



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 Review 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

Findings-

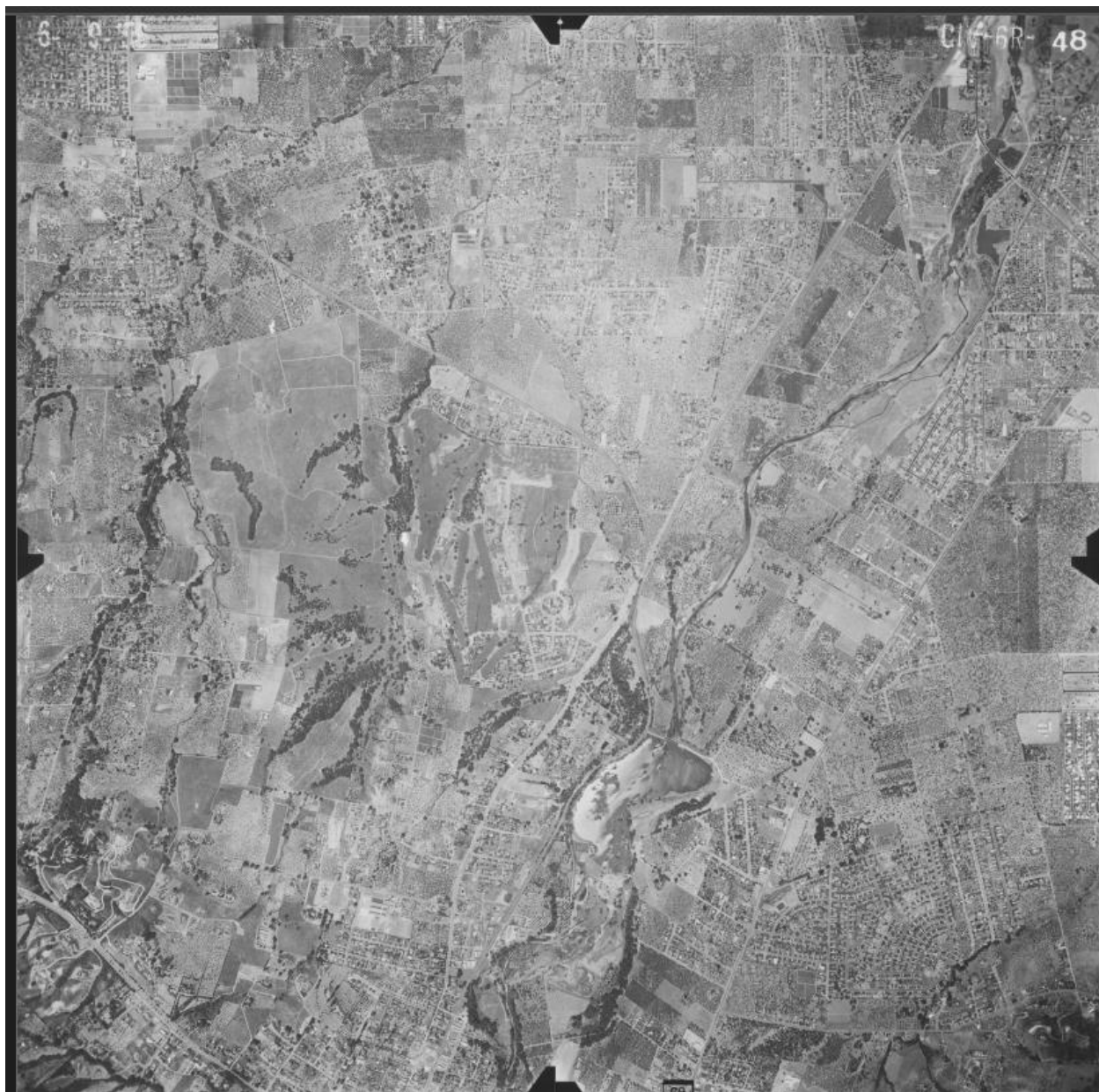
- Per aerial photography, the main structure at 14344 La Rinconada Dr. did **not** exist in 1939, contrary to the information available on sites like Zillow listing construction as 1938.
- The structure did exist by 1948.
- The home was purchased from Myrtle Bird in 1995 by Douglas Maynard, my father.
- 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.



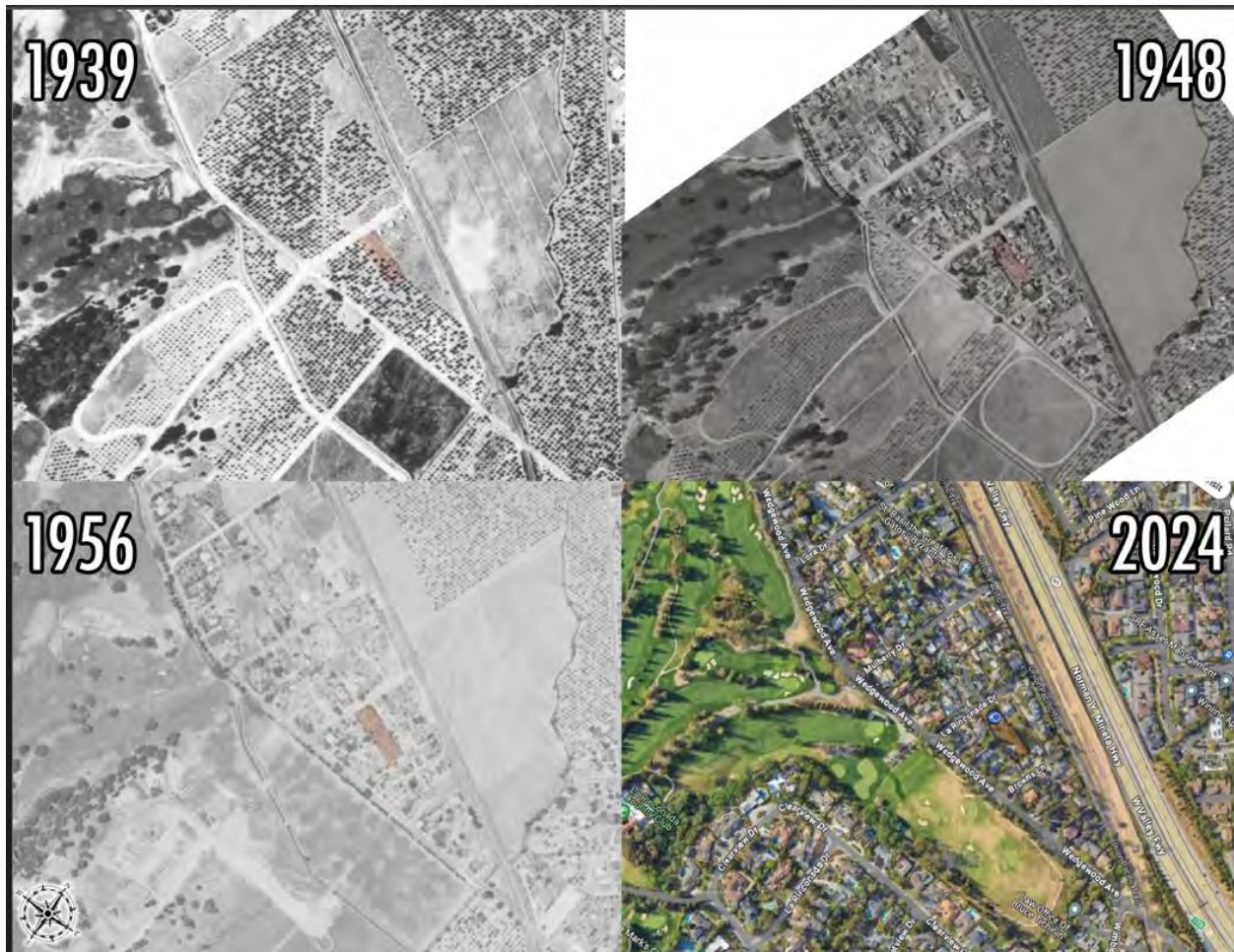
01. Aerial Photo of Neighborhood



02. Scan of Aerial Photo in 1948



03. Aerial Photo of Neighborhood 1956



04. Aerial Photos

COMMUNITY BANK of San J

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NORTH MARKET and WEST ST. JOHN STREETS, SAN JOSE

BINDER ANN (WID WM) H10250 KENNEDY
117
--HELENITA (WID WM) H10250 KENNEDY
RD (LG)
--LOUISA A (CLARA M) RETD H15946
LINDA AV (LG)
BING WM E (DARLENE) ELEC TECH
BECKMAN INSTRUMENT HIGER EOBETS
DR (C)
BINGER CARL E (GRACE G)
DENTIST
609-10 TWOTHY BLDG
216 S 1ST ST
SAN JOSE
TELEPHONE 293-2446
H20 PERSHING AV
SAN JOSE
TELEPHONE 293-2441
BINGHAM CAROL E (LOIS J) H13801
PIERCE RD (S)
--DEE MRS DPR TREND HAIR FASHIONS
R SAN JOSE
BINI LAWRENCE S (HABEL) (LARRY'S
SERVICE GARAGE) H1650 WESTMONT
AV (C)
BINKLEY T C R13570 PIERCE RD (S)
--THAD C (MILORIO H) CIV ENG
H13570 PIERCE RD (S)
--WM L R13570 PIERCE RD (S)
BINLEY HERBERT R (YVONNE) DRIVER
CAMPELL HIGH SCH DIST H81 S
CAMPBELL AV (C)
BINNS MARGT STUOT R240 RADFORD DR
(C)
DINEZ LUCILLE MRS TCHO CAPRI SCH
BIONDICH MARK J (MARY T) SLSMN
FORD HTRS H18920 EASTON PL
(S)
--PATRICIA M STUOT Foothill R18920
EASTON PL (S)
BIONDO SARAH (WID DOMINIC) R18914
AFTON AV (S)
BIRD SEE ALSO BURD AND BYRD
--CLARENCE L (ALMA N) PLMB LA NOTE
PLMB R REAR 14300 LA RINCONADA
AV (LG)
--CONNIE MRS DENTAL ASST DR JACK M
CHAMBERLAIN R1956 A WHITE OAKS
(C)
--ERNEST B RETD H19366 OVERLOOK RD
(LG)
--HILTON (HELEN) LAB PERMANENTE
H14344 LA RINCONADA AV (LG)
--JOSEPH W (LOIS) PSYCHOLOGIST
COUNTY HOSP H12579 NORTHAMPTON
CT (S)
--JUDSON (SANDRA) AGT PROVIDENT
MUT INS H54 MONTGOMERY AV (LG)
BIROSALL BARBARA E STUOT H13646
RIVERDALE CT (S)
--CLAUDE R (EILEEN J) ENG LOCKHEED
H13646 RIVERDALE CT (S)
BIRDWELL EUG F (HELEN) ACCT H263
CALLE LOLITA ST (LG)
BIRK SEE ALSO BERKE BIRKES BURKE
AND BURKS
--EUG D (JUDITH) APPRAISER FIRST
SAV & LOAN H454 JEFFREY AV (C)
BIRKELAND STEVE P (LUCILE N)
REALTOR H1331 EL SOLYO AV (C)
BIRKES HAZEL H570 UNIVERSITY AV
(LG) APT 12
BIRKETT SEE ALSO BURKET AND
BURKITT

BIRKLEY CREEK H1224
BIRLE JAMES R (MARY M) SLS
GENL ELEC H19370 REDWOOD CT
(LG)
BIRON VIEGLI D (MILORIO H) H13801
WESTINGHOUSE H13655 500
(S)
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ter, Tel 253-5036
BIRZA RAYMOND (SUE) EMBALMER
VALLEY CHAPEL H312 A MAIN ST
(LG)
BISBY CHARLES A (BERTHA) RETD
H16220 ROSELEAF LA (LG)
BISCHOFF RICH (MARIJANE) H13801
KARL AV (WES)
--ROBT C (VIRGINIA) SLSMN H13801
SURGICAL HSE H17996 GARDEN ST
(MS)
BISHOP BLAINE D REV (BETTY J)
KENNEDY RD (LG)
--CECIL P (MARY J) (F D A WES)
H280 LAS MIRADAS DR (LG)
BISHOP GRANT CHEVROLET CO (LG)
BISHOP AUTO DR (LG) 16151 SAN JAV
LOS GATOS RD (LG)
BISHOP GRANT R (BEVERLY) R 100
BISHOP CHEVROLET CO (H1990)
SUNSET DR (S)
--JOHN R (BETTY J) SPLICER INC
H161 N HILTON AV (C)
--LYLLE D (JOAN) EMP LOCKHEED
H20336 CRAIGEN CIR (S)
--MARK D STUOT R260 KENNEDY RD
(LG)
--PAUL R JR (EVELYN K) SLSMN
PHOENIX MUTUAL LIFE INS H19
RAY DR (LG)
BISNETT BERNARD J (PATRICIA L)
PRES LINEAR SYSTEMS H1981
ROCHIN TER (LG)
BISON STEVEN (SUSAN) H161 VILLAGE
(LG)
BISORDI DINO P (SYLVIA) ELEC
PRES SEQUOIA MGE H19500 VAL
REAL DR (S)
BISSELL BETSY MRS OFC SEC
HAZELWOOD ELEM SCH R SAN JOSE
--BURFORD L JR (BETTY G) 3401
PROCESSING CONSULTANT H150
IONE CT (S)
--DAVID (SHIRLEY) H4960 HATTING
AV (LG) APT 5
--DWIGHT M (GERALDINE E) PHOT
H21261 CANYON VIEW DR (S)
BISSETT WM (DOROTHY) CARMEL
H265 WREN WY (C)
BISTOR E F H150 FULTON ST (C)
1
BITTER JOAN V MRS H12921 RIVER
RANCH CIR (S)
--MARCUS K DENTIST 14459 RIVER
WAY (S)
BITTINGER H M H14850 OAKA V L
APT 31
BITTLE SEE ALSO BIDDLE AND

BITTLE
--DAVID R (CLAIRE J) H18106
ROOFING CO H1393 ESTRELLITA
(C)
--JAMES L (LOS GATOS) UNWOLVEN
R SAN JOSE
BITTLES SHEAN S (ELIZ W) ENG W
WESTINGHOUSE H112 HILLWOOD
(LG)
BITTER KENNETH L (LA VERNE) S
WESTINGHOUSE ELEC H1373 JO
WY (C)
--KENNETH R (LEWIS L) CAPT
CLARK COUNTY CENTRAL FIRE
H1343 GAY AV (C)
BIVANS JOHN E (TRILLI PLANT)
BEATRICE FOODS
--LA WYNNE W (WID JOHN) INS
VARIAN ASSCOS H18602 MC
AV (S)
BIX FURNITURE STRIPPING SEE
(WM HEINRICH) FURN PAINT
BENOVERS 5006 MC GLINCY
BIXLER ROBT W H105 DINTA C
BJERRUM MARTIN (HANNA) RET
HARRISON ST (C)
BJORKQUIST SM J (LOIS) VE
LOCKHEED H262 BICHMILL
BJORNSON CAROL A OFC WKR
HATOMA CT (S)
--GLEN N (GRACE) (GLENN)
REALTOR H12144 LARK
--THOS (SHARON) HATES DOV
APT 18
BLABON AUDREY V R20466 V
(S)
--LILLIAN B (WID WALTER
WILLIAMS AV (S)
--WALLACE (CAROL) H124
DR (LG)
BLACH DORIS MRS H REAR
AV (C)
BLACK SEE ALSO BLOCK
--BYLLE OFC WKR CAMPBELL
H2265 S WINCHESTER
--CARL T (MAYNE E) RE
HILTON AV (C)
--D E MACH HISSA UNTO
--EDNA H150 BLOSSOM H
APT 3
--EDNA (WID JAKE) (C)
CONVALESCENT HOSP
BELGATOS RD (LG)
--ELIZ M MRS H18240
GATOS RD (MS)
--HAROLD R PNTR R24
(LG)
--JAMES H H18 PALM
--K D H161 TOWNE TE
--KAE MRS H768 JEAN
--KENNETH P (JANIS)
VIA ENCANTADA S
BLACK KNIGHT THE (C)
RESTR 1781 WING
BLACK M R18657 RAY
--ROBT J (ARDELLE)
H223 ROSALIE C
--ROBT P (MARILYN)
ALUMINUM H1275
ST (S)
--WARREN G (DOREIS
AND LINES H18
(LG)
BLACK WATCH (N A
COCTAIL LOUNG
CRUZ AV (LG)

Another Valley Boom--The Births; Here Are The Latest Ones

San Jose, Sept. 14 (AP)—The birth boom in the San Jose area continues to build momentum, with a record number of babies born in the city last week. The city health department reported that 1,234 babies were born in San Jose last week, compared with 1,156 the week before. This is the highest weekly birth total since 1960.

The birth boom is not limited to San Jose. Other cities in the San Jose area, including San Francisco, Oakland, and Berkeley, also reported record birth totals last week. In San Francisco, 1,100 babies were born last week, compared with 1,050 the week before. In Oakland, 950 babies were born last week, compared with 900 the week before. In Berkeley, 850 babies were born last week, compared with 800 the week before.

The birth boom is attributed to a number of factors, including a high birth rate among women in their late 20s and early 30s, a high rate of marriage, and a high rate of fertility. The birth boom is also attributed to a number of factors, including a high birth rate among women in their late 20s and early 30s, a high rate of marriage, and a high rate of fertility.

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

MP	1978-79 STREET	(SITUS)	INDEX	COUNTY OF SANTA CLARA	PAGE 137			
OWNERS NAME		PARCEL NO.	STREET NO.	STREET NAME	LAND IMPROV	PERS PROP EXEMPTION NO. - DATE	RECORDERS	ZONE USE
MAILING ADDRESS		TRA		CITY				
HILL JOHN E TRUSTEE		409-14-020	14330	LA RINCONADA DR	3500L		5867989	R18
14330 LA RINCONADA DR, LOS GATOS CA 95030		62042			2625		77	01
PAGAN ANTONIO C CARMEN R		409-14-025	14333	LA RINCONADA DR	3225L		1266310	R18
14333 LA RINCONADA DR, LOS GATOS CA 95030		62042			2200	1750	56	01
HAYES ORVILLE JEWELL		409-14-026	* 14335	LA RINCONADA DR	3375L		1527108	R18
3637 SNELL AV NO 151, SAN JOSE CA 95136		62042			1375		58	01
BIRD LEWIS T MYRTLE M		409-14-019	14344	LA RINCONADA DR	3500L		3223375	R18
14344 LA RINCONADA DR, LOS GATOS CA 95030		62042			2800	1750	67	01
PFANNL JOSEPH W		409-14-027	14345	LA RINCONADA DR	4900L		5263548	R18
14345 LA RINCONADA DR, LOS GATOS CA 95030		62042			5675	1750	76	01
SCHWERTMAN JAMES A		409-14-018	14350	LA RINCONADA DR	3825L		5314040	R18
14350 LA RINCONADA DR, LOS GATOS CA 95030		62042			7150	1750	6/16/76	01
FISHER GREGORY K		409-14-028	14355	LA RINCONADA DR	SALE AMT- 3475L	42750	5184664	R18
14355 LA RINCONADA DR, LOS GATOS CA 95030		62042			1475	1750	75	01
HERIMAN JOHN W FLORENCE		409-14-029	14365	LA RINCONADA DR	2500L		1340797	R18
14365 LA RINCONADA DR, LOS GATOS CA 95030		62042			3700	1750	57	01

07. Owners Names

Large 2 bedrm. house on $\frac{1}{2}$ acre.
fruit trees. \$85. 14344 La Rin-
conada Drive, Los Gatos, Austin-
Garrison. AX6-3042.

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59
=

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.

es
ty

[illegible]

DO YOU NEED AN EXPERT?

[illegible]



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.

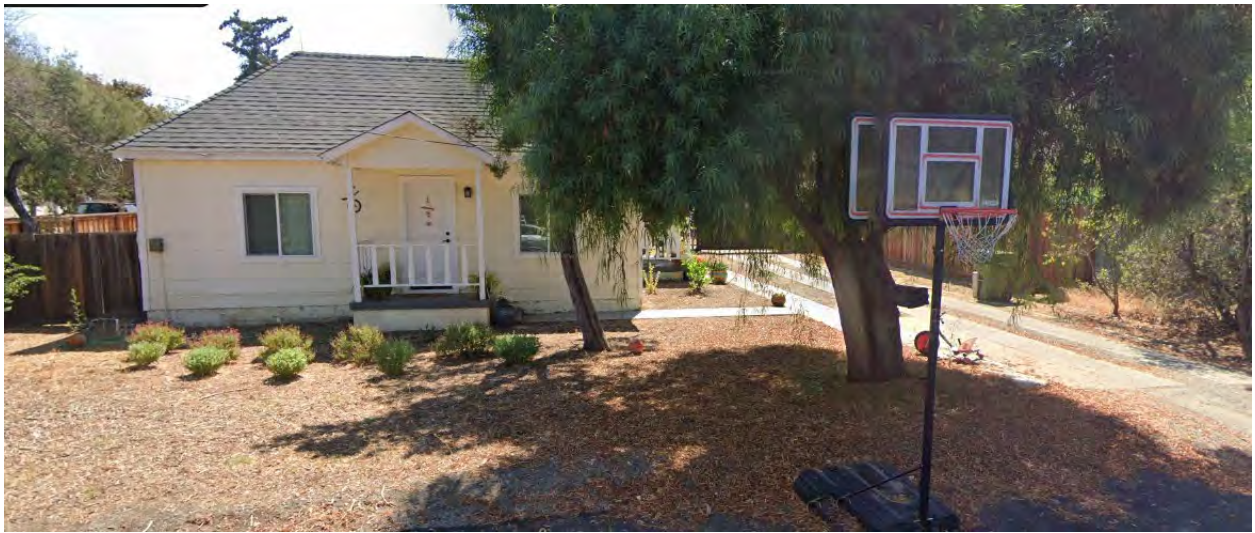
We propose to match the new garage to the style of the existing home and believe that it will compliment the style very well and fit into the neighborhood nicely.

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



14344 LA RINCONADA DRIVE LOS GATOS CA 95032

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.

CITY STAMP AREA

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DEFERRED SUBMITTALS

SEPARATE PERMIT

ATTACHMENT 4

GENERAL NOTES

- 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.
- 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.
- 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.
- IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
- 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.
- 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.
- 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.
- 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.
- PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.
- 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 PURPOSES) 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.
- 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.

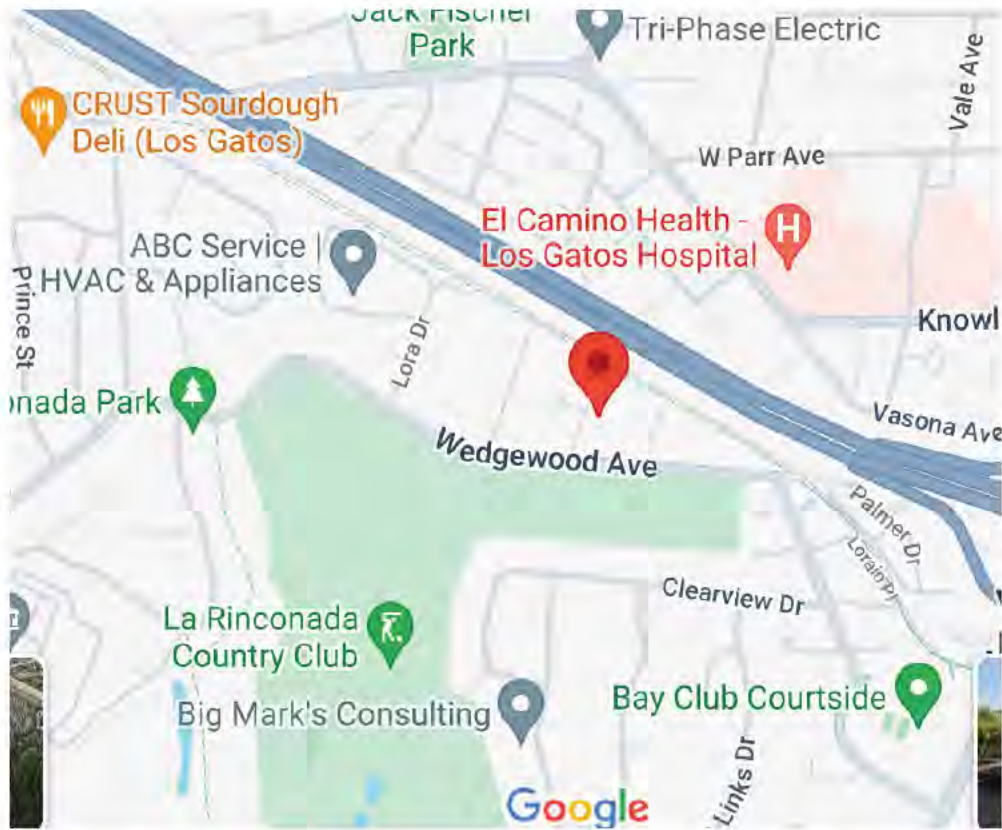
NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.

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.

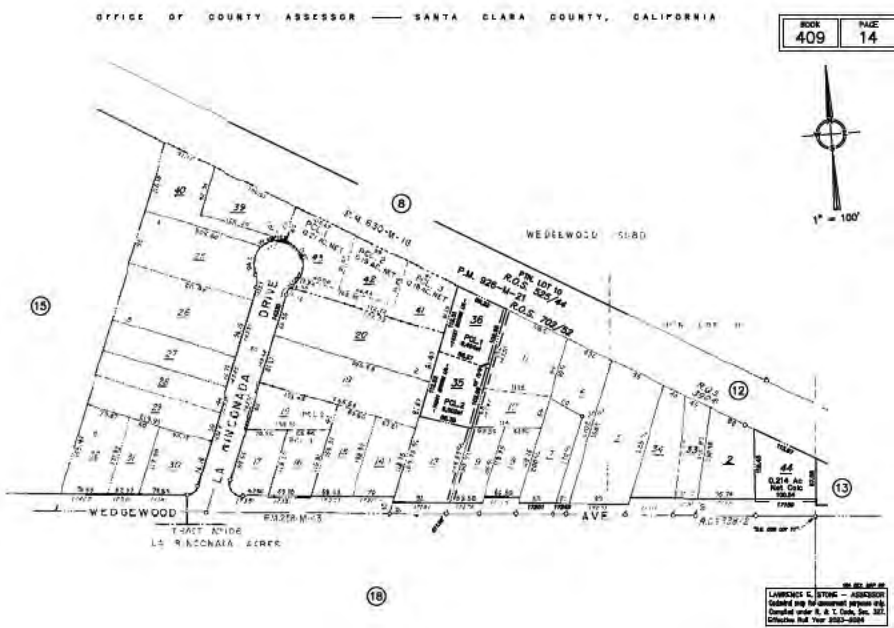
ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

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

DESIGNER
MICHELLE MINER DESIGN
MICHELLE MINER
18488 PROSPECT RD. #6
SARATOGA, CA 95070
SHELMINER@AOL.COM
408-396-0984
TITLE 24
FRI ENERGY CONSULTANTS
21 N. HARRISON AVE, SUITE 210
CAMPBELL, CA 95008
NICK@FRICONSULTING.COM
408-866-1620

REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		
THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEvised SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION MICHELLE MINER DESIGN.		

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

14344 LA RINCONADA DRIVE LOS GATOS CA 95032

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8/14/2024
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JOB NO.

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SITE PLAN
SCALE: 1" = 20'-0"

REVISIONS		
REV #	DATE	BY
DESIGNER'S SIGNATURE		
<i>Michelle Miner</i>		
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michelle miner

— design —

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408.396.0984 Shelminer@aol.com

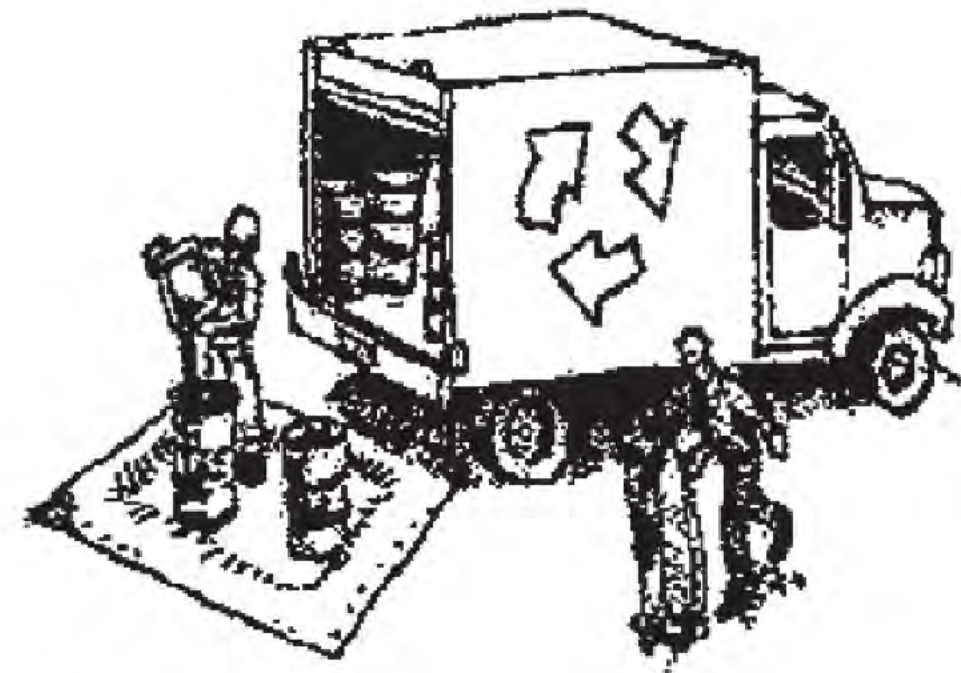
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SITE PLAN

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



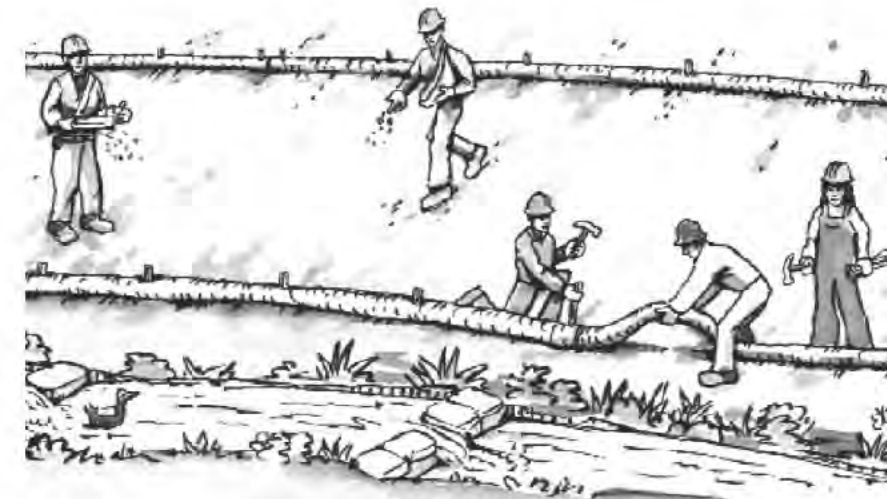
Maintenance and Parking

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

Earthmoving



Grading and Earthwork

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

Contaminated Soils

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

Landscaping

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

Concrete Management and Dewatering



Concrete Management

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

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



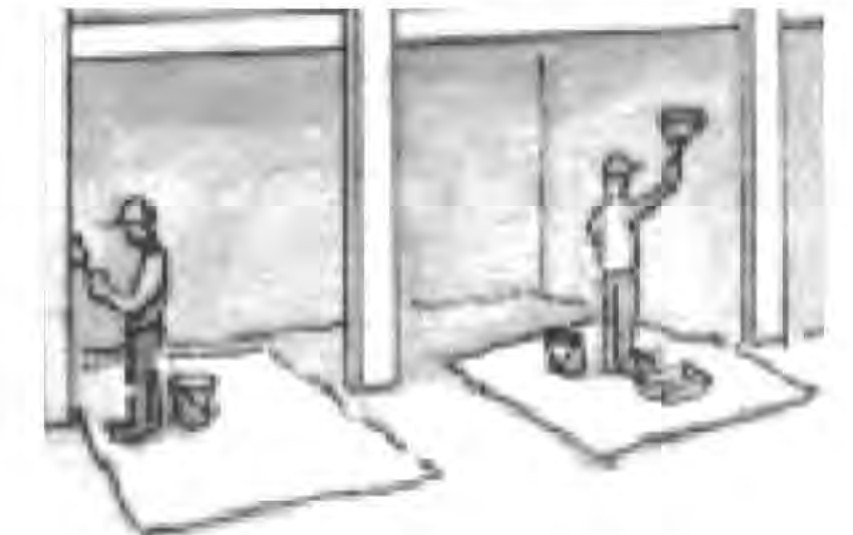
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y	N/A	RESPON. PARTY																																																																			
Y		C	<p>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 O₃/g ROG).</p> <p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p>MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p>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).</p> <p>Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p> <p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p>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).</p> <p>4.503 FIREPLACES</p> <p>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.</p> <p>4.504 POLLUTANT CONTROL</p> <p>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 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.</p> <p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.</p> <p>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:</p> <ol style="list-style-type: none">Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with 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.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. <p>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.</p> <p>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(b)(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.</p> <p>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:</p> <ol style="list-style-type: none">Manufacturer's product specification.Field verification of on-site product containers. <table><tr><th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT ^{1,2}</th></tr><tr><th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th></tr><tr><th>ARCHITECTURAL APPLICATIONS</th><th>VOC LIMIT</th></tr><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL & PANELADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><td colspan="2">SPECIALTY APPLICATIONS</td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr><tr><td colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></table> <p>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.</p> <p>2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>	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 & PANELADHESIVES	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
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GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS</p> <p>2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.</p> <p>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.</p>	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 ^{1,2}		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
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Y		C	<p>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</p> <p>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)</p> <p>See California Department of Public Health's website for certification programs and testing labs.</p> <p>https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx.</p> <p>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)</p> <p>See California Department of Public Health's website for certification programs and testing labs.</p> <p>https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx.</p> <p>4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p>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)</p> <p>See California Department of Public Health's website for certification programs and testing labs.</p> <p>https://www.cdph.ca.gov/Programs/CCDPHP/DEODCEHLB/IAQ/Pages/VOC.aspx.</p> <p>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</p> <p>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:</p> <ol style="list-style-type: none">Product certifications and specifications.Chain of custody certifications.Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 338 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.Other methods acceptable to the enforcing agency. <p>4.505 INTERIOR MOISTURE CONTROL</p> <p>4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.</p> <p>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.</p> <p>4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:</p> <ol style="list-style-type: none">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.Other equivalent methods approved by the enforcing agency.A slab design specified by a licensed design professional. <p>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:</p> <ol style="list-style-type: none">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.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.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. <p>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.</p> <p>4.506 INDOOR AIR QUALITY AND EXHAUST</p> <p>4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:</p> <ol style="list-style-type: none">Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.<ol style="list-style-type: none">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.A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). <p>Notes:</p> <ol style="list-style-type: none">For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. <p>4.507 ENVIRONMENTAL COMFORT</p> <p>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:</p> <ol style="list-style-type: none">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.Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. <p>Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p>																


Y	N/A	RESPON. PARTY	
Y		C	<p>CHAPTER 7</p> <p>INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702 QUALIFICATIONS</p> <p>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:</p> <ol style="list-style-type: none">State certified apprenticeship programs.Public utility training programs.Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.Programs sponsored by manufacturing organizations.Other programs acceptable to the enforcing agency. <p>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:</p> <ol style="list-style-type: none">Certification by a national or regional green building program or standard publisher.Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.Successful completion of a third party apprentice training program in the appropriate trade.Other programs acceptable to the enforcing agency. <p>Notes:</p> <ol style="list-style-type: none">Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.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). <p>[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.</p> <p>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.</p> <p>703 VERIFICATIONS</p> <p>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.</p>

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.


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GREEN CHECKLIST 2

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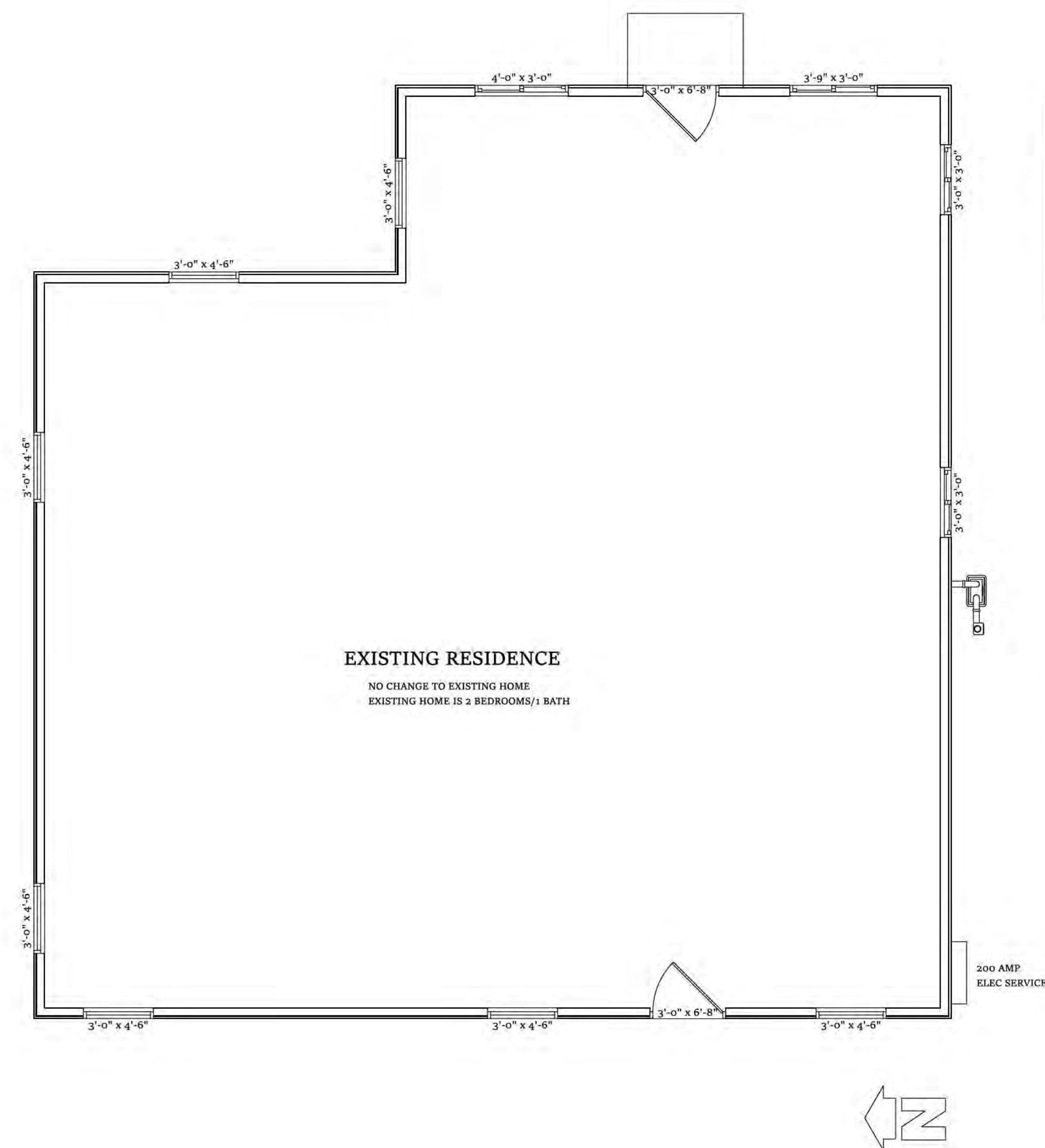


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408.396.0984 Shelminer@aol.com

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EXISTING FLOOR PLAN



EXISTING FLOOR PLAN

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

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NEW 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)

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

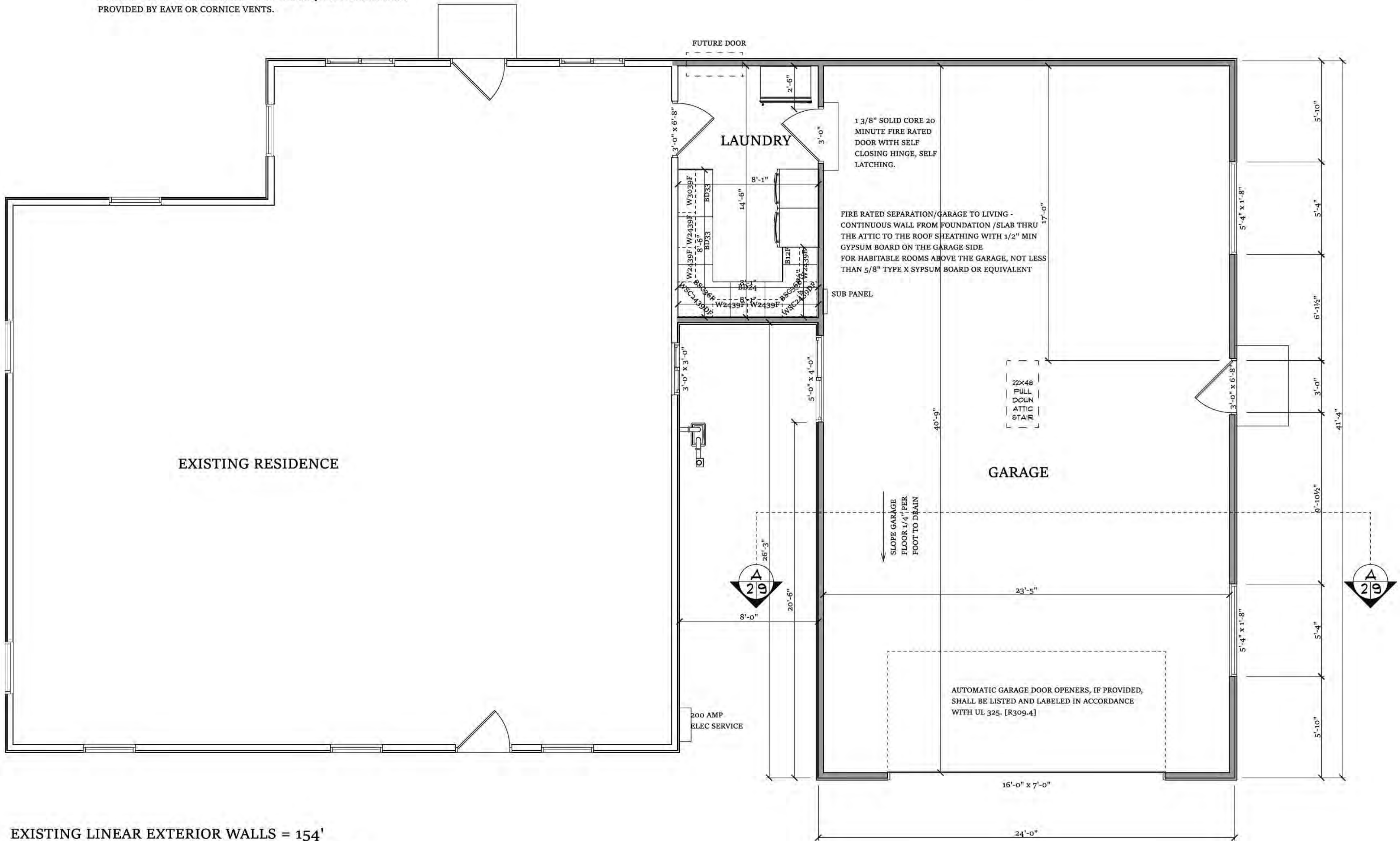
DRYER MOISTURE EXHAUST DUCT TO OUTSIDE OF BUILDING WITH
BACKDRAFT DAMPER, MAXIMUM COMBINED LENGTH OF 14 FEET
w/ 2 ELBOWS UNLESS OTHERWISE PERMITTED BY MANUFACTURER
AND APPROVED BY BUILDING OFFICIAL; MAINTAIN MIN. 36"
SEPARATION FROM BUILDING OPENINGS AT EXHAUST WALL VENT

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 1/2 INCHES
LOWER THAN THE TOP OF THE THRESHOLD. LANDING SHALL NOT BE MORE
THAN 7-7 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD WHERE
DOOR DOES NOT SWING OVER THE LANDING. CRC R311.3.1

* DRILL ALL 2X BLOCKING W/ (3) 2 1/2" DIA. HOLES
& 2" CONT. SCREENED VENTS

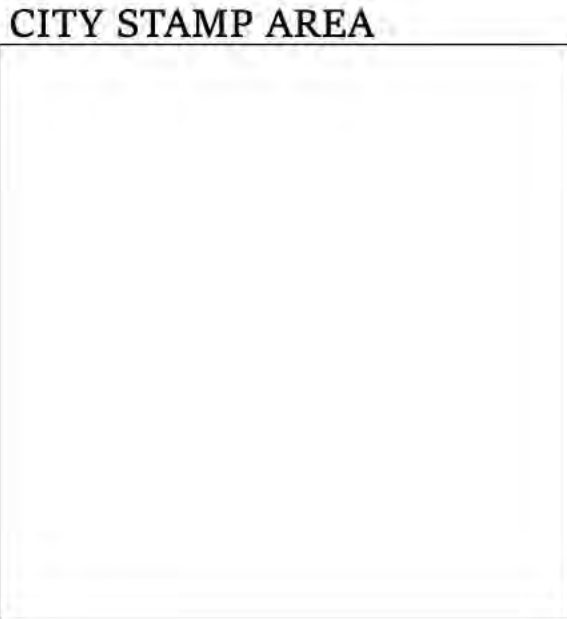
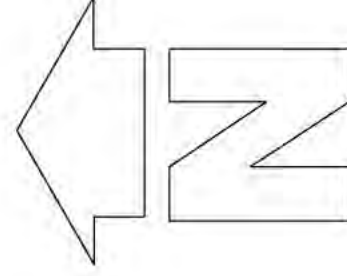
50% OF THE REQUIRED VENTILATING AREA WILL BE PROVIDED
BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE
SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR
CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION
PROVIDED BY EAVE OR CORNICE VENTS.

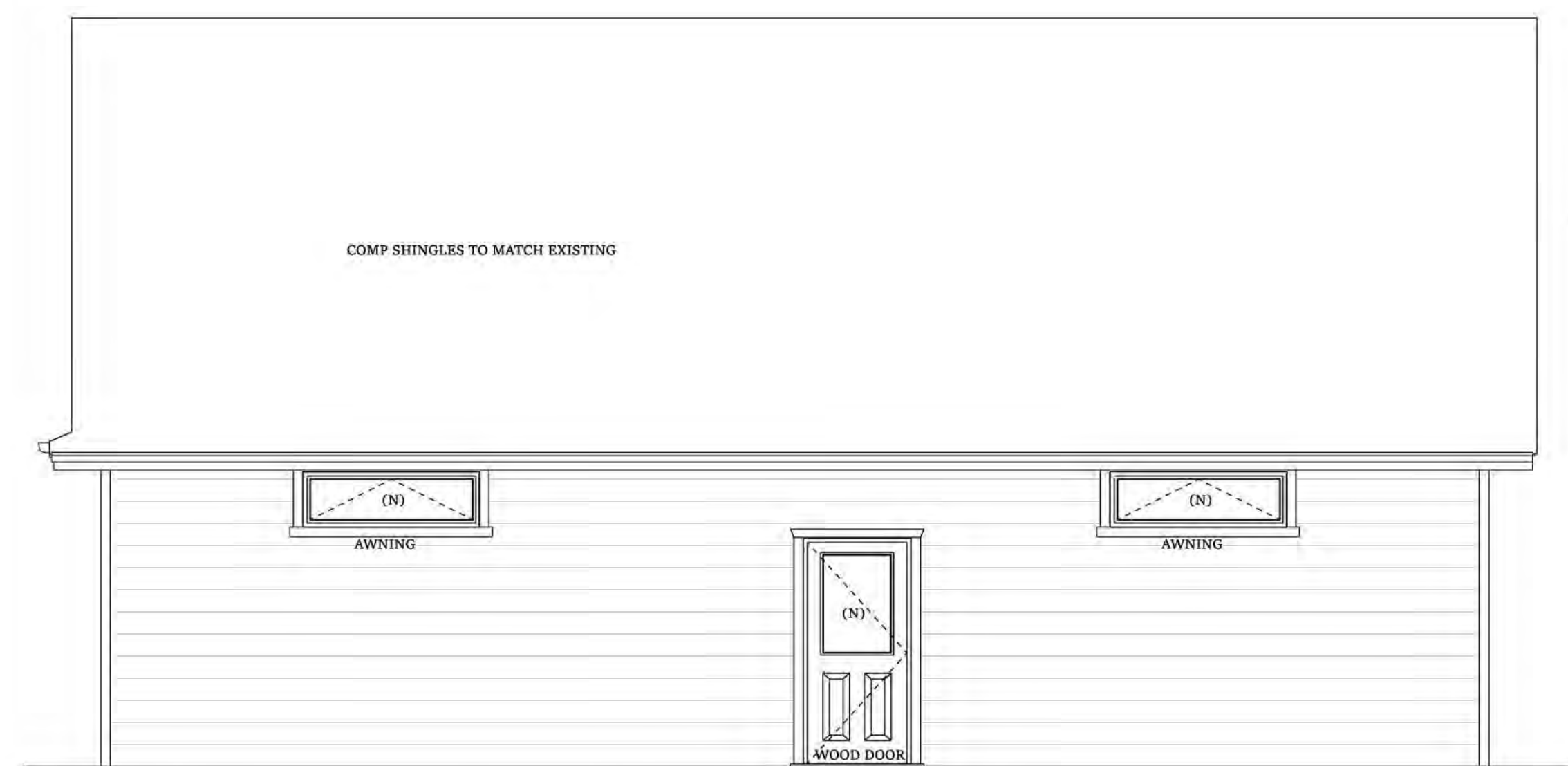


EXISTING LINEAR EXTERIOR WALLS = 154'
EXTERIOR WALLS TO BE REMOVED = 15' (10%)

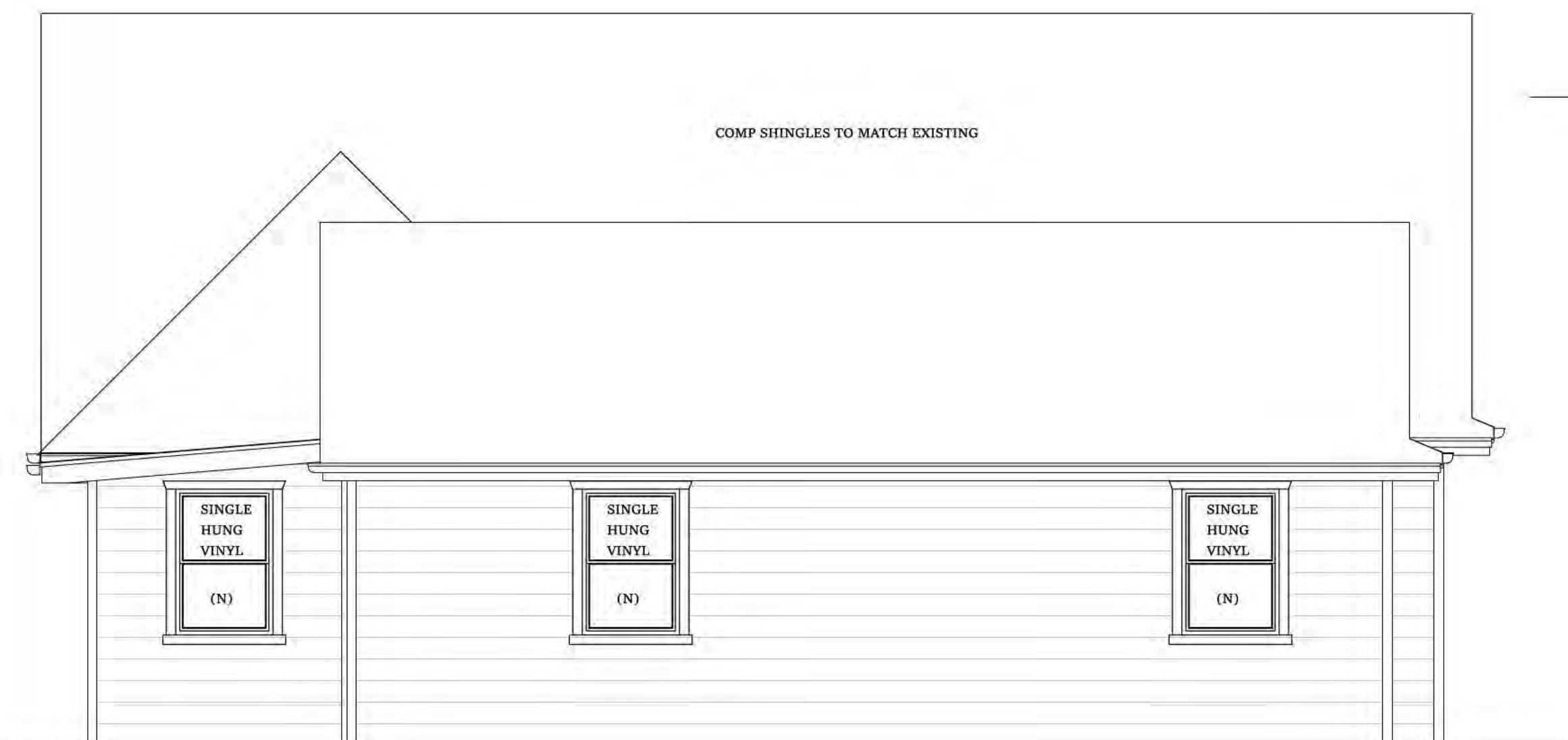
NO WALLS REMOVED FROM FRONT OF EXISTING HOME

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

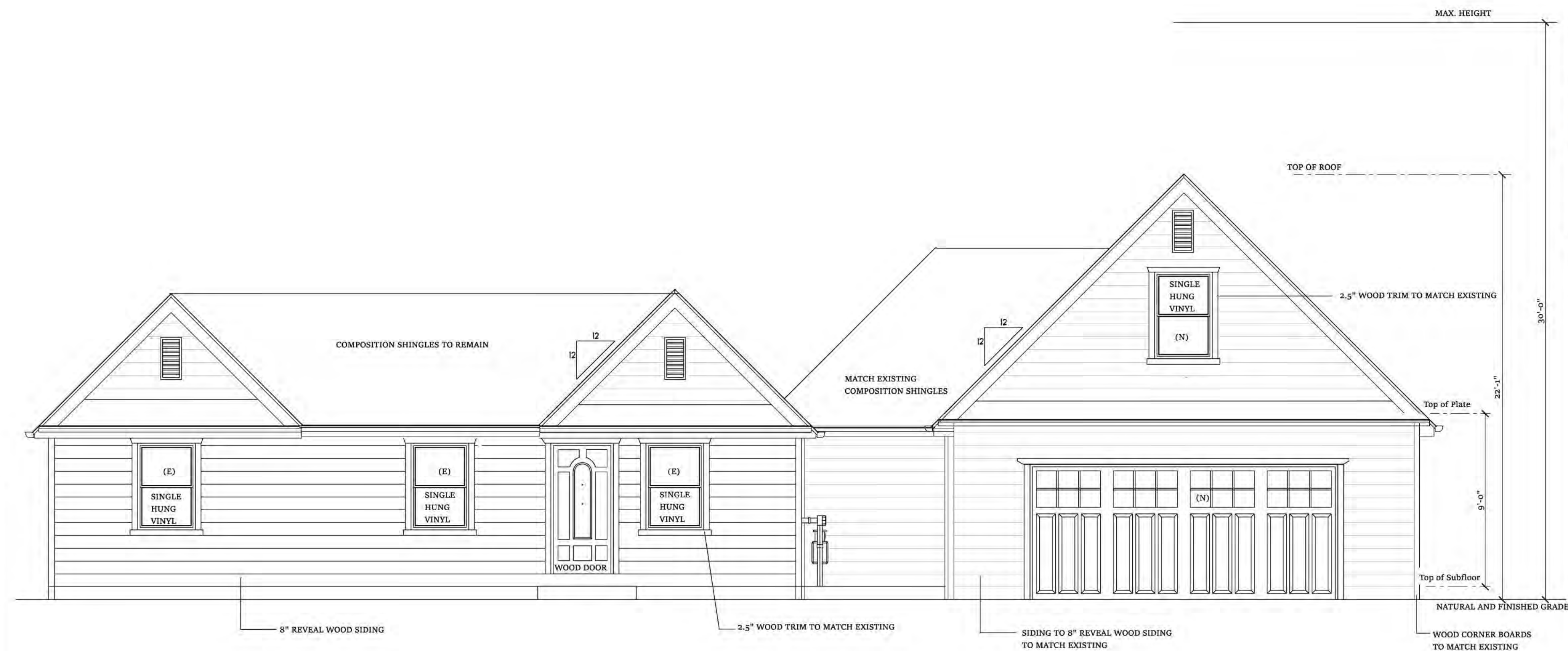




1/4" RIGHT SIDE ELEVATION



1/4" LEFT SIDE ELEVATION



1/4" FRONT ELEVATION



1/4" REAR ELEVATION

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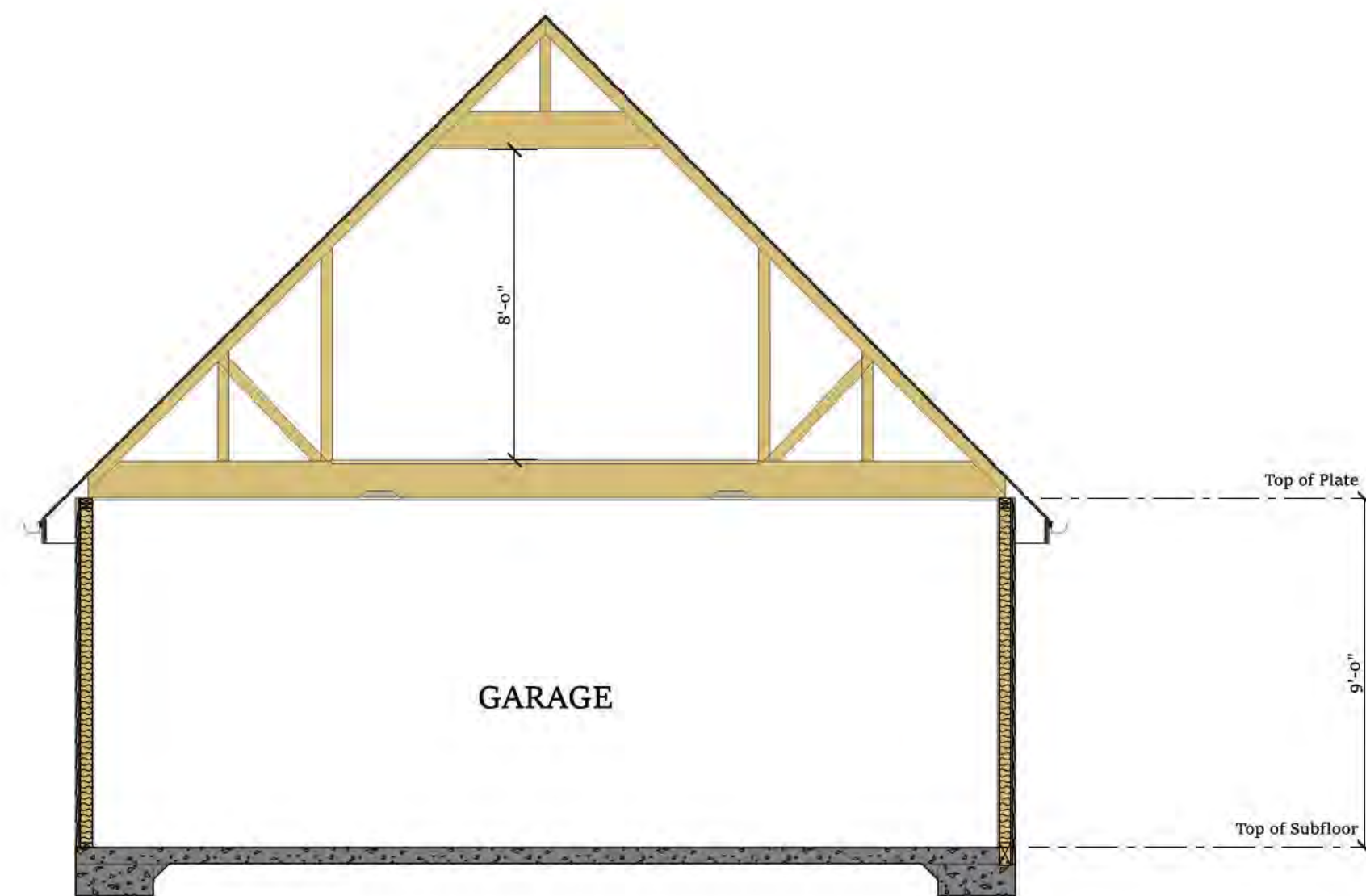
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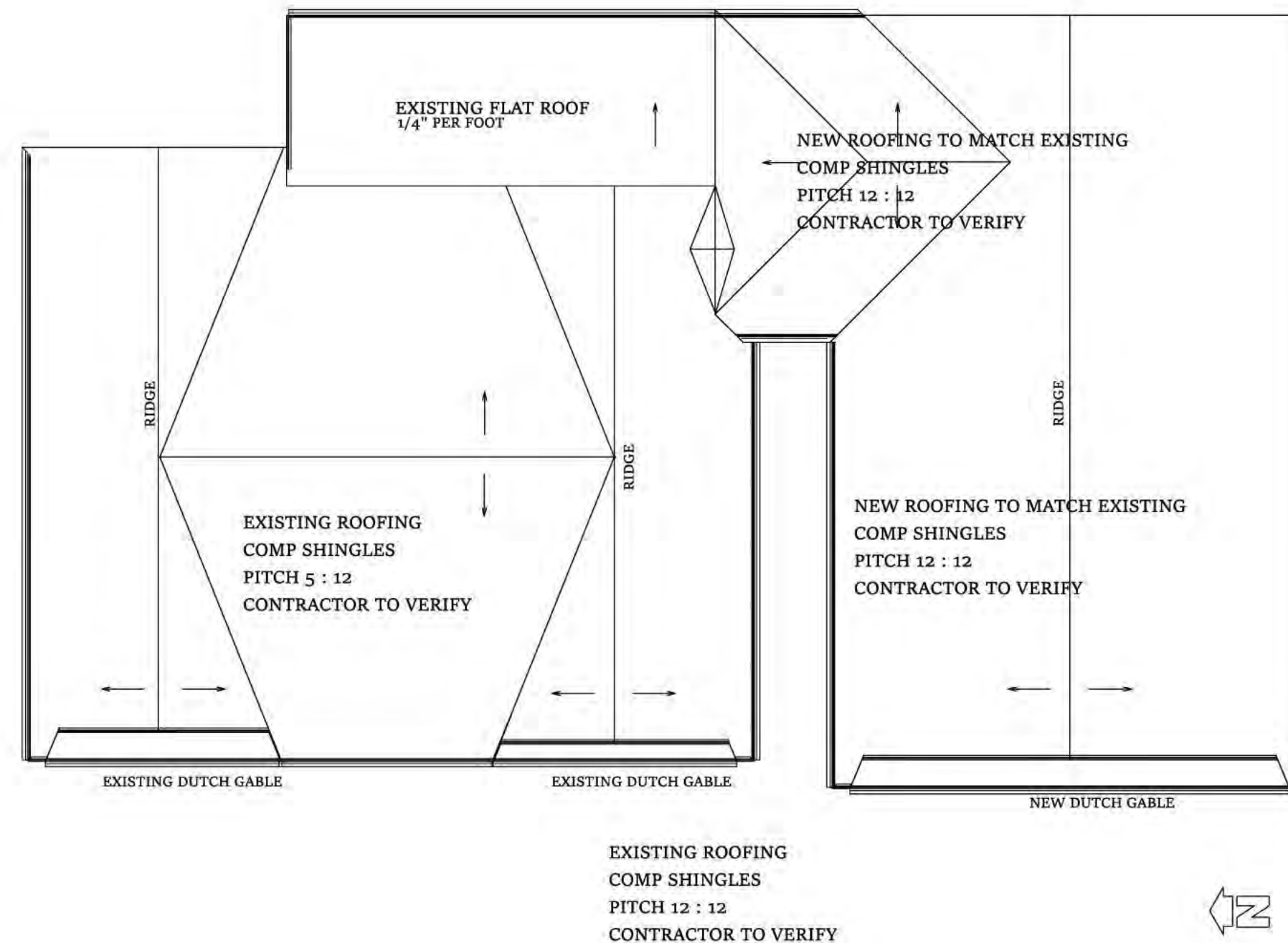
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EXTERIOR ELEVATIONS	



CROSS SECTION A
SCALE: 1/4" = 1'-0"



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 R805.2.5

BUILT-UP ROOF, CLASS "A"
3/8 LB. BASE FLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLYS, 15 LB. FELT W/ MIN. 15 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 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 101/1.5.2/NAFS.

PLUMBING VENTS:
PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET 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 BETWEEN 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 POLYURETHANE FOAM INSULATION. COMPLIES AS AIR BARRIER AND THERMAL INSULATION IN COMPLIANCE WITH CRC R806.5

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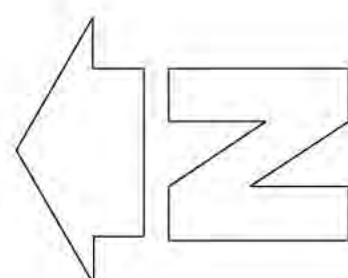
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SECTIONS & ROOF PLAN



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light	2	○
data port	1	□
garage door opener	1	⬇
LED 1 x 4	8	—
outlet	1	⊕
outlet 220v	3	⊕
outlet gfi	20	⊕
switch	7	⊕
wall sconce 01	3	⊕

ELECTRICAL PLAN

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



CITY STAMP AREA

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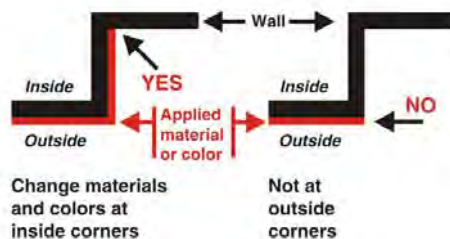
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3.8.3 Use traditional detailing

- 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

BUILDING DESIGN

3



Original structure



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



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

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

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