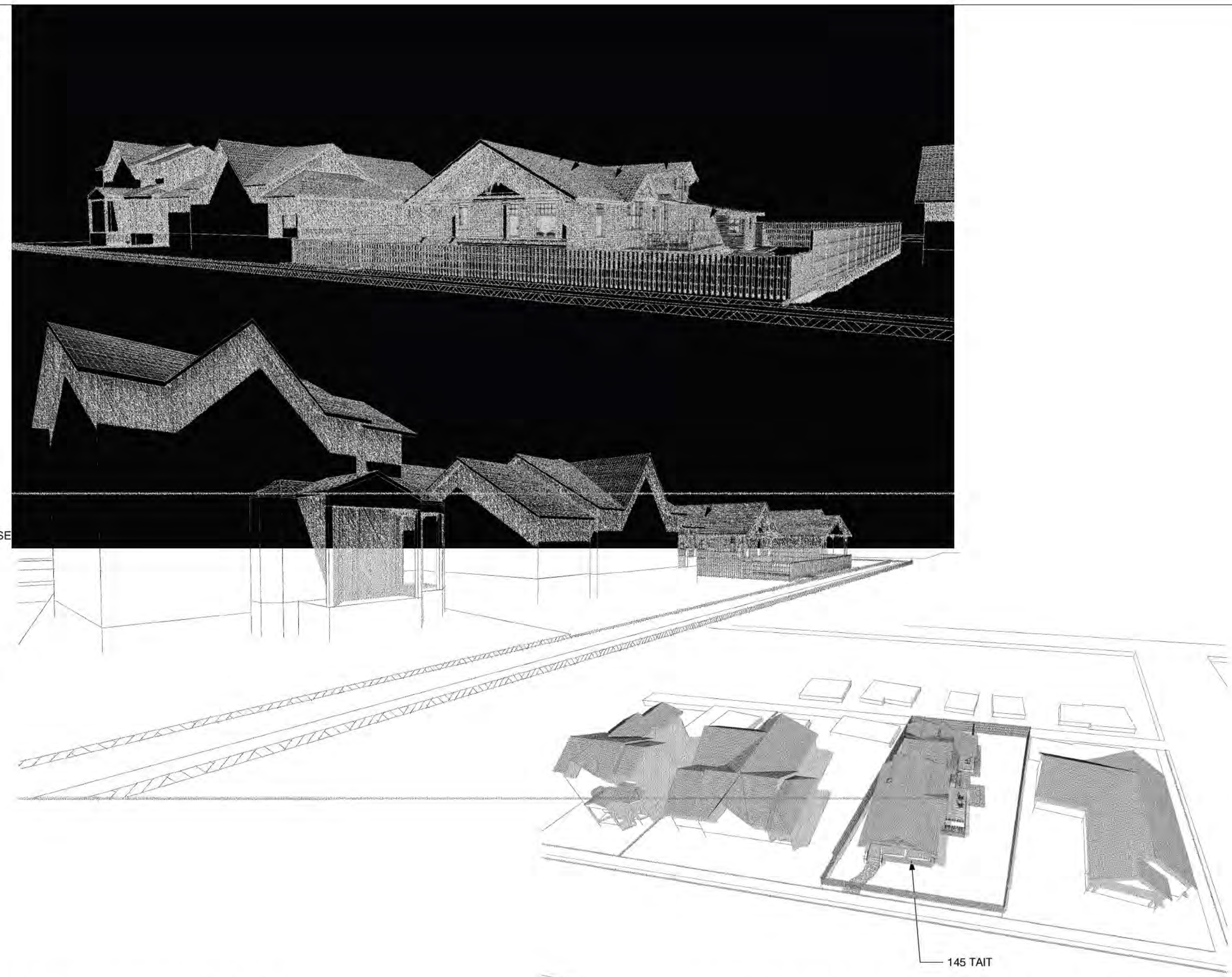
ABBREVIATIONS

ARCH.	ARCHITECTURAL	INT.	INTERIOR
BTWN.	BETWEEN	MAX.	MAXIMUM
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MECH.	MECHANICAL
BM.	BEAM	MFGR.	MANUFACTURER
CSMT.	CASEMENT	MICRO.	MICROWAVE
CLR.	CLEAR	MTL.	METAL
CL'G.	CEILING	NAT.	NATURAL
C.J.	CEILING JOIST	(N)	NEW
COL.	COLUMN	NO.	NUMBER
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
DRY.	DRYER	RIS.	RISERS
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION(S)	R.R.	ROOF RAFTERS
D.W.	DISHWASHER	REV.	REVISION
DWGS.	DRAWINGS	REFR.	REFRIDGERATOR
ELEV.	ELEVATION	REQD.	REQUIRED
EQ.	EQUAL	SHT.	SHEET
(E)	EXISTING	SL.	SLIDER
EXT.	EXTERIOR	SIM.	SIMILAR
F.A.U.	FORCED AIR UNIT	STL.	STEEL
FIN.	FINISH, FINISHED	STRUCT.	STRUCTURAL
FLR.	FLOOR	TEMP.	TEMPE RED
F.J.	FLOOR JOIST	TR.	TREADS
FTG.	FOOTING	T&G.	TOUNGE & GROOVE
FRZ.	FREEZER	T.O.	TOP OF
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	U.N.O	UNLESS NOTED OTHERWISE
G.D.	GARBAGE DISPOSAL	V.I.F.	VERIFY IN FIELD
GRD.	GRADE	WASH.	WASHER
GYP. BD.	GYPSUM BOARD	W.H.	WATER HEATER
HDR.	HEADER	WD.	WOOD
HGT.	HEIGHT		

APPLICABLE CODES

2022 California Building Code CCR Title 24 Part 2
2022 California Residential Code CCR Title 24 Part 2.5
2022 California Electrical Code CCR Title 24 Part 3
2022 California Mechanical Code CCR Title 24 Part 4
2022 California Plumbing Code CCR Title 24 Part 5
2022 California Building Energy Efficiency Standards CCR Title 24 Part 6
2022 California Historical Building Code CCR Title 24 Part 8
2022 California Existing Building Code CCR Title 24 Part 10
2022 California Green Building Standards Code CCR Title 24 Part 11
2022 International Existing Building Code, Appendix Chapters A2 and A5

2022 California Code of Regulations Title 24, Parts 1 12, including locally adopted Reach Codes



SCFD NOTES

Fire sprinklers not required, 2,418 sf House; 3,600 sf is threshold requirement

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows:

1.In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than three thousand six hundred (3,600) square feet.

Fire Sprinkler Systems: Where automatic fire sprinkler systems are required to be installed in new buildings, the system shall be placed in service as soon possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior alarm bell can be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

Water Supply Requirements

Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and / or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

CONSTRUCTION FIRE SAFETY

Section A33-47 of the Santa Clara County Code and Section 101 of the California Fire Code give the County Fire Marshal the authority to make and enforce such rules and regulations for the prevention and control of fire and fire hazards as may be necessary to carry out the intent of the Code. Copies of Santa Clara County Fire Marshal Standards and the County Fire Code Amendments can be found on this website. [REF: SCC §A33-47 & CFC §101.4] Construction to comply with Chapter 33 Std Detail and Specification S1-7.

The Fire Marshal's Office also has the responsibility for enforcing Title 19 of the California Code of Regulations, and portions of the California Building Code, as adopted by the County of Santa Clara. A copy of the County Fire Code is kept at the County Clerk of the Board's Office.

PREMISES/ADDRESS IDENTIFICATION

The address numbers of the property or project location shall be plainly visible and legible from the street or road fronting the property at the fire apparatus access point or as otherwise approved per code: These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewedfrom the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

NOTES

1. All adhesives, sealants, caulks, paints, coatings, and aerosol paint containers must remain on the site for field verification by the Building Inspector. CGBSC Section 4.504.2.4

2. "Prior to final inspection, a letter signed by the general contractor OR the owner/builder (for any owner/builder projects) must be provided to the Town of Los Gatos Building Official certifying that all adhesives, sealants, caulks, paints, coatings, aerosol paints, aerosol coatings, carpet systems (including carpeting, cushion and adhesive), resilient flooring systems, and composite wood products installed on this project are within the emission limits specified in CGBSC Section 4.504."

3. Verification of replacement of <u>all</u> existing to remain non-compliant plumbing fixtures with water-conserving plumbing fixtures as specified in Civil Code Section 1101.1-1101.8, shall be provided to the Town Building Inspector, prior to final inspection. This requirement applies to all existing to remain plumbing fixtures located within the structure under the scope of this permit."

CONTACTS

OWNER:	[redacted] 145 Tait Avenue Los Gatos, CA 95030
ARCHITECT:	Beckstrom Architecture + Interiors PO Box 1317, Los Gatos, CA 95030 650 847 835; eric@beckstromarchitecture.com
CONTRACTOR:	OWNER/BUILDER
STRUCTURAL ENGINEER:	Efe Sozkesen MS. PE. 4x Engineering, Inc. 4340 Stevens Creek Blvd. Suite # 240 San Jose, CA 95129 408 642 5464, contact@4xengineering.com
CONTRACTOR:	TBD
TITLE 24/ GREENPOINT RATER:	Title 24 Data Corp Monika Taylor CEA R13 14 10017 633 Monterey Trail, POB 2199, Frazier Park, CA 93225 2199 800 237 8824; title24@frazmtn.com

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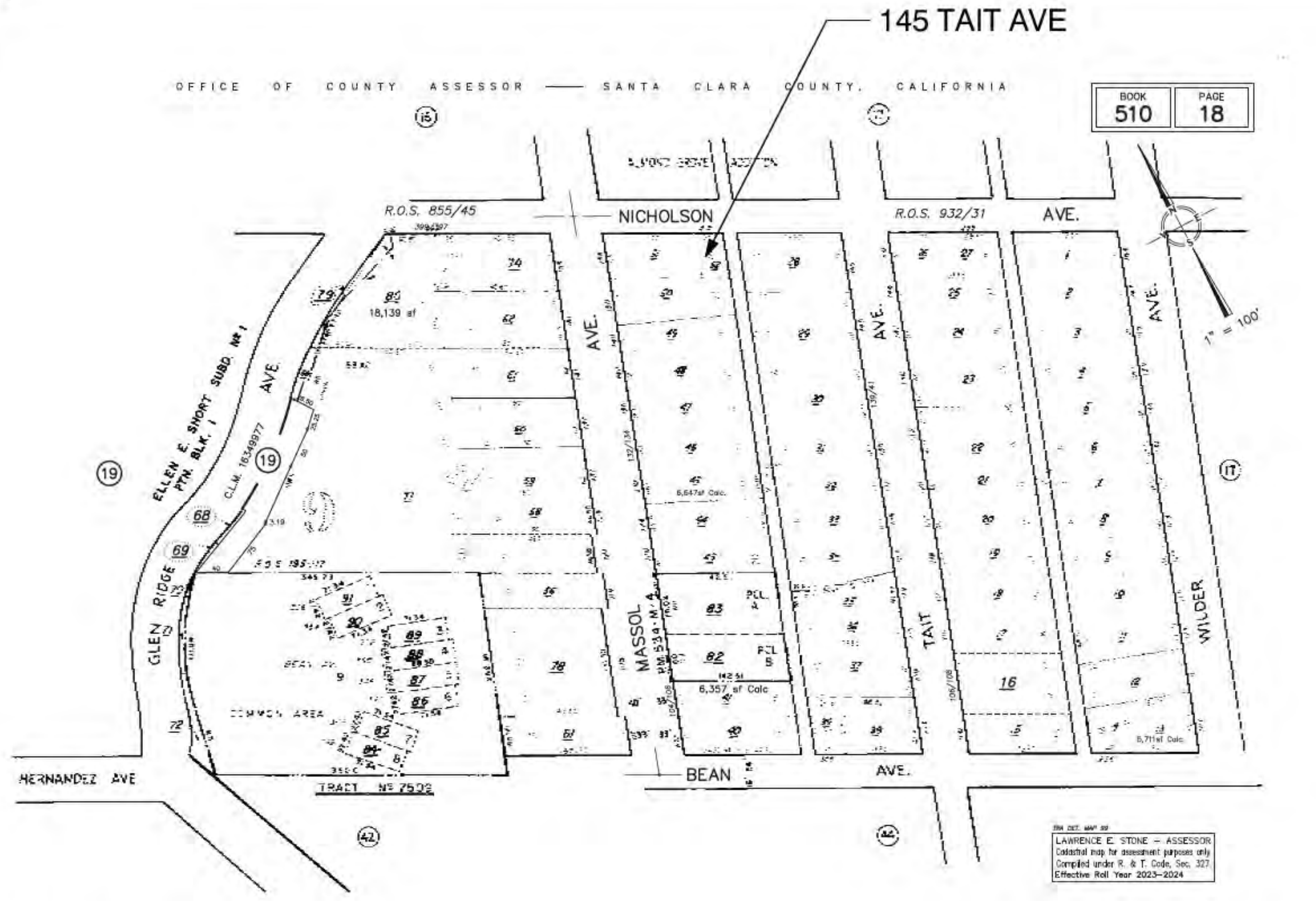
ASSESSOR TAX MAP



PROJECT DATA & DESCRIPTION

Assessor's Parcel Number(APN): 510-18-029	
ZONING:	R-1D:LHP
BUILT:	1920 AND 1996 BACK ADDITION
LOT SIZE:	9,700 SF
CONSTRUCTION TYPE:	TYPE V-B
OCCUPANCY GROUP:	R3 - 1-STORY SINGLE FAMILY DWELLING & ATTACHED GROUP U PRIVATE GARAGE

<u>PROJECT DESCRIPTION</u>

EXISTING 1,833 SF, 1920 2 STORY RESIDENCE WITH 1996 ADDITION IN THE BACK SECTION (2 STORY BEDROOMS & 1 STORY GARAGE)

REPLACE 1996 'ANDERSON' WINDOWS THOUGHOUT THE HOUSE WITH MARVIN WINDOWS WITH APPROPRIATE SDL'S

REMODEL/INSTALL (N) FINISHES/CABINETS INSIDE (E) HOUSE;
FILL IN 35 SF ON FIRST FLOOR BEHIND KITCHEN BAY;
NEW 230 SF 1 STORY GARAGE BAY ADDITION AT BACK 1996 SECTION;
REMODEL EXISTING SECOND FLOOR OF 1996 SECTION FOR PRIMARY BATH AND CLOSET; CONSTRUCT 146 SF PRIMARY BEDROOM ADDITION ON FLOOR OF EXISTING GARAGE ATTIC STORAGE

1895 SANBORN MAP

LEGEND

#	DOOR
#	WINDOW
X / A-XX (Detail # / Sheet #)	DETAIL
A-XX	INTERIOR ELEVATIONS
X / A-XX (Sect. # / Sheet #)	SECTION
X / A-XX (Sect. # / Sheet #)	EXTERIOR ELEVATION
X'-X"	(UNLESS NOTED OTHERWISE)
X	SLOPE
X'-X"	ELEVATION HEIGHTS

VICINITY MAP

WVSD SEWER LINE MAP

N

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Res. Remodel & Addition

145 Tait Avenue
Los Gatos, CA 95030
APN: 510-18-029

HPC - 2
8/23/2024

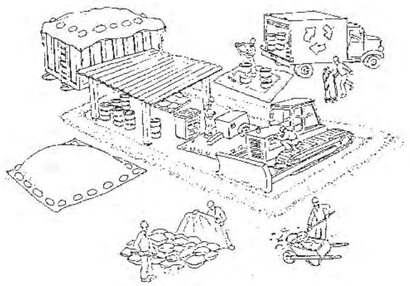
SEAL
LICENSED ARCHITECT
ERIC A. BECKSTROM
C-25632
7/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRAWING TITLE
COVER SHEET

DRAWN: EB
DATE: 8/23/2024
SCALE: 1' = 1' 0", 6" = 1' 0", 1:1.89
JOB NO: 6
FILENAME: 2427 145 TAIT CD3.3.pln
SHEET: A0.0

ATTACHMENT 6

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

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

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BLUEPRINT FOR A CLEAN BAY

DRAWN	EB
DATE	8/23/2024
SCALE	1:1.20
JOB NO	6
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A0.1

2007 Home Remodeling GreenPoints Checklist

Build It Green
Smart Solutions From The Ground Up

The green building practices listed below are described in the Home Remodeling Green Building Guidelines, available at www.BuildItGreen.com

	Community	Energy	IAQ/ Health	Resources	Water
A. SITE					
1. Protect Existing Soil and Minimize Disruption of Existing Plants & Trees					
a. Protect Existing Topsoil from Erosion and Reuse after Construction	■				■
b. Limit and Delineate Construction Footprint for Maximum Protection					■
2. Deconstruct Instead of Demolish				■	
3. Recycle Construction and Demolition Waste					
a. Recycle or Reuse All Cardboard, Asphalt & Concrete (Required)				■	
b. Recycle 50% of Remaining C&D Waste				■	
B. FOUNDATION					
1. Replace Portland Cement in Concrete with Recycled Flyash or Slag					
a. Minimum 30% Flyash or Slag				■	
b. Minimum 40% Flyash or Slag				■	
2. Retrofit Crawl Space to Control Moisture					
a. Control Ground Moisture with Vapor Barrier			■		
b. Condition the Crawl Space			■		
3. Design & Build Structural Pest Controls					
a. Install Termite Shields and Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers				■	
b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation				■	
C. LANDSCAPE					
1. Construct Resource-Efficient Landscapes					
a. No Invasive Species Listed by Cal-IPC Are Planted					■
b. No Plant Species Will Require Shearing				■	
c. 75% of Plants Are Drought-tolerant California Natives, Mediterranean, or Other Appropriate Species					■
2. Use Fire-Safe Landscaping Techniques	■				
3. Minimize Turf Areas					
a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue					■
b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide					■
c. Turf is <33% of Landscaped Area					■
d. Turf is <10% of Landscaped Area					■
4. Plant Shade Trees	■	■			
5. Group Plants by Water Needs (Hydrozoning)					■
6. Install High-Efficiency Irrigation Systems					
a. System Uses Only Drip, Bubblers, or Low-flow Sprinklers					■
b. System Has Smart Controllers					■
7.Incorporate Two Inches of Compost into the Top 6 to 12 Inches of Soil					■
8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement					■
9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements				■	
10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward	■				
11. Collect and Retain Rainwater for Irrigation					■

	Community	Energy	IAQ/ Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE					
1. Apply Optimal Value Engineering					
a. Place Rafters and Studs at 24-Inch On Center Framing				■	
b. Size Door and Window Headers for Load				■	
c. Use Only Jack and Cripple Studs Required for Load				■	
2. Use Engineered Lumber					
a. Beams and Headers				■	
b. Insulated Engineered Headers		■		■	
c. Wood I-Joists or Web Trusses for Floors				■	
d. Wood I-Joists for Roof Rafters				■	
e. Engineered or Finger-Jointed Studs for Vertical Applications				■	
f. Oriented Strand Board for Subfloor				■	
g. Oriented Strand Board Wall and Roof Sheathing				■	
3. Use FSC Certified Wood					
a. Dimensional Lumber and Timbers: Minimum 40%				■	
b. Dimensional Lumber and Timbers: Minimum 70%				■	
c. Panel Products: Minimum 40%				■	
d. Panel Products: Minimum 70%				■	
4. Use Solid Wall Systems (includes SIPs, ICFs, & any Non-Stick Frame Assembly)					
a. Floors		■		■	
b. Walls		■		■	
c. Roofs		■		■	
5. Reduce Pollution Entering the Home from the Garage					
a Tightly Seal the Air Barrier between Garage and Living Area			■		
b. Install Garage Exhaust Fan OR Build a Detached Garage					
6. Design Energy Heels on Roof Trusses		■			
7. Install Overhangs and Gutters		■		■	
8. Install Reflective Roof and Radiant Barrier		■			
9. Replace Single-Pane Windows with High Performance Windows (U-factor ≤ 0.40 & SHGC ≤ 0.40)		■			
10. Retrofit with Storm Windows		■			
11. Install Low-SHGC Window Film on Single-Pane Windows		■			
12. Retrofit Structure for Earthquakes				■	
E. EXTERIOR FINISH					
1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Decking				■	
2. Install Rain Screen Wall System				■	
3. Use Durable and Noncombustible Siding Materials				■	
4. Use Durable and Noncombustible Roofing Materials				■	
F. INSULATION					
1. Install Insulation with 75% Recycled Content					
a. Walls and/or Floors				■	
b. Ceilings				■	

	Community	Energy	IAQ/ Health	Resources	Water
4. Inspect Quality of Insulation Installation before Applying Drywall	X	■	X	X	X
5. Apply Caulking & Weatherstripping	X	■	X	X	X
G. PLUMBING					
1. Distribute Domestic Hot Water Efficiently					
a. Insulate Hot Water Pipes from Water Heater to Kitchen	X	X	X	X	X
b. Insulate All Hot Water Pipes					
c. Use Engineered Parallel Piping					
d. Use Engineered Parallel Piping with Demand Controlled Circulation Loop					
e. Use Structured Plumbing with Demand Controlled Circulation Loop					
f. Use Central Core Plumbing					
2. Replace Toilets with High-Efficiency Toilets (Dual-Flush or ≤ 1.3 gpf)	X	X	X	X	■
3. Upgrade to High Efficiency Water Heater	X	■	X	X	X
4. Install Water Efficient Fixtures					
a. Showerheads or Shower Towers Use < 2.0 Gallons Per Minute Total	X	X	X	X	■
b. Faucets - Bathrooms <1.5 gpm	X	X	X	X	■
c. Faucets - Kitchen & Utility < 2.0 gpm	X	X	X	X	■
H. HEATING, VENTILATION & AIR CONDITIONING					
1. Design and Install HVAC System to ACCA Recommendations		■			
2. Install High Efficiency Sealed Combustion Units					
a. Furnaces and Boilers	X	■			
b. Heat Pumps		■			
3. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation		■			
4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants	■	■			
5. Design and Install Effective Ductwork					
a. Install New Ductwork Within Conditioned Space	X	■	X	X	X
b. Use Duct Mastic on All Ducts and Joints Seams	X	■	X	X	X
c. Install Ductwork under Attic Insulation (Buried Ducts)	X	■	X	X	X
d. Pressure Balance the Ductwork System		■			
e. Protect Ducts During Remodeling & Clean All Ducts before Occupancy	X	X	■	X	X
f. Insulate Existing Ductwork	X	■	X	X	X
6. Install High Efficiency HVAC Filter (MERV 6+)		■			
7. Install gas fireplace with efficiency rating not less than 60% using CSA standard					
a. No fireplace		■			
b. Install gas fireplace with efficiency rating not less that 60% using CSA standard.	X	X	■	X	X
c. Retrofit wood burning fireplaces with EPA-certified wood or pellet stove		■			
8. Install Effective Exhaust Systems in Bathrooms and Kitchens					
a. Install ENERGY STAR Bathroom Fans Vented to the Outside	X	X	■	X	X
b. All Bathroom Fans are on Timer or Humidistat	X	X	■	X	X
c. Install Kitchen Range Hood Vented to the Outside	X	X	■	X	X
9. Install Mechanical Ventilation System for Cooling					
a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	X	■	X	X	X
b. Install Whole House Fan with Variable Speeds		■			
10. Install Mechanical Ventilation for Fresh Air					
a. Install Air-to-Air Heat Exchanger (Heat or Energy Recovery Ventilator)		■	■		
11. Install Carbon Monoxide Alarm(s)					

	Community	Energy	IAQ/ Health	Resources	Water
I. RENEWABLE ENERGY					
1. Install Solar Water Heating System		■			
2. Install Photovoltaic (PV) System that offsets electric energy use by:					
a. 30% of electric needs OR 1.2 kw		■			
b. 60% of electric needs OR 2.4 kw		■			
c. 90% of electric needs OR 3.6 kw		■			
J. BUILDING PERFORMANCE					
1. Whole House Inspection/Diagnostic Testing & Improvements Made					
a. Duct Testing and Improvements Made so that Leakage is < 15%		■	■		
b. Blower Door Testing and Improvements Made so that Air Change per hour is < 0.35	X	■	■		
c. House Passes Combustion Safety Backdraft Test			■		
K. FINISHES					
1. Design Entryways to Reduce Tracked in Contaminants			■		
2. Use Low/No-VOC Paint					
a. Low-VOC Interior Wall/Ceiling Paints (Flat <50 g/L VOC; Non-Flat <150 g/L VOC)	X		■		
b. Zero-VOC: Interior Wall/Ceiling Paints (<5 g/L VOC)			■		
3. Use Low VOC, Water-Based Wood Finishes (<250 g/L VOC)			■		
4. Use Low-VOC Caulks & Construction Adhesives (<70 g/L VOC for All Adhesives)			■		
5. Use Recycled-Content Paint				■	
6. Use Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood, B) Reclaimed Materials, C) Rapidly Renewable D) Recycled-Content or E) Finger-Jointed					
a. Cabinets (50% Minimum)				■	
b. Interior Trim (50% Minimum)				■	
c. Shelving (50% Minimum)				■	
d. Doors (50% Minimum)				■	
e. Countertops (50% Minimum)				■	
7. Reduce Formaldehyde in Interior Finish (CA Section 01350)					
a. Subfloor (50% Minimum)				■	
b. Cabinets (50% Minimum)				■	
c. Interior Trim (50% Minimum)				■	
d. Shelving(50% Minimum)				■	
8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27 ppb			■		
L. FLOORING					
1. Use Environmentally Preferable Flooring: A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete. *Flooring Adhesives Must Have <50 g/L VOCs.*					
a. 15% of Floor Area				■	
b. 30% of Floor Area				■	
c. 50% of Floor Area				■	
d. 75% of Floor Area				■	
2. Use Thermal Mass Flooring		■			
3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements (50% Minimum)			■		
M. APPLIANCES AND LIGHTING					
1. Install Water and Energy Efficient Dishwasher					
a. ENERGY STAR		■			

	Community	Energy	IAQ/ Health	Resources	Water
b. Dishwasher Uses No More Than 6.5 Gallons/Cycle	X	X	X	X	■
2. Install Water- and Energy-Efficient Clothes Washing machine					
a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)	X	■	X	X	■
b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)					■
3. Install ENERGY STAR Refrigerator					
a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	X	■	X	X	X
b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity		■			
4. Install Built-In Recycling & Composting Center					
a. Built-In Recycling Center	X	X	X	■	X
b. Built-In Composting Center				■	
5. Upgrade to Energy Efficient Lighting	X	■	X	X	X
6 Install Low-Mercury Fluorescent Lighting					
a. Linear Tubes				■	
b. Compact Fluorescent Lamps	■			■	
7 . Install Lighting Controls					
a. Interiors (Dimmers or Occupancy Sensors)	X	X	X		X
b. Exteriors (Photocells or Motion Sensors)		■			
N. OTHER					
1. Incorporate Remodeling Checklist in Blueprints	X	■	X	X	X
2. Develop Homeowner Manual of Green Features/Benefits				■	■
3. Innovation: List innovative measures that meet the green building objectives of the Remodeling Guidelines.					
Innovation in **Community:** Enter description here					
Innovation in **Energy:** Enter description here					
Innovation in **IAQ/Health:** Enter description here					
Innovation in **Resources:** Enter description here					
Innovation in **Water:** Enter description here					

REVISIONS:	BY
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ARCH TECTURE + NTER ORS
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www beckstromarch tecture.com

Remodel & Addition

[redacted]

145 Tait Avenue
Los Gatos, CA 95030
APN: 510-18-029

HPC - 2
8/23/2024

SEAL

LICENSED ARCHITECT
ERIC A. BECKSTROM
C-25632
7/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRAWING TITLE
BUILD IT GREEN 2007 HOME REMODELING GREEN POINTS CHECKLIST

DRAWN	EB
DATE	8/23/2024
SCALE	1:1.06
JOB NO	6
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A0.2

NOTES

1. ALL DIMENSIONS FROM FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION , TYP.
3. SEE STRUCTURAL DRAWINGS FOR EXTENT OF BRACED AND SHEAR WALLS.
4. EXTERIOR WALLS TO BE 2X4 STUD, U.O.N.
5. INTERIOR WALLS TO BE 2X4 STUD, U.O.N.
6. PROVIDE MIN. 1 HR FIRE SEPARATION CONSTRUCTION BETWEEN R 3 AND U OCCUPANCIES AND MECH. RMS, TYP. 5/8" TYPE X GYP. BD. TO BE APPLIED TO THE GARAGE SIDE WALLS.
7. SHOWER WALLS TO HAVE A SMOOTH, HARD, NON ABSORBANT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT OT A HEIGHT OF 72" ABOVE THE DRAIN INLET, PER CRC R307.2.
8. 3/8" (MIN.) THICK TEMPERED GLASS DOOR AT ALL BATH/ SHOWER ENCLOSURES, TYP.
9. PROVIDE 36" MIN. DEEP LANDING (7.75" MAX. BELOW THRESHOLD FOR IN SWING/ SLIDER DOORS, 11/2" MAX. AT OUT SWING DOORS) AT ALL EXTERIOR DOORS.
10. THERMAL INSULATION:
    R 15 FACTOR THERMAL INSULATION TYPICAL IN EXTERIOR 2X4 WALLS
    R 19 or R 30 FACTOR THERMAL (FOAM) INSULATION TYPICAL AT ROOFS.
    R 13 FACTOR THERMAL INSULATION AT INTERIOR FOR NOISE REDUCTION.
11. EGRESS WINDOW MIN. NET CLEAR OPENING 5.7 SQ. FT. MIN. NET CLEAR WIDTH 20" MIN. NET CLEAR HT. 24". FINISHED SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR.
12. 1/2" THK. GYP. BD, LEVEL 4 FOR ALL INTERIOR WALLS, U.O.N.
13. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE NOTCHED TO A DEPTH OF 25% MAX. OF ITS WIDTH. ANY NONBEARING PARTITION MAY BE NOTCHED TO A DEPTH OF 40%, PER CRC 602.6.1.
14. ANY STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIA. OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH AND THE EDGE OF THE HOLE IS NO MORE THAN 5/8" FROM THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH OR USE OF AN APPROVED STUD SHOE IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, PER CRC 602.6 2.
15.* ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS.
16.* AT THE TIME OF FINAL INSPECTION, A MANUAL, CD, WEB BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COMPLIES WITH THE SPECIFICATIONS IN CALGREEN 4.410.1.
17.* ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF SCAQMD RULE 1168 VOC LIMITS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.
18.* ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITHY VOC LIMITS IN TABLE 1.OF THE AIR RESOURCES BOARD ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN CALGREEN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY.
19.* AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522 (a)(2) AND (d)(2) OF THE CA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAAQMD SHALL ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PODUCT LIMITS OF REGULATION 8, RULE 49.
20.* HARDWOOD PLYWOOD, PARTICLEBOARD AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS OFOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD CA CODE OF REGULATIONS, TITLE 17, SECTION 93120.1(a).
21.* WHERE CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB ON GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR RETARDER, A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH ONE OF THE FOLLOWING:
    A) A 4 INCH THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED
    B) OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY
    C) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL
22.* BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
23.* INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUF. DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.
24.* WHEN REQUIRED BY THE ENFORCING AGENCY, SPECIAL INSPECTORS SHALL PROVIDE INSPECTIONS OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH APPLICABLE CODES. SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.
25.* DOCUMENTATION OF COMLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY.

Pursuant to Town Code, all permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes

EXTERIOR HOUSE LIGHTING - all exterior lighting will be downward directed with bulbs shielded from neighbor's view, SEE A2.3, A3.0, A3.1

Bayport Collection Dark Sky 7 3/4" High Outdoor Porch Wall Light

$77.00

FREE SHIPPING & FREE RETURNS

ADD TO CART

DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL AT ALL TIMES BE UNDER THE IMMEDIATE SUPERVISION OF A PERSON WITH THE PROPER EXPERIENCE, TRAINING, AND AUTHORITY.
2. ALL REMOVED BUILDING MATERIALS, APPLIANCES, AND FIXTURES MAY BE SALVAGED AT THE OWNER'S DISCRETION. VERIFY WITH OWNER PRIOR TO DEMOLITION WHAT IS TO BE REMOVED WITH CARE, SALVAGED, AND STORED AT A LOCATION DESCRIBED BY THE OWNER.
3. DEMOLITION CONTRACTOR TO REDIRECT / RECONNECT ANY ACTIVE EXISTING UTILITY, DRAINAGE, AND SPRINKLER LINES WHICH ARE DISTURBED BY DEMOLITION. CAP ALL ABANDONED LINES.
4. CONTRACTOR IS TO BE FAMILIAR WITH DEMOLITION AND FIELD VERIFY ALL DEMOLITION PRIOR TO BEGINNING WORK, REPORT ANY DISCREPANCIES TO ARCHITECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SELECTIVE DEMOLITION AS REQUIRED FOR IMPROVEMENTS PROPOSED, RENOVATIONS, AND ALTERATIONS TO (E) GARAGE AND (E) RESIDENCE.
6. OWNER AND ARCHITECT TO WALK JOB WITH CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION.
7.* RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% (BY WEIGHT) OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CALGREEN 4.408.2.
8.* SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN:
    A) IDENTIFYING THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE
    B) SPECIFYING IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE OR BULK MIXED
    C) IDENTIFYING DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE TAKEN
    D) IDENTIFYING CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED
    E) SPECIFYING THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERETED SHALL BE CALCULATED BY WEIGHT OR VOLUME BUT NOT BY BOTH
9.* DOCUMENTATION WILL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH CALGREEN 4.408.2.
10. *A PLAN MUST BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

*CALGREEN RESIDENTIAL MANDATORY MEASURES

TREE FENCING

TREE FENCING

Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.

TREE PROTECTION

Sec. 29.10.1005. - Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

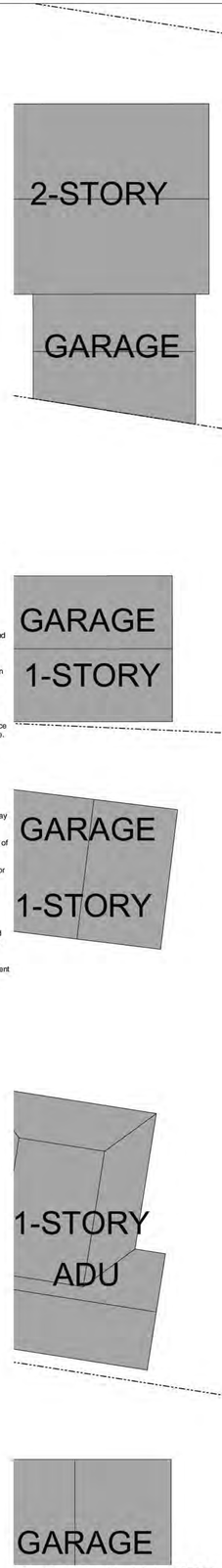
(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

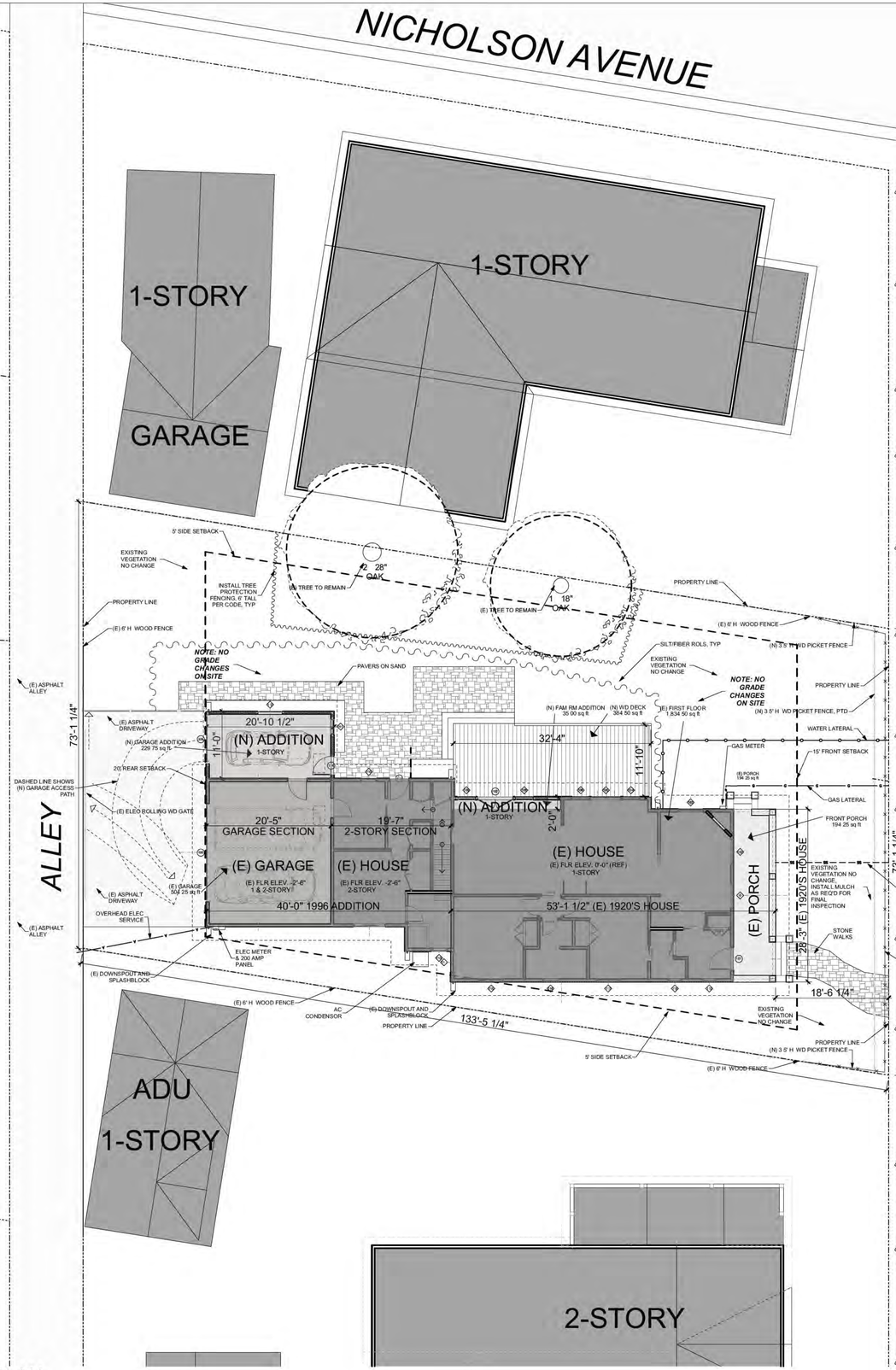
(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

LOT CALCULATIONS — 145 TAIT AVE

LOT AREA	9,583.00	
COVERAGE CALCULATIONS		
BULDING COVERAGE ALLOWED	0.40	
ALLOWED COVERAGE	**3,833.20**	SF
PROPOSED COVERAGE		
EXISTING HOUSE	1,835.00	SF
ENTRY PORCH	194.00	SF
FAMILY RM ADDITION	35.00	SF
HOUSE SUBTOTAL	**2,064.00**	SF
EXISTING GARAGE	504.00	SF
GARAGE ADDITION	**230.00**	SF
GARAGE SUBTOTAL	**734.00**	SF
TOTAL BUILDING COVERAGE	**2,798.00**	SF
AMOUNT UNDER	*-1,035.20*	SF
FAR CALCULATIONS		
PROPOSED HOUSE FLOOR AREA	AREA	
FIRST FLR	1,833.00	SF
(N) FAMILY RM ADDITION	**35.00**	SF
SECOND FLR	404.00	SF
(N) SECOND FLR ADDITION	**146.00**	SF
HOUSE SUBTOTAL	**2,418.00**	SF
HOUSE FAR ALLOWED	*3,007.00*	SF
AMOUNT UNDER	**-589.00**	SF
GARAGE	480.00	SF
GARAGE FLOOR AREA TOTAL	**480.00**	SF
ALLOWED GARAGE FAR AREA	*844.00*	SF
AMOUNT UNDER	***364.00***	SF





FLOOR PLAN-SITE PLAN

SCALE: 1" = 10'

REVISIONS	BY
△	EB
△	
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ERIC A. BECKSTROM
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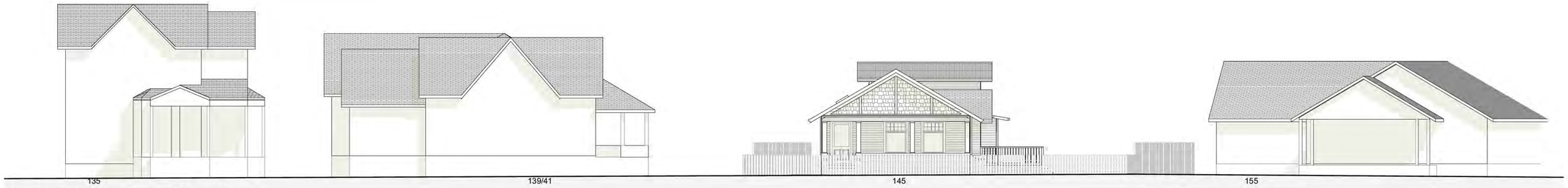
7/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRAWING TITLE: SITE PLAN-PROPOSED

DRAWN	EB
DATE	8/23/2024
SCALE	1" = 10', 1" = 1' 0"
JOB NO	6
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A1.0



SOUTH/STREET ELEVATION-2

SCALE: 1" = 10'

SITE PLAN-NEIGHBORHOOD

SCALE: 1" = 20'

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DRAWING TITLE
SITE PLAN-NEIGHBORHOOD

DRAWN	EB
DATE	8/23/2024
SCALE	1" = 20', 1" = 10'
JOB NO	6
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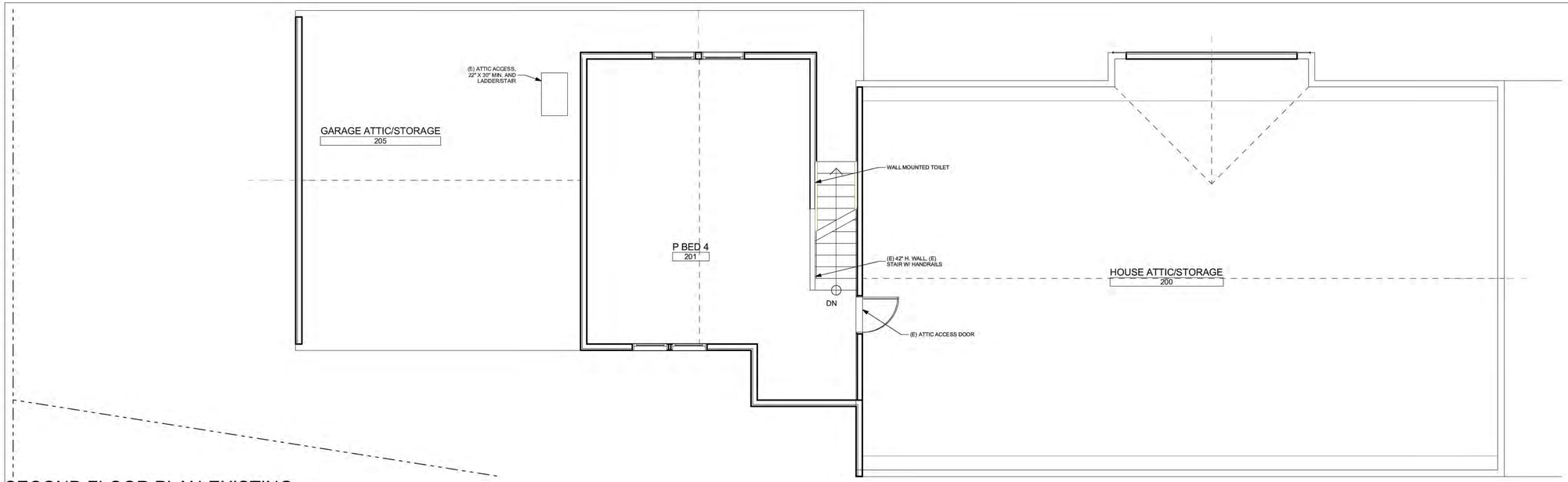
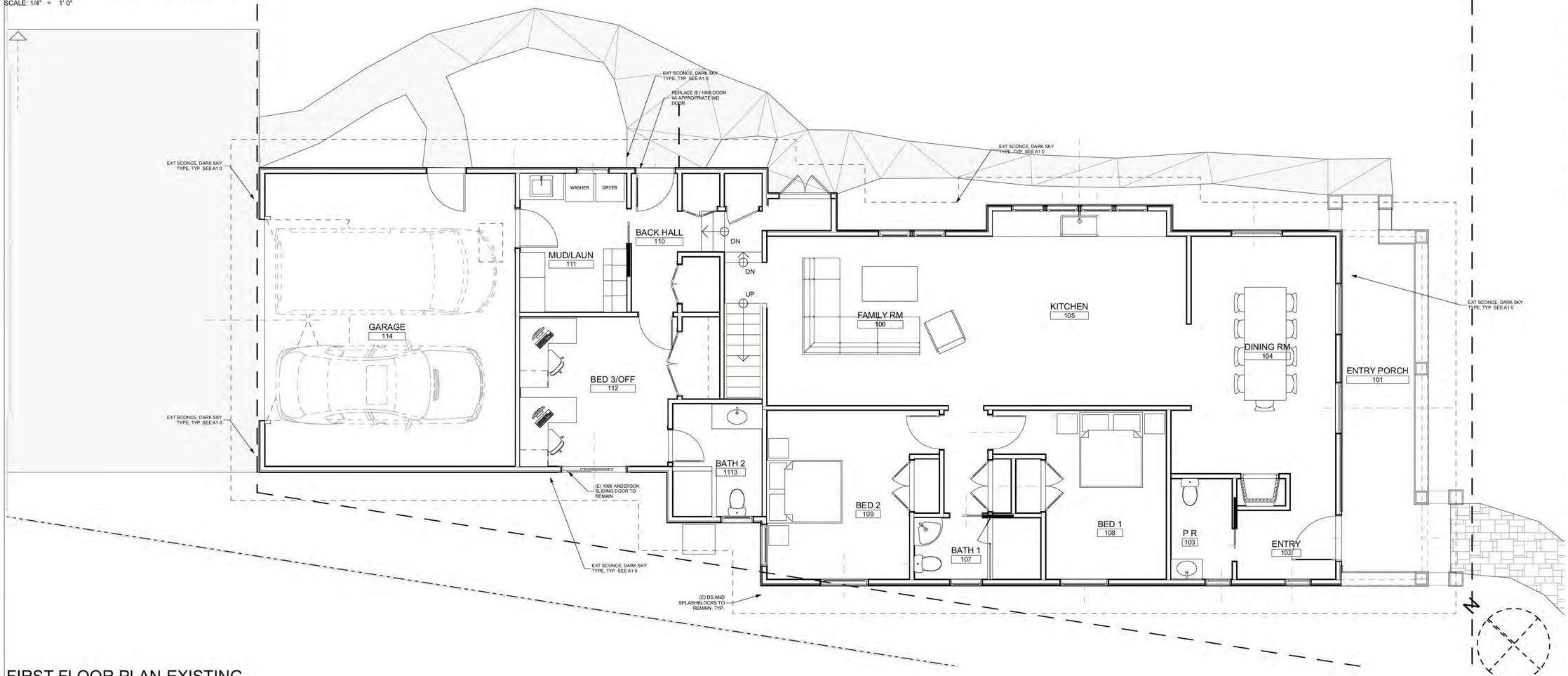
SHEET	A1.1



SECOND FLOOR PLAN-EXISTING

SCALE: 1/4" = 1' 0"



FIRST FLOOR PLAN-EXISTING

SCALE: 1/4" = 1' 0"

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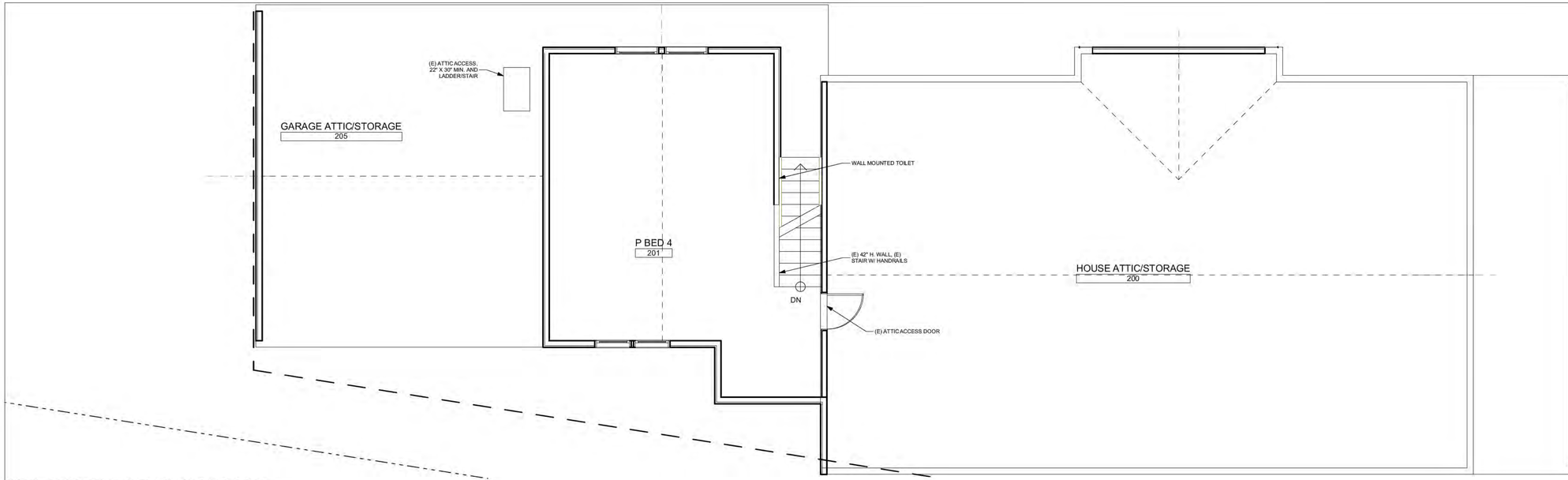
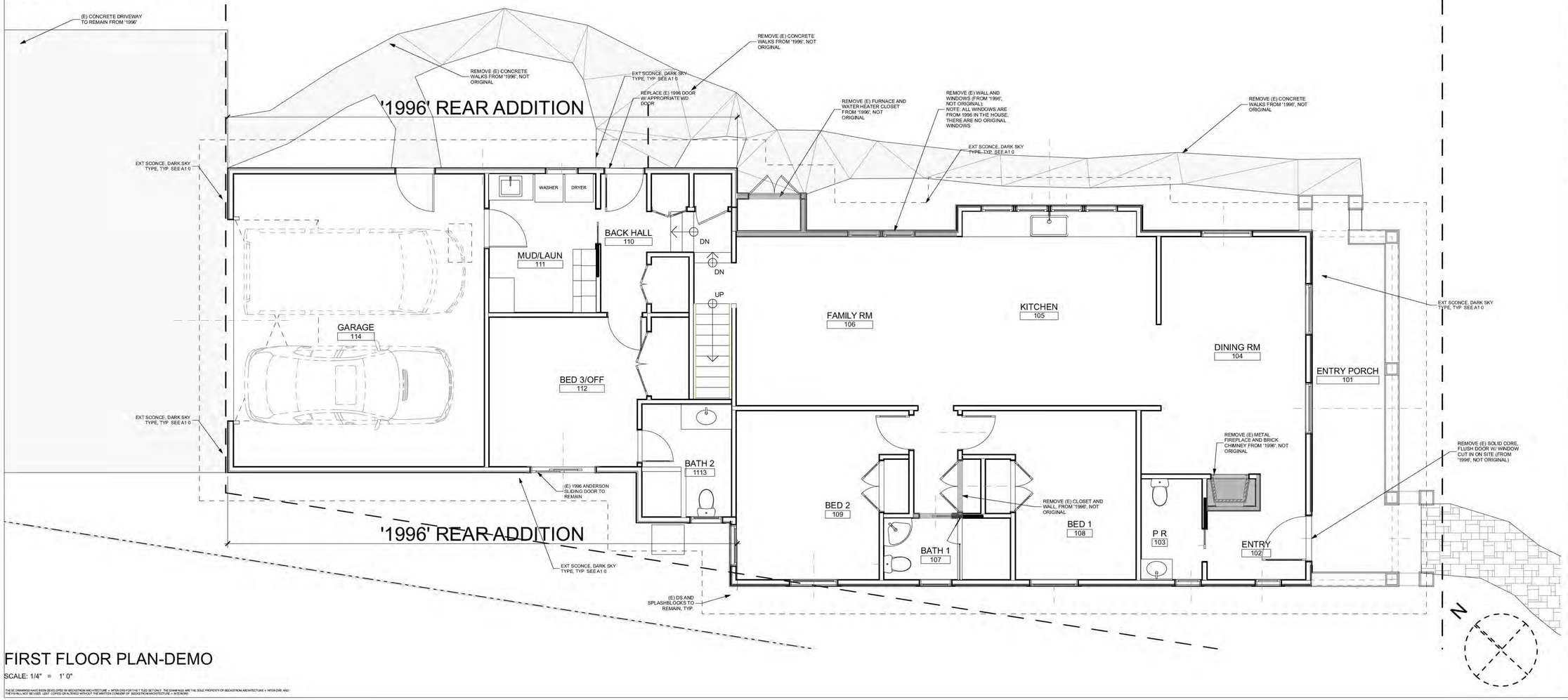
DRAWING TITLE	FLOOR PLANS-EXISTING
DRAWN	EB
DATE	8/23/2024
SCALE	1/4" = 1' 0"
JOB NO	6
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A2.0E



SECOND FLOOR PLAN-DEMO

SCALE: 1/4" = 1' 0"



FIRST FLOOR PLAN-DEMO

SCALE: 1/4" = 1' 0"

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FLOOR PLANS-DEMO

DRAWN	EB
DATE	8/23/2024
SCALE	1/4" = 1' 0"
JOB NO	6
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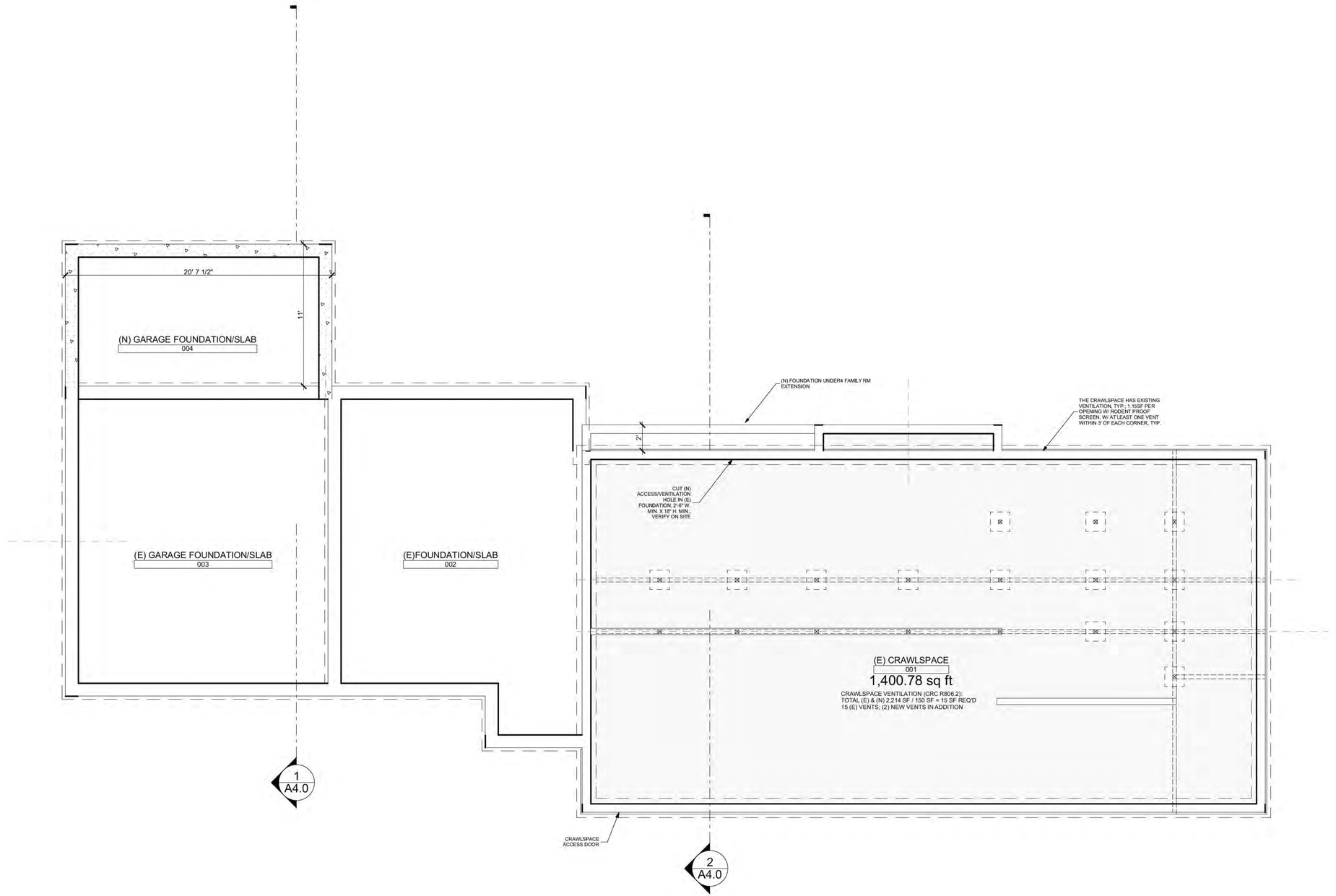
SHEET	A2.1D



SECTION-GARAGE, PRIMARY BEDROOM

SCALE: 1/4" = 1' 0"

N

REVISIONS	BY
1	EB
2	
3	
4	

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DRAWING TITLE
CRAWLSPACE-PROPOSED

DRAWN	EB
DATE	8/23/2024
SCALE	1/4" = 1' 0"
JOB NO	6
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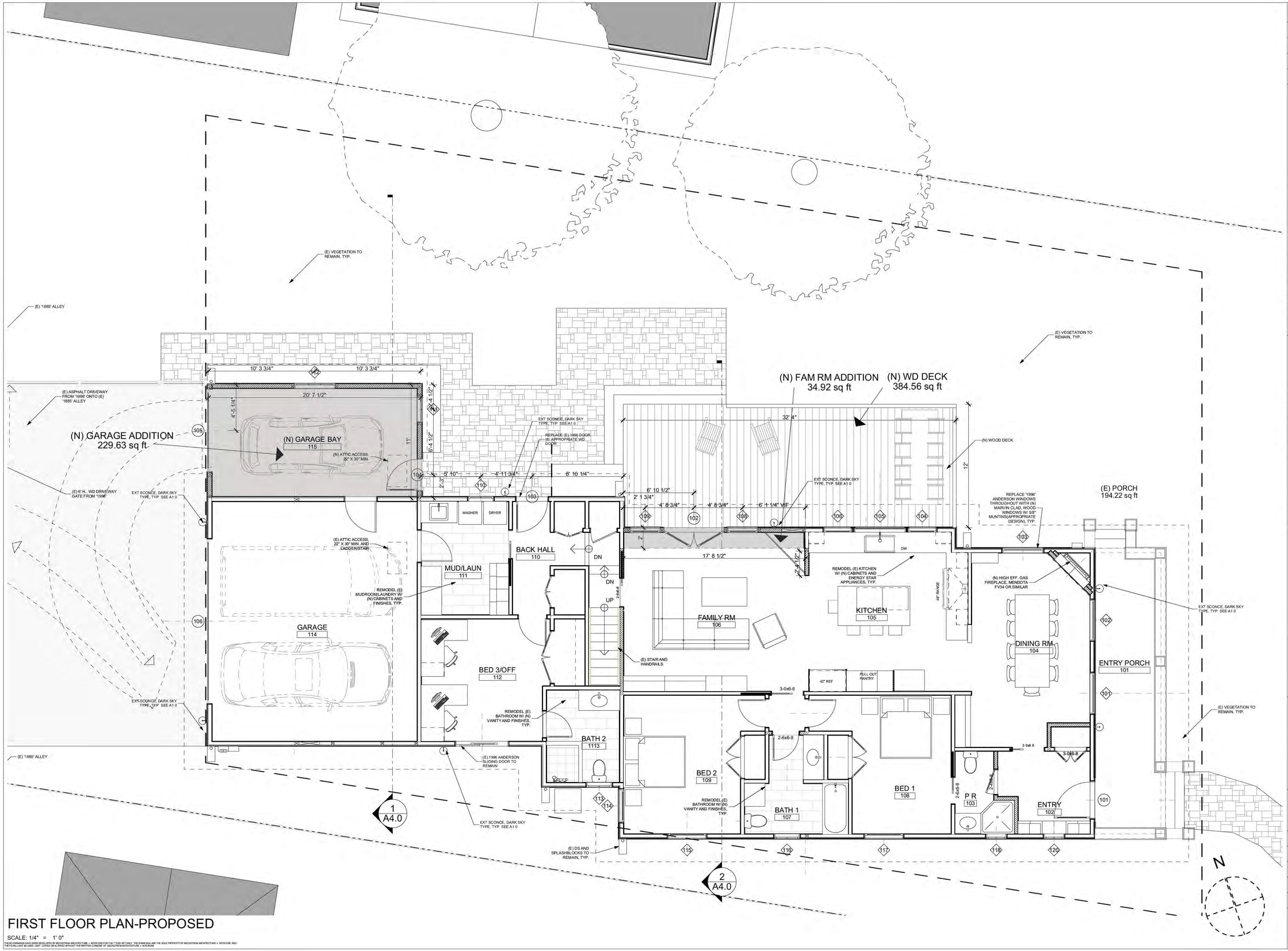

FIRST FLOOR PLAN-PROPOSED

SCALE: 1/4" = 1' 0"

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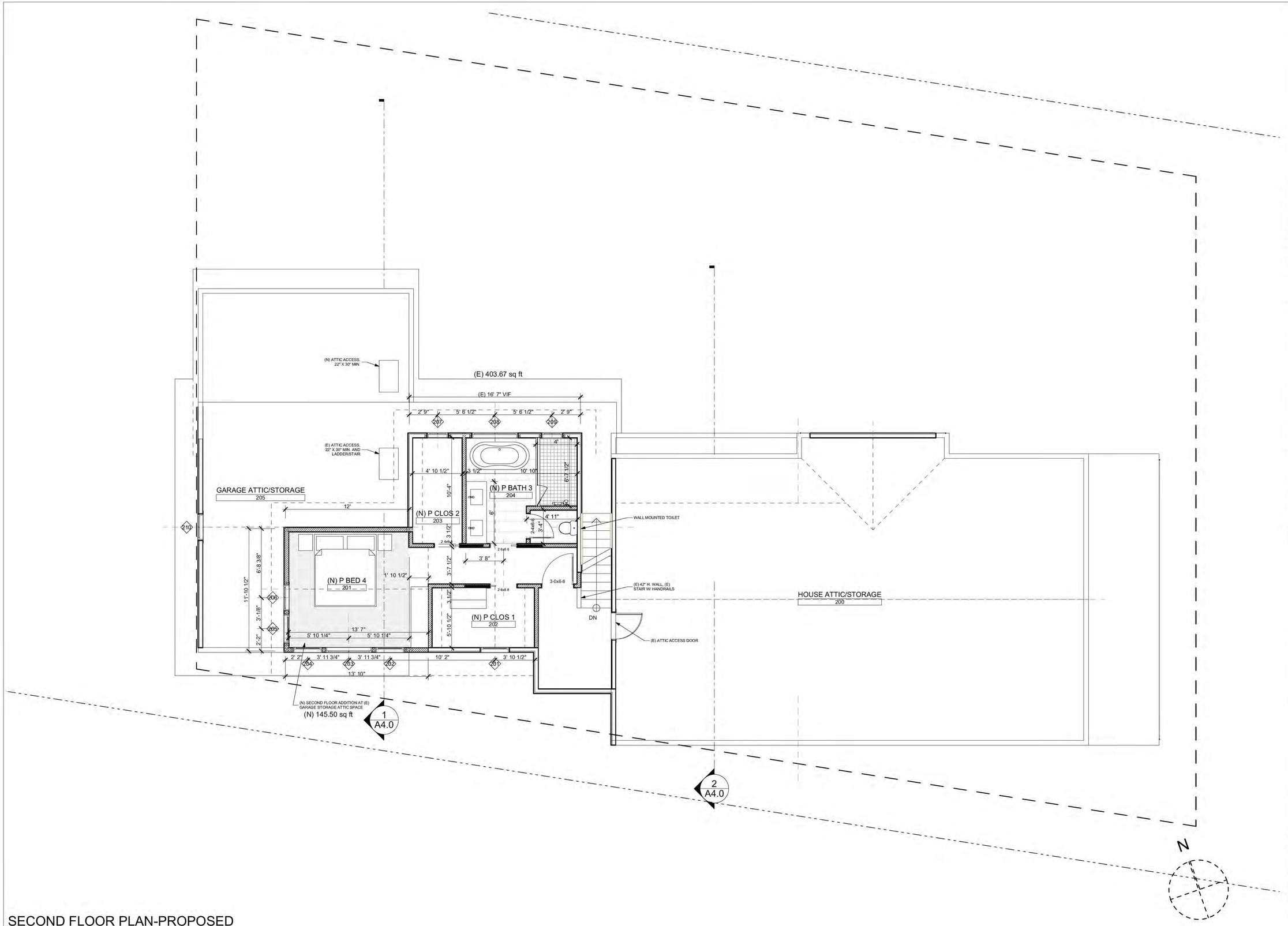
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A2.3



SECOND FLOOR PLAN-PROPOSED

SCALE: 1/4" = 1' 0"

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SHEET	A2.4

(E) CLASS 'A' ARCHITECTURAL ASPHALT SHINGLES, CLASS ; CONTINOUS GUTTERS AND DOWNSPOUTS, TYP.

(E) AND (N) CONTINUOUS ALUMINUM DOWNSPOUTS TO SPLASHBLOCKS BELOW, TYP.

2:12 SLOPE

2:12 SLOPE

7:12 SLOPE

7:12 SLOPE

RIDGE

4:12 SLOPE

4:12 SLOPE

RIDGE

4:12 SLOPE

4:12 SLOPE

RIDGE

7:12 SLOPE

4:12 SLOPE

4:12 SLOPE

4:12 SLOPE

4:12 SLOPE

4.5:12 SLOPE

RIDGE

7:12 SLOPE

7:12 SLOPE

RIDGE

7:12 SLOPE

7:12 SLOPE

RIDGE

7:12 SLOPE

7:12 SLOPE

WALL STRUCTURE BELOW

1 A4.0

2 A4.0

N

ROOF PLAN-PROPOSED

SCALE: 1/4" = 1' 0"

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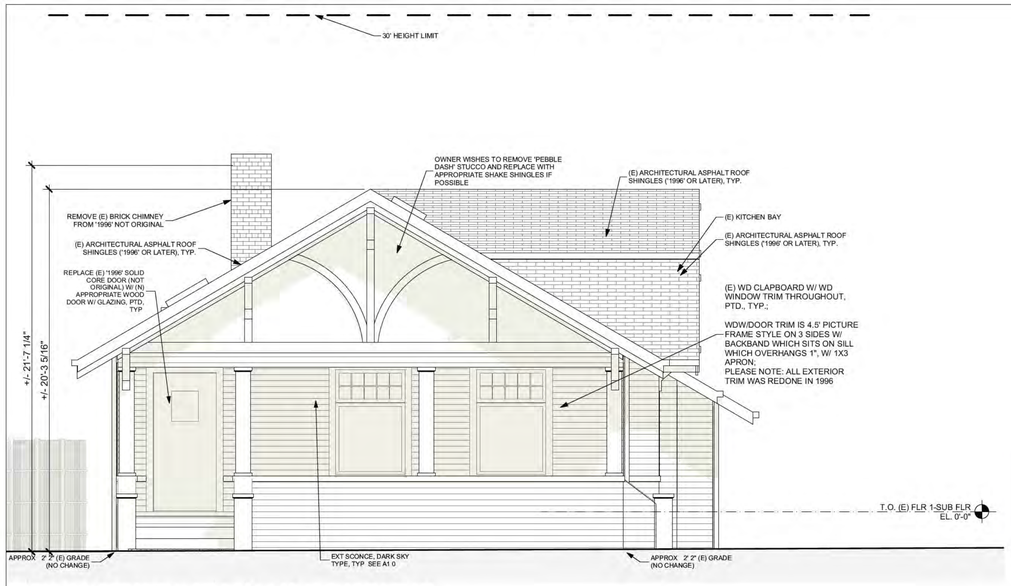
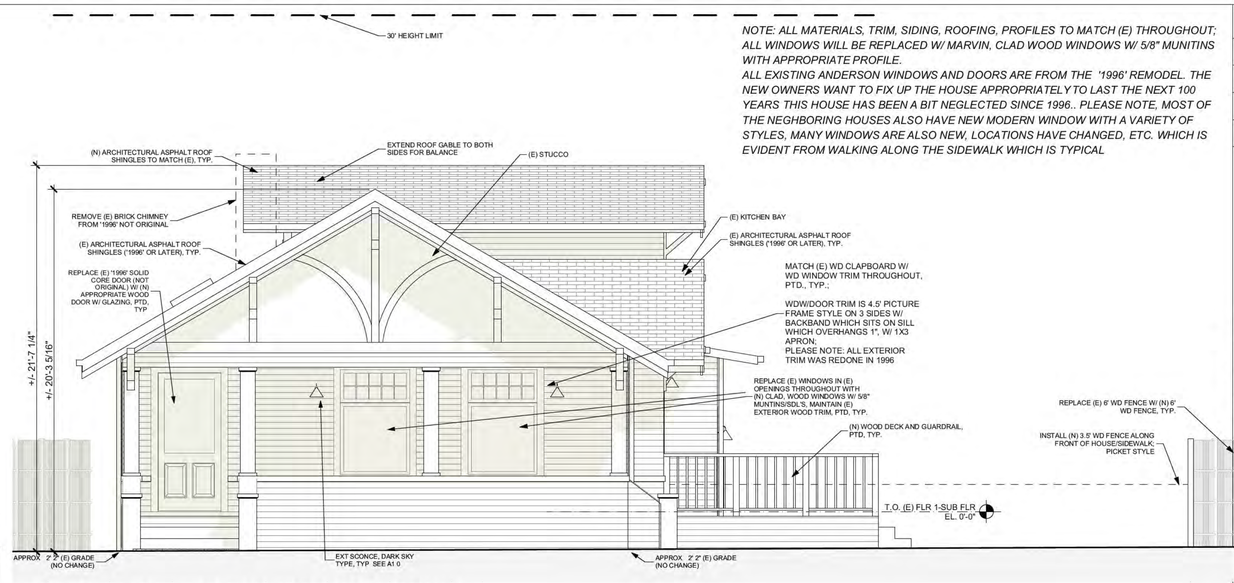
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A2.5



SOUTH/STREET ELEVATION-EXISTING

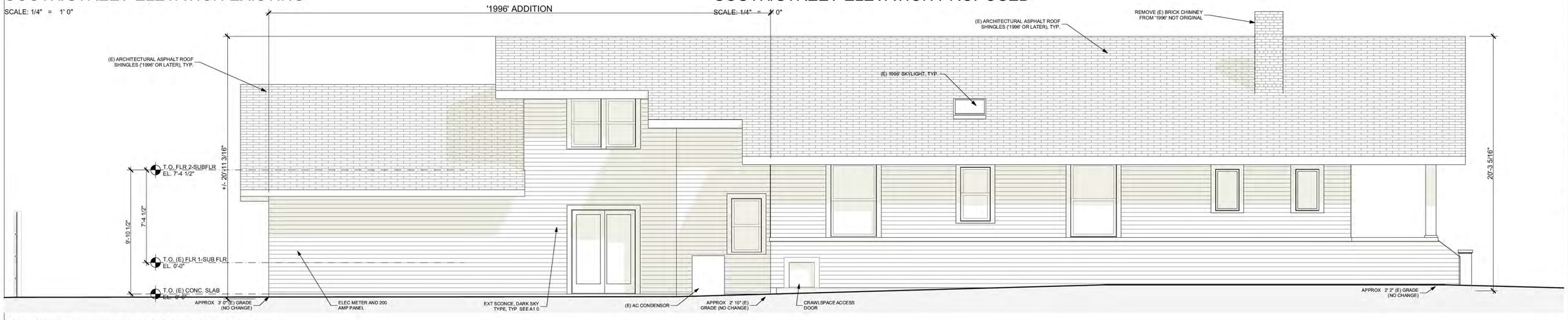
SCALE: 1/4" = 1' 0"



NOTE: ALL MATERIALS, TRIM, SIDING, ROOFING, PROFILES TO MATCH (E) THROUGHOUT; ALL WINDOWS WILL BE REPLACED W/ MARVIN, CLAD WOOD WINDOWS W/ 5/8" MUNITINS WITH APPROPRIATE PROFILE.
ALL EXISTING ANDERSON WINDOWS AND DOORS ARE FROM THE '1996' REMODEL. THE NEW OWNERS WANT TO FIX UP THE HOUSE APPROPRIATELY TO LAST THE NEXT 100 YEARS THIS HOUSE HAS BEEN A BIT NEGLECTED SINCE 1996.. PLEASE NOTE, MOST OF THE NEGHBORING HOUSES ALSO HAVE NEW MODERN WINDOW WITH A VARIETY OF STYLES, MANY WINDOWS ARE ALSO NEW, LOCATIONS HAVE CHANGED, ETC. WHICH IS EVIDENT FROM WALKING ALONG THE SIDEWALK WHICH IS TYPICAL

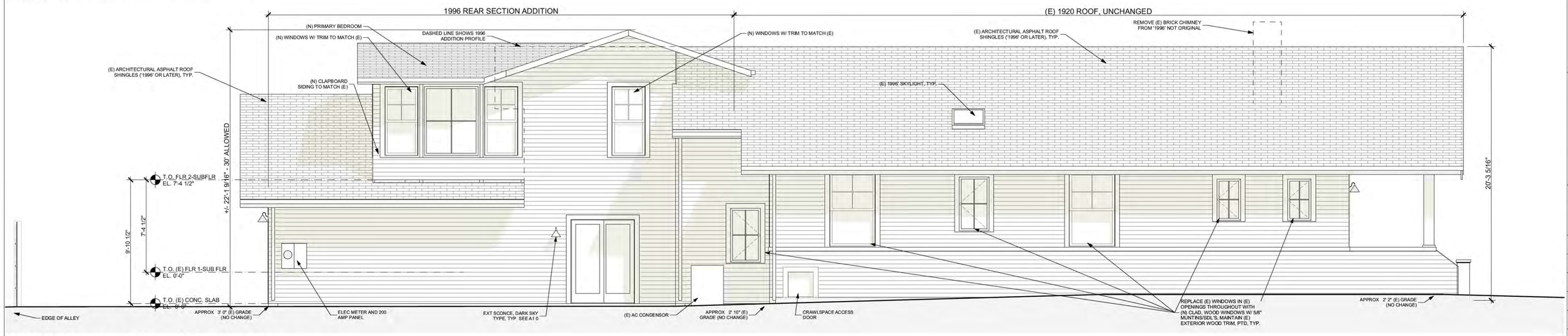
SOUTH/STREET ELEVATION-PROPOSED

SCALE: 1/4" = 1' 0"



WEST/LEFT ELEVATION-EXISTING

SCALE: 1/4" = 1' 0"



WEST/LEFT ELEVATION-PROPOSED

SCALE: 1/4" = 1' 0"

REVISIONS:	BY
△	EB
△	
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Remodel & Addition

145 Tait Avenue
Los Gatos, CA 95030
APN: 510-18-029

HPC - 2
8/23/2024

SEAL

LICENSED ARCHITECT
ERIC A. BECKSTROM
C-25632
7/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRAWING TITLE
ELEVATIONS-EXISTING & PROPOSED

DRAWN	EB
DATE	8/23/2024
SCALE	1/4" = 1' 0"
JOB NO	6
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A3.0

NOTE: ALL MATERIALS, TRIM, SIDING, ROOFING, PROFILES TO MATCH (E) THROUGHOUT; ALL WINDOWS WILL BE REPLACED W/ MARVIN, CLAD WOOD WINDOWS W/ 5/8" MUNITINS WITH APPROPRIATE PROFILE.
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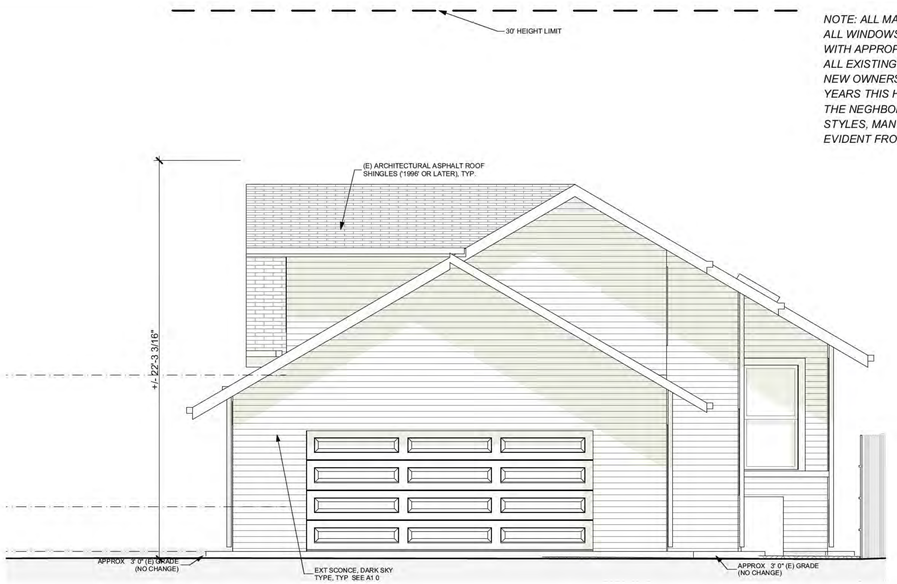
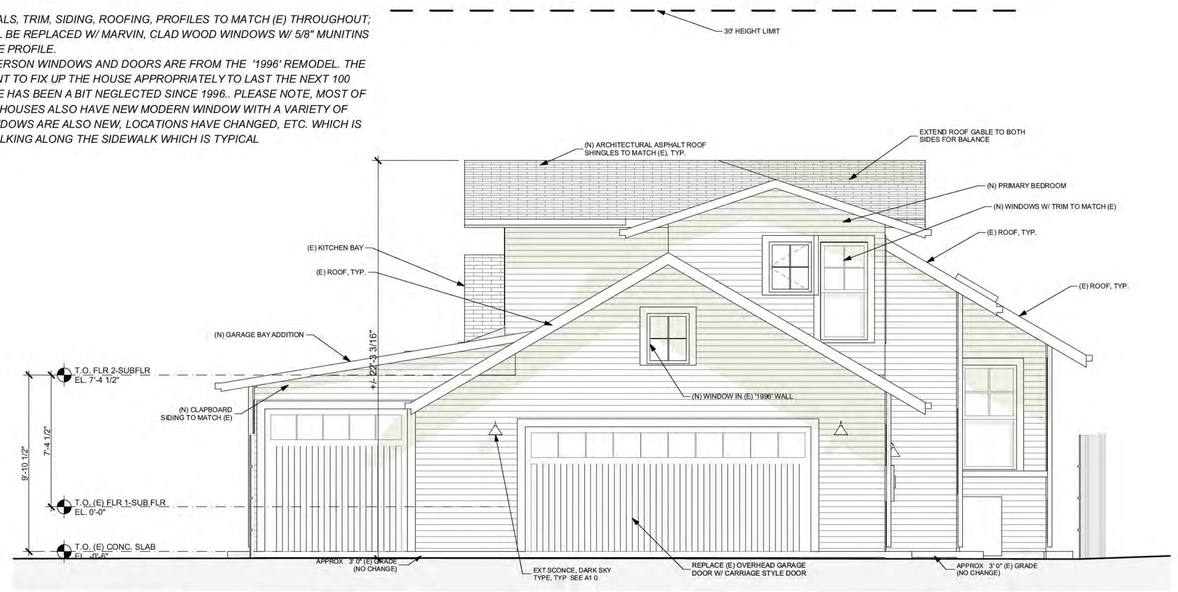


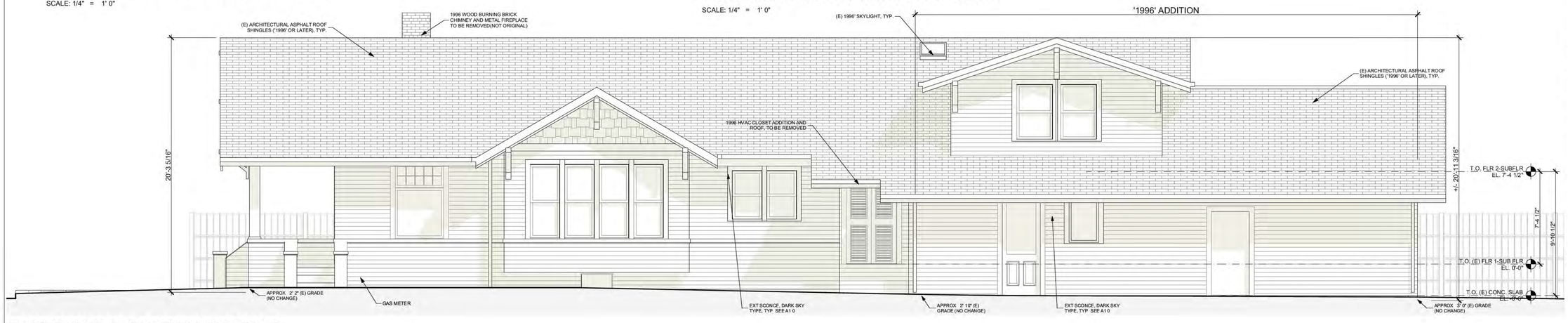
NORTH/BACK ELEVATION-EXISTING

SCALE: 1/4" = 1' 0"



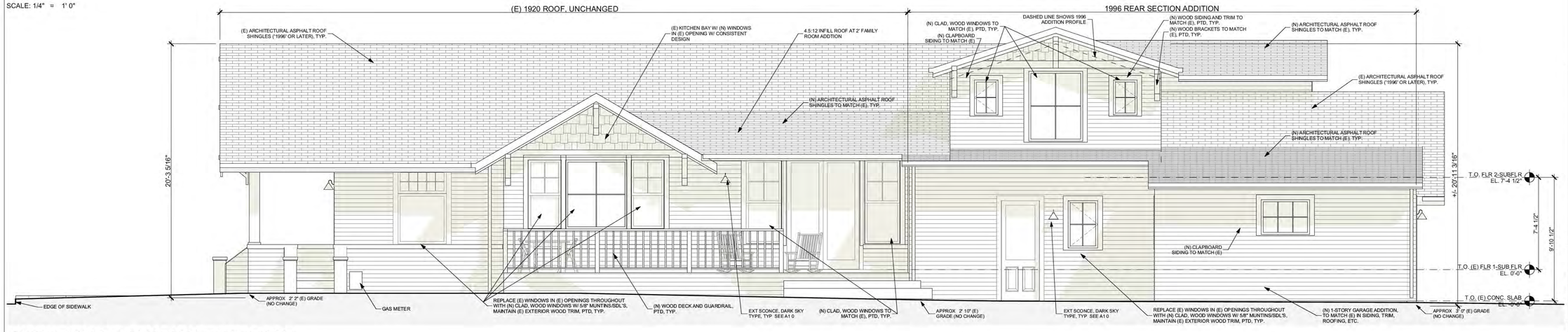
NORTH/BACK ELEVATION-PROPOSED

SCALE: 1/4" = 1' 0"



EAST/RIGHT ELEVATION-EXISTING

SCALE: 1/4" = 1' 0"



EAST/RIGHT ELEVATION-PROPOSED

SCALE: 1/4" = 1' 0"

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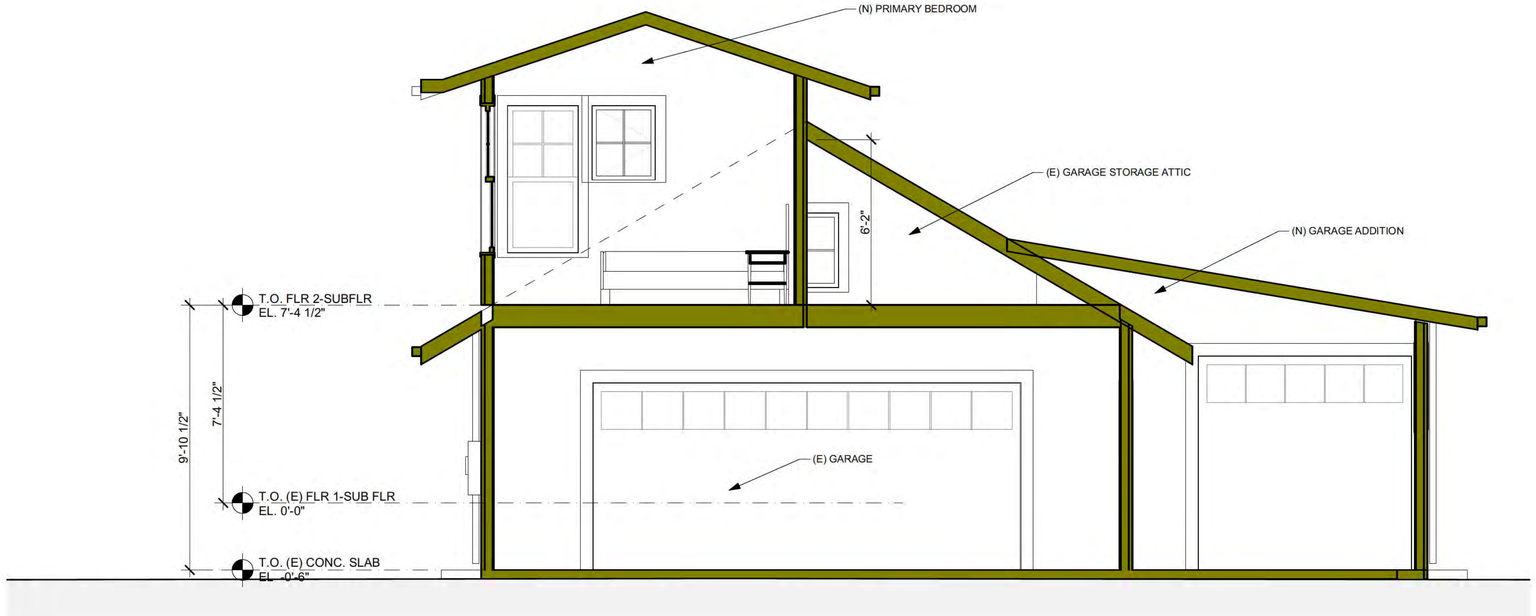
SEAL

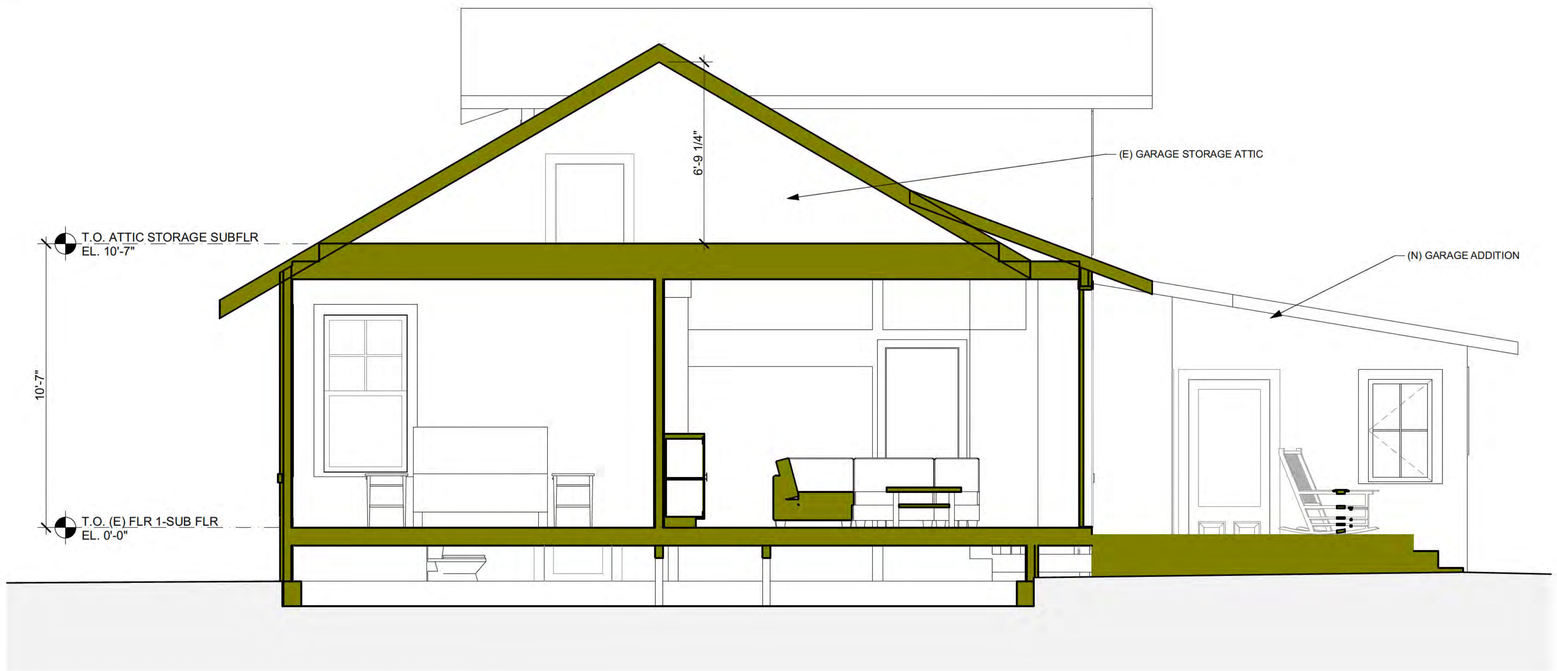
LICENSED ARCHITECT
ERIC A. BECKSTROM
C-25632
7/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRAWING TITLE	ELEVATIONS-EXISTING & PROPOSED
DRAWN	EB
DATE	8/23/2024
SCALE	1/4" = 1' 0"
JOB NO	6
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A3.1



1 A4.0 SECTION-GARAGE, PRIMARY BEDROOM

SCALE: 3/8" = 1' 0"



2 A4.0 SECTION-GARAGE, PRIMARY BEDROOM

SCALE: 3/8" = 1' 0"

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ERIC A. BECKSTROM
C-25632
7/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRAWING TITLE
BUILDING SECTIONS

DRAWN	EB
DATE	8/23/2024
SCALE	3/8" = 1' 0"
JOB NO	6
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A4.0

WINDOW SCHEDULE

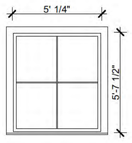
WDW NO	RM NO	RM NAME	TYPE	UNIT WIDTH	UNIT HEIGHT	SAFETY GLAZING	REMARKS
101	104	DINING RM		4'	6'	YES	
102	104	DINING RM		4'	6'	YES	
103	104	DINING RM		4'	6'	YES	
104	105	KITCHEN	DOUBLE HUNG	2' 9 1/4"	5' 7 1/2"	YES	
105	105	KITCHEN		5' 1/4"	5' 7 1/2"	YES	
106	105	KITCHEN	DOUBLE HUNG	2' 9 1/4"	5' 7 1/2"		
108	106	FAMILY RM	DOUBLE HUNG	2' 11 1/2"	6' 10 1/8"	YES	
109	106	FAMILY RM	DOUBLE HUNG	2' 11 1/2"	6' 10 1/8"		
110	111	MUD/LAUN		2' 6"	3' 11 1/8"	YES	
111	115	(N) GARAGE BA		2' 6"	3' 11 1/8"	YES	
112	115	(N) GARAGE BA		4'	2' 11 1/8"	YES	
113	1113	BATH 2		2' 6"	4' 5 1/8"	YES	
114	109	BED 2	DOUBLE HUNG	3' 2 7/8"	6'	YES	
115	109	BED 2	DOUBLE HUNG	3' 9 1/4"	6'		
116	107	BATH 1		2' 6"	4' 5 1/8"	YES	
117	108	BED 1	DOUBLE HUNG	3' 9 1/4"	6'	YES	
118	103	P R		2'	3' 5 1/8"	YES	
118	111	MUD/LAUN		2' 6"	3' 11 1/8"	YES	
120	102	ENTRY		2'	3' 5 1/8"	YES	
201	202	(N) P CLOS 1	DOUBLE HUNG	2' 9 1/4"	5' 7 1/2"	YES	
202	201	(N) P BED 4	DOUBLE HUNG	2' 9 1/4"	5' 7 1/2"	YES	
203	201	(N) P BED 4		4' 5 1/4"	5' 7 1/2"	YES	
204	201	(N) P BED 4	DOUBLE HUNG	2' 9 1/4"	5' 7 1/2"	YES	
205	201	(N) P BED 4	DOUBLE HUNG	2' 9 1/4"	5' 7 1/2"		
206	201	(N) P BED 4		2' 6"	2' 11 1/8"	YES	
207	203	(N) P CLOS 2		2'	2' 11 1/8"	YES	
208	204	(N) P BATH 3		4' 5 1/4"	5' 8 1/2"	YES	
209	204	(N) P BATH 3		2'	2' 11 1/8"	YES	
210	205	GARAGE ATTIC/STORAGE		2' 6"	2' 11 1/8"	YES	

CONSTRUCTION NOTE: SIZES ABOVEARE FRAME/WINDOW UNIT SIZE, RO. IS USUALLY 1/2" MORE ON EACH SIDE AND ON THE TOP

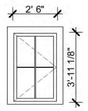
WINDOW SPECS:
1. MARVIN ULTIMATE, CLAD WOOD, WHITE EXT., PRIMED
2. INSULATED, LOW E, ARGON
3. PROVIDE SCREENS FOR ALL WINDOWS
4. 5/8" SDL'S (SIMULATED DIVIDED LITES)
5. OIL RUBBED BRONZE HARDWARE
6. SEE ELEVATIONS FOR HINGE SIDE
7. ELEVATIONSAND DIAGRAMS BELOW SHOW MULLED UNITS

WINDOW NOTES:

1. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH ANY WORK, TYP.
2. ALL DIMENSIONS INDICATED ON THIS SHEET REPRESENT WINDOW UNIT DIMENSIONS, AS REFERENCED IN DETAILS.
3. WINDOWS INDICATED ON THIS SHEET REPRESENT THE EXTERIOR VIEW OF THE WINDOW.
4. ALL GLAZING TO BE INSULATED (DOUBLE) WITH LOW E COATING, U.O.N.
5. HEAD HEIGHTS ARE MEASURED FROM FINISHED FLOOR.
   ALL WINDOWS IDENTIFIED AS 'EGRESS WINDOWS' SHALL MEET THE FOLLOWING CRITERIA:
   - 5.7 SQUARE FEET MIN. NET CLEAR OPENABLE AREA
   - 24" MIN. NET CLEAR OPENABLE HEIGHT
   - 20" MIN. NET CLEAR OPENABLE WIDTH
   - 44" MAX. SILL HE GHT ABOVE FINISH FLOOR
6. GLAZING WITHIN 60" OF TUB OR SHOWER BOTTOM SHALL BE FULLY TEMPERED.
7. SCREENS TO BE PROVIDED AT ALL WINDOWS.
8. HARDWARE T.B.D.



FIXED
105



CASEMENT
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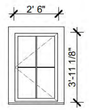

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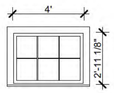

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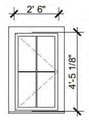

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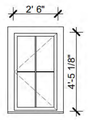

CASEMENT
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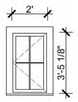

CASEMENT
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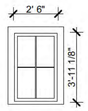

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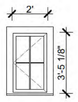

CASEMENT
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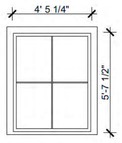
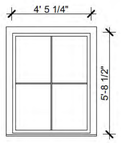


FIXED
203

CASEMENT
206

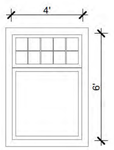
CASEMENT
207



208

CASEMENT
209

FIXED
210



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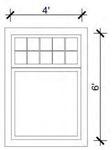

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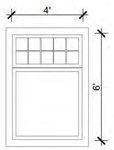

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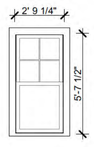
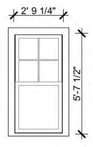


DOUBLE HUNG
104



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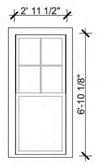

DOUBLE HUNG
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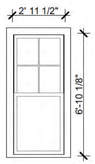
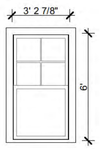
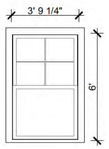


DOUBLE HUNG
109

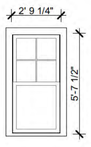


DOUBLE HUNG
114

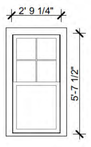
DOUBLE HUNG
115



DOUBLE HUNG
117



DOUBLE HUNG
201



DOUBLE HUNG
202

DOOR SCHEDULE

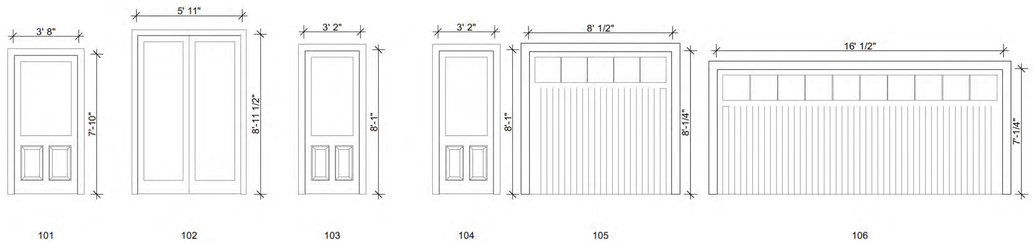
DOOR NO	RM NAME	RM NO	UNIT WIDTH	UNIT HEIGHT	REMARKS
101	ENTRY	102	3' 6"	7' 9"	WD, PAINTED W/ GLAZING
102	FAMILY RM	106	5' 11"	8' 11 1/2"	MARVIN ULTIMATE FRENCH
103	BACK HALL	110	3'	8'	WD, PAINTED W/ GLAZING
104	(N) GARAGE BAY	115	3'	8'	WD, PAINTED W/ GLAZING
105	(N) GARAGE BAY	115	8'	8'	CARRIAGE STYLE W/ LITES, PTD
106	GARAGE	114	16'	7'	CARRIAGE STYLE W/ LITES, PTD

CONSTRUCTION NOTE: SIZES ABOVEARE FRAME/WINDOW UNIT SIZE, RO. IS USUALLY 1/2" MORE ON EACH SIDE AND ON THE TOP

DOOR SPECS:
1. MARVIN ULTIMATE, CLAD WOOD, WHITE EXT., PRIMED
2. INSULATED, LOW E, ARGON
3. OIL RUBBED BRONZE HARDWARE
4. 5/8" SDL'S (SIMULATED DIVIDED LITES)

DOOR NOTES:

1. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND DETAILS PRIOR TO PROCEEDING WITH ANY WORK, TYP.
2. ALL DIMENSIONS INDICATED ON THIS SHEET REPRESENT DOOR UNIT DIMENSIONS, AS REFERENCED IN DETAILS.
3. DOORS INDICATED ON THIS SHEET REPRESENT THE EXTERIOR VIEW OF THE WINDOW.
4. ALL GLAZING TO BE INSULATED (DOUBLE) WITH LOW-E COATING, U.O.N.
5. HEAD HEIGHTS ARE MEASURED FROM FINISHED FLOOR.
86 HARDWARE T.B.D.



101 102 103 104 105 106

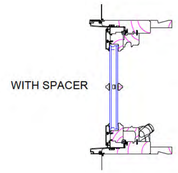

1840'S HOUSE, NEW ADDITION ON LEFT, ALL WINDOWS UPGRADED TO MARVIN ULTIMATE, CLAD WOOD WINDOWS

MARVIN CLAD WINDOW SAMPLES

WINDOW U-VALUES

Energy Factor	Value (range)
U Factor:	0.27 - 0.28
Solar Heat Gain (SHGC):	0.19
Visual Transmittance (VT):	0.43
Condensation Resistance (CR):	55 - 57
Energy Star:	NC, SC, S
Energy Star Canada:	
U Factor Canada:	1.53 - 1.59

SECTION DETAILS - STANDARD SIMULATED DIVIDED LITES (SDL)



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△	
△	

[redacted] Remodel & Addition

145 Tait Avenue
Los Gatos, CA 95030
APN: 510-18-029

HPC - 2
8/23/2024

SEAL

LICENSED ARCHITECT
ERIC A. BECKSTROM
C-25632
7/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRAWING TITLE
WINDOW & DOOR TYPES & SCHEDULES

DRAWN	EB
DATE	8/23/2024
SCALE	1" = 1' 0", 1/4" = 1' 0", 1:1.38
JOB NO	6
FILENAME	2427 145 TAIT CD3.3.pln
SHEET	A9.0

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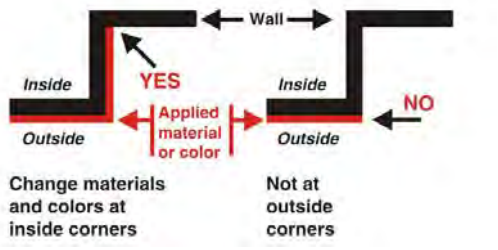
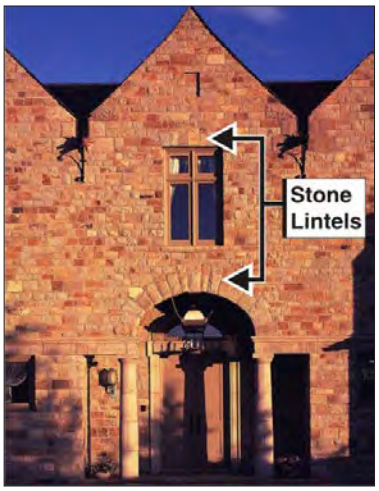
3.8.3 Use traditional detailing

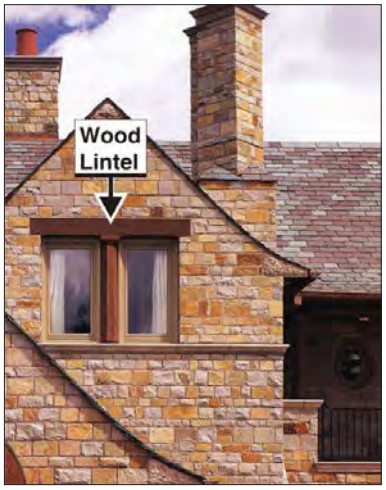
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and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

3.8.4 Materials changes

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







Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

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

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

Original structure

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

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

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

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

TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 09/11/2024

ITEM NO: 2

DATE: August 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned HR-1. **Located at 15116 Blossom Hill Road**. APN 527-16-001. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Request for Review PHST-24-012. Property Owner/Applicant: Gamaleldin Elsayed. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned HR-1 located at 15116 Blossom Hill Road.

PROPERTY DETAILS:

1. Date primary structure was built: 1940 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: ✓?, historic & some altered but still contributor to the district if there is one
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? Yes
7. Considerations required? No

BACKGROUND:

A request to remove the pre-1941 property from the Historic Resources Inventory (HRI) was reviewed by the Committee on July 24, 2024. A motion to forward a recommendation to the Community Development Director to keep the property in the inventory passed with a 4-1 vote.

PREPARED BY: Jocelyn Shoopman
Senior Planner

DISCUSSION:

The applicant is requesting removal of the pre-1941 property from the HRI. The Santa Clara County Assessor's Database lists a construction date of 1940 for the residence. The property is not within a historic district or LHP overlay or located on the Sanborn Fire Insurance maps; however, it is included in the 1990 Anne Bloomfield Survey (Attachment 1).

The applicant has provided an informational packet with their application, which includes the research conducted as a part of this request (Attachment 2).

A review of Town records yielded Building Permit records for 1988 (patio cover and screen enclosure), 2003 (reroof permit), 2013 (vinyl siding on the east wall of the sunroom), and 2016 (water heater replacement) (Attachment 4).

The existing residence is a two-story farmhouse style structure with a composition roof. In August 1988, a Building Permit was issued for an enclosed patio cover to the rear and side elevations that is also visible from the front elevation (Attachment 4). No additional building plans are available for the property.

In response to comments provided by Committee members at the July 24, 2024, meeting regarding the structure's historic integrity, the applicant provided additional pictures stating that the 1998 addition of the patio cover and screen enclosure is large and well over half of the existing square footage of the 1,300 square-foot home, the addition is visible from the front elevation, and the addition modified the roof line and architecture of the home. The applicant has also claimed that the existing siding on the home is weatherproof vinyl and is not original to the home as weatherproof vinyl was not a material available at the time of construction in 1940 and became more readily available in the 1970's (Attachments 2 and 3).

The applicant's letter concludes from their research that the structure is not associated with any significant events or persons of significance, the architectural style of the structure does not exhibit distinct characteristics of a particular period, and the structure has been compromised through alterations over the years. (Attachment 2).

CONCLUSION:

The applicant is requesting approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned HR-1 located at 15116 Blossom Hill Road. If the Committee can make the findings for removal from the Historic Resources Inventory based on the information provided by the applicant, a recommendation of approval should be forwarded to the Community Development Director. Once removed from the Historic Resources Inventory, any proposed alterations would not return to the Committee.

FINDINGS:

A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

   In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

   1. The structure is not associated with events that have made a significant contribution to the Town;
   2. No Significant persons are associated with the site;
   3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
   4. The structure does not yield information to Town history; and
   5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Applicant's Submittal Packet
3. Property Pictures
4. Town Permit Records

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

ND

Anne Bloomfield

992

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 15116 Blossom Hill

PARCEL MAP INFORMATION

Parcel # 527-16-001? (may be d.ff—check Ass.) Lot size: 125 front ft. x 80-156 ft. deep

Lot shape: Rectangle__ L__ Rectangle with small rear jog__ Other trapezoid

Location: N__ S/ E__ W__ side of B H St__ Ave__ Other Rd

distance to cross st: c.550 / c.900 ft. N__ S__ E__ W/ from Union Ave / Las Flores Le/Loma Vista

at NE__ NW__ SE__ SW__ corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name ? Old Block #__ Old lot #__

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓? Estimated age 1920s? Style farmhouse # stories__

Alterations several additions — raised

Other wide clapboard

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page__ EFFective date__

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS

PHOTOS: Roll/frame # 046/9 Date 21-11-90

National Register listed date__

County Inventory 1979__

Town of Los Gatos: Designation__ Recognition__

District Name__

Previous Survey

Gebhard: page #__ illustration page #__

Butler/Junior League__

ATTACHMENT 1

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[redacted]
15116 Blossom Hill Rd,
Los Gatos, CA, 95032
[redacted]
07/30/2024

Dear Members of the Historic Preservation Committee,

We are writing to formally request the removal of our house, located at 15116 Blossom Hill Rd, Los Gatos, CA, 95032, from the city's historic inventory. After conducting thorough research into the history and architectural significance of the property, We believe that it meets the criteria for removal as outlined in the city's regulations concerning historic structures. I presented a previous request on 07/25/2024 (PHST-24-011), which made the case that 1) the house is not associated with significant events or persons. 2) lack significant and distinctive characteristics. 3) its historic integrity is compromised through renovation and alteration (one of which is a large alteration and addition done in 1988).

The committee has agreed to 1 and 2, yet there was a disagreement among committee members on point 3) whether the alternation in the house done by the previous owner in the 80s has changed any significant characteristic. The committee did not find sufficient evidence on the hearing on July 25th, thus we follow up on this request with additional research gathering evidence supporting point 3 above.

We present the following additional findings:

1. **Square footage area of addition is large**: The permitted addition to the house area is very large (over than 800 sq ft). Note that the total house area is around 1300 sq ft. So, this addition is > 50% in size compared to the house (See addition plan).

2. **Addition is largely visible from the street view**: The entryway to our house is visible from the street (see attached picture). The addition is so large that it also not only covers the rear of the house but also our entryway view visible from the street (See attached picture). In total the addition square footage placed only in this area is 12x25=300 sq ft.

3. **Addition largely changing the roof lines and structure**: The addition changed the house roof line and architecture (see attached picture). Also, house siding and walls were altered to give entry to the addition (See attached pictures). Further, the addition windows look all glass modern style.

4. **Addition of a large retaining wall completely changed the house view**. Retaining walls of this house collapsed and had to be redone completely with new material. A new retaining wall with concrete, steel and modern stone was added in 1986 to the house front completely altering the street view (see attached).

5. **All sidings in the house are not original**: We examined all sidings of our house and found that they are made of weatherproof vinyl. This material was not used in houses in the 1940s and was only more widely used starting in the 1970s (See Bradtmueller and Foley 2014). We researched this finding and found evidence obtained from the previous owner that all house sidings are not original. The old siding was completely damaged and had to be replaced. The previous owner hired Sears company to replace all sidings (See attached receipt and pictures of the modern house sidings). We found also evidence in the city of los gatos records of the corresponding permits of changing the sidings.

Based on this additional evidence, I respectfully request that the Historic Preservation Committee considers my application for the removal of my house from the historic inventory. The property does not meet the threshold for preservation based on its historical or architectural significance as defined by the city's criteria.

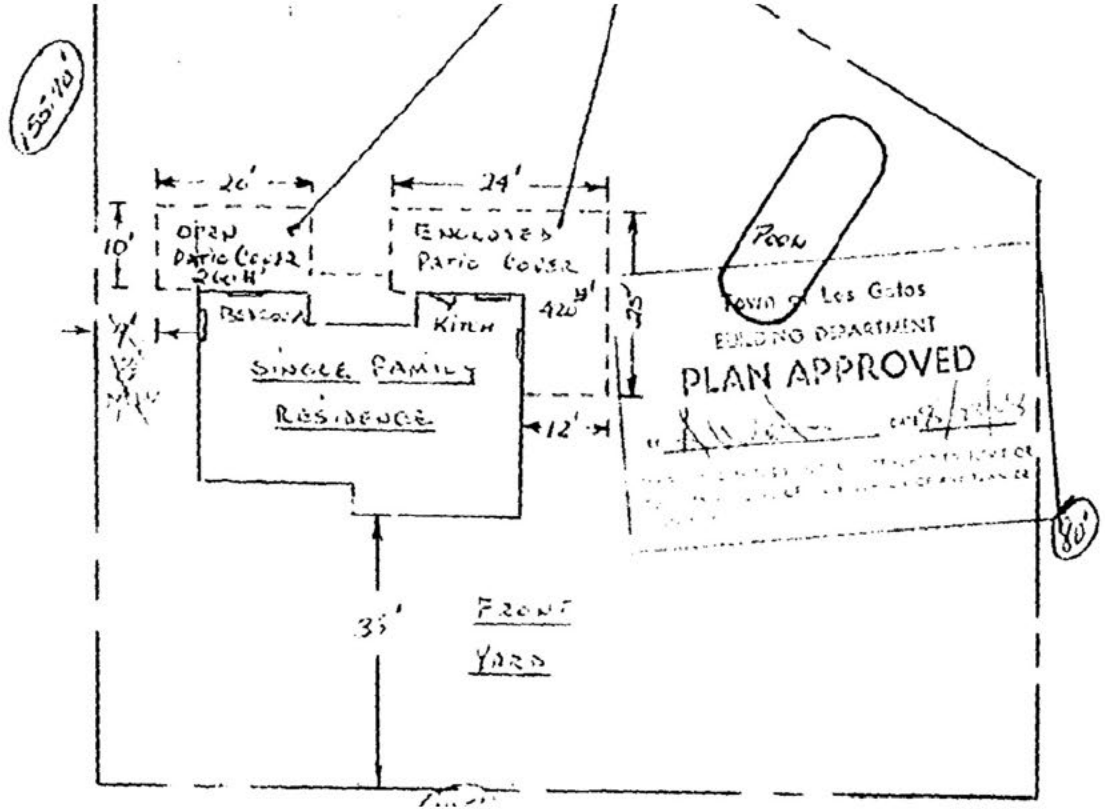
Enclosed with this letter are copies of the research findings and supporting documents that substantiate the conclusions drawn regarding the property's historical and architectural context. I am available to provide any additional information or documentation that may assist in your review process.

Thank you for considering my request. I appreciate your attention to this matter and look forward to your response.

Sincerely,

[redacted]
Owners of 15116 Blossom Hill Rd, Los Gatos, CA, 95032

1. **Square footage area of addition is large**: The permitted addition to the house area is very large (over than 800 sq ft). Note that the total house area is around 1300 sq ft. So, this addition is > 50% in size compared to the house (See addition plan).



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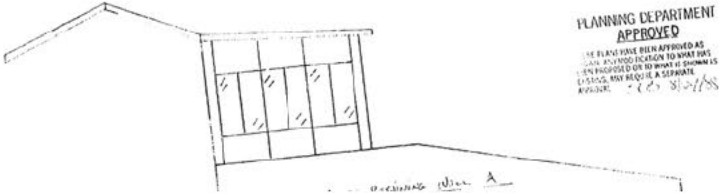
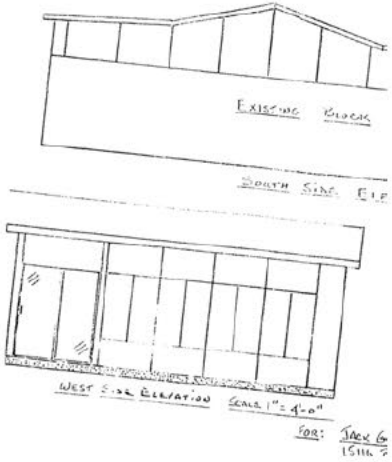




4. **Addition of a large retaining wall completely changed the house view**. Retaining walls of this house collapsed and had to be redone completely with new material. A new retaining wall with concrete, steel and modern stone was added in 1986 to the house front completely altering the street view (see attached).

File: 8629
21 May 1986

Page 2

SCOPE OF REPAIR WORK REQUIRED

We believe that the following items of work are required to restore the property, to the pre-loss condition and satisfy code standards: (similar to what was proposed in the previous report.)

1. Construct about 50 linear feet of 5 to 7 feet high steel reinforced concrete wall at the location of the collapsed wall. The wall must be fully drained. Remove the cracked concrete slab under the covered porch above this wall and replace with a new slab. (This work will require temporary removal of the porch structure.)

2. Remove the leaning wall behind the house and replace with steel reinforced concrete wall (about 60 feet long and 5 to 6 ft. high). The new wall must be fully drained.

3. Following the replacement of the collapsed wall, the collapsed wood deck that had existed directly above the wall should be restored to its pre-existing condition.

The above scope of work, in our view, does not constitute any improvement (betterment) beyond what today's standards call for. The drainage correction that was suggested in my previous report is considered a betterment, and not essential to the repair.

PLANS AND SPECIFICATIONS

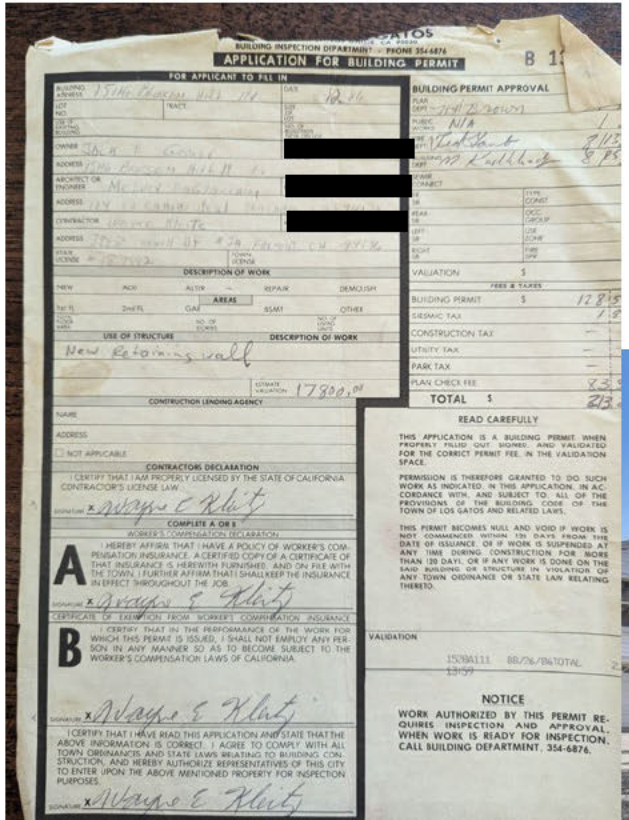
McEvoy Engineering is in the process of preparing the detailed plans and specifications for the above scope of work based on the design criteria and parameters presented in this report. The documents should be ready shortly for bid solicitations.

Sincerely,

KIM AND ASSOCIATES

Joongsul Kim, P.E.
Consulting Soil Engineer
RCE 27495 (Expires 09/30/89)

REGISTERED PROFESSIONAL ENGINEER
JOONGSUL KIM
No. 27495
Civil
STATE OF CALIFORNIA


BUILDING INSPECTION DEPARTMENT — PHONE 354-6876

APPLICATION FOR BUILDING PERMIT

B 1

FOR APPLICANT TO FILL IN

BUILDING PERMIT APPROVAL

DESCRIPTION OF WORK

New Retaining wall

VALUATION $ 17800.00

BUILDING PERMIT $ 128.15

TOTAL $ 213.

READ CAREFULLY

THIS APPLICATION IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND VALIDATED FOR THE CORRECT PERMIT FEE, IN THE VALIDATION SPACE.

PERMISSION IS THEREFORE GRANTED TO DO SUCH WORK AS INDICATED, IN THIS APPLICATION, IN ACCORDANCE WITH, AND SUBJECT TO, ALL OF THE PROVISIONS OF THE BUILDING CODE OF THE TOWN OF LOS GATOS AND RELATED LAWS.

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS FROM THE DATE OF ISSUANCE, OR IF WORK IS SUSPENDED AT ANY TIME DURING CONSTRUCTION FOR MORE THAN 120 DAYS, OR IF ANY WORK IS DONE ON THE SAID BUILDING OR STRUCTURE IN VIOLATION OF ANY TOWN ORDINANCE OR STATE LAW RELATING THERETO.

CONTRACTORS DECLARATION

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

Wayne E Klatt

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.

Wayne E Klatt

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.

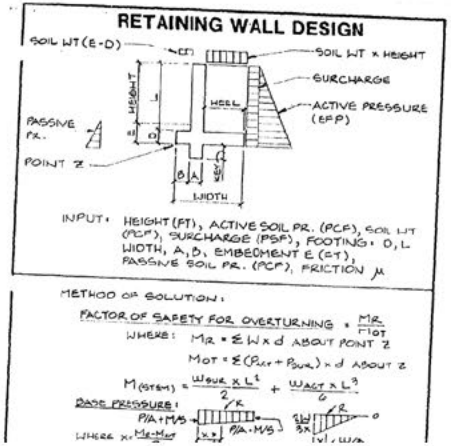
Wayne E Klatt

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.

Wayne E Klatt

NOTICE

WORK AUTHORIZED BY THIS PERMIT REQUIRES INSPECTION AND APPROVAL. WHEN WORK IS READY FOR INSPECTION, CALL BUILDING DEPARTMENT, 354-6876.



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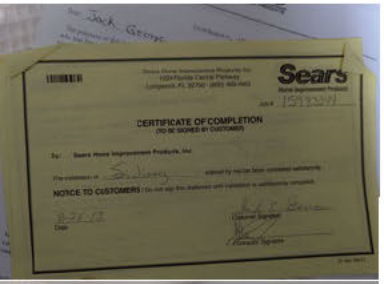
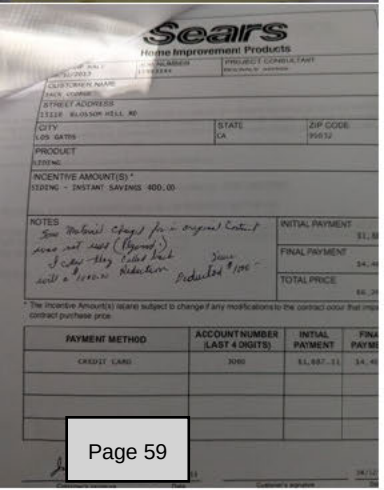

Sears

CERTIFICATE OF COMPLETION

NOTICE TO CUSTOMERS:


Sears

Home Improvement Products

CUSTOMER NAME

STREET ADDRESS

CITY: LOS GATOS | STATE: CA | ZIP CODE: 95032

PRODUCT

INCENTIVE AMOUNT(S) *

SIDING - INSTANT SAVINGS 400.00

NOTES

INITIAL PAYMENT

FINAL PAYMENT

TOTAL PRICE

* The incentive Amount(s) is/are subject to change if any modifications to the contract occur that impa
contract purchase price.

PAYMENT METHOD	ACCOUNT NUMBER (LAST 4 DIGITS)	INITIAL PAYMENT	FINA PAYM
CREDIT CARD	3060	$1,887.11	$4,4

Page 59


TOWN of LOS GATOS

Community Development

Building Permit

Permit Id/Type:	B13-0616 BUILDING/BUILDING/RESIDENTIAL/ALTERATION	Applied:	06/29/2013
Work Description:	INSTALL 45 SQ FT OF VINYL SIDING TO EAST WALL OF SUN ROOM - INSIDE AND OUT, LIKE FOR LIKE	Approved:	
Status:		Issued:	<ISSUED_DATE>
Address:	15118 BLOSSOM HILL RD, LOS GATOS, CA 95032	Expires:	2/24/2014
Owner:	GEORGE JACK E,ELIZABETH J TRUSTEE 15118 BLOSSOM HILL ROLOS SATOS, CACA 95032	Phone:	408-356-6360
Contractor:	SEARS HOME IMPROVEMENTS P O BOX 122290,LONGWOOD, FL 32752-2390	Phone:	407-551-6000
License No.:	737379		
Job Value:	$6,291.00	Buildings:	1
Total Sq. Ft.:	<SQUARE_FEET>	Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-B

Total Fees	$325.54
Total Payments	$0.00
Balance Due	$325.54

LICENSED CONTRACTOR'S DECLARATION

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

License Class B,C36,C10 California Contractor License No. 737379

Expiration Date 4/30/14 Contractor Signature

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

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

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

X I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier AIG Amer. Ins. Policy Number WC8 241353 34 Expiration Date 4/1/14

Name of Agent Phone #

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

Signature of Applicant 4/29/13 Date

1 of 2

50th ASC Annual International Conference Proceedings Copyright 2014 by the Associated Schools of Construction

Historical Trends of Exterior Wall Materials used in US Residential Construction

James P. Bradtmueller, Ph.D. and Sean P. Foley, Ph.D.
Northern Kentucky University
Highland Heights, KY

Discussions concerning the inclusion of trends in the construction industry are common when contemplating curricular material in construction management programs; however, it is common that these trends are generally in relation to new or emerging trends—such as information technology, advances in materials, and new project delivery methods—rather than historical trends. Without reflecting on historical trends it can be difficult to fully understand where we are today and to possibly predict where we will be in the future. This paper explores the trends of exterior cladding systems for residential construction to better understand what exterior wall materials have been in use over a period from 1971 to 2012 and where these materials are currently being used or have been used in the past. Projections of the future use of exterior cladding systems is made based on the historical trends identified and described.

Key Words: cladding, exterior wall material, US Census Bureau Survey of Construction, residential construction, construction material

Introduction

Each month, the US Census Bureau conducts interviews and assessments to gather data for the Survey of Construction (SOC). This survey provides information on residential building activity in the US by sampling approximately 900 public offices that issue building permits and also by physically inspecting more than 70 land areas that do not require building permits. The results of the continuously ongoing SOC are analyzed and reported both monthly and annually by the US Census Bureau. Initial collection of information on housing starts dates back to 1959 and that for completion of new homes started in 1968. (US Census Bureau, 2013a) The rate of housing starts and completions is watched closely by many sectors of the economy and these are, and historically have been, considered to be harbingers of future economic conditions (CB13-166; US Census Bureau News, 2013).

This paper focuses on the trends observed in the principal types of exterior wall materials used in the construction of new single-family homes built throughout the United States since 1971. The primary types of wall materials used for exterior cladding were examined on a regional level as well as a national one. For the purposes of this paper, the only SOC data analyzed was that corresponding to new single-family residential homes where completion of construction was documented in the survey by including the designated month and year code.

Background on the Survey of Construction

The SOC provides an extensive amount of information—over 40 characteristics—about the construction of each residential structure being sampled. A partial example of these includes the following items: square footage areas of the lot and living space, foundation type, construction method, number of stories, exterior wall materials, number of bedrooms and bathrooms, heating and cooling systems installed, type of water supply and waste system, financing method and other financial information such as the contract and sales price. The residential construction information that is entered into the SOC comes from interviews conducted by the US Census Bureau every month in its four main national regions of Northeast, Midwest, South and West. These regions are further divided into nine divisions with each one comprised of a designated group of states. The **Region**, ***Division***, and State hierarchy are as follows:

- **Northeast: *New England*** (Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, and

US Census Bureau SOC Cladding Trends by Material, Region, and Division

This study examines results from the US Census Bureau Survey of Construction concerning materials used to clad the exterior walls of new single-family homes built in the United States over the past four decades. Historical usage trends by material (brick, wood, stucco, and vinyl from 1971 to 2012) are presented in Figure 1. For the same time period, Figure 2 shows the trends of aluminum siding, fiber cement siding, and the other kinds of lesser-used cladding that were classified and grouped together within the *other* material type.

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[illegible] OF LOS GATOS
110 E. MAIN ST., LOS GATOS, CA. 95030
BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

APPLICATION FOR BUILDING PERMIT

B 15564

FOR APPLICANT

BUILDING ADDRESS: 15116 Blossom Hill Rd | DATE: 8-17-88
LOT NO: | TRACT: | SIZE OF LOT:
USE OF EXISTING BUILDING: SINGLE FAMILY RESIDENCE | NO. OF BUILDINGS NOW ON LOT: 1
OWNER: JACK GEORGE | PH: [redacted]
ADDRESS: 15116 Blossom Hill Rd CITY: Los Gatos
ARCHITECT OR ENGINEER: | PH:
ADDRESS: | CITY:
CONTRACTOR: CENTURY Patio Villages | PH: [redacted]
ADDRESS: [redacted]
STATE LICENSE: 330347 B1 | TOWN LICENSE: 10094

DESCRIPTION OF WORK

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

USE OF STRUCTURE | DESCRIPTION OF WORK

Patio Cover & Screen Enclosure 420 ft²
Open Patio Cover 260 ft²

ESTIMATED VALUATION 8000.00

CONSTRUCTION LENDING AGENCY

NAME
ADDRESS
X NOT APPLICABLE

CONTRACTORS DECLARATION

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

SIGNATURE X Hal Jarvis

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 Hal Jarvis

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

SIGNATURE X

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

Hal Jarvis

BUILDING PERMIT APPROVAL

	DATE
PLAN CHECK	Judy K. Bird 8/24/88
ENGINEERING DEPT.	8/24/88
FIRE DEPT.	Ted Hunt 8/20/88
BUILDING DEPT.	[illegible] 8/24/88
SEWER CONNECT	

FR SR | TYPE CONST
REAR SB | OCC GROUP
LEFT SB | USE ZONE
RIGHT SB | FIRE SPR

VALUATION $ 8,000

FEES & TAXES

BUILDING PERMIT	$ 99
SEISMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	64
TOTAL	$ 163

INSPECTION RECORD

[illegible]

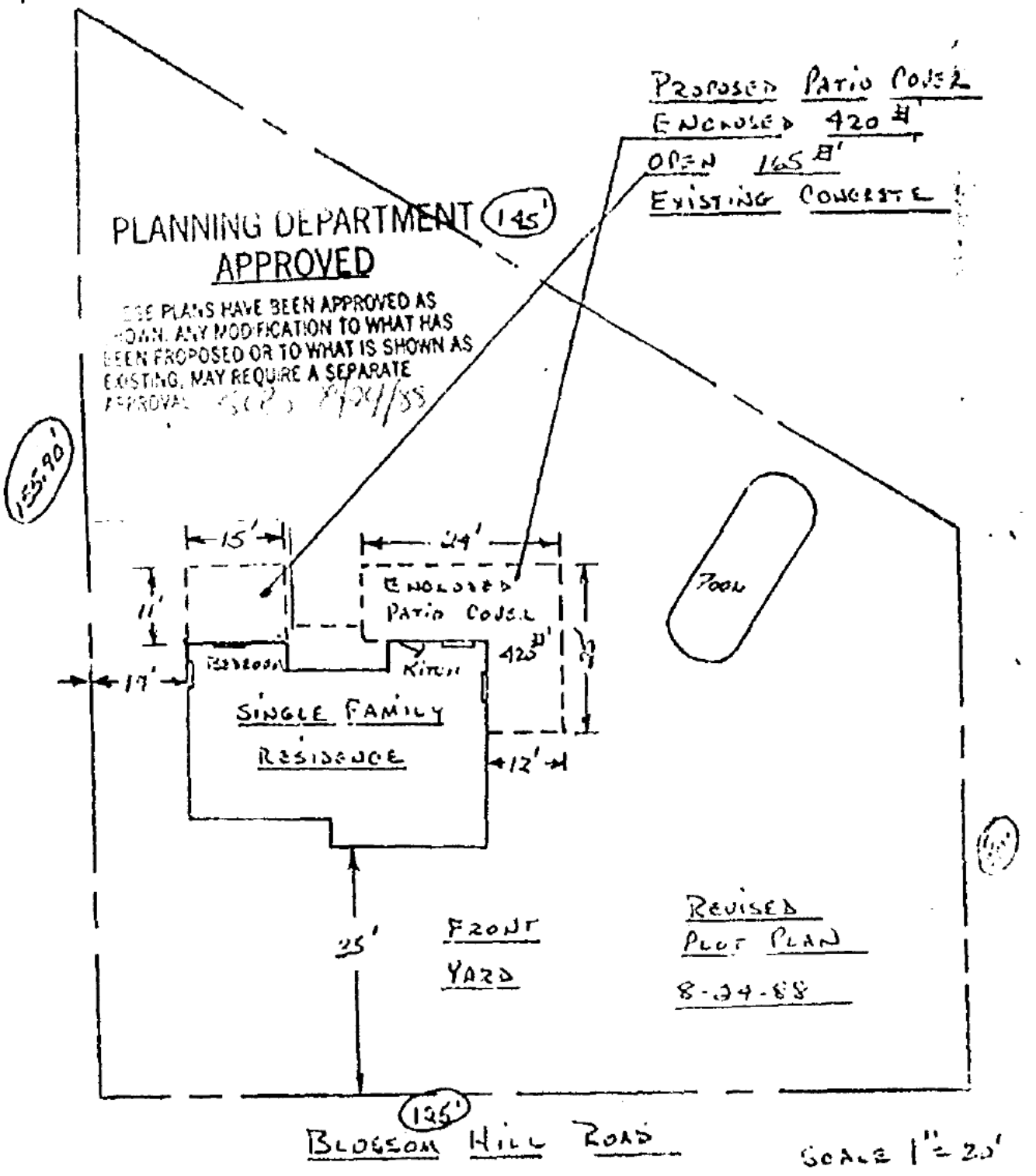
VALIDATION

1855A111 08/24/88TOTAL 163.00
15120

APPROVALS

	DATE	INSPECTOR
FOUNDATION LOCATION FORMS, MATERIALS		
FRAME FIRE STOPS BRACING, BOLTS		
FURNACE LOCATION GAS VENT DUCTS		
INSULATION		
LATH EXT		
INSULATION CERT		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL	10/24/88	[illegible]

CENTURY PATIO VILLAGE, INC.



CUSTOMER: [redacted] PHONE: [redacted]

ADDRESS: 15116 BLOSSOM HILL RD. SALESMAN: HAL JARVIS

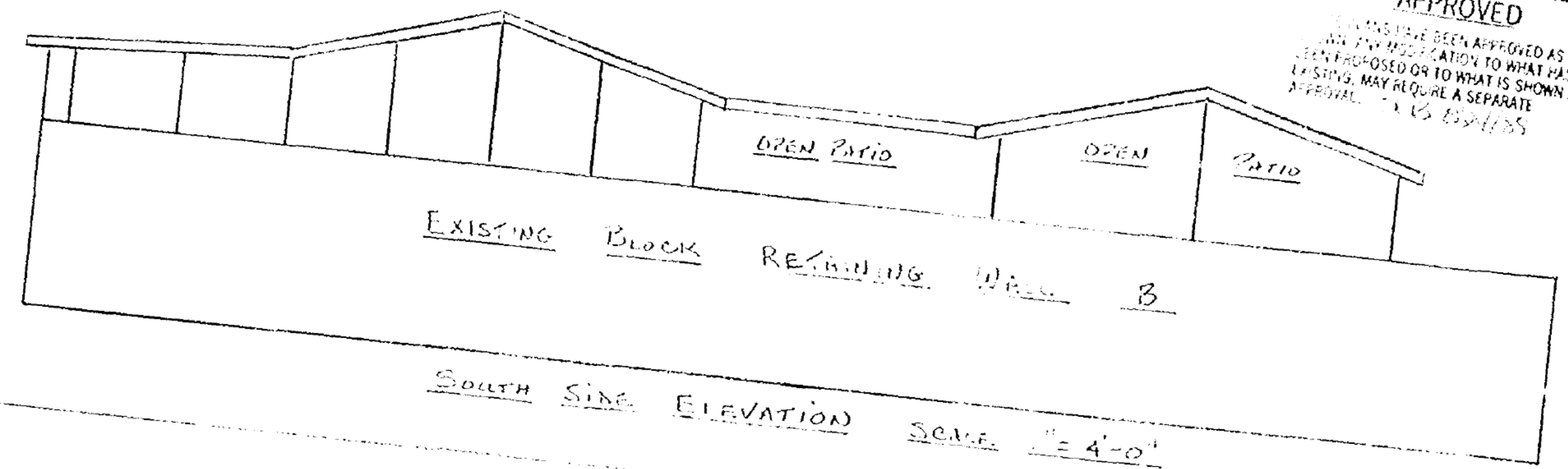
CITY: LOS GATOS 95032 PRICE:

COUNTY: ITEMS:

B15564

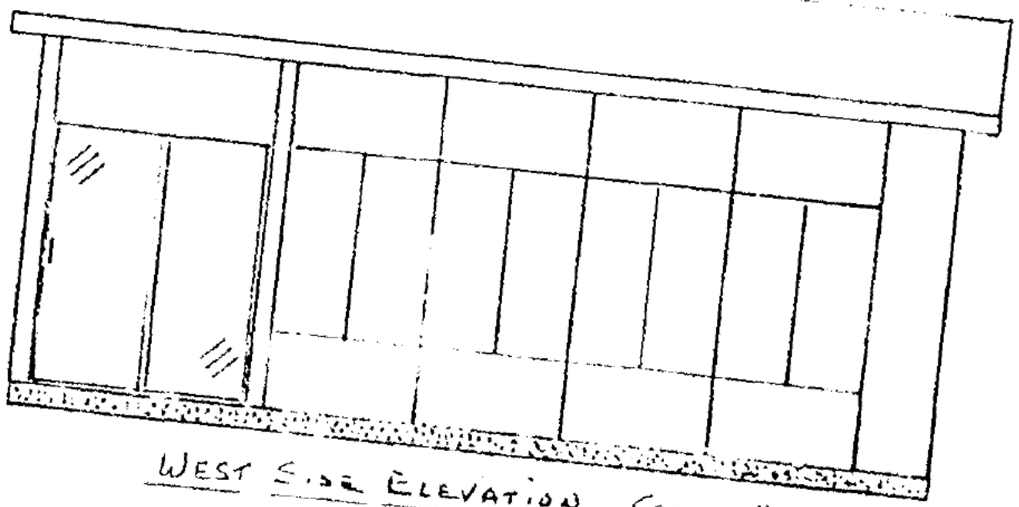
PLANNING DEPARTMENT
APPROVED

THIS PLAN HAS BEEN APPROVED AS
AN FYI ONLY. ANY MODIFICATION TO WHAT HAS
BEEN PROPOSED OR TO WHAT IS SHOWN AS
EXISTING, MAY REQUIRE A SEPARATE
APPROVAL. - NO EXCEPTIONS

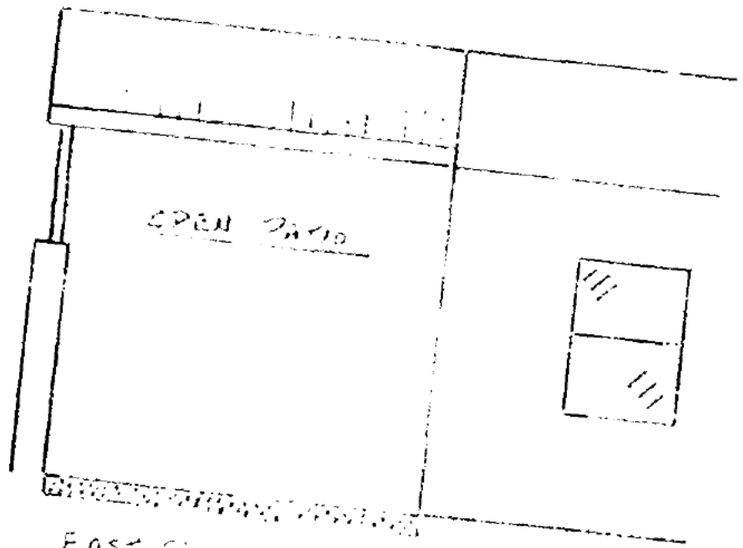


EXISTING BLOCK RETAINING WALL B

SOUTH SIDE ELEVATION SCALE 1"=4'-0"

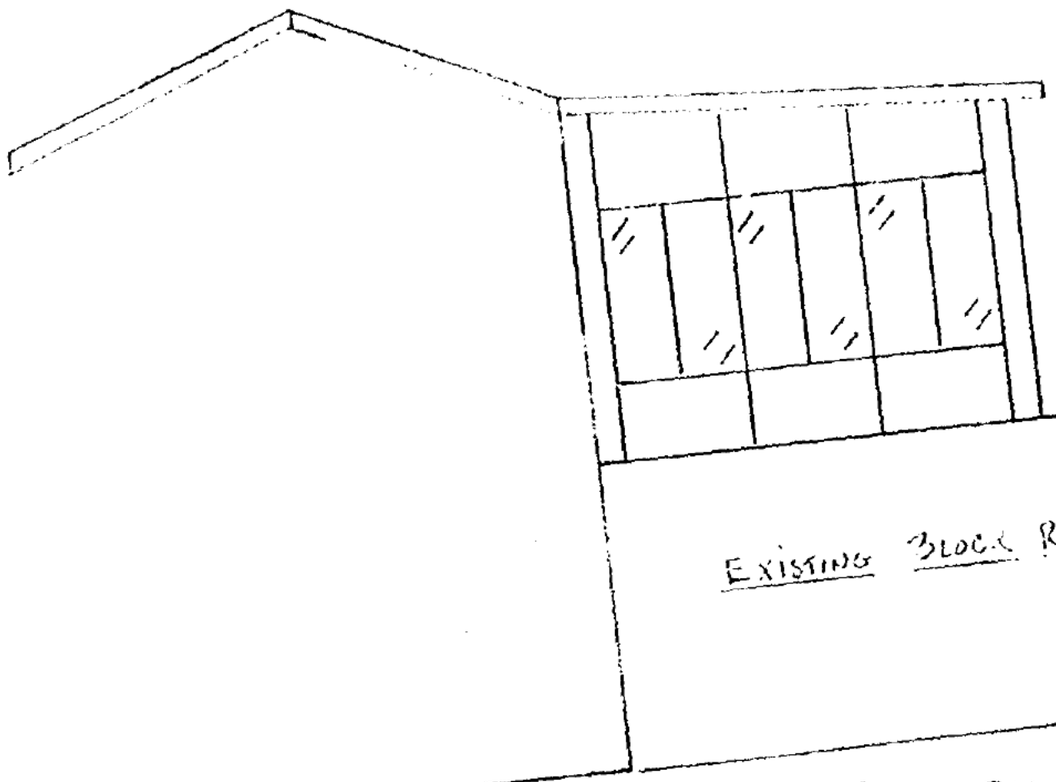


WEST SIDE ELEVATION SCALE 1"=4'-0"



EAST SIDE ELEVATION SCALE 1"=4'-0"

FOR: [redacted]
15116 BLOSSOM HILL
LOS GATOS [redacted]



NORTH SIDE ELEVATION SCALE 1"=4'-0"

FOR: [redacted] [redacted]
15116 BLOSSOM HILL
LOS GATOS [redacted]

PLANNING DEPARTMENT
APPROVED

THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL 8/24/88

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number: B03-000561
Work Description: T/O (E) PITCH ROOF R/R 1500 SF CLASS COMP
Building Address: 15116 BLOSSOM HILL RD LG Status: ISSUED
Applied: 07/23/2003 Issued: 07/23/2003
Approved: 07/23/2003 Expires: 01/19/2004

OWNER [redacted] TR07/23/2003 Phone: [redacted]
15116 BLOSSOM HILL RD
LOS GATOS, CA
95032-4906
License:

CONTRACTOR ARMSTRONG ROOFING 07/23/2003 Phone: [redacted]
[redacted]

Valuation: $4,500.00
Total Sq. Ft.: 1500 Liveable Sq.Ft.: 0
Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	145.00
Computer Services Fee	4.56
Microfilm Fees - Bldg.	2.20
Road Impact Basin #1	60.00
Seismic Tax 5%	.03
Seismic Tax 95%	.47

Total Calculated Fees:	$212.26
Total Additional Fees:	$0.00
Total Fees Due:	$212.26
Total Payments:	$0.00
Balance Due:	$212.26

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.
Signature X_____ COMPLETE A or B

WORKER'S COMPENSATION 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_____

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

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

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

TOWN of LOS GATOS

Community Development

Building Permit

Permit ID/Type:	B13-0616 BUILDING/BUILDING/RESIDENTIAL/ALTERATION	Applied:	08/29/2013
Work Description:	INSTALL 40 SQ FT OF VINYL SIDING TO EAST WALL OF SUN ROOM - INSIDE AND OUT, LIKE FOR LIKE.	Approved:	
Status:		Issued:	<$ISSUED_DATE$>
Address:	15116 BLOSSOM HILL RD, LOS GATOS, CA 95032	Expires:	2/24/2014
Owner:	[redacted] 15116 BLOSSOM HILL RDLOS GATOS, CACA 95032	Phone:	[redacted]
Contractor:	SEARS HOME IMPROVEMENTS [redacted]	Phone:	[redacted]
License No.:	721379		
Job Value:	$6,291.00	Buildings:	1
Total Sq. Ft.:	<$SQUARE_FEET$>	Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-B

Total Fees	$325.54
Total Payments	$0.00
Balance Due	$325.54

LICENSED CONTRACTOR'S DECLARATION

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

License Class B, C36, C20 California Contractor License No. 721379

Expiration Date 4/30/14 Contractor Signature _____

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

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

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

__X__ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier ACE AMER. INS. Policy Number WLR C43225534 Expiration Date 9/1/14

Name of Agent _____ Phone # _____

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

_____ 8/29/13

Signature of Applicant Date

TOWN OF LOS GATOS

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

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

Application #

BUILDING DIVISION PERMIT APPLICATION

SITE ADDRESS 15116 Blossom Hill RD Suite _____ Today's Date _____

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

DETAILED DESCRIPTION OF WORK TO BE DONE INSTALL 405 S.F. OF VINYL SIDING TO EAST WALL OF SUN ROOM - INSIDE AND OUT. LIKE FOR LIKE.

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

CONSTRUCTION VALUATION (Required): 6,291 00 Include costs of all labor and materials

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

Is there a Swimming Pool and/or Spa located at this address: ☐ Yes ☐ No

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

CONTACT NAME JEFF RAINEY Phone [redacted] Fax [redacted]

Address [redacted] City [redacted] Zip [redacted]

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

Address 15116 Blossom Hill RD City LOS GATOS Zip 95032

Architect/Engineer/Designer _____ License # _____ Phone _____

Address _____ City _____ Zip _____

Contractor Name SEARS HOME IMPROVEMENT, INC.

State License No. 721379 License Type B, C36, C20, D41, C17 Expires 04/30/14 Town Business Lic. No. _____

Commercial Tenant _____ Phone _____

Address _____ City _____ Zip _____

Please complete the Electrical, Mechanical & Plumbing details on reverse side

N:\DEV\FORMS\Building\BldgApplication.wpd

TOWN of LOS GATOS
Community Development
Building Permit

Permit ID/Type:	P16-054 BUILDING/PLUMBING/RESIDENTIAL/WATER HEATER	Applied:	04/06/2016
Work Description:	REPLACE WATER HEATER SAME LOCATION	Approved:	
Status:	ISSUEDONLINE	Issued:	<$ISSUED_DATE$>
Address:	15116 BLOSSOM HILL RD, LOS GATOS, CA 95032	Expires:	10/3/2016
Owner:	[redacted] 15116 BLOSSOM HILL RD LOS GATOS, CA CA 95032	Phone:	[redacted]
Contractor:	AFFORDABLE WATER HEATERS [redacted]	[redacted]:	[redacted]
License No.:	627368		

Job Value:	$0.00	Buildings:	1
Total Sq. Ft.:	<$SQUARE_FEET$>	Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3.1	Construction Type:	V-B

Total Fees	$110.38
Total Payments	$110.38
Balance Due	$0.00

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class _____ California Contractor License No. _____
Expiration Date _____ Contractor Signature _____

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

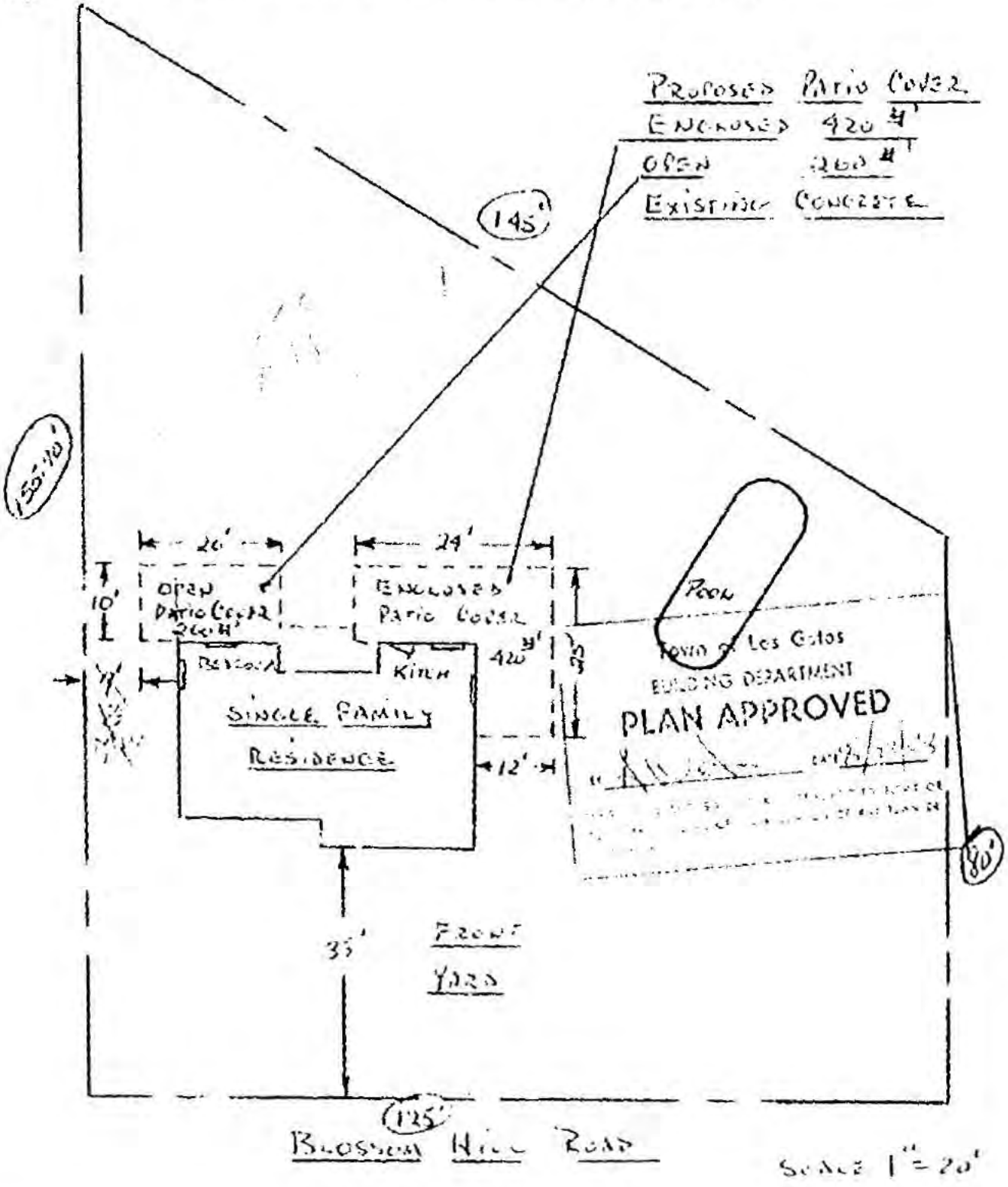
I hereby affirm under penalty of perjury one of the following declarations:
_____ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____
_____ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier_____Policy Number _____ Expiration Date_____
Name of Agent _____ Phone # _____
_____ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

_____ _____
Signature of Applicant Date

CENTURY PATIO VILLAGE, INC.

938 LEWELLING BL [illegible] CA 94579 • (415) 352-1870

15564



CUSTOMER: [redacted]

ADDRESS: 15116 Blossom Hill Rd PHONE [redacted]

CITY: Los Gatos 95030 SALESMAN: HAL JARVIS

PRICE

ITEMS

ATTACHMENT 7

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TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 9/11/2024

ITEM NO: 3

DATE: August 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:12. **Located at 134 Hernandez Avenue**. APN 510-21-002. Minor Residential Development Application MR-24-013. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jason and Janine Paul. Applicant: David Kuoppamaki. Project Planner: Jocelyn Shoopman.

RECOMMENDATION:

Requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence on property zone R-1:12 located at 134 Hernandez Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1928 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: ✓ or +, historic & intact or worthy special note or historic & some altered but still contributor to district if there is one
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 134 Hernandez Avenue was constructed in 1928, and the 1991 Bloomfield Survey estimates the construction date as the

PREPARED BY: Jocelyn Shoopman
Senior Planner

BACKGROUND (continued):

1930's to 1940's and provides a rating of either "historic and intact or worthy special note" or "historic and some altered but still contributor to district if there is one" (Attachment 1). The building footprint shown on the Sanborn Fire Insurance Maps is consistent between 1928 and 1956 (Attachment 2).

Town records indicate that a request for a request for a Variance to exceed the maximum allowable height for an accessory structure was approved by the Planning Commission on June 10, 1981 (Attachment 3). Additional Building Permit record history includes an interior remodel and window replacement in 2001, a water heater replacement in 2011, an interior remodel and addition to a detached accessory structure in 2017, foundation replacement in 2019, a roof replacement to the primary home in 2019, and an interior remodel in 2021 (Attachment 3).

The applicant provided a summary of the records researched (Attachment 4), as well as property pictures provided in the development plans (Attachment 5).

DISCUSSION:

Minor Residential Development Application MR-24-013 was submitted on August 16, 2024, proposing construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence. The project includes the demolition of an existing detached accessory structure in order to construct a second-story addition of 618 square feet and addition of 586 square feet to the lower level; a partial infill of an outdoor patio along the front elevation; new wood windows along all four elevations; a wood French door on the front elevation; a clad wood sliding pocket door on the rear elevation; an extension of an existing balcony on the rear elevation; and an interior remodel (Attachments 5 and 6)

The proposed materials to match the existing materials consist of stucco siding, foam trim, black frame wood windows, terrazzo stairs, ornamental iron guardrail, tile fascia trim, and tile roofing. The proposed height of the new second story addition will be approximately 22 feet, nine inches.

CONCLUSION:

The applicant is requesting approval for construction of a second-story addition exceeding 100 square feet and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:12. 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 Minor Residential Development 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

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 7).

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Sanborn Exhibit
3. Town Planning and Building Records
4. Applicant Submittal Packet
5. Development Plans
6. Existing Windows
7. Section 3.9, Residential Design Guidelines

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

CAR ND

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

1128

File address 134 Hernandez

PARCEL MAP INFORMATION

Parcel # 510-21-002 Lot size: 125 front ft. x 308+ ft. deep

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

Location: N__ / S__ E__ W__ side of H St___ Ave / Other_____

distance to cross st: _____ ft. N___ S___ E___ W___ from_____

at NE / NW___ SE___ SW___ corner of Chestnut

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name_____ Old Block #_____ Old lot #_____

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating 1 or + Estimated age 1930s Style Mediterranean Rev # stories__

Alterations (nasty awnings) — brick base

Other_____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 8919 EFFective date 12-87

APN 510-21-002	ADDRESS	134 HERNANDEZ	AV LG 95030								
SINGLE FAMILY	TRA	5-080 WIDTH	SQ. FEET	2,333	TOT ROOMS	6	DINING ROOM	1	POOL		YES
	USE CODE	01 DEPTH	ADDN S/F		BEDROOMS	3	FAMILY ROOM	1	GARAGE S/F		488
	YR BUILT	29 ACRES	1.00 NO. FLOORS	1	BATHS	2.0	UTILITY RM	1	FIN BSMT		YES

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS

PHOTOS: Roll/frame # 031/25A Date 15-2-90

National Register listed date_____

County Inventory 1979_____

Town of Los Gatos: Designation____ Recognition___

District Name_____

Previous Survey ϕ

Gebhard: page # illustration page #_____

134 Hernandez

EVALUATION. Date 1920-27 (Field Survey) Contributor X

Glen Ridge NO District Non-contrib__

Earliest known resident__: ? 10

Alterations: Moved__ Raised__ Porch encl__ Addition__ Siding__ Windows__ Condition__

Designer: a__ b__ d__

ATTACHMENT 1

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

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

Name (person, building, organization, etc)_____

Addresses associated with Name 134 Hernandez

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)
1950	SJD	Hernandez	4 listed beyond #134

/initials date

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

Los Gatos Library:
___City directories (name & street index)
___Historic Collection Index (green boxes)
___Thompson & West, 1876 (bio index)
___Pen Pictures, 1888 (bio index)
___Sunshine Fruit & Flowers, 1895 (bio index)
___Guinn, 1904 (bio index)
___Sawyer, 1922 (bio index)

___Extended index to Bruntz
___Bio index of Munroe Frazer, 1881 (Survey box)
___Photo collection (2 boxes)

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

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

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

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

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

Continued on Reverse

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

File address 134 Hernandez

Anne Bloomfield

ARCHITECTURAL SURVEY
BUILDING RESEARCH

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

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

Initials Date

BUILDING PERMITS Address requested _____

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

Initials date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu, gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	MISC.			Date of constr.	Describe or sketch plan
1926	9	this	134 H-	?	D	N	1B	—	0	1					
1944	"	"	"		"	N									
1908	6	no exposure													

Initials Date

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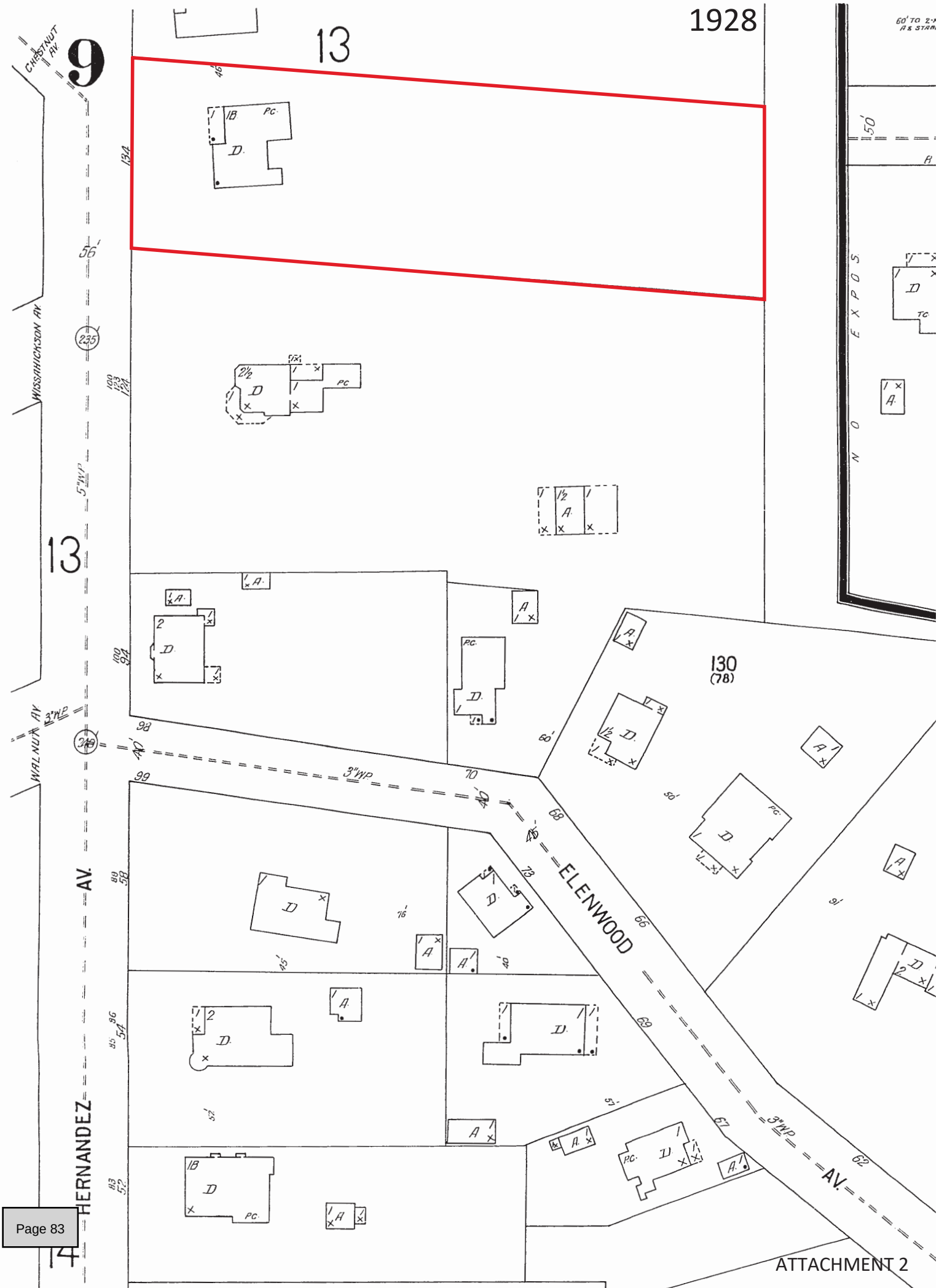
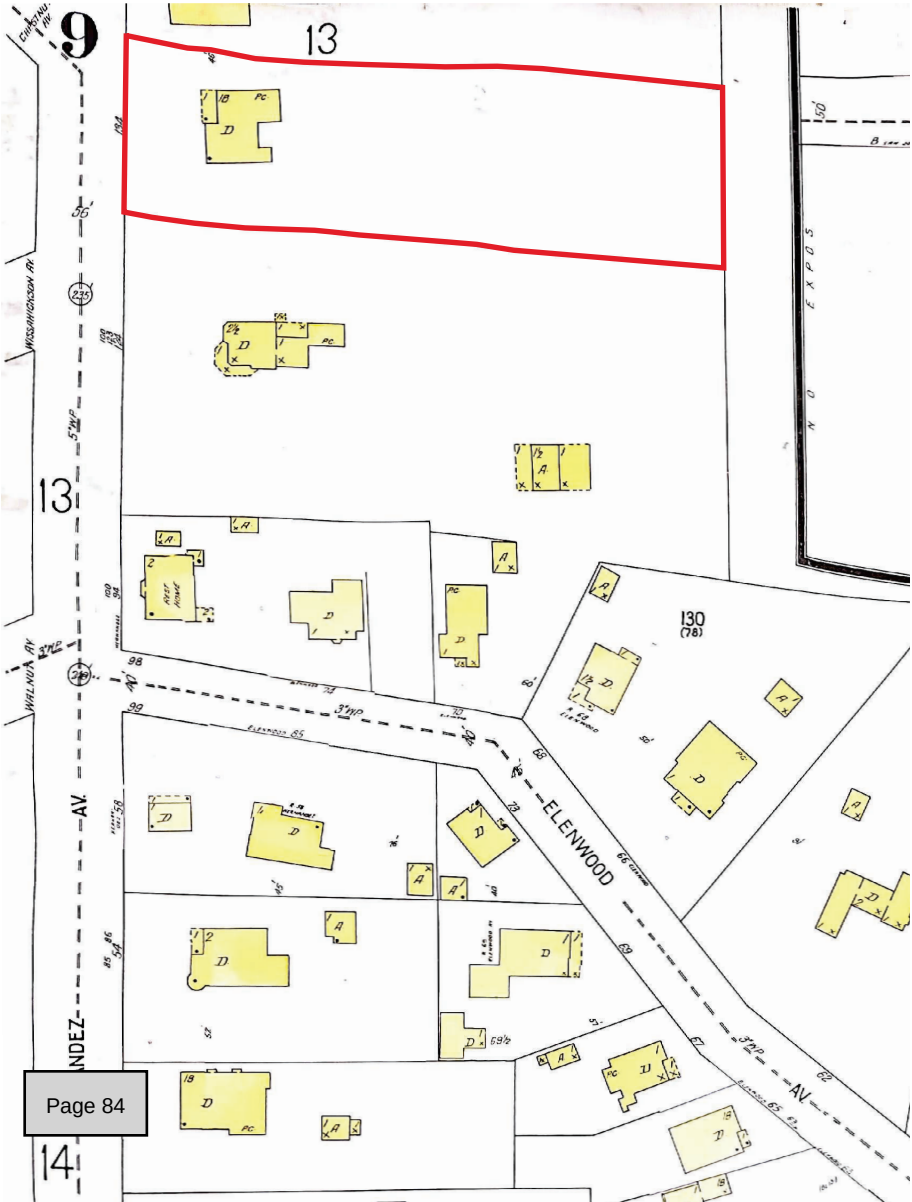


ATTACHMENT 2

1956



TOWN of LOS GATOS
Planning Department
354-6872

June 15, 1981

[redacted]
134 Hernandez Avenue
Los Gatos, California 95030

Re: Variance Application V-81-4

Dear [redacted]

On June 10, 1981 the Town Planning Commission approved the above application requesting approval to permit an increase in the maximum allowable height of accessory structure from 15 to 18 feet for the installation of solar panels on property located at 134 Hernandez Avenue, subject to the condition that the structures shall be adequately braced for support, to the satisfaction of the Building Official.

Approval will expire one year from the date of this approval pursuant to Section 5.30.140 of the Zoning Ordinance unless the approval is used before expiration. Section 5.30.170 defines that constitutes the use of an approval granted under the Zoning Ordinance.

NOTE: Pursuant to Section 5.20.050 of the Zoning Ordinance, this approval may be appealed to the Town Council within seven (7) days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

Very truly yours,

LEE E. BOWMAN
Planning Director

LEB:pd
cc: Narong Plangsiri - Fafco Solar Systems
Development Review Committee

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

B 17232 1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS [illegible] DATE 9-9-84
LOT NO. TRACT
USE OF EXISTING BUILDING / SIZE OF LOT / NO. OF BUILDINGS NOW ON LOT
OWNER [redacted]
ADDRESS [illegible]
ARCHITECT OR ENGINEER [illegible]
ADDRESS [redacted]
CONTRACTOR [illegible]
ADDRESS [redacted]
STATE LICENSE [illegible] TOWN LICENSE 5?7

DESCRIPTION OF WORK

NEW ADD ALTER REPAIR X DEMOLISH

[AREAS]

1st FL X 2nd FL GAR BSMT OTHER

TOTAL FLOOR AREA TOTAL STORIES

USE OF STRUCTURE **DESCRIPTION OF WORK**

[illegible]

VALUATION [illegible]

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

NOT APPLICABLE

CONTRACTORS DECLARATION

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

SIGNATURE X [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

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.

SIGNATURE X [signature]

BUILDING PERMIT APPROVAL — DATE

		DATE
PLAN DEPT		/ /
ENGINEERING DEPT		/ /
FIRE DEPT		/ /
BUILDING DEPT	[signature]	/ /
SEWER CONNECT		

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

VALUATION $ 6 K

FEES & TAXES

BUILDING PERMIT	$	22
SEISMIC TAX		.50
CONSTRUCTION TAX		
UTILITY TAX		
PARK TAX		
PLAN CHECK FEE		
TOTAL	$	22.50

INSPECTION RECORD

VALIDATION

APPROVALS

	DATE	INSPECTOR
FOUNDATION LOCATION FORMS & REINFORCING		
FRAME, FIRE STOPS, BRACING, VENTS		
PLASTER LATH / WALLBOARD NAILING		
INSULATION		
CEILING		
INSULATION FINAL		
LANDSCAPING / PARKING AND GRADING		
SIDEWALKS / CURBS		
FINAL	11/1/84 [initials]	

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMIT FILE 4. TOWN CLERK

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

1

B 14554

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 134 Hernandez Ave — DATE: 4-28-88

LOT NO. — TRACT

OWNER: [redacted] — PH

ADDRESS — Los Gatos

ARCHITECT OR ENGINEER — PH

ADDRESS

CONTRACTOR: Sun Valley Roofing — PH [redacted]

ADDRESS [redacted]

STATE LICENSE: 489476 — TOWN LICENSE: 01359

DESCRIPTION OF WORK

NEW — ADD — ALTER — REPAIR — DEMOLISH

[AREAS]

GAR — BSMT

USE OF STRUCTURE — DESCRIPTION OF WORK

Re-roof

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

CONTRACTORS DECLARATION

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

X [signature]

COMPLETE A OR B

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X [signature]

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X

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X [signature]

BUILDING PERMIT APPROVAL — DATE

PLAN DEPT — / /

ENGINEERING DEPT — / /

FIRE DEPT — / /

BUILDING DEPT

SEWER CONNECT

FR SB — TYPE CONST

REAR SB — OCC GROUP

LEFT SB — USE ZONE

RIGHT SB — FIRE ZONE

VALUATION $

FEES & TAXES

BUILDING PERMIT $

SEISMIC TAX

CONSTRUCTION TAX

UTILITY TAX

PARK TAX

PLAN CHECK FEE

TOTAL $

INSPECTION RECORD

4-20-88

5-10-88

VALIDATION

APPROVALS

FINAL — 5-3-88

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

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT √ B 7783

FOR APPLICANT TO FILL IN

134 Hernandez Ave

Res

[redacted]

SAME
Los Gatos 354358

AAFCo Slr 7337272

[redacted]

DESCRIPTION OF WORK

Plumb in Solar Pool

Sol. Exist.

$5600.00

11.50

5.0

TOTAL $18

134 Hernandez Ave
Solar System

BUILDING PERMIT APPROVAL DATE

INSPECTION RECORD

X

APPROVALS

0018.00

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT - PHONE 354 6876

110 E. MAIN ST.
LOS GATOS, CA 95030

APPLICATION FOR MECHANICAL PERMIT

M 4915 ✓ 1

FOR APPLICANT TO FILL IN

ITEM	NO	AMT	$ FEE
	1		10.00

TOTAL FEES $ 20.00

134 Hernandez Ave

Sing. FAM Res

[redacted]

SAME

Los Gatos [redacted]

FAFCO Solar

[redacted]

[redacted] 5111

INSPECTION RECORD

VALIDATION

00020.00

APPROVALS

FINAL

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number: B01-000963
Work Description: INTERIOR REMODEL 4092 SF AND WINDOW REPLACEMENT
Building Address: 134 HERNANDEZ AV LG
Status: ISSUED
Applied: 12/07/2001 Issued: 12/07/2001
Approved: 12/07/2001 Expires: 06/05/2002

OWNER [redacted] 12/07/2001 Phone:
134 HERNANDEZ AVE
LOS GATOS, CA
95030-5808
License:

CONTRACTOR [redacted] 12/07/2001 Phone: [redacted]

Valuation: $151,404.00
Total Sq. Ft.: 4092 Liveable Sq.Ft.: 0
Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	1,180.00
Building Plan Check Fees	750.75
Computer Services Fee	46.20
Microfilm Fees - Bldg.	4.00
Planning Plan Check Fees	231.00
Road Impact Basin #2	122.76
Seismic Tax 5%	.76
Seismic Tax 95%	14.38

Total Calculated Fees:	$2,349.85
Total Additional Fees:	$0.00
Total Fees Due:	$2,349.85
Total Payments:	$0.00
Balance Due:	$2,349.85

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.
Signature X _____ COMPLETE A or B

WORKER'S COMPENSATION 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 _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X _____
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO $100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

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

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95032

INSPECTION REQUESTS * PHONE 354-6877 (VOICE MAIL)

APPLICATION FOR BUILDING PERMIT

COMMUNITY DEVELOPMENT SERVICES - BUILDING DIVISION - * PHONE 354-6851 FAX 354-7593

BUILDING ADDRESS: 134 Hernandez Ave. — DATE: 12/7/01

USE OF EXISTING BUILDING (Please mark): Single Family Residence X — Condo/Apartment/Townhouse — Commercial Building/Parking Structure — Attached Garage or Detached Garage

Is building on Sewer or Septic?

PROPERTY OWNER: [redacted] — PHONE (Required)

ADDRESS (If Different from Building Address): [redacted]

CITY: Los Gatos — ZIP: 95030

ARCHITECT/ENGINEER/DESIGNER: Mike Viehus — PHONE: [redacted]

ADDRESS: [redacted]

CITY: [redacted] — ZIP

CONTRACTOR: Tom Dodge — PHONE: [redacted]

ADDRESS: [redacted] — MUST SHOW CURRENT WORKER'S COMP

CITY: [redacted] — ZIP: [redacted]

STATE LICENSE: [redacted] — CONTRACTOR'S EXPIRATION DATE: 1/31/2003

SQUARE FOOTAGE

	REMODEL	NEW/ADDITION	OTHERS / RE-ROOF
1st Floor	0	56	
2nd Floor	0		SQ (Pool, Psych, Deck, etc.)
BASE/3RD FLOOR	1,020		
SUBTOTAL		TOTAL	
GARAGE			
CONCRETE PATIO PORCHES			

NO. OF STORIES: 2 — SIZE OF LOT: 1 acres plus — NO. OF DWELLINGS: 2

APN: — ESTIMATE VALUATION:

DESCRIPTION OF WORK: Interior remodel of existing home (w/small bath addition) enclosed screened in porch window Replacement

LENDING AGENCY: N/A — PHONE:

ADDRESS:

CITY: — ZIP:

For Official Use Only

B01- 963
B01-
E01- 594
M01- 382
P01- 529
3 Plans ____ Energy Calcs
____ Soil R. ____ Struc. Calcs

	Req.	Hold	Approved
Planning:			
SK [6807]			
[5720]			
SAND [6873]			X
SDAV [6875]			
JOEL [6879]			
TRIS [6860]			
SL [5702]			
Schools:			
Fire:			
WVSD:			
Health/Septic:			
Hazardous Material Clearance:			

Comments:

Historic or Pre - 1941 [ ]

Plan Check Fee:

Building Approved: DMV

Fire Sprinkler System [ ]

Contacted Architect (Deficiencies)

Contacted Owner / Contractor on:

Application Processed By:

Revised: 02/27/2001

...dev\forms\bldgapp.xls

[redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLUMBING PERMIT

Permit Number: P01-000579
Work Description: INTERIOR REMODEL 4092 SF AND WINDOW REPLACEMENT; CONVERT 288SF BASEMENT TO HABITABLE
Building Address: 134 HERNANDEZ AV I/G
Applied: 12/07/2001
Approved: 07/11/2002

Status: ISSUED
Issued: 07/11/2002
Expires: 01/07/2003

OWNER [redacted] 12/07/2001 Phone:
134 HERNANDEZ AVE
LOS GATOS, CA
95030-5808
License:

CONTRACTOR BUDGET PLUMBING 07/11/2002 Phone: [redacted]
[redacted]

--Square Footage--

New Residence: 0 Remodel: 0 Commercial: 0

Description	Tot Fee
Building Permit Fees	25.00
Plumbing Permit Fees	121.25

Total Calculated Fees:	$146.25
Total Additional Fees:	$0.00
Total Fees Due:	$146.25
Total Payments:	$0.00
Balance Due:	$146.25

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.
Signature X_____
COMPLETE A or B
WORKER'S COMPENSATION DECLARTION
A) I hereby affirm under penalty of perjury I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
Signature X_____
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X_____
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO $100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.
CERTIFICATION OF OWNER/BUILDER DECLARATION
I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspections.
Signature X_____

TOWN OF LOS GATOS

BUILDING DEPARTMENT * PHONE 354-6881 FAX (408) 354-7593
INSPECTION REQUESTS PHONE 354-6877

APPLICATION FOR PLUMBING PERMIT

P02-579

Unit Fee	No. of Units	Amount	$ Fee
WATER CLOSET (TOILET)	4	7.00 EA.	
BATH TUB/ HOT TUB	2	7.00 EA.	
SHOWER/SAUNA	2	7.00 EA.	
LAVATORY (BATHROOM SINK)	6	7.00 EA.	
SINK	2	7.00 EA.	
DISHWASHER	1	7.00 EA.	
DISPOSER	1	7.00 EA.	
CLOTHES WASHER	2	7.00 EA.	
FLOOR DRAIN	1	7.00 EA.	
FOUNTAIN		7.00 EA.	
RAINWATER SYSTEM		7.00 EA.	
HOUSE SEWER/OTHER PLUMB DEVICE		15.00 EA.	
WATER HEATER / WATER SOFTNER	1	15.00 EA.	
GREASE TRAP		12.00 EA.	
GAS SYSTEM	1	10.00 SYSTEM	
LAWN SPRINKLER		8.00 SYSTEM	
WATER SYSTEM		10.00 EA.	
VACUUM BREAKER/HOSE BIB	2	2.00 EA.	
BACKFLOW DEVICE		8.00 EA.	
PRIVATE SWIMMING POOL		40.00 EA.	
SEWER CLEANOUT		8.00 EA.	
PRIVATE SEWAGE DISPOSAL SYSTEM		45.00 EA.	
SEPTIC ABATEMENT		25.00 EA.	
RESIDENTIAL WATER REPIPING	1	45.00 EA.	
NEW CONST. _____ SQ. FT. X $0.06 =			
SUBTOTAL			
IF PLANS ARE REVIEWED, ADD PLAN CHECK FEE 25%			
ISSUANCE OF PERMIT		$25.00	
TOTAL FEES			

BUILDING ADDRESS: 134 Hernandez Ave ☐ Historic - Pre-1941

USE OF EXISTING BUILDING (Please mark): SF-77 | Single-family Residence | Condo/Apartments/Townhome | Commercial Building/ Parking Structure | Attached Garage or Detached Garage

PROPERTY OWNER [redacted] PHONE (REQUIRED)

MAIL ADDRESS [redacted]

CITY ZIP

CONTRACTOR Budget Plumbing PHONE

MAIL ADDRESS [redacted]

CITY [redacted]

STATE LICENSE [redacted] MUST SHOW CURRENT WORKER'S COMP

EXPIRE DATE

DESCRIPTION OF WORK

Remodel interior; convert basement to habitable. Repipe, replace water heater, install clean-out.

[redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number: B02-000581
Work Description: REMOVE BUILT-UP & INSTALL 4 PLY TAR & GRAVEL 2600SF
Building Address: 134 HERNANDEZ AV LG
Status: ISSUED
Applied: 06/25/2002 Issued: 06/25/2002
Approved: 06/25/2002 Expires: 12/22/2002

OWNER [redacted] 06/25/2002 Phone:
134 HERNANDEZ AVE
LOS GATOS, CA
95030-5808
License:

CONTRACTOR ABOVE ALL ROOFING SOLUTIONS 06/25/2002 Phone: [redacted]
[redacted]
95126
License: [redacted]

Valuation: $3,900.00
Total Sq. Ft.: 2600 Liveable Sq.Ft.: 0
Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	113.00
Computer Services Fee	3.52
Microfilm Fees - Bldg.	2.00
Road Impact Basin #2	39.00
Seismic Tax 5%	.03
Seismic Tax 95%	.47

Total Calculated Fees:	$158.02
Total Additional Fees:	$0.00
Total Fees Due:	$158.02
Total Payments:	$0.00
Balance Due:	$158.02

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.
Signature X_____ COMPLETE A or B

WORKER'S COMPENSATION 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_____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X_____
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO $100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

CERTIFICATION OF OWNER/BUILDER DECLARATION
I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for 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 919
LOS GATOS, CA 95031

M02 _____
P02 _____

PERMIT APPLICATION FOR PLAN REVIEW/BUILDING PERMIT

B02 - 581
E02 _____

SITE ADDRESS 134 Hernandez Suite _____ Today's Date _____

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

DETAILED DESCRIPTION OF WORK TO BE DONE
Remove existing built-up roofing
Install 4 Ply tar and gravel

Square Foot Detail	Existing	Alteration	New/Addition/Convert	Reroof/Pool/Porch
1st Floor				2675
2nd Floor				
Attic/Basement/Cellar				
Attached/Detached Garage				

CONSTRUCTION VALUATION: 7,250.00 Include costs of all labor and materials

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

PROPOSED USE OF BUILDING: Apartment

CONTACT NAME Ken Dulebohn Phone [redacted] Fax [redacted]
Address [redacted] City [redacted] Zip [redacted]
Owner Name [redacted] Phone (Required) [redacted]
Address [redacted] City [redacted] Zip [redacted]
Architect/Engineer/Designer N/A License # _____ Phone _____
Address _____ City _____ Zip _____
Contractor Name Clean-All Roofing Solutions Inc.
State License No. [redacted] License Type [redacted] Expires [redacted] Town Business Lic. No. [redacted]
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. 3097, Civ. C.)
Lender's Name _____ Lender's Address _____

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

Signature _____ Date 25-6-02

INCORPORATED AUGUST 10, 1887

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
MECHANICAL PERMIT

Permit Number: M02-000307
Work Description: NTERIOR REMODEL 4092 SF AND WINDOW REPLACEMENT; CONVERT 288SF BASEMENT TO HABITABLE
Building Address: 134 HERNANDEZ AV LG

Status: ISSUED
Applied: 09/03/2002 Issued: 09/03/2002
Approved: 09/03/2002 Expires: 03/02/2003

OWNER [redacted] 09/03/2002 Phone:
134 HERNANDEZ AVE
LOS GATOS, CA
95030-5808
License:

CONTRACTOR ALL CENTRAL 09/03/2002 Phone: [redacted]
[redacted]
License: [redacted]

--Square Footage--

New Residence: 0 Remodel: 0 Commercial: 0

Description	Tot Fee
Building Plan Check Fees	26.25
Mechanical Permit Fees	135.00

Total Calculated Fees:	$161.25
Total Additional Fees:	$0.00
Total Fees Due:	$161.25
Total Payments:	$0.00
Balance Due:	$161.25

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

COMPLETE A or B

WORKER'S COMPENSATION DECLARTION
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Signature X_____

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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

B01-963

BUILDING DEPARTMENT * PHONE 354-6881 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

APPLICATION FOR MECHANICAL PERMIT

M02-307

Unit Fee	No. of Fees	Amount	$ Fee
Installation, Repair or Alteration of Heating Unit, A/C, Boiler, Compressor, or Air Handler	1	25.00 EA	
Duct Repair or Alteration		10.00 EA	
Fireplace Appliance		20.00 EA	
Ventilating Fan	5	10.00	
Hood, Residential	1	20.00	
Hood, Commercial		75.00	
Flue or Vent not included with the installation of an appliance	1	10.00	
New or Repair of Gas System		45.00	
Additional Gas Outlet		15.00 EA	
Evaporative Cooler		20.00	
Photovoltaic System		45.00	
New Residential Bldg. ____ Sq. Ft. X $3.10 =			
Permit Issuance		30.00 EA	
		TOTAL FEES	

BUILDING ADDRESS: 134 HERNANDEZ — Historic - Pre-1941

USE OF EXISTING BUILDING (Please mark): Single Family Residence | Condo/Apartments/ Townhome | Commercial Building Parking Structure | Attached Garage or Detached Garage

PHONE (REQUIRED) [redacted]

MAIL ADDRESS [redacted] ZIP

CITY [redacted]

CONTRACTOR ALL CENTRAL HVAC PHONE [redacted]

MAIL ADDRESS [redacted] ZIP

CITY [redacted]

STATE LICENSE [redacted] — MUST SHOW CURRENT WORKER'S COMP

EXPIRE DATE [redacted]

TENANT N/A — PHONE (REQUIRED)

MAIL ADDRESS

CITY ZIP

DESCRIPTION OF WORK:

- ADD (1) HEATING & COOLING SYSTEM & (5) EXHAUST FANS (1) HOOD & FLUE

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.

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

Signed [signature] Date 9/3/02

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRICAL PERMIT

Permit Number: B02-000718
Work Description: INTERIOR REMODEL 4,092 sf. REPLACE WINDOWS; CONVERT 288SF BASEMENT TO HABITABLE; UPGRADE TO 200 AMPS ADD SUB PANEL
Building Address: 134 HERNANDEZ AV LG
Applied: 11/14/2002
Approved:
Status: ISSUED
Issued: 11/14/2002
Expired: 05/13/2003

OWNER SEDGWICK GRANT;ROBIN J 11/14/2002 Phone:
[redacted]
License:

CONTRACTOR LAUGESEN ELECTRIC INC 11/14/2002 Phone: [redacted]
[redacted]
95124
License: [redacted]

--Square Footage--

New Residence: 0 Remodel: 0 Commercial: 0

Description	Tot Fee
Building Plan Check Fees	119.25
Electical Permit Fees	507.00
Total Calculated Fees:	$626.25
Total Additional Fees:	$0.00
Total Fees Due:	$626.25
Total Payments:	$0.00
Balance Due:	$626.25

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.
Signature X
COMPLETE A or B
WORKER'S COMPENSATION 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
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

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

BUILDING DEPARTMENT * PHONE 354-6881 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

[redacted] E02-118

WORK ITEM	NO. OF ITEMS	AMOUNT	$	FEE
LIGHTS, SWITCHES, OUTLETS	150	2.00 EA	300	
RESIDENTIAL APPLIANCES: COOK TOP, OVEN, RANGE, DISPOSALS, CLOTHES DRYER OR OTHER MOTOR OPERATED APPLIANCE NOT EXCEEDING ONE HORSEPOWER	8	8.00 EA	48	
NONRESIDENTIAL APPLIANCES: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, LAUNDRY MACHINES, DRINKING FOUNTAINS OR OTHER SIMILAR EQUIPMENT, NOTE SEE BELOW FOR OTHER EQUIPMENT	4	7.00 EA	24	
POWER APPARTUS: GENERATORS, TRANSFORMERS, A/C, HEAT PUMPS, BAKING EQUIPMENT				
UP TO 10 KV		13.00 EA		
OVER 10 KV, AND NOT OVER 50 KV		20.00 EA		
OVER 50 KV, AND NOT OVER 100 KV		40.00 EA		
OVER 100 KV		80.00 EA		
MOTORS:		8.00 EA		
UP TO 15 HP	2	13.00 EA	26	
UP TO 25 HP		20.00 EA		
UP TO 65 HP		43.00 EA		
OVER 65 HP		80.00 EA		
TRANSFORMERS:		11.00 EA		
UP TO 6 KVA		13.00 EA		
UP TO 15 KVA		20.00 EA		
UP TO 50 KVA		35.00 EA		
OVER 50 KVA		50.00 EA		
CLUSWAYS (PER 100 FT)		8.00 EA		
SERVICE EQUIPMENT:				
200 AMPS OR LESS	1	50.00 EA	50	
201 TO 999 AMPS		70.00 EA		
SUB PANELS	1	25.00 EA	25	
TEMP POWER POLE		50.00 EA		
PRIVATE SWIMMING POOL		40.00 EA		
PUBLIC SWIMMING POOL		75.00 EA		
SPAS OR SAUNAS		25.00 EA		
ILLUMINATED SIGNS		45.00 EA		
PHOTOVOLTAIC SYSTEM (KES)		47.00 EA		
SOLAR SYSTEMS		47.00 EA		
NEW RESIDENTIAL BLDGS		.10 SQ. FT		
PERMIT ISSUANCE		30.00		
ADDITIONS TO PERMIT		10.00		
TOTAL FEES			473	00

BUILDING ADDRESS [redacted] Historic - Pre-1941

134 Hernandez Dr.

USE OF EXISTING BUILDING (Please mark) — Commercial Building/ Parking Structure

Single Family Residence X — Condo/Apartment/ Townhome — Attached Garage or Detached Garage

PROPERTY OWNER [redacted] PHONE (REQUIRED)

MAIL ADDRESS [redacted]

CITY [redacted] ZIP

CONTRACTOR Tom Dodge PHONE [redacted]

MAIL ADDRESS [redacted]

CITY [redacted] ZIP

STATE LICENSE [redacted] MUST SHOW CURRENT WORKER'S COMP

EXPIRE DATE

TENANT PHONE (REQUIRED)

MAIL ADDRESS

CITY ZIP

DESCRIPTION OF WORK:

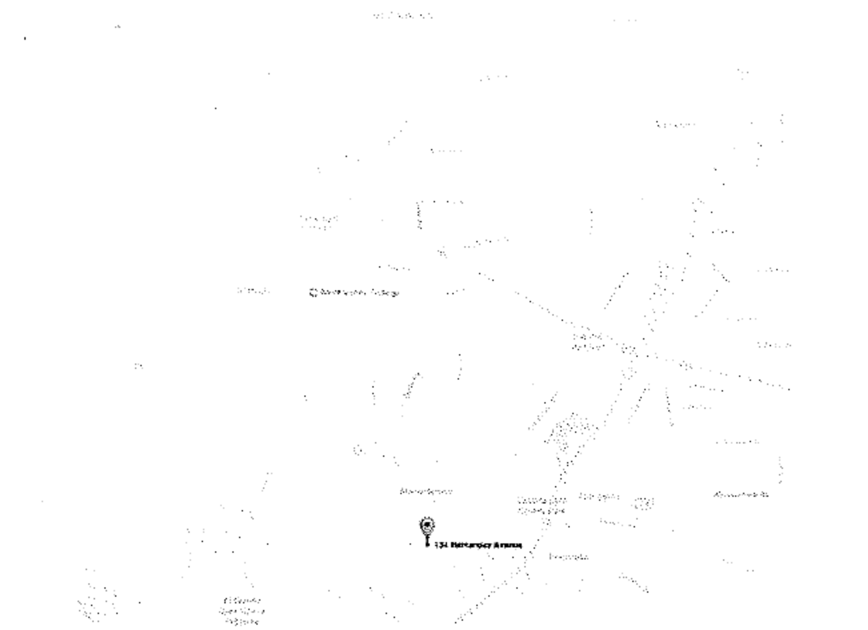
Remodel w/ yard change

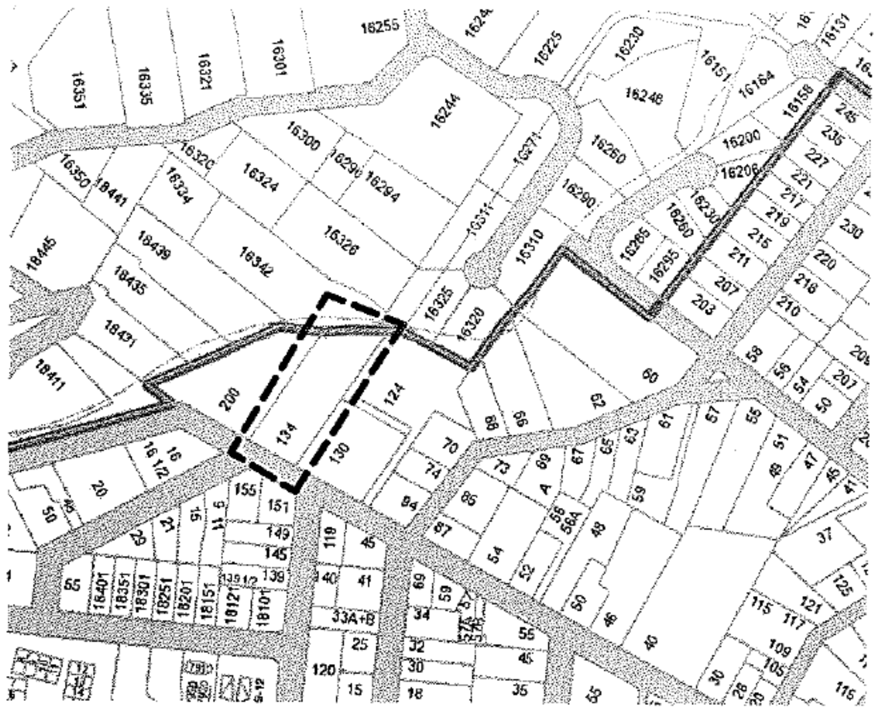
I certify that I have read this application and state that the above information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this Town to enter upon the property for inspection purposes.

Signed [signature] Date 11/10/21

NOTICE:

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





ARCHITECTURAL SHEETS

A0.1	Cover
A1.0	PLAN
A1.1	MEP PLAN
A2.0	ELEVATION
.1	ELEVATION

ART STUDIO RENOVATION

APN: 510-21-002

PROJECT DESCRIPTION:
1. DETACHED ART STUDIO INTERIOR REMODEL
2. REPLACE THE EXTERIOR WOOD SIDING TO STUCCO TO MATCH THE EXISTING STUCCO COLOR

OWNER:
[redacted]
134 HERNANDEZ AVE.,
LOS GATOS, CA 95030
EMAIL: [redacted]

DESIGNER:
PIKE XINXIN NONG
450 GONZALEZ DR.,
SAN FRANCISCO, CA 94132
PHONE: 5105900578
EMAIL: PIKENONG@GMAIL.COM

1. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLAINT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8, SHALL BE PROVIDED TO THE TWON BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMNING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.
2. BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE WHICH INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.
3. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS.
4. DOCUMENTATION SHALL BE RPOVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION.
5.AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUIDING.
6. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC SECTION 4.504.1
7. ALL ADHESIVES, SELANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUIDING INSPECTOR.
8. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDING MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504
9. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT.

LOT AREA: 43,583 S.F.
EXISTING FLOOR AREA: 445 S.F.
TOTAL REMODEL AREA: 445 S.F.

CONSTRCTION TYPE: VB
OCCUPANCY GROUP: R-3
ZONING: R-1:12
FLOOD ZONE: D

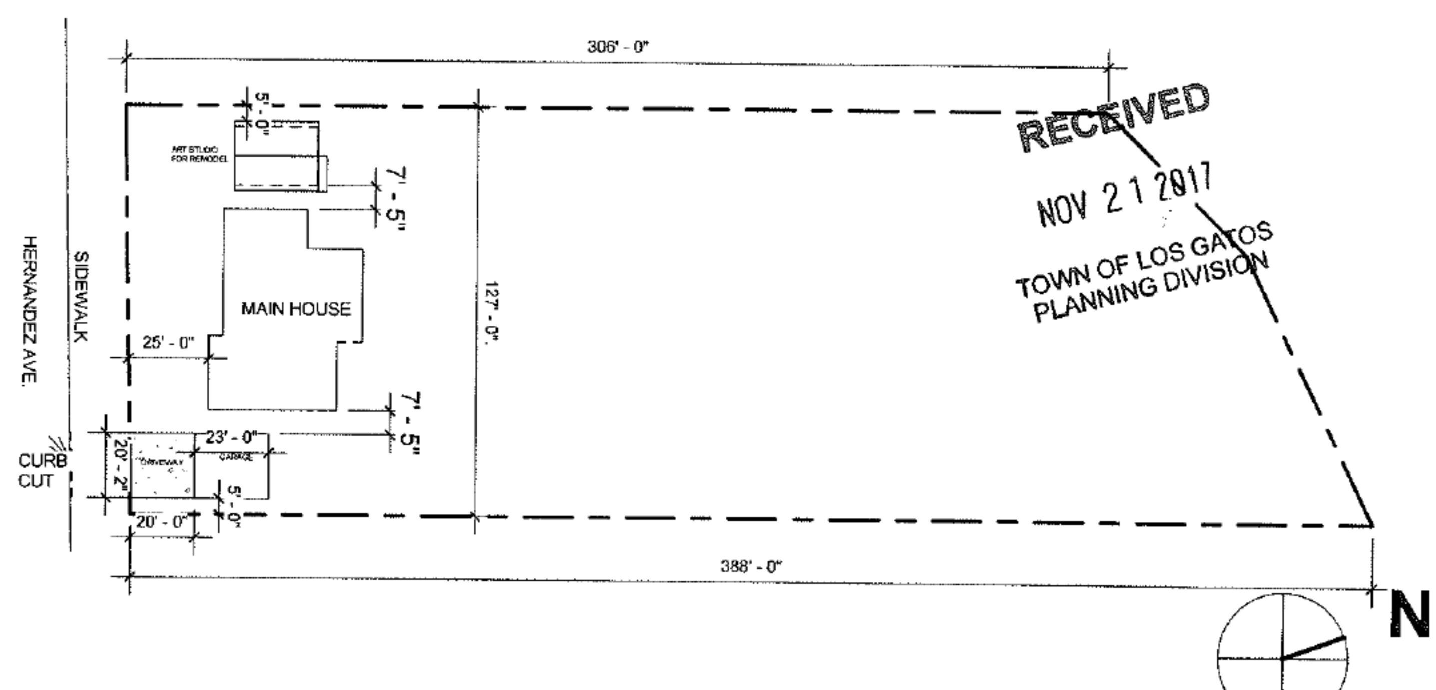
AREA LIST:
SITE AREA: 43,583 S.F.

GROSS FLOOR AREA:
ART STUDIO: 500 S.F.
MAIN HOUSE: 3367 S.F.
GARAGE: 464 S.F.
TOTAL: 4331 S.F.

FAR: 4331/43583 = 10%

APPLICABLE CODES:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN CODE
2016 CALIFORNIA ENERGY CODE

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL. 11/21/17



RECEIVED
NOV 21 2017
TOWN OF LOS GATOS
PLANNING DIVISION

[redacted]

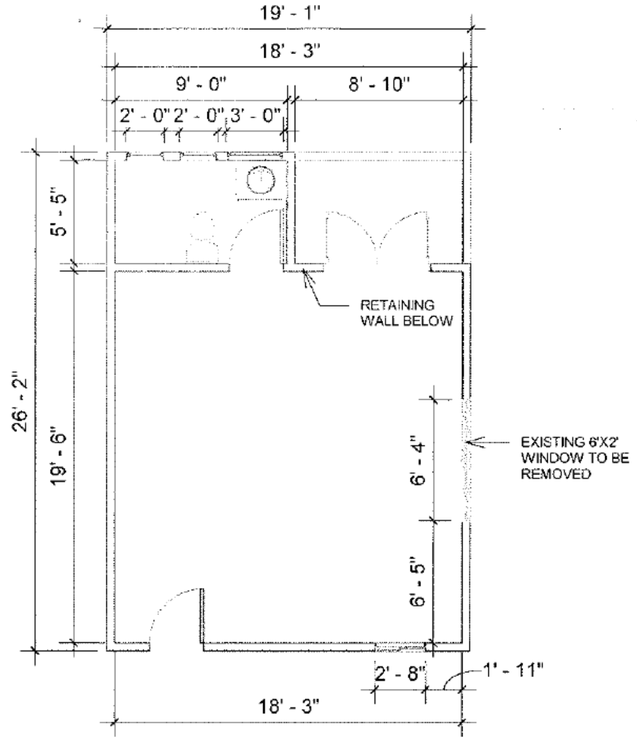
PROJECT:
ART STUDIO REMODEL
134 Hernandez Ave.,
Los Gatos, CA 95030

134 HERNANDEZ AVE

Cover

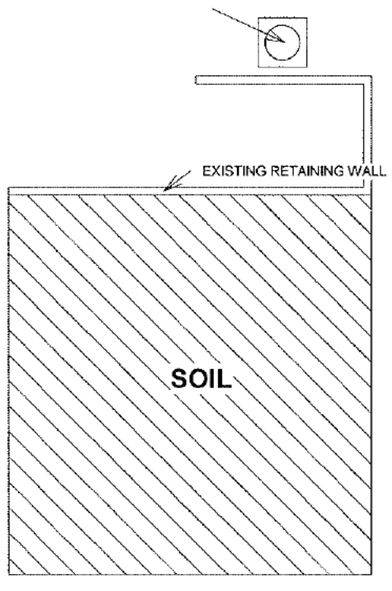
Town of Los Gatos
BUILDING DIVISION
PLAN APPROVED
BY KG 11/21/17
Approval of documents does not authorize construction to proceed in violation of any federal, state, nor local regulations

Project number	
Date	07/31/2017
Drawn by	[redacted]
Checked by	
A0.1	
Scale	1" = 60'-0"

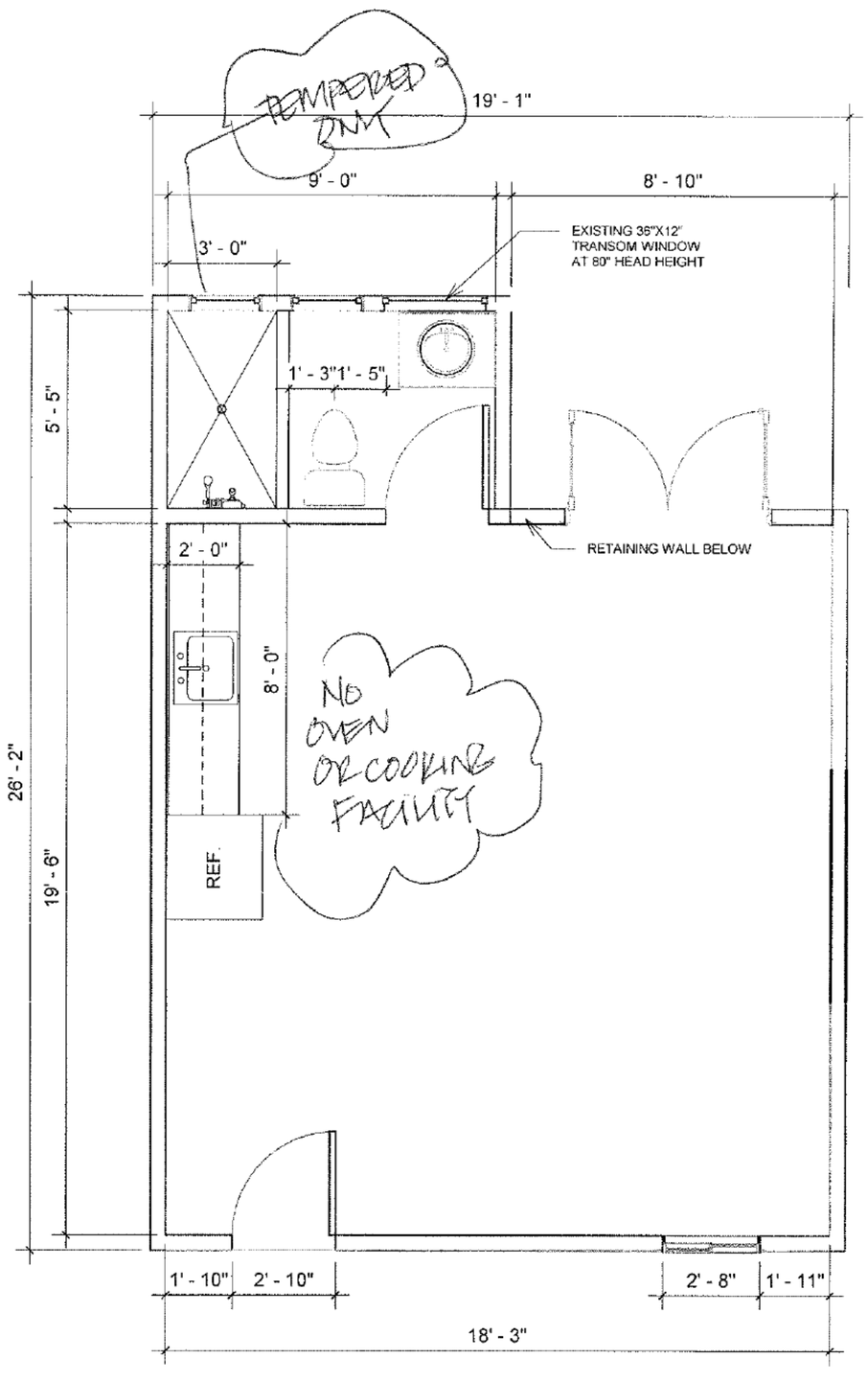


TO BE DEMOLISHED

3 EXISTING MAIN FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED CRAWL SPACE PLAN
1/8" = 1'-0"



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

N

[redacted]

PROJECT:
ART STUDIO REMODEL
134 Hernandez Ave.,
Los Gatos, CA 95030

134 HERNANDEZ AVE

PLAN

PLAN REVIEW APPROVED
Project number
NOV 21 2017
TOWN OF LOS GATOS PLANNING DIVISION
Date 07/31/2017

Drawn by [redacted]

Checked by

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.
11/21/17

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TOWN OF LOS GATOS
PLANNING DIVISION

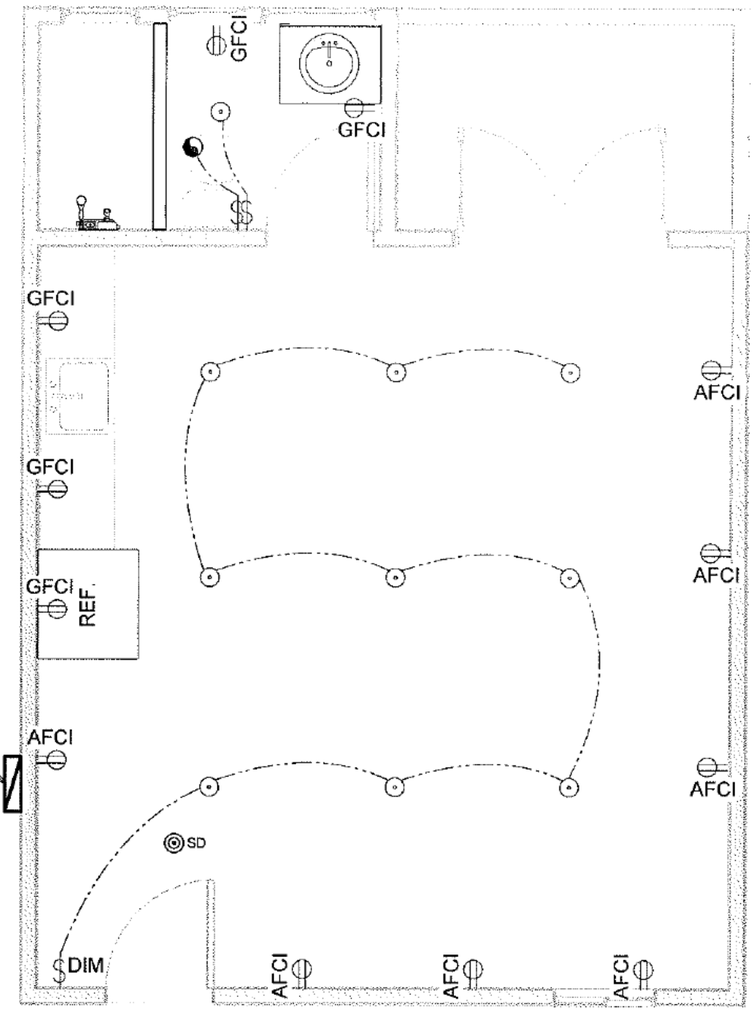
Scale As indicated

A1.0

MEP LEGEND

- AFCI - OUTLET (ARC-FAULT CIRCUIT-INTERRUPTER)
- GFCI - OUTLET (GROUND FAULT CIRCUIT INTERUPTER)
- FAN
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- SWITCH
- OS - VACANCY SENSING SWITCH
- DIM - DIMMER SWITCH
- SD SMOKE DETECTOR AND CARBON DIOXIDE DETECTOR

NOTE:
1. NO PLUMBING CHANGES FROM THE EXISTING CONDITION.
2. ALL THE OUTLETS ARE LESS THAN 6' APART; OUTLETS OVER THE COUNTER ARE LESS THAN 4' APART.
3. NO HVAC SYSTEM CHANGES FROM THE EXISTING CONDITION (SPLIT UNIT AS EXISTING).
4. ALL THE FIXTURES NEED TO COMPLY THE LISTED MAXIMUM ALLOWED REDUCED FLOW RATES REQUIREMENT, OTHERWISE THEY NEED TO BE REPLACED WITH THE ONES COMPLYING THE CODE:
1) 1.6 GALLONS PER FLUSH FOR TOILETS;
2) 2.5 GPM FOR SHOWERHEAD;
3) 2.2 GPM FOR ANY INTERIOR FAUCETS.
5. ALL 15-AMP AND 20-AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
6. ALL LIGHTING SHOULD BE HIGH EFFICACY FIXTURES. OPTIONS ARE PIN-BASED CFL, HPS, GU-24 SOCKETS ETC.
7. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8)COMPLIANT LAMPS, WHICH MUST BE MARKED AS "JA8-2016" OR "JA8-2016-E"
8



2 PROPOSED MEP PLAN
1/4" = 1'-0"

[redacted]

PROJECT:
ART STUDIO REMODEL
134 Hernandez Ave.,
Los Gatos, CA 95030

134 HERNANDEZ AVE

MEP PLAN

PLAN REVIEW APPROVAL

NOV 21 2017
TOWN OF LOS GATOS
BUILDING DIVISION

Project number

Date 07/31/2017

Drawn by [redacted]

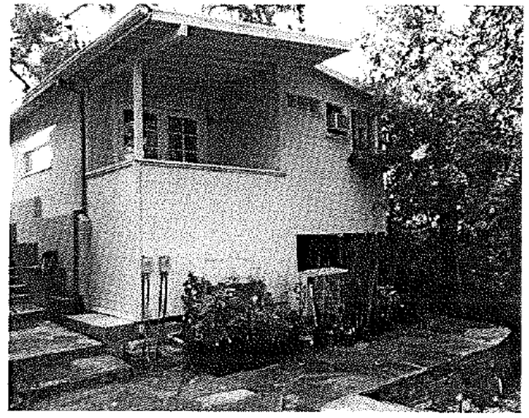
Checked by

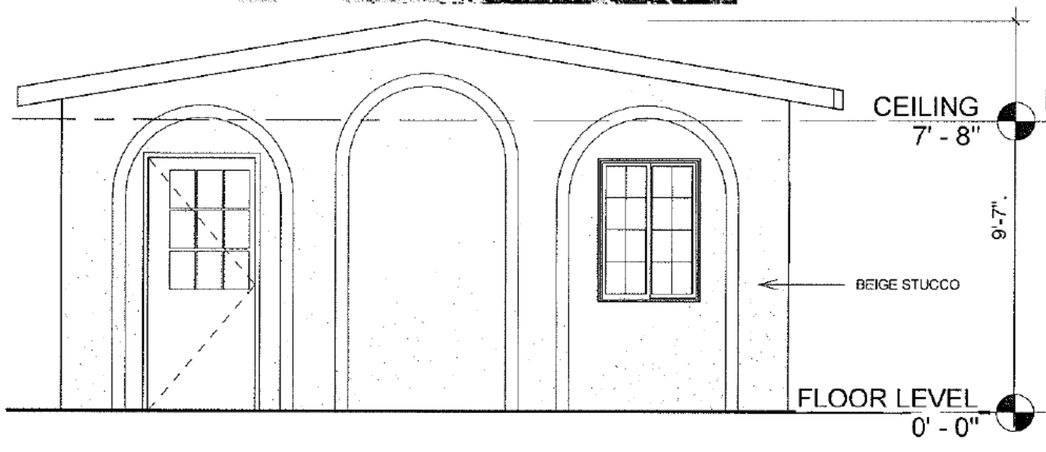
RECEIVED
NOV 21 2017
TOWN OF LOS GATOS
PLANNING DIVISION

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE APPROVAL.
11/21/17

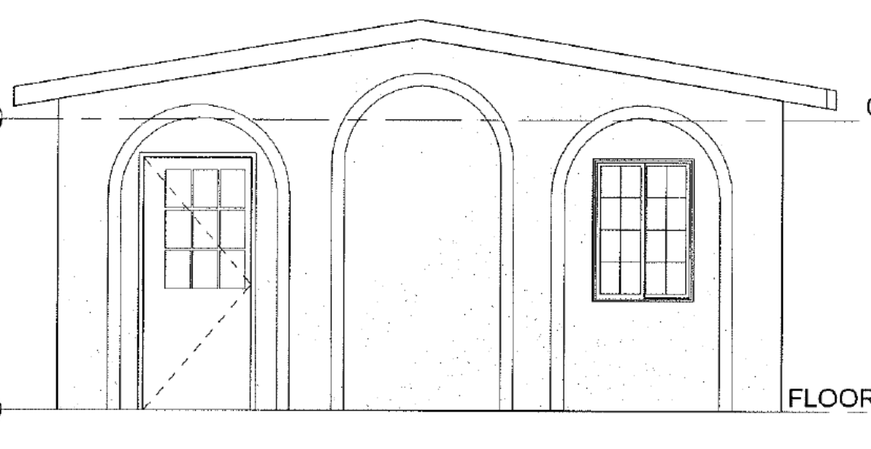
A1.1

Scale 1/4" = 1'-0"

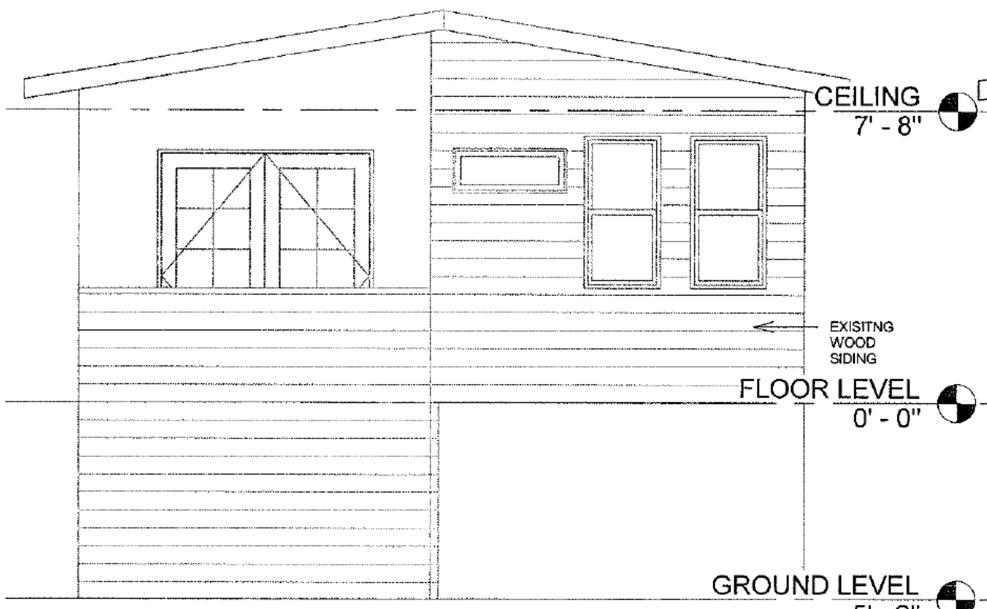




1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



3 EXISTING BACK ELEVATION
1/4" = 1'-0"

4 PROPOSED BACK ELEVATION
1/4" = 1'-0"

[redacted]

PROJECT:
ART STUDIO REMODEL
134 Hernandez Ave.,
Los Gatos, CA 95030

134 HERNANDEZ AVE

ELEVATION

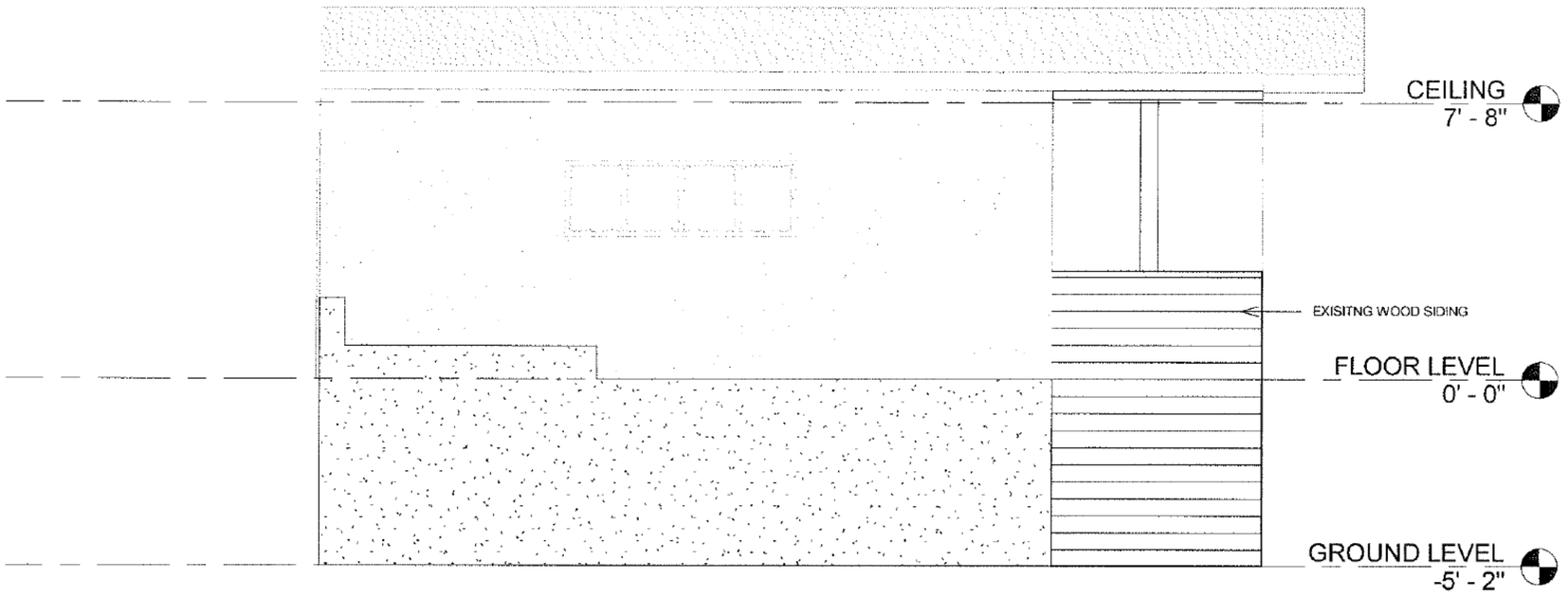
RECEIVED
NOV 21 2017
TOWN OF LOS GATOS
PLANNING DIVISION

PLANNING DIVISION APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATIONS WHAT HAS BEEN PREVIOUSLY APPROVED AND WHAT IS SHOWN AS EXISTING MAY REQUIRE A SEPARATE

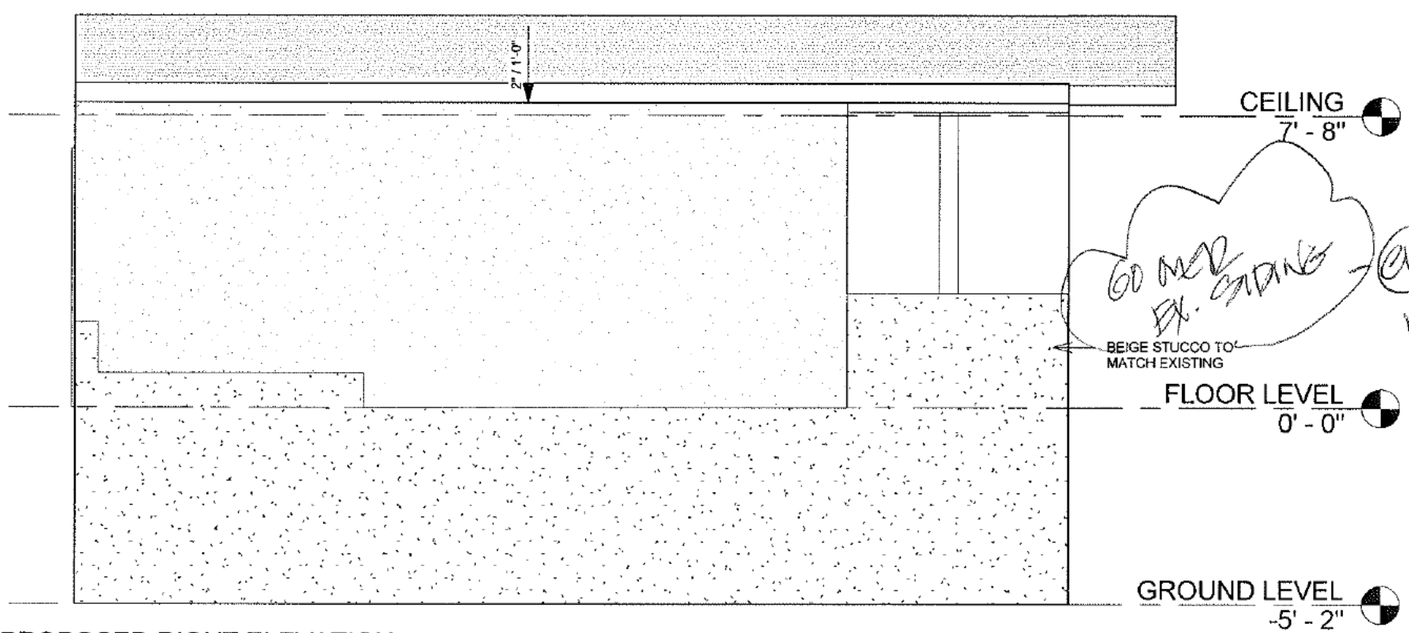
Project number	
Date	07/31/2017
Drawn by	Author
Checked by	11/21/17 DW
Scale	1/4" = 1'-0"

A2.0

No exterior demo



1 EXISTING RIGHT ELEVATION
1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

[redacted]

PROJECT:
ART STUDIO REMODEL
134 Hernandez Ave.,
Los Gatos, CA 95030

134 HERNANDEZ AVE

ELEVATION

Project number	
Date	07/31/2017
Drawn by	Author
Checked by	
Scale	1/4" = 1'-0"

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TOWN OF LOS GATOS
PLANNING DIVISION

11/13/17 EW
No exterior demo.

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
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11/21/17

A2.1

TOWN OF LOS GATOS

BUILDING PERMIT APPLICATION

(Email: Building@LosGatosCA.gov)

Town Project Planner's Name: _____

***PROJECT ADDRESS** 174 Hernandez Ave		***APN#** 51071007
[redacted]	***PHONE - REQUIRED**	E-MAIL
[redacted]	[redacted]	FAX
[redacted]	PHONE [redacted]	E-MAIL [redacted]
[redacted]	CITY, STATE, ZIP [redacted]	FAX [redacted]
TENANT CONTACT NAME	PHONE	E-MAIL
****BUSINESS NAME** marvin davis construction, inc.		CONTACT FAX
BUSINESS ADDRESS, CITY, STATE, ZIP [redacted]		

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

***CONTRACTOR NAME** Marvin Davis Const	PHONE [redacted]	LICENSE TYPE [redacted]
***STATE LICENSE #** [redacted]	**STATE LICENSE EXPIRES** [redacted]	TOWN BUSINESS LICENSE #

***DESCRIPTION OF WORK** Remodel Kitchen add bar sink, rewire to code, cabinets & counter tops

***CONSTRUCTION VALUATION (Per Structure):** $50,000

*AREA OF REMODEL SPACE: 320 S.F.	*NEW OR RELOCATED PLUMBING FIXTURES: (Y) N
**EXISTING USE(S) Kitchen	**PROPOSED USE(S) Kitchen

**OCCUPANCY(S): R-3	**CONSTRUCTION TYPE: V	HISTORIC DISTRICT OR PRE-1941? Y (N)
FIRE SPRINKLERS: Y (N)	FIRE HAZARD AREA: Y (N)	**HAZARDOUS MATERIALS? Y (N) *SEPTIC ☐ or SEWER ☒

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

	EXISTING		PROPOSED	
First Floor	No change	S.F.		S.F.
Second Floor	No change	S.F.		S.F.
Third Floor/Attic – Habitable? Y N		S.F		S.F
Basement/Cellar – Habitable? Y N		S.F.		S.F.
Garage – Attached ☐ Detached ☐		S.F.		S.F.
Pool House/Cabana ☐ Pool/Spa ☐		S.F.		S.F.
Porch ☐ Deck ☐ Retaining Wall ☐		S.F./L.F.		S.F.

REROOF - RESIDENTIAL AND COMMERCIAL

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

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

Application for Electrical Permit E -

UNIT DESCRIPTION	NO. OF ITEMS	UNIT FEE
LIGHTS, SWITCHES, OUTLETS	5	$2.00 EA
RESIDENTIAL APPLIANCES/NEW CIRCUITS:	6	
COOK TOP, OVEN, RANGE, DISPOSALS, CLOTHES DRYER OR OTHER MOTOR		
OPERATED APPLIANCE NOT EXCEEDING ONE HORSEPOWER		$6.00 EA
NONRESIDENTIAL APPLIANCES/NEW CIRCUITS:	N/A	
MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, LAUNDRY		
MACHINES, DRINKING FOUNTAINS OR OTHER SIMILAR EQUIPMENT. NOTE: SEE BELOW FOR OTHER EQUIPMENT		$8.00 EA
POWER APPARATUS:		
GENERATORS, TRANSFORMERS, A/C, HEAT PUMPS, BAKING EQUIPMENT:		
UP TO 10 KV		$16.00 EA
OVER 10 KV, AND NOT OVER 50 KV		$32.00 EA
OVER 50 KV, AND NOT OVER 100 KV		$63.00 EA
OVER 100 KV		$84.00 EA
MOTORS:		
UP TO 10 HP		$16.00 EA
UP TO 25 HP		$32.00 EA
UP TO 55 HP		$63.00 EA
OVER 55 HP		$92.00 EA
TRANSFORMERS:		
UP TO 5 KVA		$16.00 EA
UP TO 10 KVA		$32.00 EA
UP TO 50 KVA		$53.00 EA
OVER 50 KVA		$77.00 EA
BUSWAYS (PER 100 FT) CONDUITS		$8.00 EA
SERVICE EQUIPMENT:		
200 AMPS OR LESS		$78.00 EA
201 TO 999 AMPS		$108.00 EA
SUB-PANELS / DISCONNECTS		$38.00 EA
TEMP POWER POLE		$78.00 EA
TEMP DISTRIBUTION & LIGHTING		$38.00 EA
PRIVATE SWIMMING POOL		$63.00 EA
PUBLIC SWIMMING POOL		$114.00 EA
SPAS OR SAUNAS		$38.00 EA
ILLUMINATED SIGNS		$101.00 EA
SOLAR SYSTEM OR PHOTOVOLTAIC SYSTEM		$90.00 EA

Application for Mechanical Permit M -

UNIT FEE	NO. OF ITEMS	AMOUNT
INSTALLATION, REPAIR OR ALTERATION OF HEATING UNIT, A/C, BOILER, COMPRESSOR, OR AIR HANDLER		$38.00 EA
DUCT REPAIR OR ALTERATION	2	$11.00 EA
FIREPLACE APPLIANCE		$32.00 EA
VENTILATING FAN		$11.00 EA
HOOD, RESIDENTIAL	1	$32.00 EA
HOOD, COMMERCIAL		$114.00 EA
FLUE OR VENT NOT INCLUDED WITH THE INSTALLATION OF AN APPLIANCE		$11.00 EA
NEW OR REPAIR OF GAS SYSTEM		$70.00 EA SYS
ADDITIONAL GAS OUTLET		$23.00 EA
EVAPORATIVE COOLER		$32.00 EA

Application for Plumbing Permit P -

UNIT FEE	NO. OF ITEMS	AMOUNT
EACH PLUMBING FIXTURE OR TRAP OR SET OF FIXTURES ON ONE TRAP	2	$11.00 EA
SEWER CLEANOUT AND/OR BACKFLOW DEVICE		$11.00 EA
DRAINAGE, SEWER SYSTEM		$38.00 EA SYS
WATER HEATER/WATER SOFTNER		$32.00 EA
ADDITIONAL GAS OUTLET		$24.00 EA
NEW OR REPAIR OF GAS PIPING SYSTEM		$70.00 EA SYS
RESIDENTIAL WATER REPIPING		$114.00 EA
WATER MAIN SYSTEM REPAIR OR REPLACEMENT		$24.00 EA
RAINWATER SYSTEMS – PER DRAIN (INSIDE BUILDING)		$11.00 EA
EACH GREASE INTERCEPTOR (772 GALLON CAPACITY)		$78.00 EA
GREASE TRAP (1-4 FIXTURES)		$44.00 EA
EJECTOR/SUMP PUMP		$38.00 EA
SEPTIC SYSTEM ABATEMENT		$114.00 EA
PRIVATE SWIMMING POOL		$92.00 EA
PUBLIC SWIMMING POOL		$138.00 EA
LAWN SPRINKLER SYSTEM ON ONE METER		$38.00 EA SYS
VACUUM BREAKER/HOSE BIB		$11.00 EA
RADIANT FLOOR HEATING SYSTEM		$114.00 EA

Permit Service Fees for EACH Permit

PERMIT ISSUANCE: $55.00 each permit	
COMPUTER SURCHARGE: 4% OF TOTAL ITEMS	
MICROFILM: $1.25 PER PAGE	
PLAN CHECK FEE: 25% OF Electrical, Mechanical & Plumbing Fees	
Revisions/Additions to Electrical, Mechanical, or Plumbing Permits	$25.00 each permit

Other Fees for EACH Permit

NEW COMMERCIAL BUILDING:	SQ. FT. X $0.08 =
NEW RESIDENTIAL BUILDINGS:	SQ. FT. X $0.11 =

KUOP DESIGNS
3141 Stevens Creek Blvd #104
San Jose, CA 95117
408.357.0818 Office
530.919.2921 Cell

Project Description

DATE: AUGUST 15, 2024

TO: LOS GATOS HPC
--

PROJECT ADDRESS:
134 Hernandez Ave
Los Gatos, CA 95030

SCOPE OF WORK:
Existing:

1. Existing two story 3,816 SF residence with approx. 480 SF detached garage on 1 acre lot built in 1928

Proposed:

DEMOLITION:
REMOVE EXISTING ACCESSORY BUILDING ON NORTH WEST SIDE OF PROPERTY NEAR PROPERTY LINE. REMOVE STAIRS BETWEEN ACCESSORY BUILDING AND RESIDENCE FOR NEW ADDITION.

MAIN LEVEL:
ADDITION OUT LEFT SIDE OF RESIDENCE FOR NEW MASTER BATHROOM AND NEW BEDROOM AND GUEST BATHROOM. CONVERT BONUS ROOM WINDOWS TO A POCKET SLIDING DOOR. ADD A MUDROOM ENTRANCE OFF THE FRONT OF THE KITCHEN.

LOWER LEVEL:
ADDITION OF OFFICE UNDER ABOVE ADDITION WITH RETAINING WALL TO SUPPORT GRADE ABOVE AND NEW BATHROOM/CLOSET.

GARAGE:
THERE IS A TREE GROWING INTO THE EXISTING GARAGE ROOF OVERHANG. REMOVE EXISTING ROOF, ADD 4X12 BEAM ACROSS EXISTING PLATE AND RE-ROOF THE GARAGE WITH LESS EAVE OVERHANG NEAR TREE. SEE TREE PROTECTION NOTES AS TREE IS TO NOT BE HARMED

ELEVATIONS:
WE PROPOSE TO KEEP THE SAME ARCITECTURAL STYLE. THE ADDITIONS WILL MATCH ALL EXISTING FINISHES. ROOFING MATERIALS WILL MATCH EXISTING BUILT UP ROOFING WITH TILE FASCIA AND BARGE TRIMS. NEW WOOD WINDOWS WILL MATCH THE EXISTIG WOOD WINDOWS IN STYLE AND FINISH.

SQ FT
THE EXISTING HOUSE IS 3,812 SF WITH A PROPOSED ADDITION OF 1,204 SF CREATING A TOTAL OF 5,016 SF RESIDENCE. THE MAX ALLOWED SF FOR MAIN RESIDENCE IS 6,000
THE EXISTING GARAGE IS 451 SF WITH A PROPOSED ADDITOIN OF 82 SF CREATING A TOTAL OF 533 SF. THE MAX ALLOWED SF FOR GARAGE IS 400

WINDOWS AND DOORS:
FRONT DOOR IS A WOOD DOOR AND FRONT WINDOWS ARE WOOD CLAD
RIGHT KITCHEN WINDOW IS WOOD CLAD AND RIGHT LOWER LEVER WINDOWS ARE WOOD CLAD
REAR WINDOWS ON MAIN LEVEL ARE WOOD CLAD REAR LOWER LEVEL WINDOWS BELOW MASTER BEDROOM ARE WOOD CLAD – THE OTHER LOWER LEVEL REAR WINDOWS ARE VINYL
LEFT WINDOWS ARE VINYL ON MAIN LEVEL AND WOOD CLAD ON LOWER LEVEL.

ALL WINDOWS ARE BLACK EXTERIOR COLOR

NEW WINDOWS AND DOORS WILL MATCH EXISTING DOORS AND WINDOWS IN STYLE AND COLOR. NEW SLIDING GLASS DOOR OUT REAR WILL BE WOOD CLAD
NEW FRONT DOOR TO KITCHEN/MUD ROOM WILL BE BLACK FRENCH DOOR SIMILAR TO THE EXISTING, OR MAYBE THE SAME DOOR AS A RE-USE EXTERIOR DOOR.

Thank you,

David Kuoppamaki

INITIAL HERE_____
ATTACHMENT 4

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

CAR ND

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

1128

File address 134 Hernandez

PARCEL MAP INFORMATION

Parcel # 510-21-002 Lot size: 125 front ft. x 308+ ft. deep

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

Location: N___ / S___ E___ W___ side of H St___ Ave / Other___

distance to cross st: ___ ft. N___ S___ E___ W___ from___

at NE / NW___ SE___ SW___ corner of Chestnut

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name___ Old Block #___ Old lot #___

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating 1 or + Estimated age 1930s Style Mediterranean Rev # stories___

Alterations (nasty awnings) — brick base

Other___

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 8919 EFFective date 12-87

APN 510-21-002	ADDRESS	134 HERNANDEZ	AV LG 95030								
SINGLE FAMILY	TRA	3-080 WIDTH	SQ. FEET	2,333	TOT ROOMS	6	DINING ROOM	1	POOL		YES
	USE CODE	01 DEPTH	ADDN S/F		BEDROOMS	3	FAMILY ROOM	1	GARAGE S/F		488
	YR BUILT	28 ACRES	1.00 NO. FLOORS	1	BATHS	2.0	UTILITY RM	1	FIN BSMT		YES

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS

PHOTOS: Roll/frame # 031/25A Date 15-2-90

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey ϕ

Gebhard: page # illustration page #___

134 Hernandez

EVALUATION. Date 1920-27 (Field Survey) Contributor X

Glen Ridge NO District Non-contrib___

Earlier known ident___: ? 6

Alterations: Moved___ Raised___ Porch encl___ Addition___ Siding___ Windows___ Condition___

Designer: a___ b___ d___

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

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

Name (person, building, organization, etc)_____

Addresses associated with Name 134 Hernandez

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)
1950	SJD	Hernandez	4 listed beyond #134

/initials date

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

Los Gatos Library:
___City directories (name & street index)
___Historic Collection Index (green boxes)
___Thompson & West, 1876 (bio index)
___Pen Pictures, 1888 (bio index)
___Sunshine Fruit & Flowers, 1895 (bio index)
___Guinn, 1904 (bio index)
___Sawyer, 1922 (bio index)

___Extended index to Bruntz
___Bio index of Munroe Frazer, 1881 (Survey box)
___Photo collection (2 boxes)

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

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

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

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

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

Continued on Reverse

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

File address 134 Hernandez

Anne Bloomfield

ARCHITECTURAL SURVEY
BUILDING RESEARCH

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

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

Initials Date

BUILDING PERMITS Address requested _____

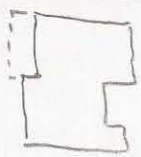
Source: Permit Register, Press-Dem., or . . .	Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/ contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials

Initials date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu,gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	MISC.			Date of constr.	Describe or sketch plan
1926	9	this	134 H-	?	D	N	1B	—	0	/					
1944	"	"	"		"	N									
1908	6	no exposure													

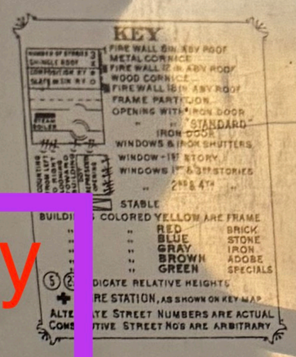
Initials Date

Polk Directories

Jones
—Thos W (Edna A) lab Grady Mchroy (SJ) h rear 168 Rail-
way apt 3 (Cam)
—Vance D (Mildred C) leadmn Woolridge (Sar) h314 Rich-
lee dr (Cam)
—W L h2530 Santa Cruz hwy (LG)
—Wm h17545 Daves av (LG)
—Zelma cafeteria mgr Cherry Lane Sch r408 Kenneth av
(Cam)
Jongeneel A H h14250 Saratoga av (Sar)
Jordan A W Mrs h18760 Blythswood dr (LG)
—Gardner B (Prilla M) h17695 Blanchard dr (LG)
—Sidney J (Irene) lab h216 W Rincon av (Cam)
—Tom M (Marjorie T; Santa Clara Mortgage Co) h16171
Hillvale av (LG)
—Travis L (Lois L) asmblr Food Mach h139 Dot av (Cam)
—Vera E H (wid H L) h17661 Vista av (LG)
Jorgensen Cyril M (Alberta L) tchr S J Unified School Dist
h21171 Saratoga Hills rd (Sar)
—Gladys M nurse Dr M B Jorgensen h155 Villa av apt 6
(LG)
—Jenns P rancher h350 W Rincon av (Cam)
—Melford B (Nan E; West Valley Medical Dental Office)
phys Saratoga av sw cor Massol av (LG) h134 Hernan-
dez av (LG)
—Richd P (Jeanette) h18537 Eucalyptus dr (LG)
Jorgenson Bessie maid Saratoga Inn r00 Saratoga av (Sar)
—Geo h13621 Saratoga av (S
—W P h215040 Betty Ann ct
Jorrisen Jas h12811 Camrose
Josefat Lillian J h15155 Stets
Joseph John L (Eva M) h19040 Overlook rd (LG)
—Landey h201 Andrews apt 2 (LG)
Josephson Joseph E (Lois A) dentist 20465 Saratoga Los Ga-
tos rd (Sar) r20281 Blauer dr (Sar)
Joslin Byron B (Irene; Beckham & Joslin; Sar) r Sunny-
vale
—Estella B Mrs h45a Sunnyside av (Cam)
—H Wilkes (Ann) slsmn Burroughs Corp (SJ) h16290 Aza-
lea way (LG)
Joyner Wm B (Betty) chf eng KNTV (SJ) h16416 Shady
View la (LG)
Juarez Doris E Mrs teller Bank of Am r15710 Longwood av

First appearance of property we could find associated with with name

March 1928



WATER FACILITIES: Source of supply: One 5¼ million gal. reservoir. Located ¾ mile West of Post Office & elev. 200' above upper Main Street, & 230' above lower Main Street. Which is filled from Catch basin in Canon, thro. 8" & 3" pipes & from springs & drainage, except in dry season, when it is filled from "Owsley" reservoir, which in turn is filled from Cavence Creek by gravity. Pump house shown on sheet No 3, is not used. Never less than 2,000,000 gal's. in reservoir. Gravity pressure from reservoir at hydrants on upper Main Street 90 lbs. One Daw "steam pump, located ¼ miles N.E. of town, draws from well & pumps directly into mains, in case of emergency. 47 single hydrants.

FIRE DEPT.: Volunteer, one company, one chief, 25 members Four 2 Wheel hose carts, one hook & ladder truck, 1800' 2½ canvas hose, 350' 2½ rubber hose, 7 fire alarm boxes thro'out town, are connected with fire bell in tower as shown on Sheet No 10. Grades as shown.

INDEX.

STREETS.

SPECIALS.

* Indicates only one side of Street shown.

134 Hernandez
not present

Historic Property Research Collection
BOX 5: FOLDERS 1-12
FAIRVIEW PLAZA --
-- HIGHLAND AVE

Collection

Historic Prop
BOX 6: FOLD
JACKSON AVE
-- LOS GATOS

List of Properties in District

Dst	Address		Historic	Name	Rate	ParcelNo	Built	Index
GR	Ellenwood	15	SMALL	HOUSE	3D	510-19-017	1909	1,048
		16	CORBUS	HOUSE NO :	3D	510-16-032	1911	262
	Glen Ridge	4	HUNTER/F T	HOUSE	3N	510-42-016	1908-23	1,154
		9	PIERCE/DUN	HOUSE	3D	510-42-027	1908	1,036
		10	HUNTER	HOUSE	3D	510-42-017	1910	1,040
		14	GIBSON	HOUSE	3D	510-42-018	1888-90	1,039
		17	MELVIN	HOUSE	3D	510-42-026	1930-33	1,041
		19	BRONAUGH	HOUSE	3D	510-42-025	1893	1,033
		20	PIERCE	HOUSE	3D	510-42-019	1894	1,034
		24	WF PIERCE/	HOUSE	3D	510-42-020	1905/192	1,042
		25	HOOKE	HOUSE	3D	510-42-024	1899-190	1,037
		33	CRUMMEY -1	HOUSE	3D	510-42-023	1891-92	1,035
		45	MICHAELS	SUMMER HO	3D	510-42-022	1907	1,065
		101	E E POMERO'	HOUSE	3D	510-19-031	1909-10	1,066
		115	WELCH	HOUSE	3D	510-19-030	1911	1,067
		119	JACKS/CUM	HOUSE	3N	510-19-007	1905	1,068
		121	OSBORNE	HOUSE	3D	510-19-006	1916-23	1,069
		125	TRANTHAM	RENTAL HO	3D	510-19-005	1909	1,070
		133	CRUMMEY/BI	HOUSE	3D	510-19-029	1909	1,071
		139	LEWIS	HOUSE	3D	510-19-028	1902	1,072
		145	STROME/CR	HOUSE	3D	510-19-002	1908	1,073
		155	CHANDLER/I	HOUSE	3N	510-19-001	1906	1,074
		201	BRADT	HOUSE	3D	510-16-007	1929	266
		207	JOHNS/HAM	HOUSE	3D	510-16-006	1911	267
		211	GREEN	HOUSE	3D	510-16-005	1910	269
		219	DIXON	SUMMER HO	3D	510-16-004	1907	270
		229	CORBUS	HOUSE NO	3D	510-16-003	1907/09	271
	Hernandez	19	FOWLER	HOUSE	3D	510-42-035	1888-90	274
		20		HOUSE	3N	510-19-024	1941	377
		25	CRIDER/FRA	HOUSE	3D	510-42-054	1914	579
		26	CHESBRO	HOUSE	3N	510-19-025	1908-24	1,075
		30		HOUSE	3N	510-19-026	1946	378
		35		HOUSE	3N	510-42-053	1940s?	1,076
		40	MUSTO	SUMMER HO	3D	510-19-027	1912	1,077
		46		HOUSE	3N	510-20-002	1950+	1,078
		48		HOUSE	3N	510-20-004	1950+	1,081
		50	SEELEY	RENTAL HO	3D	510-20-003	1900-07	1,079
		52	SEELEY ROBI	HOUSE	3N	510-20-059	1909	1,080
		54	SEELEY/ J C	HOUSE	3D	510-20-006	1908-27	306
		55	MALPAS	HOUSE	3D	510-42-051	1887-94	275
		56		HOUSE	3N	510-20-058	1950+	1,155

(See Continuation page 4.)

HARDING/MEDITERRANEAN DIST.

JOHNSON/LOS GATOS BL. DIST.

LITTLE VILLAGE DIST.

LOS GATOS HISTORIC

134 Hernandez
not listed

March 1928

134
Hernandez

1908

134 Hernandez not listed

1944

LOS GATOS
CALIF.

134 Hernandez

NEW RESIDENTIAL ADDITION

[redacted] RESIDENCE

OWNER

[redacted]

134 HERNANDEZ AVE
LOS GATOS, CA 95030

CONSULTANTS

TOPO

WILSON LAND SURVEYS
261 CARLTON CT.
LOS GATOS, CA 95032
408.427.2279

PROJECT SCOPE

DEMOLITION:
REMOVE EXISTING ACCESSORY BUILDING ON NORTH WEST SIDE OF PROPERTY NEAR PROPERTY LINE. REMOVE STAIRS BETWEEN ACCESSORY BUILDING AND RESIDENCE FOR NEW ADDITION.

MAIN LEVEL:
ADDITION OUR LEFT SIDE OF RESIDENCE FOR NEW MASTER BATHROOM AND NEW BEDROOM AND GUEST BATHROOM. CONVERT BONUS ROOM WINDOWS TO A POCKET SLIDING DOOR. ADD A MUDROOM ENTRANCE OFF THE FRONT OF THE KITCHEN.

LOWER LEVEL:
ADDITION OF OFFICE UNDER ABOVE ADDITION WITH RETAINING WALL TO SUPPORT GRADE ABOVE AND NEW BATHROOM/CLOSET.

GARAGE:
THERE IS A TREE GROWING INTO THE EXISTING GARAGE ROOF OVERHANG. REMOVE EXISTING ROOF, ADD 4X12 BEAM ACROSS EXISTING PLATE AND RE-ROOF THE GARAGE WITH LESS EAVE OVERHANG NEAR TREE. SEE TREE PROTECTION NOTES AS TREE IS TO NOT BE HARMED

PROJECT DATA

- APN: 510-20-002
- ZONING: SFR R-1:12
- OCCUPANCY: R-3 / U
- CONSTRUCTION TYPE: V-B
- SPRINKLER: NO
- YEAR BUILT: 1928
- AVERAGE SLOPE: 17.6%

PROJECT SUMMARY TABLE

GROSS LOT AREA	43,372 SF					
NET LOT AREA	32,442 SF					
FLOOR AREA	MAIN LEVEL	LOWER LEVEL	RES FAR	GARAGE FAR	COVERED PORCH	BALCONY
EXI TING	2 503	1 309	3 812	451	219	
PROPOSED	618	586		82		266
TOTAL	3,121	1,895	5,016	533	219	266
MAX ALLOWED			6,000	400		

LOT COVERAGE
MAX LOT COVERAGE 40% ALL BUILDINGS 12,976.8 SF

STANDARDS	REQUIRED (MAX)	PROPOSED	EXISTING
HEIGHT	30'-0"	22'-9 3/8"	20'-8 3/4"
SETBACKS 1ST FLOOR			
FRONT	25'-0"	58'-8" RES -37'-1 7/8" GARAGE	50'-0 7/8" RES -37'-1 7/8" GARAGE
SIDE	10'-0"	10'-7 3/8" - 6'-1 7/8" GARAGE	25'-6 1/4" RES - 4'-7 3/8" GARAGE
REAR	20'-0"	175'-2 5/8"	175'-2 5/8"
PARKING &	2 GARAGE	2 GARAGE	
GARAGE	SIDE BY SIDE	SIDE BY SIDE	

INDEX TO DRAWINGS

ABBREVIATIONS

A.B.	AGGREGATE BASE	F.O.M.	FACE OF MASONRY	PSI	POUNDS PER SQUARE INCH
A.C.	ASPHALT CONCRETE	F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED
A/C	AIR CONDITIONING	FTG	FOOTING		
ACC	ACCESSIBLE			Q.T.	QUARRY TILE
A.D.	AREA DRAIN	GA.	GAUGE		
ADJ	ADJUSTABLE	GALV	GALVANIZED	RAD	RADIUS
A.F.F.	ABOVE FINISH FLOOR	GLB	GLUE LAMINATED BEAM	R.D.	ROOF DRAIN
ALT	ALTERNATE	G.S.M.	GALVANIZED SHEET METAL	REINF	REINFORCE
ALUM	ALUMINUM	GWB	GYPSUM WALLBOARD	REQ'D	REQUIRED
APPROX	APPROXIMATE			RM	ROOM
A.T.	ACOUSTIC TILE	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
		H.C.	HOLLOW CORE	RWD	REDWOOD
BLDG	BUILDING	HDWR	HARDWARE	RWL	RAIN WATER LEADER
BLKG	BLOCKING	HDWD	HARDWOOD	R.H.W.S.	ROUND HEAD WOOD SCREW
B.O.	BOTTOM OF	H.M.	HOLLOW METAL		
BOT	BOTTOM	HORIZ	HORIZONTAL	SAF	SELF-ADHERED FLASHING
B.U.R.	BUILT UP ROOFING	HT	HEIGHT	S.C.	SOLID CORE
				SDE	SIDE DRAINAGE EASEMENT
CAB	CABINET	I.D.	INSIDE DIAMETER	SHT	SHEET
CBC	CALIFORNIA BUILDING CODE	INSUL	INSULATION	SIM	SIMILAR
C.J.	CONSTRUCTION JOINT	INT	INTERIOR	S.M.S.	SHEET METAL SCREW
CLG	CEILING			SPEC	SPECIFICATION
CLR	CLEAR	JAN	JANITOR	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	JT	JOINT	S.S.	STAINLESS STEEL
C.O.	CLEAN OUT			STD	STANDARD
COL	COLUMN	L	LENGTH	S.T.S.	SELF-TAPPING SCREW
COMP	COMPOSITION	LAM	LAMINATED	STL	STEEL
CONT	CONTINUOUS	LAV	LAVATORY	STOR	STORAGE
CONC	CONCRETE	LB.	POUND	STRUCT	STRUCTURAL
CTSK	COUNTERSUNK	L.S.	LAG SCREW	SUSP	SUSPENDED
		LT	LIGHT	SYM	SYMMETRICAL
D	DEPTH				
DTL	DETAIL	MFR	MANUFACTURER	T&G	TONGUE & GROOVE
D.F.	DRINKING FOUNTAIN	MAX	MAXIMUM	TEL	TELEPHONE
DIA	DIAMETER	MECH	MECHANICAL	THK	THICK
DIM	DIMENSION	MIN	MINIMUM	T.O.	TOP OF
		MISC	MISCELLANEOUS	T.O.C.	TOP OF CONCRETE
DN	DOWN	MPE	MULTI-PURPOSE EASEMENT	TYP	TYPICAL
DS	DOWNSPOUT	M.O.	MASONRY OPENING		
DW	DISHWASHER	M.R.	MOISTURE RESISTANT	U.O.N.	UNLESS OTHERWISE NOTED
DWG	DRAWING			UNREINF	UNREINFORCED
		(N)	NEW	UR	URINAL
(E)	EXISTING	N.I.C.	NOT IN CONTRACT		
EA	EACH	NO.	NUMBER	VCT	VINYL COMPOSITION TILE
E.J.	EXPANSION JOINT	NOM	NOMINAL	VERT	VERTICAL
ELEC	ELECTRICAL			VEST.	VESTIBULE
ELEV	ELEVATION	OBSC	OBSCURE	VWC	VINYL WALL COVERING
EQ	EQUAL	O.C.	ON CENTER		
EQUIP	EQUIPMENT	O.D.	OUTSIDE DIAMETER	W	WIDTH
EXT	EXTERIOR	OPP	OPPOSITE	WC	WATER CLOSET
		OZ.	OUNCE	WD	WOOD
(F)	FUTURE	O.F.C.I.	OWNER FURNISHED, CONTRACTOR NSTALLED	W.H.	WATER HEATER
F.D.	FLOOR DRAIN			WSCT	WAINSCOT
F.E.	FIRE EXTINGUISHER	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED	WT	WEIGHT
F.E.C.	FIRE EXTINGUISHER CABINET				
F.F.E.	FINISH FLOOR ELEVATION			CHARACTER SYMBOLS	
F.G.	FINISH GRADE	PERF	PERFORATED	&	AND
F.H.	FIRE HYDRANT	PL	PLATE	∠	ANGLE
F.H.W.S.	FLAT HEAD WOOD SCREW	PLAS	PLASTIC	@	AT
FIN.	FINISH	PLUMB.	PLUMBING	℄	CENTER LINE
FLR	FLOOR	PLYWD	PLYWOOD	ø	DIAMETER
FLUOR	FLUORESCENT	PMF	PRESSED METAL FRAME	#	NUMBER
F.O.F.	FACE OF FINISH	PR	PAIR	O/	OVER

SYMBOLS

W/ WITH

ROOM NAME / 100 — ROOM NAME / ROOM NUMBER

1 / 4 / 2 / 3 — INTERIOR ELEVATIONS

2 / A15.1 — DETAIL NUMBER / SHEET NUMBER

2 / A4.1 — SECTION NUMBER / SHEET NUMBER

(OR)

1 / A14.1 — SECTION NUMBER / SHEET NUMBER

4 / A2.1 — ELEVATION NUMBER / SHEET NUMBER

BC24A — KEYNOTE

100 — DOOR NUMBER

101 — WINDOW NUMBER

A6 — WALL TYPE / STUD SIZE

+9'-0" — INDICATES NOMINAL CEILING HEIGHT ABOVE F.F.E. ON REFLECTED CEILING PLAN

+6'-10" A.F.F. — ELEVATION SYMBOL

4:12 — ROOF PITCH

2435.12 T.O.P. — NEW GRADE ELEVATION

2438.18 — (E) GRADE ELEVATION

A — GRID BUBBLE

A001 / R1 — SIGN NUMBER / SIGN TYPE

APPLICABLE CODES

2022 CALIFORNIA CODE OF REGULATIONS (CCR) APPLICABLE CODES EFFECTIVE JAN 1, 2022:

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
TITLE 24 CCR, PART 1 - 2022 BUILDING STANDARDS ADMINISTRATIVE CODE
TITLE 24 CCR, PART 2 - 2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC)
TITLE 24 CCR, PART 2.5 - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
TITLE 24 CCR, PART 3 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
TITLE 24 CCR, PART 4 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
TITLE 24 CCR, PART 5 - 2022 CALIFORNIA PLUMBING CODE (CPC)
TITLE 24 CCR, PART 6 - 2022 CALIFORNIA ENERGY CODE
TITLE 24 CCR, PART 7 - 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
TITLE 24 CCR, PART 8 - 2022 CALIFORNIA HISTORICAL BUILDING CODE
TITLE 24 CCR, PART 9 - 2022 CALIFORNIA FIRE CODE (CFC)
TITLE 24 CCR, PART 10 - 2022 EXISTING BUILDING CODE
TITLE 24 CCR, PART 11 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
TITLE 24 CCR, PART 12 - 2022 CALIFORNIA REFERENCED STANDARDS

LOCAL MUNICIPAL CODE

DEFERRED SUBMITTALS

- FIRE SPRINKLER DESIGN PER NFPA 13D
- UPGRADE DOMESTIC WATER SERVICE LINE

SPECIAL INSPECTIONS

- SEE ENGINEERING PLANS

CONDITIONS OF APPROVAL

- THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE SECTION 6.70.020 AND 6.120.020.
- A PAD CERTIFICATE PREPARED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR SHALL BE SUBMITTED TO THE PROJECT BUILDING INSPECTOR AT FOUNDATION INSPECTION. THIS CERTIFICATE SHALL CERTIFY COMPLIANCE WITH THE RECOMMENDATIONS AS SPECIFIED IN THE SOILS REPORT, AND THAT THE BUILDING PAD ELEVATIONS AND ON-SITE RETAINING WALL LOCATIONS AND ELEVATIONS HAVE BEEN PREPARED ACCORDING TO THE APPROVED PLANS. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER FOR THE FOLLOWING ITEMS:
  a. BUILDING PAD ELEVATION
  b. FINISH FLOOR ELEVATION
  c. FOUNDATION CORNER LOCATIONS
  d. RETAINING WALL(S) LOCATIONS AND ELEVATIONS
-

PROJECT LOCATION

REVISIONS	DATE

KUOP DESIGNS
davidk@kuopdesigns.com
408.357.0818
3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

PAGE TITLE: COVER SHEET

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: CVR1

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\24-021 134 HERNANDEZ_134 HERNANDEZ\SHEETS\CVR1 COVER SHEET.DWG

ATTACHMENT 5

FIRE DEPARTMENT
SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA. 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org

Intentionally Accredited Agency

STANDARD DETAILS & SPECIFICATIONS	Spec No	SI-7
	Rev. Date	04/30/09
SUBJECT: Construction Site Fire Safety	Eff. Date	12/17/02
	Approved By	
	Page 1 of 9	

SCOPE

This Standard is intended to prescribe minimum safeguards for new building construction, demolition or significant building alteration projects in order to provide a reasonable degree of safety to life and property from fire. This Standard is based on the provisions for fire safety during building construction or demolitions as set forth in the 2007 California Fire Code Chapter 14 and National Fire Protection Association Standard 241. This Standard shall not be construed to be in lieu of other applicable State or Federal laws and regulations related to construction site safety. The general contractor (or other designee of the building owner) shall be responsible for compliance with the provisions of this Standard. When the term "shall" is used in this Standard, it means a mandatory requirement.

REQUIREMENTS

I. Fire Protection Plan

A written Fire Protection Plan shall be developed for significant or complex construction projects at the discretion of the fire department. The plan shall be approved by the fire department prior to proceeding past foundation work for new buildings or commencement of demolition work in alteration projects. The written plan shall be consistent with the fire safety precautions as specified in this Standard. The general contractor is responsible for carrying out the provisions of the Fire Protection Plan and communicating it to all subcontractors. Additionally, the Fire Marshal shall be notified of any change affecting the utilization of information contained in the Fire Protection plan. The Fire Protection Plan shall include the following:

A. Procedures for reporting emergencies to the Fire department.
B. Procedures for emergency notification, evacuation and/or relocation of all persons in the building under construction and on the site.
C. Procedures for hot work operations, management of hazardous materials and removal of combustible debris and maintenance of emergency access roads.
D. Floor plans identifying the locations of exits, exit stairs, exit routes and portable fire extinguishers.
E. Site plans identifying the designated exterior assembly areas for each evacuation route.
F. Site plans identifying required fire apparatus access roadways and on-site fire hydrants.

G. The name and contact phone number of the person(s) responsible for compliance with the Fire Protection Plan.

II. General Safety Requirements

A. Fire Department Access Roadways: All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus, and have a minimum 13ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Chief, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

Key boxes: Key boxes and/or approved padlocks shall be required when necessary for access through locked gates or structures.

B. Fire hydrants: Where underground water mains and hydrants are required for the building(s) under construction, they shall be installed, completed, and in service prior to combustible construction materials accumulating on site.

C. Telephone service: Provisions shall be provided at the construction site for emergency notification of the fire department via telephone. The street address of the construction site shall be posted adjacent to the telephone, along with the number for the public safety answering point.

D. Premises identification: The address numbers of the property or project location shall be plainly visible and legible from the street or road fronting the property at the fire apparatus access point or as otherwise approved.

E. Combustible debris: Wood, cardboard, packing material, form lumber and similar combustible debris shall not be accumulated within buildings. Such debris, rubbish and waste material shall be removed from buildings on a daily basis.

F. Oily rags: Oily rags and similar material shall be stored in metal or other approved containers equipped with tight-fitting covers.

G. Temporary heating equipment: Temporary heaters, such as those that are LPG fueled, shall be listed and shall be installed, used, and maintained in accordance with the manufacturer's instructions (See LPG storage and use requirements below). Heating devices shall be secured properly and kept clear from combustible materials. Refueling operations shall be conducted in an approved manner.

H. Smoking: Smoking is prohibited anywhere inside or on the roof of new buildings under construction or in the project work area of buildings undergoing alteration. A suitable number of 'No Smoking' signs shall be posted to ensure that smoking is controlled.

I. Vehicle parking: All vehicles shall be parked a minimum of 20 feet from new buildings under construction.

Exceptions: 1. Vehicles that are temporarily parked for loading/unloading or other construction related operations. Such vehicles shall not be left unattended.

2. Private vehicles may be parked in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

J. Combustible material storage: Combustible construction materials shall be stored a minimum of 20 feet from buildings under construction or undergoing remodel.

Exceptions: 1. Materials that are staged for installation on a floor level.

2. When approved by the Fire Department, materials may be stored in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

III. Fire Protection Systems

A. Fire Sprinkler Systems: Where automatic fire sprinkler systems are required to be installed in new buildings, the system shall be placed in service as soon possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be

installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior alarm bell can be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the fire department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

B. Standpipes: Where standpipes are required, the standpipes shall be installed when the progress of construction is not more than 35 ft. in height above the lowest level of the fire department access. Standpipes shall be provided with fire department hose connections and outlets at accessible locations adjacent to usable stairs. The standpipe system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. Each floor shall be provided a 2 1/2-inch valve outlet for fire department use. Where construction height requires installation of a Class III standpipe, fire pumps and water main connections shall be provided to serve the standpipe.

C. Fire Extinguishers: Portable fire extinguishers shall be provided and shall be mounted on a wall or post at each usable stairway and such that the travel distance to any extinguisher does not exceed 75 ft. Mounting height to the top of the extinguisher shall not exceed 5 feet. Extinguishers shall not have less than a 2A10BC rating or as otherwise directed by the fire department. The general contractor shall ensure that an adequate number of individuals are trained in the proper use of portable fire extinguishers. Fire extinguishers shall also be located in storage sheds and contractor trailers.

D. Fire Alarm Systems: Fire alarm systems shall be maintained operational at all times during building alterations. When an alteration requires modification to a portion of the fire alarm system, the portion of the system requiring work shall be isolated and the remainder of the system shall be kept in service whenever practical. When it is necessary to shut down an entire fire alarm system a fire watch or other mitigation approved by the fire department shall be implemented by the general contractor until the system is returned to full service.

IV. Means of Egress Requirements

A. Minimum number of Exits: All new buildings under construction shall have a least one unobstructed exit. All exits shall be identified on the Fire Protection Plan.

B. Multi-Story Buildings: Each level above the first story in new multi-story buildings shall be provided with at least two usable exit stairs after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit
stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

Exception: For new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

C. Assembly Points: Designated exterior assembly points shall be established for all construction personnel to relocate to upon evacuation. The assembly points shall also be identified in the Fire Protection Plan.

V. Area Separation Walls

When area separation walls are required, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather-protected at the location of the wall(s).

VI. Special Operation Requirements

A. Hot Work: Hot work includes any work involving operations capable of initiating fires or explosions, including cutting, welding, brazing, soldering, grinding, thermal spraying, thawing pipe, torch applied roofing, or any other similar activity. The use of hot work equipment shall be in accordance with the following guidelines, including a pre-site inspection, fire watch and post inspection procedures.

1. Pre-site Inspection: An inspection of the hot work site shall be conducted by the General Contractor or his/her designee prior to hot work operations to ensure:

(a) the hot work site is clear of combustibles or that combustibles are protected;
(b) exposed construction is of noncombustible materials or that combustible materials are protected;
(c) openings are protected;
(d) there are no exposed combustibles on the opposite side of partitions, walls, ceilings, floors, etc.;
(e) fire extinguishers are available, fully charged and operable; and
(f) fire watch personnel are assigned, equipped and trained.

2. Fire Watch: The sole duty of fire watch personnel shall be to watch for the occurrence of fire during and after hot work operations. Individuals designated to fire watch duty shall have fire extinguishing equipment readily available and shall be trained in the use of such equipment. Personnel assigned to fire watch shall be responsible for extinguishing spot fires and communicating an alarm. Fire watch personnel shall be provided with at least one means for notification of the fire department. Hot work conducted in areas with vertical and horizontal fire exposures that cannot be observed by a single individual shall have additional personnel assigned to fire watches to ensure that all exposed areas are monitored.

3. Post-inspection: The fire watch shall be maintained a minimum of 30 minutes after the conclusion of the work to look out for leftover sparks, slag or smoldering combustibles.

B. Asphalt and tar kettles: Asphalt kettles shall not be located within 20 feet of any combustible material, combustible building surface or building opening. With the exception of thermostatically controlled kettles, an attendant shall be within 100 feet of a kettle when the heat source is operating. Ladders or similar obstacles shall not form a part of the route between the attendance and the kettle. Kettles shall be equipped with tight-fitting covers. A minimum 3A 40-B:C rated portable fire extinguisher shall be located within 30 feet of each asphalt kettle when the heat source is operating. Minimum 3A 40-B:C rated portable fire extinguishers also shall be located on roofs during asphalt coating operations.

C. Motor Equipment: Motorized equipment including internal-combustion-powered construction equipment shall be used in accordance with the following:

1) Equipment shall be located so that exhausts do not discharge against combustible materials.
2) When possible, exhausts should be piped to the outside of the building.

3) Equipment shall not be refueled while in operation.
4) Fuel for equipment shall be stored in an approved area outside of the building.

(Ref: CFC Articles 87 & 13 – also 49, 79 and 11)

VII. Hazardous Materials

A. Liquefied Petroleum Gas (LP-Gas) - Storage and use shall comply with the following:

1. Propane containers may be used in buildings under construction or undergoing major renovation as a fuel source for temporary heating for curing concrete, drying plaster and similar applications in accordance with the following:

(a) Heating elements (other than integral heater-container units) shall be located at least 6 feet from any LP-Gas container.
(b) Integral heater-container units specifically designed for the attachment of the heater to the container, or to a supporting standard attached to the container, may be used provided they are designed and installed so as to prevent direct or radiant heat application to the LP-Gas container.
(c) Blower and radiant type units shall not be directed toward any LP-Gas container within 20 feet.
(d) Heat producing equipment shall be installed with clearance to the combustibles in accordance with the manufacturer's installation instructions.
(e) Cylinders shall comply with DOT cylinder specifications and shall be secured in an upright position.
(f) Regulators shall be approved for use with LP-Gas. Fittings shall be designed for at least 250 psig service pressure.
(g) Hose shall be designed for a working pressure of at least 350 psig (unless limited to 5 psig) and shall be a maximum of 6 feet in length.
(h) Portable heaters shall be equipped with an approved automatic device to shut off the flow of gas to the main burner and to the pilot in the event of flame extinguishment or combustion failure. Portable heaters with an input of more than 50,000 Btu/hr shall be equipped with either a pilot that must be proved before the main burner can be turned on or an approved electronic ignition system.

2. In addition to the above, for LPG storage/use in buildings undergoing alteration and that are fully or partially occupied, the following shall also apply:

(a) Specific approval must be obtained from the fire department prior to bringing LP-Gas containers on-site.
(b) The maximum water capacity of individual containers shall be 5-gallon water capacity and the number of containers in the building shall not exceed the number of workers assigned to using the LP-Gas.
(c) Containers having a water capacity greater than 2 1/2 lb. [1 quart] shall not be left unattended.

B. Storage, Use and Dispensing of Flammable and Combustible Liquids

1. Storage areas for flammable and combustible liquids shall be kept free of weeds and extraneous combustible material. Open flames and smoking are prohibited in flammable or combustible liquid storage areas.
2. Tanks and containers shall be marked with the name of the product and FLAMMABLE-KEEP FIRE AND FLAME AWAY. Tanks (containers in excess of 60 gallons) shall also be labeled KEEP 50 FEET FROM BUILDINGS.
3. Metal containers for Class I or II liquids shall be in accordance with DOT requirements or shall be of an approved design. Discharge devices shall not cause an internal pressure on the container. Individual containers shall not be interconnected and shall be kept closed when not in use.
4. Secondary containment or a means of spill control, drainage control, and diking is required for large containers (such as 55 gallon drums) and tanks as approved by the fire department.
5. Plans for the installation/use of any aboveground storage tank (containers greater than 60 gallons) shall be submitted to the fire department for review and permit prior to the proposed tank arriving at the site.

C. Compressed Gases

1. Gas cylinders shall be marked with the name of the contents.
2. Gas cylinders shall be stored upright and secured to prevent falling.
3. When not in use, valve protective caps shall be in place.
4. Gas cylinders shall be protected against physical damage.
5. When stored, gas cylinders shall be separated from each other based on their hazard classes.
6. Combustible materials shall be kept a minimum of 10 feet from gas containers.
7. Gas cylinders shall not be placed near elevators, unprotected platform edges or other areas where they would drop more than 2 feet.

SDs5-94-7/DMdb/12.10.09

8. Gas cylinders shall not be placed in areas where they may be damaged by falling objects.
9. Ropes, chains or slings shall not be used to suspend gas cylinders, unless the cylinder was manufactured with appropriate lifting attachments.

REVISIONS	DATE

KUOP DESIGNS
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3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

PAGE TITLE:
CONSTRUCTION SITE FIRE SAFETY

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: **CVR2**

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\24-021 134 HERNANDEZ_134 HERNANDEZ\SHEETS\CVR3 CONSTRUCTION SITE FIRE SAFETY.DWG

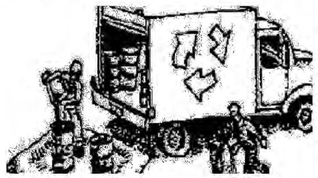
Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Construction Best Management Practices (BMPs)

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

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

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

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

Non-Hazardous Materials and Dust Control

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

Hazardous Materials

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

Waste Management

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

Equipment Management & Spill Control

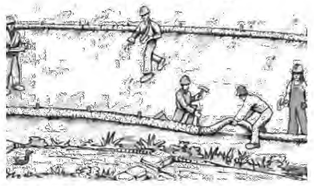
Vehicle and Equipment Maintenance

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

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

Landscaping

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

Concrete Management & Dewatering

Concrete Management

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

Dewatering

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

Paving/Asphalt Work

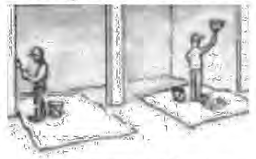
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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

Copper Architectural Features

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

During Installation

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

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

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

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

February 2024, WVCWA 4/24

REVISIONS	DATE

KUOP DESIGNS
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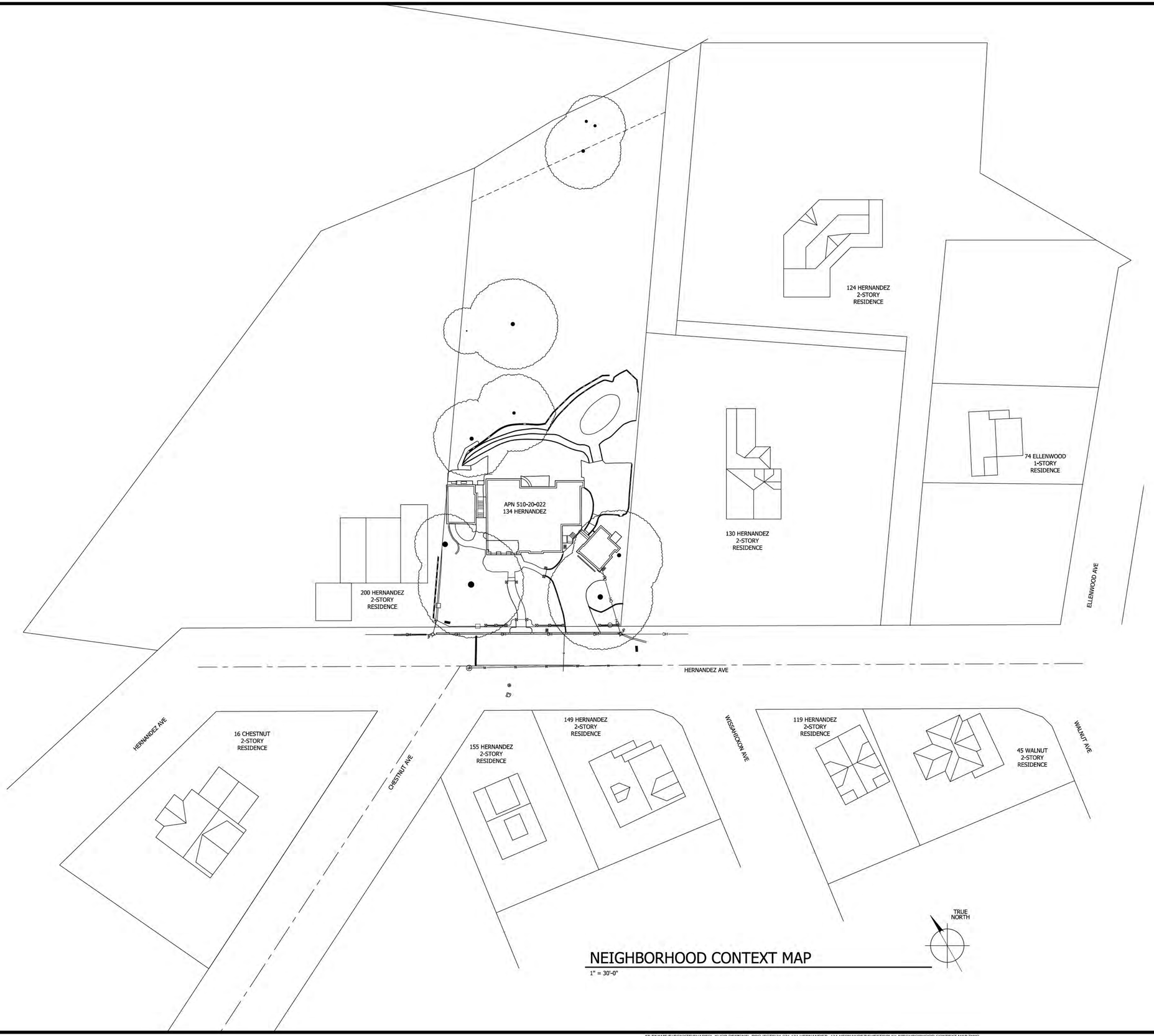
3141 STEVENS CREEK BLVD, #104
SAN JOSE, CA 95117

PAGE TITLE: BLUE PRINT FOR A CLEAN BAY

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: BMP



NEIGHBORHOOD CONTEXT MAP

1" = 30'-0"

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PAGE TITLE
NEIGHBORHOOD CONTEXT MAP

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: **PLN1**

ACCESSORY BUILDING TO BE REMOVED

FRONT OF RESIDENCE

FRONT OF GARAGE

RIGHT OF RESIDENCE

REAR OF RESIDENCE

LEFT OF RESIDENCE - SHOWING REAR OF ACCESSORY BUILDING TO BE REMOVED

REVISIONS	DATE

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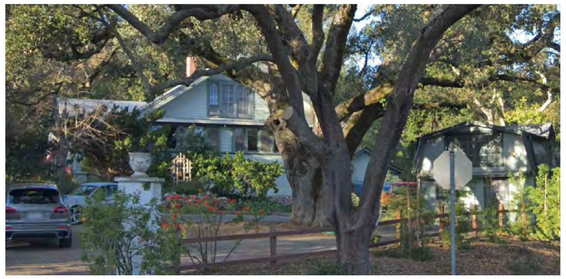
PAGE TITLE:
SITE PHOTOS

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: **PLN2**

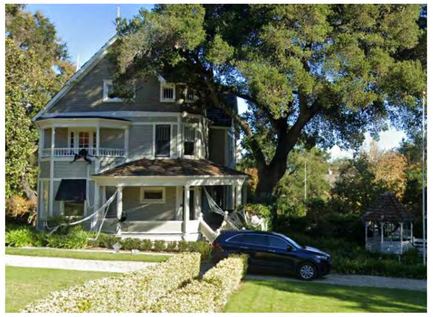


16 CHESTNUT AVE

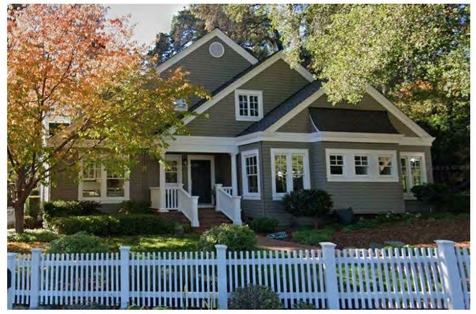
45 WALNUT AVE

75 ELENWOOD AVE

119 HERNANDEZ AVE



130 HERNANDEZ AVE



149 HERNANDEZ AVE

155 HERNANDEZ AVE

200 HERNANDEZ AVE

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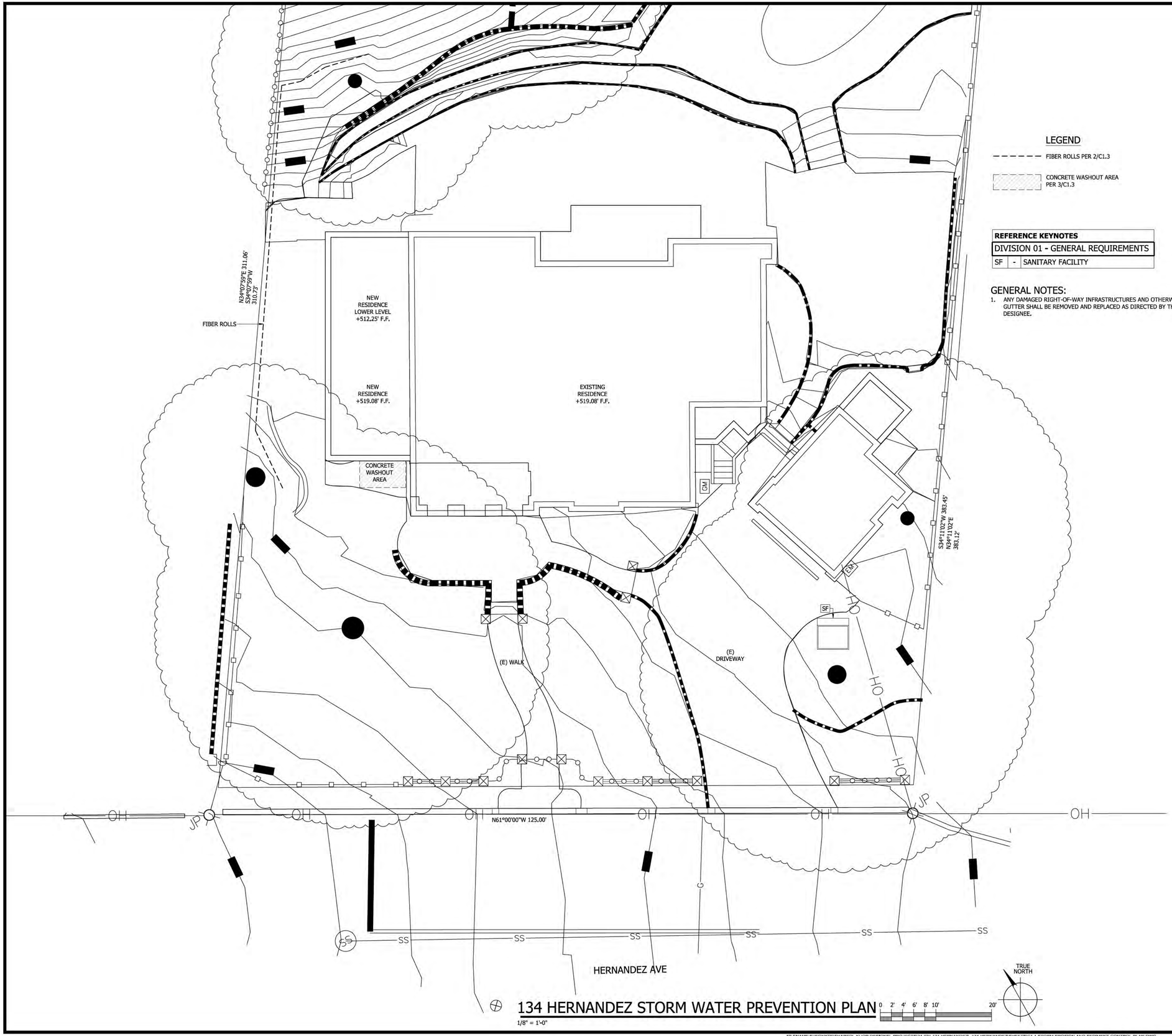
PAGE TITLE
NEIGHBORHOOD PHOTOS

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: PLN3



LEGEND

- FIBER ROLLS PER 2/C1.3
- CONCRETE WASHOUT AREA PER 3/C1.3

REFERENCE KEYNOTES		
DIVISION 01 - GENERAL REQUIREMENTS		
SF	-	SANITARY FACILITY

GENERAL NOTES:

1. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE.

134 HERNANDEZ STORM WATER PREVENTION PLAN

1/8" = 1'-0"

REVISIONS	DATE

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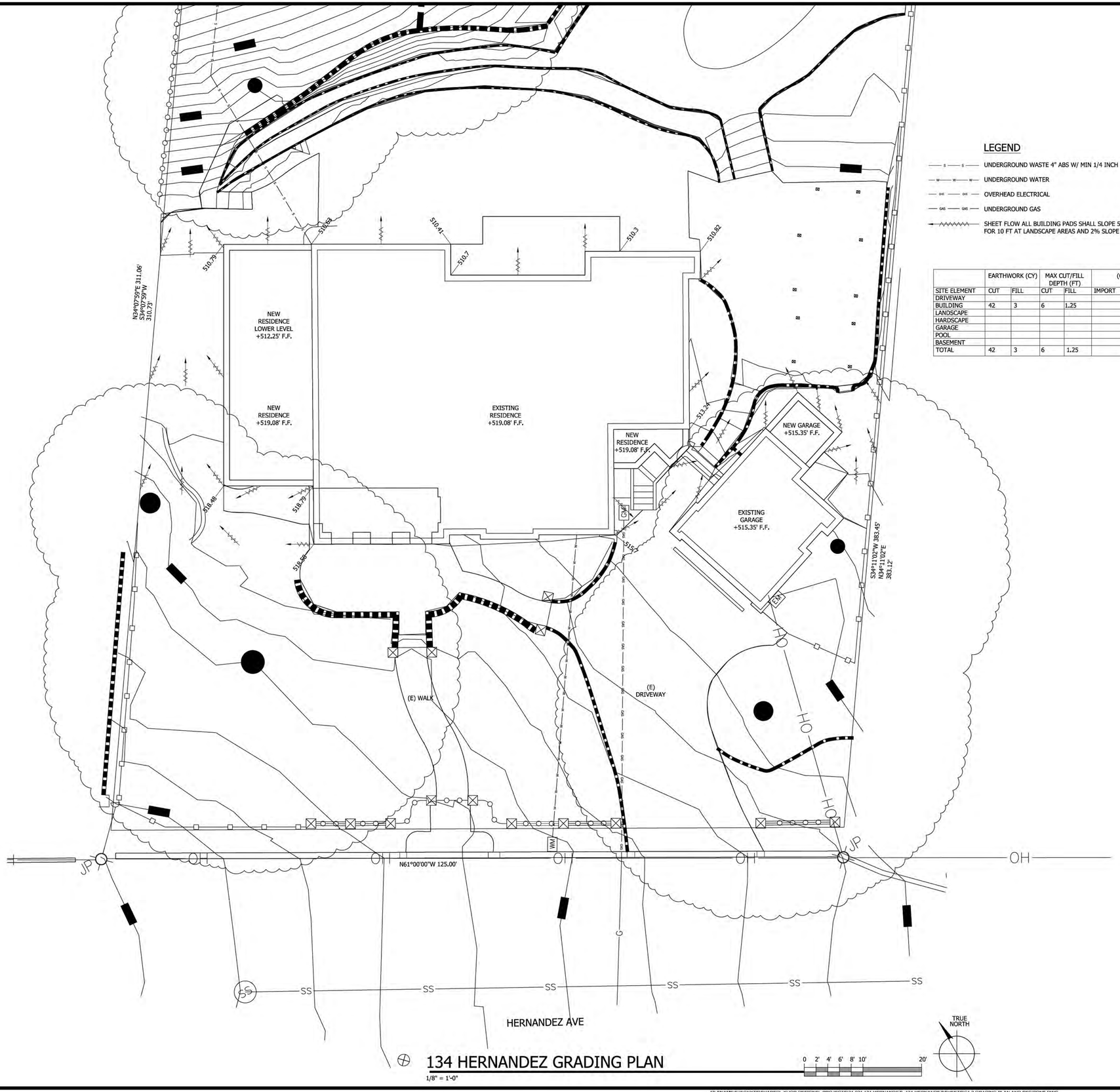
PAGE TITLE
STORM EROSION AND SEDIMENT CONTROL PLAN

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: **C1.1**



134 HERNANDEZ GRADING PLAN

1/8" = 1'-0"

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		(CY)	
SITE ELEMENT	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY						
BUILDING	42	3	6	1.25		39
LANDSCAPE						
HARDSCAPE						
GARAGE						
POOL						
BASEMENT						
TOTAL	42	3	6	1.25		39

REVISIONS	DATE

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PAGE TITLE: GRADING PLAN

RESIDENTIAL REMODEL/ADDITION FOR:
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134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: C1.2

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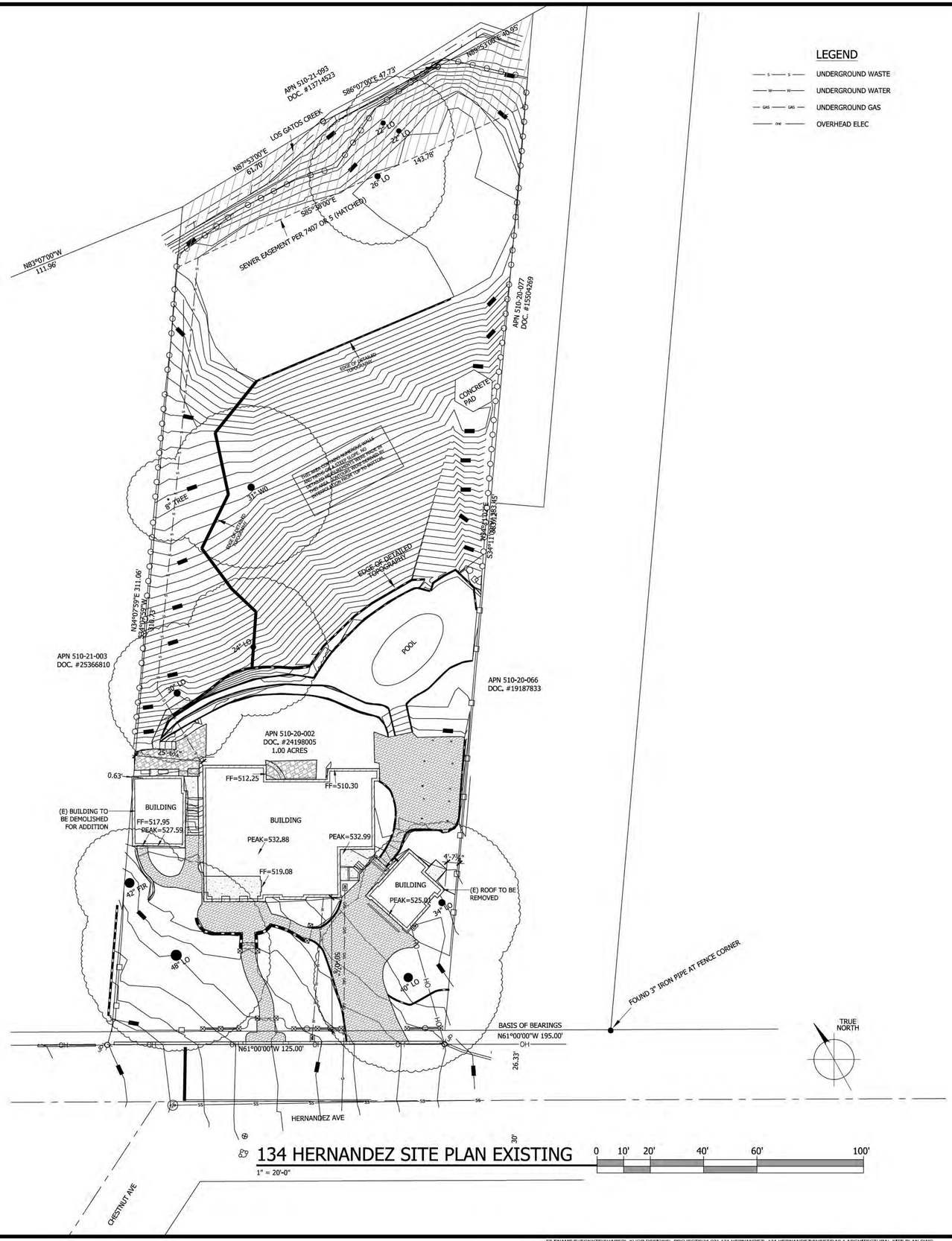

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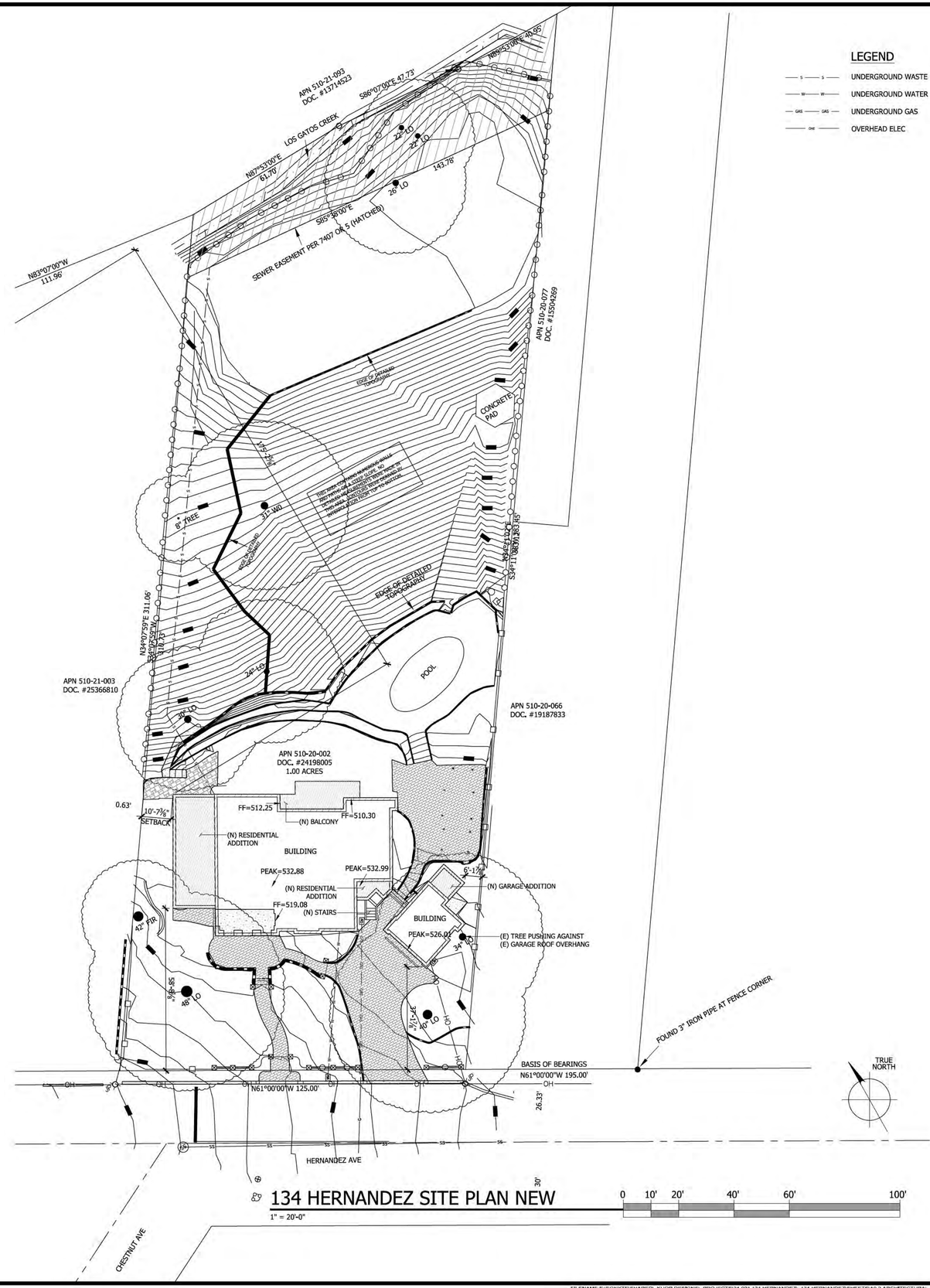
PAGE TITLE
ARCHITECTURAL SITE PLAN EXISTING

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO: 24-021
SHEET: A0.1



134 HERNANDEZ SITE PLAN NEW

1" = 20'-0"

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PAGE TITLE:
ARCHITECTURAL SITE PLAN NEW

RESIDENTIAL REMODEL/ADDITION FOR:
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APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
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PLAN NO.: 24-021

SHEET: **A0.2**

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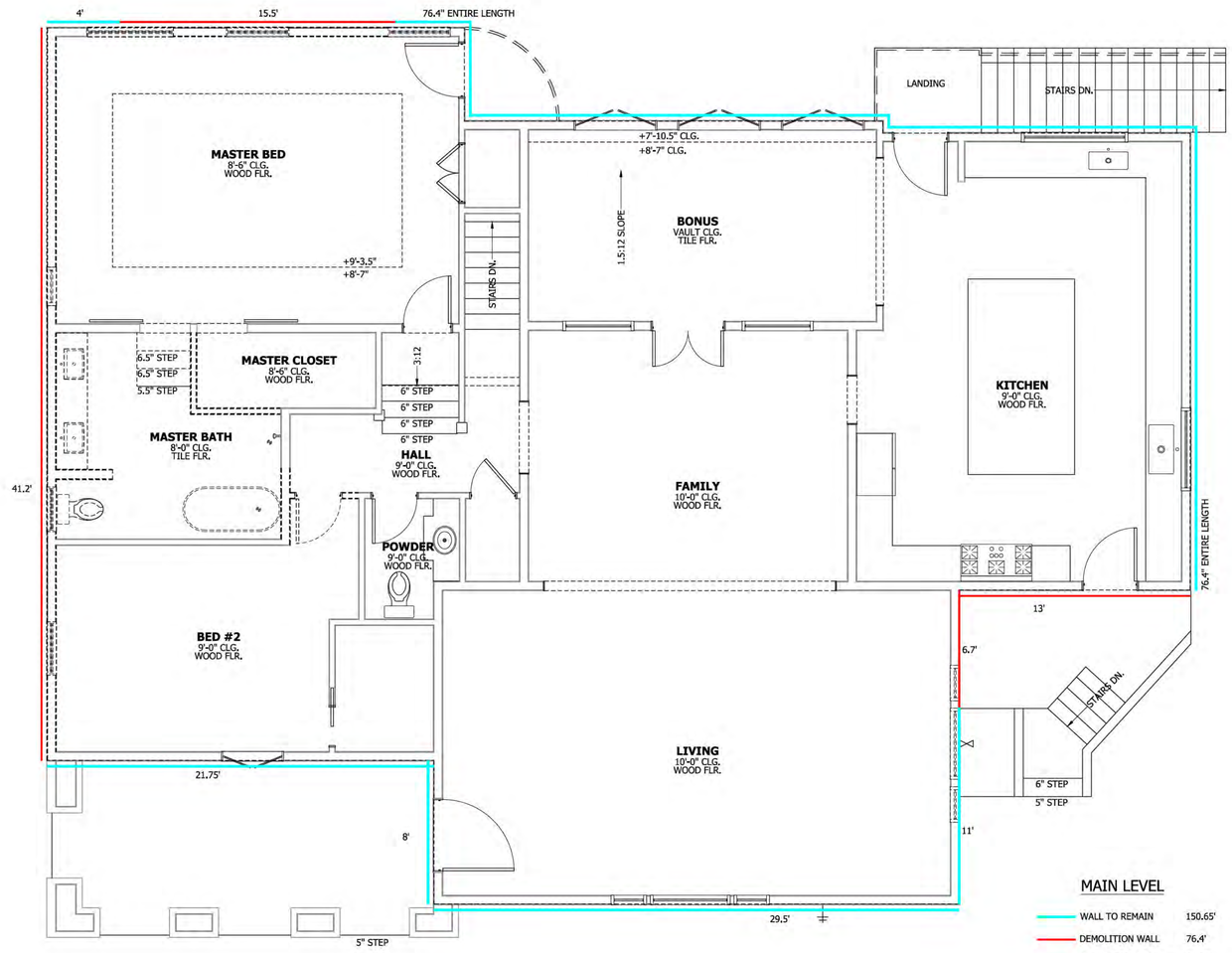

MAIN LEVEL

WALL TO REMAIN	150.65'
DEMOLITION WALL	76.4'
FRONT WALL TOTAL	64.25'
25% OF FRONT WALL	16.0' MAX DEMO ALLOWED
FRONT WALL DEMO	13.0' < 25%

LOWER LEVEL

WALL TO REMAIN	99.5'
DEMOLITION WALL	25.7'

TOTAL LEVELS

WALL TO REMAIN	250.15'
DEMOLITION WALL	102.1'
TOTAL WALL	352.25'
50% OF TOTAL WALL =	176.125' > 102.1' DEMO WALL

TRUE NORTH

0 1' 2' 3' 4' 5' 10'

134 HERNANDEZ 1ST FLOOR PLAN EXISTING

1/4" = 1'-0"

REVISIONS	DATE

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PAGE TITLE
1ST FLOOR PLAN EXISTING

RESIDENTIAL REMODEL/ADDITION FOR:
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: A2.1

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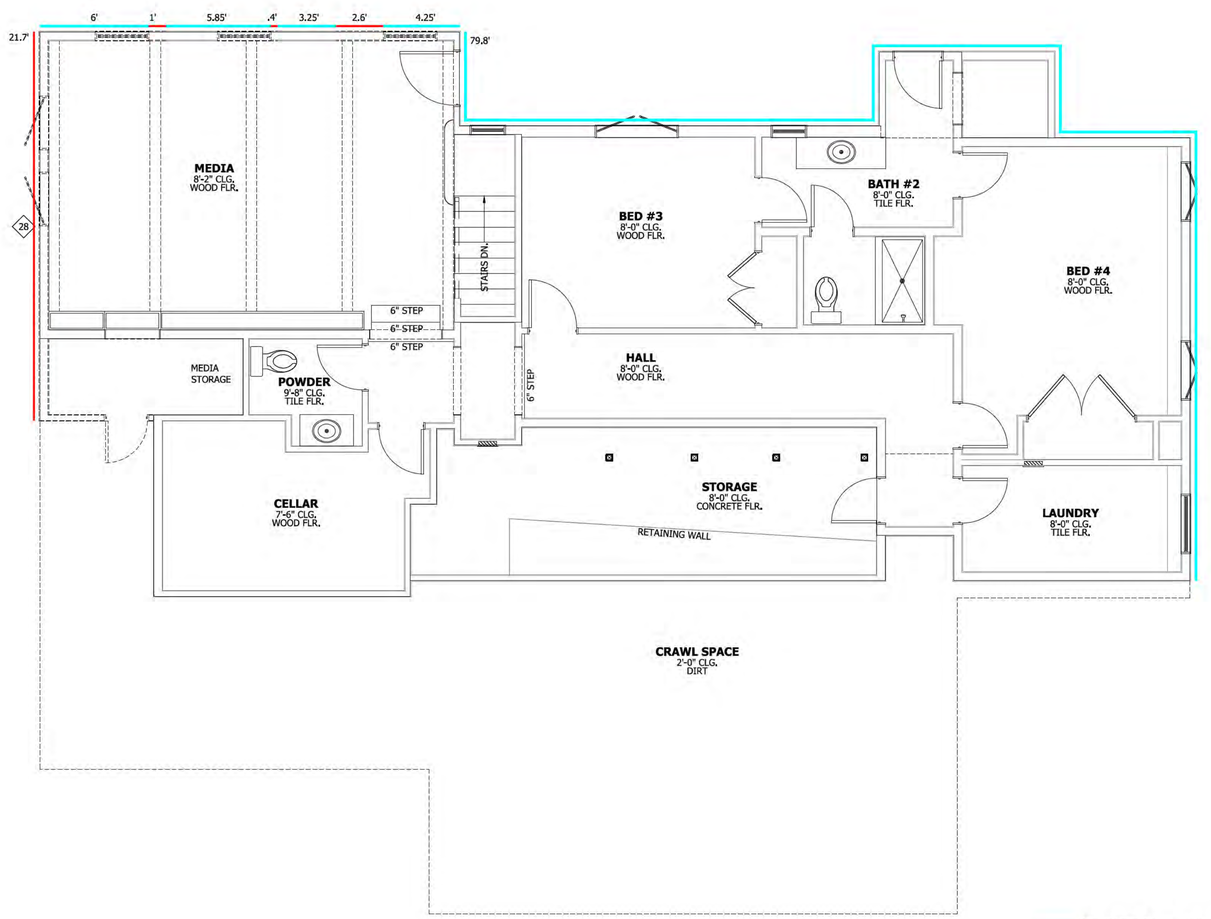

134 HERNANDEZ LOWER FLOOR PLAN EXISTING

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\24-021 134 HERNANDEZ_134 HERNANDEZ\SHEETS\A2.2 LOWER FLOOR PLAN EXISTING.DWG

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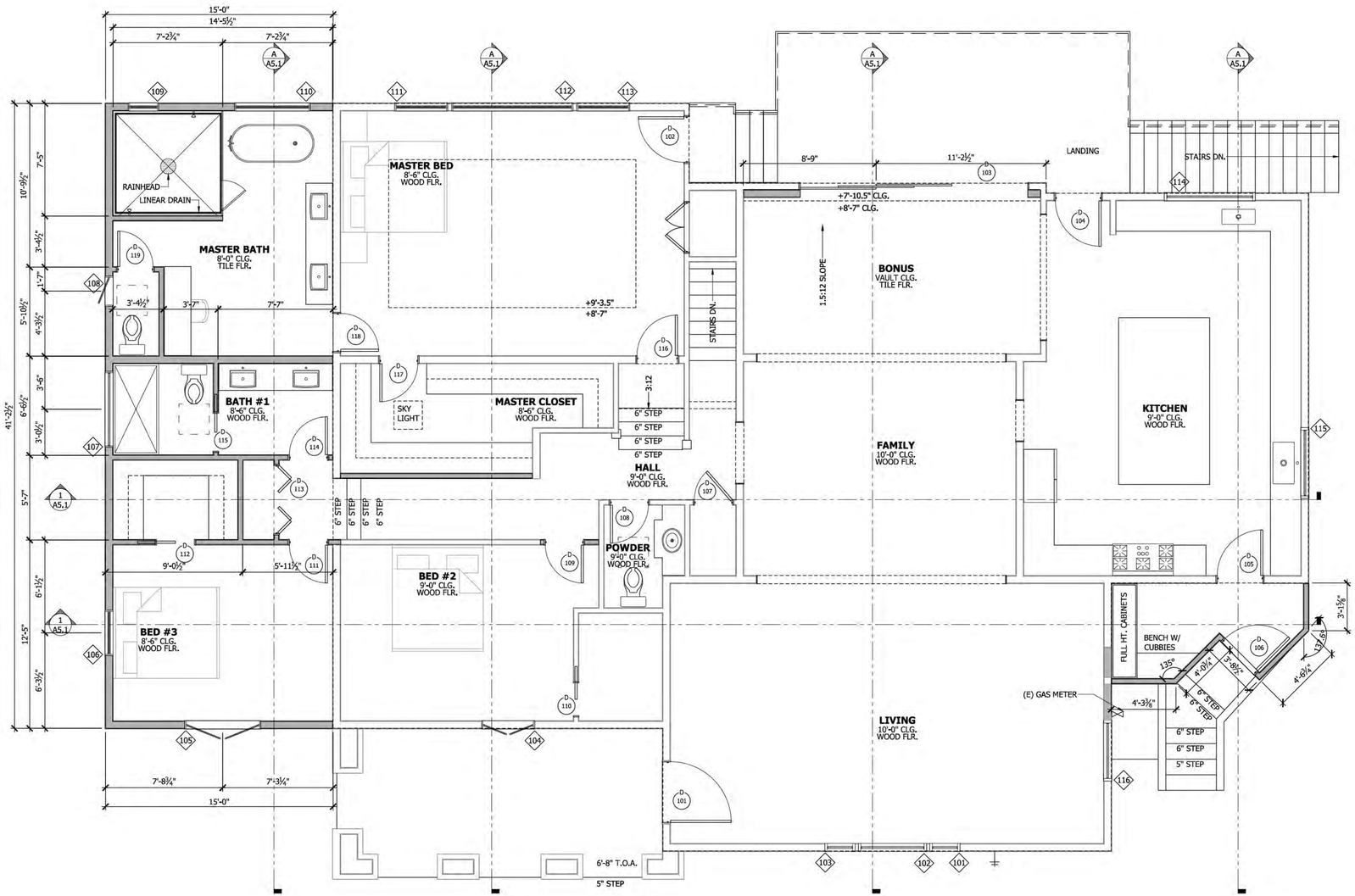
PAGE TITLE:
LOWER FLOOR PLAN EXISTING

RESIDENTIAL REMODEL/ADDITION FOR:
[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: A2.2



WINDOW SCHEDULE

NUMBER	SIZE		STYLE	NOTES
	WIDTH	HEIGHT		
101	2'-0"	7'-0"	Standard	EXISTING
102	4'-6"	7'-0"	Standard	EXISTING
103	2'-0"	7'-0"	Standard	EXISTING
104	3'-6"	5'-0"	DOUBLE CASEMENT	EXISTING
105	5'-0"	5'-0"	DOUBLE CASEMENT	EGRESS
106	3'-0"	4'-10"	SINGLE HUNG	–
107	5'-0"	2'-6"	AWNING	TEMP
108	2'-0"	3'-0"	CASEMENT	–
109	2'-0"	4'-0"	SINGLE HUNG	TEMP
110	5'-0"	4'-0"	SINGLE HUNG	TEMP
111	3'-6"	4'-0"	SINGLE HUNG	–
112	8'-0"	4'-0"	SINGLE HUNG	–
113	3'-6"	4'-0"	SINGLE HUNG	–
114	6'-0"	4'-0"	Standard	EXISTING
115	4'-8"	4'-3"	Standard	EXISTING
116	4'-0"	6'-0"	Standard	–

DOOR AND FRAME SCHEDULE

Number	SIZE	STYLE	NOTES
101	4'-0" x 7'-0" x 1-3/4"	SINGLE - EXTERIOR	EXISTING
102	3'-0" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
103	15'-0" x 7'-0" x 1-1/4"	TRIPLE SLIDING - EXTERIOR	SAFETY GLAZING
104	3'-0" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	EXISTING
105	3'-0" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
106	3'-0" x 7'-0" x 1-3/4"	SINGLE - EXTERIOR	--
107	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
108	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING
109	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
110	2'-2" x 6'-8" x 1-3/4"	POCKET	EXISTING
111	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
112	2'-6" x 6'-8" x 1-3/4"	POCKET	--
113	4'-6" x 6'-8" x 1-3/4"	DOUBLE BIFOLD	--
114	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
115	2'-6" x 6'-8" x 1-3/4"	POCKET	--
116	2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING
117	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
118	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
119	2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--

134 HERNANDEZ 1ST FLOOR PLAN NEW

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

REVISIONS	DATE

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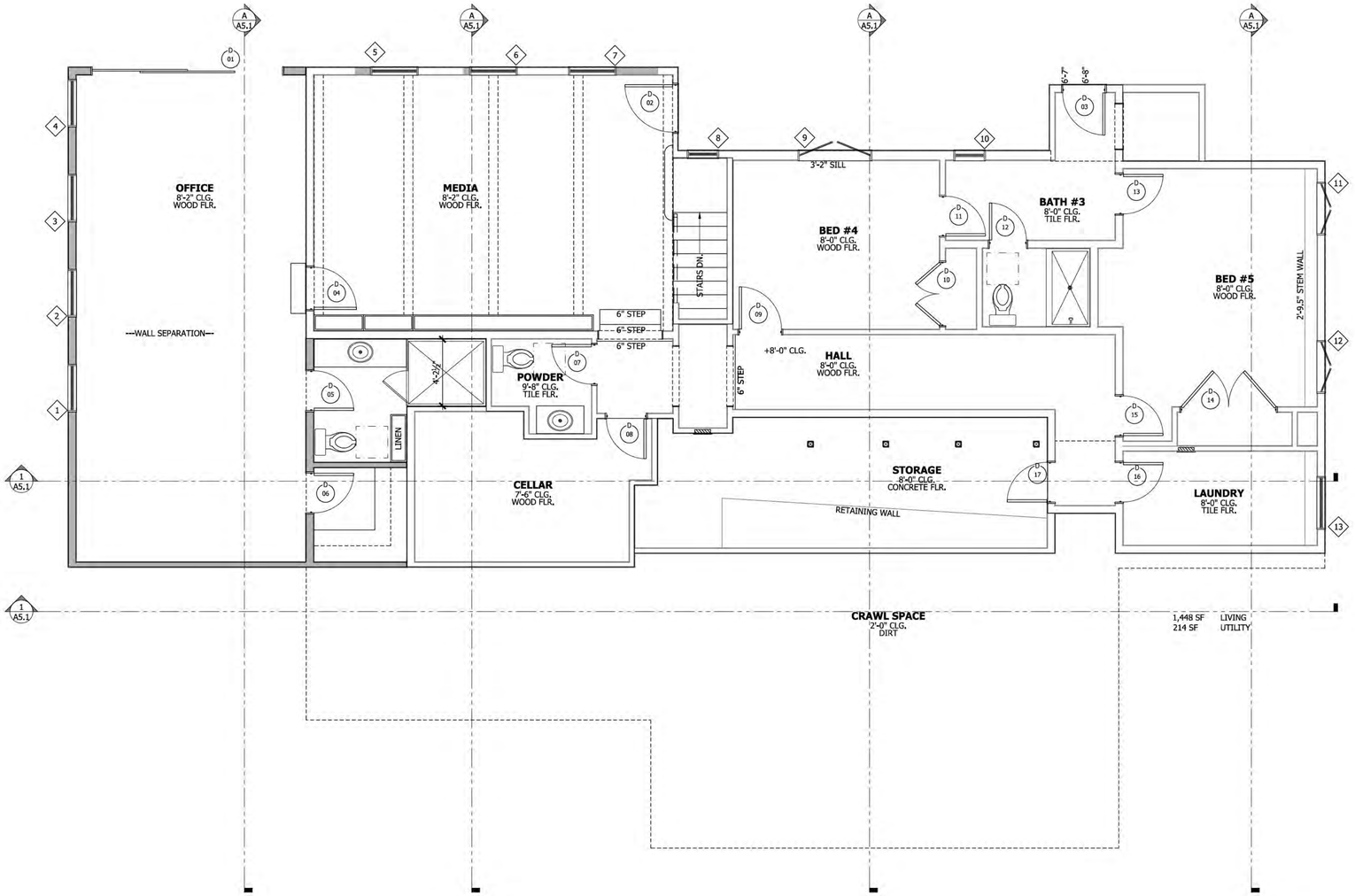
PAGE TITLE
1ST FLOOR PLAN NEW

RESIDENTIAL REMODEL/ADDITION FOR:
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: A2.3



WINDOW SCHEDULE

NUMBER	SIZE		STYLE	NOTES
	WIDTH	HEIGHT		
1	3'-0"	4'-6"	SINGLE HUNG	--
2	3'-0"	4'-6"	SINGLE HUNG	--
3	3'-0"	4'-6"	SINGLE HUNG	--
4	3'-0"	4'-6"	SINGLE HUNG	--
5	3'-0"	4'-6"	SINGLE HUNG	--
6	3'-0"	4'-6"	SINGLE HUNG	--
7	3'-0"	4'-6"	SINGLE HUNG	--
8	2'-0"	2'-10"	SINGLE HUNG	EXISTING
9	4'-8"	3'-10"	DOUBLE CASEMENT	EXISTING
10	2'-0"	2'-10"	SINGLE HUNG	EXISTING
11	3'-4"	3'-10"	DOUBLE CASEMENT	EXISTING
12	3'-4"	3'-10"	DOUBLE CASEMENT	EXISTING
13	3'-4"	2'-4"	SINGLE HUNG	EXISTING

DOOR AND FRAME SCHEDULE

Number	SIZE	STYLE	NOTES
1	PR 6'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	–
2	3'-0" x 6'-8" x 1-3/4"	SINGLE - EXTERIOR	EXISTING
3	2'-8" x 7'-0" x 1-3/4"	SINGLE - EXTERIOR	EXISTING
4	2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	–
5	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	–
6	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	–
7	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING
8	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING
9	2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING
10	PR 2'-0" x 6'-8" x 1-3/4"	DOUBLE - INTERIOR	EXISTING
11	2'-6" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	EXISTING
12	2'-4" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	EXISTING
13	2'-6" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	EXISTING
14	PR 3'-0" x 6'-8" x 1-3/4"	DOUBLE - INTERIOR	EXISTING
15	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING
16	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING
17	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING

134 HERNANDEZ LOWER FLOOR PLAN NEW

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\24-021 134 HERNANDEZ_134 HERNANDEZ\SHEETS\A2.4 LOWER FLOOR PLAN NEW.DWG

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408.357.0818
3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

PAGE TITLE

LOWER FLOOR PLAN NEW

RESIDENTIAL REMODEL/ADDITION FOR:

JASON AND JANINE PAUL
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

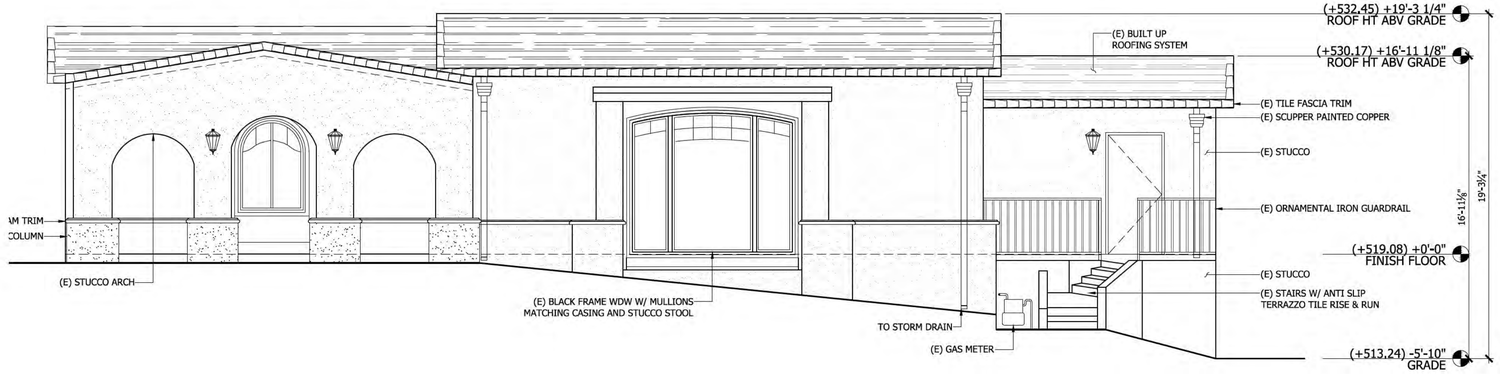
DATE: 2024.07.10

SCALE: PER SHEET

DRAWN BY: DAVID

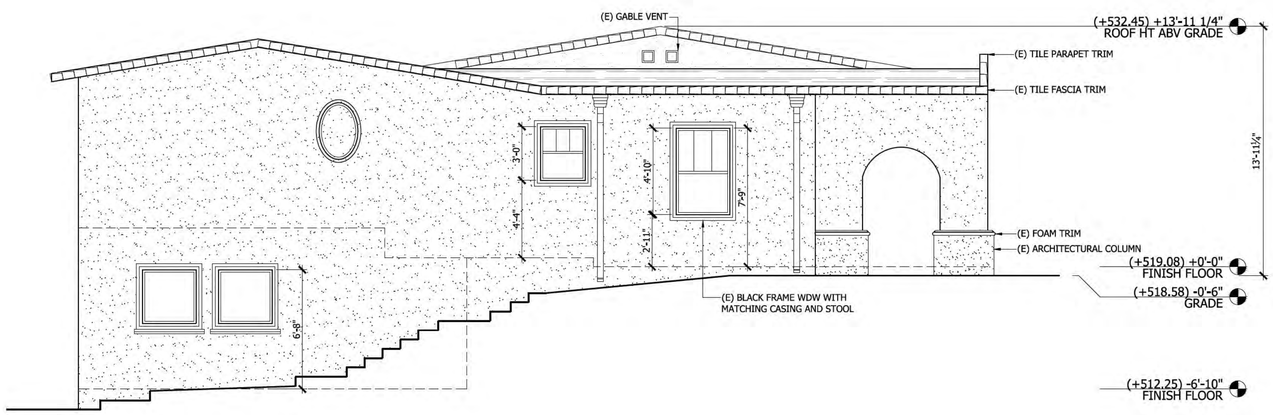
PLAN NO.: 24-021

SHEET: **A2.4**



FRONT (SOUTH) ELEVATION EXISTING

1/4" = 1'-0"



LEFT (WEST) ELEVATION EXISTING

1/4" = 1'-0"

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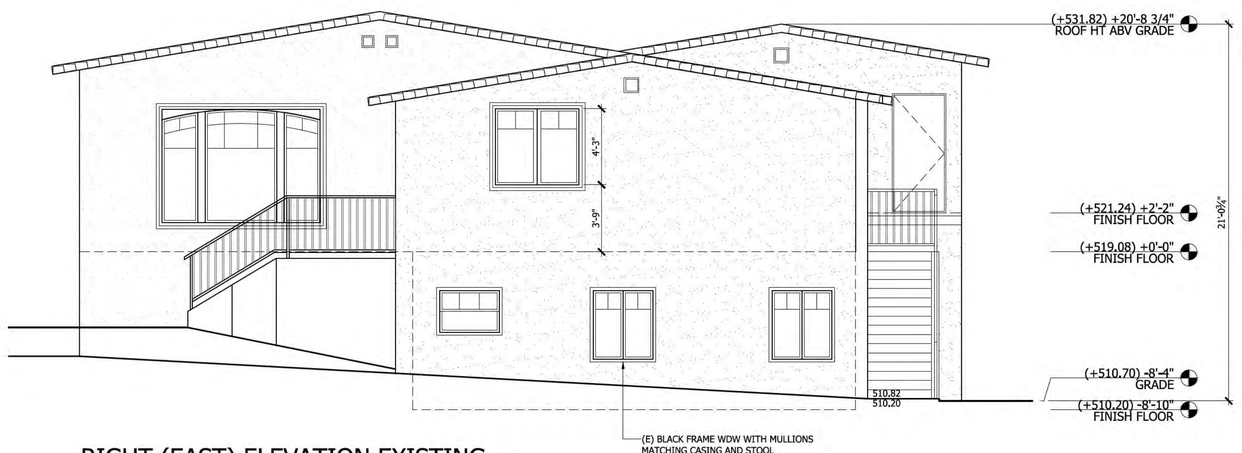
PAGE TITLE
ELEVATIONS EXISTING

RESIDENTIAL REMODEL/ADDITION FOR:
JASON AND JANINE PAUL
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: **A3.1**

REAR (NORTH) ELEVATION EXISTING

1/4" = 1'-0"



RIGHT (EAST) ELEVATION EXISTING

1/4" = 1'-0"

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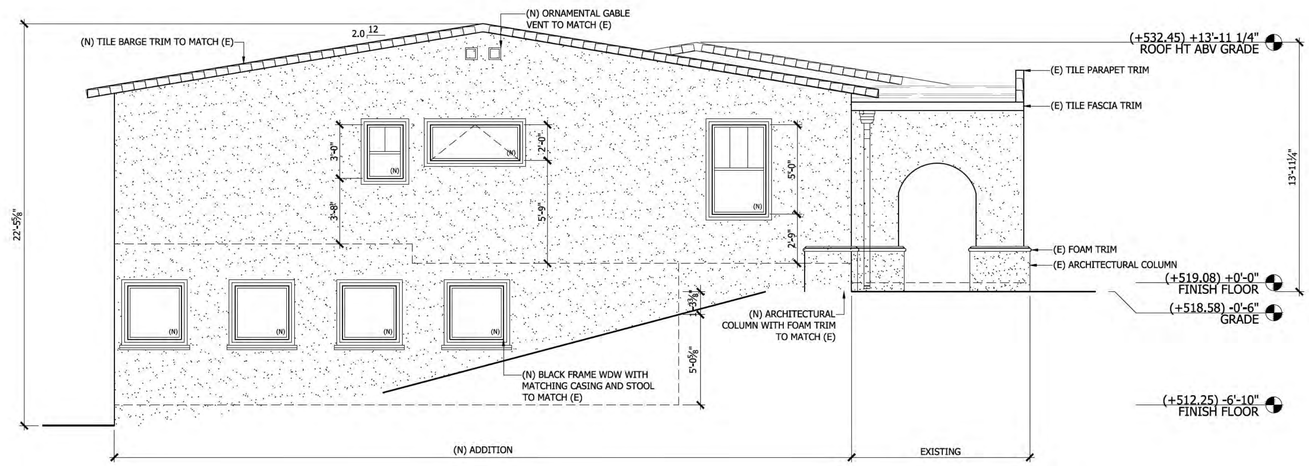
SHEET: **A3.2**

FRONT (SOUTH) ELEVATION NEW

1/4" = 1'-0"



LEFT (WEST) ELEVATION NEW

1/4" = 1'-0"

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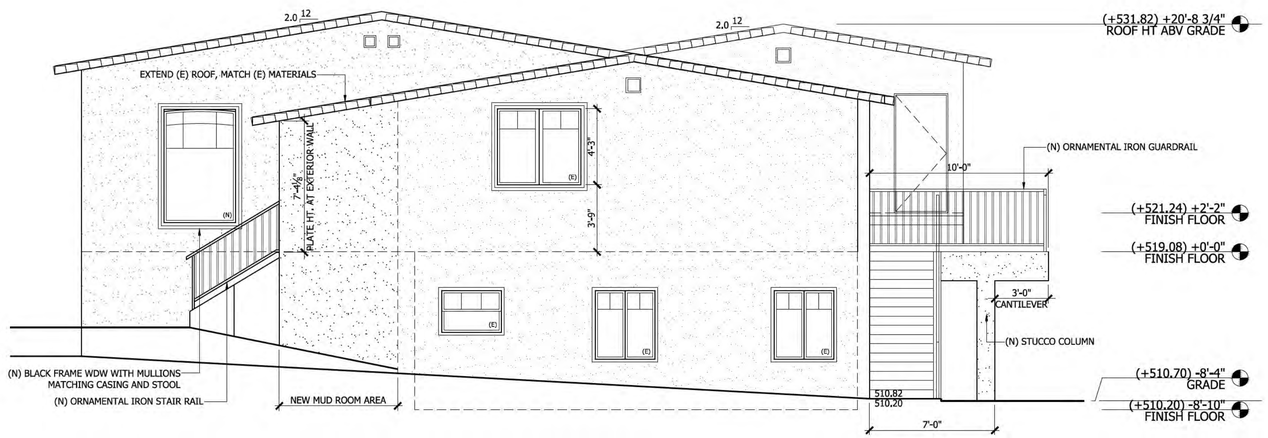
PLAN NO.: 24-021
SHEET: **A3.3**

REAR (NORTH) ELEVATION NEW

1/4" = 1'-0"



RIGHT (EAST) ELEVATION NEW

1/4" = 1'-0"

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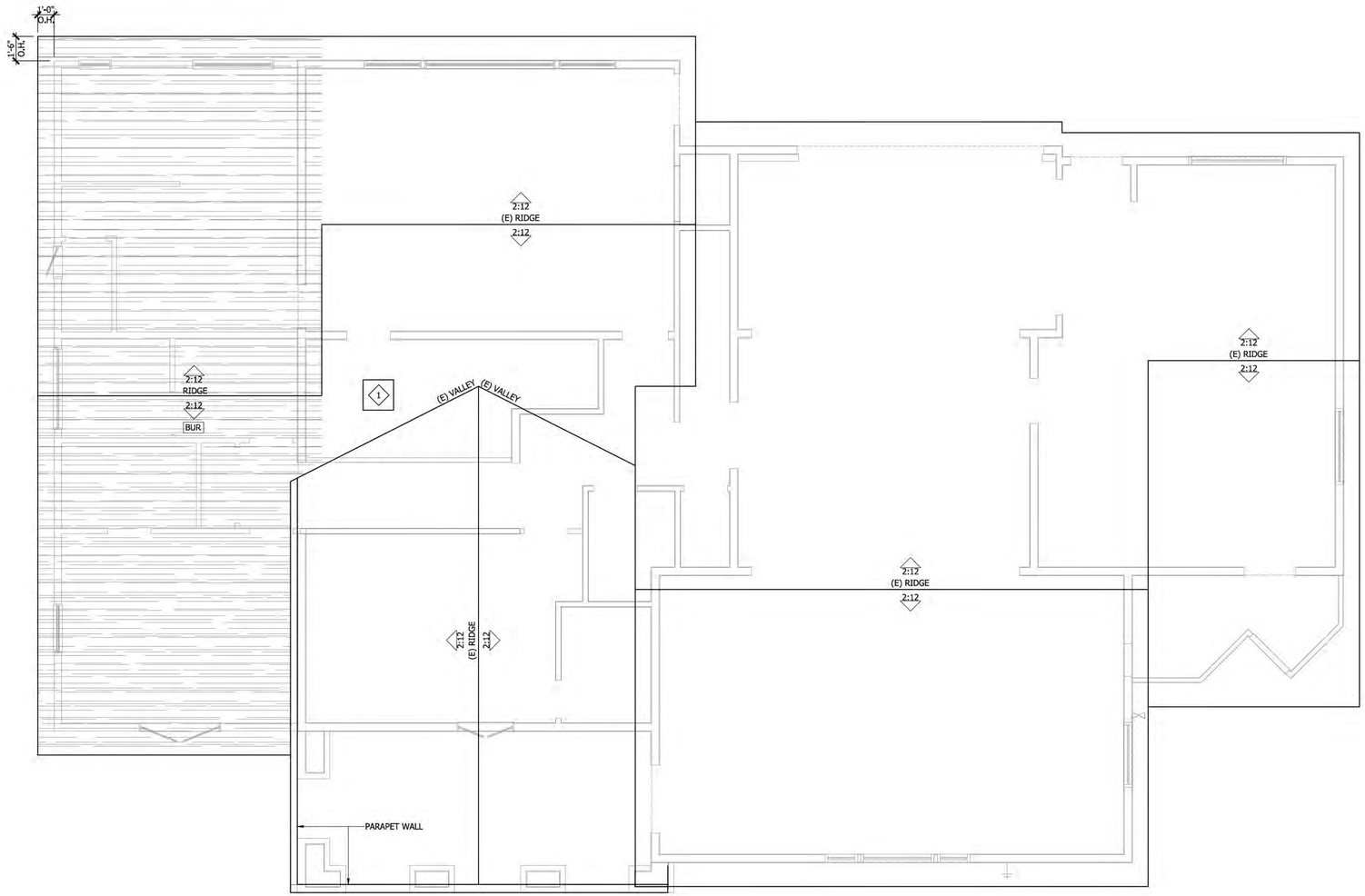
SHEET: **A3.4**



SKYLIGHT SCHEDULE

NUMBER	SIZE		STYLE	MANUFACTURER	REPORT #	MODEL	NOTES
	WIDTH	HEIGHT					
1	1'-10.5"	1'-10.5"	DECK MOUNT	VELUX	199	VSS	TEMP

REFERENCE KEYNOTES

DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
ROOFING AND SIDING -		
BUR	-	BUILT-UP ROOF SYSTEM

ATTIC VENTILATION CALCULATIONS:

648 SF ATTIC/150 EQUAL TOTAL 4.3 SF

NEED 2.8 SF LOW VENT
(15) LOW PRO VENTS @ .3 SF EACH 4.5 SF

TOTAL 4.5 SF
TO BE INSTALLED

ROOF NOTES:

1. PLYWOOD FOR ANY SURFACE OR EDGE EXPOSED TO WEATHER MUST BE BONDED WITH EXTERIOR GLUE.
2. EXPOSED GLU-LAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
3. ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION-RESISTANT (R703.4)
4. NEW ROOF SHEATHING TO BE MINIMUM 15/32"CDX/OSB APA RATED FOR 24" O.C. FRAMING, RADIANT BARRIER NAIL WITH 8d AT 6" O.C. EDGE, 12 O.C. FIELD. INSTALL WITH FACE GRAIN PERPENDICULAR TO FRAMING, STAGGER END JOINTS.
5. CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.8)
6. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10' (R302.11)
7. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
8. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR SHALL BE CHECKED BEFORE ENCLOSURE, CBC 4.505.3

134 HERNANDEZ ROOF PLAN

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

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PAGE TITLE: ROOF PLAN

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LOS GATOS, CA 95030
APN# 510-20-002

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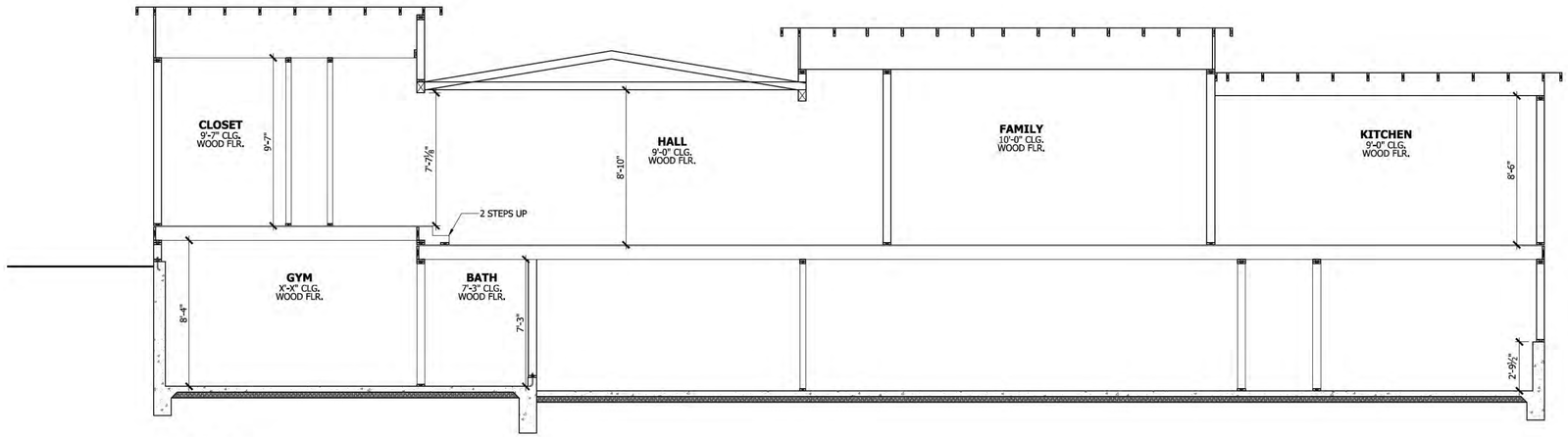
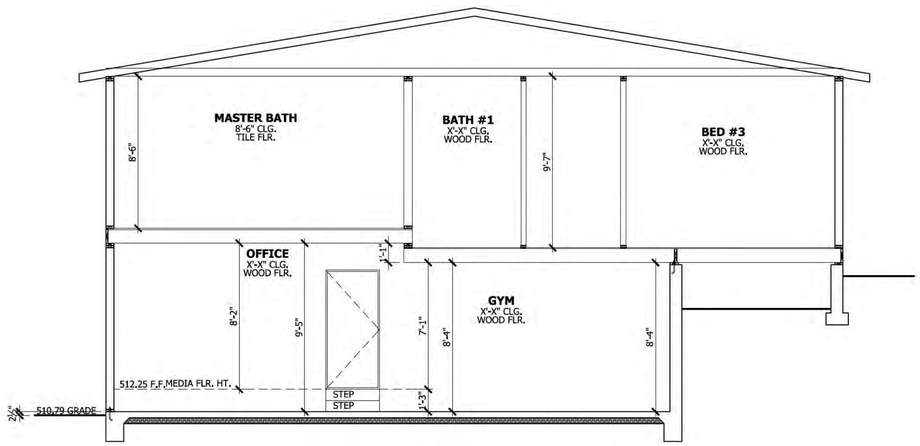
SHEET: A4.1



SECTION 1

1/4" = 1'-0"



SECTION A

1/4" = 1'-0"

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PAGE TITLE

SECTIONS

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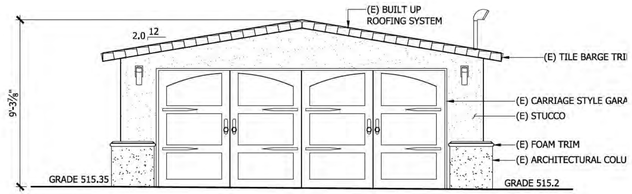
DATE: 2024.07.10

SCALE: PER SHEET

DRAWN BY: DAVID

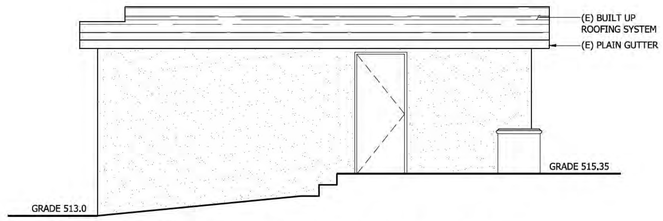
PLAN NO.: 24-021

SHEET: A5.1



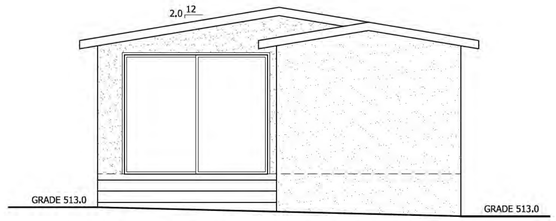
FRONT (WEST) ELEVATION EXISTING

1/4" = 1'-0"



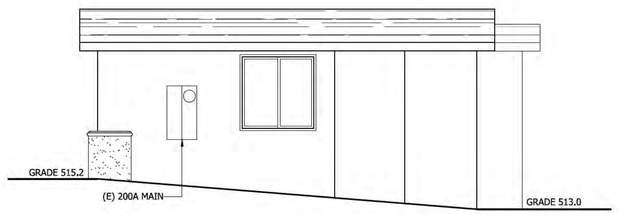
LEFT (NORTH) ELEVATION EXISTING

1/4" = 1'-0"



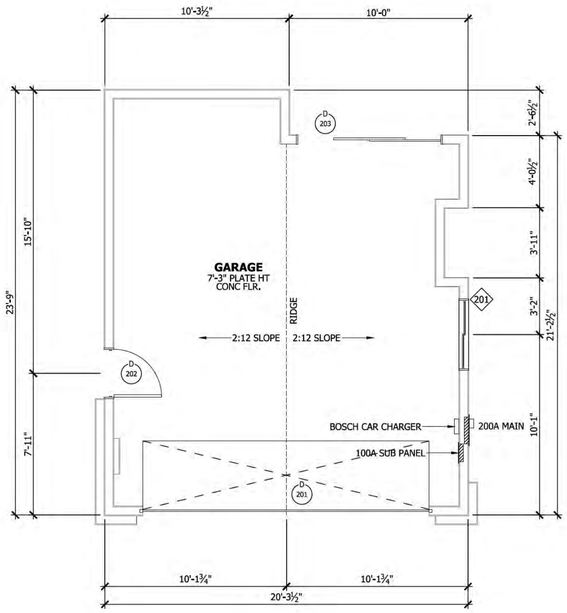
REAR (EAST) ELEVATION EXISTING

1/4" = 1'-0"



RIGHT (SOUTH) ELEVATION EXISTING

1/4" = 1'-0"



WINDOW SCHEDULE				
NUMBER	SIZE		STYLE	NOTES
	WIDTH	HEIGHT		
201	4'-0"	4'-0"	SLIDER	--

DOOR AND FRAME SCHEDULE		
SIZE	STYLE	NOTES
2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
16'-0" x 6'-6" x 1"	OVERHEAD SECTIONAL	--
PR 4'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	--

GARAGE FLOOR PLAN EXISTING

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

TRUE NORTH

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GARAGE PLAN EXISTING

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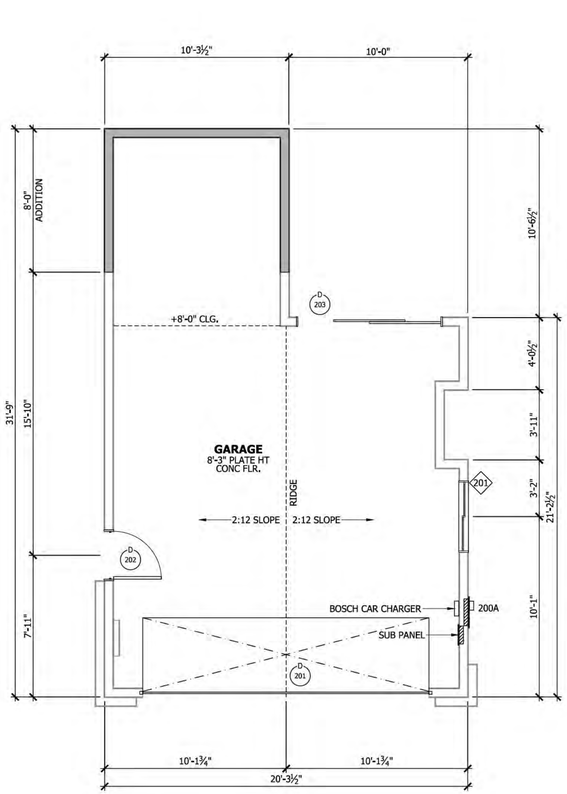
SHEET: **A6.1**



GARAGE FLOOR PLAN NEW

1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

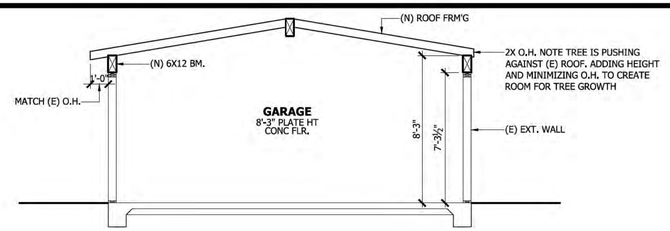
TRUE NORTH

WINDOW SCHEDULE

NUMBER	SIZE		STYLE	NOTES
	WIDTH	HEIGHT		
201	4'-0"	4'-0"	SLIDER	EXISTING

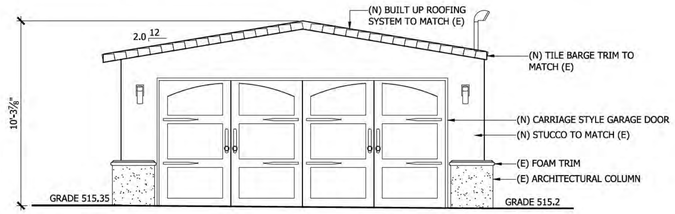
DOOR AND FRAME SCHEDULE

SIZE	STYLE	NOTES
2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	EXISTING
16'-0" x 7'-0" x 1"	OVERHEAD SECTIONAL	--
PR 4'-0" x 6'-8" x 1-1/4"	SLIDING - EXTERIOR	EXISTING



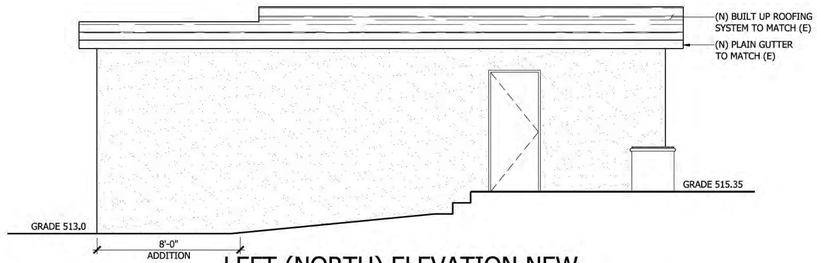
SECTION

1/4" = 1'-0"



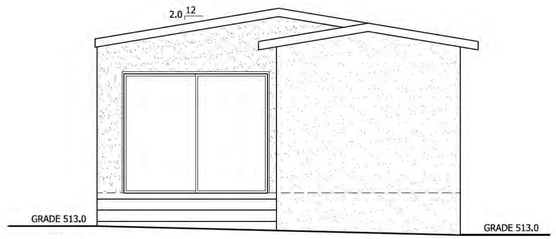
FRONT (WEST) ELEVATION NEW

1/4" = 1'-0"



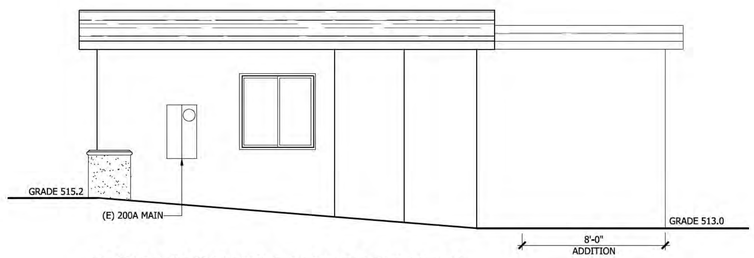
LEFT (NORTH) ELEVATION NEW

1/4" = 1'-0"



REAR (EAST) ELEVATION NEW

1/4" = 1'-0"



RIGHT (SOUTH) ELEVATION NEW

1/4" = 1'-0"

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APN# 510-20-002

DATE: 2024.07.10

SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO.: 24-021

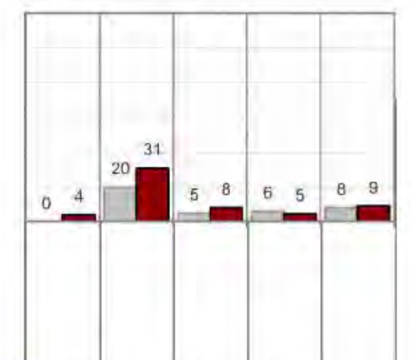
SHEET: **A6.2**

GreenPoint Rated Existing Home Checklist

Build It® Green

Enter Label: **Whole House**

Points Achieved: **57**



A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each lable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Instructions: Column A is a dropdown menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

GreenPoint Rated Existing Home Checklist Version 2.1.3

134 Hernandez Ave

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
TBD	**1. Home is Located within 1/2 Mile of a Major Transit Stop**		2				
	2. Compact Development & House Size						
	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
TBD	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**					1–9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services: TIER 1: 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket						
TBD	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
TBD	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
TBD	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1				
TBD	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile: Designated Bicycle Lanes are Present on Roadways; Ten-Foot Vehicle Travel Lanes; Street Crossings Closest to Site are Located Less Than 300 Feet Apart; Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands		1				
	4. Safety & Social Gathering						
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
TBD	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
Yes	c. Porch (min. 100sf) Oriented to Streets and Public Spaces	1	1				
	5. Diverse Households						
TBD	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)		1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space		1				
TBD	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1				
TBD	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26	2					
A. SITE			Possible Points				
Yes	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**	2	1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
TBD	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals					2	
Yes	**3. Construction IAQ Management Plan**	2			2		

134 Hernandez Ave

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	Total Points Available in Site = 6	4					
B. FOUNDATION			Possible Points				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
TBD	a. Minimum 20% Flyash and/or Slag Content					1	
TBD	b. Minimum 30% Flyash and/or Slag Content					1	
TBD	**2. Moisture Source Verification and Correction (Required for Whole House)**	N			R	R	
	3. Retrofit Crawl Space to Control Moisture						
TBD	a. Control Ground Moisture with Vapor Barrier				2		
Yes	b. Foundation Drainage System	2				2	
Yes	**4. Pest Inspection and Correction**	1				1	
	5. Design and Build Structural Pest Controls						
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
TBD	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation					1	
TBD	**6. Radon Testing and Correction or Radon Resistant Construction**				1		
	Total Points Available in Foundation = 10	3					
C. LANDSCAPE			Possible Points				
No	**Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)**						
	1. Resource-Efficient Landscapes						
TBD	a. No Invasive Species Listed by Cal-IPC Are Planted						1
TBD	b. No Plant Species Require Shearing					1	
TBD	c. 50% of Plants Are California Natives or Mediterranean Cimate Species						3
TBD	**2. Fire-Safe Landscaping Techniques**		1				
	3. Minimal Turf Areas						
TBD	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide						2
TBD	b. Turf is <25% of Landscaped Area						2
TBD	c. Turf is <10% of Landscaped Area or eliminated						2
Yes	**4. Shade Trees Planted**	3	1	1			1
TBD	**5. Plants Grouped by Water Needs (Hydrozoning)**						2
	6. High-Efficiency Irrigation Systems Installed						
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers						2
TBD	b. System Has Smart Controllers						3
TBD	**7. Compost and Recycle Garden Trimmings on Site**						1
TBD	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**						2
TBD	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**					1	
TBD	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**		1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
TBD	a. Cistern(s) is Less Than 750 Gallons						1
TBD	b. Cistern(s) is 750 to 2,500 Gallons						1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons						1
TBD	**12. Soil Amended with Compost**					1	1
	Total Points Available in Landscape = 32	3					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points				
	1. Optimal Value Engineering						
TBD	a. Place Rafters & Studs at 24-Inch On Center Framing					1	
TBD	b. Size Door & Window Headers for Load					1	
75%	c. Use Only Jack & Cripple Studs Required for Load	0.75				1	
	2. Use Engineered Lumber						
TBD	a. Engineered Beams & Headers					1	
TBD	b. Insulated Headers			1			
TBD	c. Engineered Lumber for Floors					1	
TBD	d. Engineered Lumber for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
75%	f. Oriented Strand Board for Subfloor	0.75				1	
TBD	g. Oriented Strand Board Wall and Roof Sheathing					1	
	3. FSC Certified Wood						
TBD	a. Dimensional Lumber, Studs, and Timber					4	
TBD	b. Panel Products					2	
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors			2		2	
TBD	b. Walls			2		2	
TBD	c. Roofs			2		2	

134 Hernandez Ave

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	5. Reduce Pollution Entering the Home from the Garage						
TBD	a Tightly Seal the Air Barrier between Garage and Living Area				1		
Yes	b. Install Garage Exhaust Fan OR Have a Detached Garage	1			1		
TBD	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**			1			
	7. Overhangs and Gutters						
TBD	a. Minimum 16-Inch Overhangs and Gutters					1	
TBD	b. Minimum 24-Inch Overhangs and Gutters			1			
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
Yes	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	1				1	
TBD	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
Yes	**9. Sound Exterior Assemblies (Required for Whole House)**	Y				R	
	Total Points Available in Structural Frame & Building Envelope = 36	3.5					
E. EXTERIOR FINISH			Possible Points				
TBD	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**					2	
TBD	**2. Rain Screen Wall System Installed**					2	
TBD	**3. Durable & Noncombustible Cladding Materials**					1	
TBD	**4. Durable & Fire-Resistant Roofing Materials or Assembly**					2	
	Total Points Available in Exterior Finish = 7						
F. INSULATION			Possible Points				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
50%	a. Walls and Floors	0.5				1	
50%	b. Ceilings	0.5				1	
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
TBD	a. Walls and Floors				1		
TBD	b. Ceilings				1		
TBD	**3. Inspect Quality of Insulation Installation before Applying Drywall**			1			
	Total Points Available in Insulation = 5	1					
G. PLUMBING			Possible Points				
	1. Distribute Domestic Hot Water Efficiently						
≥50%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	2		1			1
TBD	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
TBD	c. Install On-Demand Circulation Control Pump			1			1
≥90%	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**	2					2
	3. Water Efficient Fixtures						
Yes	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**	Y					R
≥90%	b. High-Efficiency Showerheads Use ≤ 1.8 gpm at 80 psi	3					3
≥90%	c. Bathroom Faucets Use ≤ 1.2 gpm	2		1			1
TBD	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	N					R
	Total Points Available in Plumbing = 13	9					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points				
	1. General HVAC Equipment Verification and Correction						
Yes	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**	Y		R			
TBD	b. Conduct Diagnostic Testing to Evaluate System			2			
TBD	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
TBD	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal			1			
TBD	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4			
	3. Sealed Combustion Units						
TBD	a. Furnaces				2		
TBD	b.Water heaters				2		
TBD	**4. Zoned, Hydronic Radiant Heating**			1	1		
TBD	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**		1				
	6. Effective Ductwork Installation						
Yes	a. New Ductwork and HVAC unit Installed Within Conditioned Space	1		1			
TBD	b. Duct Mastic Used on All Ducts, Joints and Seams			1			
TBD	c. Ductwork System is Pressure Relieved			1			
Yes	**7. High Efficiency HVAC Filter (MERV 13+)**	1			1		
Yes	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**	1			1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
≥90%	a. ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
TBD	b. All Bathroom Fans are on Timer or Humidistat				1		
TBD	c. Kitchen Range Hood Vented to the Outside				1		

134 Hernandez Ave

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	10. Mechanical Ventilation System for Cooling Installed						
TBD	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
TBD	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
TBD	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
	12. Carbon Monoxide						
Yes	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**	Y			R		
TBD	b. Carbon Monoxide Alarm(s) Installed				1		
Yes	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**	Y			R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	4					
I. RENEWABLE ENERGY			Possible Points				
	1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset			25			
	Total Points Available in Renewable Energy = 25						
J. BUILDING PERFORMANCE			Possible Points				
Yes	**1. Energy Survey and Education (Required for Elements or Meet J3)**	Y		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
TBD	a) Attic Insulation up to or Exceeding Current Code			1			
TBD	b) Crawl Space Insulation up to or Exceeding Current Code			1			
TBD	c) Wall Insulation up to or Exceeding Current Code			1			
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 15 SEER, 12 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
TBD	h) High Efficiency Water Heater ≥.67EF			0.5			
TBD	i) Radiant Barrier in Attic			0.5			
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
TBD	k) Duct Insulation to Code			0.5			
TBD	l) ENERGY STAR Thermostat			0.5			
TBD	m) 15 SEER, 12 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
100	**3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)**	27		10+			
TBD	**4. Design and Build Zero Energy Homes**			5			
TBD	**5. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 16+	27					
K. FINISHES			Possible Points				
TBD	**1. Entryways Designed to Reduce Tracked in Contaminants**				1		
	2. Low/No-VOC Paint						
TBD	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)				1		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))				2		
TBD	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**				2		
TBD	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**				2		
TBD	**5. Recycled-Content Paint**					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
TBD	a. Cabinets					1	
TBD	b. Interior Trim					1	
TBD	c. Shelving					1	
TBD	d. Doors					1	
TBD	e. Countertops					1	
TBD	**7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements) (EPA IAP)**	N			R		

134 Hernandez Ave

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
TBD	a. Doors				1		
TBD	b. Cabinets and Countertops				2		
TBD	c. Interior Trim and Shelving				1		
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3		
	Total Points Available in Finishes = 21						
L. FLOORING			Possible Points				
TBD	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** ***Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.***					4	
TBD	**2. Thermal Mass Floors**			1			
TBD	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**				2		
	Total Points Available in Flooring = 7						
M. APPLIANCES AND LIGHTING			Possible Points				
TBD	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**			1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 3.2 or Less						
TBD	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.92, Water Factor 3.2)			1			2
TBD	b. Meets CEE Advanced Tier Requirements (Modified Energy Factor 3.10, Water Factor 3.0)						2
	3. ENERGY STAR Refrigerator Installed						
TBD	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**			1			
TBD	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**			1			
	4. Built-In Recycling & Composting Center						
TBD	a. Built-In Recycling Center					2	
TBD	b. Built-In Composting Center					1	
TBD	**5. Electrical Survey (Required for Whole House)**	N				R	
TBD	**6. Verification of Entire Electrical System**					2	
TBD	**7. Energy Efficient Lighting**			1			
TBD	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**					1	
TBD	**9. Lighting Controls Installed**			1			
	Total Points Available in Appliances and Lighting = 13+						
N. OTHER			Possible Points				
TBD	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	N		R			
TBD	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
TBD	a. Lead Testing Interior, Exterior and Soil				1		
TBD	b. Asbestos Testing and Remediation				1		
TBD	**4. Gas Shut Off Valve (motion/ non-motion)**				1	1	
	Total Points Available in Other = 6						
P. INNOVATIONS			Possible Points				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
TBD	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
TBD	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood				1		
TBD	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements				1		
	3. Use FSC-Certified Engineered Lumber						
TBD	a. Engineered Beams and Headers					1	
TBD	b. Insulated Engineered Headers					1	
TBD	c. Wood I-Joists or Web Trusses for Floors					1	
TBD	d. Wood I-Joists for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	f. Roof Trusses					1	

134 Hernandez Ave

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	E. Exterior Finish						
TBD	1. Green Roofs (25% or Roof Area Minimum)		2	2			
	F. Insulation: No Innovation Measures At This Time						
	G. Plumbing						
TBD	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
TBD	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
TBD	4. Composting or Waterless Toilet						1
TBD	5. Install Drain Water Heat-Recovery System			1			
	H. Heating, Ventilation and Air Conditioning (HVAC)						
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)				1		
	I. Renewable Energy: No Innovation Measures At This Time						
	J. Building Performance						
TBD	1. Test Total Supply Air Flow Rates			1			
TBD	2. Energy Budget Analysis (J3) Completed By CEPE			1			
	K. Finishes: No Innovation Measures At This Time.						
	L. Flooring: No Innovation Measures At This Time.						
	M. Appliances: No Innovation Measures At This Time.						
	N. Other						
TBD	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
TBD	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs		1				
	3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.						
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
	Total Points Available in Innovation = 26+						

Summary

		Community	Energy	IAQ/Health	Resources	Water
Total Available Points	224+	25	83	46	76	47
Minimum Points Required (Whole House)	50		20	5	6	8
Minimum Points Required (Elements)	25		8	2	2	4
Total Points Achieved	**57**	**4.0**	**31.0**	**8.0**	**4.5**	**9.0**

REVISIONS	DATE

KUOP DESIGNS
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3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

PAGE TITLE

GREEN POINT RATING

RESIDENTIAL REMODEL/ADDITION FOR:

JASON AND JANINE PAUL
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10

SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO.: 24-021

SHEET: GP1

FILENAME:E:\EGNYTE\SHARED_KUOP DESIGNS_PROJECTS\24-021 134 HERNANDEZ_134 HERNANDEZ\SHEETS\GP1 GREEN POINT RATING.DWG

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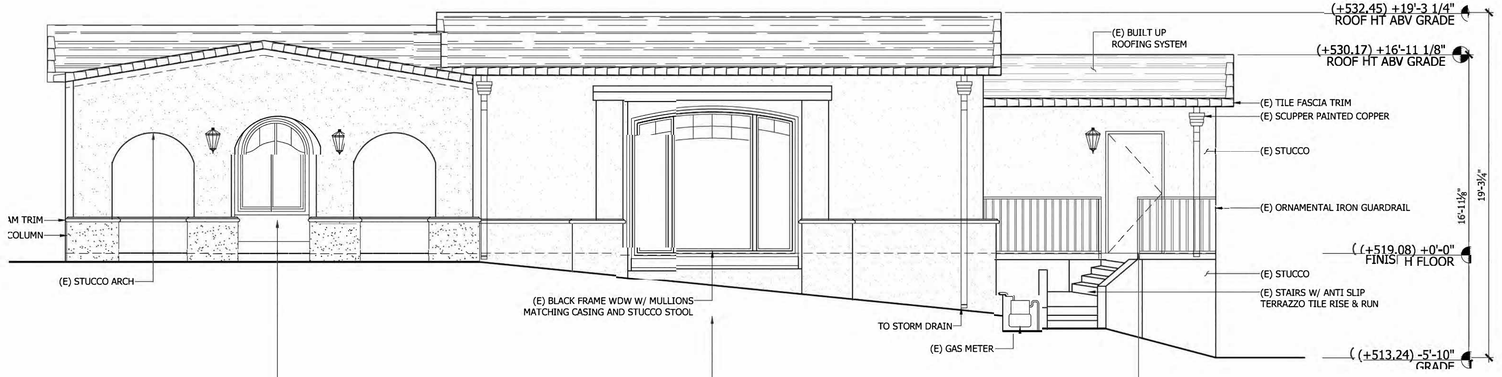
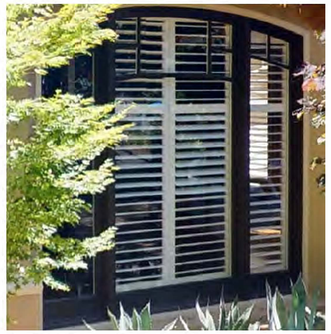


FRONT (SOUTH) ELEVATION EXISTING

1/4" = 1'-0"

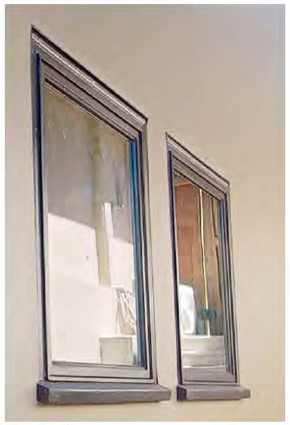
FRONT WOOD CLAD WINDOW



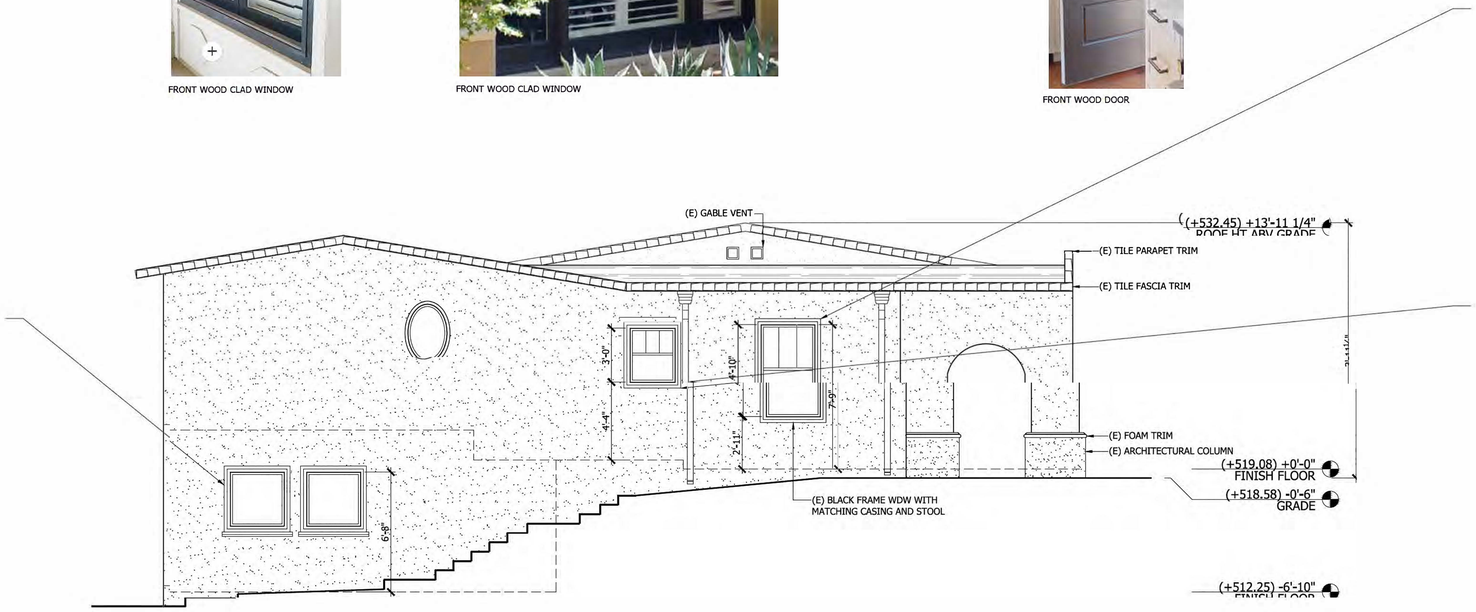
FRONT WOOD CLAD WINDOW

FRONT WOOD DOOR

VINYL OR WOOD W/ VINYL CLAD WINDOW



WOOD WINDOWS



LEFT (WEST) ELEVATION EXISTING

1/4" = 1'-0"

VINYL WINDOW

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REVISIONS	DATE

KUOP DESIGNS
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SAN JOSE, CA 95117

ELEVATIONS EXISTING

LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 24-021
SHEET: A3.1

ATTACHMENT 6

WOOD CLAD WINDOW

REAR (NORTH) ELEVATION EXISTING

1/4" = 1'-0"

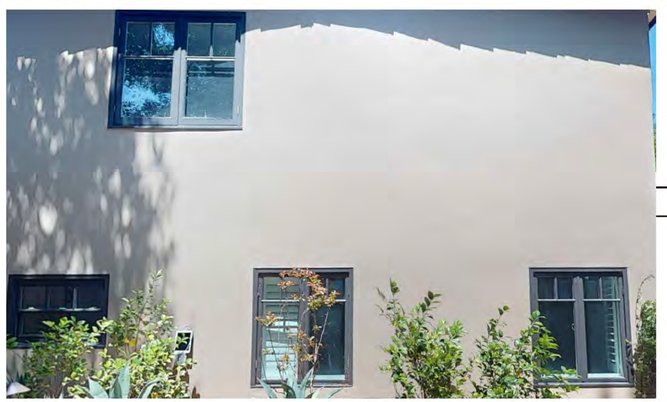
VINYL WINDOWS

WOOD WINDOWS

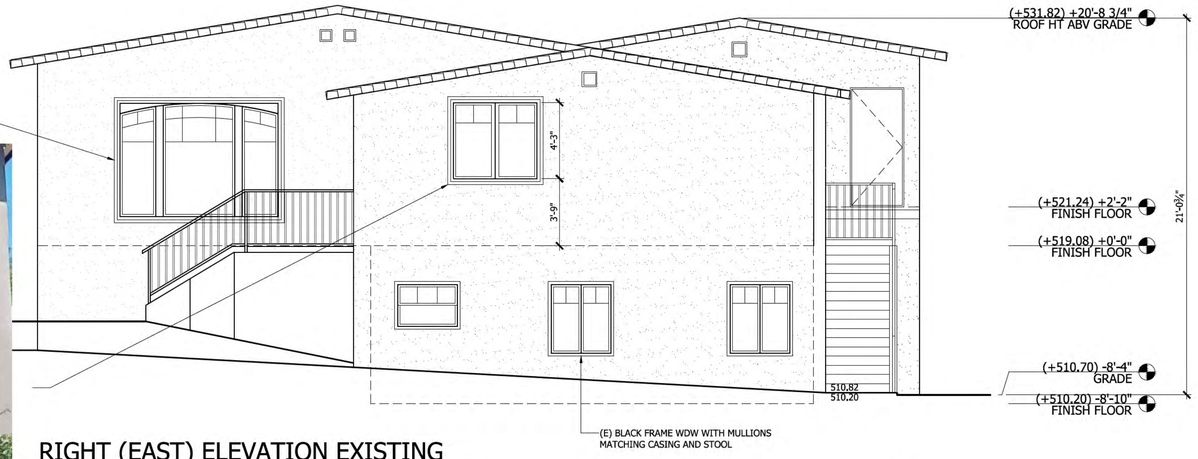
VINYL WINDOW PICTURE FROM INSIDE. OUTSIDE
LIKE ALL WINDOWS ARE PAINTED BLACK

WOOD WINDOWS, TYP OF 6

WOOD CLAD WINDOW



WOOD CLAD WINDOWS



RIGHT (EAST) ELEVATION EXISTING

1/4" = 1'-0"

REVISIONS	DATE

KUOP DESIGNS
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3141 STEVENS CREEK BLVD. #104
SAN JOSE, CA 95117

PAGE TITLE

ELEVATIONS EXISTING

RESIDENTIAL REMODEL/ADDITION FOR:

[redacted]
134 HERNANDEZ AVE
LOS GATOS, CA 95030
APN# 510-20-002

DATE: 2024.07.10

SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO.: 24-021

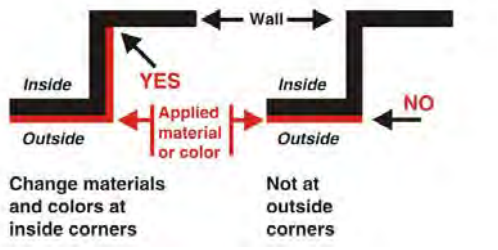
SHEET: A3.2

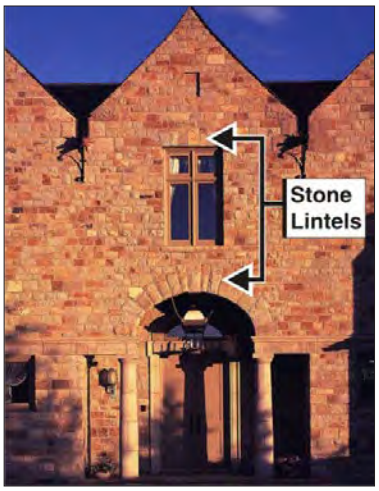
3.8.3 Use traditional detailing

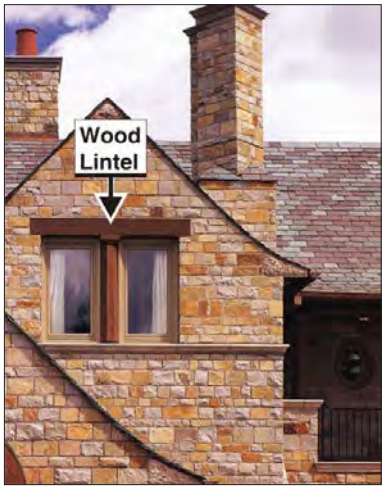
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and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

3.8.4 Materials changes

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







Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

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

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

Original structure

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

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

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

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

TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 09/11/2024

ITEM NO: 4

DATE: August 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Reivew for Construction of an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 14344 La Rinconada Drive**. APN 409-19-019. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-013. Property Owner/Applicant: William Maynard. Project Planner: Erin Walters

RECOMMENDATION:

Requesting preliminary review for construction of an addition and exterior alterations to an existing pre-1941 single-family residence located at 14344 La Rinconada Drive.

PROPERTY DETAILS:

1. Date primary structure was built: 1938 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
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 Santa Clara County's Accessors Database lists a construction date of 1938 for the residence. The property was annexed into the Town in the 1970s. The property is not part of the 1991 Anne Bloomfield Historic Survey.

Town records show no planning or building permits for the subject property. The applicant provided a summary of the property research (Attachment 1), as well as photographs of the property (Attachment 2).

PREPARED BY: Erin Walters
Associate Planner

DISCUSSION:

The subject property at 14344 La Rinconada Drive is located on the east side of La Rinconada Drive, perpendicular to Wedgewood Avenue. The applicant is requesting a preliminary review by the Committee to provide feedback on a proposed one-story addition and two-story four-car garage addition attached to the subject one-story house.

The project proposes a 120-square foot one-story addition located towards the rear of the existing one-story house at the southern elevation. The one-story addition would connect the existing house to a proposed 992-square foot, four-car garage.

The existing one-story house is 16 feet in height with a hip roof with two Dutch gables. The four-car garage proposes a single Dutch gabled roof with a building height of 30 feet. The height of the attic space proposed above the four-car garage constitutes a two-story building per Town Code.

The proposed materials consist of horizontal eight-inch reveal wood siding, wood trim, double hung vinyl windows, wood doors, and composition roofing to match the existing materials.

The proposed project will fall below the Town's demolition thresholds for historic residences. The applicant has provided a Project Description (Attachment 3) and Development Plans (Attachment 4).

Town's Residential Design Guidelines

The Committee should consider the Sections 3.9 of the Town's Residential Design Guidelines which provides recommendations for construction of additions to existing residences (Attachment 5). Including but not limited to the following recommendations:

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

CONCLUSION:

The applicant is requesting preliminary review for construction of an addition and exterior alterations to an existing pre-1941 single-family residence. Located at 14344 La Rinconada

CONCLUSION (continued):

Drive. A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a recommendation to be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process.

CONSIDERATIONS:

A. Considerations

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

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

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5).

ATTACHMENTS:

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

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Below are the historical and architectural characteristics of 14344 La Rinconada Drive, Los Gatos, CA 95032 for your review.

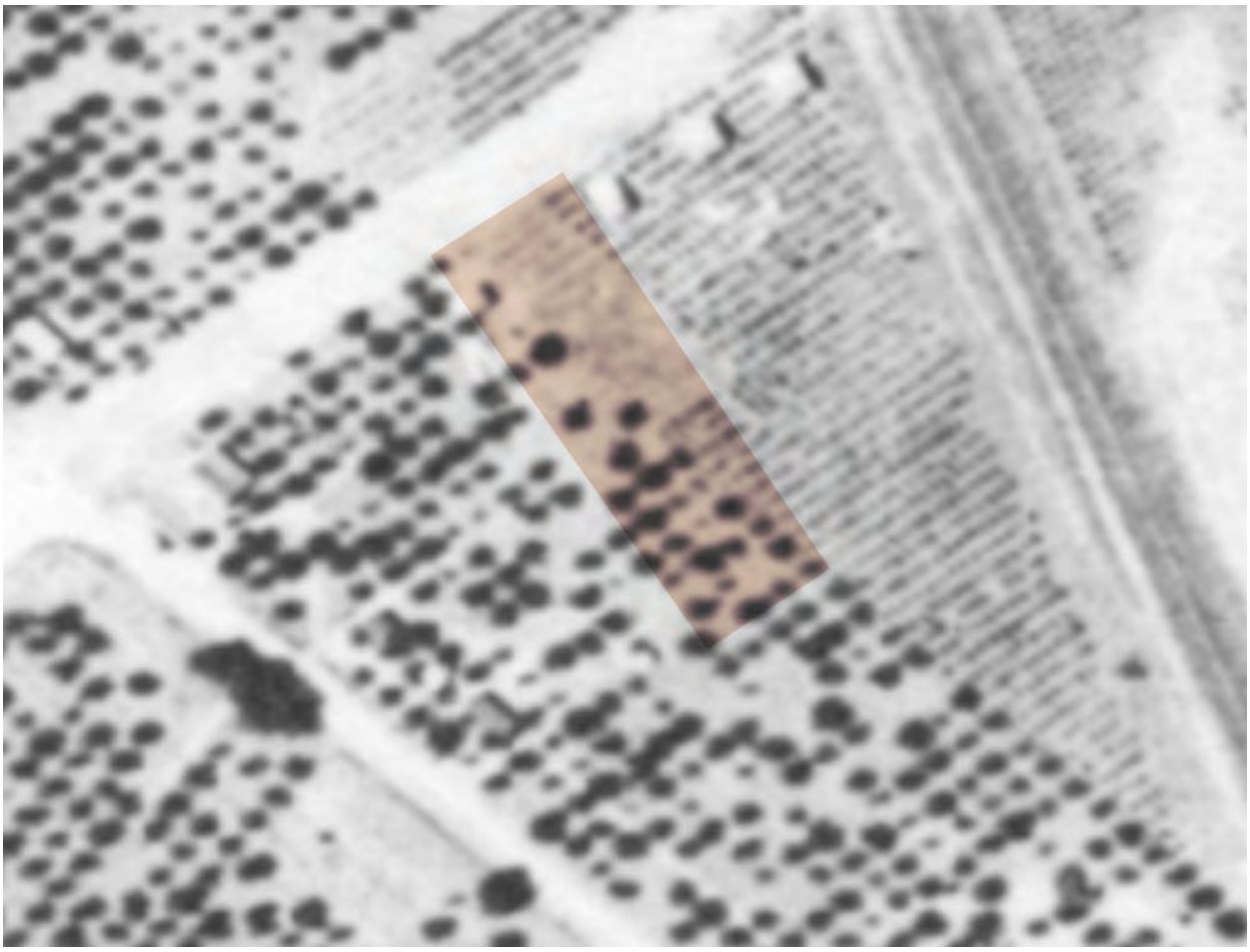
At A Glance

- The construction date of 1938 is incorrect; the correct date is *at least* 1940. The first proof I have of a structure is a 1948 aerial photograph from the California Room in the MLK library..
- 14344 was originally a part of a different lot, likely 14330, that was split on May 15, 1939.
- Lewis & Myrtle Bird owned 14344 La Rinconada since at least 1970; other records were too difficult to locate.
- 14344's original APN was 408-03-018, *not* the current value of 409-14-019. I am unsure why this is the case; the former value yields no results in any system I could find.
- The only permitted work on 14344 listed on the Property Record was the addition of the pool in 1998.
- Los Gatos did not have jurisdiction over 14344 La Rinconada Dr. until the '70s (around 1973?). Consequently, the Los Gatos library had no information on the property whatsoever, and the San Jose library had very few resources available that were of any use – just a single tax record and an aerial photograph in 1948.
- The original construction style was Craftsman.
- On Google Earth you can see that in May of 2011 the brick, siding, and front door were changed as well as new windows. In 2013 you can see the new siding on the front of the house. See pictures below.

Data Points	Sources	Date Acquired
Aerial Photographs	UCSB aerial photography collection San Jose MLK California Room (1948 only)	2024.05.18
Side by Side Aerial Photographs	Cropped and resized by Will Maynard	2024.05.18
Property Record	Santa Clara County Assessor's Office	2024.06.13
1989 Quitclaim Deed	Santa Clara County Recorder's Office	2024.06.13

An aerial photograph from July 31, 1939 shows that there is no structure on the property.

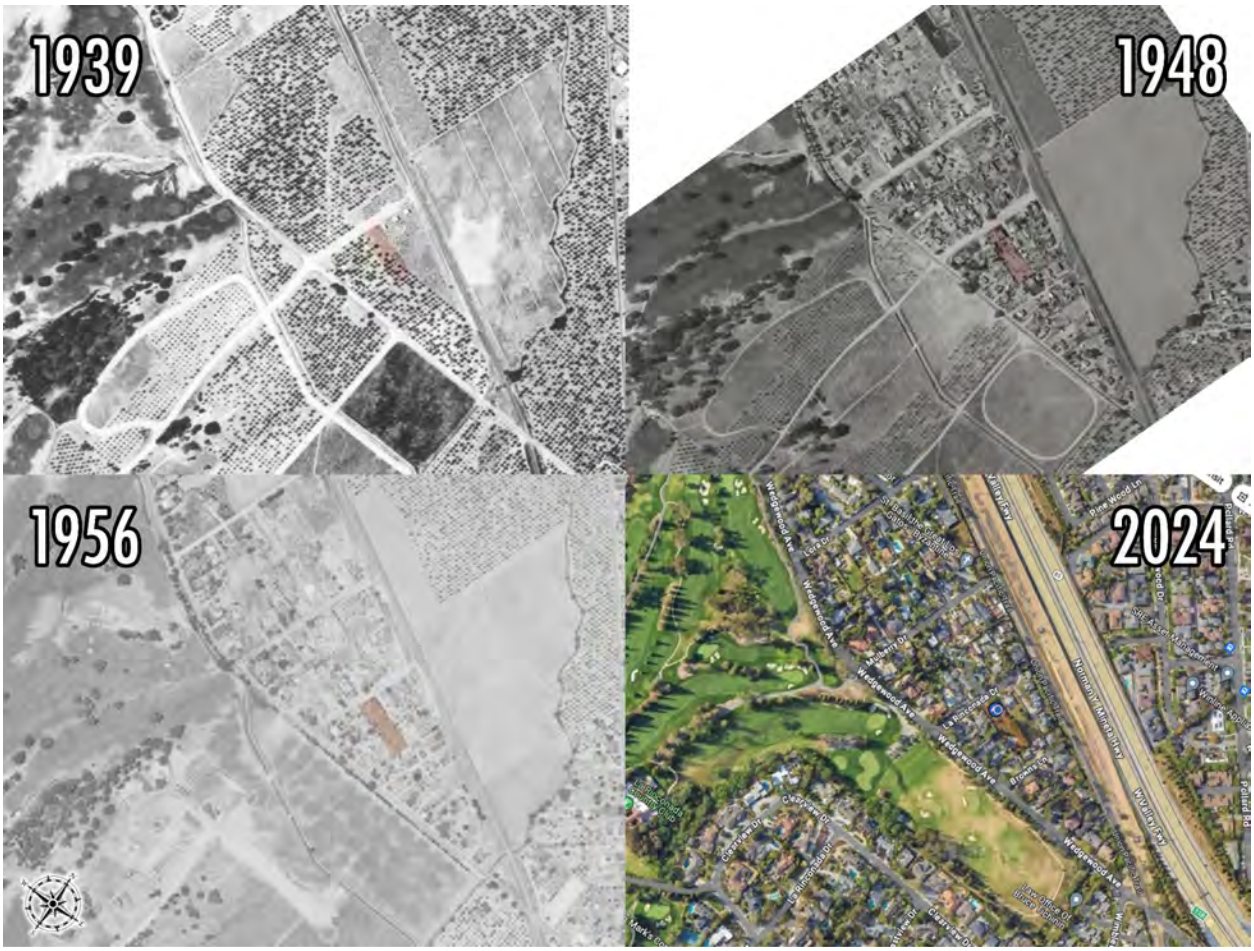
Contrary to government records, the house was not built in 1938.



An aerial photograph from September 26, 1948 shows the main structure on the property.

Side By Side Aerial Photographs

14344’s approximate property lines are highlighted in beige.



The Property Record shows that the house was built in 1938. However, we know this is not the case from the previous photos.

I was directed to the Clerk Recorder's office so that I could build out an ownership history for the house. I tried to do this but hit roadblocks. The previous owners were Douglas Maynard (my father), Myrtle Bird, and Lewis Bird & Myrtle Bird (held in trust).

The earliest record that appeared to be relevant I could find for the property with Lewis Bird was a Quitclaim Deed dated November 9, 1989. This includes a summary of a lot split on May 15, 1939. The measurements detailed in the summary seem to match our property:

> Portion of Lot 2 of Rinconada Acres Tract No. 106 Map of La Rinconada acres: filed May 15, 1939 Vol. 3 of Maps, page 58, Santa Clara County Records, described as follows:

> Beginning at a point in the Easterly line of La Rinconada Drive, said point being the common corner of Lot No. 2, and Lot No. 1 of the above described Tract, thence S.69°12'F. along the dividing line between Lot No.2 and 1, 266.68 feet to the Southeast corner of Lot No.2; thence along the Easterly line of Lot No.2, North 20°48'E., 81.47 feet to a point in the Easterly line of Lot No.2; thence N.69°12'W. 266.68 feet to the Easterly line of La Rinconada Drive, thence along said Easterly line S.20°48'W. 81.47 feet to the point of beginning.

14344 La Rinconada is attributed as built in 1938, but with the lot split, it didn't exist as a separate parcel on its own at this time. While I'm not positive, I believe 14344 was originally part of 14330 – this would have made the original lot an even acre of land and would explain the oddly deep lots of both properties.

Looking at the two aerial photos, we can see that the property at 14330 saw dramatic construction changes between 1939 and 1948. In 1939, there was nothing on the lot other than trees. By 1948, the currently-standing 1320 SF house was erected – according to Zillow, this was built in 1941.

14344 could not have been built before 1940.

Lewis & Myrtle Bird owned the property since at least 1970.

I attempted to track down past owners in hopes of finding more information about when the structure might have been completed, but was unable to trace anything beyond 1970. Records from 1970 onward are organized by grantee / grantor last names in alphabetical order. I used this information to find all records of Lewis & Myrtle Bird but didn't see the acquisition of 14344 La Rinconada in these records - just the sale of it to my father in 1995.

Records prior to 1970, however, are organized chronologically instead of by grantee names. Since I don't know the dates of transfer, it seemed that the only way I'd track down the previous records was going to be to parse thousands of pages of microfilm looking for the Bird family.

The APN changed at some point.

The Property Record has an original APN of 408-03-018. This has a strikeout on the bottom right corner of the document and was replaced with the current APN of 409-14-019.

The original APN yielded no results in any system I accessed. Perhaps this was the APN of the original property before the lot split. It's more of a curiosity than anything else and doesn't appear to be useful on its own at this time.

Google street View May 2011

Google Street View 2013

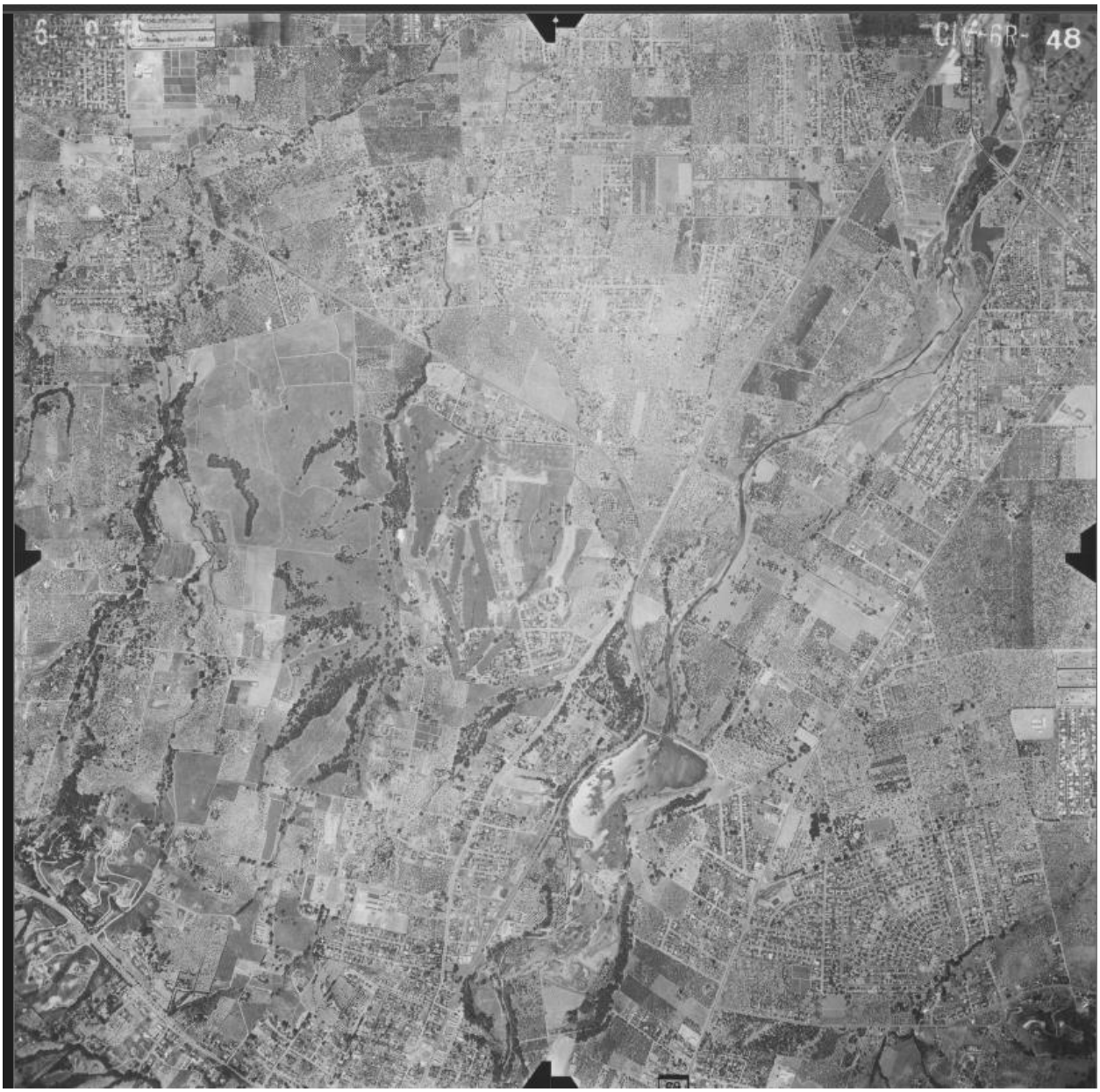
Documents for your review. All will be uploaded and numbered.

File #	Filename	Description	Source Date	Date Found
01	c-5750_285-91.tif	Aerial Photograph of the neighborhood in 1939 Flight CIV-285-91 UCSB Aerial Photography	1939.07.31	2023.05.18
02	SCAN1085.JPG	Scan of an aerial photograph of the neighborhood in 1948 Flight 2-173 San Jose MLK Public Library, California Room	1948.09.26	2023.05.18
03	civ-1956_6r-48.tif	Aerial Photograph of the neighborhood in 1956 Flight CIV-6R-48 UCSB Aerial Photography	1956.06.09	2023.05.18
04	14344 Rinconada 1939-2024.png	Side-by-side comparison of aerial photographs 1, 2, & 3 Google Maps Satellite image added for reference Images rotated, resized, and cropped with highlight of property Compiled by Will Maynard	Various	2024.05.18
05	Polk's 1967 Hilton & Helen.jpg	Photo of the 1967 Polk's Los Gatos City Directory Shows Hilton & Helen Bird living at 14344 La Rinconada Dr. San Jose MLK Public Library, California Room	1967	2024.05.18
06	News_Article__Evening_News_published_as_SAN_JOSE_NEWS___September_14_1961__p34.pdf	Birth Announcement for Mary Alice Bird, Daughter of Hilton & Helen Bird Hilton lived at 14300 La Rinconada Dr. before 14344 San Jose Evening News	1961.09.14	2024.05.18
07	1978 Tax Roll.jpeg	1978 Tax Record showing Lewis & Myrtle Bird in 14344 Rinconada	1978	2024.05.18
08	Screenshot 2024-05-19 at 17.28.26.png	Excerpt from a 1957 Mercury News article listing 14344 for rent	1957.04.14	2024.05.19
09	Los_Gatos_Times_Saratoga_Observer_Mon__Jun_8__1959_.pdf	Newspaper clipping showing a James Billingsley as the resident of 14344 La Rinconada; whether tenant or owner is unknown	1959.06.08	2024.05.19
100	News_Article__San_Jose_Mercury_News_published_as_San_Jose_Mercury-News___April_14_1957__p34.pdf	Source for #08	1957.04.14	2024.05.18

- Per aerial photography, the main structure at 14344 La Rinconada Dr. did **not** exist in 1939, contrary to the information available on sites like Zillow listing construction as 1938.
- The structure did exist by 1948.
- The home was purchased from Myrtle Bird in 1995 by Douglas Maynard, my father.
- Lewis & Myrtle Bird owned the home since at least 1978, though they were in Campbell in 1961 *[citation misplaced; news article mentioned them in Campbell]*
- They had family in the area; Jack Bird & Hilton Bird. Hilton lived at the end of the street, at 14300 La Rinconada Dr. before moving into 14344.
- 14344 was a rental property for some time; at least in 1957. Occupied by James Billingsley in 1959.
- Because this area was annexed by Los Gatos in the 70s, Los Gatos Public Library had no documents relevant to the history of the home (Sanborn maps, etc.); visited the LG library on 7/12 and found nothing.

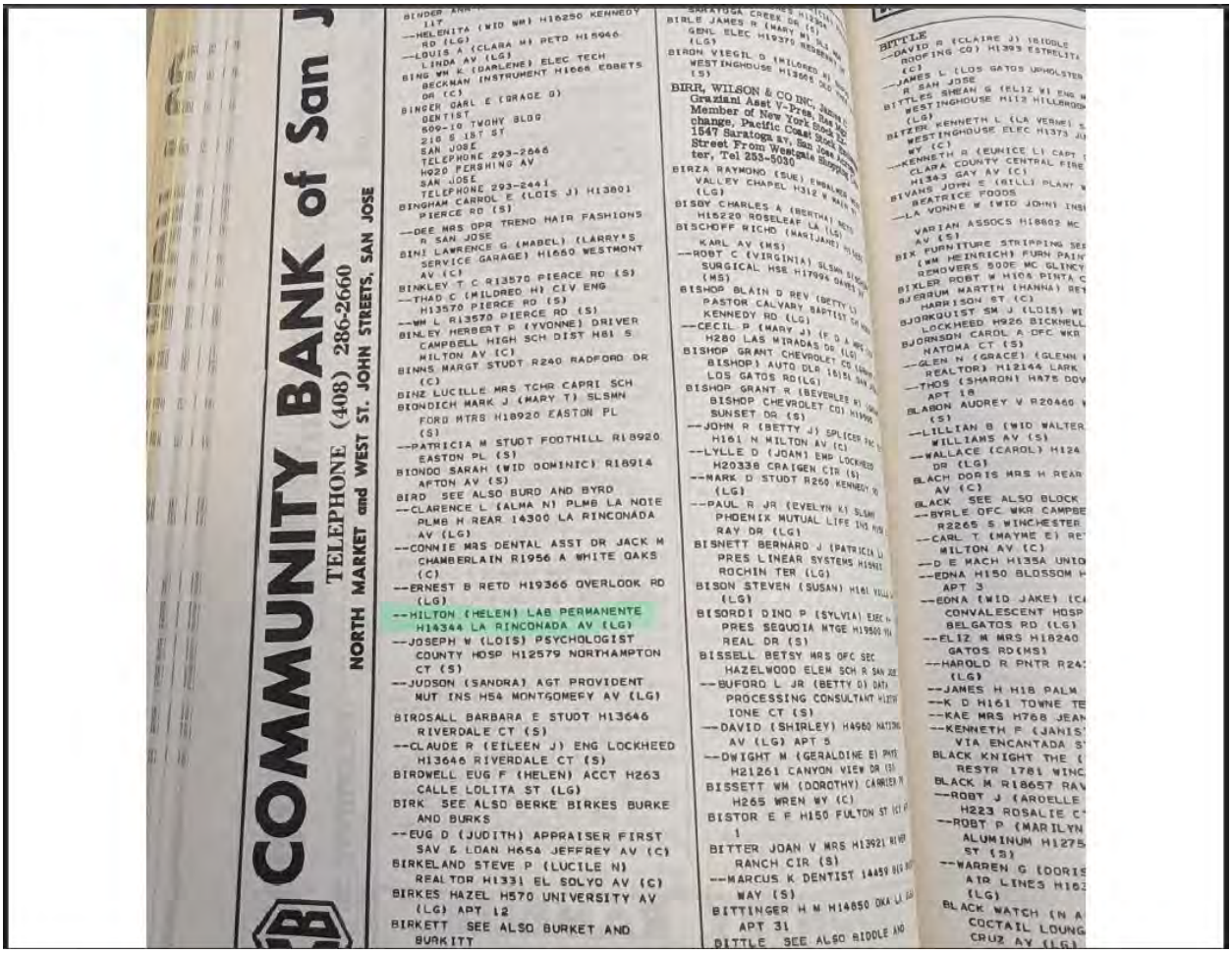
01. Aerial Photo of Neighborhood

02. Scan of Aerial Photo in 1948



03. Aerial Photo of Neighborhood 1956

04. Aerial Photos



05. Telephone Directory

06. News Article Evening News Published as San Jose News – September 14, 1961

CANAVERO JOSEPH H LOTTIE B 3520 UNION AV, SAN JOSE CA 95124	409-25-023 3006	*	119	LA RINCONADA DR LOS GATOS	6050L 8950	1750	2270719 62	R112 01
ROBINSON WILBUR J EVELYN M 123 LA RINCONADA DR, LOS GATOS CA 95030	409-25-024 3006		123	LA RINCONADA DR LOS GATOS	6050L 7900	1750	2636141 64	R112 01
BIRD CLARENCE L ALMA P O BOX 276, CAMPBELL CA 95008	409-14-021 62042	*	14294	LA RINCONADA DR	1900L 325		3715796 69	R18 01
BIRD C L ALMA N P O BOX 276, CAMPBELL CA 95008	409-14-023 62042	*	14300	LA RINCONADA DR	2350L 325		1349448 57	R18 01
PIPER RICHARD ET AL 1654 HILLSDALE AV, SAN JOSE CA 95124	409-14-024 62042	*	14301	LA RINCONADA DR	10225L 4475 SALE AMT-	58750	5842912 11/15/77	R18 01
BIRD CLARENCE L NADINE P O BOX 276, CAMPBELL CA 95008	409-14-022 62042	*	14314	LA RINCONADA DR	2350L 325		3885016 70	R18 01

MP 1978-79 STREET (SITUS) INDEX COUNTY OF SANTA CLARA PAGE 137

OWNERS NAME MAILING ADDRESS	PARCEL NO. TRA	STREET NO.	STREET NAME CITY	LAND IMPRVMT	PERS PROP EXEMPTION	RECORDERS NO.- DATE	ZONE USE
HILL JOHN E TRUSTEE 14330 LA RINCONADA DR, LOS GATOS CA 95030	409-14-020 62042	14330	LA RINCONADA DR	3500L 2625		5867989 77	R18 01
PAGAN ANTONIO C CARMEN R 14333 LA RINCONADA DR, LOS GATOS CA 95030	409-14-025 62042	14333	LA RINCONADA DR	3225L 2200	1750	1266310 56	R18 01
HAYES ORVILLE JEWELL 3637 SNELL AV NO 151, SAN JOSE CA 95136	409-14-026 62042	* 14335	LA RINCONADA DR	3375L 1375		1527108 58	R18 01
BIRD LEWIS T MYRTLE M 14344 LA RINCONADA DR, LOS GATOS CA 95030	409-14-019 62042	14344	LA RINCONADA DR	3500L 2800	1750	3223375 67	R18 01
PFAHNL JOSEPH W 14345 LA RINCONADA DR, LOS GATOS CA 95030	409-14-027 62042	14345	LA RINCONADA DR	4900L 5675	1750	5263548 76	R18 01
SCHWERTMAN JAMES A 14350 LA RINCONADA DR, LOS GATOS CA 95030	409-14-018 62042	14350	LA RINCONADA DR	3825L 7150 SALE AMT-	1750 42750	5314040 6/16/76	R18 01
FISHER GREGORY K 14355 LA RINCONADA DR, LOS GATOS CA 95030	409-14-028 62042	14355	LA RINCONADA DR	3475L 1475	1750	5184664 75	R18 01
HERIMAN JOHN W FLORENCE 14365 LA RINCONADA DR, LOS GATOS CA 95030	409-14-029 62042	14365	LA RINCONADA DR	2500L 3700	1750	1340797 57	R18 01

07. Owners Names

Large 2 bedrm. house on ½ acre, fruit trees. $85. 14344 La Rinconada Drive, Los Gatos. Austin-Garrison. AX6-3042.

08. Screenshot 2024-05-19 at 17.28

San Tomas PTA board to meet

The executive board of San Tomas P. T. A. will meet June 10 at 8 p. m. at the James Billingsley residence, 14344 La Rinconada Drive, Los Gatos.

Under the direction of president Mrs. Leslie Jones, plans will be set up and projects discussed for the coming school year.


Structural Layout Men Sheet Metal Fabricators

Engineers Draftsmen Designers Checkers

DRIVERS

Circulation Area Managers

Machinists

San Jose's Exclusive PLYMOUTH DEALER needs SALESMEN

Plan a Future in Civil Service

FIVE MEN WANTED STANDARD STATIONS, Inc.

Laboratory Assistant

DRAFTSMEN AND DESIGNERS

MACHINIST

BOYS WANTED

On Traveling Wave Tubes

SYLVANIA

DO YOU NEED AN EXPERT?

Harrah's Club Lake Tahoe

Rent A Truck

10. News Article San Jose Mercury News published as San Jose Mercury News- April 14, 1957

PHOTOS OF 14344 La Rinconada Drive

FRONT OF HOUSE

REAR OF HOUSE

RIGHT SIDE OF HOUSE

LEFT SIDE OF HOUSE

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[redacted] -14344 La Rinconada– Project Description – Justification Letter

We are proposing to build a 992 s.f. oversized garage to the existing home with a 120 s.f. laundry room that bridges the garage. (There will be a future project to add more house behind the existing garage and house). All the materials for the new addition will match the existing materials:

Composition roof shingles to match

8" reveal wood siding to match

2.5" wood door and window trim to match

Vinyl windows to match

Wood exterior door to match

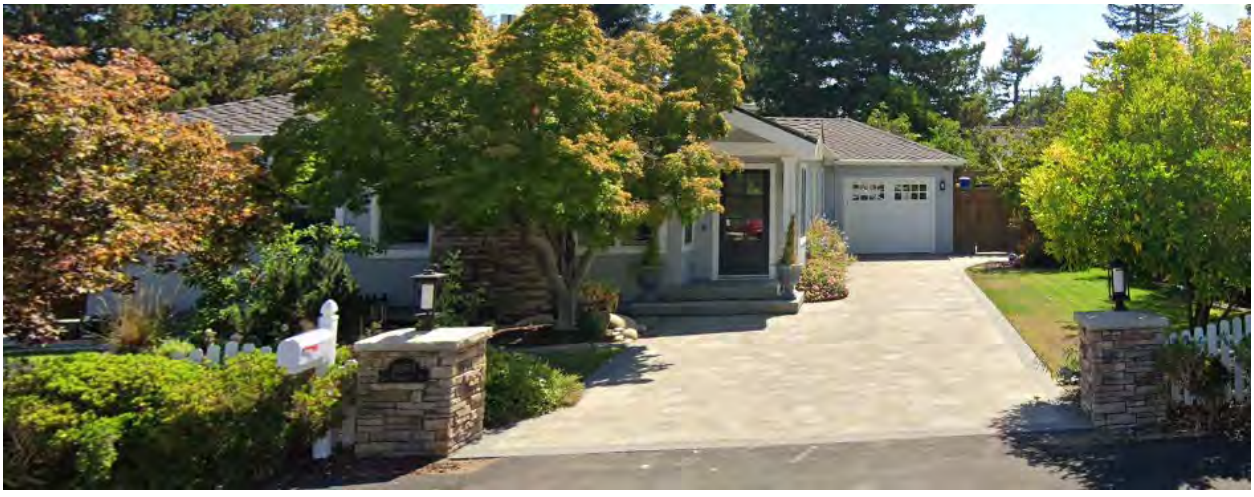
Garage door will be a carriage style door to match the existing home style.

We have taken the neighborhood pattern into consideration when planning this addition. As you will see below, this street has various placements .

You will also notice that there is not a consistent style of home in this neighborhood or a consistent site of home.

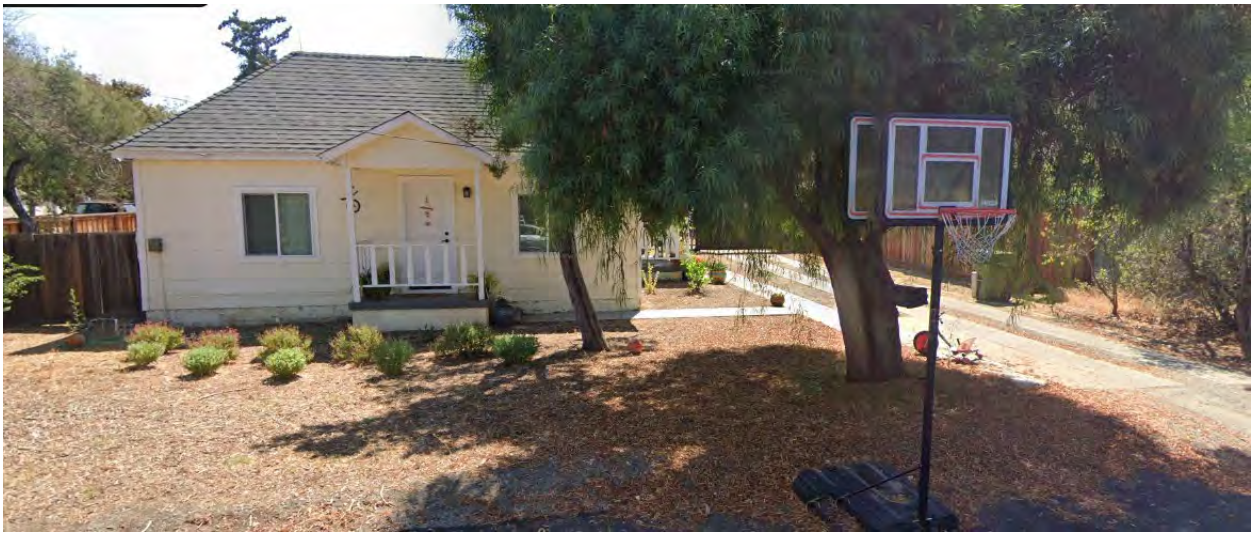
We propose to match the new garage to the style of the existing home and believe that it will compliment the style very well and it into the neighborhood nicely.

Picture 1. Attached garage towards the back



14350 La Rinconada Drive

Picture 2 – no garage (there was likely a garage in the past)



14330 La Rinconada Drive

Picture 3 – very large 3 car detached garage that is at the end of the culdesac and the focal point of the end of the street

14294 La Rinconada Drive

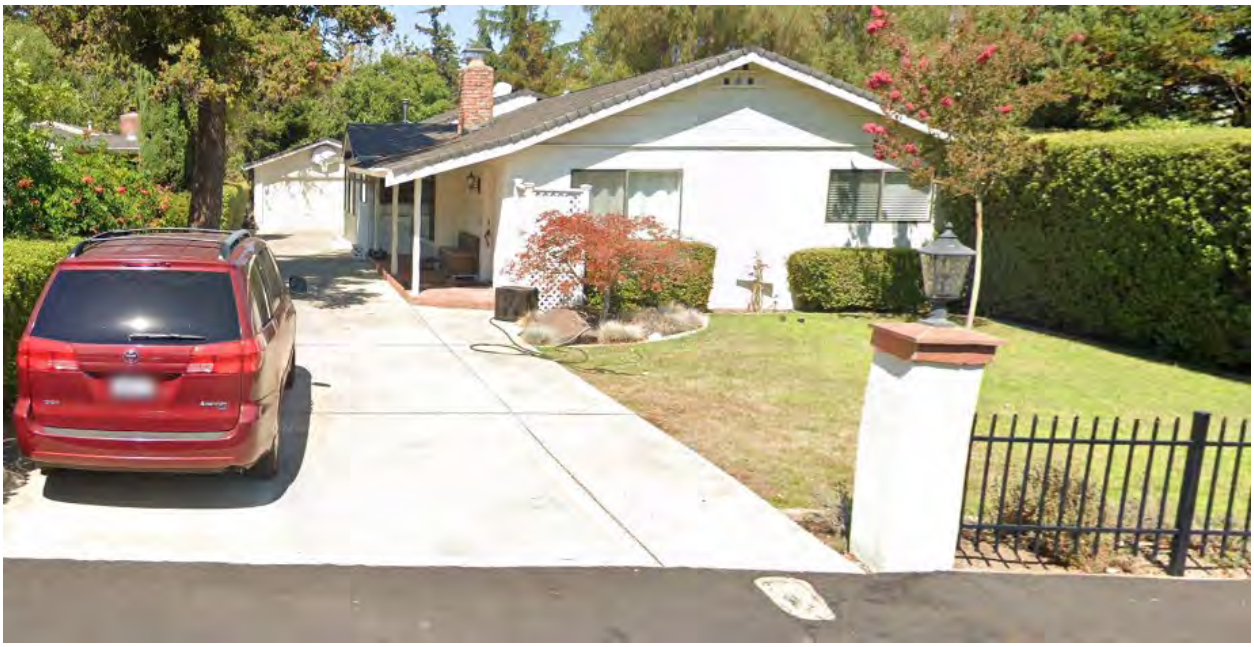
Picture 4 – can not see the exact location of garage

14301 La Rinconada Drive

Picture 5 - I don’t believe this house has a garage.

14335 La Rinconada Drive

Picture 6- detached garage in rear



14345 La Rinconada drive

Picture 7 – large garage as the entire frontage of the house.

14355 La Rinconada Drive

Picture 8 - I don't believe they have a garage

14365 La Rinconada Drive

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A REMODEL FOR

[redacted]

14344 LA RINCONADA DRIVE LOS GATOS CA 95032

CITY STAMP AREA

REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

Michelle Miner

michelle miner design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

NOTE TO CONTRACTOR

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

SPECIAL NOTES

BEFORE YOU START CONSTRUCTION REVIEW ALL SHEETS CAREFULLY. READ THE GREEN CHECKLIST SHEETS AND THE TITLE 24 SHEETS FOR REQUIREMENTS AS RULES HAVE CHANGED AND THERE MAY BE THINGS YOU ARE NOT EXPECTING

SCOPE OF WORK

ADD 120 S.F. OF LIVING SPACE TO BECOME LAUNDRY
ADD 992 S.F. GARAGE

ANALYSIS

ASSESSOR'S PARCEL #	409-14-019
LOT AREA:	21,690 S.F.
ZONING:	R1-8
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY RATING:	R-3, U
EXISTING USE:	SINGLE FAMILY RES.
SLOPE OF LOT	FLAT LOT
FLOOD ZONE	X
HISTORIC	NO
FIRE SPRINKLERS	NO
WUI	NO
STORIES	ONE

EXISTING

EXISTING LIVING:	1430 S.F.
EXISTING SHED:	120 S.F.
TOTAL EXISTING	1550 S.F.

PROPOSED

NEW LIVING	120 S.F.
NEW GARAGE	992 S.F.
ATTIC OVER GARAGE THAT COUNTS	450 S.F.
TOTAL SQUARE FOOTAGE	3112 S.F.
TOTAL COVERAGE	2662 S.F.
MAX FAR FOR HOUSE	4772 S.F.
MAX FAR FOR GARAGE	1150 S.F.
MAX LOT COVERAGE (40%)	8676 S.F.

INDEX

DEFERRED SUBMITTALS

SEPARATE PERMIT

ATTACHMENT 4

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
4. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
5. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
6. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
7. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
8. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
9. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
11. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
12. EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.
13. JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.

CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

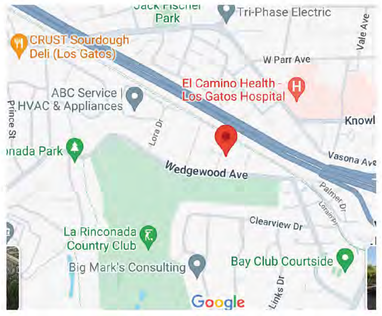
NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.

A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.

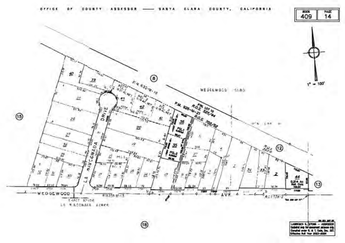
ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9AM TO 5 PM.

VICINITY MAP



PARCEL MAP



APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH:

2022	CALIF. FIRE CODE
2022	CALIF. BLDG CODE
2022	CALIF. RESIDENTIAL CODE
2022	CALIF. MECH. CODE
2022	CALIF. PLUMB'G CODE
2022	CALIF. ELEC. CODE
2022	CALIF. ENERGY CODES
2022	CALIF. GREEN BUILDING CODES

ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

PERSONAE

OWNER
[redacted]
14344 LA RINCONADA DRIVE
LOS GATOS CA 9503
[redacted]

DESIGNER
MICHELLE MINER DESIGN
MICHELLE MINER
18488 PROSPECT RD. #6
SARATOGA, CA 95070
SHELMINER@AOL.COM
408-396-0984

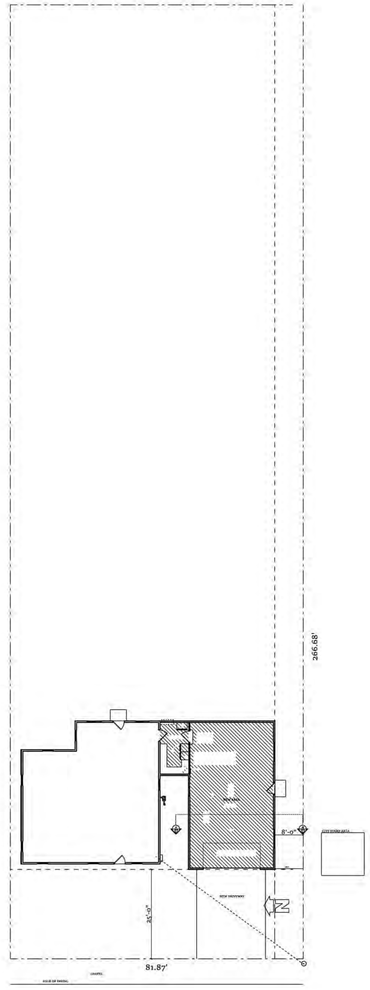
TONY TRUONG
500 E. CALAVERAS BLVD. SUITE 218
MILPITAS, CA 95035
408-899-0220
TRUONGDESIGNS@GMAIL.COM

TITLE 24
FRI ENERGY CONSULTANTS
21 N,. HARRISON AVE, SUITE 210
CAMPBELL, CA 95008
NICK@FRICONSULTING.COM
408-866-1620

14344 LA RINCONADA DRIVE LOS GATOS CA 95032

DRAWN	MM
CHECKED	MM
DATE	8/14/2024
SCALE	AS SHOWN
JOB NO.	

PAGE: 1/15



SITE PLAN

SCALE: 1" = 20'-0"

REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

Michelle Miner

michelle miner design
18488 Prospect Rd. #6 Saratoga, CA 95070
408.396.0984 Shelminer@aol.com

[redacted]

14344 LA RINCONADA DRIVE LOS GATOS CA 95032

[redacted]

DRAWN
MM

CHECKED
MM

DATE
8/14/2024

SCALE
AS SHOWN

JOB NO.

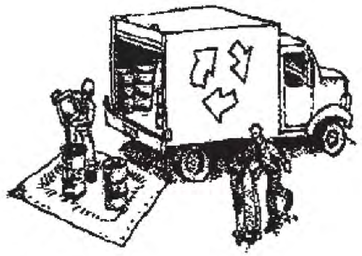
PAGE:
2/15

SITE PLAN

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

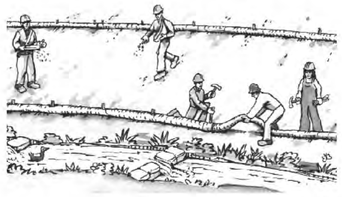
Maintenance and Parking

- ❑ 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 hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

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 distrurbed 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

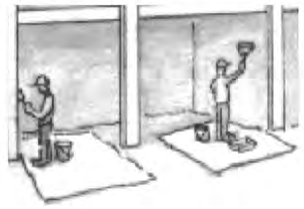
Paving

- ❑ 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!

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

A = ARCHITECT C = CONTRACTOR
Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
Y		A

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

Y	N/A	RESPON. PARTY
Y		C

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

Y	N/A	RESPON. PARTY
Y		C

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

Y	N/A	RESPON. PARTY
Y		C

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

Y	N/A	RESPON. PARTY
Y		C

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

Y	N/A	RESPON. PARTY
Y		C

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y	N/A	RESPON. PARTY
	N/A	

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

Y	N/A	RESPON. PARTY
	N/A	

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

Y	N/A	RESPON. PARTY
	N/A	

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y	N/A	RESPON. PARTY
Y		C

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage .
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Y	N/A	RESPON. PARTY
	N/A	

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

Y	N/A	RESPON. PARTY
Y		C

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower . When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When Installed, shall meet the requirements in the *California Code of Regulations* , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations* , Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

Y	N/A	RESPON. PARTY
	N/A	

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

Y	N/A	RESPON. PARTY
Y		C

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y	N/A	RESPON. PARTY
Y		C

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS . Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

Y	N/A	RESPON. PARTY
Y		C

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

Y	N/A	RESPON. PARTY
Y		C

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

Y	N/A	RESPON. PARTY
Y		C

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN . Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

Y	N/A	RESPON. PARTY
Y		C

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

Y	N/A	RESPON. PARTY
Y		C

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

Y	N/A	RESPON. PARTY
Y		C

4.408.5 DOCUMENTATION . Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

Y	N/A	RESPON. PARTY
Y		C

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

Y	N/A	RESPON. PARTY
	N/A	

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

REVISIONS

REV #	DATE	BY

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DATE 8/14/2024
SCALE AS SHOWN
JOB NO.

PAGE: 4/15

GREEN CHECKLIST

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

A = ARCHITECT C = CONTRACTOR
Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
Y	☐	C

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

Y	N/A	RESPON. PARTY
Y	☐	C

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations* , Title 17, commencing with section 94507.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT 1,2

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Y	N/A	RESPON. PARTY
Y	☐	C

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2,3

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS 1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y	N/A	RESPON. PARTY
Y	☐	C

TABLE 4.504.5 - FORMALDEHYDE LIMITS 1

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD 2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

Y	N/A	RESPON. PARTY
Y	☐	C

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

Y	N/A	RESPON. PARTY
Y	☐	C

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code* .

Y	N/A	RESPON. PARTY
Y	☐	C

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

Y	N/A	RESPON. PARTY
Y	☐	C

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

Y	N/A	RESPON. PARTY
Y	☐	C

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

Y	N/A	RESPON. PARTY
Y	☐	C

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

Y	N/A	RESPON. PARTY
Y	☐	C

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

Y	N/A	RESPON. PARTY
Y	☐	C

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

Y	N/A	RESPON. PARTY
Y	☐	C

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

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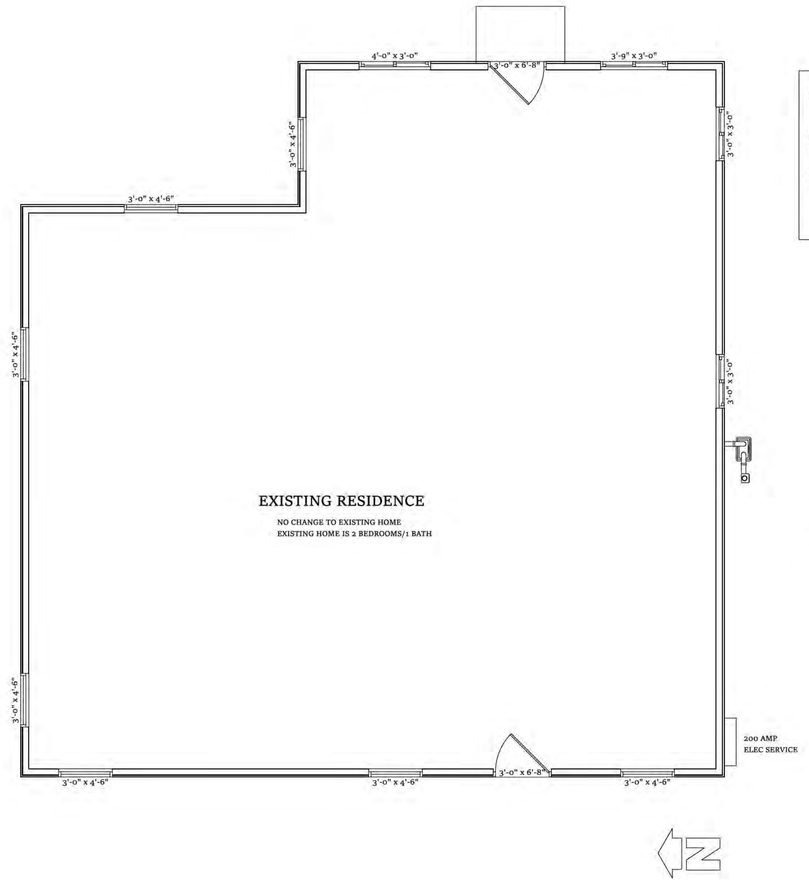
GREEN CHECKLIST 2



LEGEND

EXISTING WALLS

WALLS TO BE REMOVED

CITY STAMP AREA

EXISTING FLOOR PLAN

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

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EXISTING FLOOR PLAN

* NOTE TO CONTRACTOR *

THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL NOT SCALE ANY DIMENSIONS FOR CONSTRUCTION PURPOSES. IN THE EVENT A DIMENSION IS REQUIRED THAT DOES NOT OCCUR ON THE DRAWINGS AND/OR A DIMENSION ERROR IS FOUND ON THE DRAWINGS. THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS WILL NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. AND REQUIRES ASSISTANCE AS SOON AS POSSIBLE. IF ANY ERROR IS FOUND ON PLAN OF ANY KIND NOTIFY MICHELLE MINER DESIGN THE CONTRACTOR AND/OR SUPPLIER OF MATERIALS SHALL BE SOLELY RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES AND OMISSIONS WHICH THE CONTRACTOR AND/OR MATERIAL SUPPLIER FAILED TO NOTIFY THE OFFICE OF MICHELLE MINER DESIGN. PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK. NO DEVIATION FROM THE PLANS IN ANY WAY SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MICHELLE MINER DESIGN. APPROVAL BY THE CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR OTHER DOCUMENTS PROVIDED BY THE OFFICE OF MICHELLE MINER DESIGN.

LEGEND

EXISTING WALLS

NEW WALLS

ALL NEW EXTERIOR WALLS TO BE 2X4
ALL NEW INTERIOR WALLS TO BE 2X4

NOTES

SEE WINDOW AND DOOR SHEET FOR MORE DETAILS
CONTRACTOR TO FIELD VERIFY ALL EXISTING OPENINGS SIZES BEFORE ORDERING WINDOWS AND DOORS

ATTIC VENTILATION CALC'S:

120 S.F./ 150 = 0.8 S.F.
BALANCE 50% INTAKE, 50% EXHAUST = 0.4 S.F.
0.4 S.F. (144) = 57.6 S.I. INTAKE AND 57.6 S.I. EXHAUST

INTAKE DRILLED EAVE VENTS
32 L.F./ 1.33 = 24 BLKS
24 BLKS (3) = 72 HOLES
72 (3.142)(1.563) = 353 S.I.

EXHAUST VENTS
16 LINEAR FEET OF RIDGE
55 LINEAR FEET (18) S.I. PER FOOT = 280 S.I.
(OR GABLE VENTS OR COMBINATION)

* DRILL ALL 2X BLOCKING W/ (3) 2 1/2" DIA. HOLES & 2" CONT. SCREENED VENTS

50% OF THE REQUIRED VENTILATING AREA WILL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

FOUNDATION VENTILATION CALC'S:

120 S.F./ 150 / .58 = 2 VENTS SPACED EQ.

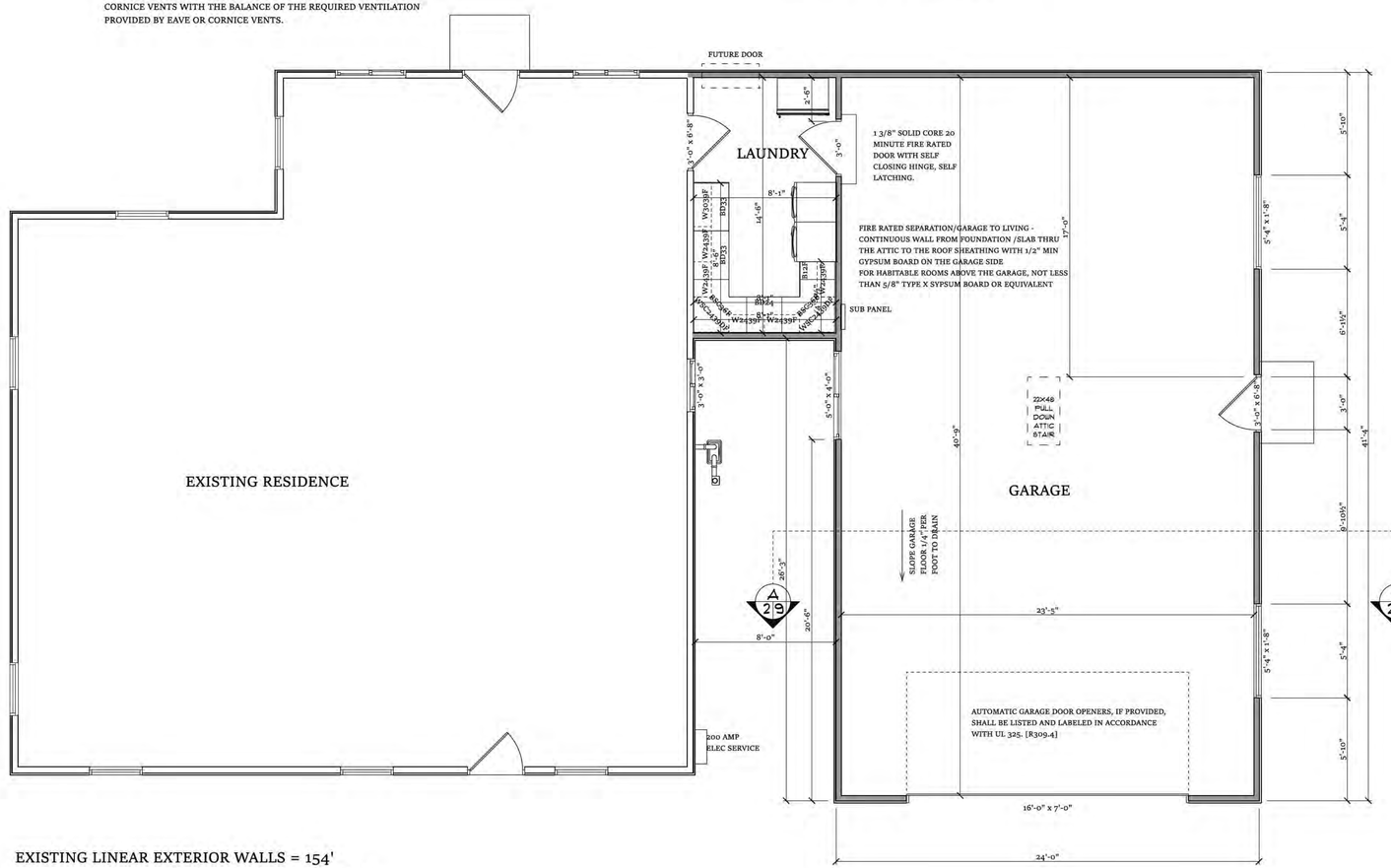
FOR CROSS VENTILATION. USE 6"X 14" VULCAN SCREENED FND VENTS OR APPROVED EQ.

REPLACE ANY VENTS THAT ARE COVERED BY NEW CONSTRUCTION

DRYER MOISTURE EXHAUST DUCT TO OUTSIDE OF BUILDING WITH BACKDRAFT DAMPER, MAXIMUM COMBINED LENGTH OF 14 FEET w/ 2 ELBOWS UNLESS OTHERWISE PERMITTED BY MANUFACTURER AND APPROVED BY BUILDING OFFICIAL; MAINTAIN MIN. 36" SEPARATION FROM BUILDING OPENINGS AT EXHAUST WALL VENT

PROVIDE RECESSED DRYER VENT BOX AND RECESSED WASHER HOOK UPS. SEE DETAIL 17 ON INTERIOR FINISH SHEET FOR CONCEPT. CONTRACTOR TO SELECT BOXES
VERIFY LOCATION OF DRYER VENT WITH OWNERS DRYER TO INSURE PROPER INSTALL LOCATION

A) DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 80 INCHES, MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
B) DOOR SHALL BE READILY OPENABLE FROM THE INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
C) A SLOPE AT THE EXTERIOR LANDING SHALL NOT EXCEED 2%. CRC R311.3.
D) LANDING AT THE EGRESS DOOR SHALL NOT BE MORE THAN ½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE THAN 7.75 INCHES LOWER THAN THE TOP OF THE THRESHOLD WHERE DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1



CITY STAMP AREA

EXISTING LINEAR EXTERIOR WALLS = 154'
EXTERIOR WALLS TO BE REMOVED = 15' (10%)

NO WALLS REMOVED FROM FRONT OF EXISTING HOME

NEW FLOOR PLAN

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

N

REVISIONS

REV #	DATE	BY

DESIGNERS SIGNATURE

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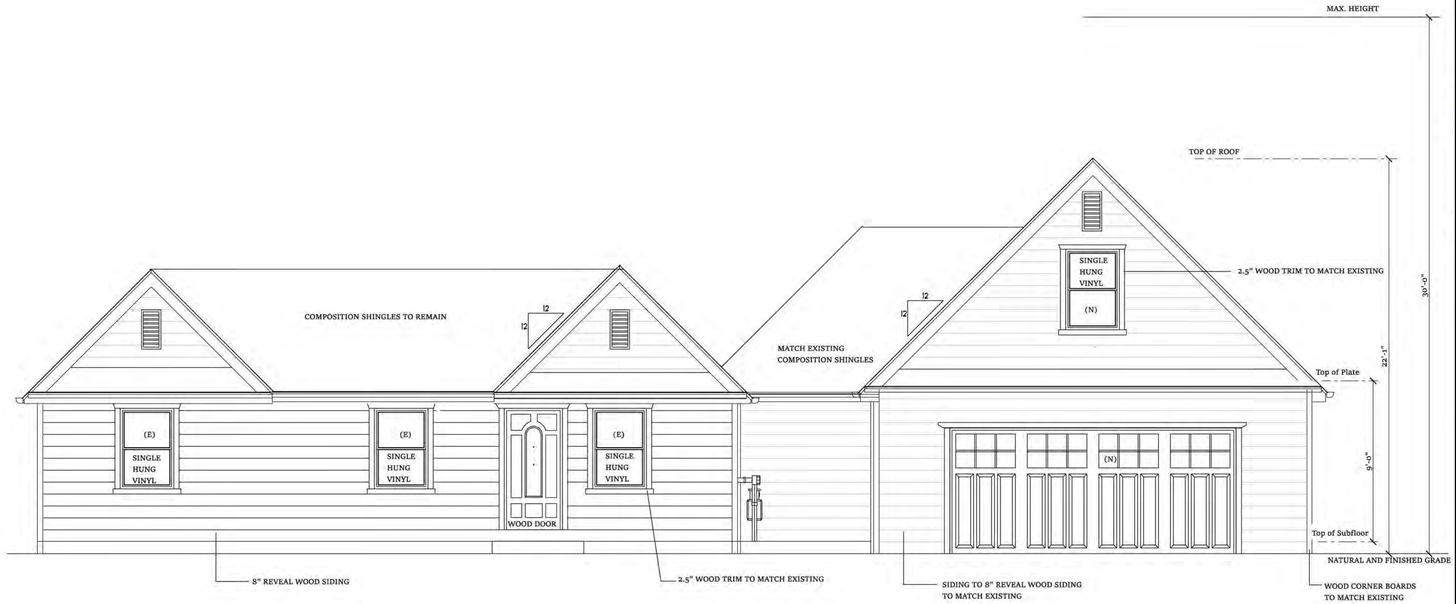
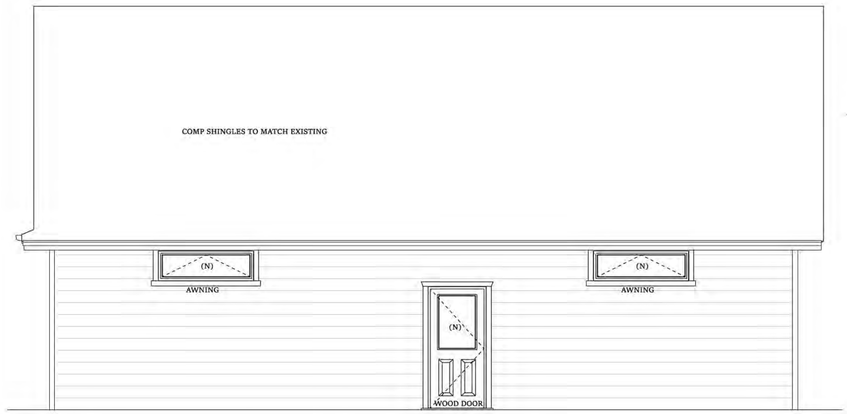
NEW FLOOR PLAN

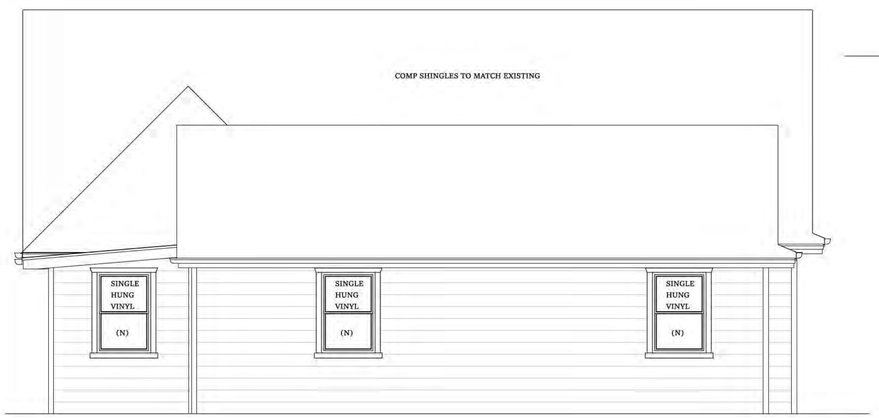


1/4" FRONT ELEVATION



1/4" RIGHT SIDE ELEVATION

1/4" REAR ELEVATION



1/4" LEFT SIDE ELEVATION

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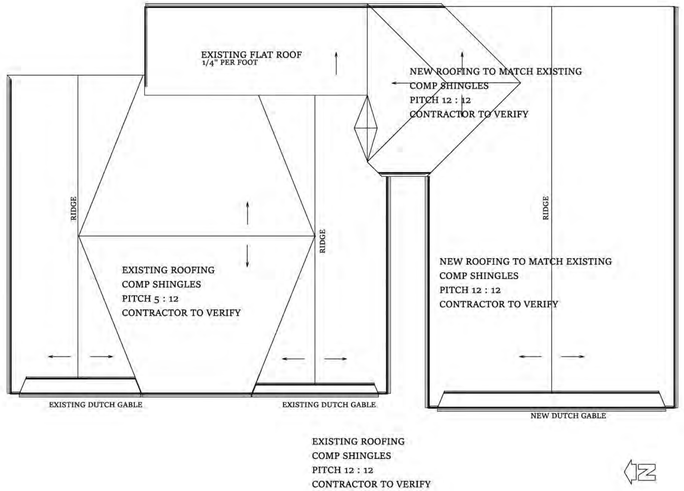
EXTERIOR ELEVATIONS



ROOF PLAN

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

ROOF PLAN NOTES

ROOFING:
CLASS "A" COMPOSITION SHINGLES, COLOR TO BE SELECTED BY OWNER.
OVER MIN.15 LB. ROOFING FELT.INSTALL PER MANUF. SPECS
ROOFING FASTENERS ARE TO BE CORROSION RESISTANT IN ACCORDANCE WITH CRC R905.2.5

BUILT-UP ROOF, CLASS "A"

28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLIES, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET. MIN. SLOPE AT BUILT-UP ROOF: 1/2" PER FOOT.
(WATER TO DRAIN ONTO SLOPED ROOF.)

FLASHING & COUNTERFLASHING:

26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON NOTES SHEET

VALLEY FLASHING:

26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

GUTTERS & DOWNSPOUTS:

5" GALV. STEEL GUTTER O OR MATCH EXISTING STYLE IF REMODEL

2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS. PROVIDE BASKET STRAINER AND SPLASH-BLOCK AT EACH DOWNSPOUT AT GROUND LEVEL..

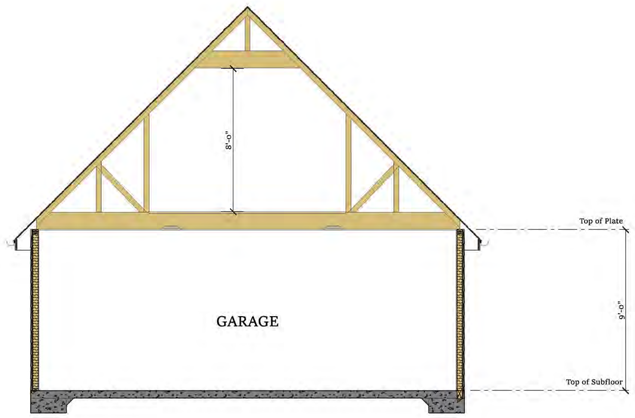
SKYLIGHTS:

USE VELUX RESIDENTIAL, WDMA (WINDOW AND DOOR MANUFACTURING ASSOCIATION) HALLMARK CERTIFICATION #426-H-679 (FOR VENTED) AND #426-H-675 (FOR FIXED). SEE PLAN FOR SKYLIGHT SIZE. PER CRC R308.6.9 TESTING AND LABELING:UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LAB, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA 101/I.S.2/NAFS.

PLUMBING VENTS:

PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEEF FROM, OR NOT LESS THAN 3 FEET ABOVE AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED. CPC 906.2

ROOF INSULATION NOTES:
MAINTAIN MIN 1" AIRSPACE BEIWEEN THERMAL BATT INSULATION AND ROOF SHEATHING. BAFFLE INSULATION AT VENTS AS NECESSARY.
AT FRAMING CAVITIES THAT CANNOT BE PROPERLY VENTED, FILL CAVITY WITH SPRAY-IN-PLACE MEDIUM-DENSITY SEMI-RIGID CLOSED-CELL POLYUREIHANE FOAM INSULATION. COMPLIES AS AIR BARRIER AND THERMAL INSULATION IN COMPLIANCE WITH CRC R806.5



CROSS SECTION A

A 2|9

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

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REV #	DATE	BY

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SECTIONS & ROOF PLAN

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 5inch	2	
data port	1	T2 M T X
garage door opener	1	
LED 1 x 4	8	
outlet	1	
outlet 220v	3	
outlet gfi	20	GFI
switch	7	$
wall sconce 01	3	

ELECTRICAL PLAN

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

CITY STAMP A[redacted]

REVISIONS

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[redacted]
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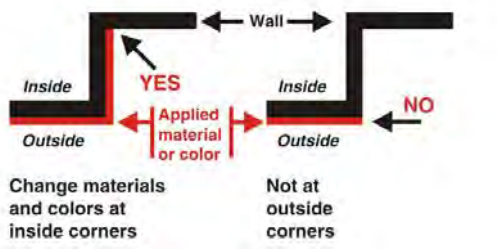
ELECTRICAL PLAN

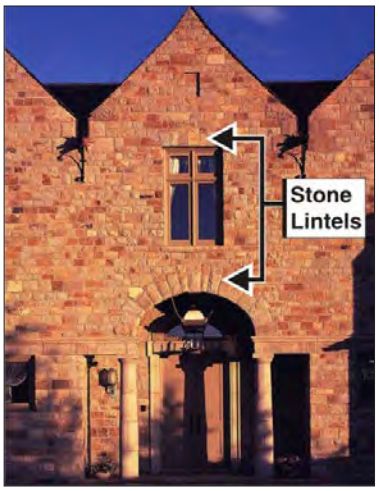
3.8.3 Use traditional detailing

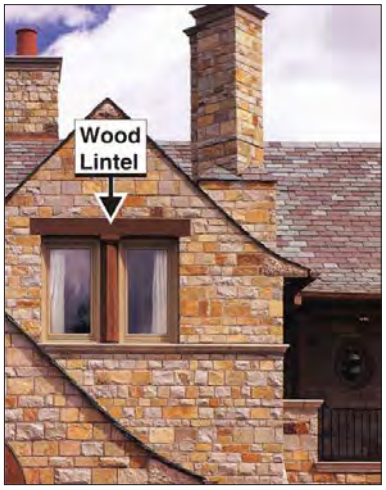
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and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

3.8.4 Materials changes

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







Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

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

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

Original structure

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

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

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

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

TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 09/11/2024

ITEM NO: 5

DATE: August 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Review for Exterior Alterations and Construction of a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 311 Johnson Avenue**. APN 532-28-017. Request for Review Application PHST-24-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Nishita Biddala. Applicant: Abhay Reddy. Project Planner: Suray Nathan.

RECOMMENDATION:

Preliminary review for exterior alterations and construction of a new second-story addition to an existing pre-1941 single-family residence located at 311 Johnson Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database; 1920s per Anne Bloomfield Survey
2. Town of Los Gatos Historic Status Code: ✓, historic and some altered but still contributor to the district if there is one
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? N/A
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 311 Johnson Avenue was constructed in 1900, and the 1991 Bloomfield Survey estimates the construction date to be the

PREPARED BY: Suray Nathan
Assistant Planner

BACKGROUND (continued):

1920s (Attachment 1). The residence appears on the Sanborn Fire Insurance Map in 1891, and the detached accessory structure first appears in 1928. The residence's footprint remained consistent between 1928 and 1956 (Attachment 2).

The 1991 Anne Bloomfield Survey rates the residence as historic, with some alterations but still contributing to the district if there is one (Attachment 1). This rating suggests that, at the time of the survey in 1991, the minor alteration did not dimmish the historic fabric of the house.

Town permit records are limited, including a 1954 plumbing permit to relocate the kitchen to the rear of the residence and a 2000 reroof permit with composite shingles. The Sanborn Map shows the rear addition was expanded or rebuilt sometime between 1908 and 1928. The applicant provided research on the property's limited history (Attachment 3) and proposes to demolish the rear portions of the residence and construct additions to the residence, including a new second story (Attachments 6).

At the July 24, 2024, meeting, the Historic Preservation Committee deliberated on a preliminary review for a single-story addition to the rear of the residence and expressed their support for the project. The applicant is returning to the Committee for preliminary review of a revised project.

DISCUSSION:

The applicant is requesting a preliminary review by the Committee for exterior alterations and construction of a new second-story addition to the residence (Attachment 6). The property is located on the west side of Johnson Avenue, between Los Gatos Boulevard and Cypress Way. The existing house is a Folk Victorian-style cottage with a front and rear porch, wood lap siding, and wood framed windows without any divided lite. There are no records of the rear addition in the Town's records; however, the Sanborn Map shows the rear addition was expanded or rebuilt sometime between 1908 and 1928. The existing approximately 240-square foot rear portion looks distinct from the rest of the house. The rear portion has a shed roof and smaller windows; however, the horizontal wood lap siding matches the house in material and the size of the lap siding.

The applicant proposes to d demolition of the rear portion of the residence, including removal of walls on the rear, left, and right elevations and the existing rear porch (Attachment 6). A 239 square-foot addition would extend the rear portion of the residence and a new 515-square-foot second-story addition would be made above the rear portion of the residence, setback approximately 24 feet from the existing front façade. The new roof on the proposed addition would extend the existing hip roof style to the new second-story addition and finished to match. The addition includes a tri-fold door, four single-hung windows, two casement windows

DISCUSSION (continued):

at the rear elevation, and two at the right elevation. The proposed exterior materials at the addition would match the existing exterior materials, which include horizontal lap siding; single-hung and casement wood windows, and a composition roof. No alteration or changes are proposed for the rest of the existing house.

CONSIDERATIONS:

A. Considerations

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

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

B. Residential Design Guidelines

Sections 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5).

CONCLUSION:

The applicant is requesting a preliminary review by the Committee for exterior alterations and construction of new second-story addition to an existing pre-1941 residence located at 311 Johnson Avenue. The new second-story addition will be processed under a Minor Residential Development application. This application will return to the Committee for a formal recommendation at a future meeting.

ATTACHMENTS:

1. 1991 Anne Bloomfield Survey
2. Sanborn Exhibit
3. Letter of Justification
4. Photos
5. Section 3.9, Residential Design Guidelines
6. Development Plans

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JQ

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

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

4/19 P

File address 321 Johnson

PARCEL MAP INFORMATION

Parcel # 532-28-015 Lot size: 50 front ft. x 125 ft. deep

Lot shape: Rectangle ✓ L__ Rectangle with small rear jog__ Other__

Location: N ✓ S__ E__ W__ side of J St__ Ave ✓ Other__

distance to cross st: __ ft. N__ S__ E ✓ W__ from Foster

at NE__ NW__ SE__ SW__ corner of__

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Johnson Adn ? Old Block # 3 ? Old lot # mostly behind 21

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓ Estimated age 1920s Style Bungalow # stories__

Alterations odd windows

Other__

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 974 EFFective date 12-87

APN 532-28-015 ADDRESS 321 JOHNSON AV LG 95030
SINGLE FAMILY TRA 3-001 WIDTH 50 SQ. FEET 1,144 TOT ROOMS 7 DINING ROOM 1 POOL
USE CODE 01 DEPTH 125 ADDN S/F 270 BEDROOMS 2 FAMILY ROOM GARAGE S/F 192
YR BUILT 22 ACRES .14 NO. FLOORS 1 BATHS 2.0 UTILITY RM 1 FIN BSMT

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS
National Register listed date__
County Inventory 1979__
Town of Los Gatos: Designation__ Recognition__
District Name__
Previous Survey ∅
Gebhard: page #__ illustration page #__

PHOTOS: Roll/frame # 036/17 Date 1 Mar 90

321 Johnson
G
EVALUATION. Date c.1920
District Contributor X
Non-contrib__
Owner X Resident X : Homer + Ermina A Stephens
~~Context(s):~~
site of Warwick House c. 1886

Alterations: Moved__ Raised__ Porch encl__ Addition__ Siding__ Windows X Condition__
Designer: a__ b__ d__

POSTED

ATTACHMENT 1

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. ___ – ___ – ___
HABS___ HAER___ Loc___ SHL No.___ NR Status___
UTM: A___ C___
B___ D___

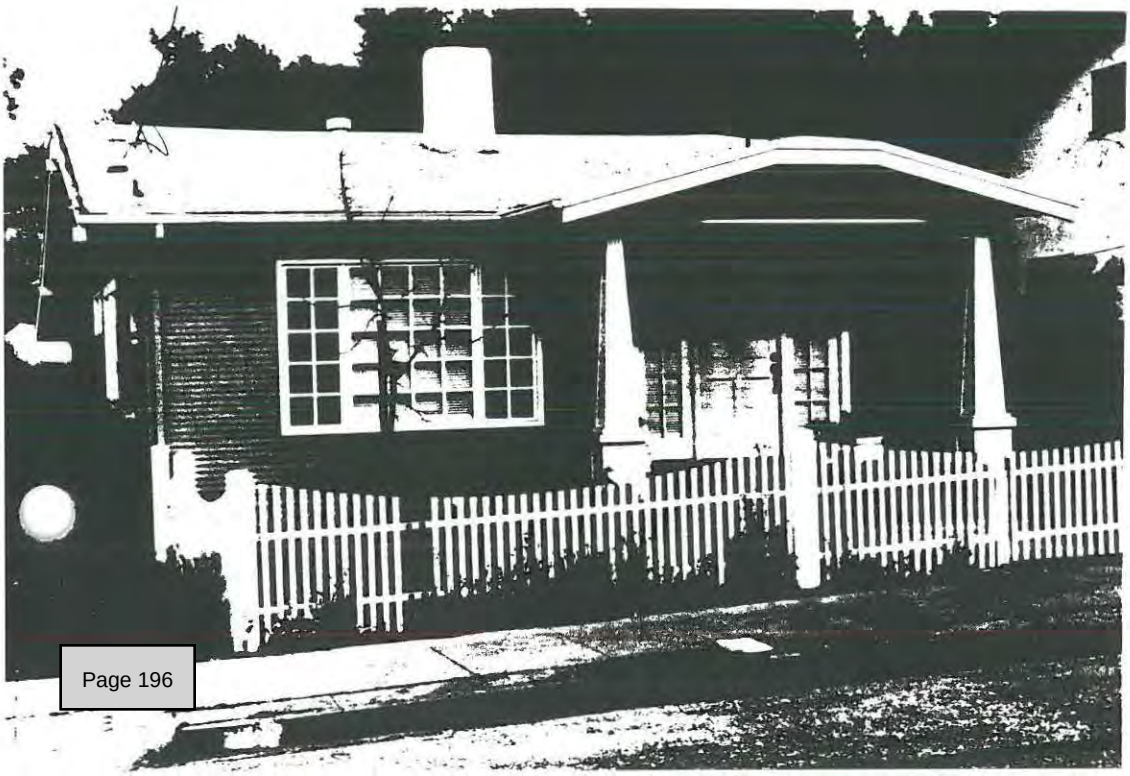
IDENTIFICATION

1. Common name: ___
2. Historic name: ___
3. Street or rural address: 321 Johnson
   City___ Zip___ County___
4. Parcel number: ___
5. Present Owner: ___ Address: ___
   City___ Zip___ Ownership is: Public___ Private___
6. Present Use: ___ Original use: ___

DESCRIPTION

7a. Architectural style: Dutch Colonial Revival (with Craftsman Porch Supports)

7b. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:



Construction date:
Estimated___ Factual___
Sanborn: 1891

Architect ___

Builder___

Approx. property size (in feet)
Frontage___ Depth___
or approx. acreage___

Date(s) of enclosed photograph(s) ___

File address 321 Johnson

Anne Bloomfield

ARCHITECTURAL SURVEY
BUILDING RESEARCH

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER 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:

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

Initials Date

BUILDING PERMITS Address requested _____

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

Initials date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu, gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	Porch	Misc.	Date of constr.	Describe or sketch plan
1945	29	this	321 J—		D		1		0	1	gar rear		
1928	"	"	"		Same								
1906	14	dif	15 J		D		1		1	3			

Initials Date

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

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

Name (person, building, organization, etc)_____

Addresses associated with Name 321 Johnson

Relevant dates: construction_____. birth_____. death_____. other_____

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

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
1924	CGD	Johnson av, 321	Stephens, H B
1927	SJD	Stephens, Home	H B (Erminia) h 321 J — av
1867	"	Warwick Wm	carp res-Johnson av re-crn-i-rnn-p-tn
1895	"	" Nellie	Miss " " " nr Foster rd
"	"	" Wm	carp " " " " " "
"	"	"	
1902	"	" "	" 59 Main
1906	"	" "S	[no occ] r Mail Bldg
"	"	" Nellie	ϕ nor anyone here
1922	"	Stephens	ϕ
1920	"	"	"

/initials date

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

Los Gatos Library:
___City directories (name & street index)
___Historic Collection Index (green boxes)
___Thompson & West, 1876 (bio index)
___Pen Pictures, 1888 (bio index)
___Sunshine Fruit & Flowers, 1895 (bio index)
___Guinn, 1904 (bio index)
___Sawyer, 1922 (bio index)

Stephens
ϕ Extended index to Bruntz
___Bio index of Munroe Frazer, 1881 (Survey box)
___Photo collection (2 boxes)

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

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

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

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

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

Continued on Reverse

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

File address 521 Johnson

ARCHITECTURAL SURVEY
BUILDING RESEARCH

PUBLISHED ANNOUNCEMENTS

Source: ___A&E ___Bulletin ___CA&BN ___Call ___Chron ___DPB ___Ed AB ___EX ___News ___PCA _____ Other
Volume_____ Date _____ Page_____

Nature of announcement: ___Contract notice ___Notice of completion ___BP issued ___Photo ___Elev/sketch/rend'g ___Floor plan ___Arch't/cont'r pub ___Real est.

Copy exactly:

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

Initials Date

BUILDING PERMITS Address requested _____

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

Initials date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu,gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Differences from today in: Use	Stories	Footprint	Date of constr.	Describe or sketch plan
1891	1	DIFF	14 J												
1895	2	diff	"		D	—	1½		0	2	rear cor. filled in				'91-08
1904	13		"		"	—					"				
1908	14		"		"				0	1	"				'28
191[illegible]		this	"		"	—	1½								

Initials Date

Anne Bloomfield
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

ARCHITECTURAL SURVEY
ASSESSMENT ROLL RESEARCH

File Address 321 Johnson Tract/Block/Lot _____

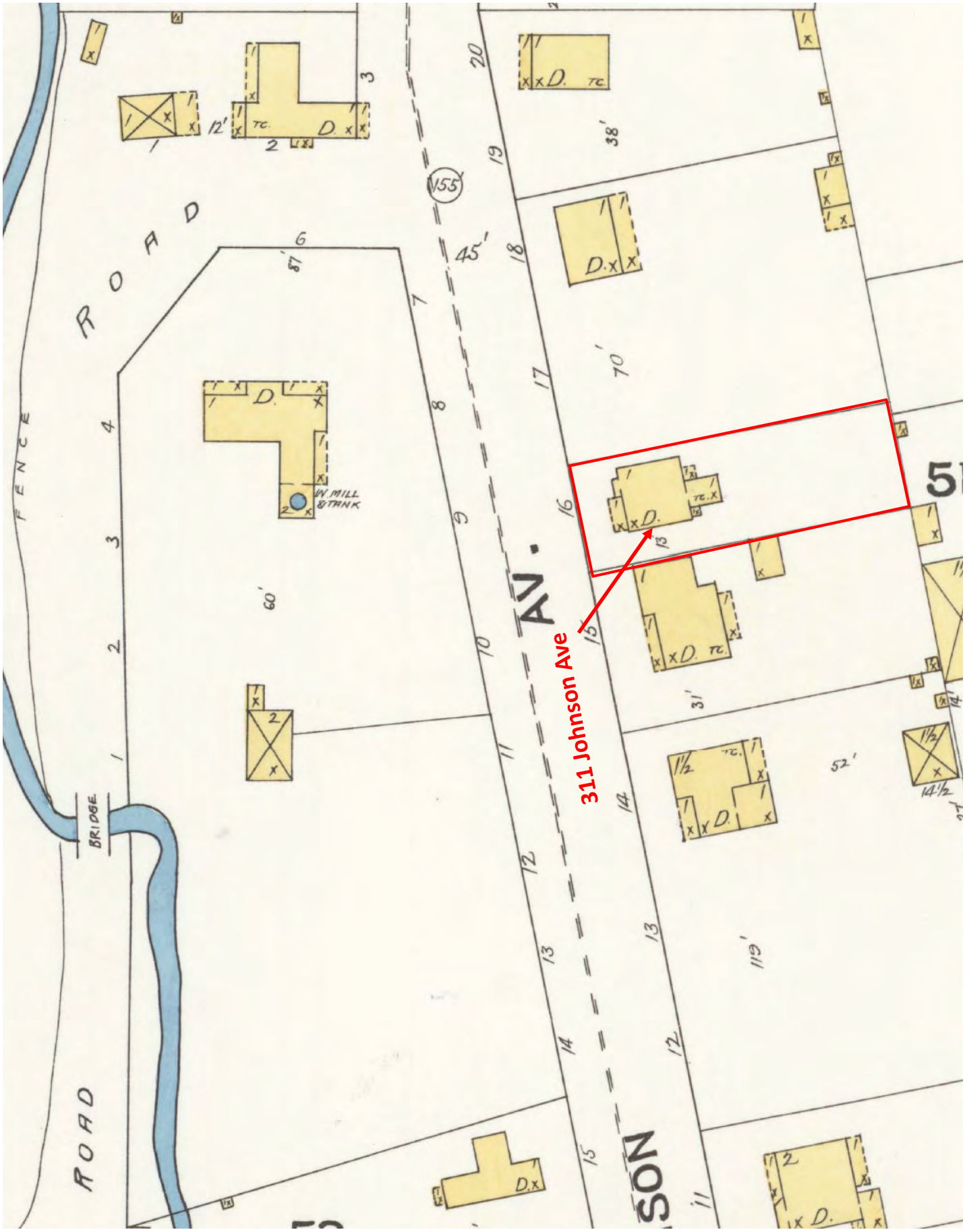
Assessments are filed by last name of property owner, but not necessarily in alphabetical order. Some years there is an index inside the volume or in a separate book. The goal of a search is to find the years when the assessed value of "improvements" (buildings) changed from 0 to over $500, or when that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

Date	Page	Name	Lot Identification/Boundaries: Tract/ Acres	N Bdy	Block/ E Bdy	Lot/ S Bdy	W Bdy	Assessment for: Land	Improvements	Other Info.
1898	32	Nellie Warwick	150x125	→				$	$	
~~1901~~	~~Dir~~	~~Warwick, Wm~~		→	Kammerer	Johnson [av]	Butler	100	720	
1907	Dir	Warwick, Wm	cs Johnson av					[21-5?] crn	[?-55] rnn	~~[illegible]~~ PP. tn = [?-5?]
~~1909~~										

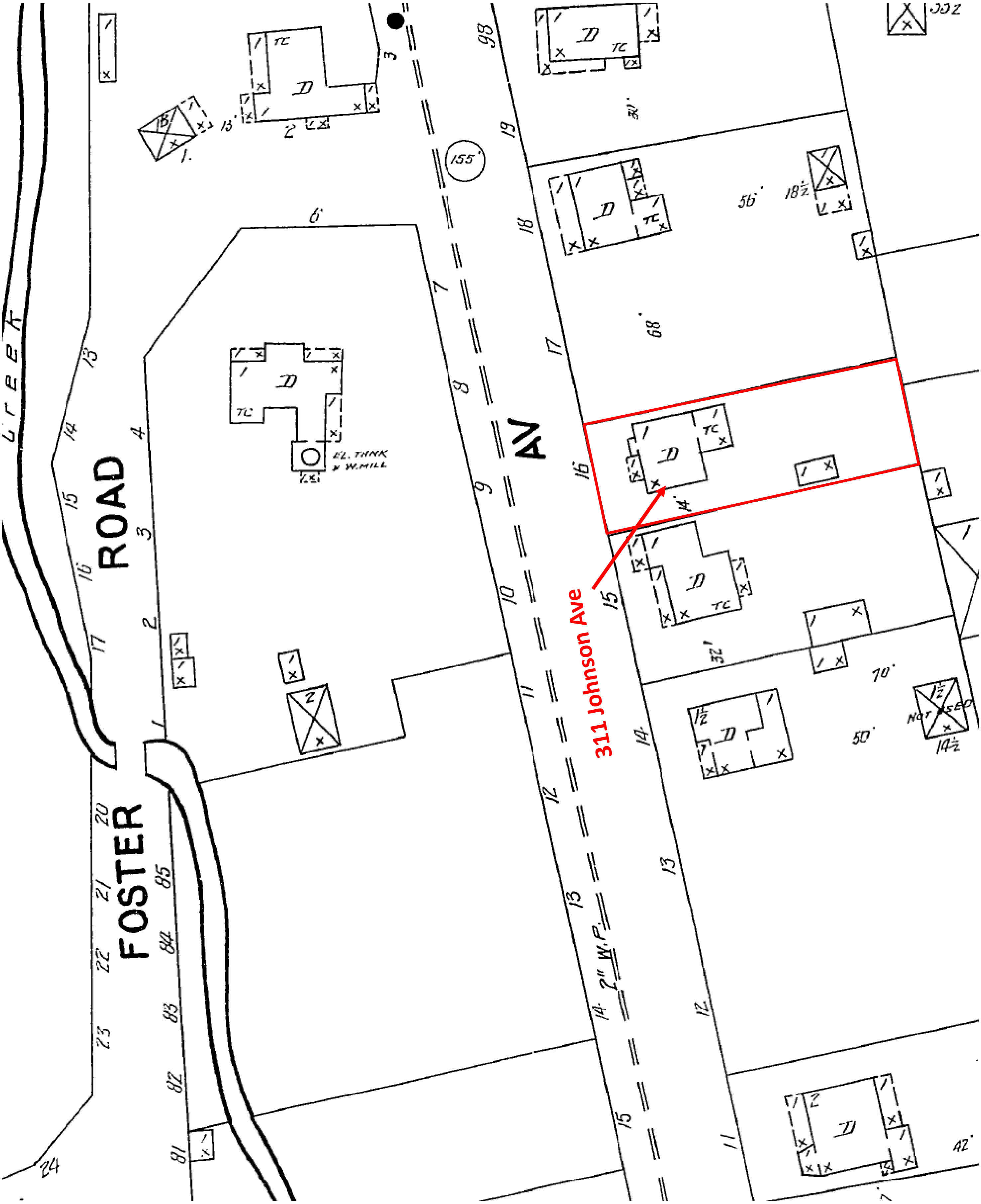
/initials date

1891

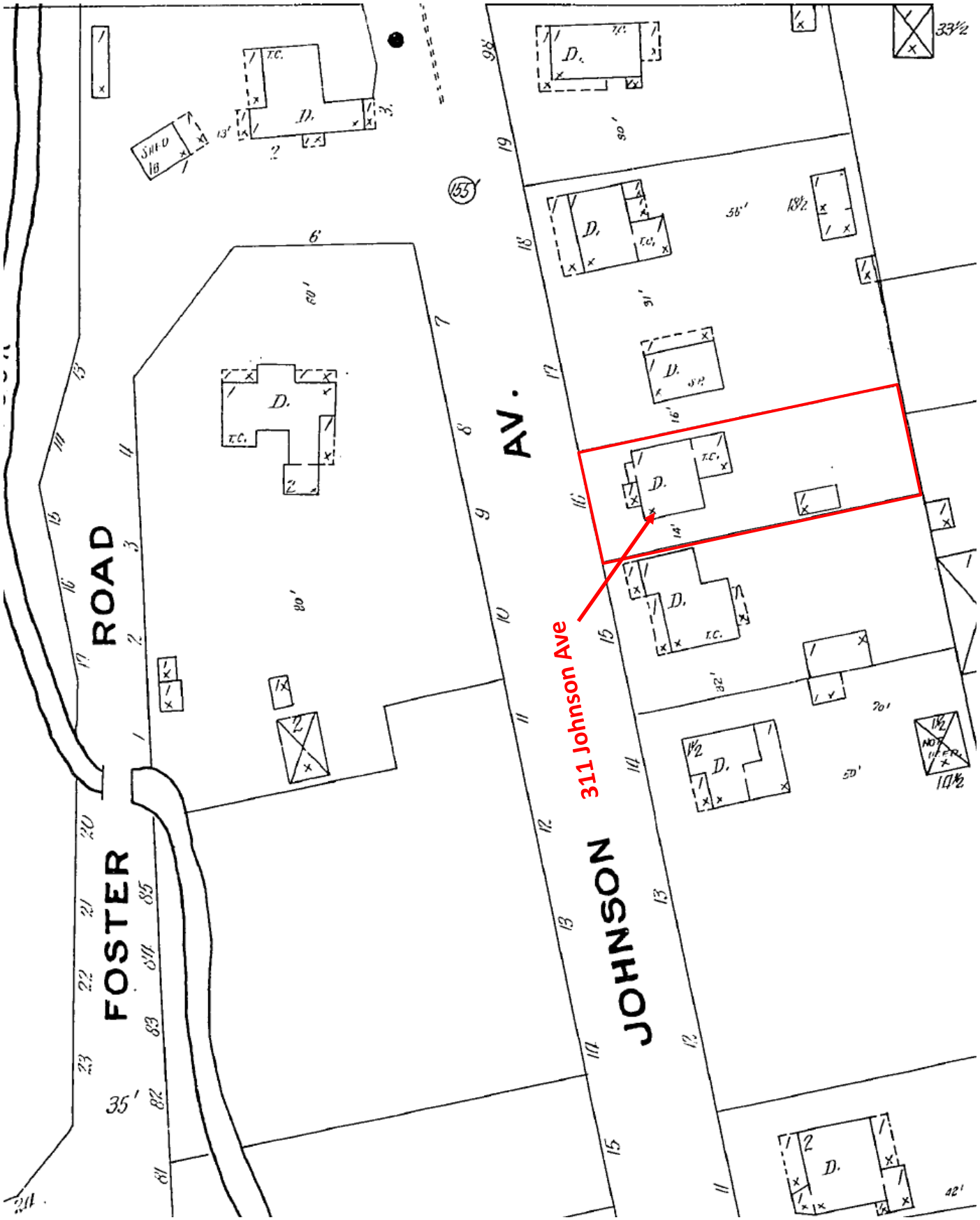
ATTACHMENT 2

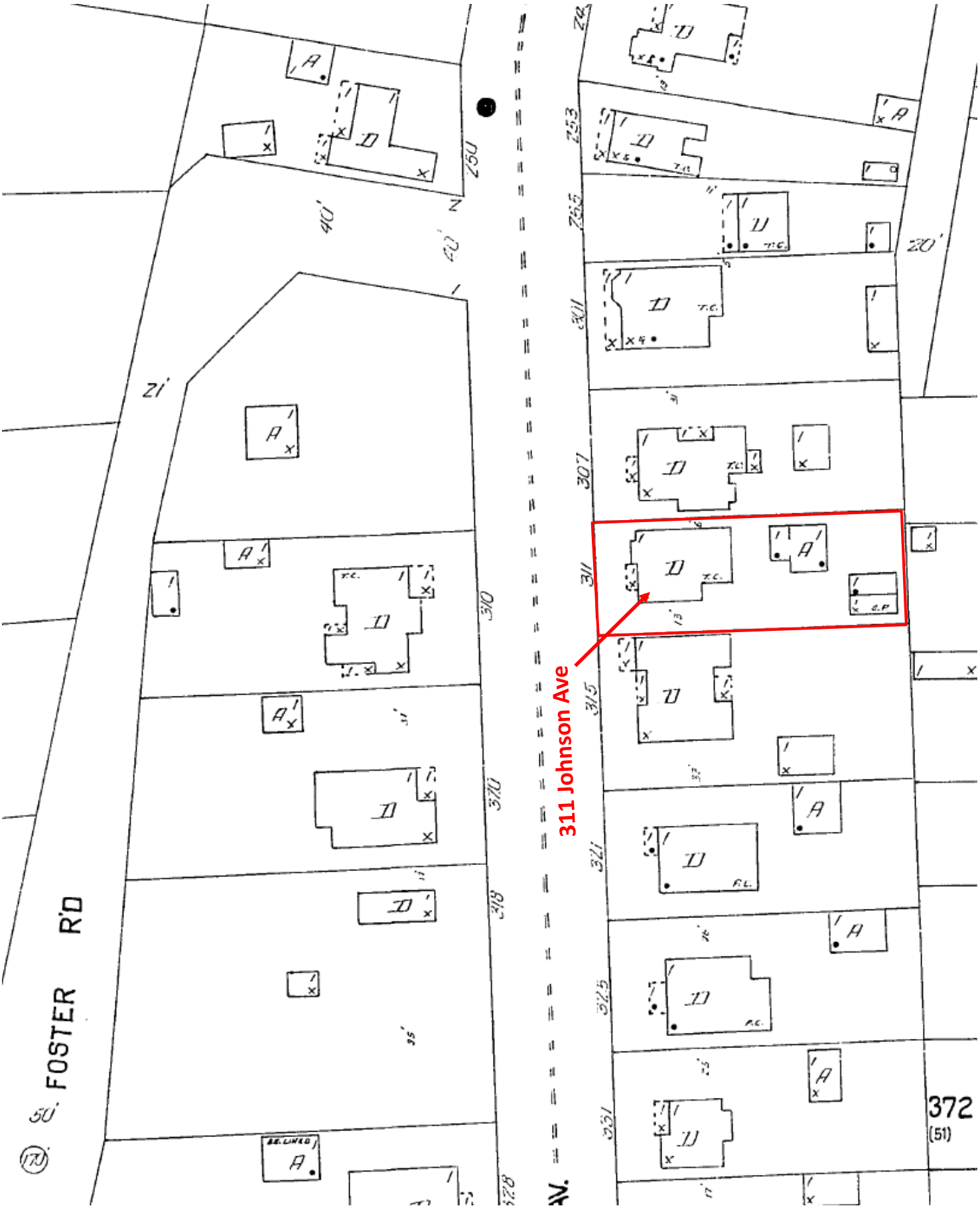

311 Johnson Ave
AV.
ROAD
ROAD
FENCE
BRIDGE
W. MILL & TANK
155
45'
87'
60'
38'
70'
31'
52'
119'
14½

1895

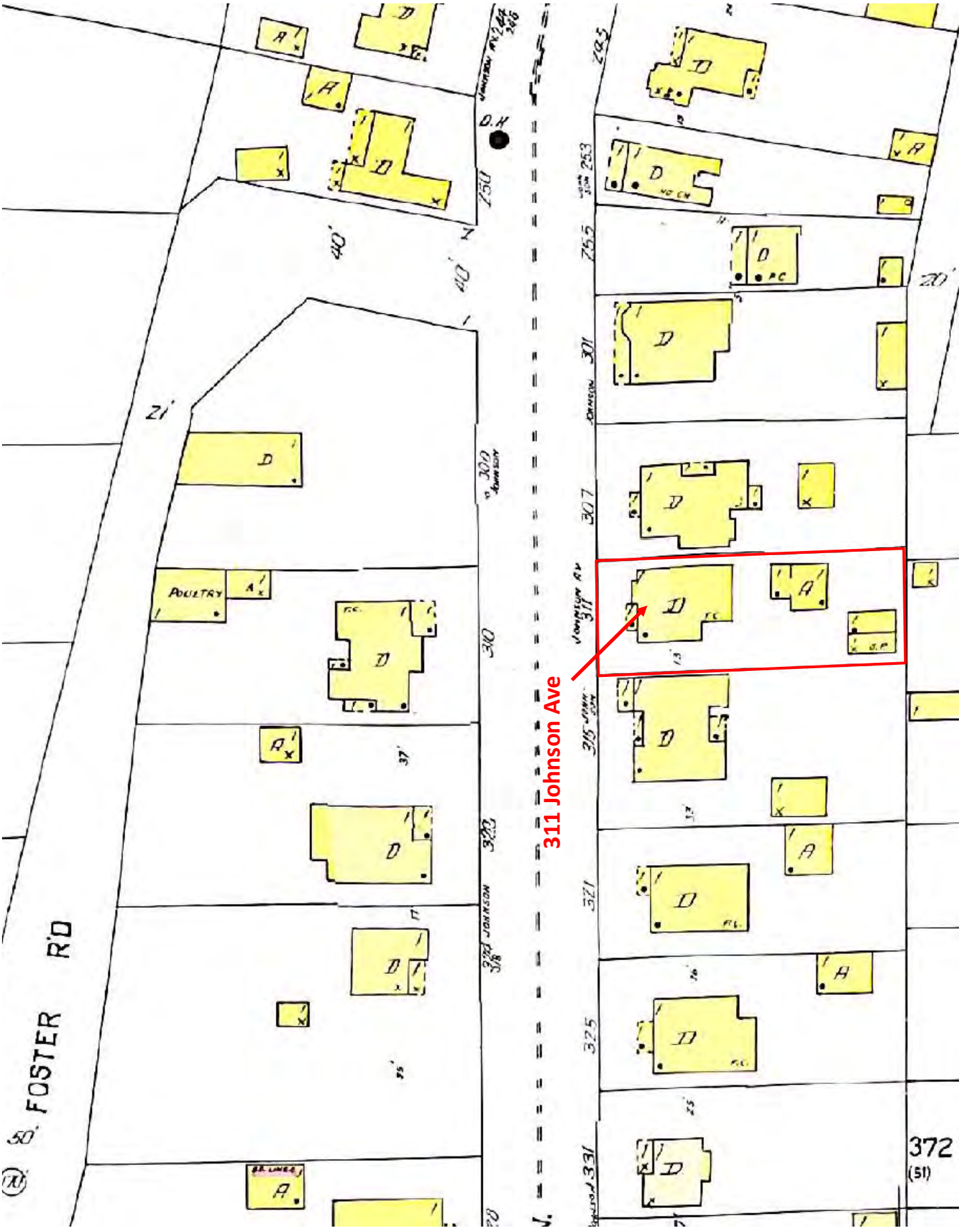


1904


311 Johnson Ave
FOSTER ROAD
JOHNSON AV.
155
D.
T.C.
SHED
1908



1928


311 Johnson Ave
FOSTER RD
POULTRY
372
(51)
1956

August 8, 2024

AIASSA DESIGNERS
Jeannie Kester
Phone: 408-230-2989
jaiassa@yahoo.com
jeannieaiassa@gmail.com

Letter of Justification

8/8/2024

To Los Gatos Building Department,

We are proposing a 750 SqFt extension at the rear of the single-family residence located at 311 Johnson Ave, Los Gatos. We had requested a 239 Sqft addition during the July 24th HPC committee meeting but couple of key events since have compelled the owners to take a more long-term view of the extension.

1. They recently received a letter from their insurance provider that their homeowner policy would be cancelled due to aged roof that they would have to replace in entirety (The house was re-roofed with new plywood and composite in 2000) and the proximity of the tree (fire hazard).
2. The house resides close to an earthquake fault zone and would require a soil report and further foundation reinforcement. Any foundation they lay now will have to accommodate any future expansions as well. This expansion would give an opportunity to bring this house up to modern seismic building codes which are safer for the neighborhood.

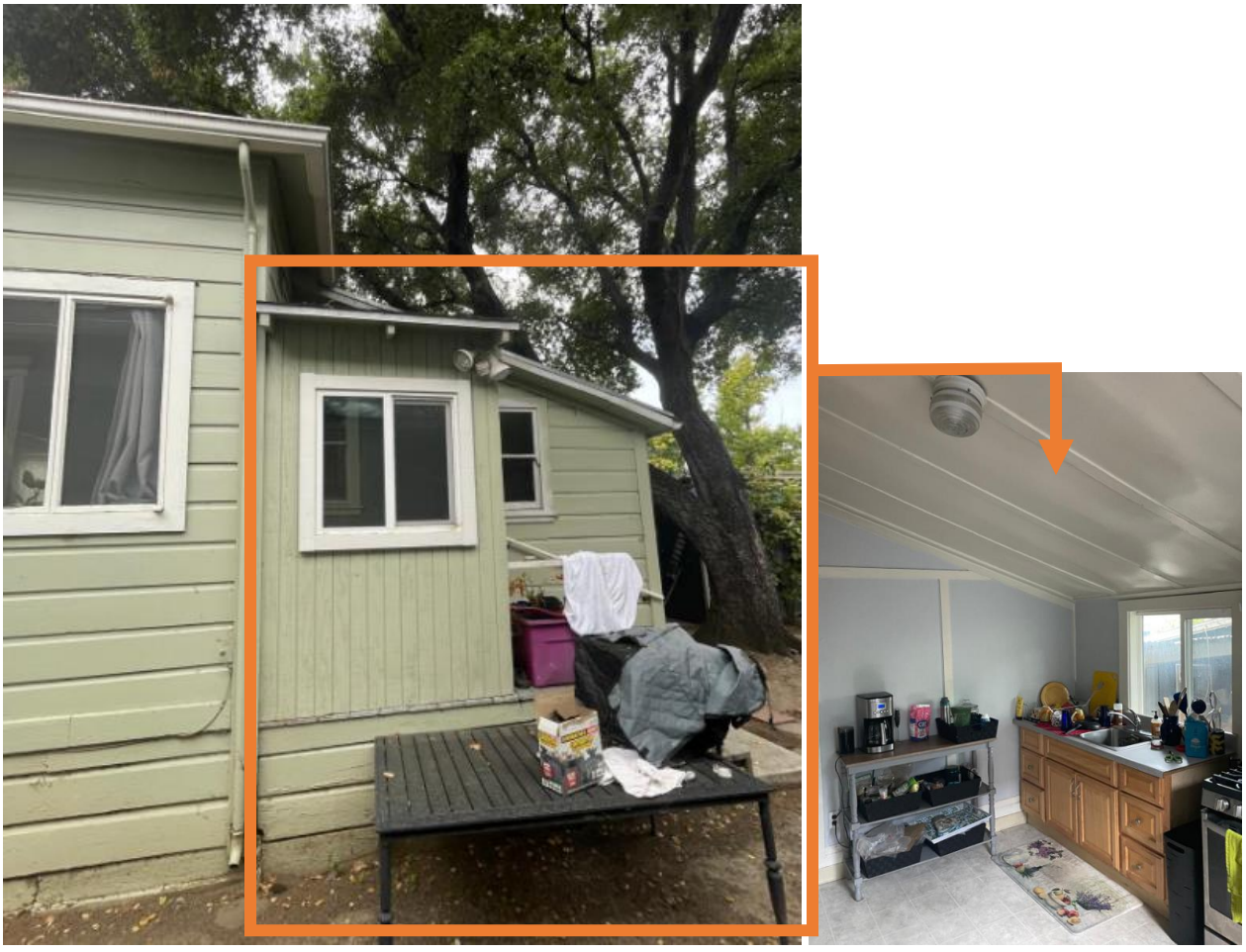
The homeowners have two young kids who would outgrow the 2-bedroom house in couple of years and it would be much more economically feasible (based on quotes) to build once instead of having to demolish and expand later initially wanted to make the rear portion of the house livable and move in as soon as possible, but these delays and new requirements have them considering a more comprehensive expansion.

The existing house was built circa 1900 with earliest site map in Sanborn maps from 1928. It is a folk Victorian cottage with 964 Sq Ft of living space. The rear of house includes a kitchen that was moved there in 1954 (See plumbing permit attached).

August 8, 2024

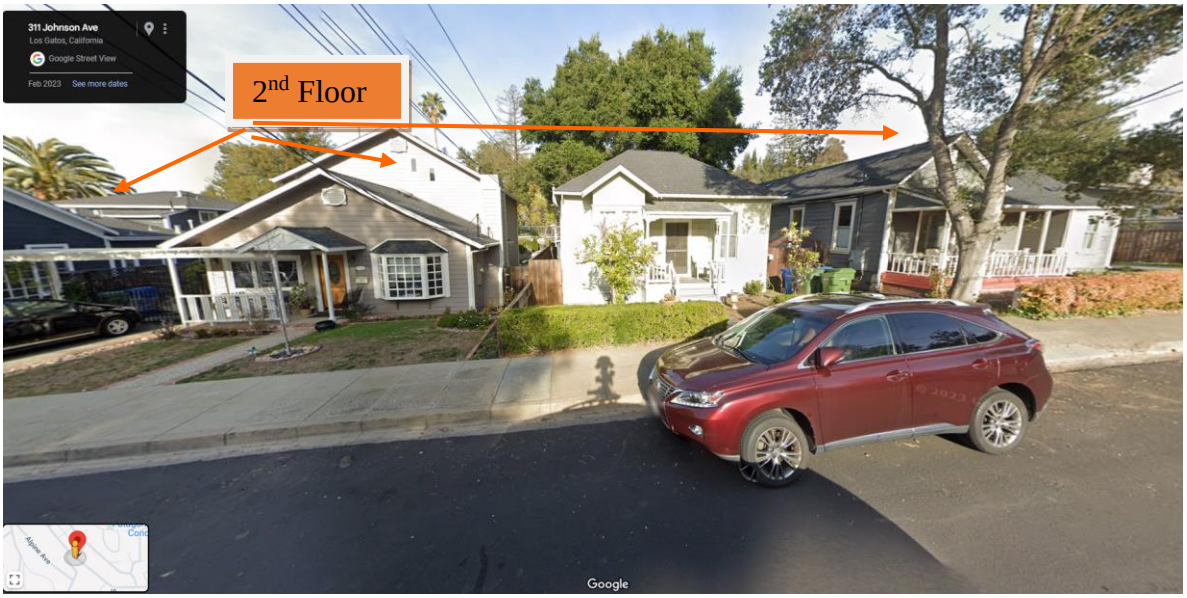
AIASSA DESIGNERS
Jeannie Kester
Phone: 408-230-2989
jaiassa@yahoo.com
jeannieaiassa@gmail.com

The kitchen (The highlighted area above) was moved to the old sunroom of the house in 1954 for which plumbing, and gas extension permit was pulled in 1954. This kitchen as evidenced in pictures attached is not up to code. The proposed plan is to remodel this portion and extend by 6 Ft towards the rear of the house and go one level up to accommodate a master bedroom. No changes will be made to the main house.



AIASSA DESIGNERS
Jeannie Kester
Phone: 408-230-2989
jaiassa@yahoo.com
jeannieaiassa@gmail.com

The extension shall now look very similar to the neighboring houses on the street all of which have a second floor.



The extension shall also comply with all setbacks and building height requirements as applied to this property. The property also has an approved secondary dwelling unit in the backyard. The proposed extension ‘s exterior wall is more than 5FT from this secondary dwelling unit. The existing soils will be properly prepared and compacted, and all earthworks shall be under the direction and recommendations of a licensed Civil Engineer. The site contains one trees of size from ~30” in diameter. It is located 5 feet from the rear of the house and poses a significant structural and fire risk. We have requested for a permit to remove this tree and will comply with necessary replacement tree decision per Los Gatos Arborist.

The parcel is zoned R-1:8, and the proposed extension will comply with the Town of Los Gatos Zoning Ordinance and follows the Town of Los Gatos Residential Design Guidelines.

AIASSA DESIGNERS
Jeannie Kester
Phone: 408-230-2989
jaiassa@yahoo.com
jeannieaiassa@gmail.com

The extension has been designed with simple wall massing, home also incorporates simple roof lines using composition shingle roofing. The exterior of the home is designed with wood sidings and wood framed windows same as the existing structure. The extension is compatible with the neighboring surroundings and have been designed create the least amount of impact to the neighboring properties, and the community.

FAR – Our site Gross is 5,120 SqFt and max out the FAR for this house at 1,776 SqFt excluding ADU and Garage pre zoning regulations. This extension would make the main house 1,718 SqFt

The current owner has long term plans to raise his kids and be a part of this community. The house in its current state is not up to code and this extension and remodel would make this house match better with all the well-maintained houses on the Johnson Ave while maintaining its charming Victorian cottage character.

August 8, 2024

AIASSA DESIGNERS
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jeannieaiassa@gmail.com

Photos of the House:

Rear:

Front:

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Phone: 408-230-2989
jaiassa@yahoo.com
jeannieaiassa@gmail.com

Right Side:

Left Side:

August 8, 2024

AIASSA DESIGNERS
Jeannie Kester
Phone: 408-230-2989
jaiassa@yahoo.com
jeannieaiassa@gmail.com

Tree

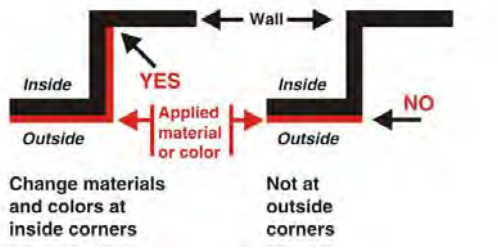
This Page
Intentionally
Left Blank

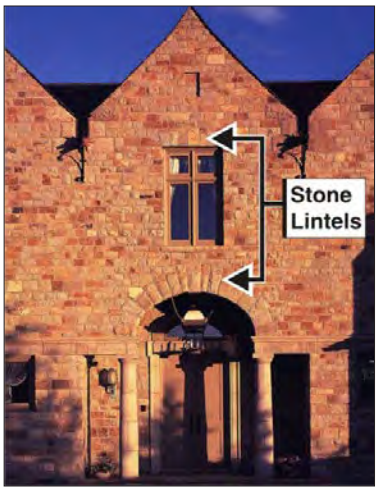
3.8.3 Use traditional detailing

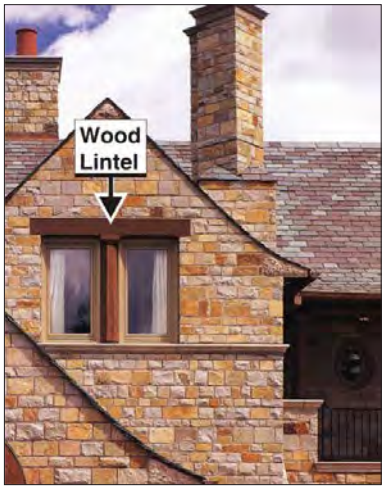
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and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

Original structure

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

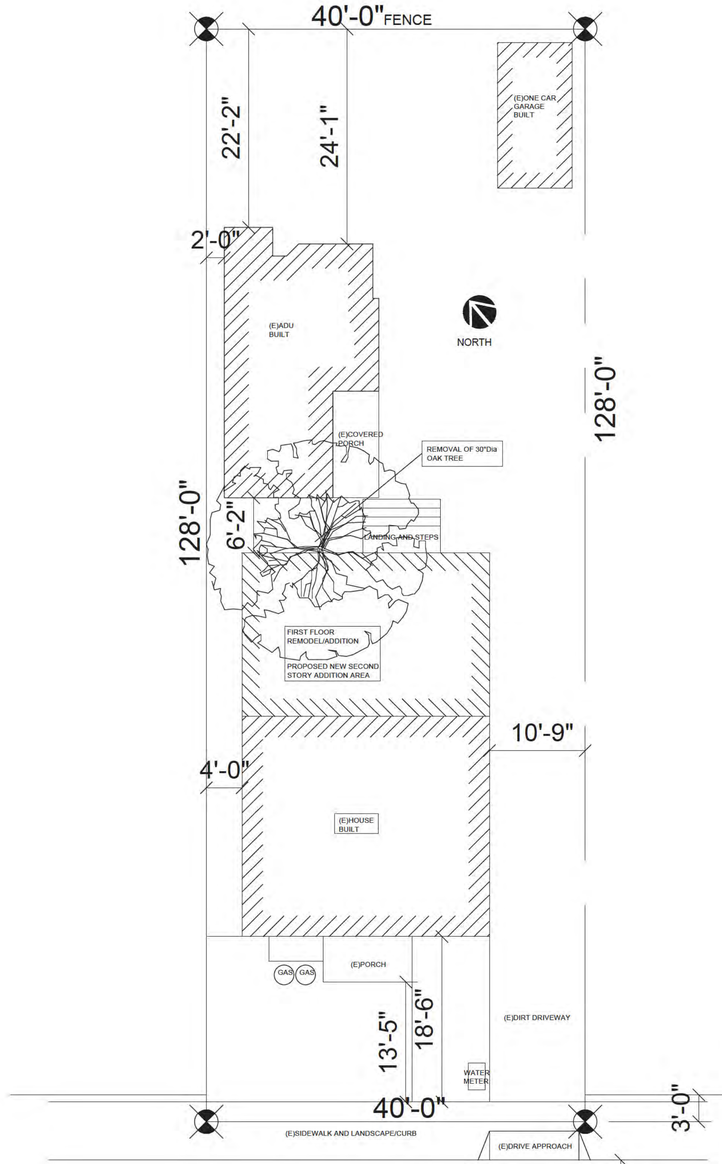
Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

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.

① PLOT PLAN

SCALE 1/8"=1'-0"



REMODEL WITH 1ST FLOOR ADDITION & 2ND FLOOR ADDITION
311 JOHNSON AVE.
LOS GATOS, CA, 95030

② APPLICABLE CODES

APPLICABLE CODES
-2021 CBC, CMC, CPC, CEC
-2022 CALIFORNIA RESIDENTIAL CODES
-2021 INTERNATIONAL BUILDING CODE
-2021 CALIFORNIA ENERGY CODE
-2021 CALIFORNIA GREEN BUILDING STANDARDS
-2021 CITY OF LOS GATOS MUNI. CODE
-2021 CALIFORNIA FIRE CODE

⑤ PROJECT DATA/DESCRIPTION

APN:	53228017
ZONING DISTRICT:	R18
YEAR BUILT	1900
HISTORICAL	YES
LOT SIZE	5,120 SQ FT
EXISTING LIVING SPACE:	964 SQ FT
REMODELED SQ FT	462 SQ FT
ADDITION FIRST FLOOR	239 SQ FT
ADDITION SECOND FLOOR	515 SQ FT
EXISTING REAR PORCH TO BE REMOVED	58 SQ FT
EXISTING FRONT PORCH	51 SQ
EXISTING DETACHED GARAGE	136 SQ FT
EXISTING DETACHED ADU	432 SQ FT
EXISTING ADU COVERED PORCH	61 SQ FT
CONSTRUCTION TYPE:	VB
OCCUPANCY TYPE:	R3
(E)NON FIRE SPRINKLERED	

EXISTING	PROPOSED
1 STORY	2 STORIES
1 CAR GARAGE	-NO CHANGE-
2 BEDROOM	4 BEDROOMS
1 BATHROOM	2.5 BATH

FAR 1,719 SQ FT/ 5,120 SQ FT=33.6%
TOTAL LOT COVERAGE 1,884/5,120=36.8%

⑥ SCOPE OF WORK

EXISTING 2 BEDROOM 1 BATH HOUSE
EXISTING DETACHED ADU (NO CHANGES)
EXISTING DETACHED 1 CAR GARAGE (NO CHANGES)

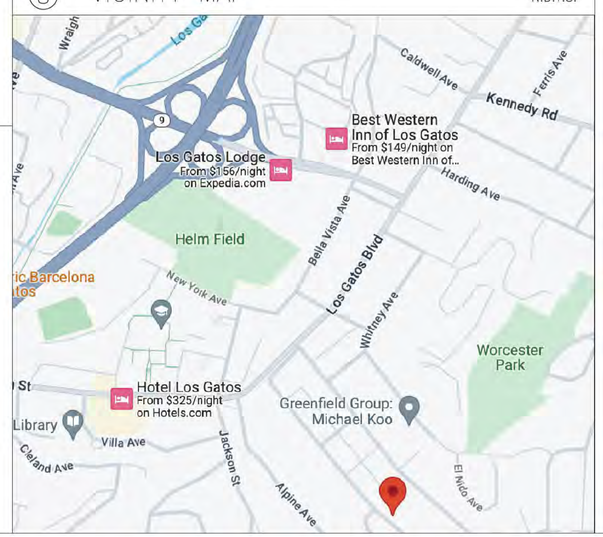
REMODEL RELOCATION OF KITCHEN AND ONE BEDROOM, ONE BATHROOM

PROPOSED
-2 BEDROOMS
-1.5 BATHROOMS
-ADDITION OF FAMILY ROOM
OTHER
-NEW GAS TANKLESS WATER HEATER
-FURNACE REPLACES IN CRAWL SPACE
-NEW AC ADDED
-ALL ELECTRICAL AND PLUMBING TO CURRENT CODES
-ALL WALLS TO BE INSULATED PER TITLE 24
-STRUCTURAL UPGRADES AS NECESSARY BY STRUCTURAL ENGINEER
-ELECTRICAL UPGRADE THROUGHOUT THE HOUSE.

*REMOVAL OF 30"DIA OAK TREE WHERE ADDING ONTO THE HOME.

⑧ VICINITY MAP

N.D.T.S.



③ PROJECT TEAM

DESIGNER
AIASSA DESIGNERS
JEANNIE KESTER
654 NEILL CT
FRENCH CAMP, CA. 95231
(408) 230-2989
JAIASSA@YAHOO.COM

HOME OWNER
[redacted]
311 JOHNSON AVE.
LOS GATOS, CA, 95030
([redacted]

④ DRAWING INDEX

DRAFTING
A1 TITLE PAGE
A1.1 NEIGHBORING PHOTOS
A2.0 FLOOR PLANS
A3.0 ELEVATIONS
A4.0 ROOF PLANS
SECTIONS

⑦ GENERAL NOTES

1. CONTRACTOR AND SUB CONTRACTOR SHALL VERIFY ALL TRADES, DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH JOB AND SHALL NOTIFY THE DESIGNER, ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS.
2. THE DRAWING AND SPECIFICATIONS ARE PREPARED FROM INFORMATION PROVIDED BY CLIENT/OWNER. THE DESINER/ENGINEER HAS MADE EVERY EFFORT TO MAINTAIN A HIGH STANDARD OF ACCURACY. SHOULD A DISCREPANCIES ARISE BETWEEN DRAWINGS AND FIELD CONDITIONS, IT SHALL BE BROUGHT TO ATTENTION OF GENERAL CONTRACTOR AND TO DESIGNER/ENGINEER FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. DESIGNER/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR WORK THAT DIFFERS FROM THAT SHOWN ON, OR FOR WORK NOT PREFORMED IN A GOOD WORKMANSHIP MANNER.
3. DO NOT SCALE THE DRAWING. IF NEEDED, CONSULT DESIGNER/ENGINEER FOR CLARIFICATION.
4. IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OF WHOLE, THE CONTRACTOR SHALL FINISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION. OF THE WORK IN EQUIVALENT QUALITY OF SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, DESIGNER/ENGINEER.
5. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING NOT LIMITED TO STRUCTURAL, FOUNDATION, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS PRIOR TO THE START OF THE JOB.
6. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF APPLICABLE CODES, AND ALL LOCAL ORDINANCES.
7. THIS PROJECT CONFORMS TO CONVENTIONAL CONSTRUCTION PROVISIONS OF CBC 2308.
8. DUCT EXTENSION OF 40' OR MORE REQUIRES HERS VERIFICATION.
9. LEAD SAFE WORK PRACTICES RE REQUIRED BY STATE OF CALIFORNIA LAW FOR ALL WORK THAT DISTURBS PAINT IN PRE-1978 RESIDENTIAL BUILDINGS DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT. AS OF APRIL 22. 2010, THE US ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIRES ALL WORKERS WHO DISTURB PAINTED SURFACES TO BE RAINED AND ALL FIRMS TO BE EPA CERTIFIED IN LEAD SAFETY. FOR MORE INFORMATION, CONTACT EPA AT WWW.EPA.GOV/LEAD
10. THE FINISH GRADE AROUND ALL STRUCTURES SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (CBC 1804.3). TO SLOPE AWAY FROM NEIGHBORING PROPERTIES AND TO LANDSCAPING AS MUCH AS POSSIBLE. ROOF DRAINAGE SYSTEM AND ITS DISCHARGE TO 5 FEET MINIMUM FROM FOUNDATION TO AN APPROVED DRAINAGE SYSTEM. CRC 801.3 DOWN SPOUTS TO HAVE SPLASH BLOCKS.

No.	Revision/Issue	Date

TITLE PAGE

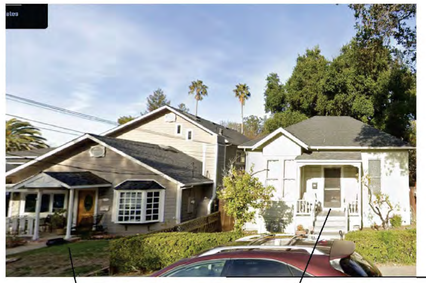
Drafters Name and Address
AIASSA DESIGNERS
JEANNIE KESTER
654 NEILL CT
FRENCH CAMP, CA. 95231
(408)230-2989
JAIASSA@YAHOO.COM

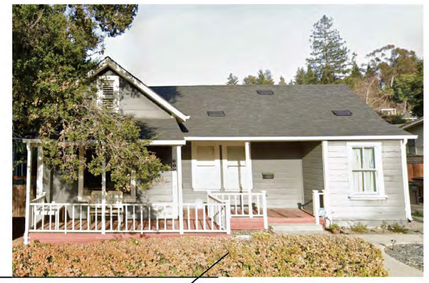
Jeannie Kester

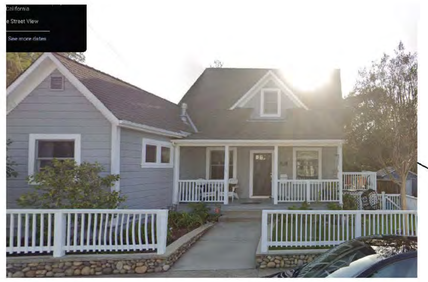
Project Name and Address
[redacted]
311 JOHNSON AVE.
LOS GATOS, CA, 95030
[redacted]

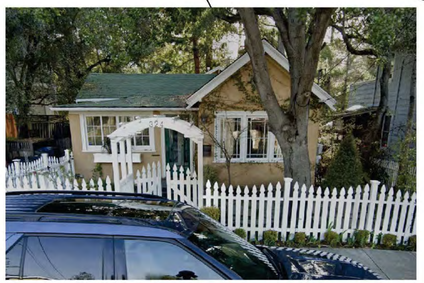
Project	Sheet
ADDITION	A1
Date: 07-20-2024	
Scale: VARIES	

ATTACHMENT 6









No.	Revision/Issue	Date

NEIGHBORING PHOTOS

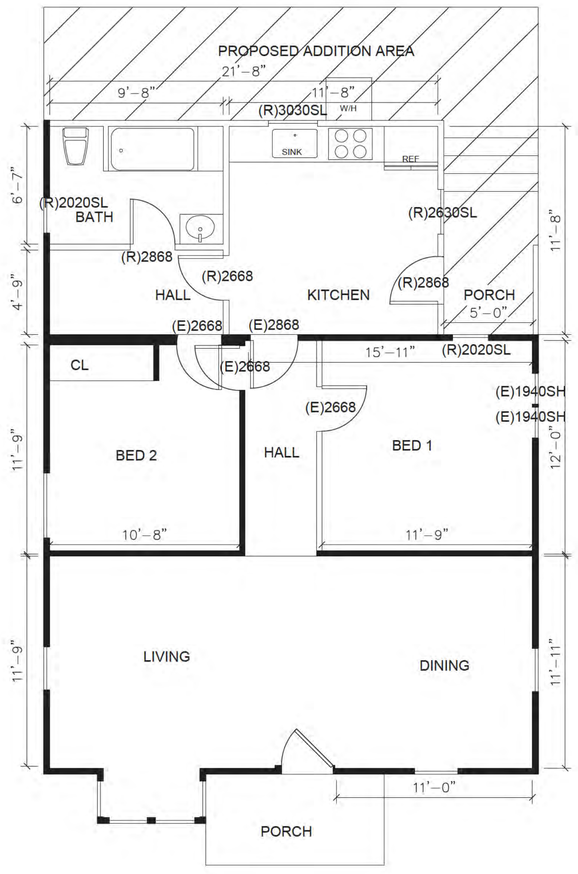
Drafters Name and Address
AIASSA DESIGNERS
JEANNIE KESTER
654 NEILL CT
FRENCH CAMP, CA. 95231
(408)230-2989
JAIASSA@YAHOO.COM

Project Name and Address
[redacted]
[redacted] JOHNSON AVE
LOS GATOS, CA, 95030
[redacted]

Project	Sheet
ADDITION	A1.1
Date: 07-20-2024	
Scale: 1/4"=1'-0"	

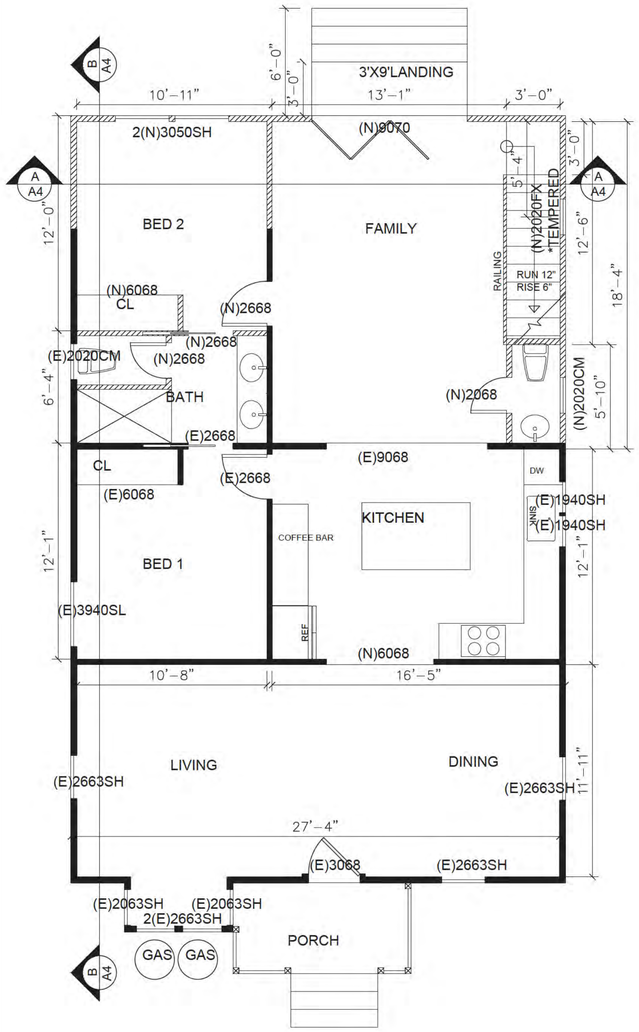
① (E) FLOOR PLAN

SCALE 1/4"=1'-0"



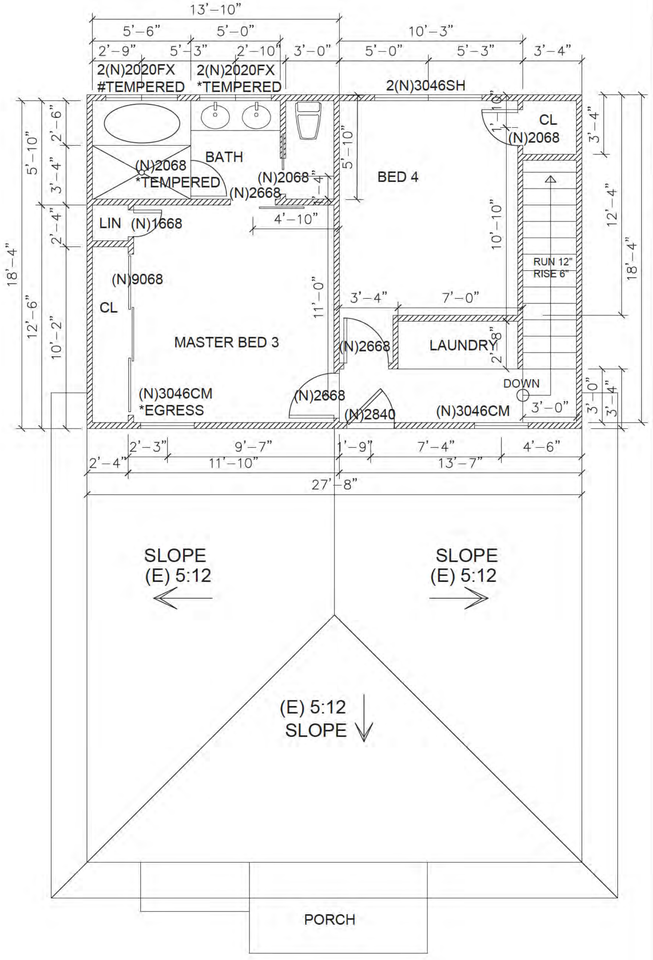
② PROPOSED 1RST FLOOR

SCALE 1/4"=1'-0"



② PROPOSED SECOND FLOOR

SCALE 1/4"=1'-0"



TYPICAL guards (guardrails) to CRC §R312.
a Provide a guard at any walking surface over 30"
b Minimum height of 42" (a guard whose top rail also serves as a stair handrail may be 34" to 38" above tread nosing).
c Indicate spacing for intermediate rails such that a 4"diameter sphere cannot pass through (or specify that rail is solid) Exceptions: 4.375" allowed at stair guard; 6" allowed at triangle opening formed by riser, tread and bottom rail

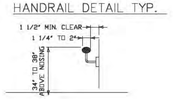
WALL LEGEND	
	EXISTING
	REMOVING
	NEW
DOOR AND WINDOW	
N	NEW
R	REMOVAL
E	EXISTING

HANDRAIL NOTES TYP:

HANDRAIL SHALL WITHSTAND A CONCENTRATED LOAD OF 200 lbf APPLIED AT ANY POINT IN ANY DIRECTION.
HANDRAIL TO BE 34" TO 38" ABOVE NOSING OF TREAD AND BE 1.5" MINIMUM CLEAR OF ADJACENT WALL.
HAND GRIP TO BE 1.25" TO 2" IN DIAMETER OR HAVE A PERIMETER DIMENSION OF 4" TO 6.25", W/ A MAXIMUM CROSS SECTION OF 2.25".
EDGE RADII MAXIMUM 0.01" (NO SHARP EDGES).

NEW HANDRAIL SIDE TYP.
Note: handrails are required on all stairs with 4 or more risers between landings.

HANDRAIL DETAIL TYP.



No.	Revision/Issue	Date

FLOOR PLANS

Drafters Name and Address
AIASSA DESIGNERS
JEANNIE KESTER
654 NEILL CT
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(408)230-2989
JAIASSA@YAHOO.COM

Jeannie Kester

Owners Name and Address
[redacted]
311 JOHNSON AVE.
LOS GATOS, CA, 95030
[redacted]

Project	Sheet
ADDITION	A2.0
Date: 07-20-2024	
Scale: 1/4"=1'-0"	

① (E) FRONT ELEVATION

SCALE 1/4"=1'-0"

② (E) RIGHT ELEVATION

SCALE 1/4"=1'-0"

ADDITION TO MATCH THE EXISTING MATERIAL AND COLOR
- -EXISTING WOOD SIDING HOUSE
- -ADDITION TO ALSO BE WOOD SIDING TO MATCH
- -EXISTING WOOD SINGLE HUNG WOOD WINDOWS ON THE MAIN HOUSE
- -PROPOSED WOOD WINDOWS SINGLE HUNG OR CASEMENT.
- -EXISTING COMP ROOFING. SLOPE VARIES FROM 8:12, AND 5:12
- -REMOVAL ROOF AREA OF THE 5:12 ROOF PITCH ON REAR.
- -ADDITION/REMOVAL AREA TO HAVE ROOFING 5:12 SLOPE

③ (N)FRONT ELEVATION

④ (N)RIGHT ELEVATION

SCALE 1/4"=1'-0"

⑤ X

No.	Revision/Issue	Date

ELEVATIONS

Drafters Name and Address
AIASSA DESIGNERS
JEANNIE KESTER
654 NEILL CT
FRENCH CAMP, CA. 95231
(408)230-2989
AIASSA@YAHOO.COM

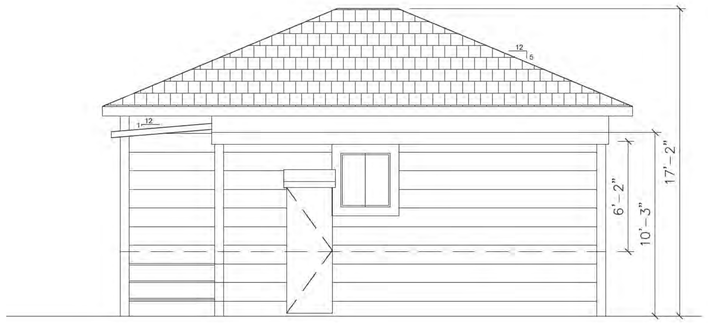
Jeannie Kester

Project Name and Address
[redacted]
311 JOHNSON AVE.
LOS GATOS, CA. 95030
[redacted]

Project	Sheet
ADDITION	A3.0
Date: 07-20-2024	
Scale: 1/4"=1'-0"	

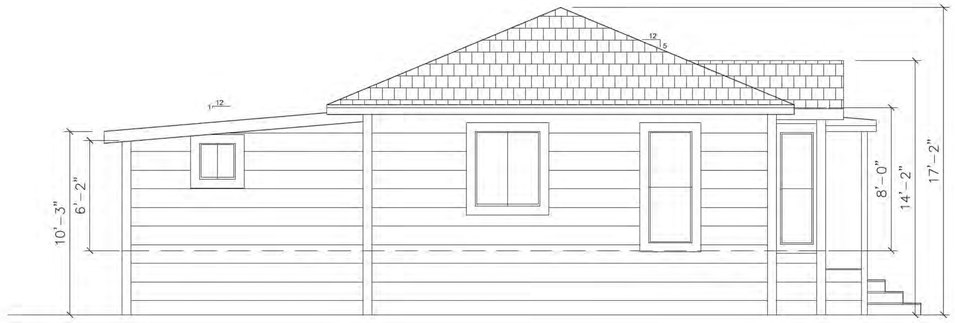
① (E)REAR ELEVATION

SCALE 1/4"=1'-0"



② (E) LEFT ELEVATION

SCALE 1/4"=1'-0"

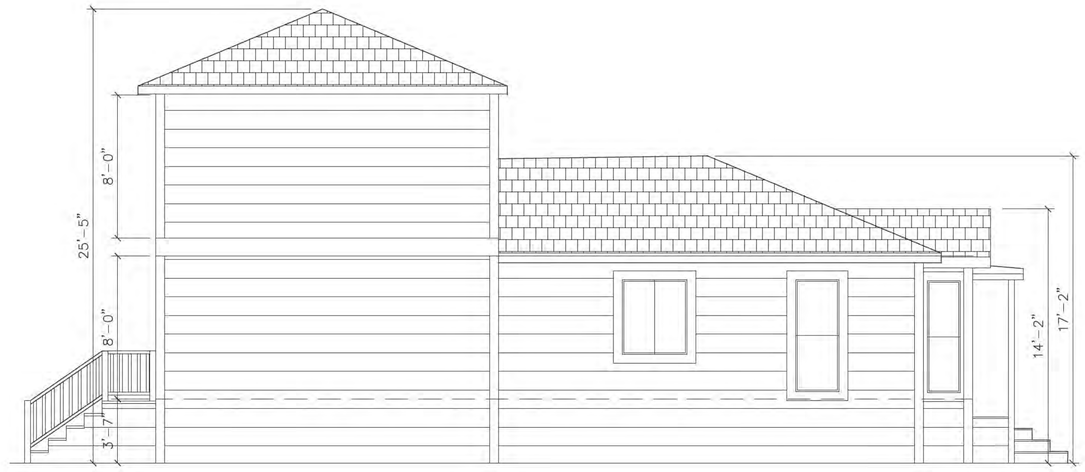


③ (N) REAR ELEVATION

SCALE 1/4"=1'-0"

④ (N)LEFT ELEVATION

SCALE 1/4"=1'-0"



⑤ X

No.	Revision/issue	Date

ELEVATIONS

Drafters Name and Address
AIASSA DESIGNERS
JEANNIE KESTER
654 NEILL CT
FRENCH CAMP, CA. 95231
(408)230-2989
AIASSA@YAHOO.COM

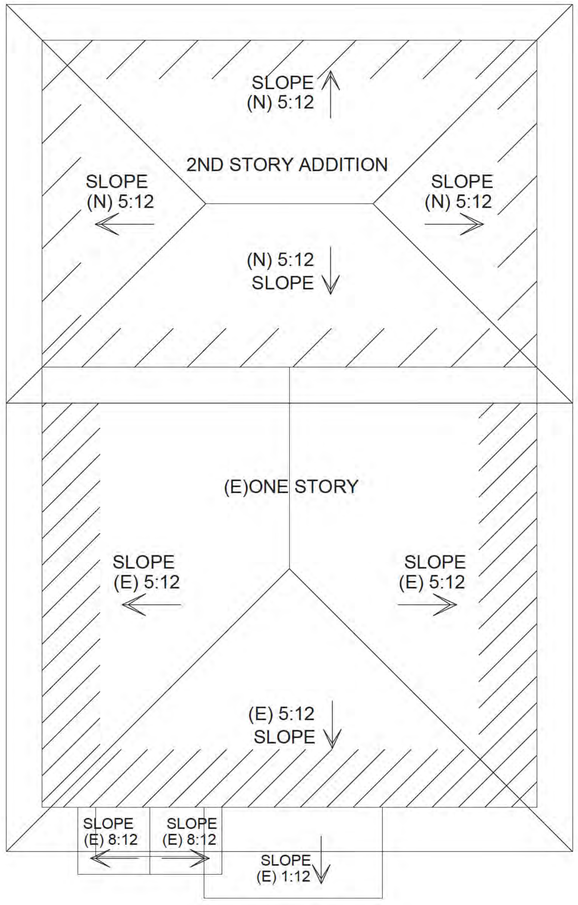
Jeannie Kester

Project Name and Address
[redacted]
311 JOHNSON AVE.
LOS GATOS, CA, 95030
[redacted]

Project	Sheet
ADDITION	A3.1
Date: 07-20-2024	
Scale: 1/4"=1'-0"	

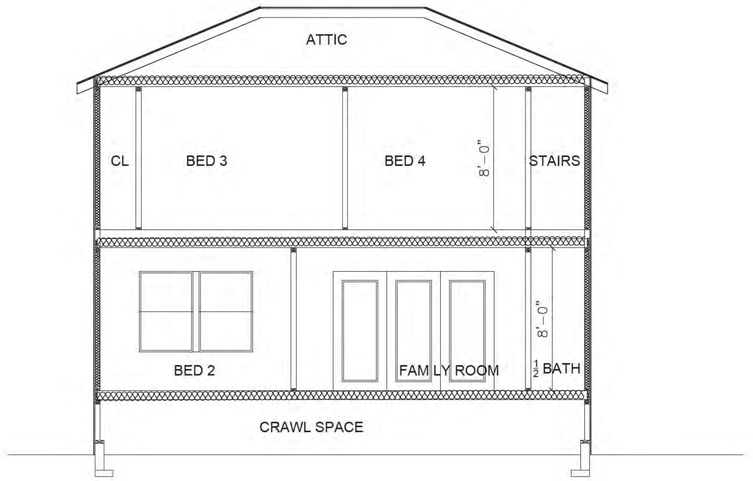
① ROOF PLAN

SCALE 1/4"=1'-0"



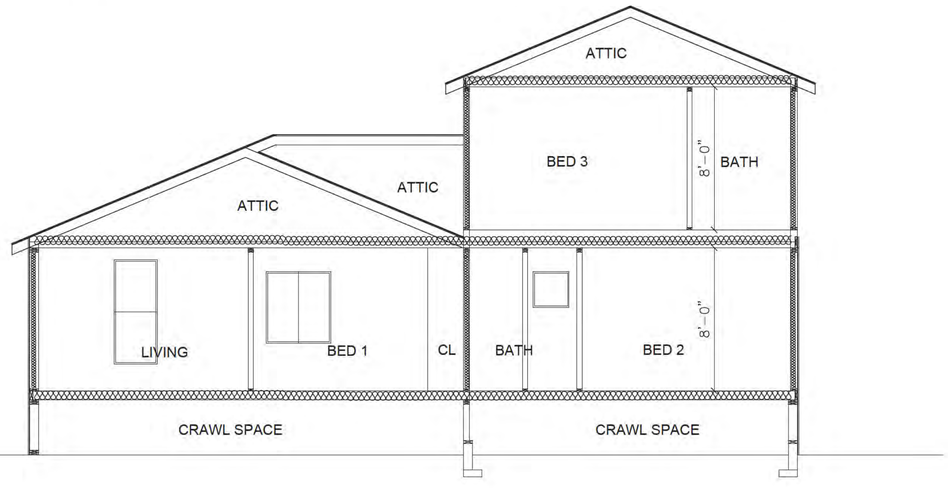
② SECTION A–A

SCALE 1/4"=1'-0"



③ SECTION B–B

SCALE 1/4"=1'-0"



④ X

No.	Revision/Issue	Date

ROOF PLAN
SECTIONS

Drafters Name and Address
AIASSA DESIGNERS
JEANNIE KESTER
654 NEILL CT
FRENCH CAMP, CA. 95231
(408)230-2989
JKAIASSA@YAHOO.COM

Jeannie Kester

Project Name and Address
[redacted]
LOS GATOS, CA, 95030
[redacted]

Project	Sheet
ADDITION	A4.0
Date: 07-20-2024	
Scale: 1/4"=1'-0"	

TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 09/11/2024

ITEM NO: 6

DATE: August 23, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Review for Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned O:LHP. **Located at 128 University Avenue**. APN 529-02-017. Request for Review Application PHST-24-014. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Ahmad and Meyssa Alaadel. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

RECOMMENDATION:

Preliminary review of a proposal for exterior alterations to an existing contributing single-family residence located in the University-Edelen Historic District located at 128 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1898 per County Assessor's Database; 1890s 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? Yes
4. Is structure in a historic district? University-Edelen Historic District
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The County Assessor indicates that the residence located at 128 University Avenue was constructed in 1898. The 1991 Bloomfield Survey estimates the construction date as the 1890s and rates the residence as historic and intact or worthy of special note (Attachment 1). The

PREPARED BY: Sean Mullin, AICP
Senior Planner

BACKGROUND (continued):

residence is listed as a contributor to the University-Edelen Historic District. The Sanborn Fire Insurance Maps show that the primary footprint of the residence remained consistent between 1895 and 1956 (Attachment 2). The applicant provided the results of their property research, which is included in Attachment 3.

A search of Town Permit records provides the following:

- 1975 Planning Commission approval to establish an office in the residence;
- 1976 Building Permit for conversion of a portion of the residence to an office, including replacement of five windows and elimination of one window;
- 1996 Building Permit for an interior remodel including in-kind replacement of four wood windows; and
- 1996 approval and Building Permits to construct a new deck at the rear of the residence.

The applicant proposes exterior alterations to the existing contributing residence and seeks preliminary feedback from the Committee.

DISCUSSION:

The property is located at the southeast corner of the intersection of University Avenue and Miles Avenue. The applicant is requesting a preliminary review by the Committee for exterior alterations to the residence stemming from proposed improvements to the attic space of the existing Queen Anne Victorian residence (Attachment 7). As described in the applicant's letter, the proposed improvements to the attic include an increased roof slope to create a taller ceiling in the attic area (Attachment 4). The revised roof slope would increase the maximum height of the residence with an elevated roof ridge running from east to west. A new gable end would be located on the front (west) elevation, setback from the existing lower gable end. New dormers on the north and south elevations would be incorporated to provide additional usable space within the improved second-story attic. The applicant's conceptual plans provide two options for the dormers: shed and gable-end dormers. The conceptual plans also show that the steeply pitched hip roof forming the corner tower would be tied to the new elevated roof. The applicant indicates that all plaster finishes in the existing gable ends on the side elevations would be replicated in the dormers. The applicant also indicates that all new trim details would match existing, and no changes are proposed below the existing eave line (Attachment 4).

CONSIDERATIONS:

A. Considerations

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

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

B. Residential Design Guidelines

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

CONCLUSION:

The applicant is requesting preliminary review of a proposal for exterior alterations to an existing contributing single-family residence located in the University-Edelen Historic District located at 128 University Avenue. Adequate details have not been provided to determine whether the proposed work would require approval of a Planning application or if it could be accomplished with only a Building Permit. In either case, the project would return to the Committee for a formal recommendation to the deciding body.

Attachments:

1. 1991 Anne Bloomfield Survey
2. Sanborn Map Exhibit
3. Research Results
4. Project Description
5. Existing Attic Design
6. Section 3.9, Residential Design Guidelines
7. Development Plans

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UE

Anne Bloomfield

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

128

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 128 University

PARCEL MAP INFORMATION

Parcel # 529-02-017 Lot size: ~~43~~ 59 front ft. x 110 ft. deep

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

Location: N___ S___ E / W___ side of U St___ Ave / Other___

distance to cross st: ___ ft. N___ S___ E___ W___ from___

at NE___ NW___ SE / SW___ corner of Miles

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Vineyard Lots Old Block # 2 Old lot # 1 & ptn 2

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ~~B~~ + ? Estimated age 1890s Style QA # stories___

Alterations sun collector on roof

Other Moon arches

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

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

PHOTOS: Roll/frame # 009/21 Date 9 Nov 89

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey ___

Gebhard: page #___ illustration page #___

Butler/Junior League___

ATTACHMENT 1

Bellringers

128 University

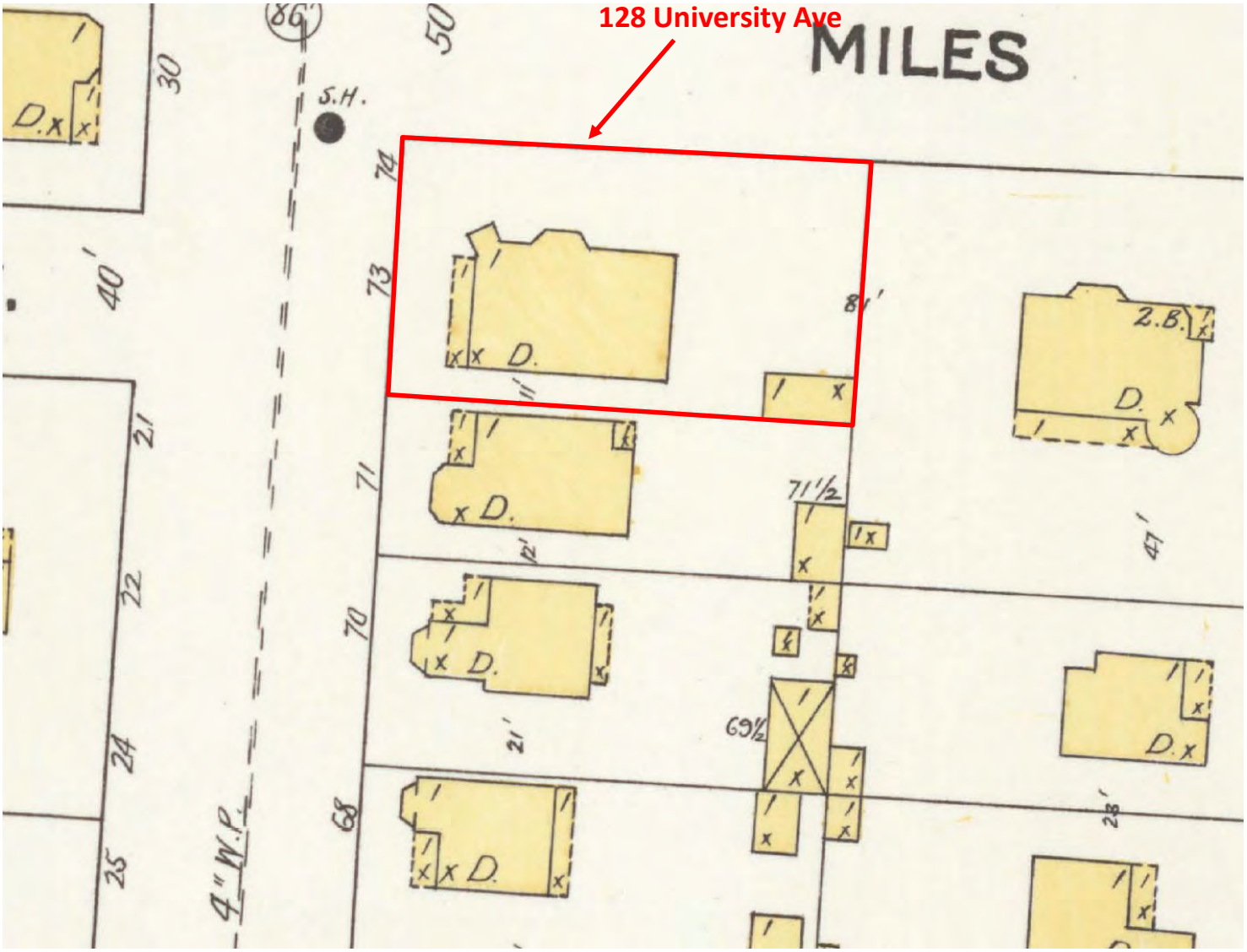
Present owner: Manuel Machado

E.C.D. 1885 L.G.T.R.

Ownership:

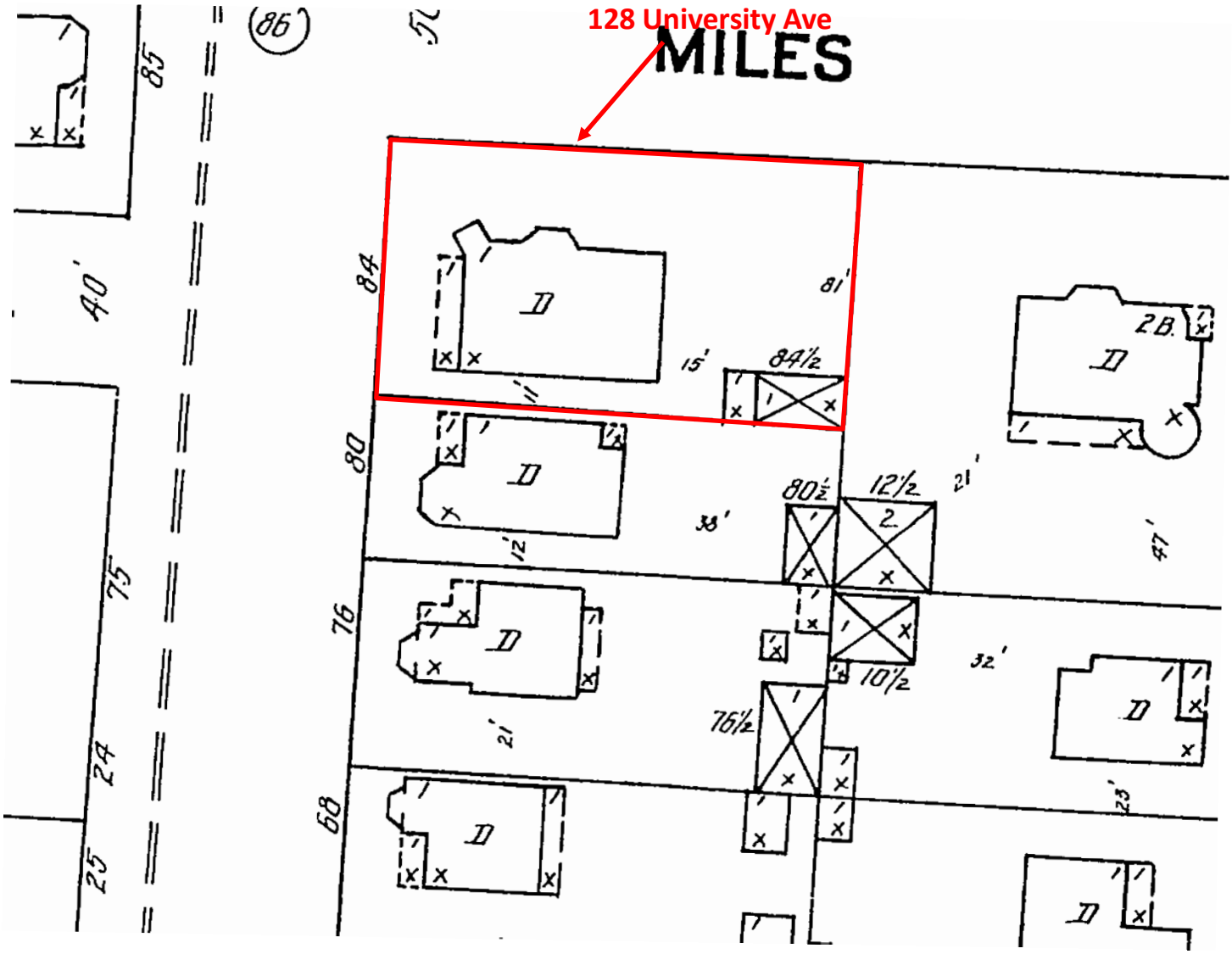
Charles Whiteman (1941 L.G.T.R.)
Melvin Whiteman
1973 Manuel Machado (Landscape gardener)
Nov 1, 1971 Robert Bell & Associates - Beau Ying

Occupants:(C.D. and T.D.)
1924 - 1943 Charles T. Whiteman (Butcher at grocery store on Santa Cruz Blvd.)
1954 Mrs. Pearl Whiteman
1967 Manuel Machado

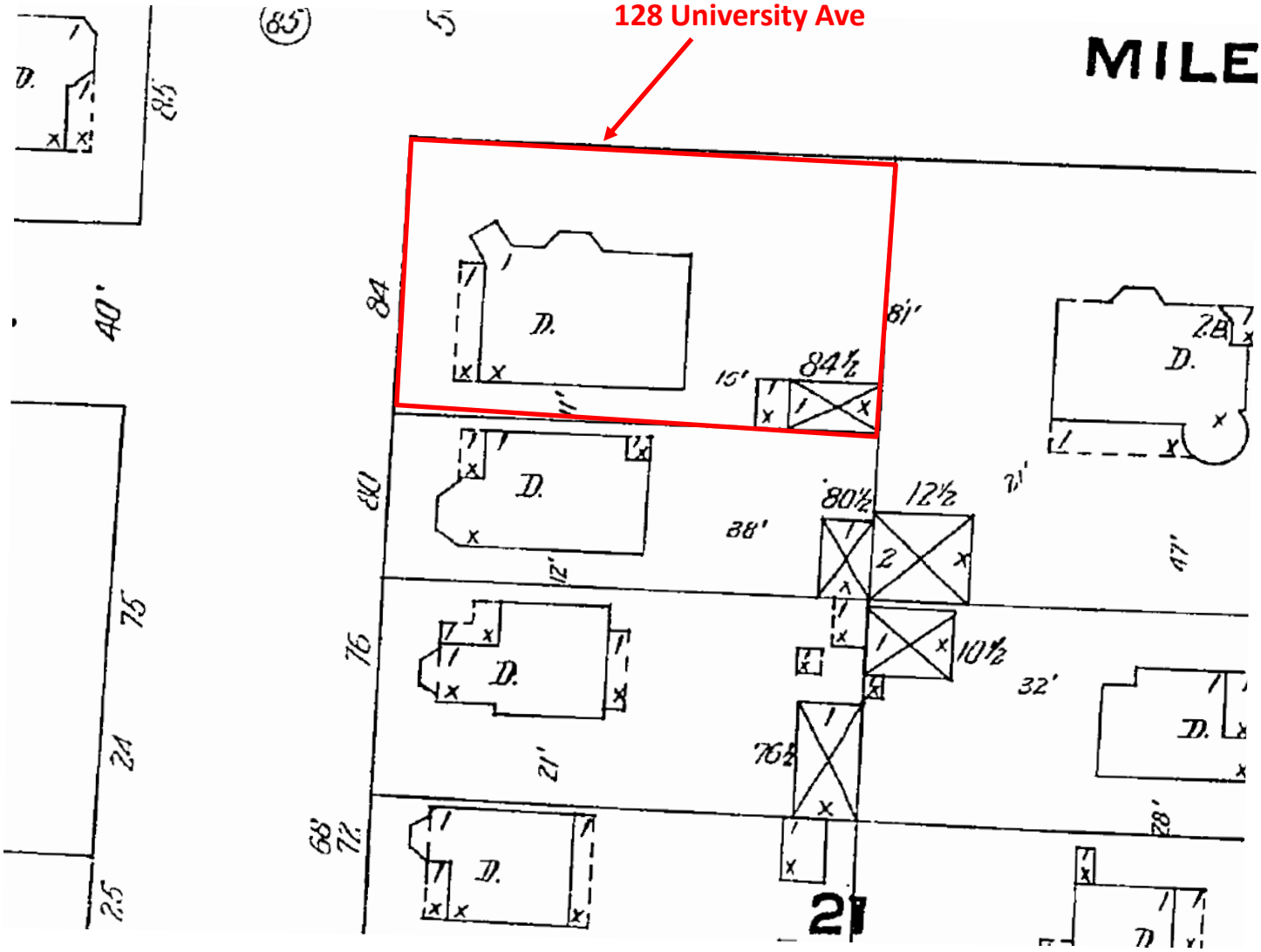


1895

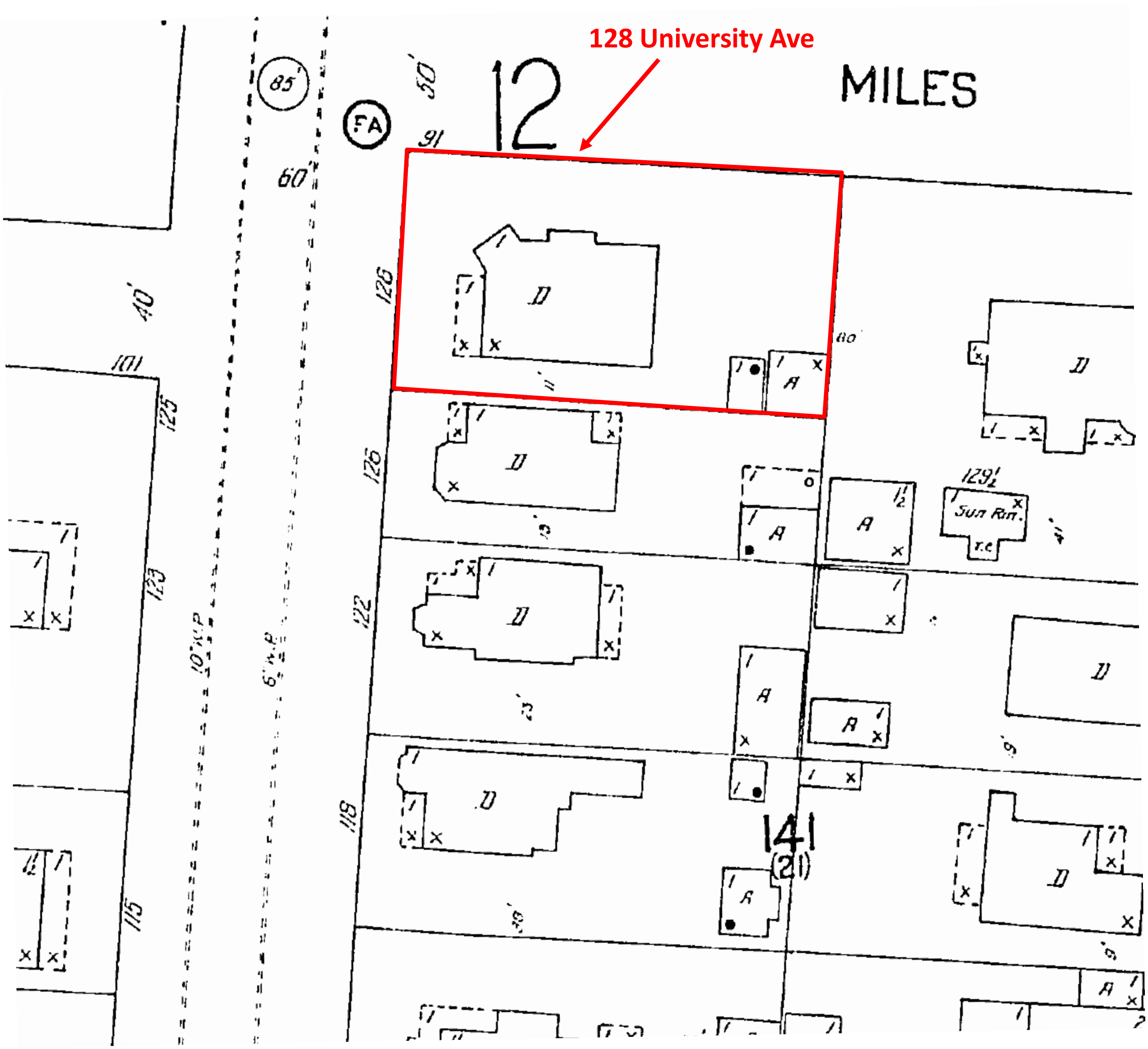
ATTACHMENT 2


128 University Ave
MILES
(86)
85
40'
84
81'
15'
84½
11'
80
38'
80½
12½
21'
47'
76
32'
10½
76½
68
21'
25
24
75
2B.
D

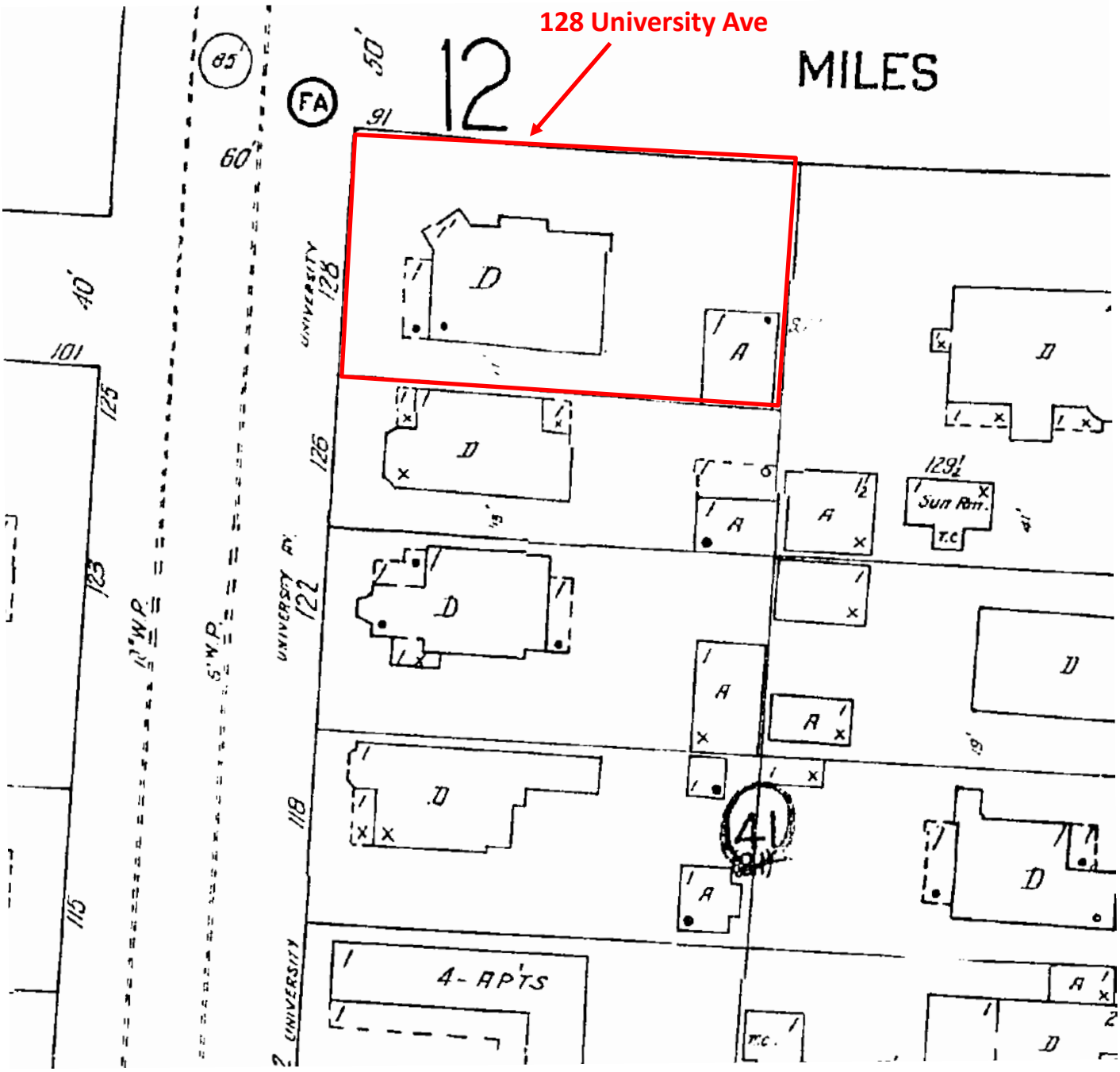
1904


128 University Ave
MILE
D.
84
81'
84½
15'
80
80½
12½
38'
76
10½
32'
76½
21'
68'
72'
28'
40'
75
24
25
21

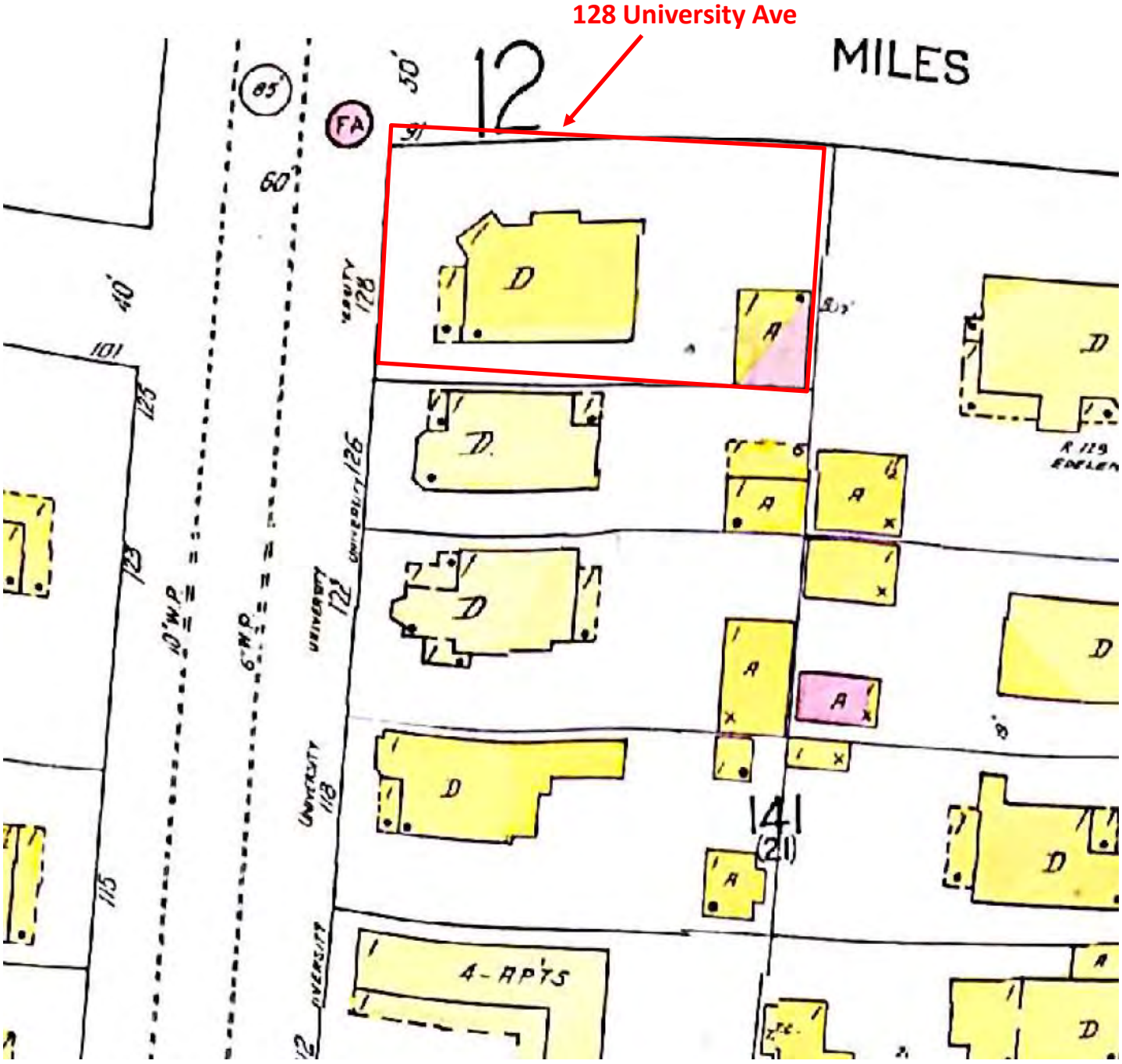
1908


128 University Ave
MILES
12
85'
FA
50'
91
60'
40'
101
125
126
126
123
122
118
115
10" W.P
6" W.P
80'
129½
Sun Rm.
141
(21)

1928


128 University Ave
12
MILES
FA
85'
60'
50'
91
40'
101
125
123
115
128
126
122
118
UNIVERSITY
UNIVERSITY
UNIVERSITY
D
A
Sun Rm.
T.C.
4-APTS
M.C.
41

1944


128 University Ave
MILES
12
FA
50'
60'
40'
101
125
123
115
10" W.P.
6" W.P.
128
126
124
118
D
A
4-APTS
141
(20)

1956

Form 1 17 . **BUILDING CLASSIFICATION AND COMPUTATION RECORD**

ADDRESS LOCATION 128 University ST. AVE. | CITY OF LOS GATOS CALIFORNIA

BLOCK NUMBER 64 | LOT NUMBER 1 Block 2 | OWNERSHIP Chas. Whiteman

SUBDIVISION OR TRACT, Miles + Edelen's Sub.

DESCRIPTION Land N. 11' of Lot 2.

Sect.	Dimensions			Area or Cubage	Unit Cost	Repro.Cost	Out'bldgs	Pres.Value
(A)	X	X	=	1283 cu.ft sq.ft	@$ 2.65	$ 3400.		$
(B)	X	18 X 6	=	108 cu.ft sq.ft	@$ 1.00	108.		
(C)	X	X	=	cu.ft sq.ft	@$.		Miscel.	
(D)	X	X	=	cu.ft sq.ft	@$.		Retain.Wall	
	X	X	=	cu.ft sq.ft	@$.		Tank	
	X	X	=	cu.ft sq.ft	@$.		Pool	
				Reproduction Cost of Main Building		$ 3508.	36 % Good	$ 1265.
Garage	X	18 X 23	=	414 cu.ft sq.ft	@$ .50	$ 207.	40 % Good	$ 85.
Depreciation %				Pct. Good %		TOTAL DEPRECIATED VALUE		$ 1350.

EXTERIOR DESCRIPTION

COMMERCIAL BLDGS
_____ Stories
_____ Stores
_____ Office Bldg
_____ Aparts
_____ Rms. Hotel
_____ Rmg. House
_____ Rms. Hosp.
Bank _____ Hall
_____ Wrhse. Loft
_____ Car Garage
_____ Seat Theatre
Mill _____ Factory
Gas Station _____
Green House _____
School _____

RESID'L BUILDINGS
1 Stories
6 Rooms
_____ Apts
_____ Family
Duplex __ Flat __
Dwlg ✓ Bung. __
Cottage __ Shack __

CONSTRUCTION
Lt. __ Med. ✓ Hvy. __
Masonry _____
Reinfd.Conc. __ Fr. __ Fl. __
Steel Frame _____
Wood Frame ✓
Mill Frame _____
Single Wall _____
Double Wall ✓

FOUNDATION
Deep __ Shallow __
Concrete _____
Brick __ Stone ✓ Conc.
Posts __ Piers __
Mudsill _____
Piles _____

ROOF
Gable ✓ Flat _____
Hip __ Gambrel _____
Mansard __ Drmr. _____
Plain ✓ Cut up _____

ROOFING
Wood Shingle _____
Pat. Shingle ✓
Tar & Gravel _____
_____ Tile
Composition _____
Metal _____
Cor. Iron _____
Good __ Med. ✓ Chp. __

PORCHES: NUMBER
Front 1 Rear ✓
Open __ Roofed ✓
Screened 1
Glassed In _____

OUTBUILDINGS
Garage 2 Cars
Detch'd Attached __
Shed __ Barn _____
Poultry House _____

EXTERIOR WALLS
_____ Brick
_____ Stone
_____ Terra Cotta
_____ Tile
Stucco
_____ On Wood Lath
_____ On ChickWire
Rustic ✓ OP RW
Resawed _____
Brd. & Bat. _____
Shiplap _____
Novelty __ T&G __
Corr. Iron ✓
Painted ✓
Stained _____

EXTERIOR TRIM
Masonry _____
Metal _____
Plastic _____
Tile ✓
Wood _____
Glass _____
Ornamental ✓
Plain ✓

STORE FRONT
_____ Bulkhead
_____ Plate in Met.
_____ Plate in Wood
_____ Plate Mit'red
_____ Sheet Glass.

INTERIOR DESCRIPTION

INSIDE TRIM
Stock __ Spec. ✓ RW
Pine __ Hdwd. __
Painted __ Enam. __

WALLS & CEILINGS
Plastered 6 Rms
Plast. Bd. _____ Rms
Compo. Bd. _____ Rms
Stucco _____ Rms
Wainscot _____
Paneled _____
Beamed Ceiling _____

DECORATING
Papered 6 Rms
Tinted _____ Rms
Canvas _____ Rms
Sanitas _____ Rms
Cloth & Pap. _____ Rms
_____ Rms Unfin.
Plain __ Med. ✓ Good __

FLOORS
Number of Rooms. 6
Pine _____
Hardwood _____
Cement _____
Tile _____
Marble _____
Terrazzo _____
Composition _____
Earth _____

PLUMBING
No.of Fixt. 5
Old Style _____
Modern ✓
Good __ Med. ✓ Chp. __

BATH ROOMS
Large __ Small ✓
Rooms 1 NO.
Good _____
Medium _____
Cheap _____
Shower ✓
Tile Floor _____
Tile Wall ✓ ✓ ✓

LIGHTING
No. of Fixt. ✓
Electric _____
Old Style ✓
Modern _____
Gas __ Oil _____
Good __ Med. __ Chp. ✓
Special _____

HEATING
Firepl. ✓ Stove ✓
Hot Air Furn. _____
Ducts: Pipeless _____
Gas or Oil Fire _____
Radiant Fire _____
Steam or Hot Wat. _____
Arcola System _____
Thermostat _____
Floor or Wall Furn. _____

BUILT-IN FEATURES.
Kitch.Cab. _____ Ft
Buffet _____ Ft
Book Cases _____
Lockers _____
Patent Beds _____
Refrigerator _____
Open Shelvg. ✓

MISCELLANEOUS
Sidewalk Lights _____
Fire Escapes _____
Plate Glass _____

BASEMENT
Garage _____ Cars
Full __ Part ✓ None __
Floor: Cm. St. Wd. Dt.
Walls: Cm. St. Wd. Dt.
Un ✓ Finished

ELEVATORS
Speed: __ Hi __ Low
Elec. __ Hyd. __ Auto
Pass. Frt. Dmb Wt.
Height _____ Ft
Sidewalk _____

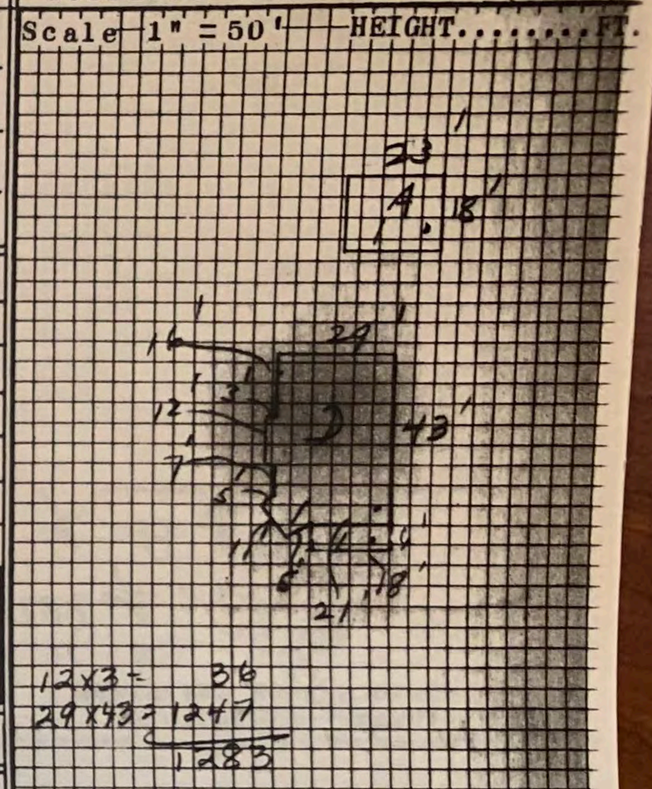
MECHANICAL EQUIPMENT - Pres.Val.
Ventilating System $ _____
Sprinkler System $ _____
Automatic Fire Alarm $ _____
Vacuum Cleaning System $ _____
Water Heater ✓ Storage __ Automatic ✓
Air Conditioning $ _____
Well _____ Windmill __ Elec.Pump _____
Tank _____ Pressure System _____

OUTBUILDINGS-VALUE Under $400
Dimen. _____ X _____ Ft: Age _____
Walls _____ Roof _____ Floor _____
Area _____ SqFt @ $ _____
Repro.Cost $ _____
____ % Good: PRES.VALUE $ _____

Miscellaneous Remarks
See Reverse

BUILDING DIAGRAM AND DETAILS.

Scale 1" = 50' HEIGHT.....FT.



12 x 3 = 36
29 x 43 = 1247
1283

STREET FRONT

PRICED BY W. W Holden DATE 3/28/74

CLASSIFICATION 1 2 3 4 A B C D

QUALITY: Cheap....; Medium....; Good. ✓.; Special....

OCCUPANCY Owner ✓ Vacant Tenant Not Home

Age 55 Yrs. Remodeled Age 40 Yrs.

Condition: New Good ✓ Medium Poor

Obsolescence ✓ Yes No Functional Defects....

Special Depreciation For: Lack of Utility..✓.....%

Over....% Under....% Improvement: Location.....%

DESIGN: Good....; Acceptable ✓...; Poor....; Freak....

FLOOR PLAN: Good. ✓.; Acceptable ✓...; Awkward.....

Perimeter of Walls. 155 ft; Number of angles.....

RENT $ _____ Per Mo. — Source of Information — Tenant Agent Estimated

ATTACHMENT 3

REAL ESTATE APPRAISAL COMPUTATION.

BLOCK NO. **64** LOT NO. / Block 2 BLOCK BOOK PAGE 16

Description, Dimensions and Ownership of Real Property Described herein, conforms with Official Block Book, and Assessment Map of The City Named on Reverse. No accountability Assumed for Matters Legal in Character. Computation of Values of Land and Buildings in Accordance with Contract Provisions for Equatax System Valuation.

SYMBOL	FRONT		DEPTH	PCT.	COEF.	UNIT	COMPUTED VALUE	
	59	x 110		104	61.36	12½	$	767.
		X						
		X						
		X						
	Added For Corner							
	Added For Alley							
						TOTAL	$	

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

VALUATION RECORD				
YEAR	1940	19	19	19
Land Value	$ 770.	$	$	$
Building Value	$ 1350	$	$	$
Number of Bldgs	2			

OWNERSHIP RECORD

1940
1941 Chas. Whiteman
1942
1943
1944
1945
1946
1947

Retail Business ☐ Residence ☐
Semi Business ☐ Industrial ☐

SPECIAL REMARKS

SKETCHES OR REMARKS, OR METES AND BOUNDS DESCRIPTION

all of Lot 1 & N. 11' of Lot 2

REVISIONS AND ADJUSTMENTS: Record Below Subsequent Changes in Value due to Re-appraisal. Indicate Reason for Action Such as Additions, Alterations, Rebuilding, Fire Loss, Demolition, or Removal of Buildings.

DATE	Reason for Action	BY	COST FACTOR	REPRO. COST	DEPRECIATION	REVISED VALUE

Los Gatos Bicentennial * PROJECT BELLRINGER *
Historic Home Improvement SURVEY SHEET

[Please print]

++ Recorded pre-interview ++

Street: University

Surveyor: Joan Raemer

House number: 128

Present owners: Mr. Robert & Mr. Sean Simons

Phone: [redacted]

++ Recorded during interview ++

Absentee-owner mailing address: (P.O. Box 1874) 95030 (Zip)

Estimated construction date: 18 85 LGTS.

Rental? No ___ Yes ✓ If Yes, tenant name: _____

Best time to phone tenant: _____ Phone number: _____

Commercial? No ___ Yes ___ If Yes, commercial use: _____

++Recorded post-interview ++

SURVEY RESULT:

Project application filed?

No ✓ Yes ___ If Yes, With surveyor ___ To be "mailed in" ___

Negative reaction by owner? Renter

Reason: Mr. Machado doesn't own home - Renter very neg. would not give me any info - took papers to give to new owner

Interested in Revolving Loan Program and wishes to be notified when loans are available: ___

Family type: ✓ (young family) (middle years) (senior citizen)

Additional Comment:

Return to: (Service Club involvement recommended. Type? (gardening, painting, etc.))

38 Alpine Ave.
Los Gatos, CA.

Unable to contact owner: ___ Reason: _____

Historic (p. 1901) Home Awards

Frank Behnke,, Paula Adams
20 Loma Alta (1890)

John, Mrs. Culler
162 Loma Alta (1891)

Jan, Mrs. Replogle
178 Loma Alta (1896)

Robert, Mrs. Ray
179 Loma Alta (1891)

II Dr. Aldon Hilton, Callie Brophy
46 Los Gatos Blvd. (1881)

II Dr. Charles Torrey, Gay Schy
54 Los Gatos Blvd. (1890)

Mr. Richard Coker
116 Los Gatos Blvd. (1891)

II Theodore, Sara Anderson
122 Los Gatos Blvd. (1893)

II Edward, Peggy Raether
204 Los Gatos Blvd. (1891)

II Mr. Barry Solloway
207 Los Gatos Blvd. (1886)

II Alfred, Ellie Gerhardt
214 Los Gatos Blvd. (1888)

Harry, June Fromm
227 Los Gatos Blvd. (1888)

II Ken, Mrs. Ostermeir
256 Los Gatos Blvd. (1888)

Mrs. Merle Heckinger
314 Los Gatos Blvd. (1890)

II Mrs. Robynne Anger
432 Los Gatos Blvd. (p-1901)

II Mrs. George, Jean Montgomery
262 Main (East) (1890)

David, Mrs. Danielson
102 Massol (1896)

Mrs. Bella F. Goins
224 Massol (1886)

H. Reed, Barbara Searle
228 Massol (1886)

Mrs. Nancy Copeland
461 Monterey (p-1901)

II Dr. Richard, Jean Foulton
120 Oak Meadow (1889)

Bert, Mrs. Sporleder
5 Palm Avenue (1891)

Dr. Norman, Mrs. Reynolds
55 Palm Avenue (1895)

Ross, Barbara Phinney
347 Pennsylvania (p-1901)

Luther, Eloise Ospina
380 Pennsylvania (1898)

II Dr. Morton, Margaret Manson
381 Pennysylvania (1890)

II Duane, Denise Billheimer
9 Peralta (1898)

Preston, Mrs. Hill
33 Peralta (1885)

II David, Marvel Howarth
17981 Saratoga/Los Gatos Road (1890)

Heinz, Margie Schu
16221 Shannon Road (1889)

II Paul, Linda Wehner
16230 Shannon Road (1866)

Richard Hansen
16905 Spencer (p-1901)

II Michael, Laura Krolak
5 Spring Street (1885)

Roman Catholic Diocese, S.F.
18 Tait (1896)

II Ms. Elizabeth Frase
29 Tait (1881)

Richard, Mary Crompton
103 Tait (1886)

II Steve, Beth Zientek
106 Tait (1890)

Mrs. Mary Surber
109 Tait (1891)

II Gary Travinger, Linda Loew
139 Tait (1886)

II Robert, Joan Cowan
222 Tait (1888)

Neil, Mrs. Thoman
103 University Avenue (1885)

Mrs. Claire Rodgers
202 University Avenue (1890)

Mr. Michael Nolan
266 University Avenue (p-1900)

Bruce Curtis, Ben Griffin
315 University Avenue (1896)

Clarence, Mrs. Strothers
7 Walnut (p-1900)

Ron, Frances Stevenson
50 Whitney (p-1900)

II Mrs. Emily, Ms. Minty Brown
121 Wilder (1896)

II Thomas, Carol Boyce
134 Wilder (1891)

II Mrs. Penny Sink
153 Wilder (1898)

Mrs. Chiquita Mattos
211 Wilder (1881)

Dennis Burrow 75 - AIA
Gary Schleh - AIA

Mardi Bennett 100 → Chair
Sara Anderson

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Updated

Museums of Los Gatos Historic Homes Tours

Address				Year(s) Appeared		
237	Almendra	Ave.		2009		
75	Alpine	Ave.		1991		
77	Alpine	Ave.		2001		
79	Alpine	Ave.		2001		
31	Ashler			2013		
16158	Bachman	Ave.		2017		
212	Bean	Ave.		2002		
212	Bella	Vista	Ave.	2000		
37	Broadway			2012		
42	Broadway			2008		
44	Broadway			2003		
45	Broadway			1991	2012	
47	Broadway			1994	1999	2012
68	Broadway			2001		
72	Broadway			2001		
15	Chestnut	Ave.		1999		
16	Chestnut	Ave.		1995	2009	
40	Chestnut	Ave.		2009		
54	Chestnut	Ave.		1999	2004	
21	Clifton	Ave.		2008		
59	College	Ave.		2015		
100	Creffield	Heights		2011		
140	Creffield	Heights		2011		
16660	Cypress	Wy.		1994	2015	
106	E.	Main	St. (NUMU)	2017		
129	Edelen	Ave.		1998	2013	
130	Edelen	Ave.		2003	2013	
15	Ellenwood	Ave.		2001		
51	Ellenwood	Ave.		2008		
60	Ellenwood	Ave.		2008		
61	Ellenwood	Ave.		2005		
66	Ellenwood	Ave.		2008		
18537	Eucalyptus	Dr.		2000		
90	Fairview			1994		
19	Glen	Ridge	Ave.	1993		
20	Glen	Ridge	Ave.	2007		
22	Glen	Ridge	Ave.	1995	2006	

Address				Year(s) Appeared			
142	Massol	Ave.		2007			
320	Massol	Ave.		2003			
255	Nicholson	Ave.		2005			
304	Nicholson	Ave.		2005			
18000	Overlook	Rd.		2004			
18505	Overlook	Rd.		2002			
5	Palm	Ave.		1993	1995	2000	2008
9	Palm	Ave		1993			
35	Palm	Ave.		2009			
8	Pennsylvania	Ave.		2000			
9	Peralta	Ave.		1993			
37	Peralta	Ave.		2009			
41	Peralta	Ave.		2007			
14610	Quito	Rd.		2005			
15231	Quito	Rd.		2005			
16221	Shannon	Rd.		2013			
9	Simons	Way		2018			
8	Tait	Ave.		2007			
10	Tait	Ave.		2007			
30	Tait	Ave.		1997			
55	Tait	Ave.		2002			
115	Tait	Ave.		1993	2002		
119	Tait	Ave.		2006			
128	Tait	Ave.		1997			
136	Tait	Ave.		1997			
142	Tait	Ave.		2006			
155	Tait	Ave.		2003			
207	Tait	Ave.		2015			
231	Tait	Ave.		2005			
202	University	Ave.		1998			
315	University	Ave.		1998	2015		
321	University	Ave.		1998			
310	W.	Main	St.	2011			
311	W	Main	St.	2017			
15	Walnut	Ave.		2009			
107	Wilder	Ave.		1997	2007		
215	Wilder	Ave.		2011			
Forbes Mill				1991			
Tait Ave. Art Museum				1991			

Phone O

128 University

Present owner: Manuel Machado

E.C.D. 1885 L.G.T.R.

Ownership:

Charles Whiteman (1941 L.G.T.R.)
app- 1968 Melvin Whiteman
1973 Manuel Machado (Landscape gardener) 408 867-0766
Nov 1, 1974 Robert Allen Simons - Beau Ying 354-1972

Occupants: (C.D. and T.D.)
1924 - 1943 Charles T. Whiteman (Butcher at grocery store on Santa Cruz Blvd.)
1954 Mrs. Pearl Whiteman
1967 Manuel Machado

Thompson Helen Miss, teacher grammar school
Thompson Lottie Miss, artist, r Broadway
Thompson Wm H, orchardist, Saratoga
Thorne Nellie M Mrs, r 26 Fairview
Thornton W Rev (Sacred Heart novtiate)
Tobin I Mrs, r e Main
Tobin Paul, printer, r e Main
Tonkins J, orchardist
Torrey Levi, r Shannon rd
Town Hall, e Main
TownsendE P Mrs, r L G and Saratoga rd
Trantham Henry, mail carrier, r 115 Massol av
Trantham W H B, propr Los Gatos News, r 115 Massol av
Treibig L G, tailor Hofstra blk, r 80 Massol av
Trost Albert C, orchardist, Vineland
Truman Edw, retired, r Fairview
Umholtz J, r Shannon rd
Urquhart Richd A, physician Theresa blk, r Taylor
Van Denburgh D, retired, r Pennsylvania av
Van Horn F N, miner, r San Jose av
Van Fleet A N, real estate San Jose av
Van Sickle E, emp Greystone quarry
Van Meter Louise Miss, teacher grammar school, r Main
Vessing E J, r Quito rd
Veuillemmier C A, farmer, r Park av, P O Campbell
VINEY A, mgr S C V M & L Co, r Tait av
Vodden Chas H, mail carrier, r 15 San Jose av
Vodden Sydney, shoemkr w Main, r 49 University av
Vodden Thos, appr A G Williams, r University av
Volio J B Rev, S J, Sacred Heart novitiate
Vollmer Ivo V, orchardist Saratoga rd, P O Campbell
Von Carnap H Mrs, furn rms, Lyndon av
Vote Danl C, farmer Vineland
Wagner Chas, barber Santa Cruz av, r w Main
Walker Danl, carp, r 91 Wilder av
Walker Jas, retired, r San Jose av
Walker J W, physician e Main, r same
Walker L E, r Vineland
Walker Wm S, r Mail bldg
Wallace S Mrs, r Tait av
Walters B W, bartndr McMillan & Erbentraut, r RR av
Walters L E, orchardist
Warwick Wm, carp, r w Main
Waterman John B, carp, r Broadway
Walters Jefferson E, farmer, r Vineland
Watkins Frank F, vice pres Bank of Los Gatos and City T... Bachman av
Watson Robert M, eng S P Co, r University av

Wells Fargo & Co Express S W ... agt S P ...
West Frances Mrs, r University av
West G O, r Market
Western ...
blk
Whaley O B, r Shannon rd
Wheaton Zeri
Wheeler Chas H, carp, r Johnson av opp Wright
Wheeler Luther L, farmer
Whelan N Mrs, r Villa av
White Willard S, carp, r Rose av
Whiteman Chas, r e Main
Whitney E S, fruit packer, r 98 San Jose av
Wilder A E, cashr Garden City Bank, S J, r Johnson Heights
Wilder Ernest L, clk N I Wilder, r 76 Massol av
Wilder Julia Mrs
Wilder Latus A (Wilder & Mackay), r 89 Wilder av
Wilder & Mackay (L A Wilder, T Mackay), groceries, w Main
Wilder N I, dry goods Hoftra blk, r 76 Massol av
Wiley John, emp S P Co, r University av
Wilson A B (Wilson & Allen), r Santa Cruz av
Williams Alfred G, hardware w Main, r University av
Williams Ben F, brick mason, r Massol and Buchanan av
Wilson & Allen (A B Wilson, C L Allen), harness, Santa Cruz av nr Main
Wilson Chas H, lab, r Saratoga
Wilson Clinton L, r Santa Cruz av
Wilson Robt, r 158 University av
Wilson W W, teacher High School, r San Jose av
Windsor Wm, pastor Congregational Church, Campbell, r Union, P O Campbell
Winning Donna M Miss, millinery Beckwith bldg, e Main
Winning E A Rev, bkkpr W A Pepper, r Church
Winters Reuben, carp, r University av
Withers Alonzo
Withey H J, mining eng, r Pennsylvania av
Withey John G, farmer Vineland
Withrow & Newell (W Withrow, J Newell), express, Main
Withrow Wm (Withrow & Newell)
Women of Woodcraft, Lavender Circle 556, meets 2d and 4th Thursdays, A O U W Hall
W C T U, Mrs M I Mallory pres, meets 1st and 3d Tuesdays
Woodmen of the World, meets 1st and 3d Wednesdays each month I O O F Hall
Woodworth Geo W, r Glen Ridge
Worth John C, clk A E Edwards, r 11 Broadway
Wortham A, quarryman
Wright C E, confectionery Rankin blk

Walker, A. Bruce, Sycamore Farm		Los Gatos	11F4
Walker, Leland H.	Alpine Ave.	Los Gatos	217J
Walker, J. M. Church, 155 Glenridge		Los Gatos	23R3
Wallace, Flora E., Santa Cruz Ave		Los Gatos	345R2
Wallace, J. P., Overlook Road		Los Gatos	251
Walkington, A. B., 256 San Jose Ave		Los Gatos	232L
Walton, R. H., Foster Road		Los Gatos	183R4
Wanzer, J. A.	Walnut Ave.	Los Gatos	61Y
Wanzer, Ralph, 312 Bachman Ave		Los Gatos	34Y
Warnecke, Herbert L., University Ave		Los Gatos	165Y
Warnecke, Miss Alma, 178 Market St		Los Gatos	247J
Washburn, Arthur, Chestnut Ave		Los Gatos	187
Watkins, F. F., Res. 328 Bachman Ave		Los Gatos	230
Weatherley Mrs. R., Hillcrest Orchard		Los Gatos	152J
Welch, B. H.		Los Gatos	213
Welch, Mrs. Dora C., Santa Cruz Ave		Los Gatos	129R1
Weltz, J. L., Bear Creek Road		Los Gatos	6F12
Werner, H. J., Greenwood Station		Los Gatos	237
Western Union Telegraph Co.		Los Gatos	206
Whitaker, Rev. Robert, Lyndon Ave		Los Gatos	122Y
White, A. L., Quito Road		Los Gatos	170
White, Chas., 225 Santa Cruz Ave		Los Gatos	56R
White, George Henry, Garden Lane		Los Gatos	98J42
Whitehill, V. J., Farley Road		Los Gatos	345J4
Whiteman, C. T., University Ave		Los Gatos	344Y
Whysall, Mrs. George, Hernandez Ave		Los Gatos	134J
Wilbur, Edward F., 126 Johnson Ave		Los Gatos	331R
Wilcut, H. V., Daves Ave		Los Gatos	345J1
Wilder, A. H., Tait St		Los Gatos	196J3
Wilder, J. A., Boulder Creek Road		Los Gatos	6F13
Wilder, N. I., Dry Goods, Santa Cruz Ave		Los Gatos	142J
WILLARD BATTERY SERVICE STATION, H. O. Smith, Mgr.		LOS GATOS	76
Williams, Mrs. A. G., Millinery, Main St		Los Gatos	228
Williams, B. F., Massol and Bachman Ave		Los Gatos	34J
Wilson, Clinton L., Santa Cruz Ave		Los Gatos	142R
Wilson, Mrs. Robert, 330 University Ave		Los Gatos	179R
Winkler, L. F., 347 University Ave		Los Gatos	39R
Winning, Mrs. E. J., 156 6th St		Los Gatos	131R2
Winters, Mrs. Belle V.	University Ave.	Los Gatos	179L
Wintler, Rev. H. H.	306 University Ave.	Los Gatos	164
Withey, J. G., Withey Road		Los Gatos	264J2
Witmer, A. E., 24 Pennsylvania Ave		Los Gatos	199J
Wood, Mrs. C. H., 64 Broadway		Los Gatos	218L
Wright, A. A., Reservoir Road		Los Gatos	9F21
Wright, Miss Helena L., 209 Santa Cruz Ave		Los Gatos	342Y
Wright, L. H., 41 Peralta St		Los Gatos	166R
Wurz, W. C., Broadway Extension		Los Gatos	268J
Wyant, Anna, Alpine Ave		Los Gatos	217Y

Y

Ye Sweet Shop, John W. Rogers		Los Gatos	314
Yocco, Mrs. E. K.	Church St.	Los Gatos	49
Young, Sanborn, San Fong		Los Gatos	65
Young, F. J., Greenwood Ave		Los Gatos	264R2
Young, Mrs. Walter, 104 Broadway		Los Gatos	144J

Z

Zimmerman, L. C., New and Second Hand Furniture		Los Gatos	248

Saratoga Av—contd
263 Ridgeway Apartments
Doeltz G F
264 Wilson E M
268 Duignan T F
San Benito av begins
Massol av ends
308 Newfarmer R C
Montgomery av begins
314 Klein L Mrs
320 McGrady N W (o)
327 Vacant
328 Klopenstine H C (o)
340 Ballinger J F
345 Hamsher C F (o)
350 Dufton J F (o)
360 Bonde Martin (o)
456 Steven Nena Mrs

SIMONS WAY — West from 123 San Jose to Bella Vista
9 Loel A I Mrs
10 Cary R L

STACIA—Southeast from San Jose to city limits, 2 n of Johnson
122 Goehner G R
148 Vacant
149 Sebbelov Einar
180 Worcester A J Mrs
195 Clough E P

TAIT AV—From Main to Saratoga, 2 w of Santa Cruz
4 Griffith J M (o)
6 Vacant
10 Vacant
rear Bailey W H
17 Dunn W F (o)
18 Waterman M J nurse (o)
21 Matheson D S
22 Coldwell O W (o)
25 Wicht Mae Mrs
29 Hale A L Mrs
30 Weiss Herman
32 Egyed Dominic (o)
33 Vacant
34 Simmons W L
35 Borge Tessie (o)
45 Monk J C bldg contr (o)
49 Crichton C S
55 Fanning Clyde
Bean av intersects
100 Tolle B F
103 Curtis G G
106 Clark Rosaline Mrs (o)
109 Vacant
114 Hyde Cath T (o)
115 Dickinson Editha Mrs (o)
116 Vacant
122 Rice Chas
rear Vacant
123 Muhlhausen Fred (o)
125 Simon Emma I
White E C
128 Philippi Geo
131 Davis E C Mrs (o)
132 Zimmerman L C (o)
135 Anderson E M (o)
136 Dudley Jos
138 Vacant
139 Place E E (o)
142 Davidson M A M Mrs
Doolittle R D (o)
145 Kennard Owen (o)
146 Anderson O E (o)
150 Vacant
155 Nunn W W (o)
Nicholson av intersects
203 Withrow Washington (o)
204 Sanzone Frank (o)
207 Humphreys Robt
208 Sperry H B
212 Vacant
213 Benjamin W G
215 Pickett B H
217 Karpilow Fannie Mrs
218 McClelland M E Mrs (o)
222 Chase E L (o)
223 Hicks H C
224 Vacant
225 Firman J L E (o)
230 Fennone Mauro (o)
231 Butler F E
Bachman av intersects
311 Haynes Ann Mrs
314 Allen S B Mrs
Almendra av intersects
334 Clark J R
Saratoga av intersects

THURSTON — West from 534 Santa Cruz av to San Benito av, 1 s of Olive av
13 Palla Edw

UNIVERSITY AV—North from Main to city limits, 1 e of Santa Cruz
2 Johnson Maybelle beauty shop
LeRoy D M barber
7 Justice of the Peace
9 McLellan L H chiropractor
11 Libante Jacques Indy
14 Los Gatos Public Library
15 Libante Jacques
20 St Luke's Episcopal Church
21 Sterling Lumber Co
50 Los Gatos Elemen-
55 Angwin C W
Downs W T
59 Vacant
Mullen av intersects
103 Vacant
rear Vacant
104 Lasley C C (o)
105 McClendon H K Mrs
111 Hatch E J (o)
112 Alford Warren
Eglington Loena Mrs
Purviance E T Mrs (o)
115 Vacant
118 Davis A B Mrs (o)
122 Baldwin Frank
O'Connor N W
123 Vlamis Emanuel
126 Purviance W D
128 Whitman C T (o)
Miles av intersects
201 Vacant
202 Collins Oliver (o)
205 Anderson Wm
209 Taphouse J E (o)
210 Chamberlain A E (o)
215 Bourne Georgianna C (o)
216 Showers Harriet Mrs (o)
217 Vacant
221 Vierra Frances M J nurse
Royce intersects
222 Vacant
229 Crawford J G
230 Ernst Alice Mrs
231 Berryman C A
232 Vacant
234 Vacant
236 Booker E O (o)
237 Cage L E
240 Rotan J T (o)
246 Vacant
250 Henry C P
254 Williams M G Mrs (o)
256 Smith R E (o)
262 Valenti Frank
266 Mullen C A
Bentley av ends
301 Manfredi Oliver
303 Taylor W A
306 Wintler H H Rev (o)
312 Webley J E Mrs
313 Vacant
314 Vacant
315 Scott Donaldina Mrs (o)
rear Mileham Nellie Mrs
321 Vodden Pauline Mrs (o)
322 Lawrence H F (o)
326 Bowers W H
327 Lantz Amy (o)
329 Frankenberg L J
330 Hallet J A

JAY PLETT AIA
ARCHITECT

128 UNIVERSITY AVENUE
LOS GATOS, CA 95030

TO: TOWN OF LOS GATOS
FROM: JAY PLETT ARCHITECT

REQUESTING THE COMMITTEE'S INPUT FOR CONCEPTUAL 2ND STORY ATTIC LIVING SPACE ADDITION FOR 128 UNIVERSITY.

1. INCREASE ROOF SLOPE TO CREATE ADEQUATE HEAD ROOM IN ATTIC. THE INCREASED SLOPE AND BUILDING HEIGHT WILL BE CONSISTENT WITH NEIGHBORING HOMES IN THE DISTRICT.

2. THE EXISTING PLASTER FINISH OF THE FRONT AND SIDEYARD GABLES WILL BE DUPLICATED AT THE FRONT ELEVATION GABLE AND DORMERS.

3. NO WORK IS PROPOSED BELOW THE EXISTING EAVE LINE. IF REPAIRS ARE WARRENTED, IT WILL BE MATCHED/ DUPLICATED.

4. ALL NEW ADDITION TRIM WILL MATCH THAT OF THE EXISTING HOME.

BEST REGARDS,

JAY PLETT ARCHITECT

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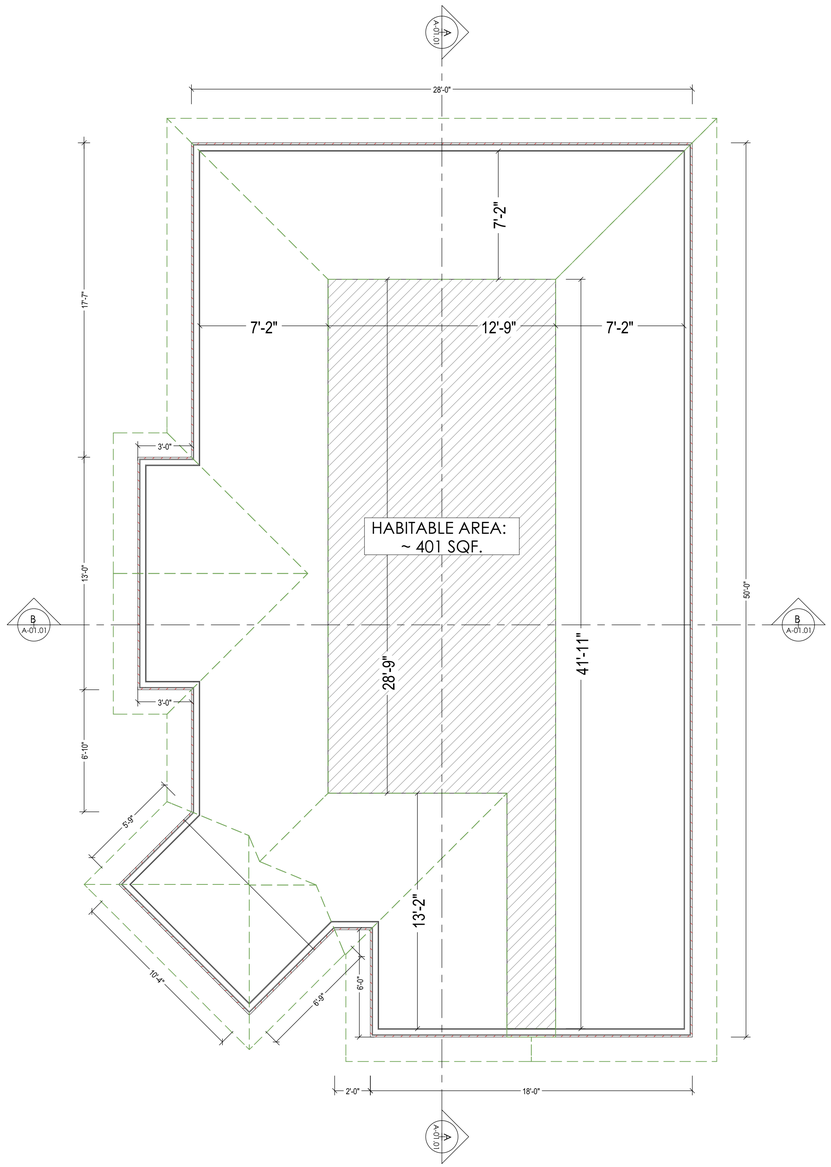
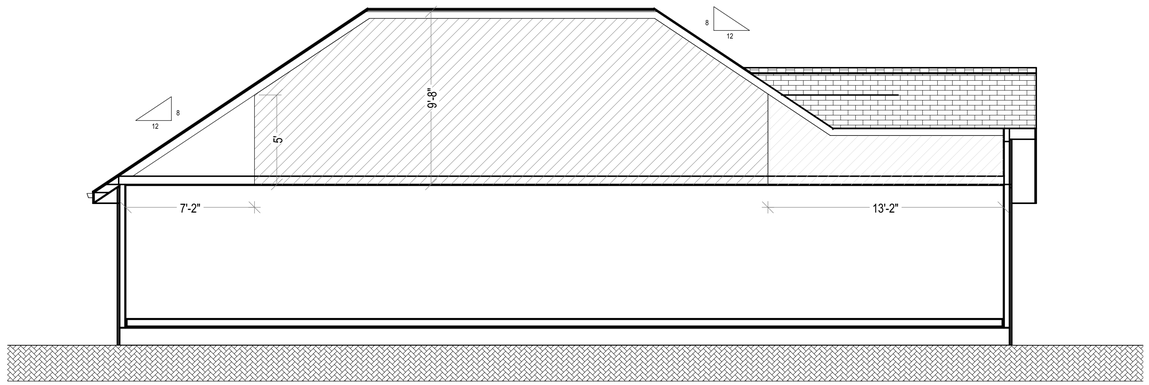


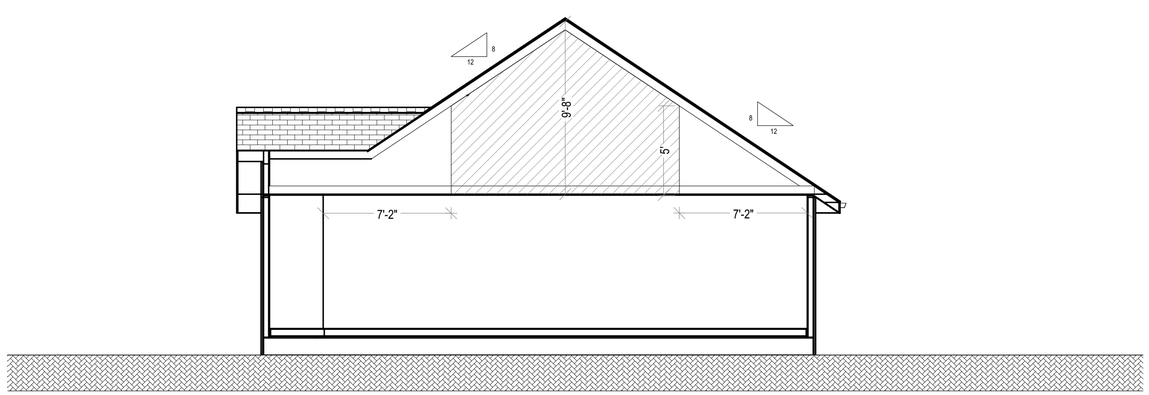
1 PLAN

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



2 A-A CROSS SECTION

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



3 B-B CROSS SECTION

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

AMS DESIGN

AMSDESIGN

4010 MOORPARK AVE#101,
SAN JOSE, CA 95117
TELL: (415)254.1606
E-MAIL: OFFICE@AMSDESIGNLLP.COM

Azadeh Masrour

PROJECT NAME:

UNIVERSITY RESIDENCE

128 UNIVERSITY AVE.
LOS GATOS, CA 95030

REVISION TABLE:

	REVISION DATE	BY	DEP

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY AMS DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM AMS DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

SHEET TITLE:

PLAN / SECTIONS

PROJECT ID:	2407-20
DATE:	JULY.2024
SCALE:	1/4"=1'
DRAWN BY:	S.A.

SHEET NUMBER:

A-01.01

ATTACHMENT 5

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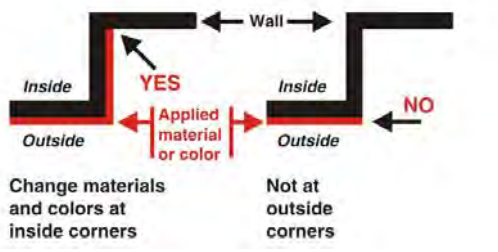
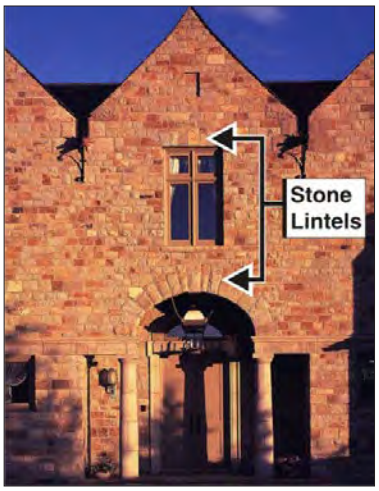
3.8.3 Use traditional detailing

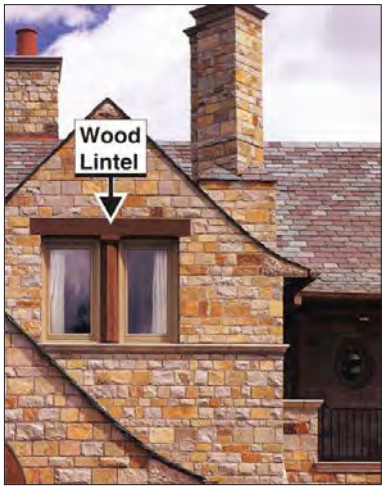
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and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

3.8.4 Materials changes

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







Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

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

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

Original structure

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

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

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

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

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Print date :

8.07.24

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ARCHITECT

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Los Gatos, CA 95030

128 UNIVERSITY
CONCEPT ADDITION/
RENOVATION

Revisions :

PRELIM
PLAN CK
PRICING SET
CONST. SET

Scale :

Date :

Sheet

ATTACHMENT 7

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TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 09/11/2024

ITEM NO: 6

ADDENDUM

DATE: September 10, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Preliminary Review for Exterior Alterations to an Existing Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned O:LHP. **Located at 128 University Avenue**. APN 529-02-017. Request for Review Application PHST-24-014. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Ahmad and Meyssa Alaadel. Applicant: Jay Plett, Architect. Project Planner: Sean Mullin.

REMARKS:

At the request of the applicant, this item will not be discussed at the September 11, 2024 meeting.

PREPARED BY: Sean Mullin, AICP
Senior Planner

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