



**TOWN OF LOS GATOS
BUILDING PERMIT APPLICATION**

Email Completed Application to: Building@LosGatosCA.gov

Town Project Planner's Name: _____

*PROJECT ADDRESS 245 LOS GATOS BLVD, LOS GATOS, CA 95030		*APN# 529-24-024
*PROPERTY OWNER NAME MICHAEL PHUNG	*PHONE - REQUIRED [REDACTED]	E-MAIL [REDACTED]
*STREET ADDRESS 1756 CASTRO DR	*CITY, STATE, ZIP SAN JOSE, CA, 95130	FAX N/A
APPLICANT NAME MICHAEL PHUNG	PHONE [REDACTED]	E-MAIL [REDACTED]
STREET ADDRESS 1756 CASTRO DR	CITY, STATE, ZIP SAN JOSE, CA, 95130	FAX N/A
TENANT CONTACT NAME N/A	PHONE	E-MAIL
**BUSINESS NAME		CONTACT FAX
BUSINESS ADDRESS, CITY, STATE, ZIP		
*CONTACT: ☒ OWNER ☐ H.O.A. ☐ TENANT ☐ CONTRACTOR ☐ PERMIT SERVICE ☐ ARCHITECT ☐ DESIGNER ☐ ENGINEER		
*CONTRACTOR NAME	PHONE	LICENSE TYPE
*STATE LICENSE #	STATE LICENSE EXPIRES	TOWN BUSINESS LICENSE #
*DESCRIPTION OF WORK		
1. DEMO BLDG AREAS OF EX. HOUSE, 296 SF TOTAL TO MAKE ROOM FOR NEW ADDITION 2. 1-STORY ADDITION 765 SF 3. INTERIOR REMODEL 212 SF 4. UPGRADE ELECT MAIN TO 320 AMPS 5. NEW LIGHT FIXTURES THROUGHTOUT		
*CONSTRUCTION VALUATION (Per Structure): 140,000		
*AREA OF REMODEL SPACE: 212 S.F.	*NEW OR RELOCATED PLUMBING FIXTURES: ☒ Y ☐ N	
**EXISTING USE(S) SINGLE FAMILY	**PROPOSED USE(S) SINGLE FAMILY	
**OCCUPANCY(S): R3 / U	**CONSTRUCTION TYPE: VB	HISTORIC DISTRICT OR PRE-1941? ☒ Y ☐ N
FIRE SPRINKLERS: ☐ Y ☒ N	FIRE HAZARD AREA: ☐ Y ☒ N	**HAZARDOUS MATERIALS? ☐ Y ☒ N ☐ *SEPTIC or ☒ SEWER
*REQUIRED INFORMATION FOR ALL APPLICATIONS **REQUIRED FOR COMMERCIAL APPLICATIONS		

	EXISTING		PROPOSED	
First Floor	983	S.F.	1748	S.F.
Second Floor	N/A	S.F.		S.F.
Third Floor/Attic – Habitable? ☐ Y ☒ N		S.F.		S.F.
Basement/Cellar – Habitable? ☐ Y ☒ N	296	S.F.	296	S.F.
Garage – ☐ Attached ☒ Detached	418	S.F.	418	S.F.
☐ Pool House/Cabana ☐ Pool/Spa	N/A	S.F.		S.F.
☒ Porch ☐ Deck ☐ Retaining Wall	126	S.F./L.F.	126	S.F.

REROOF - RESIDENTIAL AND COMMERCIAL

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

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

N:\DEV\FORMS\BUILDING\BLDGAPPLICATION

Rev 01/08/2021

Town of Los Gatos • Community Development • Building Division • 110 E. Main St., Los Gatos, CA 95031
408.354.6876 • www.losgatosca.gov • www.facebook.com/losgatosca

ATTACHMENT 3

GENERAL:
G1. ERRORS AND OMISSIONS:
In the event that any errors, discrepancies, or omissions may occur in the construction documents, the property owner shall notify the designer immediately prior to proceeding with the work in question. The owner or contractor shall bring them to the attention of the designer for proper clarification before continuing the project.

G2. INTERPRETATION OF DRAWINGS:
For verification of floor plan layout, dimensioning, and general finish, reference must be made to the construction documents. If any discrepancies appear between the scale measurements and/or any plan notes and specifications, the owner or contractor shall bring them to the attention of the designer for proper clarification before continuing the project.

Note: In no event shall the contractor or owner scale the construction drawings.

G3. PRODUCT SUBSTITUTIONS:
All products and/or materials shall be provided as specified in the construction documents, with the singular exception of products and/or materials labeled as "or approved equal" or "O.A.E.". Requests for product and/or material substitutions will not be allowed otherwise. The owner and/or contractor shall assume full responsibility for all non-project specified products provided and/or installed without the designer's consent. The owner or contractor must supply the designer with product literature and/or samples for requested substitutions. If applicable, owner/contractor will be notified upon acceptance of any product substitution.

G4. SUBMITTALS AND SHOP DRAWINGS:
General contractor shall provide the designer (for designer's review) with copies of all shop drawings, specifications, and/or calculations which may be requested for approval by the local governing agency due to products scope of work.

G5. REQUIRED PERMITS:
General contractor shall be responsible for securing all building and trade permits necessary to complete the project scope of work, as required by the local governing jurisdiction.

G6. GENERAL CONTRACTOR:
Contractor shall perform all labor and install all materials in a timely and professional workmanlike manner through completion of the project.

G7. TEMPORARY TOILET:
Contractor shall supply one (1) temporary sanitary field toilet for use by all construction personnel, and must provide for regular cleaning and maintenance of this facility at all times during the length of construction.

G8. JOB SITE CLEANING:
Contractor shall at all times maintain the area of work. So as to be clean and free of all trash, debris and other hazards, and shall protect all adjacent property damage, soiling, paint overspray, etc. Work area shall be left broom clean everyday upon inspection.

G9. All work shall comply with the most current California Building Code and the latest adopted local ordinances.

G10. All plumbing work shall comply with the most current California Plumbing Code and all local codes and ordinances.

G11. All electrical work shall comply with the most current California Electrical Code and all other applicable codes and requirements.

G12. All heating and ventilating work shall be in conformance with the most current applicable codes, and the recommended practices of ASHRAE and SMACNA.

G13. Provide fabricator's certificate for Glu-Lam beams to building department for review and approval at time of delivery and prior to installation.

G14. All hardwood flooring shall be installed in accordance with the most current NORTMA specifications and recommendations.

G15. All tile work shall be installed in accordance with the most current Title Council of America specifications and recommendations.

TITLE 24 NOTES:
T1. All windows shall be dual glazed with "U" values as specified in the title 24 documents.
T2. All doors and windows are to be fully weather-stripped per Title 24 requirements.
T3. All joints and penetrations are to be properly caulked and sealed per Title 24 requirements, with a readily accessible, operable and tight fitting damper, as well as a readily accessible flue damper control.

SCHEDULE FINAL INSPECTIONS PLEASE CONTACT THE FOLLOWING DEPARTMENTS SEVEN (7) DAYS IN ADVANCE OF FINAL BUILDING INSPECTION:

- PLANNING DIVISION: (408) 621-4444
- ENGINEERING/PUBLIC WORKS: (408) 399-5771
- SANTA CLARA COUNTY FIRE DISTRICT: (408) 378-4070
- WEST VALLEY SANITATION DISTRICT: (408) 378-2407
- SANTA CLARA CO. ENVIR. HEALTH: (408) 918-3400

SHADED AREA DENOTES UN-PERMITTED BUILDING AREA TO BE DEMOLISHED 71 SF

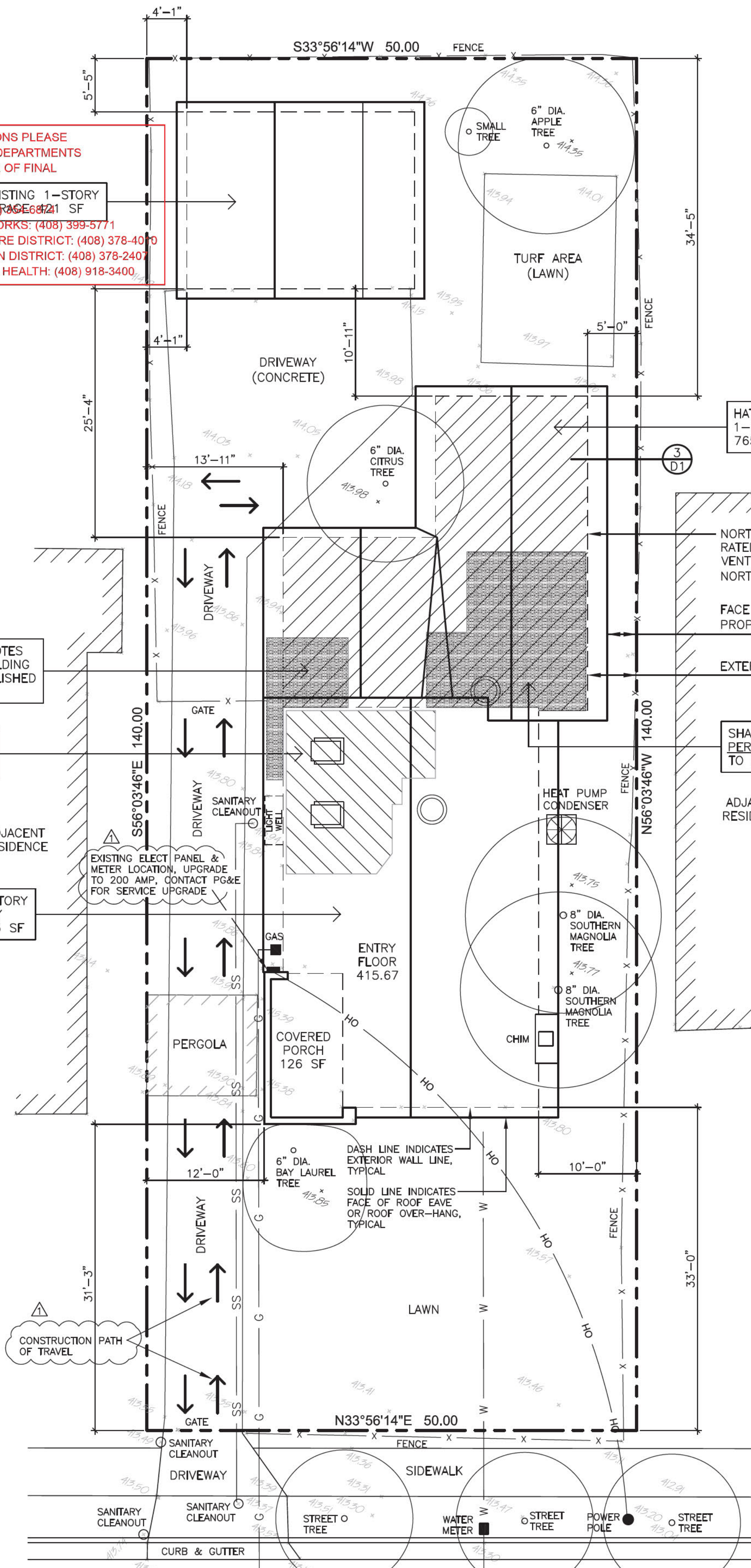
HATCHED AREA DENOTES INTERIOR REMODEL, 212 SF

MOISTURE CONTENT NOTE PER CGBC SECTION 4.505.3
PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT, CGBC SECTION 4.505.3

ENVIRONMENTAL QUALITY NOTE PER CGBC SECTIONS 4.504.2.4 & 4.504
1. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBC 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 & ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBC SECTION 4.504

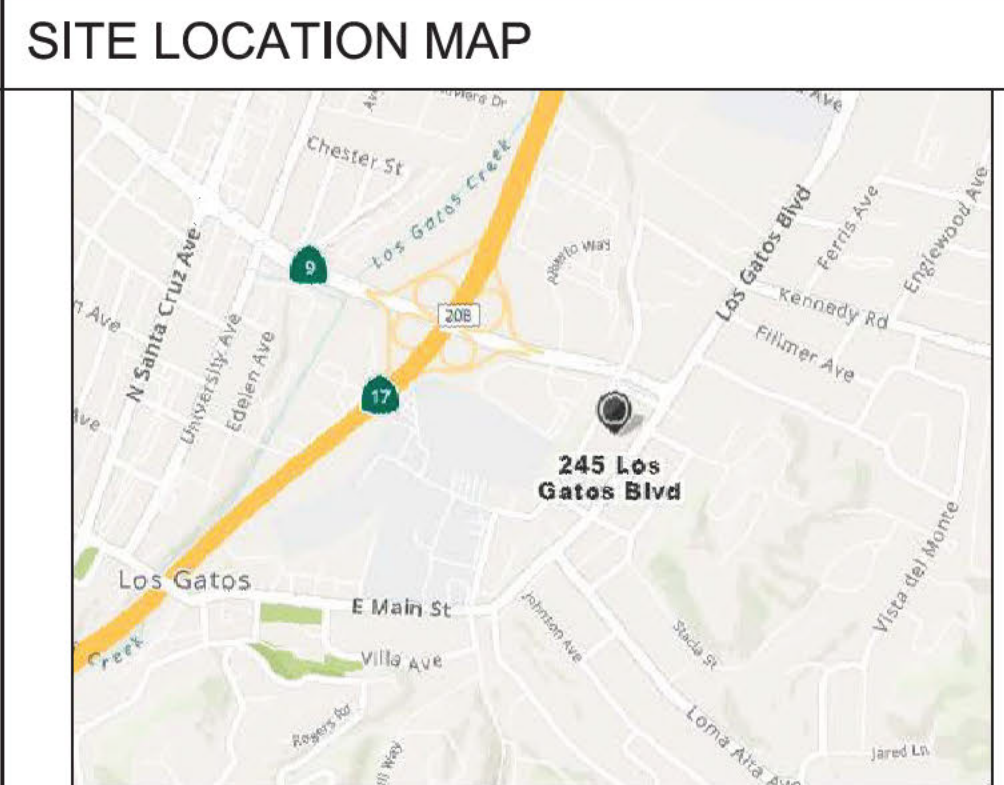
FINAL INSPECTION NOTE PER CGBC SECTION 4.410.1
AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10, IN ACCORDANCE WITH CGBC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING

WASTE MANAGEMENT PLAN NOTE PER CGBC SECTION 4.408.5
DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CGBC SECTION 4.408.5



DEMOLITION WORK
Prior to beginning any demolition please read and review the Town's demolition policy attached.

- SHEET INDEX
- A1. SITE PLAN & PROJECT DATA
 - CB. CLEAN BAY BLUEPRINT
 - LS. LAND SURVEY
 - A1.2 TECHNICAL DEMOLITION DIAGRAM
 - A2. STORM WATER MANAGEMENT
 - A3. TREE PROTECTION PLAN
 - A4. EXISTING FLOOR PLANS
 - A5. EXISTING ELEVATIONS
 - A6. DEMOLITION PLANS
 - A7. PROPOSED FLOOR PLANS
 - A8. PROPOSED EXTERIOR ELEVATIONS
 - A9. ROOF PLAN & CROSS SECTION
 - A10. MEP PLANS
 - D1. DETAILS
 - T24-1. TITLE 24
 - T24-2. TITLE 24
 - T24-3. TITLE 24
 - S-0. STRUCTURAL GENERAL NOTES
 - S-1. FOUNDATION PLAN & SHEAR WALL SCHEDULE
 - S-2. CEILING FRAMING PLAN, ROOF FRAMING PLAN
 - SD-1. STRUCTURAL DETAILS
 - SD-2. STRUCTURAL DETAILS
 - SD-3. STRUCTURAL DETAILS



SITE DATA AND ZONING

APN: 529-24-024 AVERAGE SLOPE: FLAT LOT
LOT SIZE: 7000.0 SF
ZONE: R-1D
LOT COVERAGE: .33

SQUARE FOOTAGE

DESCRIPTION	EXISTING SF	REMOVE SF	ADD SF	TOTAL SF
1ST FLR	1208.0	225.0	765.0	1748.0
2ND FLR	N/A			
TOTAL	1208.0	225.0	765.0	1748.0
DETACHED GARAGE	421.0	0	0	421.0
COVERED PORCH	126.0	0	0	126.0
BASEMENT	296.0	0	0	296.0

GOVERNING CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE

CONSTRUCTION DATA

CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 1 + BASEMENT
OCCUPANCY GROUP: R3 / U
FIRE SPRINKLER: NO

- SCOPE OF WORK
- DEMOLISH UN-PERMITTED BUILDING AREA, 71 SF, AT REAR OF EXISTING HOUSE TO MAKE ROOM FOR AN ADDITION
 - DEMOLISH PERMITTED BUILDING AREA, 225 SF, AT REAR OF EXISTING HOUSE TO MAKE ROOM FOR AN ADDITION
 - CONSTRUCT A 1-STORY REAR ADDITION TO INCLUDE A NEW FAMILY ROOM, A NEW BEDROOM, TWO FULL BATHS AND A LAUNDRY CLOSET.
 - INTERIOR REMODEL, 212 SF TO INCLUDE THE KITCHEN
 - NEW ELECTRICAL & LIGHTING THROUGHOUT
 - UPGRADE ELECT MAIN TO 200 AMPS
 - NEW SKYLIGHTS AND SUN-TUBES AT EXISTING & NEW AREAS
 - REPLACE EXISTING HVAC AND WATER HEATER WITH NEW HEAT PUMP UNITS

TITLE 24 ENERGY REPORT RQMTS

TO: CONTRACTOR, BUILDER OR HOMEOWNER

PRIOR TO CONSTRUCTION PLANNING, BE SURE TO READ THE ENTIRE CF-1R (SHEETS T24 1&2) FOR BUILDING ENERGY REQUIREMENTS AND REQUIRED VALUES FOR INSULATION, WINDOWS AND EFFICIENCY OF WATER HEATING OR SPACE CONDITIONING EQUIPMENT IF APPLICABLE, ETC. NOTE ON PAGE 1 & 2 OF THE CF-1R ANY REQUIRED SPECIAL FEATURES OR REQUIRED HERS VERIFICATIONS.

FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER (pg. 2 of CF-1R):

APPROVALS

REVISIONS

1 PER PLAN REVIEW & DESIGNER 04-25-2022

2

3

SAN JOSE, CA 95128

3033 MOORPARK AVE, SUITE 1

NOBLE BENJAMIN ASSOCIATES

Noble Benjamin Associates

04-25-2022

noblebassociates@gmail.com

(408) 646-1206

RESIDENCE 245 LOS GATOS BLVD LOS GATOS, CA 95030

ADDITION & INTERIOR REMODEL

DATE: 02-10-2022

SCALE: AS SHOWN

DRAWN: NBH

JOB: PHUNG

A1

OF SHEETS

Town of Los Gatos BUILDING DIVISION PLAN APPROVED

BY: [Signature] DATE: 05.20.2022

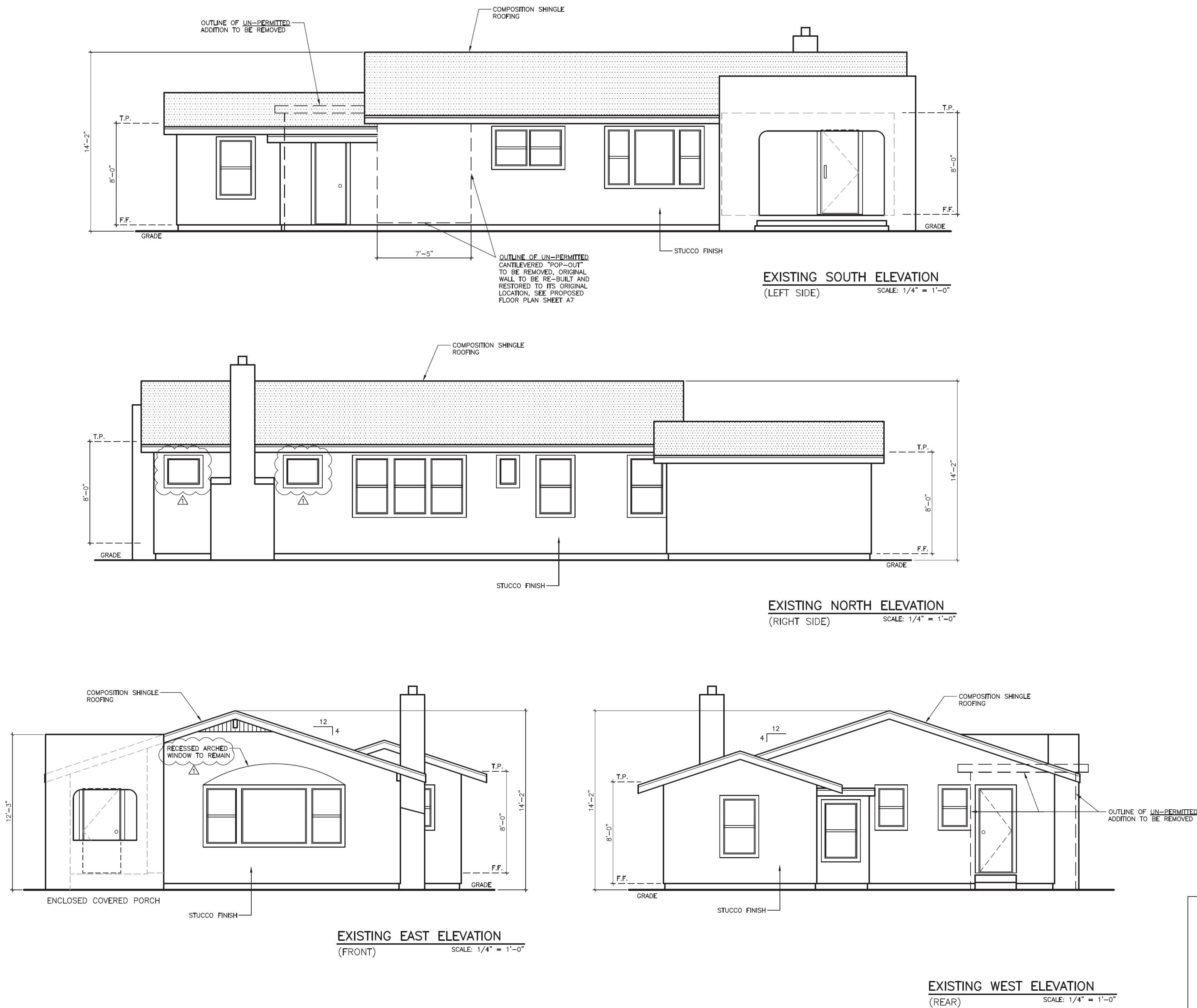
Plan check approval of documents does not authorize construction to proceed in violation of any federal, state, nor local regulations.

B22-0177 - 05/20/2022

M.C.

APPROVED

BY LOS GATOS COMMUNITY DEVELOPMENT PLANNING DIVISION



EXISTING

PLAN REVIEW APPROVAL

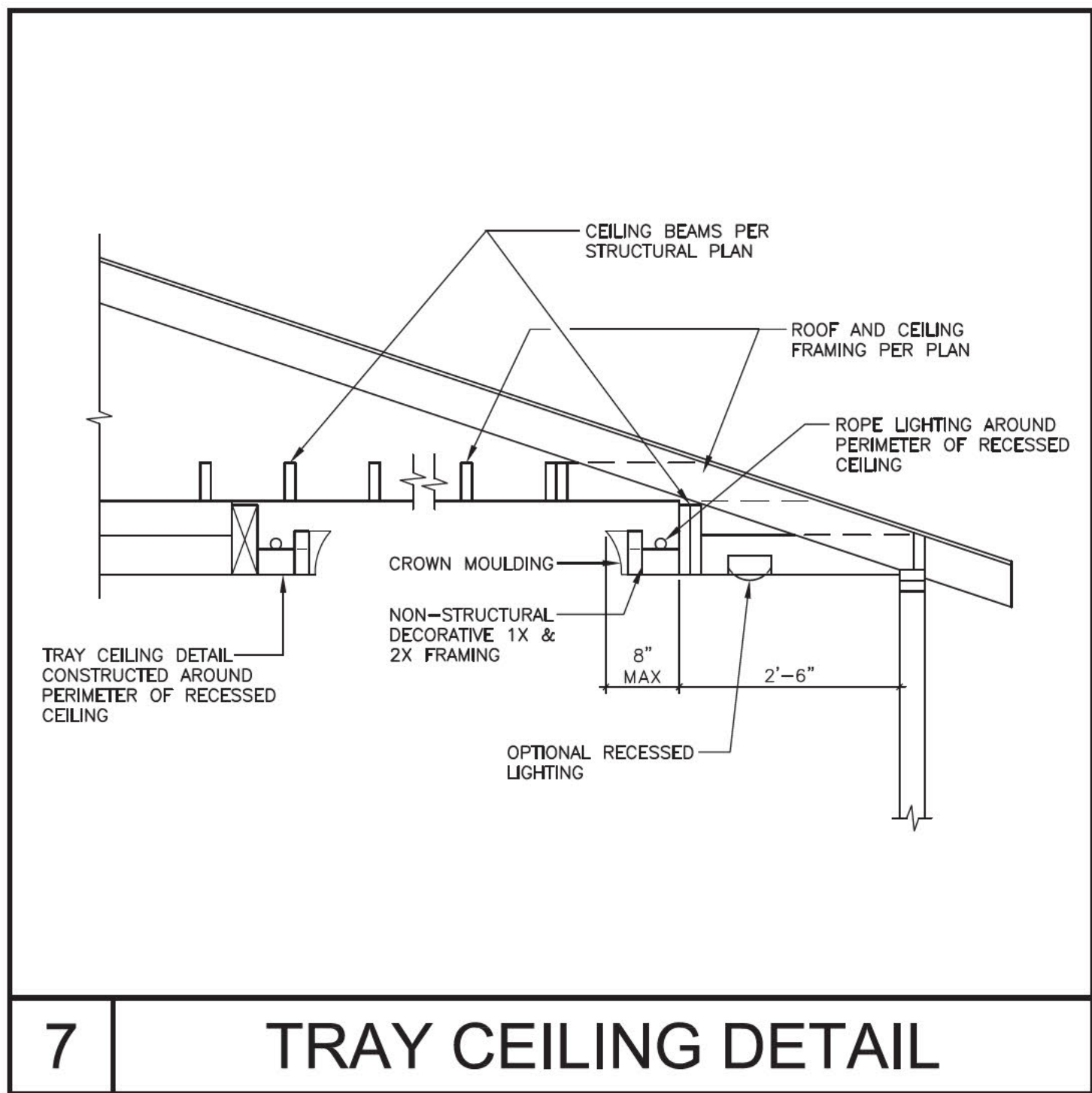
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DATE: 02-10-2022		
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DRAWN: NBH		
PHUNG		
A5		
OF SHEETS		

WINDOW SCHEDULE								
WINDOW DESIG.	EXISTING/NEW	SIZE	LOCATION	WINDOW MFR	WINDOW FRAME MAT.	WINDOW TYPE	EXIT EGRESS	TEMPERED GLASS
(A)	EXISTING	2'-6"x2'-10"	KITCHEN	UNKNOWN	WOOD	SINGLE HUNG		
(B)	EXISTING	1'-8"x4'-4"	DINING	UNKNOWN	WOOD	SINGLE HUNG		
(C)	EXISTING	3'-0"x4'-4"	DINING	UNKNOWN	WOOD	FIXED		
(D)	EXISTING	2'-4"x4'-4"	LIVING RM	UNKNOWN	WOOD	SINGLE HUNG		
(E)	EXISTING	5'-0"x4'-4"	LIVING RM	UNKNOWN	WOOD	FIXED		
(F)	EXISTING	2'-6"x2'-0"	LIVING RM	UNKNOWN	WOOD	CASEMENT		
(G)	EXISTING	2'-6"x4'-4"	BEDROOM #1	UNKNOWN	WOOD	SINGLE HUNG		
(H)	EXISTING	1'-3"x2'-0"	BEDROOM #1 CLOSET	UNKNOWN	WOOD	CASEMENT		
(I)	EXISTING	2'-6"x4'-4"	BEDROOM #2	UNKNOWN	WOOD	SINGLE HUNG		
(J)	NEW	2'-0"x3'-0"	BATH #1	*T.B.D.	WOOD*	SINGLE HUNG		YES
(K)	NEW	3'-0"x3'-0"	M. BATH	*T.B.D.	WOOD*	SINGLE HUNG		YES
(L)	NEW	5'-0"x4'-0"	M. BEDROOM	*T.B.D.	WOOD*	SLIDER	YES	
(M)	NEW	3'-0"x5'-0"	FAMILY RM	*T.B.D.	WOOD*	SINGLE HUNG		

* ANDERSON 400 SERIES - REAL WOOD CLAD TO VINYL

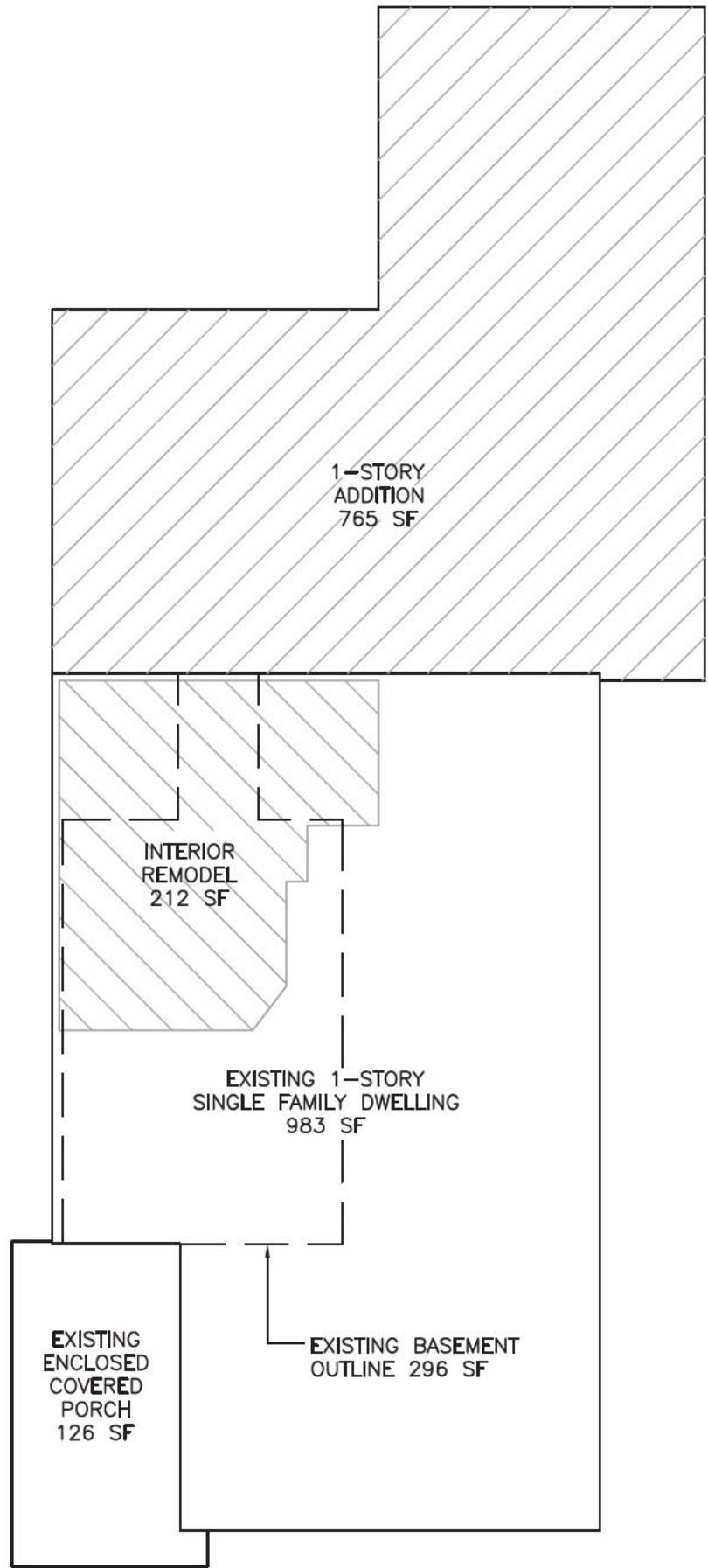


7 TRAY CEILING DETAIL

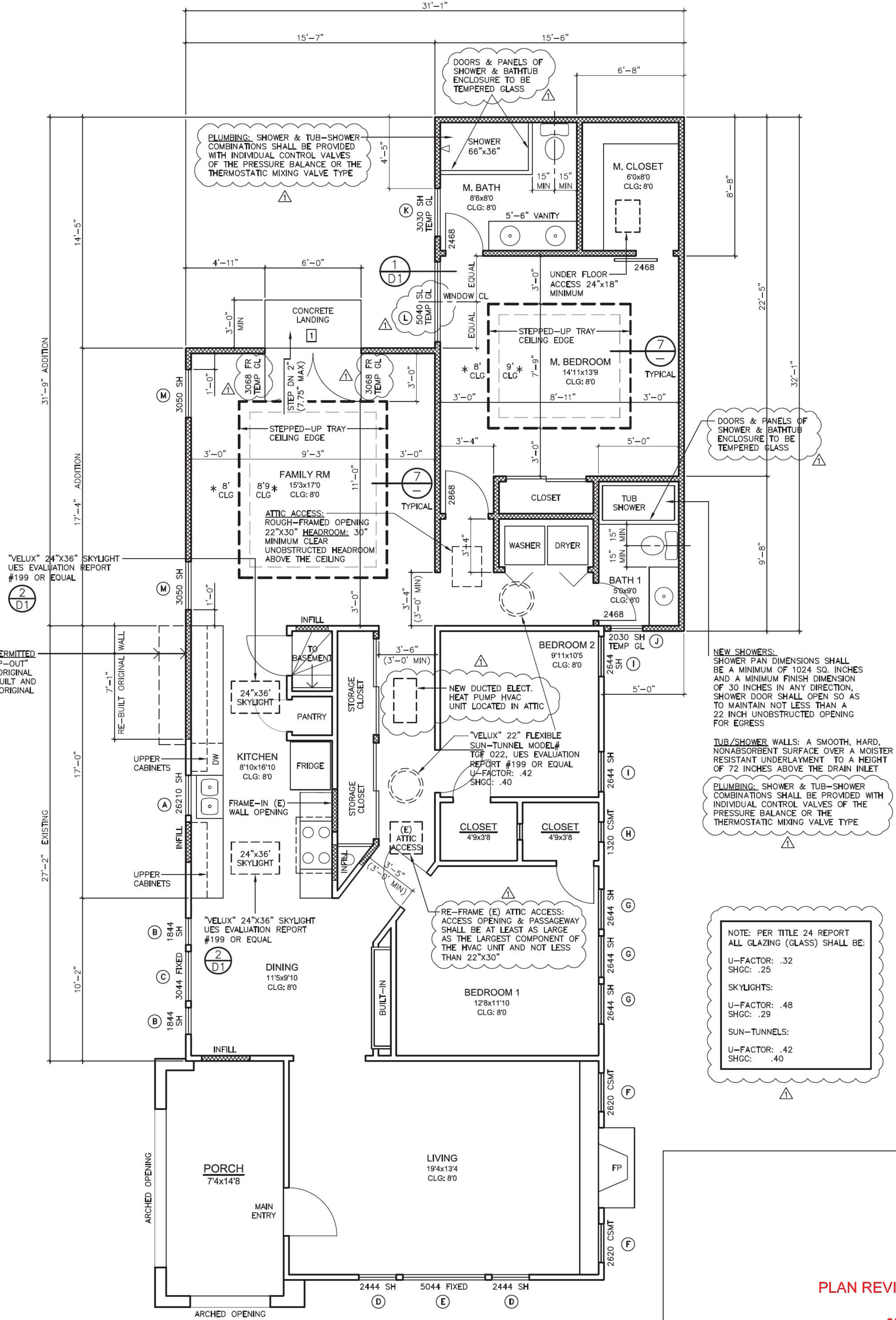
LEGEND			
	NEW 2x4 WALLS	O.H.	OVERHANG
	EXISTING 2x4 WALL	DR	DOOR
	NEW 2x6 WALLS	DIR	DIRECTION
	EXISTING WALLS	U.N.O.	UNLESS NOTED OTHERWISE
	WALLS TO BE REMOVED	A.F.F.	ABOVE FINISHED FLOOR
	LOW WALL	M.S.	MOTION SENSOR
(E)	EXISTING	V.I.F.	VERIFY IN FIELD
(N)	NEW	XXXX FR	GLASS paneled DOOR
TEMP GL	TEMPERED GLASS	2630	WINDOW/DOOR
C.L.	CENTERLINE		
	S.M.O. SMOKE DETECTOR		
	(C) CARBON MONOXIDE DETECTOR		

RODENT PROTECTION PER CGBC SECTION 4.406.1
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBC SECTION 4.406.1

OUTLINE OF UN-PERMITTED CANTILEVERED "POP-OUT" TO BE REMOVED. ORIGINAL WALL TO BE RE-BUILT AND RESTORED TO ITS ORIGINAL LOCATION



PROPOSED FLOOR PLAN KEY
SCALE: 1/8" = 1'-0"



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

NOTE: PER TITLE 24 REPORT ALL GLAZING (GLASS) SHALL BE:
U-FACTOR: .32
SHGC: .25
U-FACTOR: .48
SHGC: .29
SUN-TUNNELS:
U-FACTOR: .42
SHGC: .40

NEW SHOWERS:
SHOWER PAN DIMENSIONS SHALL BE A MINIMUM OF 1024 SQ. INCHES AND A MINIMUM FINISH DIMENSION OF 30 INCHES IN ANY DIRECTION. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS
TUB/SHOWER WALLS: A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET
PLUMBING: SHOWER & TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE

PLAN REVIEW APPROVAL

05.20.2022

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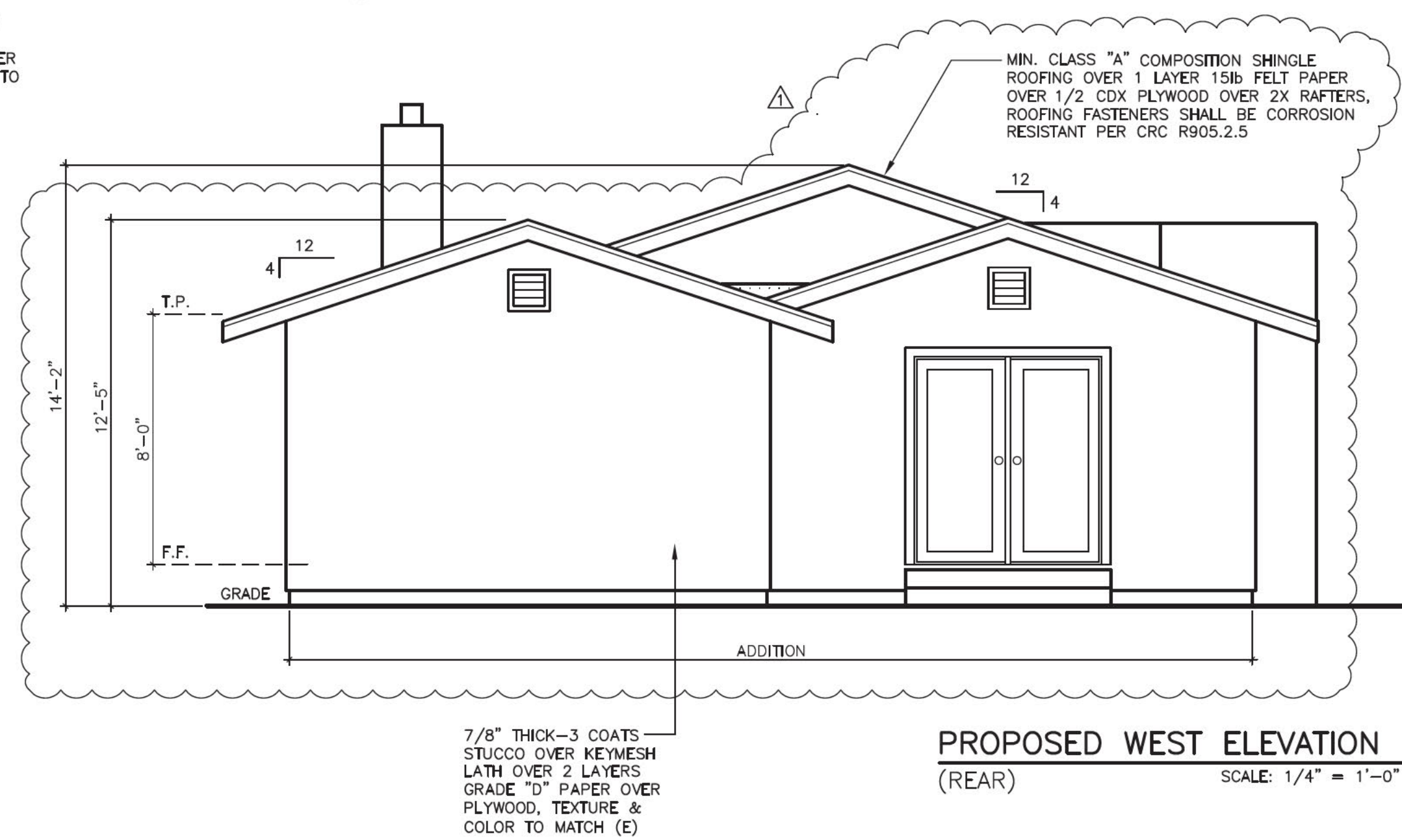
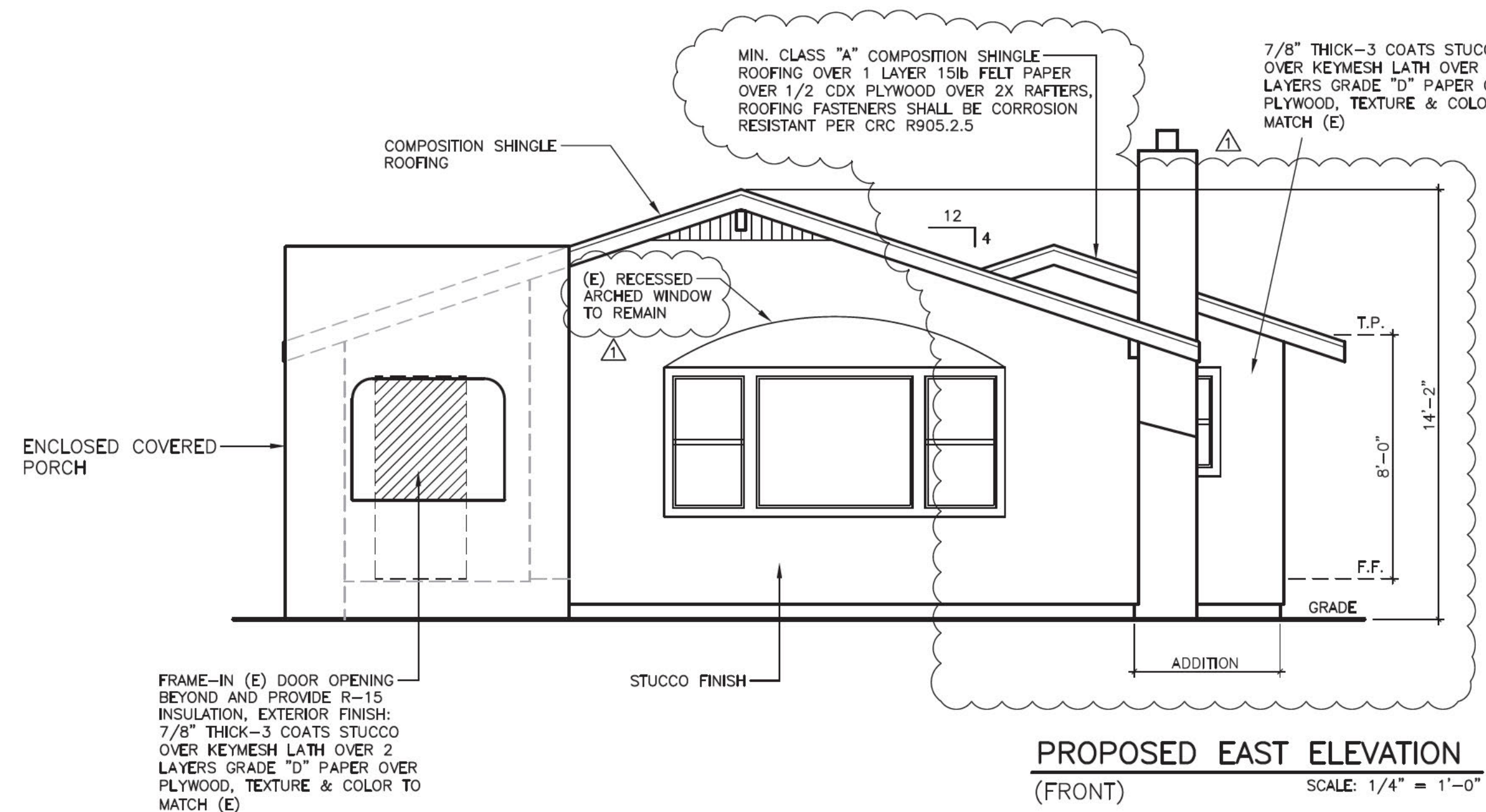
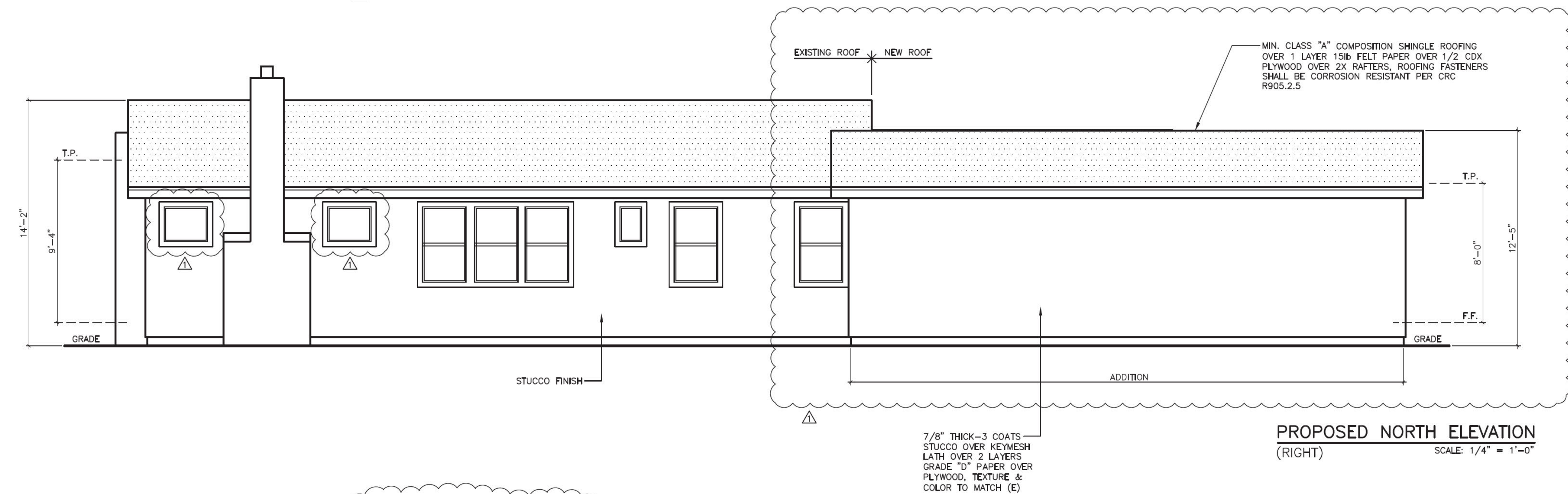
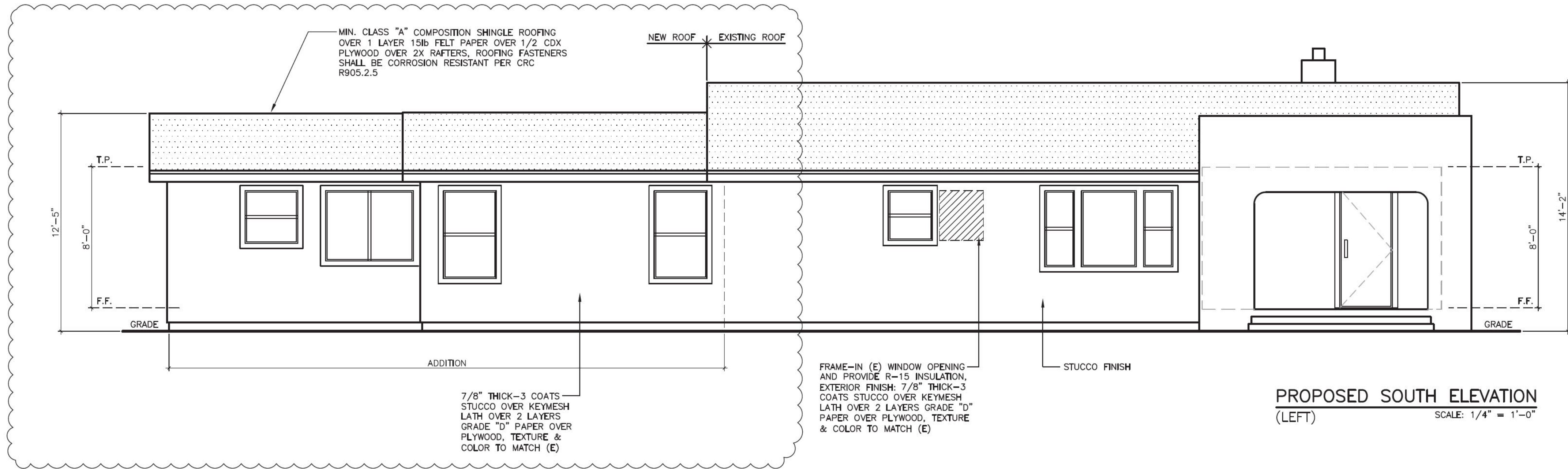
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2 PER PLAN REVIEW 05-18-2022
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