

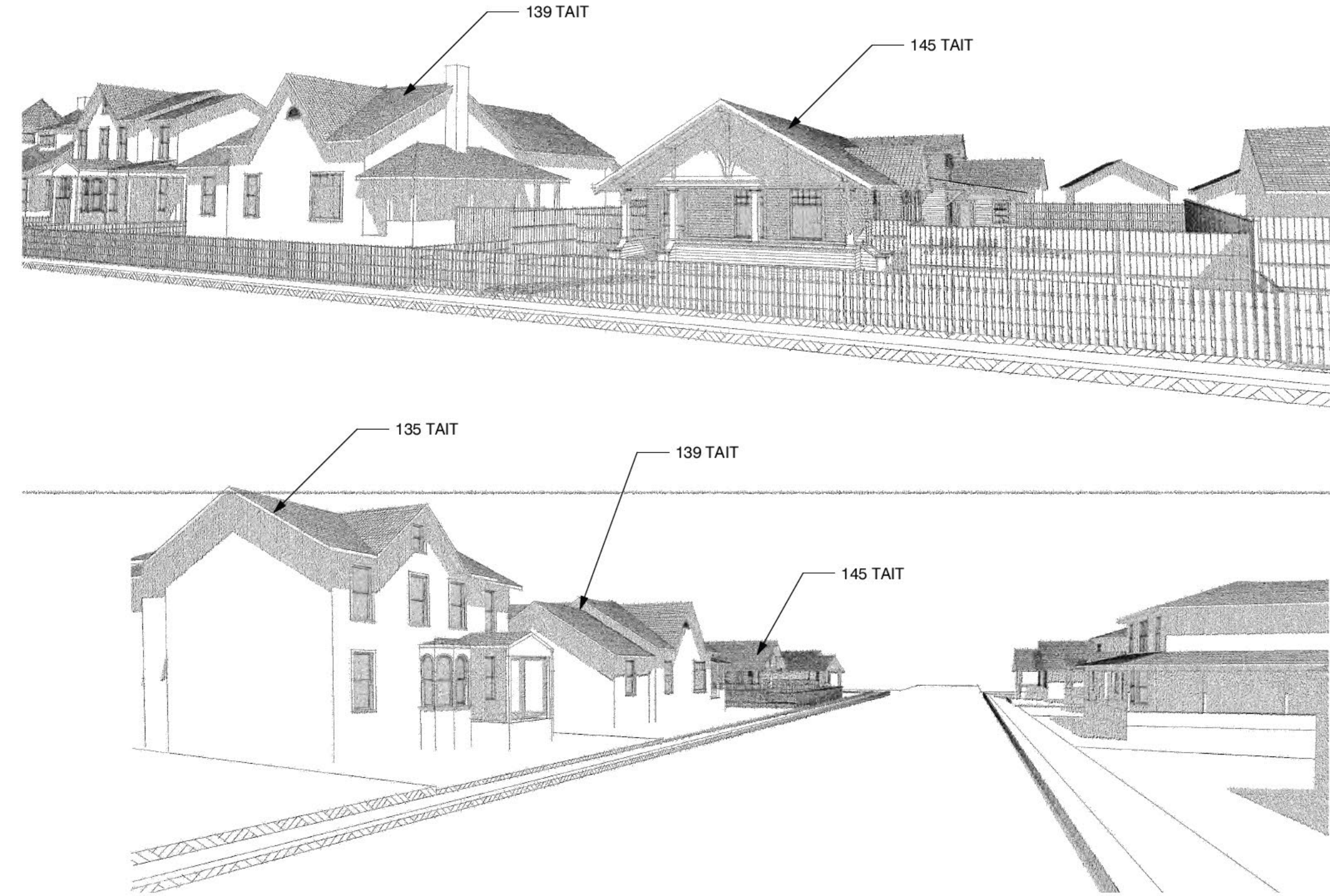
ABBREVIATIONS

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.	REFRIGERATOR
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.	TEMPERATURE
F.J.	FLOOR JOIST	TR.	TREADS
FTG.	FOOTING	T&G.	TONGUE & 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.	GARBAGE	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 9
 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 9
 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

145 Tait Ave Remodel & Addition



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

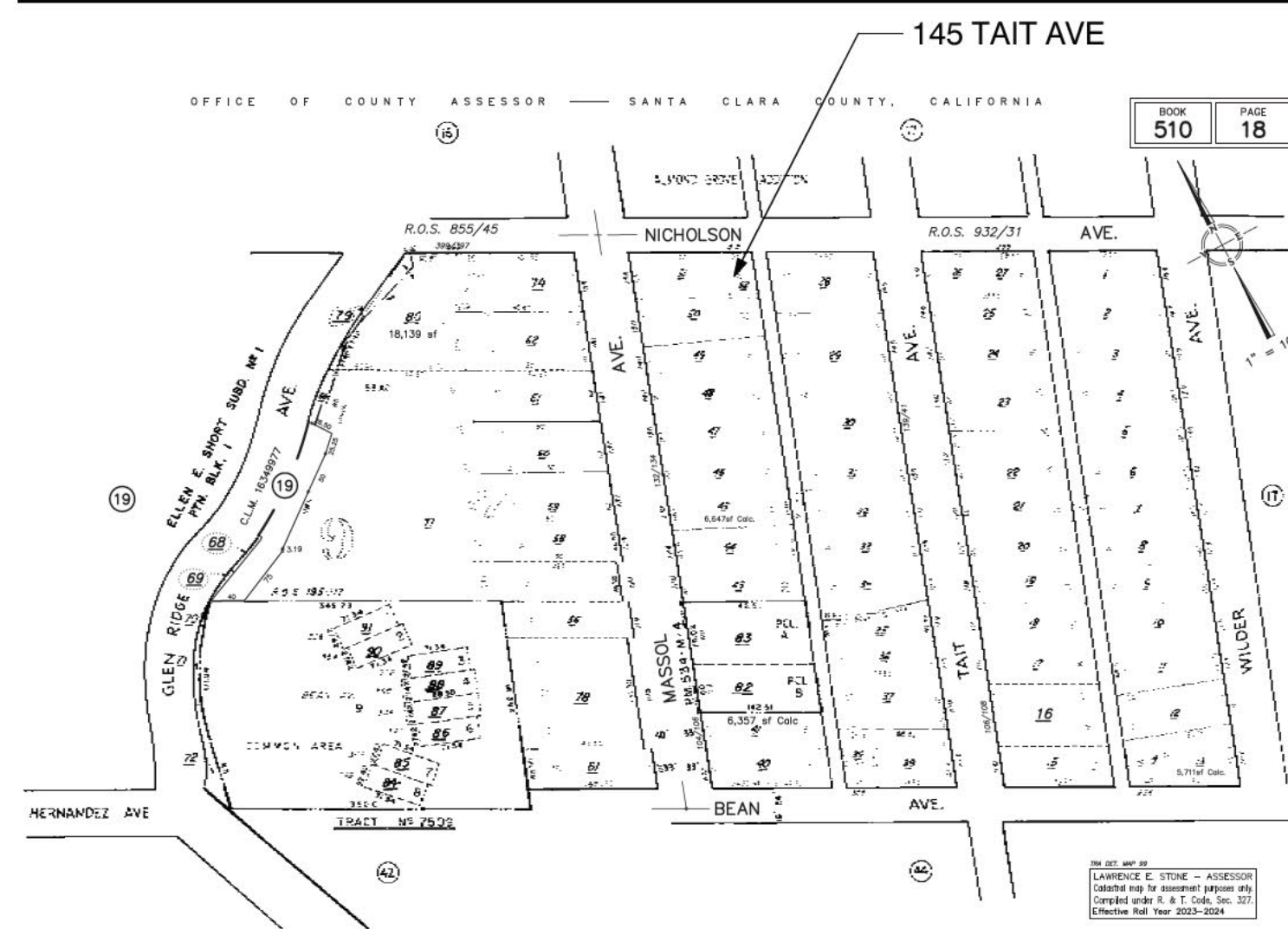
CONTACTS

OWNER:	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 633 Monterey Trail, POB 2199, Frazer Park, CA 93225 2199 800 237 8624; title24@razm.com

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ASSESSOR TAX MAP



PROJECT DATA & DESCRIPTION

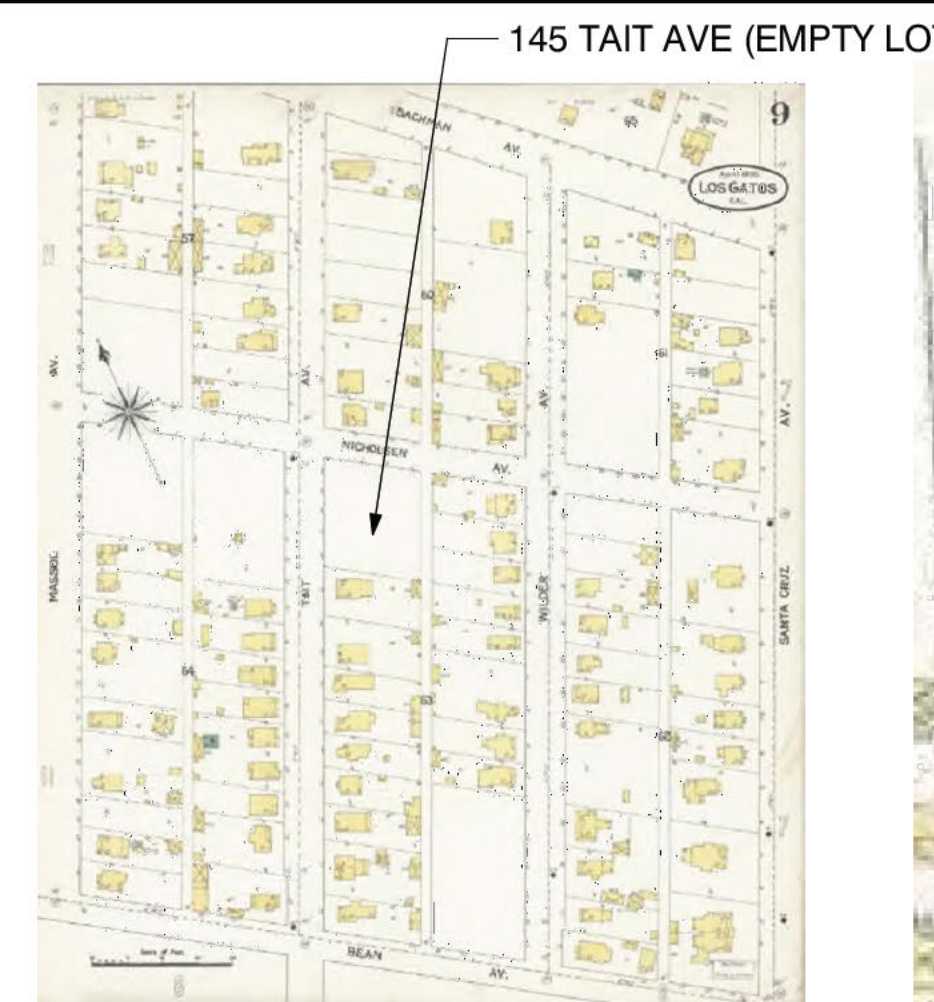
Assessor's Parcel Number(APN): 510-18-029
 ZONING: R-1D:LHP
 BUILT: 1920 AND 1996 BACK ADDITION
 LOT SIZE: 9,700 SF
 CONSTRUCTION TYPE: TYPE V-B
 OCCUPANCY GROUP: R3 - 1-STORY SINGLE FAMILY DWELLING & ATTACHED GROUP U PRIVATE GARAGE

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

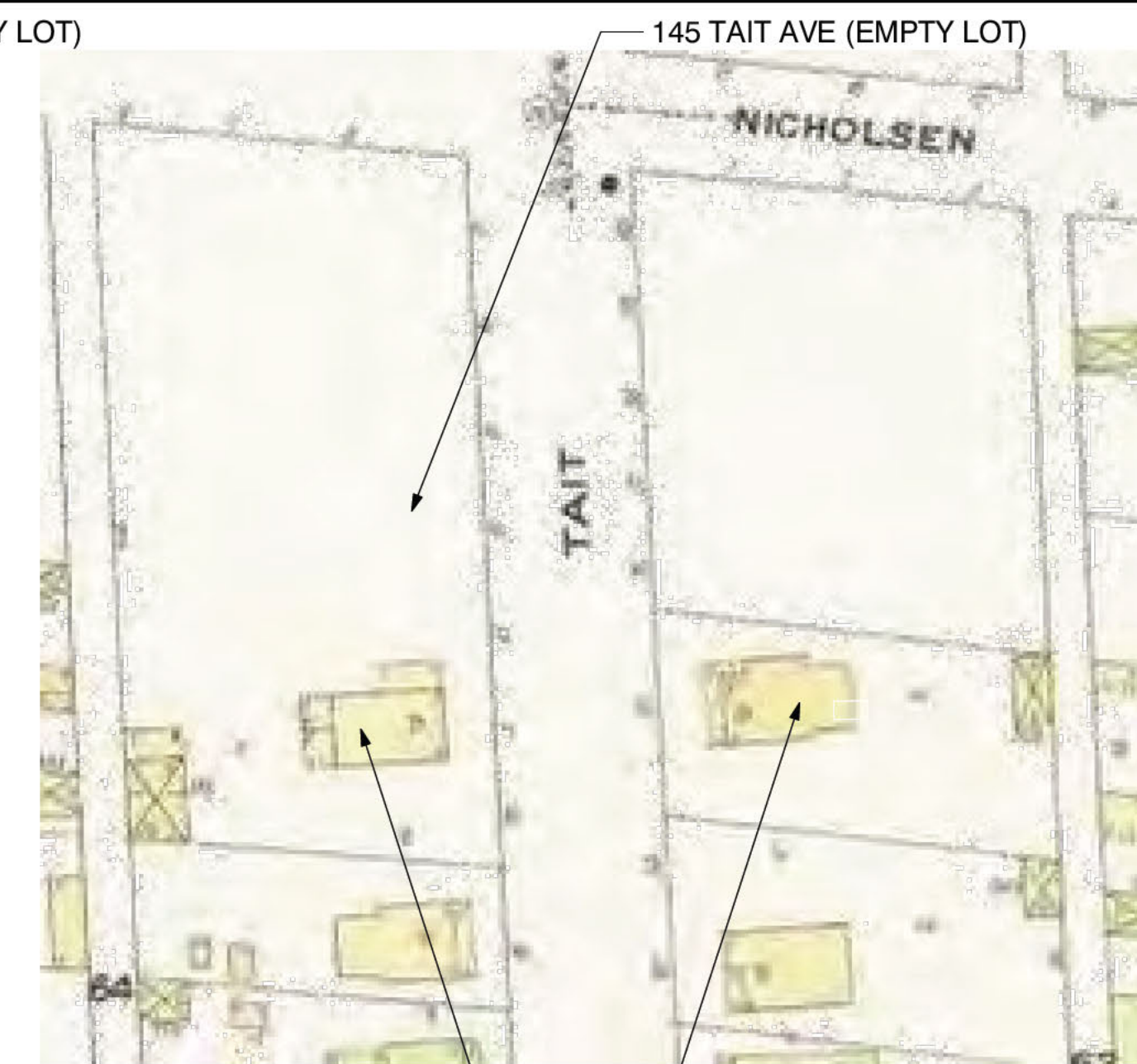
REPLACE 1996 'ANDERSON' WINDOWS THROUGHOUT THE HOUSE WITH MARVIN WINDOWS WITH APPROPRIATE SDL'S

REMODEL/INSTALL (N) FINISHES/CABINETS INSIDE (E) HOUSE;
 FILL IN 17.5 SF ON FIRST FLOOR
 NEW 268 SF 1-STORY GARAGE BAY ADDITION AT BACK 1996 SECTION;
 REMODEL EXISTING SECOND FLOOR OF 1996 SECTION FOR PRIMARY BATH AND CLOSET; CONSTRUCT 235 SF PRIMARY BEDROOM/BATH ADDITION ON FLOOR OF EXISTING GARAGE ATTIC STORAGE

1895 SANBORN MAP



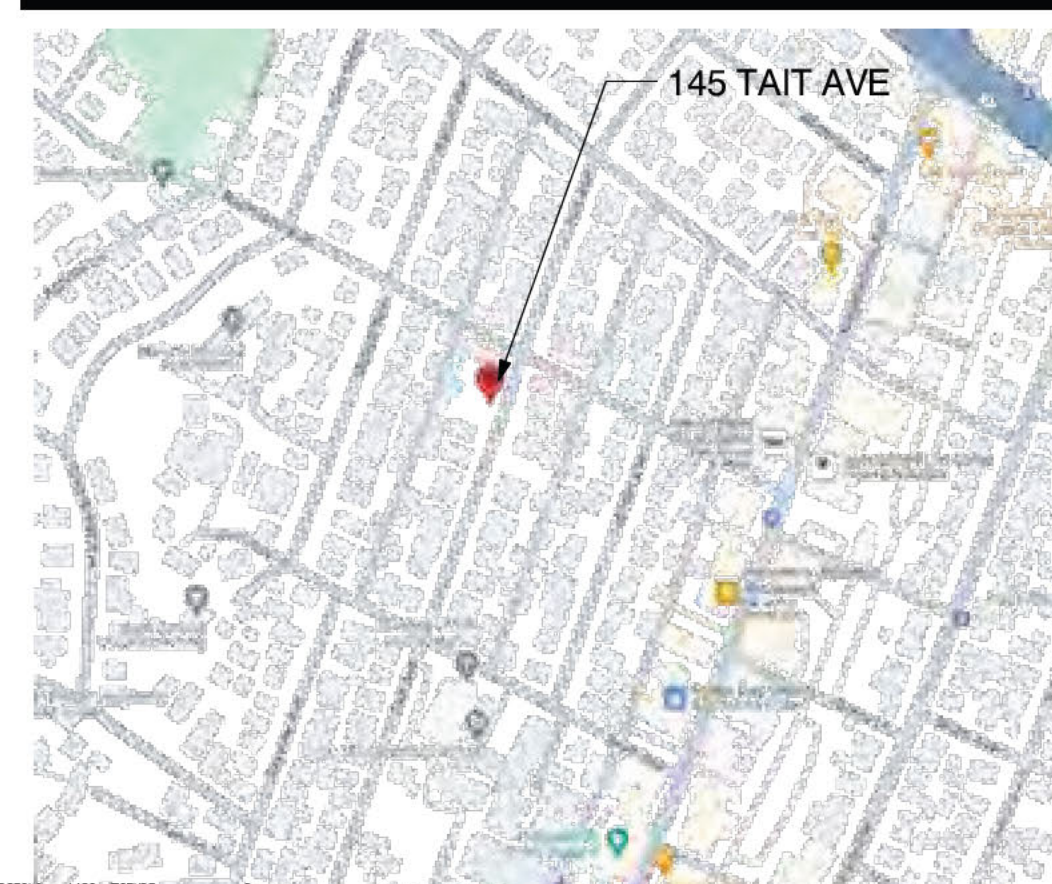
1895 SANBORN MAP



LEGEND

#	DOOR
#	WINDOW
X	Detail #
A-XX	Sheet #
X	INTERIOR ELEVATIONS
X	SECTION
X	SECT. #
A-XX	SHEET #
X	SECT. #
A-XX	SHEET #
X-X'	(UNLESS NOTED OTHERWISE)
X	SLOPE
X-X'	ELEVATION HEIGHTS

VICINITY MAP



WVSD SEWER LINE MAP

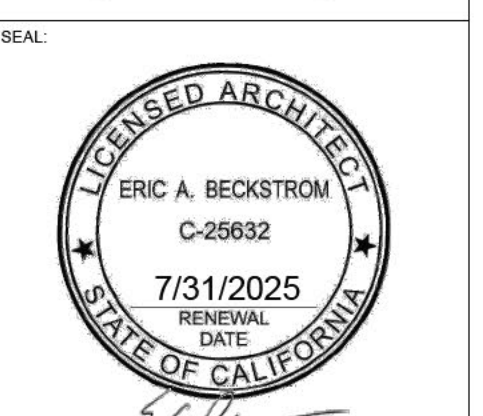


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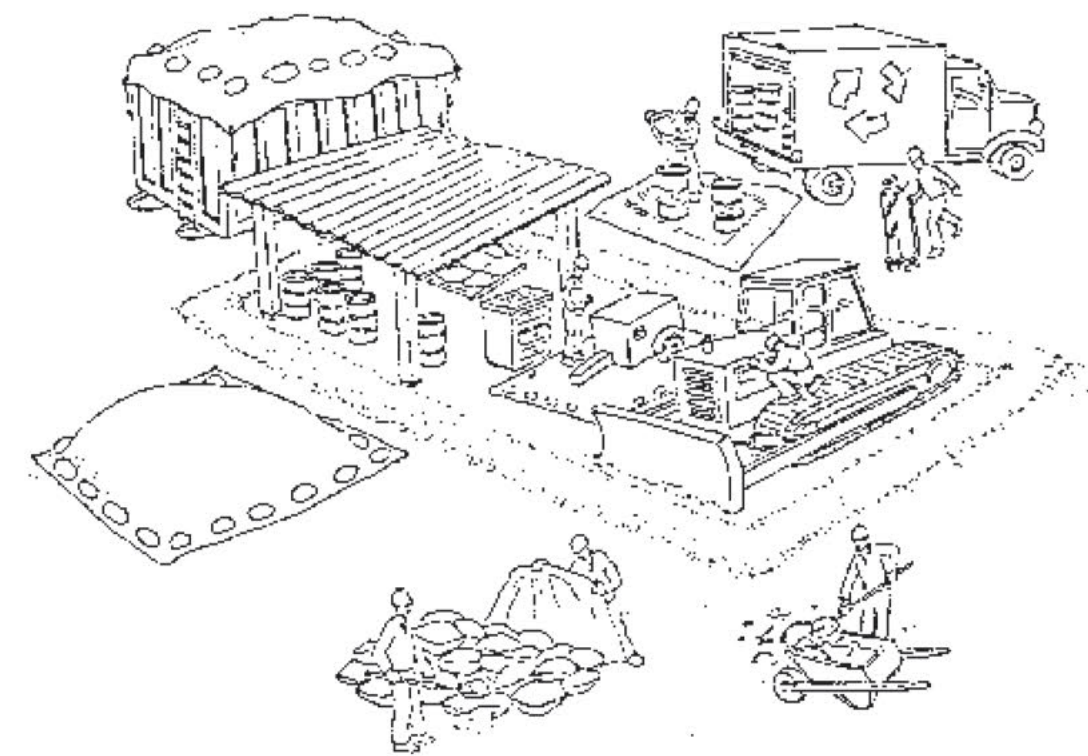
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 rev 2
 10/17/2024



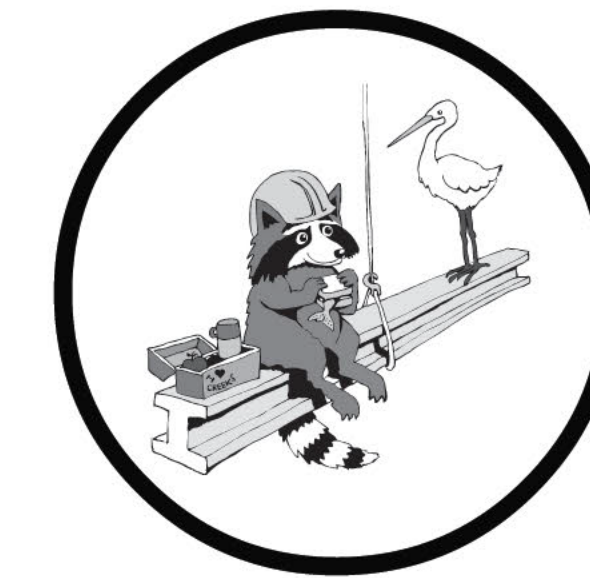
DRAWING TITLE:	COVER SHEET
DRAWN:	EB
DATE:	10/17/2024
SCALE:	1" = 1'-0", 6" = 1'-0", 1:1.89
JOB NO.:	6
FILENAME:	2427 145 TAIT CD6.0.pln
SHEET:	A0.0

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.



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.

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.

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.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes 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.

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

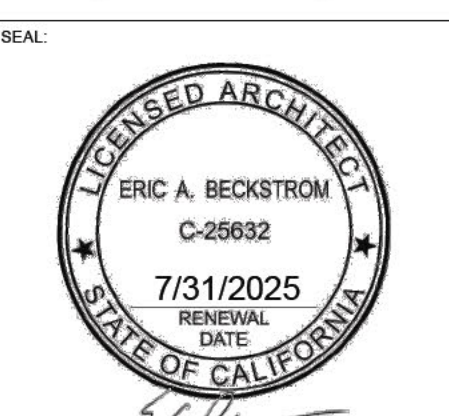
Storm drain polluters may be liable for fines of up to \$10,000 per day!

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2007 Home Remodeling GreenPoints Checklist		Build It Green Smart Solutions from the Ground Up		Community	Energy	Indoor Health	Resources	Water
The green building practices listed below are described in the Home Remodeling Green Building Guidelines, available at www.BuildItGreen.com								
A. SITE								
1. Preserve Existing Soil and Minimize Disturbance of Existing Plants & Trees								
a. Protect Existing Topsoil from Erosion and Reuse after Construction								
b. Limit and Distribute Construction Footprints for Maximum Protection								
2. Deconstruct Instead of Demolish								
a. Recycle or Reuse As Carpets, 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. Remove Crown Space to Control Moisture								
a. Control Ground Moisture with Vapor Barrier								
b. Condition the Crown Space								
3. Design & Build Structural Pest Controls								
a. Install Termite Shields and Separate All Exterior Woods-to-Concrete Connections by Metal or Plastic Fasteners/Divers								
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 CalIPC Are Planted								
b. No Plant Species Will Require Shearing								
c. 75% of Plants Are Drought-Tolerant, California Native, Mediterranean, or Other Appropriate Species								
2. Use Fine-Sand Landscaping Techniques								
3. Minimize Turf Areas								
a. All Turf Will Have a Water Requirement Less than or Equal to Turf 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 Dry Drop, Bubbler, 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. Match 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								

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The green building practices listed below are described in the Home Remodeling Green Building Guidelines, available at www.BuildItGreen.com		Community	Energy	Indoor Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE						
1. Apply Optimal Value Engineering						
a. Place Rafters and Sills at 24-Inch On-Center Framing						
b. Size Door and Window Headers for Load						
c. Use Dry-Jack and Coping Joists Required for Load						
2. Use Engineered Lumber						
a. Beams and Headers						
b. Insulated Engineered Headers						
c. Wood Joists or Web Trusses for Floors						
d. Wood Joists for Roof Rafters						
e. Engineers or Finger-Jointed Sills for Vertical Applications						
f. Oriented Strand Board for Sillboard						
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 Stone Wall Systems (includes SIPs, ICFs, & any Non-Stock 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 Bump a Detached Garage						
6. Design Energy Hubs 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. Retain Structure for Exterior Insulation						
E. EXTERIOR FINISH						
1. Use Recycled Content (No Virgin Plastics) 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						

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4. Inspect Quality of Insulation Installation before Applying Drywall						
5. Apply Caulking & Weatherstripping						
G. PLUMBING						
1. Distribute Domestic Hot Water Efficiently						
a. Insulate Hot Water Pipes from Water Heater to Kitchen						
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)						
3. Upgrade to High-Efficiency Water Heater						
4. Install Water Efficient Fixtures						
a. Showerheads or Shower Towers Use <2.0 Gallons Per Minute Total						
b. Faucets - Bathroom <1.5 gpm						
c. Faucets - Kitchen & Utility <2.0 gpm						
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						
b. Heat Pumps						
3. Install Zoned, Hydronic Radiant Heating with Seal Edge Insulation						
4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants						
5. Design and Install Effective Ductwork						
a. Install New Outdoor Warm Conditioned Space						
b. Use Dust Mastic on All Ducts and Joint Seams						
c. Install Ductwork under Airtight Insulation (Battled Ducts)						
d. Pressure Balance the Ductwork System						
e. Protect Ducts During Renovation & Clean All Ducts before Occupancy						
f. Increase Existing Ductwork						
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. Replace gas fireplace with efficiency rating not less than 60% using CSA standard						
c. Retain wood burning fireplace 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						
b. All Bathroom Fans are on Timer or Humidistat						
c. Install Kitchen Range Hood Vented to the Outside						
9. Install Mechanical Ventilation System for Ceiling						
a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms						
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)						
b. Install Carbon Monoxide Alarm(s)						

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The green building practices listed below are described in the Home Remodeling Green Building Guidelines, available at www.BuildItGreen.com		Community	Energy	Indoor 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						
c. House Passes Combustion Safety Backdraft Test						
K. FINISHES						
1. Design Entryways to Reduce Tracked in Contaminants						
2. Use Low-VOC Paint						
a. Low-VOC Interior Wall/Ceiling Paints (Flat <50 g/L VOC, Non-Flat <150 g/L VOC)						
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						

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The green building practices listed below are described in the Home Remodeling Green Building Guidelines, available at www.BuildItGreen.com		Community	Energy	Indoor Health	Resources	Water
a. Dishwasher Uses No More Than 6.5 Gallons/Cycle						
2. Install Water and Energy Efficient Clothes Washing Machine						
a. Meets CEE Tier 2 Requirements (Minimum Energy Factor 2.0, Water Factor 6.0)						
b. Meets CEE Tier 3 Requirements (Minimum Energy Factor 2.2, Water Factor 4.5)						
3. Install ENERGY STAR Refrigerator						
a. ENERGY STAR Qualified & <25 Cubic Feet Capacity						
b. ENERGY STAR Qualified & <20 Cubic Feet Capacity						
4. Install Built-In Recycling & Composting Center						
a. Built-In Recycling Center						
b. Built-In Composting Center						
5. Upgrade to Energy Efficient Lighting						
6. Install Low-Mercury Fluorescent Lighting						
a. Linear Tubes						
b. Compact Fluorescent Lamps						
7. Install Lighting Controls						
a. Inerters (Dimmers or Occupancy Sensors)						
b. Exteriors (Photoresist or Motion Sensors)						
N. OTHER						
1. Incorporate Remodeling Checklist in Blueprints						
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 Indoor Health: Enter description here						
Innovation in Resources: Enter description here						
Innovation in Water: Enter description here						

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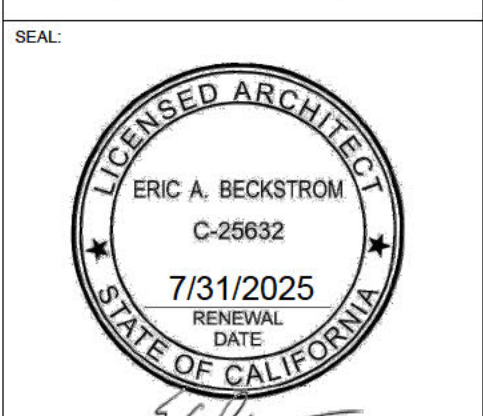
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Los Gatos, CA 95030
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rev 2

10/17/2024



DRAWING TITLE:
BUILD IT GREEN 2007 HOME REMODELING GREEN POINTS CHECKLIST

DRAWN: EB
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SCALE: 1:1.06
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SHEET:

A0.2

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NOTES

- ALL DIMENSIONS FROM FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, TYP.
- SEE STRUCTURAL DRAWINGS FOR EXTENT OF BRACED AND SHEAR WALLS.
- EXTERIOR WALLS TO BE 2X4 STUD, U.O.N.
- INTERIOR WALLS TO BE 2X4 STUD, U.O.N.
- 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.
- SHOWER WALLS TO HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT AT A HEIGHT OF 72" ABOVE THE DRAIN INLET, PER CRC R307.2.
- 3/8" (MIN.) THICK TEMPERED GLASS DOOR AT ALL BATH/SHOWER ENCLOSURES, TYP.
- 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.
11. 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.
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.
1/2" THK. GYP. BD. LEVEL 4 FOR ALL INTERIOR WALLS, U.O.N.
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.
ANY STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIA. OF THE RESULTING HOLE IS NO MORE THAN 80% 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.
12. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLEBOTTOM 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.
13. 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.
14. 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 QUALITY REQUIREMENTS APPLY. MANAGEMENT DISTRICT RULES APPLY.
15. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH 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.
16. 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 (c)(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 POLYURETHANE INSULATION, RULE 49.
17. HARDWOOD PLYWOOD, PARTICLEBOARD AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS OF FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD CA CODE OF REGULATIONS, TITLE 17, SECTION 93120.1(a).
18. 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 CURING SHALL BE USED
B) OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY
C) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL
19. 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.
20. 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.
21. 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.
22. DOCUMENTATION OF COMPLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY.

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

FREE SHIPPING & FREE RETURN* | See Details

1 ADD TO CART

DEMOLITION NOTES

- ALL DEMOLITION WORK SHALL AT ALL TIMES BE UNDER THE IMMEDIATE SUPERVISION OF A PERSON WITH THE PROPER EXPERIENCE, TRAINING, AND AUTHORITY.
- 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.
- DEMOLITION CONTRACTOR TO RED RECT / RECONNECT ANY ACTIVE EXISTING UTILITY, DRAINAGE, AND SPRINKLER LINES WHICH ARE DISTURBED BY DEMOLITION. CAP ALL ABANDONED LINES.
- CONTRACTOR IS TO BE FAMILIAR WITH DEMOLITION AND FIELD VERIFY ALL DEMOLITION PRIOR TO BEGINNING WORK, REPORT ANY DISCREPANCIES TO ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SELECTIVE DEMOLITION AS REQUIRED FOR IMPROVEMENTS PROPOSED, RENOVATIONS, AND ALTERATIONS TO (E) GARAGE AND (E) RESIDENCE.
- OWNER AND ARCHITECT TO WALK JOB WITH CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION.
- 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.
- 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 THE 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 DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME BUT NOT BY BOTH
- DOCUMENTATION WILL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH CALGREEN 4.408.2.
- A PLAN MUST BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

***CALGREEN RESIDENTIAL MANDATORY MEASURES**

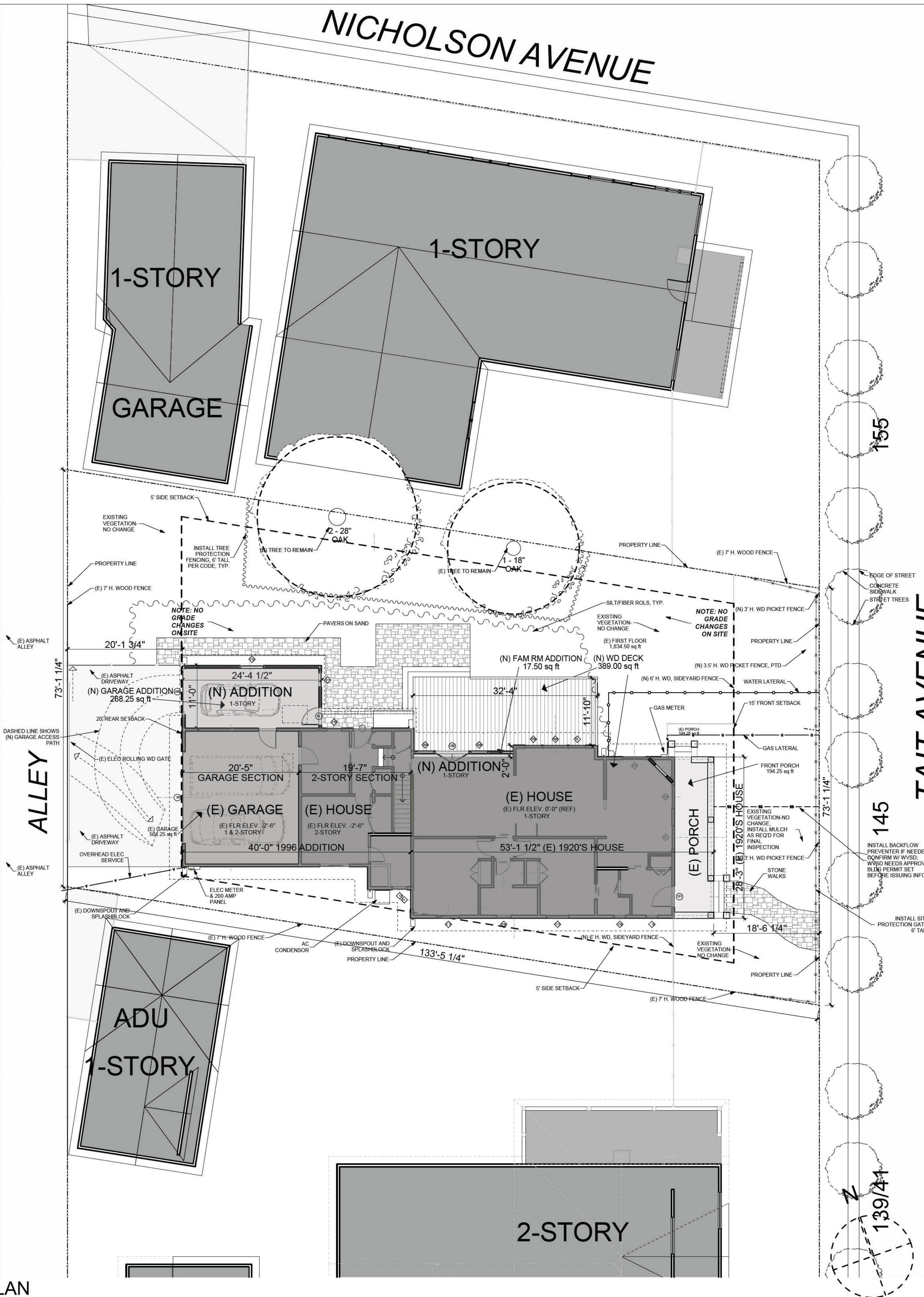
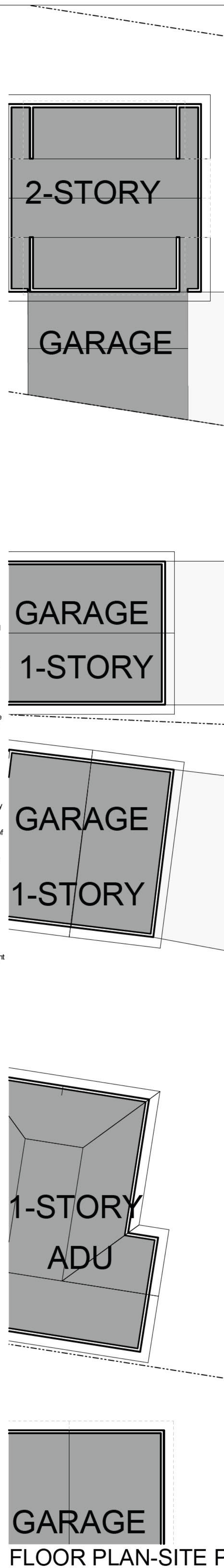
TREE FENCING

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 areas 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		
BUILDING 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		17.50 SF
HOUSE SUBTOTAL		2,046.50 SF
EXISTING GARAGE		504.00 SF
GARAGE ADDITION		268.00 SF
GARAGE SUBTOTAL		772.00 SF
TOTAL BUILDING COVERAGE		2,818.50 SF
AMOUNT UNDER		-1,014.70 SF
FAR CALCULATIONS		
PROPOSED HOUSE FLOOR AREA	AREA	
FIRST FLR		1,833.00 SF
(N) FAMILY RM ADDITION		17.50 SF
SECOND FLR		404.00 SF
(N) SECOND FLR ADDITION		235.00 SF
HOUSE SUBTOTAL		2,489.50 SF
HOUSE FAR ALLOWED		3,007.00 SF
AMOUNT UNDER		-517.50 SF
GARAGE		
		480.00 SF
GARAGE FLOOR AREA TOTAL		480.00 SF
ALLOWED GARAGE FAR AREA		844.00 SF
AMOUNT UNDER		364.00 SF



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BECKSTROM ARCHITECTURE + INTERIORS

Res. Remodel & Addition

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

HPC rev 2

10/17/2024

SEAL: ERIC A. BECKSTROM C-25632 7/31/2025 REVIEW DATE

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DRAWN: EB

DATE: 10/17/2024

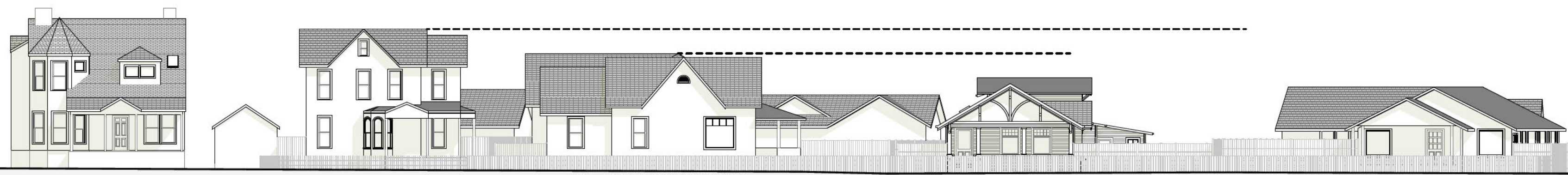
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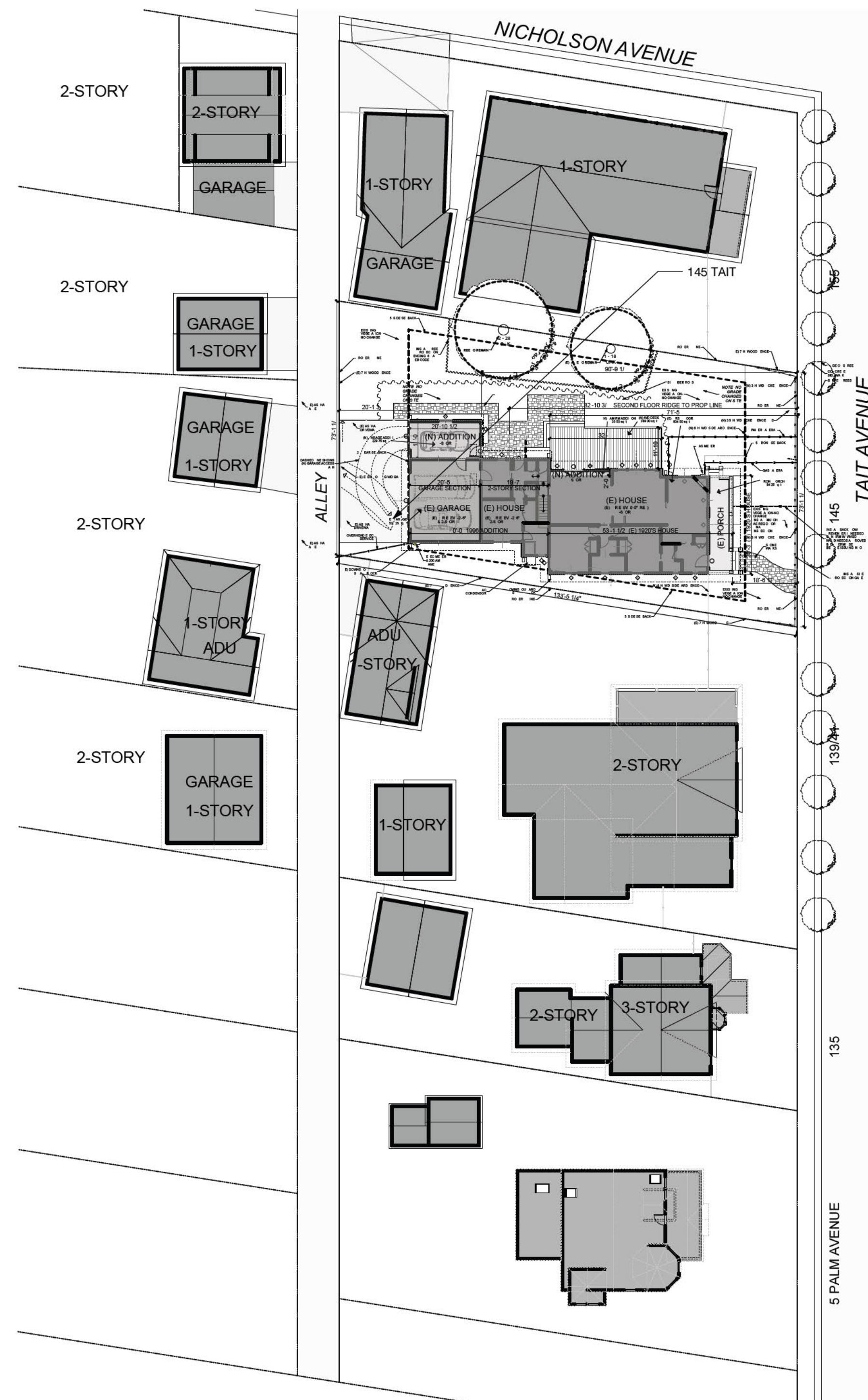
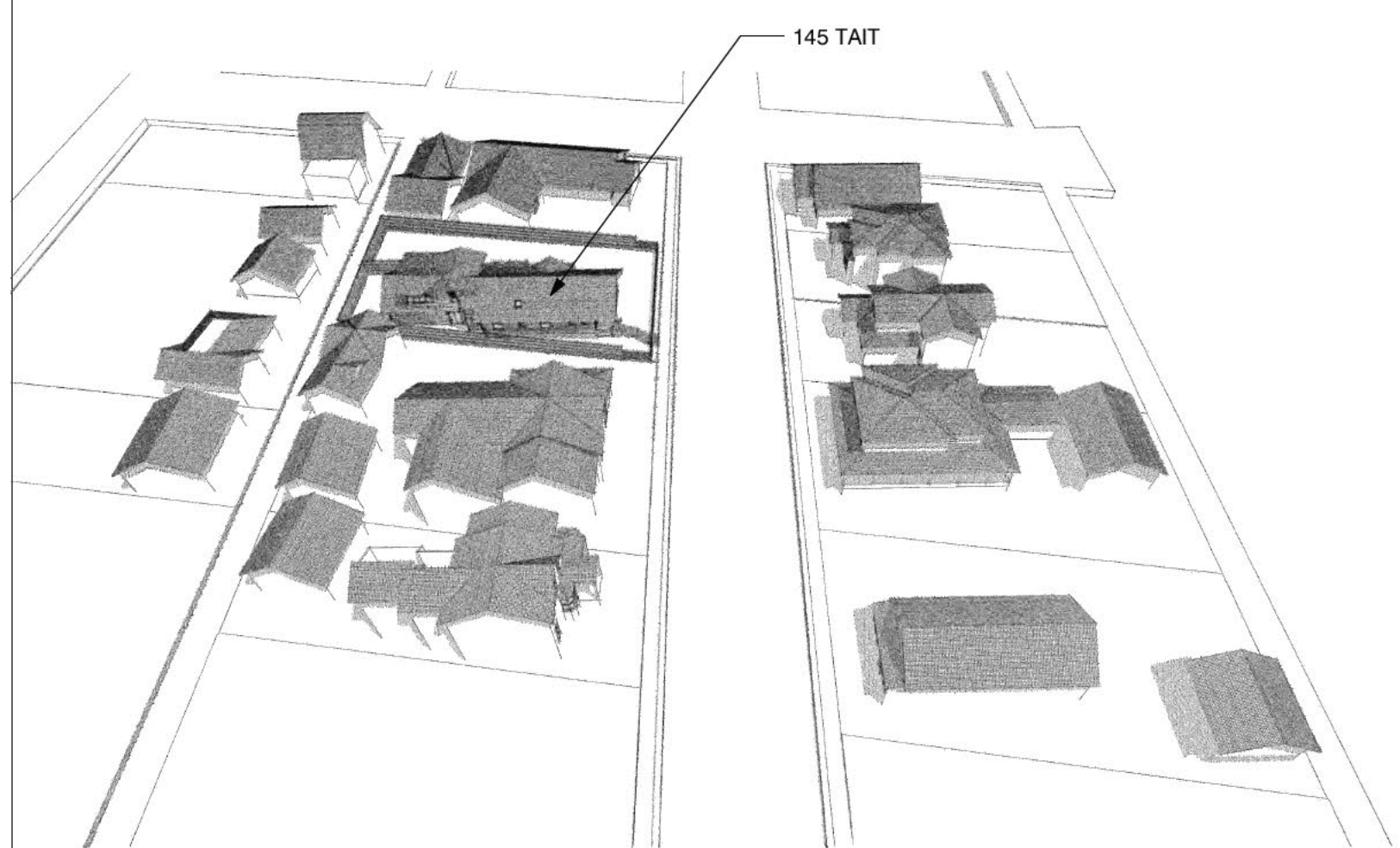
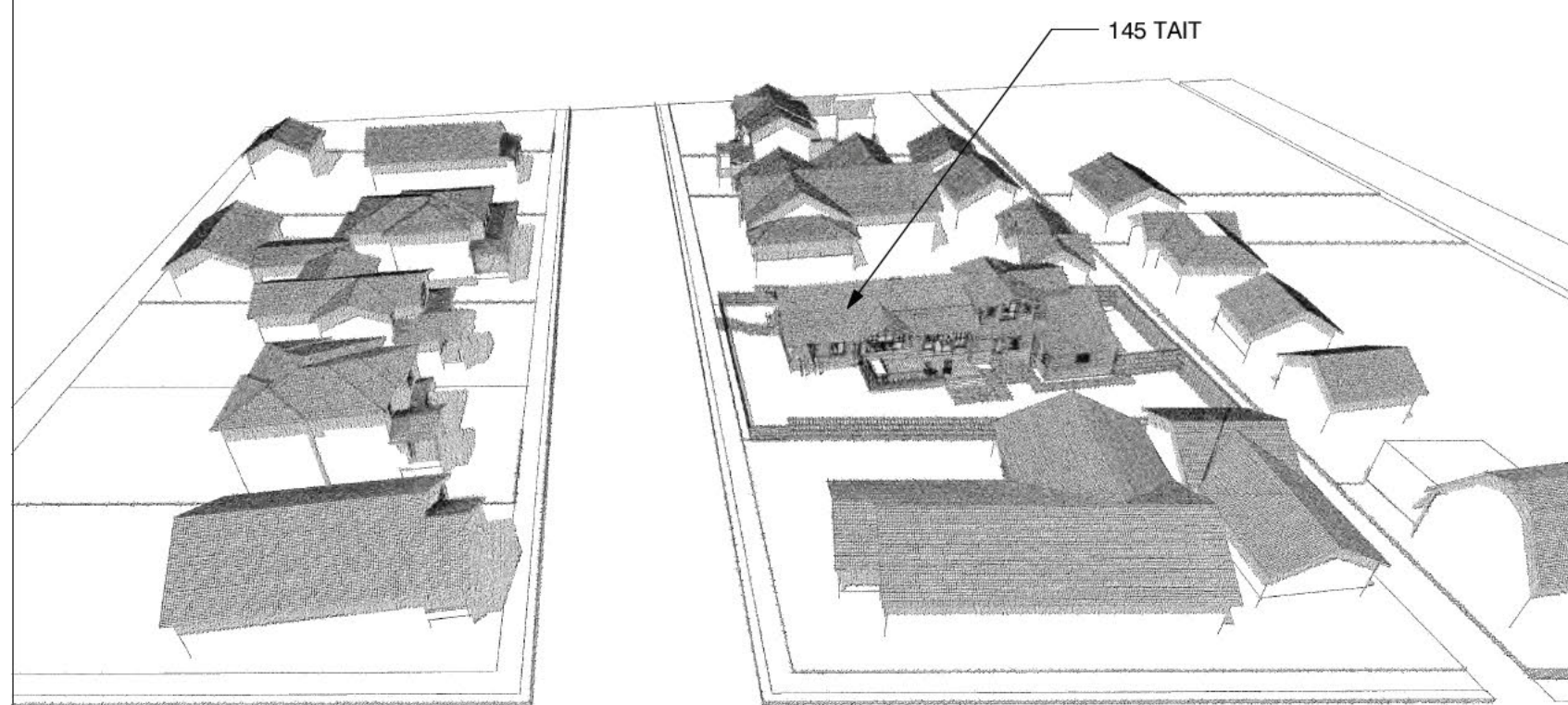
SOUTH/TAIT AVE ELEVATION

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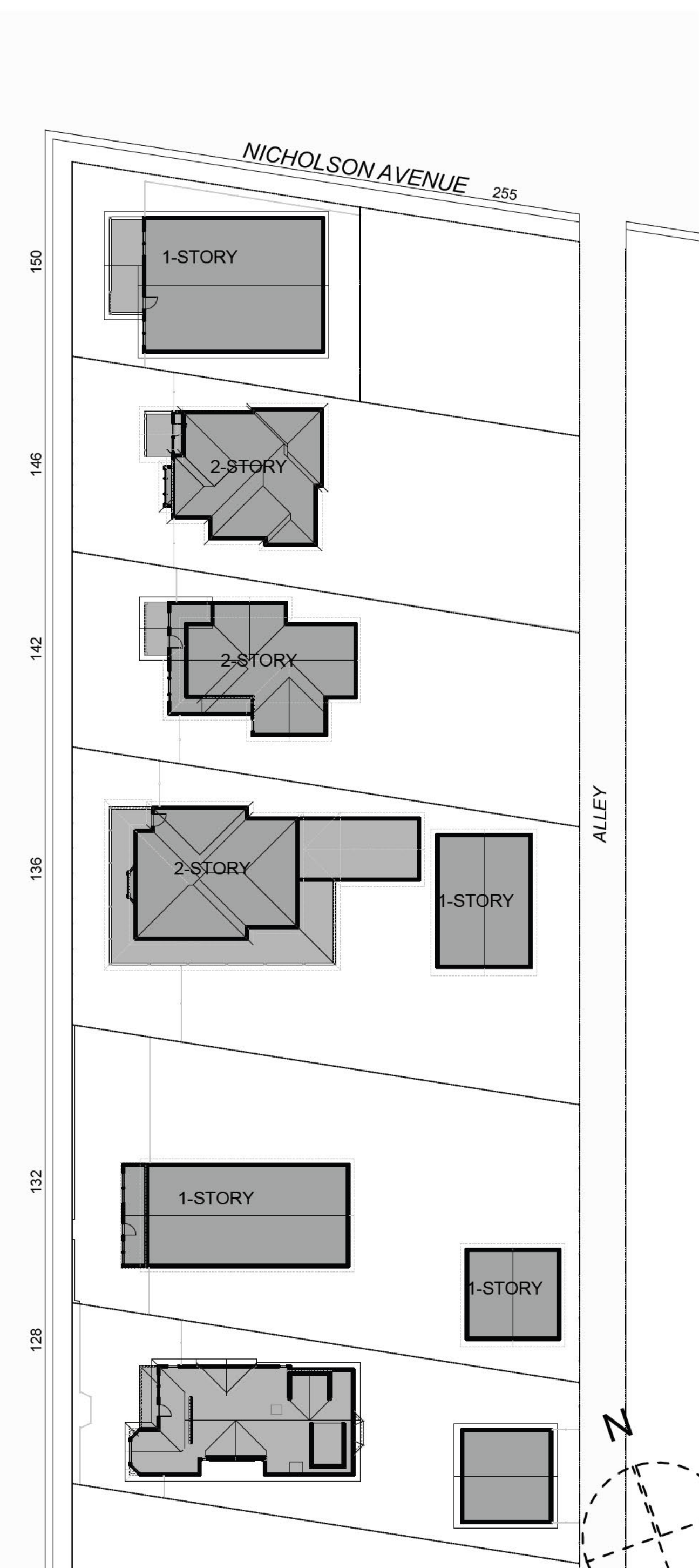
NORTH/TAIT AVE ELEVATION

SCALE: 1" = 20'



SITE PLAN-NEIGHBORHOOD

SCALE: 1:320



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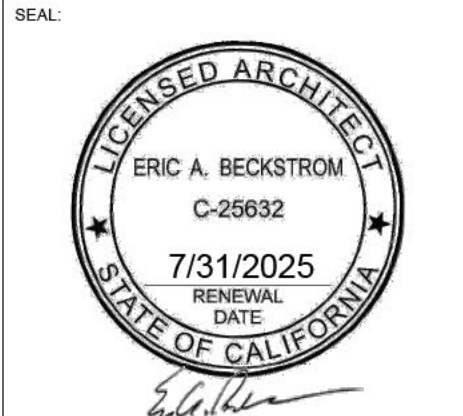
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HPC
Request to Reconsider
9/25/2024



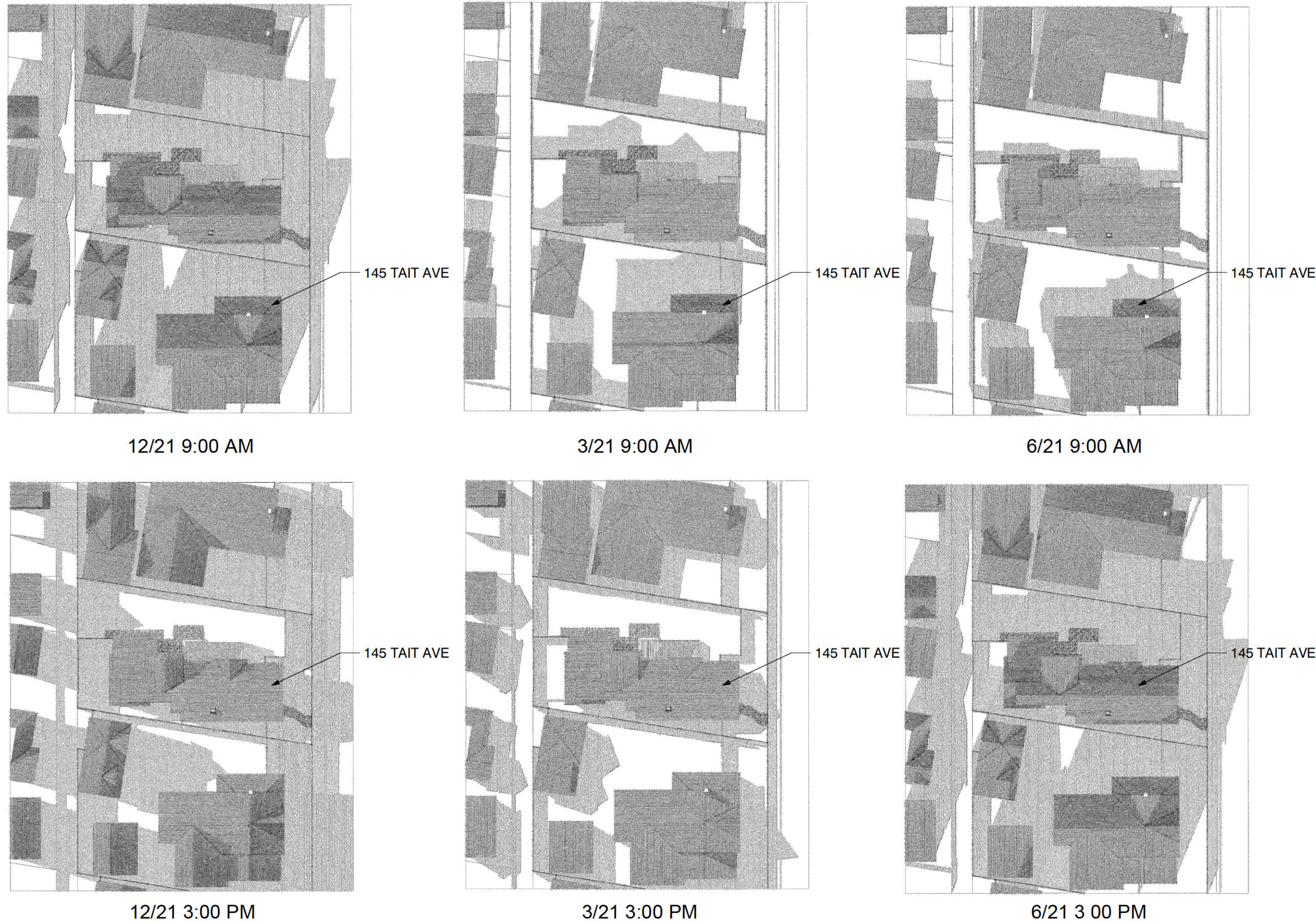
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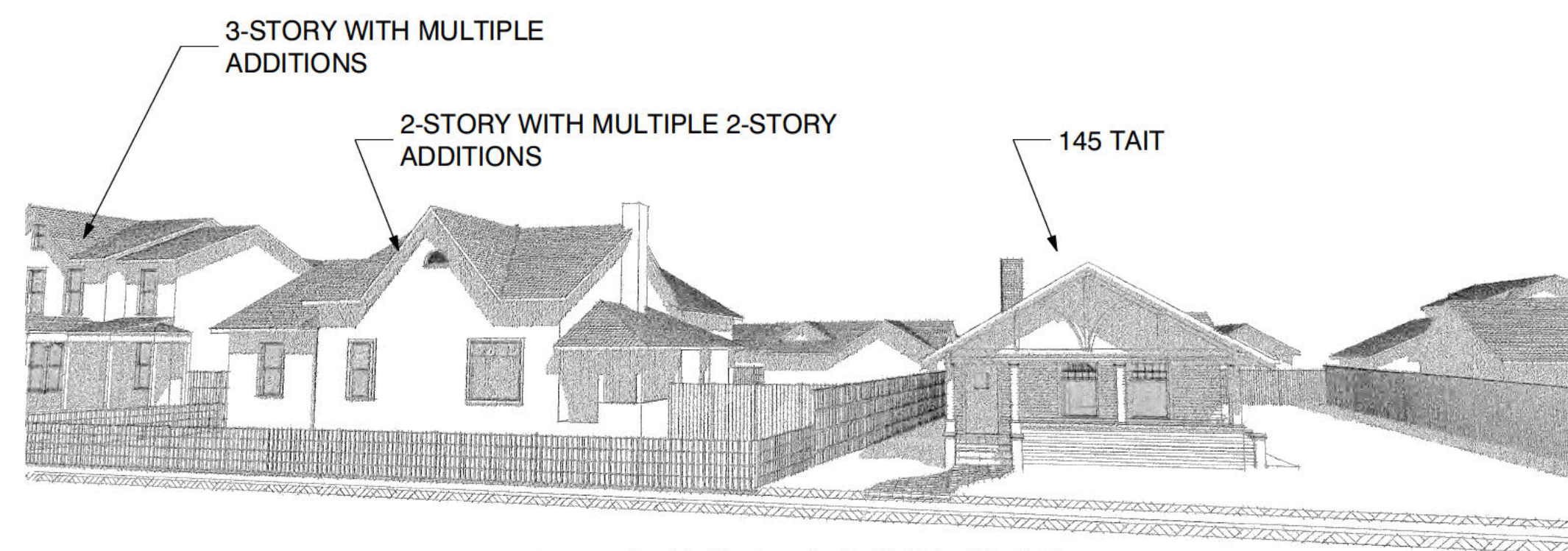
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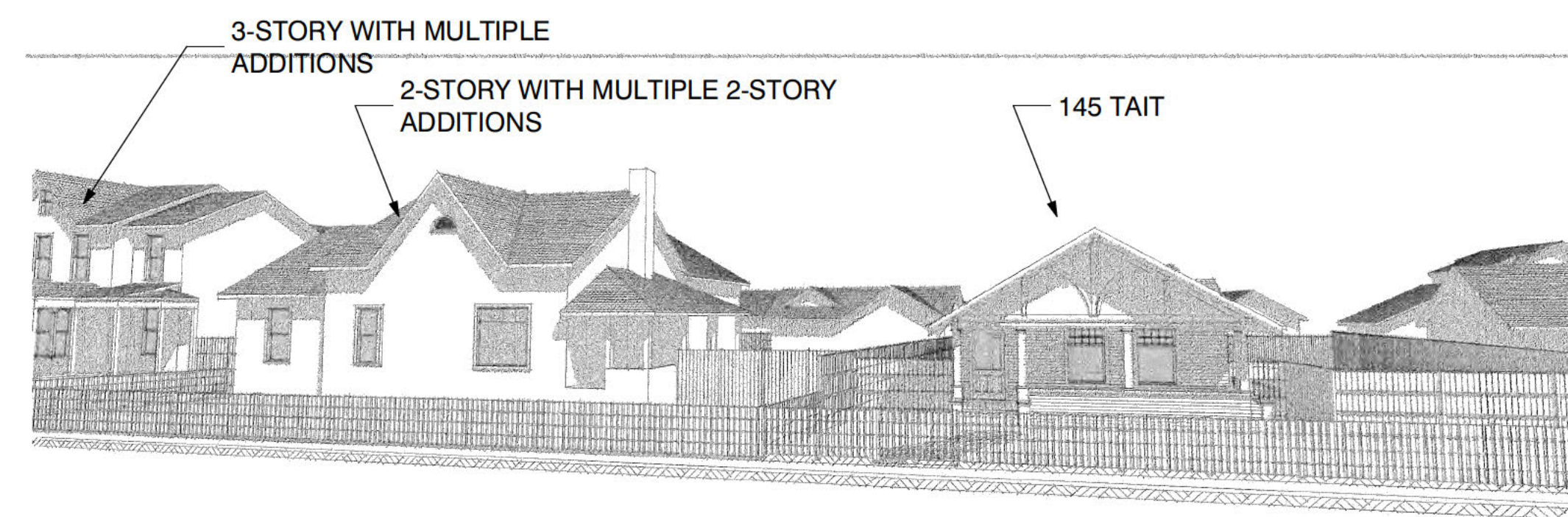
SHADOW STUDIES



145 TAIT STREET VIEWS COMPARED WITH OTHER LG PROJECTS TO THE RIGHT
(THERE IS NO COMPARISON 145 TAIT IS MINISCULE IN COMPARISON)



145 TAIT - EXISTING

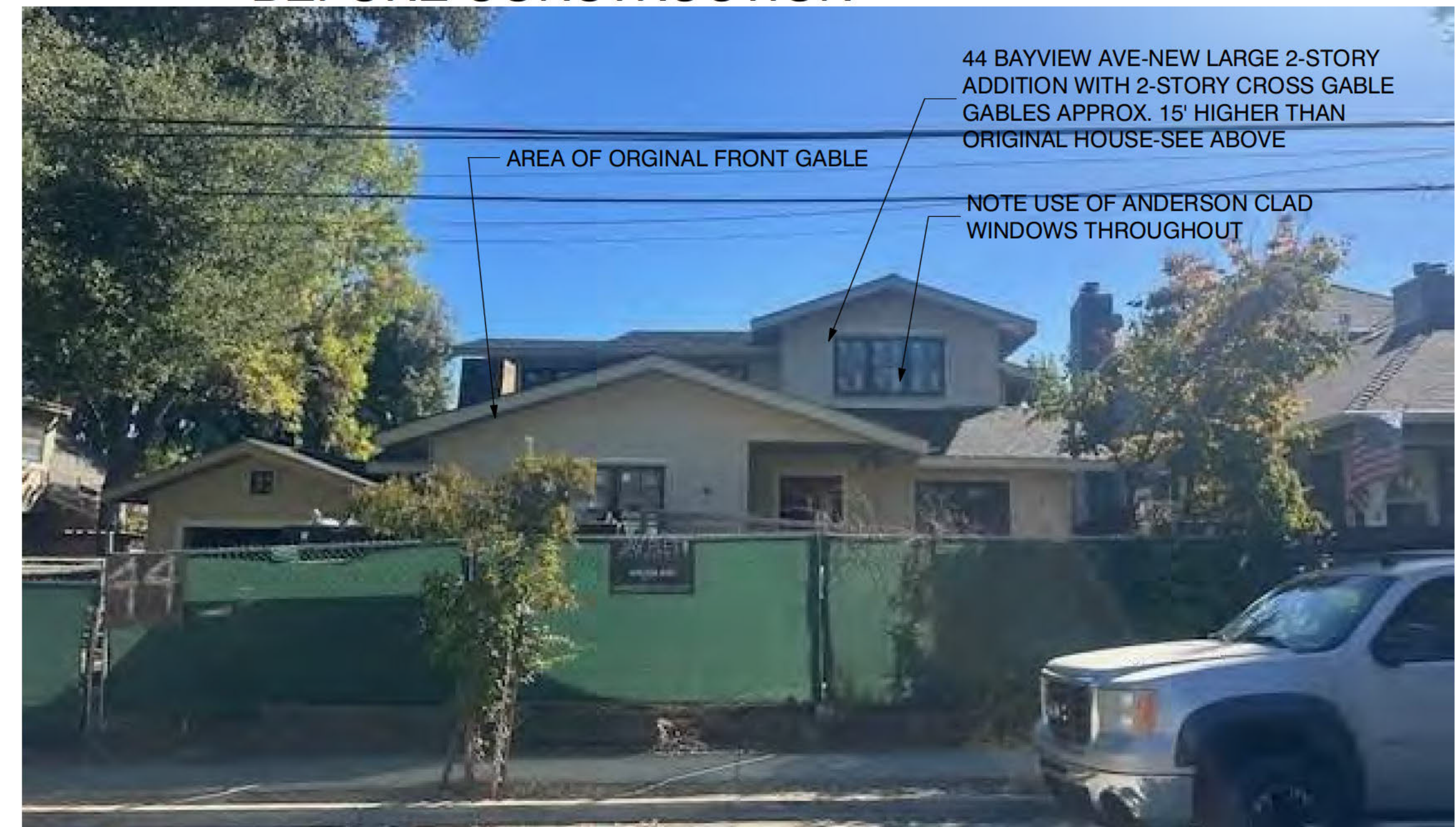


145 TAIT - PROPOSED

COMPARISON OF CURRENT HISTORIC ADDITIONS UNDER CONSTRUCTION



BEFORE CONSTRUCTION



UNDER CONSTRUCTION (10/17/2024)

A HANDSOME AND THOUGHTFUL DESIGN BY JAY PLETT

202 UNIVERSITY AVE,
THE 1-STORY HISTORIC HOUSE HAS HAD A COMPLETE SECOND FLOOR ADDED ON



UNDER CONSTRUCTION (10/17/2024)

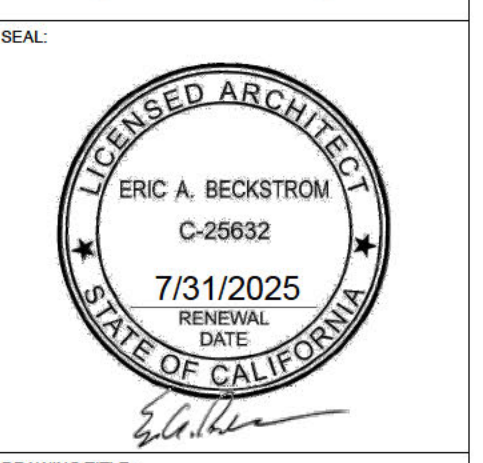
A HANDSOME AND THOUGHTFUL DESIGN BY JAY PLETT

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rev 2
10/17/2024



DRAWING TITLE:	SHADOW STUDIES & CURRENT HISTORIC ADDITION COMPARISONS
DRAWN:	EB
DATE:	10/17/2024
SCALE:	
JOB NO.:	6
FILENAME:	2427 145 TAIT CD6.0.pln
SHEET:	A1.2

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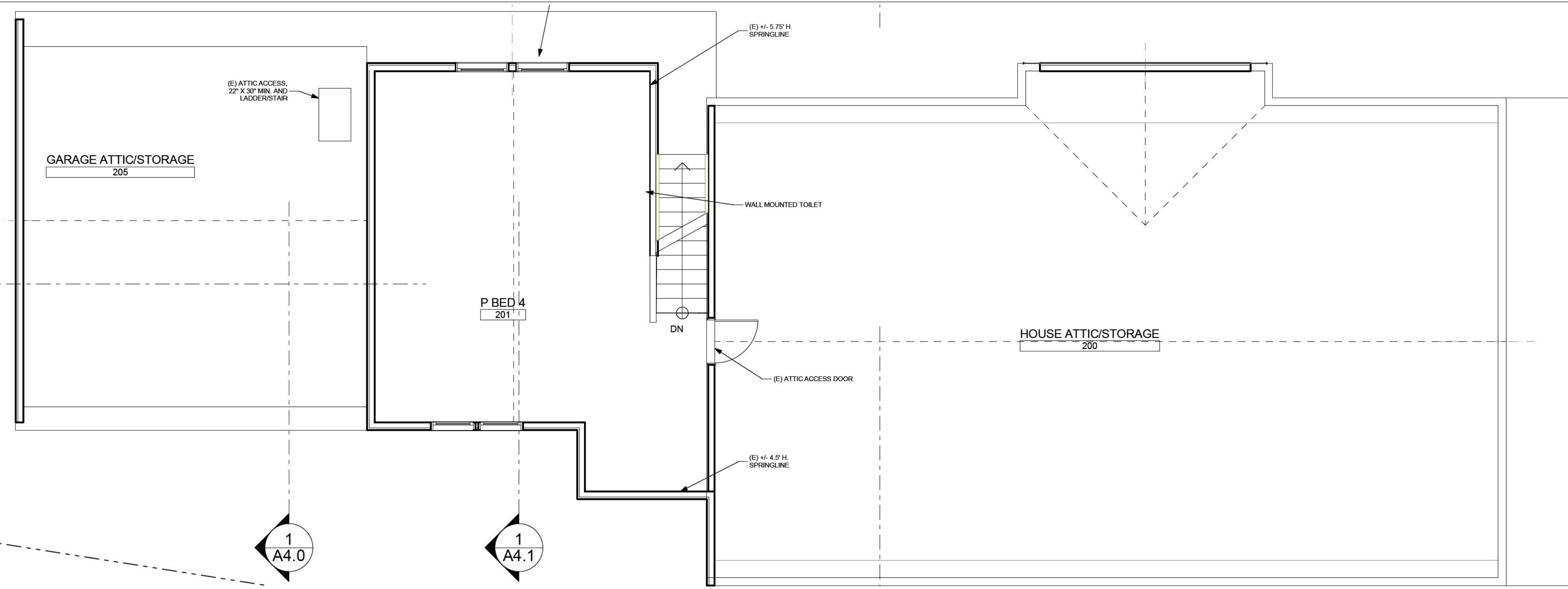
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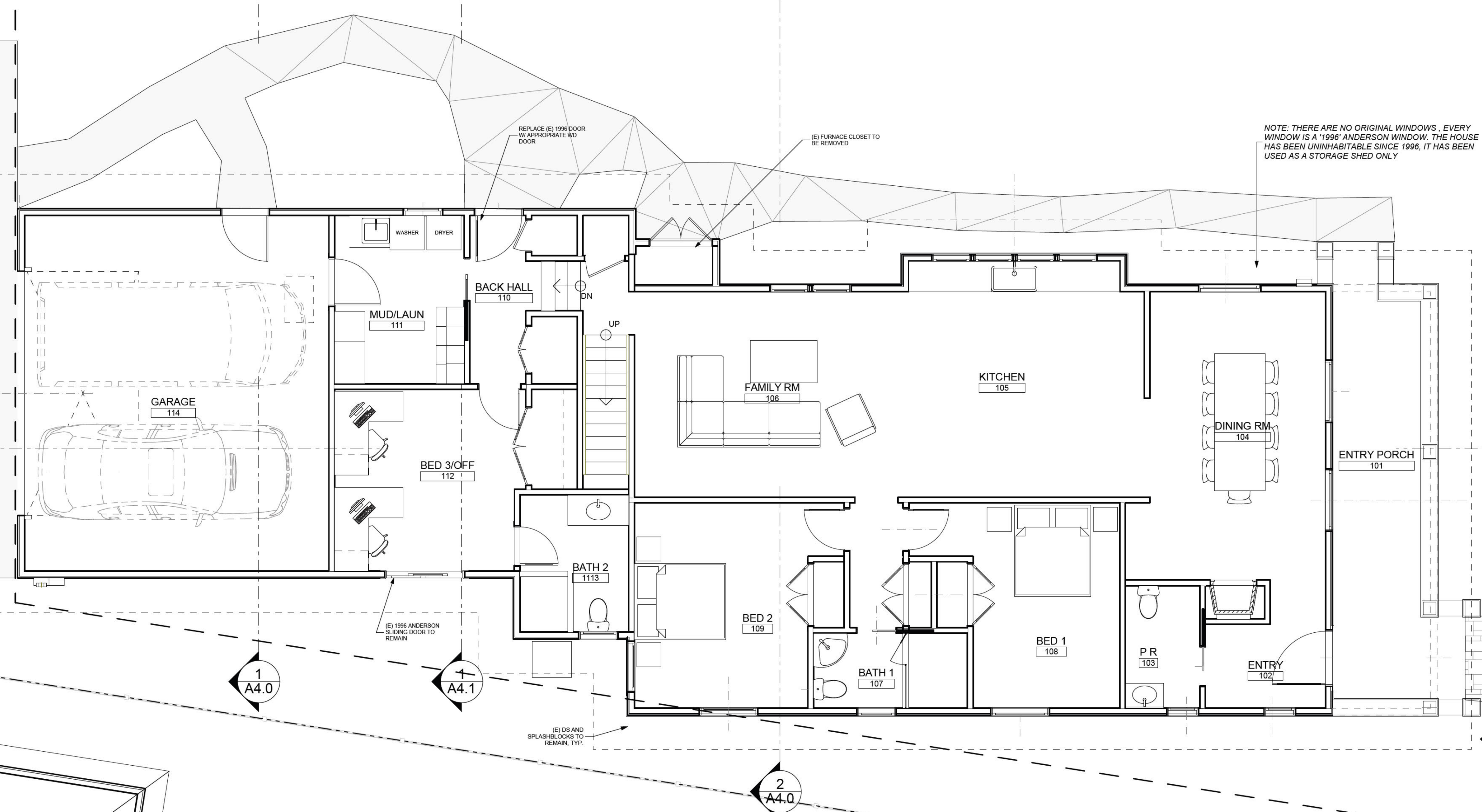


DRAWING TITLE:	FLOOR PLANS-EXISTING
DRAWN:	EB
DATE:	10/17/2024
SCALE:	1/4" = 1'-0"
JOB NO.:	6
FILENAME:	2427 145 TAIT CD6.0.pln
SHEET:	A2.0E



SECOND FLOOR PLAN-EXISTING

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



FIRST FLOOR PLAN-EXISTING

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

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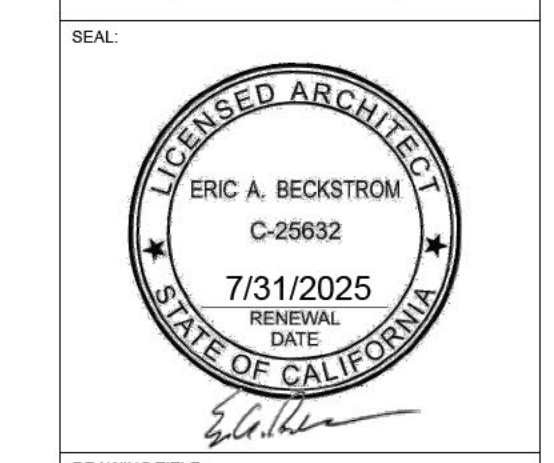
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DRAWING TITLE: FLOOR PLANS-DEMO

DRAWN: EB

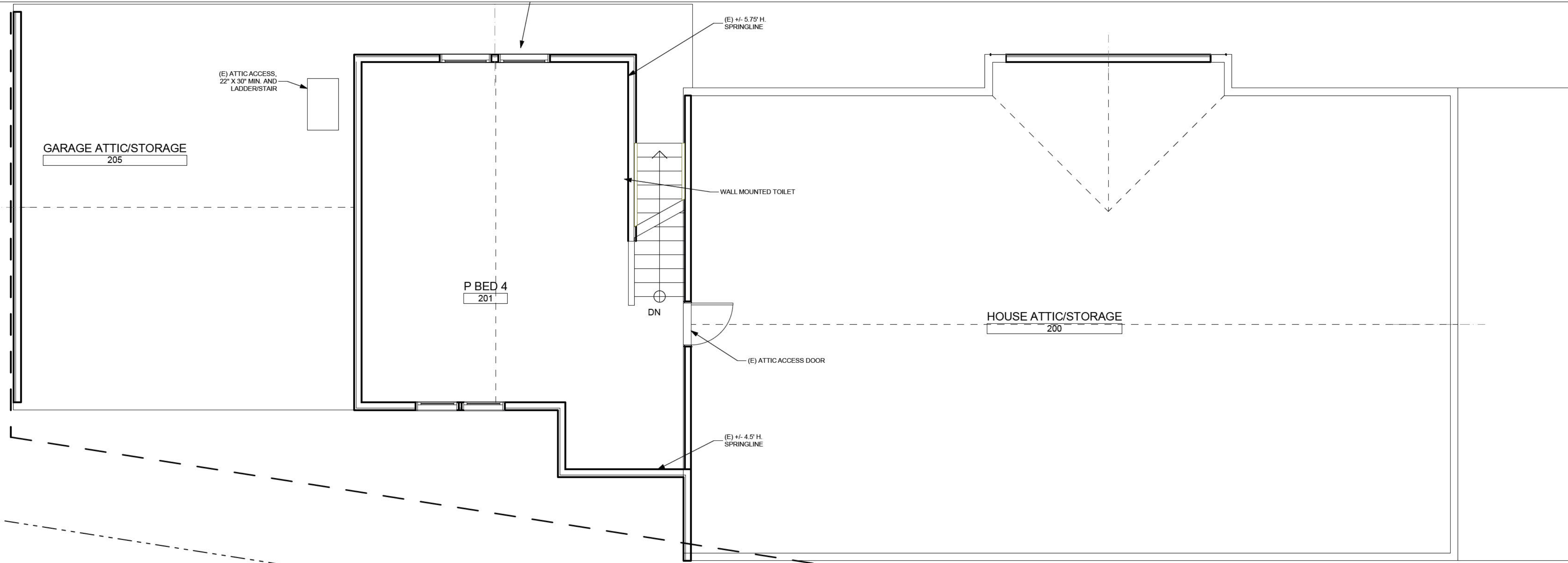
DATE: 10/17/2024

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

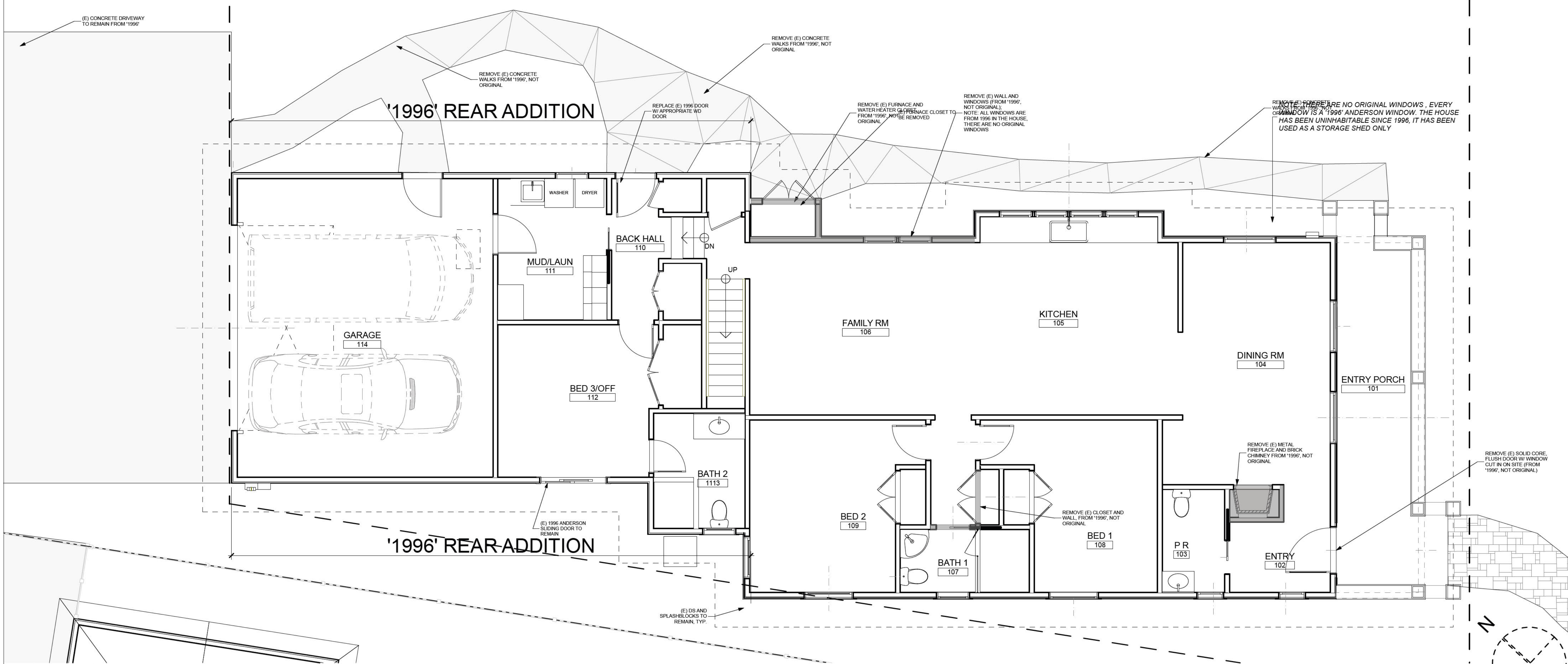
JOB NO: 6

FILENAME: 2427 145 TAIT CD6.0.pln

SHEET: A2.1D

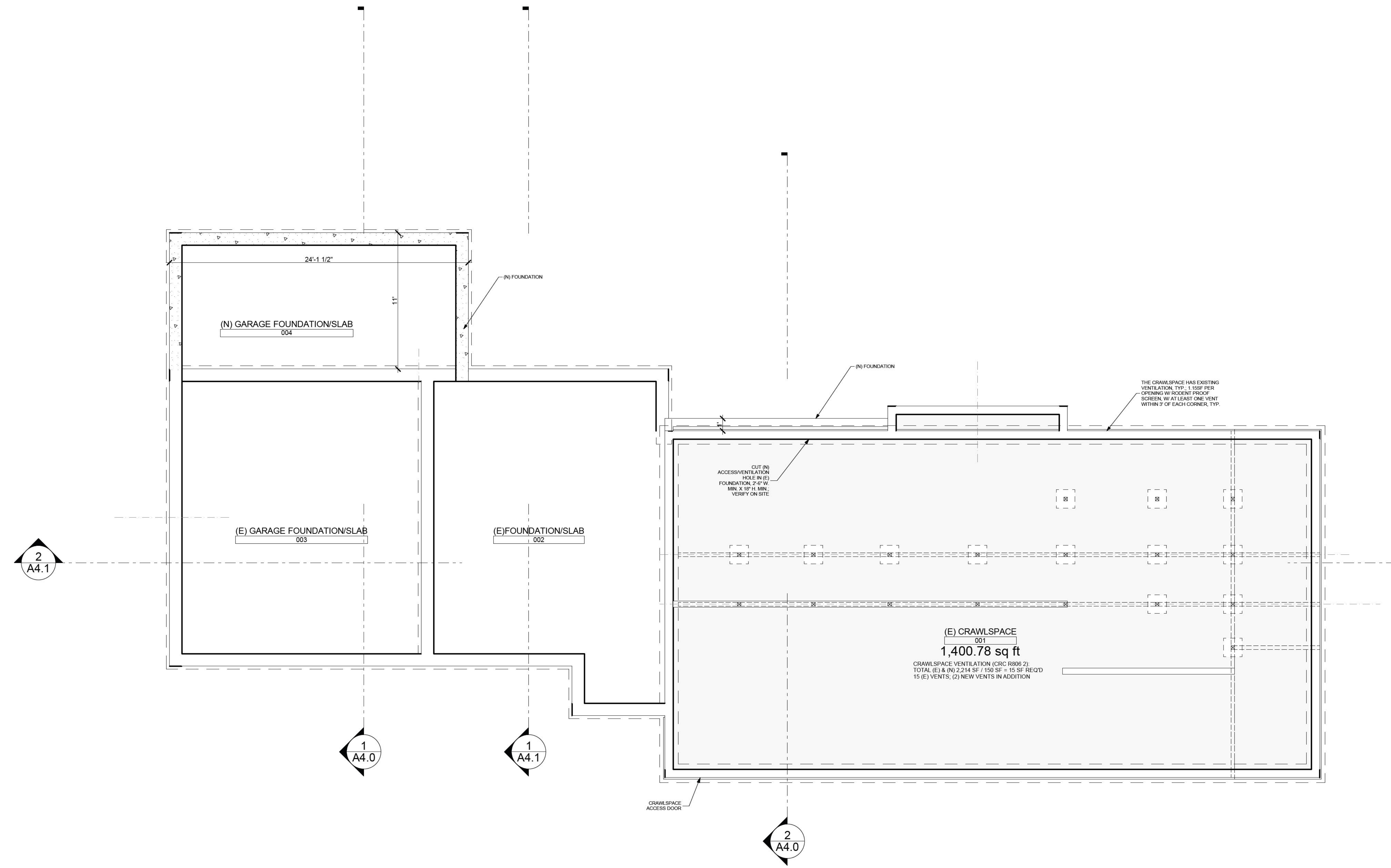


SECOND FLOOR PLAN-DEMO
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN-DEMO
SCALE: 1/4" = 1'-0"

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SECTION-GARAGE, PRIMARY BEDROOM

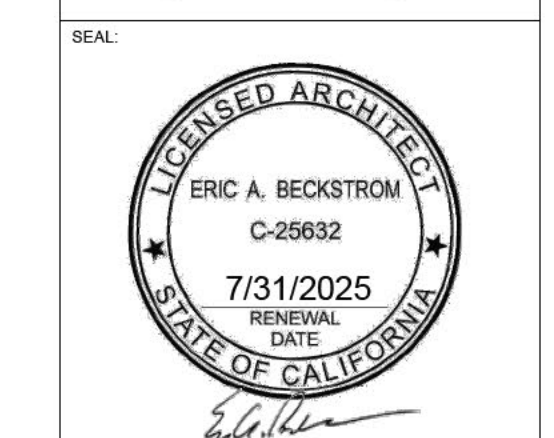
SCALE: 1/4" = 1'-0"

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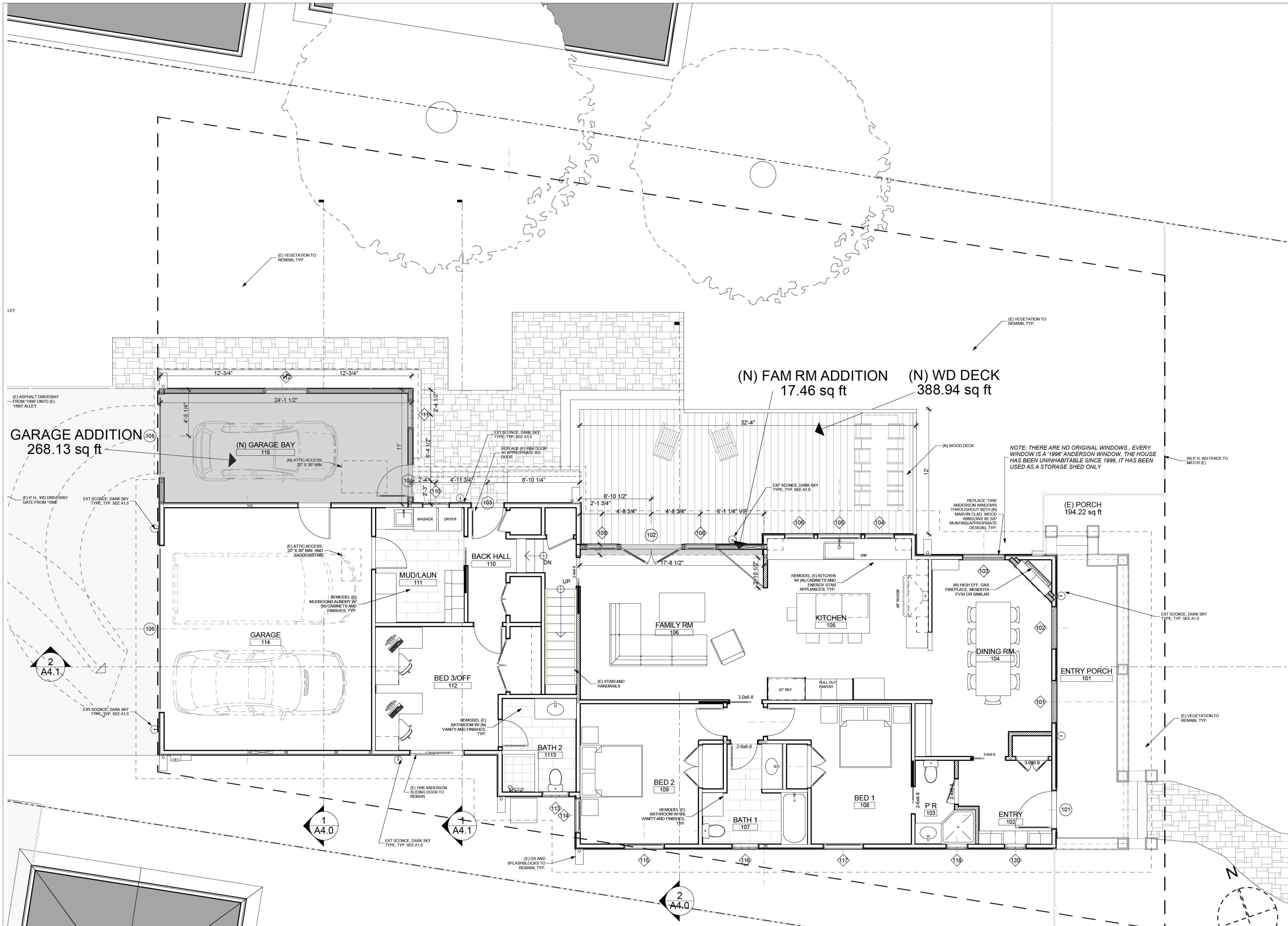


DRAWING TITLE:
CRAWLSPACE-PROPOSED

DRAWN: **EB**
 DATE: **10/17/2024**
 SCALE: **1/4" = 1'-0"**
 JOB NO.: **6**
 FILENAME: **2427 145 TAIT CD6.0.pln**

SHEET:
A2.2

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FIRST FLOOR PLAN-PROPOSED

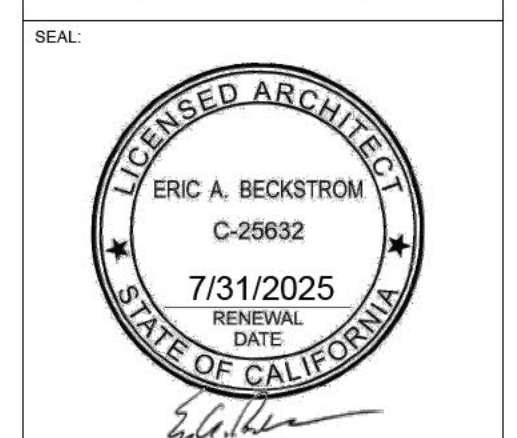
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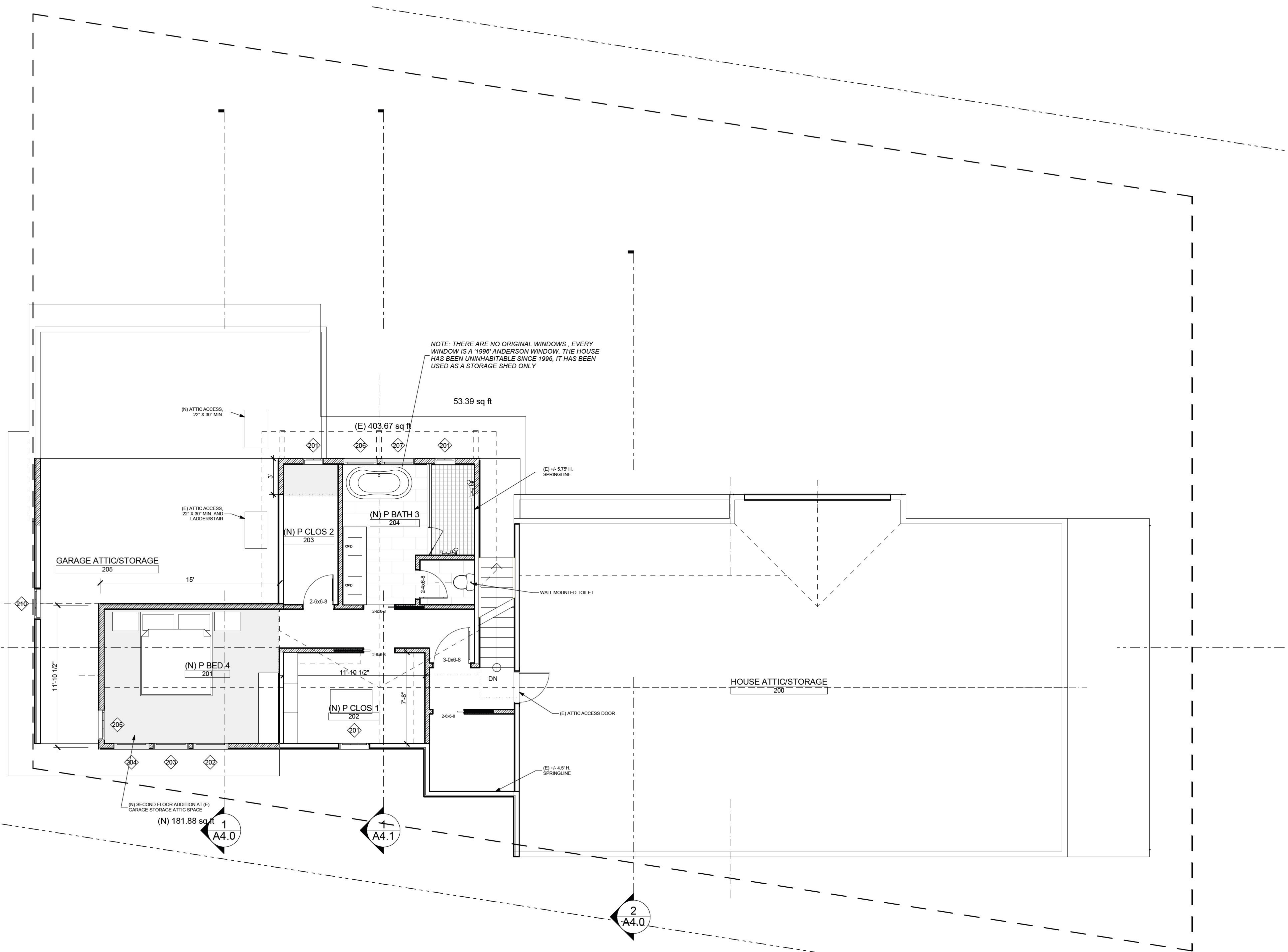
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DRAWING TITLE:	FIRST FLOOR PLAN-PROPOSED
DRAWN:	EB
DATE:	10/17/2024
SCALE:	1/4" = 1'-0"
JOB NO.:	6
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SHEET:	A2.3

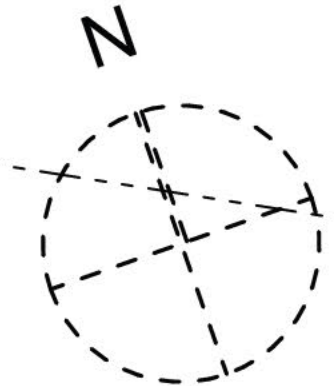


2
A4.1

1
A4.0

1
A4.1

2
A4.0



SECOND FLOOR PLAN-PROPOSED

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

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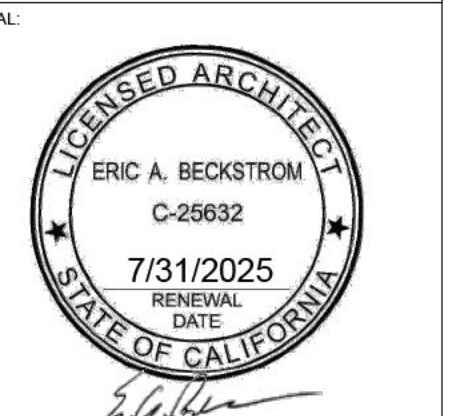
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DRAWING TITLE:
SECOND FLOOR PLAN-PROPOSED

DRAWN: EB
DATE: 10/17/2024
SCALE: 1/4" = 1'-0"
JOB NO: 6
FILENAME: 2427_145_TAIT_CD6.0.pln

SHEET
A2.4

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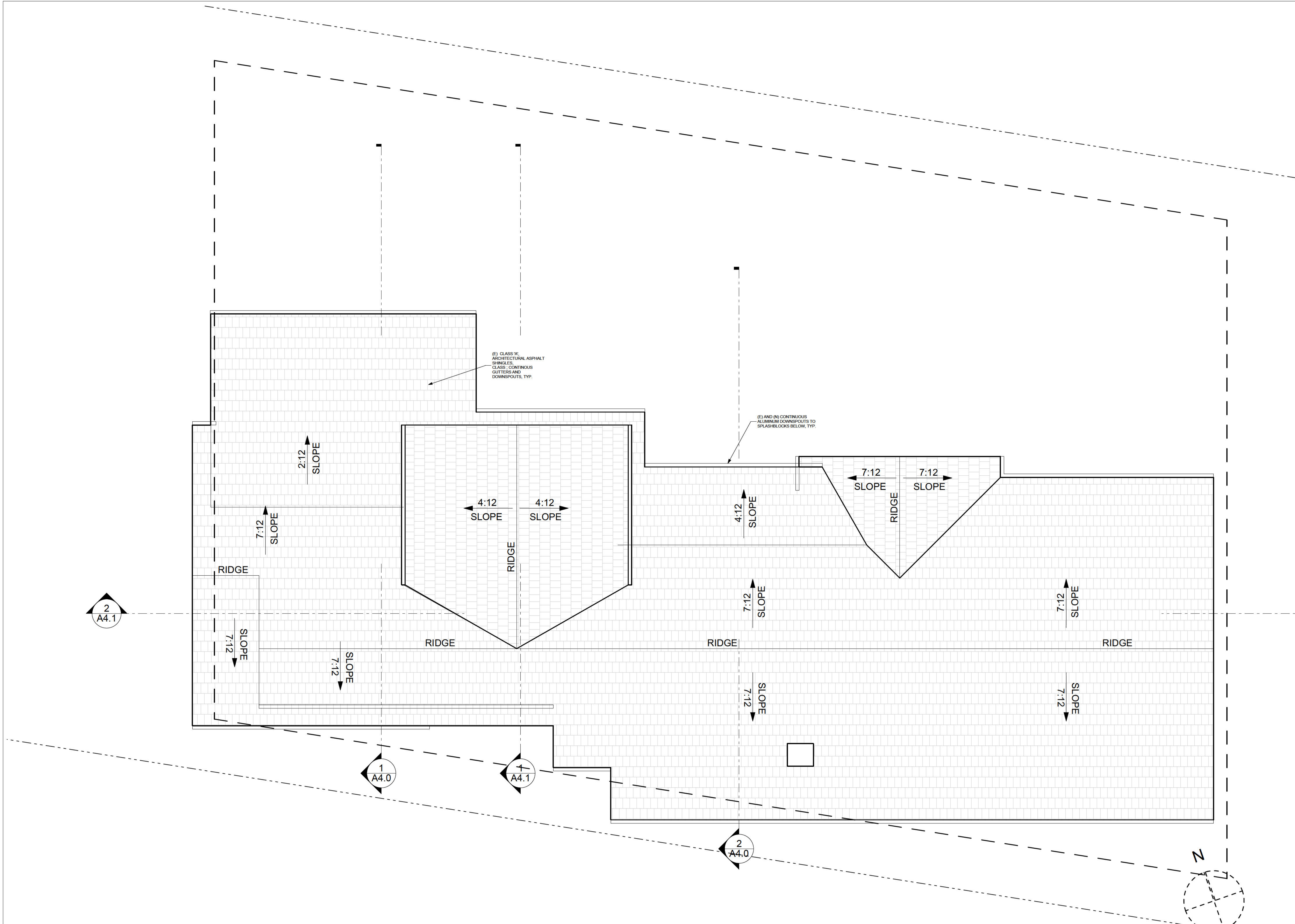
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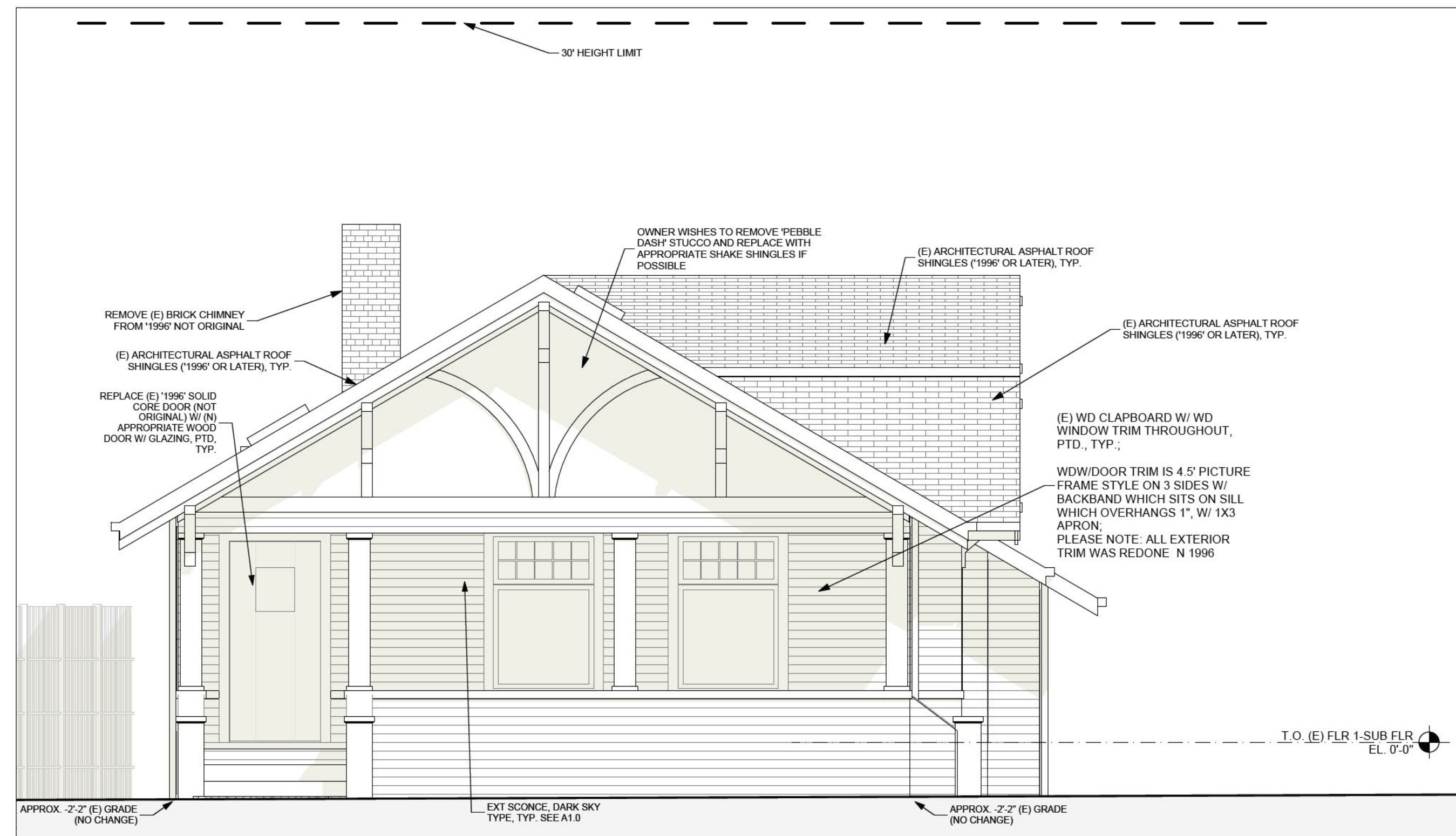
DRAWING TITLE:
ROOF PLAN-PROPOSED

DRAWN: EB
 DATE: 10/17/2024
 SCALE: 1/4" = 1'-0"
 JOB NO.: 6
 FILENAME: 2427 145 TAIT CD6.0.pln

SHEET
A2.5

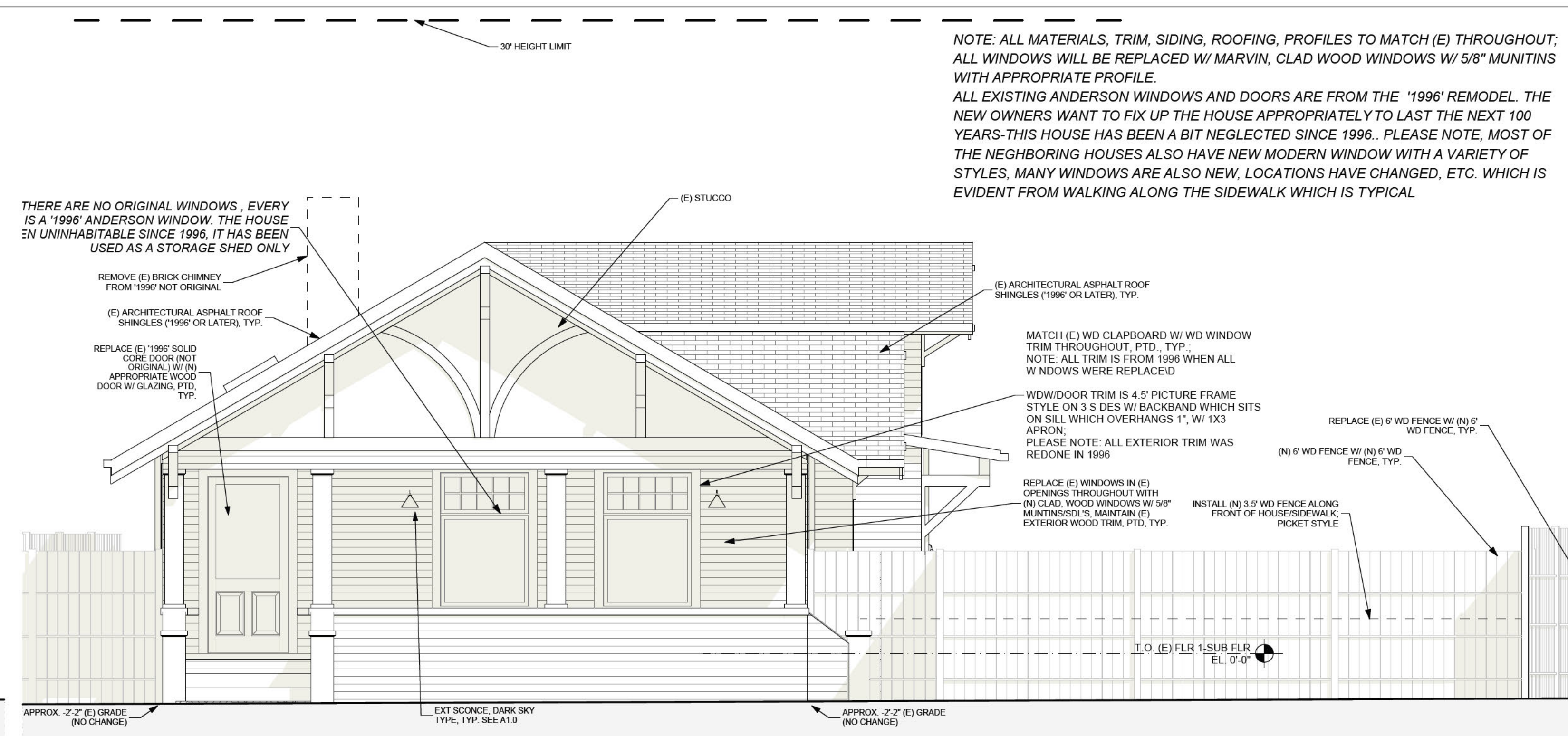


ROOF PLAN-PROPOSED
 SCALE: 1/4" = 1'-0"
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SOUTH/STREET ELEVATION-EXISTING

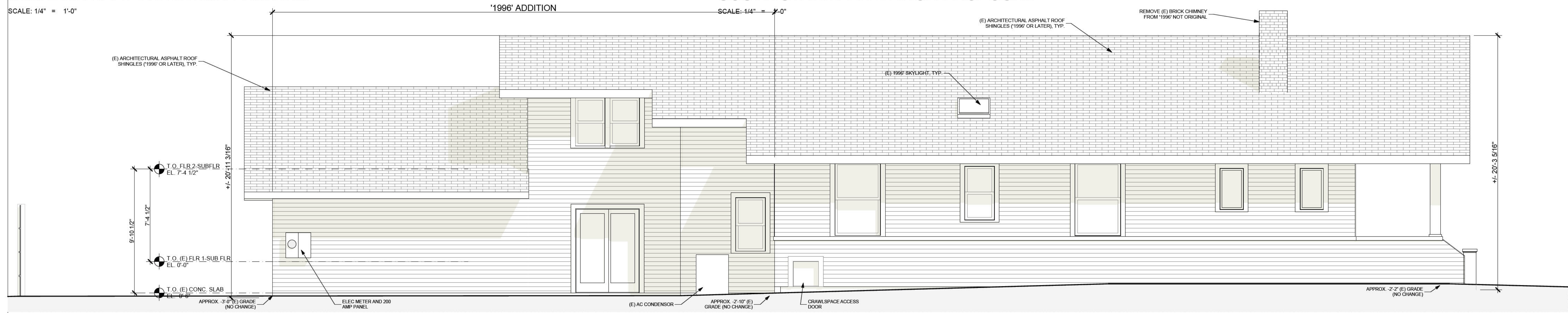
SCALE: 1/4" = 1'-0"



SOUTH/STREET ELEVATION-PROPOSED

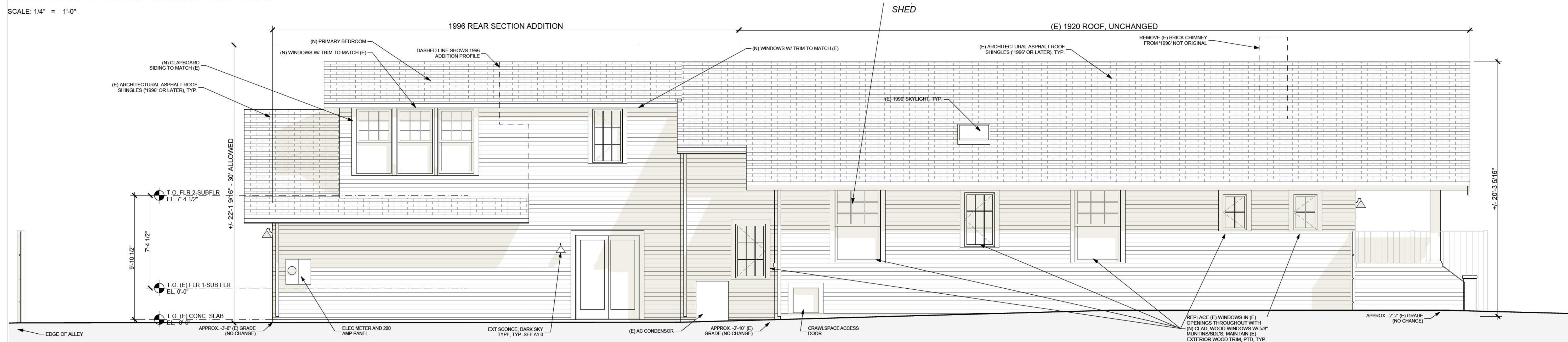
SCALE: 1/4" = 1'-0"

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



WEST/LEFT ELEVATION-EXISTING

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



WEST/LEFT ELEVATION-PROPOSED

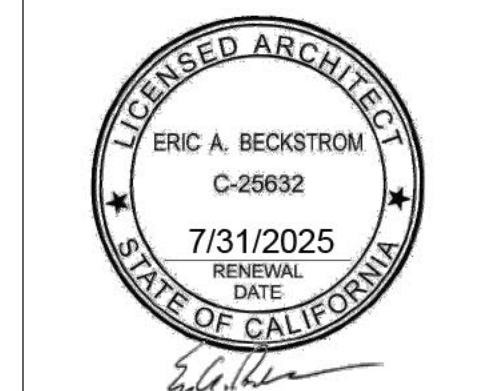
SCALE: 1/4" = 1'-0"

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DRAWING TITLE:	ELEVATIONS-EXISTING & PROPOSED
DRAWN:	EB
DATE:	10/17/2024
SCALE:	1/4" = 1'-0"
JOB NO.:	6
FILENAME:	2427 145 TAIT CD6.0.pln
SHEET:	A3.0

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DRAWING TITLE: **ELEVATIONS-EXISTING & PROPOSED**

DRAWN: **EB**

DATE: **10/17/2024**

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

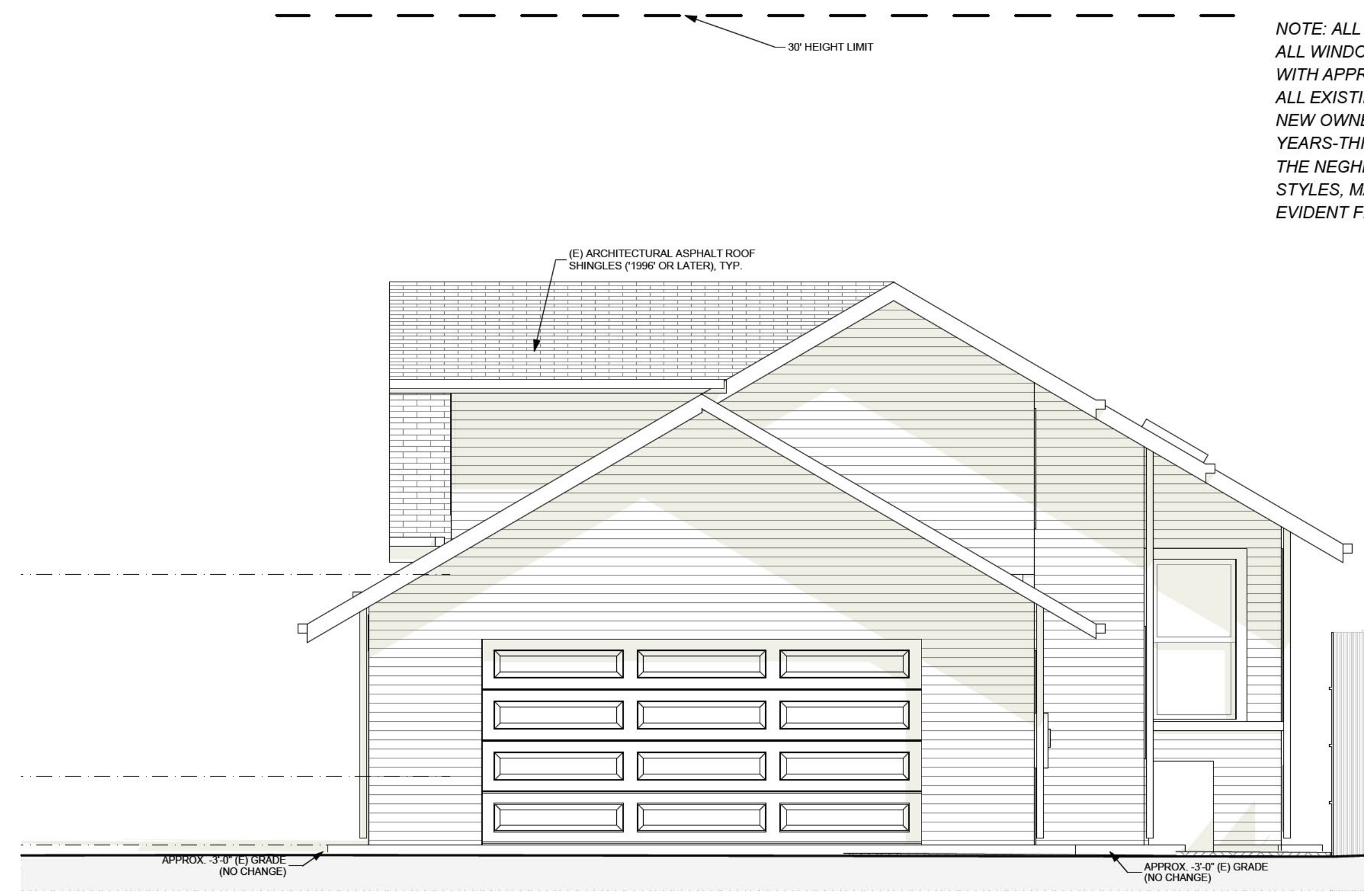
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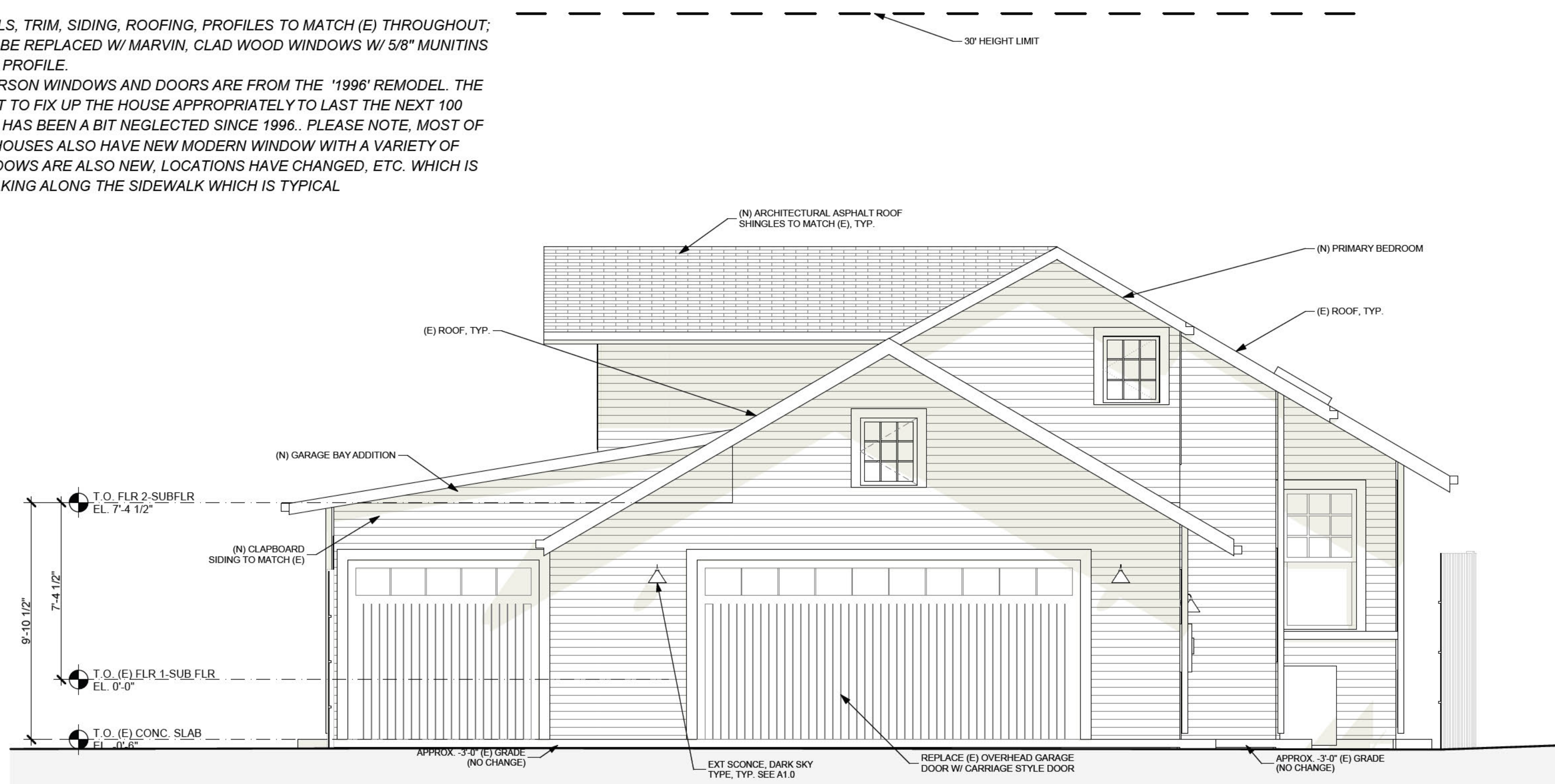
SHEET

A3.1

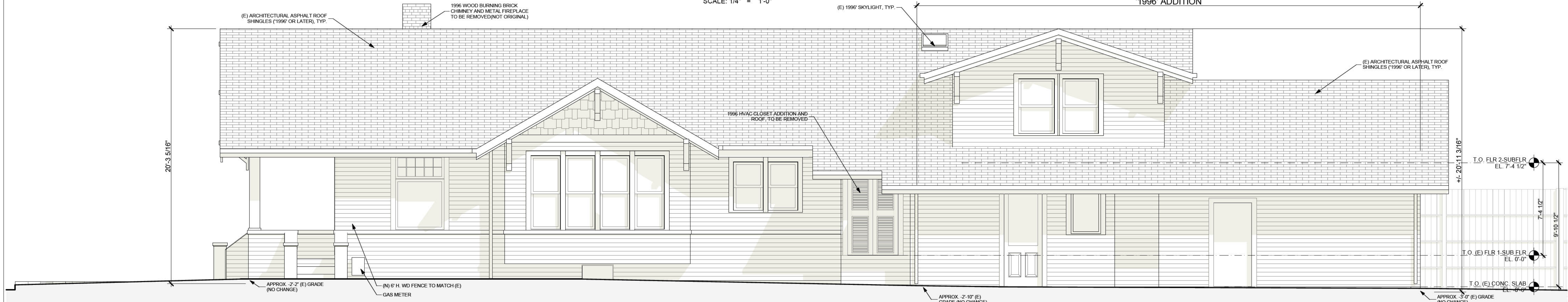
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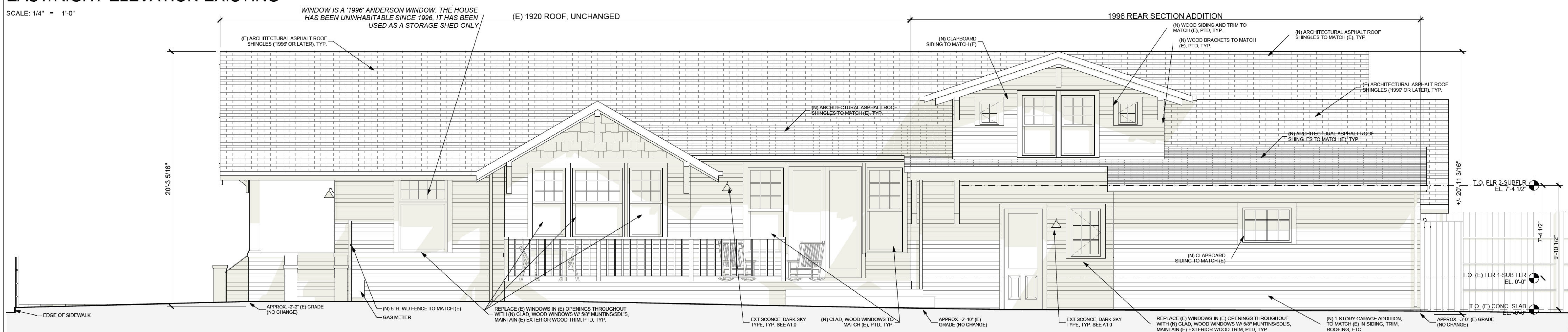
NORTH/BACK ELEVATION-EXISTING
SCALE: 1/4" = 1'-0"



NORTH/BACK ELEVATION-PROPOSED
SCALE: 1/4" = 1'-0"

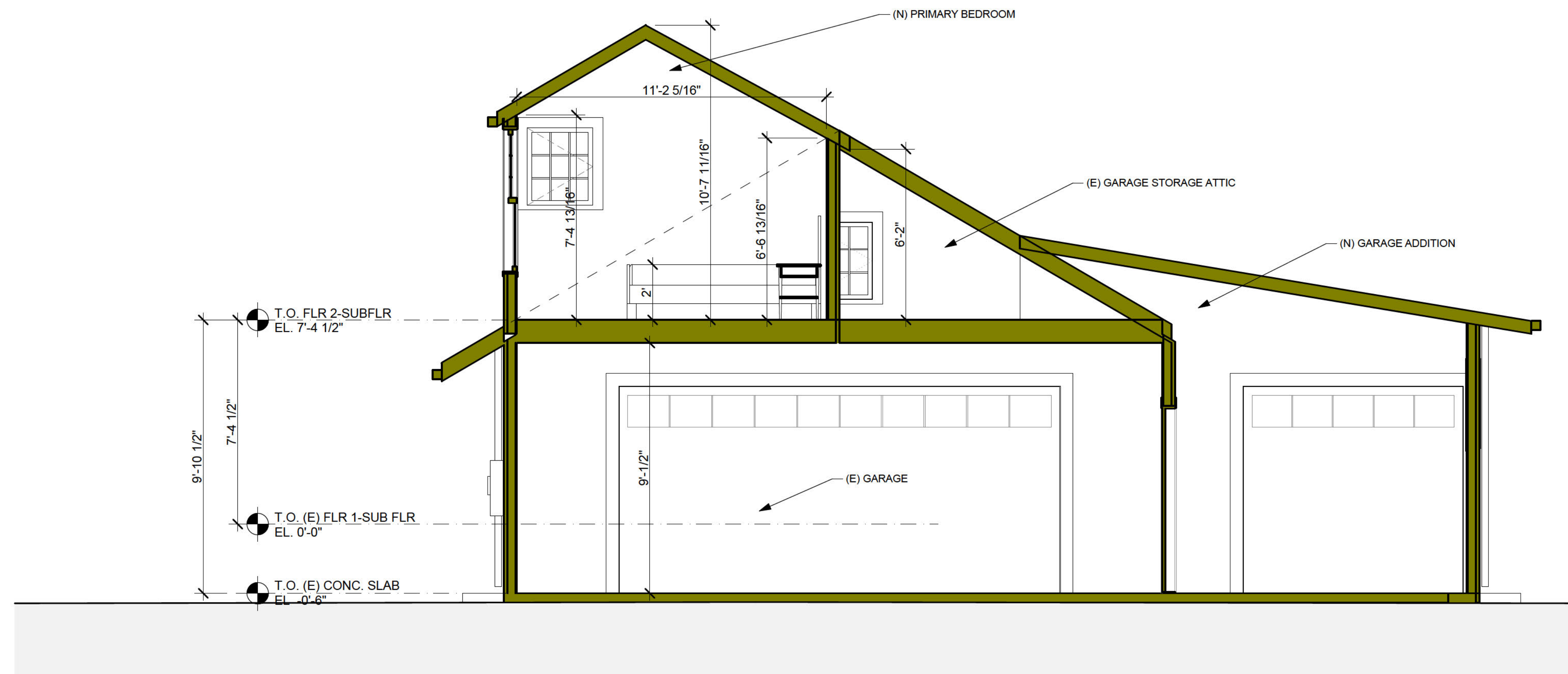


EAST/RIGHT ELEVATION-EXISTING
SCALE: 1/4" = 1'-0"

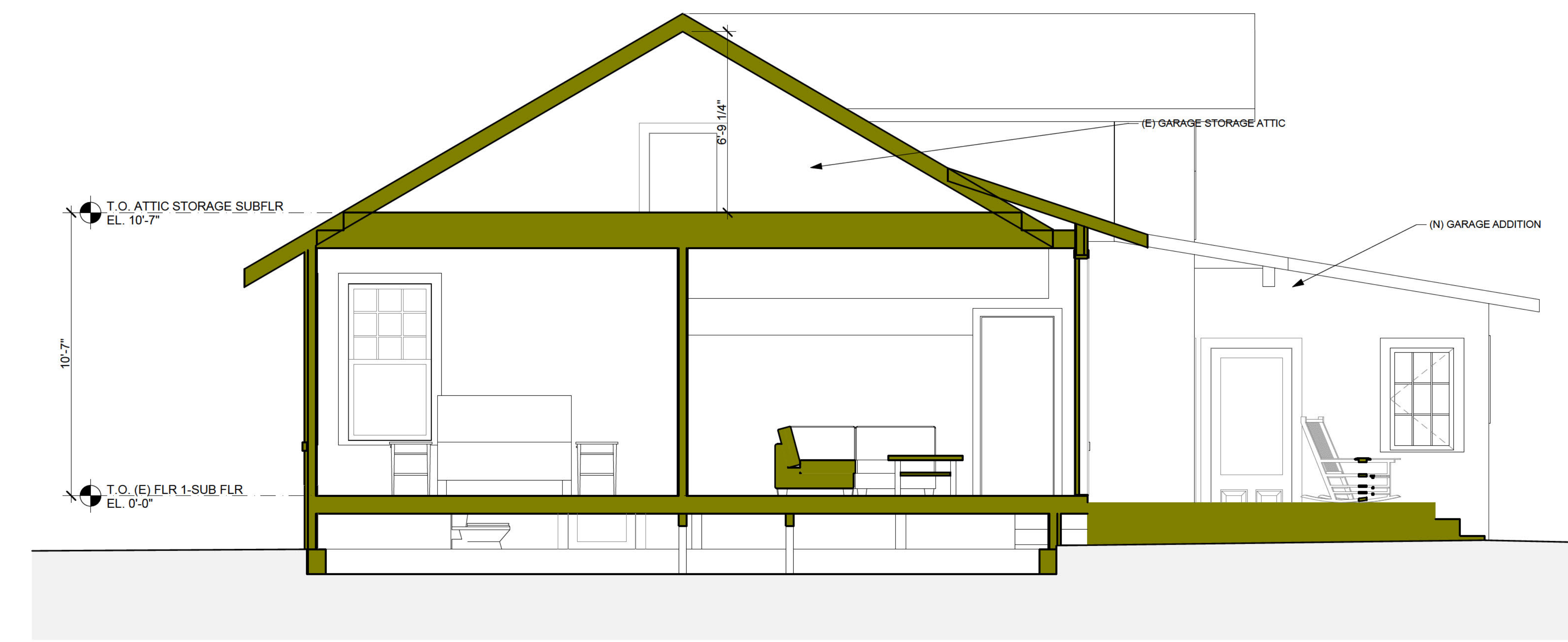


EAST/RIGHT ELEVATION-PROPOSED
SCALE: 1/4" = 1'-0"

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1 SECTION-GARAGE, PRIMARY BEDROOM
 A4.0 SCALE: 3/8" = 1'-0"



2 SECTION-GARAGE, PRIMARY BEDROOM
 A4.0 SCALE: 3/8" = 1'-0"

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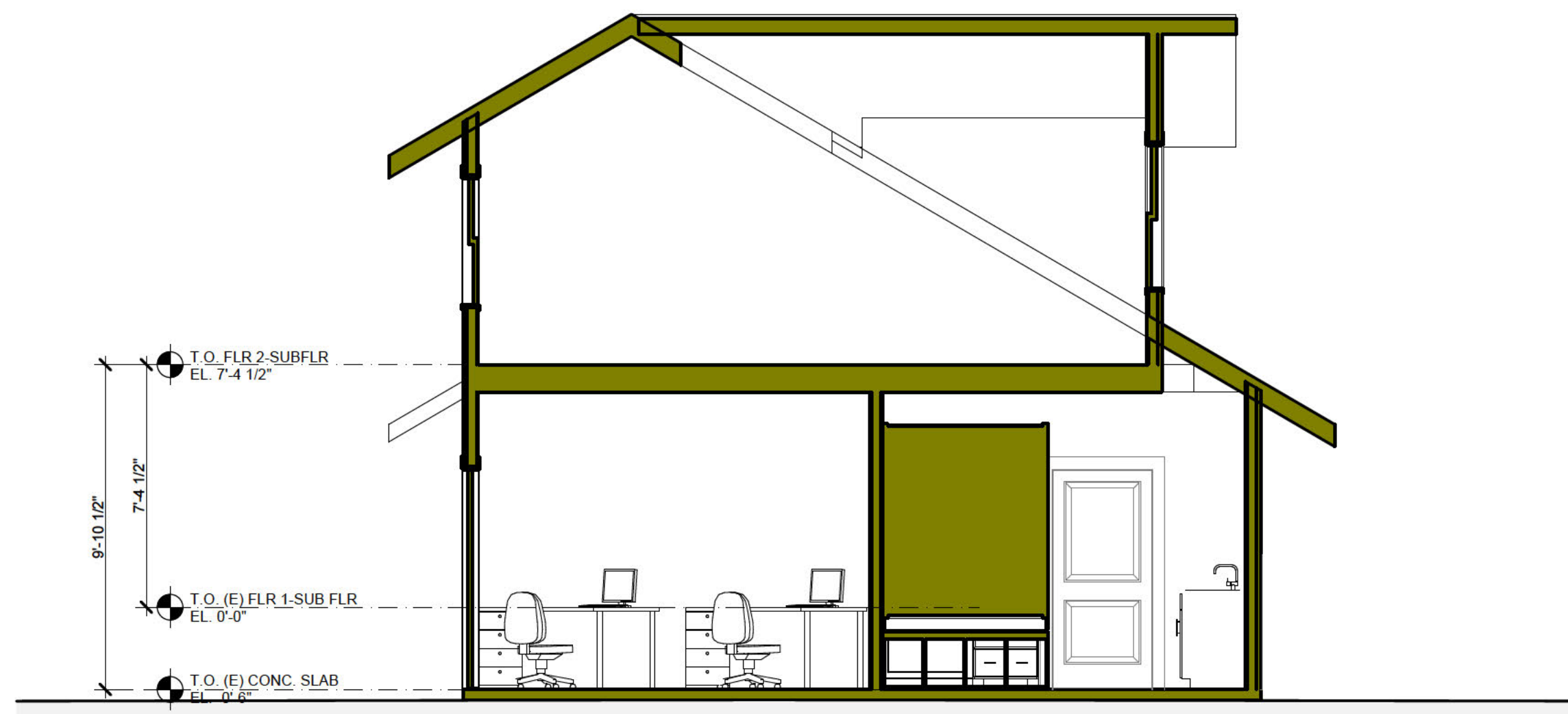
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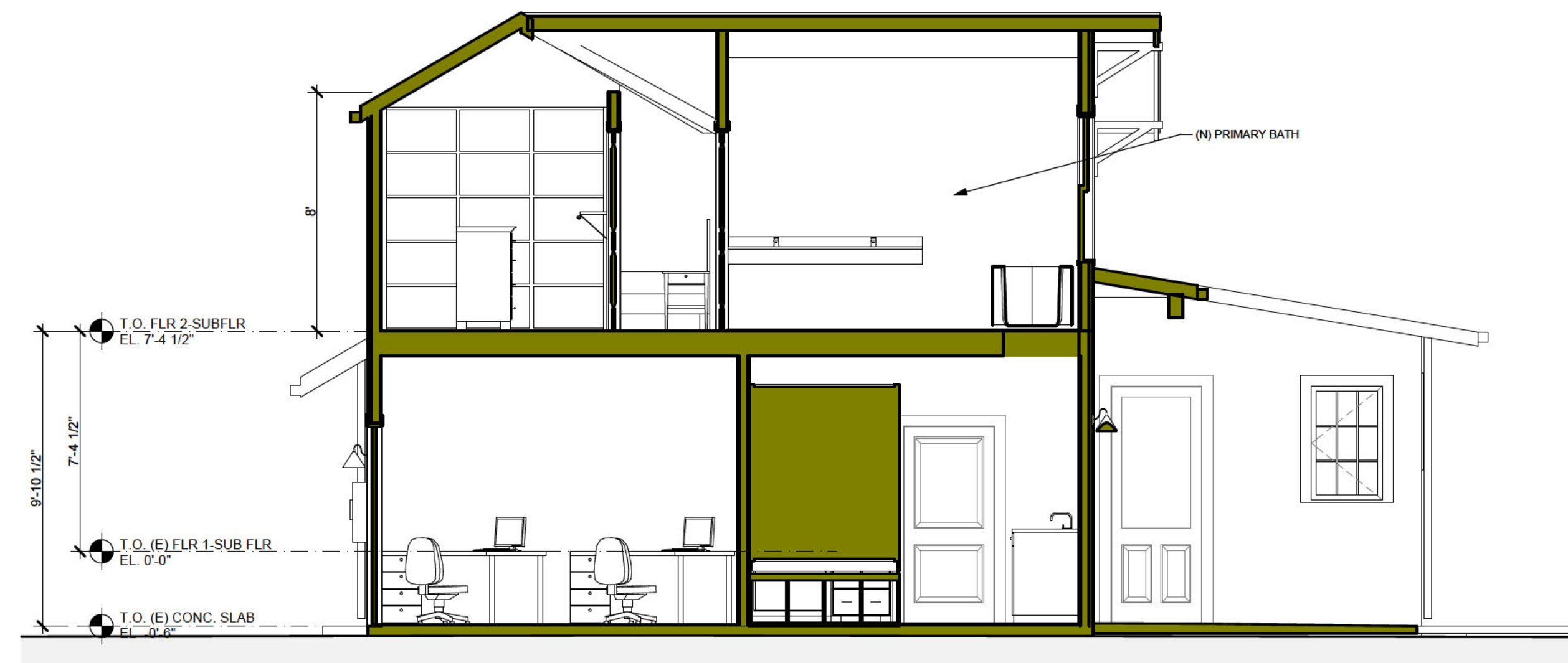
DRAWING TITLE:
BUILDING SECTIONS

DRAWN	EB
DATE	10/17/2024
SCALE	3/8" = 1'-0"
JOB NO.	6
FILENAME	2427 145 TAIT CD6.0.pln
SHEET	A4.0

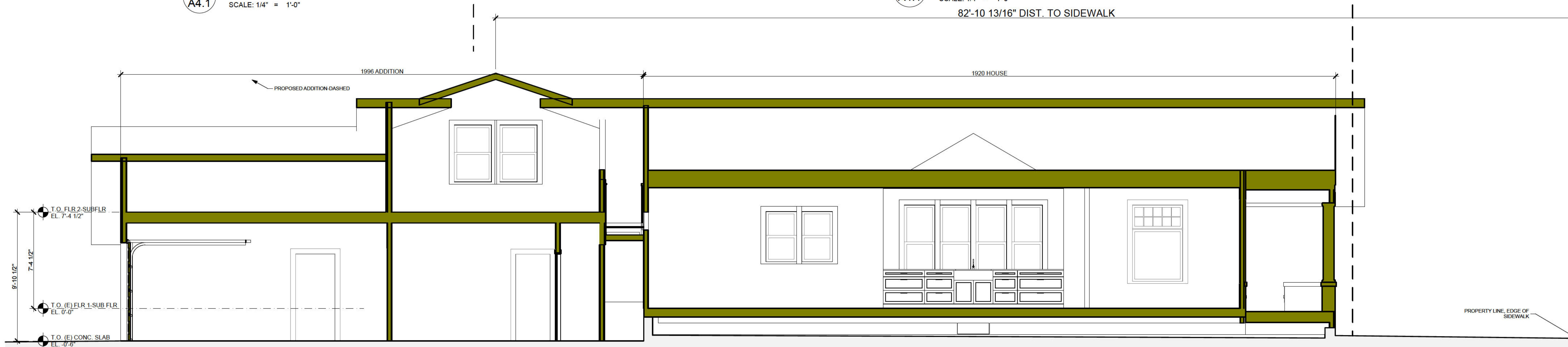
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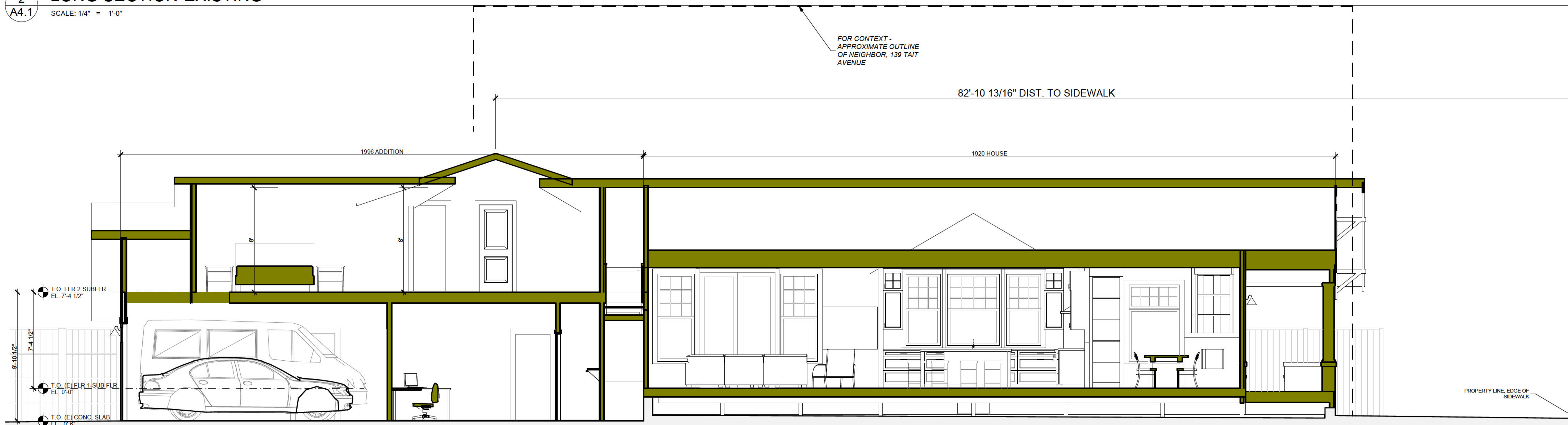
1 SECTION-BED 3/MASTER BATH-EXISTING
A4.1 SCALE: 1/4" = 1'-0"



1 SECTION-BED 3/MASTER BATH-PROPOSED
A4.1 SCALE: 1/4" = 1'-0"
82'-10 13/16" DIST. TO SIDEWALK



2 LONG SECTION-EXISTING
A4.1 SCALE: 1/4" = 1'-0"



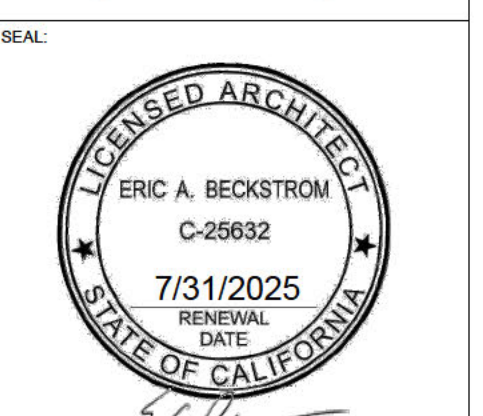
2 LONG SECTION-PROPOSED
A4.1 SCALE: 1/4" = 1'-0"

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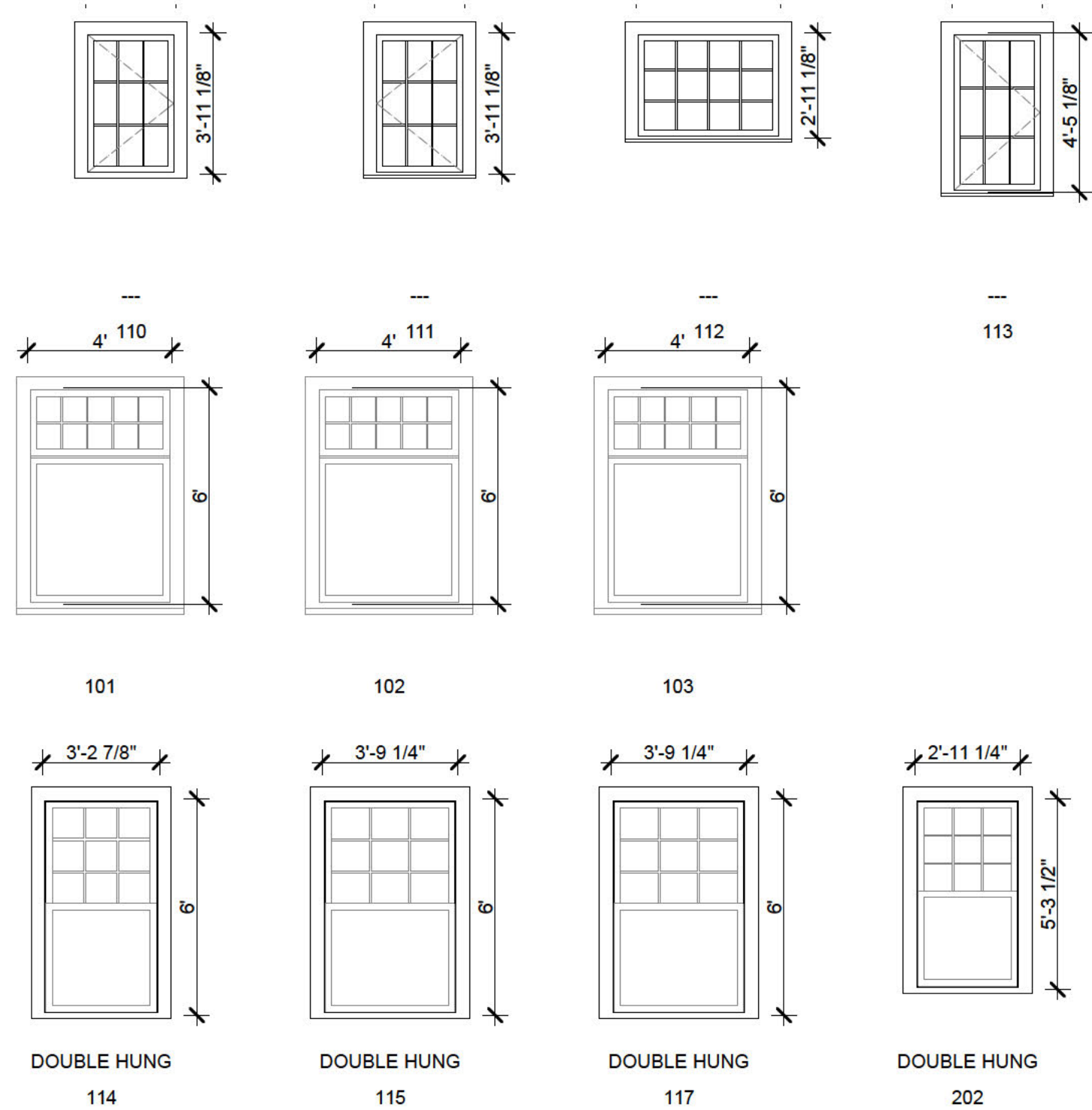


DRAWING TITLE:	BUILDING SECTIONS
DRAWN:	EB
DATE:	10/17/2024
SCALE:	1/4" = 1'-0"
JOB NO.:	6
FILENAME:	2427 145 TAIT CD6.0.pln
SHEET:	A4.1

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"		
105	105	KITCHEN	DOUBLE HUNG	4'-1 1/4"	5'-7 1/2"	YES	
106	105	KITCHEN	DOUBLE HUNG	2'-9 1/4"	5'-7 1/2"		
108			DOUBLE HUNG	2'-11 1/2"	6'-10 1/8"	YES	
108	106	FAMILY RM	DOUBLE HUNG	2'-11 1/2"	6'-10 1/8"	YES	
109			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"	YES	
110			DOUBLE HUNG	2'-11 1/2"	6'-10 1/8"	YES	
110	111	MUD/LAUN	---	2'-6"	3'-11 1/8"	YES	
111			DOUBLE HUNG	2'-11 1/2"	6'-10 1/8"	YES	
111	115	(N) GARAGE BA	---	2'-6"	3'-11 1/8"	YES	
112			DOUBLE HUNG	2'-11 1/2"	6'-10 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'	YES	
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'	2'-11 1/8"	YES	
118	111	MUD/LAUN	---	2'-6"	3'-11 1/8"	YES	
120	102	ENTRY	---	2'	2'-11 1/8"	YES	
201			---	1'-8"	1'-11 1/8"	YES	
201	202	(N) P CLOS 1	---	2'-6"	4'-5 1/8"	YES	
202	201	(N) P BED 4	DOUBLE HUNG	2'-11 1/4"	5'-3 1/2"	YES	
203	201	(N) P BED 4	DOUBLE HUNG	2'-11 1/4"	5'-3 1/2"	YES	
204	201	(N) P BED 4	DOUBLE HUNG	2'-11 1/4"	5'-3 1/2"	YES	

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



DOOR SCHEDULE

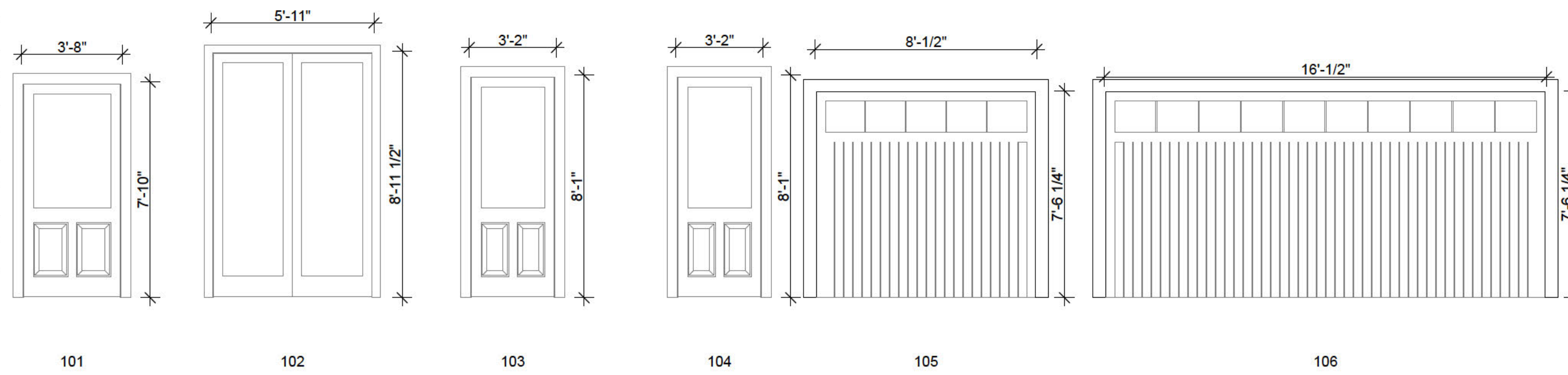
DOOR NO	RM NAME	RM NO	UNIT WIDTH	UNIT HEIGHT	REMARKS
101	ENTRY	102	3'-6"	7'-9"	WD, PAINTED W/ GLAZING
102			5'-11"	8'-11 1/2"	MARVIN ULTIMATE FRENCH
102	FAMILY RM	106	5'-11"	8'-11 1/2"	MARVIN ULTIMATE FRENCH
103	BACK HALL	110	3'	8'	WD, PAINTED W/ GLAZING
104	(N) GARAGE BAY	115	3'	8'	WD, PAINTED W/ GLAZING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

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

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

DOOR NOTES:

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

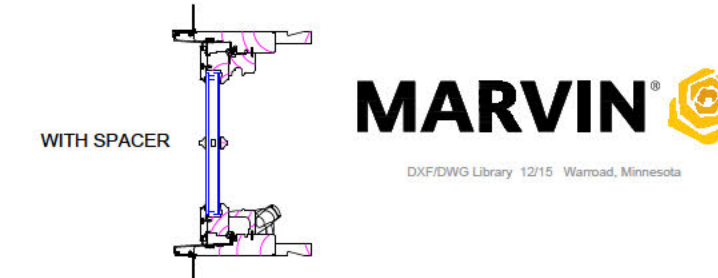


1840'S HOUSE, NEW ADDITION ON LEFT, ALL WINDOWS UPGRADED TO MARVIN ULTIMATE, CLAD WOOD, SDL WINDOWS

MARVIN CLAD WINDOW SAMPLES



SECTION DETAILS - STANDARD SIMULATED DIVIDED LITES (SDL)



WINDOW SPECS:

- MARVIN ULTIMATE, CLAD WOOD, WHITE EXT., PRIMED
- INSULATED, LOW E, ARGON
- PROVIDE SCREENS FOR ALL WINDOWS
- 5/8" SDL'S (SIMULATED DIVIDED LITES)
- OIL RUBBED BRONZE HARDWARE
- SEE ELEVATIONS FOR HINGE SIDE
- ELEVATIONS AND DIAGRAMS BELOW SHOW MULLED UNITS

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DRAWING TITLE: WINDOW & DOOR TYPES & SCHEDULES

DRAWN: EB

DATE: 10/17/2024

SCALE: 1" = 1'-0", 1:2.20

JOB NO: 6

FILENAME: 2427 145 TAIT CD6.0.pln

SHEET: A9.0

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