

RESIDENTIAL REMODEL

PRINCE RESIDENCE

OWNER

117 EDELEN
LOS GATOS, CA 95030

CONSULTANTS

PROJECT SCOPE

REMODEL OF EXISTING HOME WITH RELOCATION OF EXTERIOR WINDOWS AND CONVERSION OF REAR WINDOW/DOOR SYSTEM TO NEW SLIDING GLASS DOOR
RE-FRAME RE-ROOF 2ND FLOOR WITH NEW 10FT 2ND FLOOR WALLS AND TRUSS ROOF WITH 3:12 ROOF SLOPE

PROJECT DATA

- APN529-02-020
- ZONINGSFR R-1D: LHP
- HISTORIC DISTRICTUNIVERSITY/EDELEN HISTORIC DISTRICT
- OCCUPANCY:R-3 / U
- CONSTRUCTION TYPE:V-B
- SPRINKLER:NO
- YEAR BUILT2000

PROJECT SUMMARY TABLE

NET LOT AREA	5,275 SF				TOTAL	COVERED			
FLOOR AREA	1ST LEVEL	2ND LEVEL	BASEMENT		LIVING	PORCH	DECK	GARAGE	
EXISTING	1,203	1,020	1,160		3,383	73	177	441	
PROPOSED	-	100	-						
TOTAL	1,203	1,120	1,160		3,483				

FAR
MAX FAR HOUSE1,846 SF
MAX FAR GARAGE522

LOT COVERAGE
MAX LOT COVERAGE 40% ALL BUILDINGS2,110 SF
PROPOSED LOT COVERAGE1,894 SF

	EXISTING	PROPOSED	MAX
BUILDING HEIGHT	30'-0 3/8"	29'-10 3/8"	30'-0"
SETBACKS			
FRONT	14'-9"	-	15'-0"
SIDE	4'-9 1/2"	-	5'-0"
REAR	49'-3 1/4"	-	20'-0"

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ABBREVIATIONS

A.B.	AGGREGATE BASE	F.O.M.	FACE OF MASONRY	PSI	POUNDS PER SQUARE INCH
A.C.	ASPHALT CONCRETE	F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED
A/C	AIR CONDITIONING	FTG	FOOTING	Q.T.	QUARRY TILE
ACC	ACCESSIBLE				
A.D.	AREA DRAIN	GA.	GAUGE	RAD	RADIUS
ADJ	ADJUSTABLE	GALV	GALVANIZED	R.D.	ROOF DRAIN
A.F.F.	ABOVE FINISH FLOOR	GLB	GLUE LAMINATED BEAM	R.D.	ROOF DRAIN
ALT	ALTERNATE	G.S.M.	GALVANIZED SHEET METAL	REINF	REINFORCE
ALUM	ALUMINUM	GWB	GYP SUM WALLBOARD	REQ'D	REQUIRED
APPROX	APPROXIMATE			RM	ROOM
A.T.	ACOUSTIC TILE	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
		H.C.	HOLLOW CORE	RWD	REDWOOD
BLDG	BUILDING	HDWR	HARDWARE	RWL	RAIN WATER LEADER
BLKG	BLOCKING	HWWD	HARDWOOD	R.H.W.S.	ROUND HEAD WOOD SCREW
B.O.	BOTTOM OF	H.M.	HOLLOW METAL		
BOT	BOTTOM	HORIZ	HORIZONTAL	SAF	SELF-ADHERED FLASHING
B.U.R.	BUILT UP ROOFING	HT	HEIGHT	S.C.	SOLID CORE
		I.D.	INSIDE DIAMETER	SDE	SIDE DRAINAGE EASEMENT
CAB	CABINET	INSUL	INSULATION	SHT	SHEET
CBG	CALIFORNIA BUILDING CODE	INT	INTERIOR	SIM	SIMILAR
C.J.	CONSTRUCTION JOINT	JAN	JANITOR	S.M.S.	SHEET METAL SCREW
CLG	CEILING	JOINT	JOINT	SPEC	SPECIFICATION
CLR	CLEAR			SQ	SQUARE
CMU	CONCRETE MASONRY UNIT			S.S.	STAINLESS STEEL
C.O.	CLEAN OUT	STD	STANDARD	STO	STORAGE
COL	COLUMN	STL	SELF-TAPPING SCREW	STRUC	STRUCTURAL
COMP	COMPOSITION	LAM	LAMINATED	SUSP	SUSPENDED
CONT	CONTINUOUS	LAV	LAVATORY	SYM	SYMMETRICAL
CONC	CONCRETE	LB.	POUND		
CTSK	COUNTERSUNK	L.S.	LAG SCREW		
		LT	LIGHT		
D	DEPTH	MFR	MANUFACTURER	T&G	TONGUE & GROOVE
DTL	DETAIL	MAX	MAXIMUM	TEL	TELEPHONE
D.F.	DRINKING FOUNTAIN	MECH	MECHANICAL	THK	THICK
DIA	DIAMETER	MIN	MINIMUM	T.O.	TOP OF
DIM	DIMENSION	MISC	MISCELLANEOUS	T.O.C.	TOP OF CONCRETE
DN	DOWN	MPE	MULTI-PURPOSE EASEMENT	TYP	TYPICAL
DS	DOWNSPOUT	M.O.	MASONRY OPENING		
DW	DISHWASHER	M.R.	MOISTURE RESISTANT	U.O.N.	UNLESS OTHERWISE NOTED
DWG	DRAWING	(N)	NEW	UNREINF	UNREINFORCED
		N.I.C.	NOT IN CONTRACT	UR	URINAL
(E)	EXISTING	NOM	NOMINAL	VCT	VINYL COMPOSITION TILE
EA	EACH	OBSC	OBSCURE	VERT	VERTICAL
E.I.	EXPANSION JOINT	O.C.	ON CENTER	VEST.	VESTIBULE
ELEC	ELECTRICAL	O.D.	OUTSIDE DIAMETER	VVC	VINYL WALL COVERING
ELEV	ELEVATION	OPP	OPPOSITE		
EQ	EQUAL	OZ.	OUNCE	W	WIDTH
EQUIP	EQUIPMENT	O.F.C.I.	OWNER FURNISHED, CONTRACTOR-INSTALLED	WC	WATER CLOSET
EXT	EXTERIOR	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED	WD	WOOD
(F)	FUTURE	PERF	PERFORATED	W.H.	WATER HEATER
F.D.	FLOOR DRAIN	PL	PLATE	WSCOT	WAINSCOT
F.E.	FIRE EXTINGUISHER	PLAS	PLASTIC	WT	WEIGHT
F.E.C.	FIRE EXTINGUISHER CABINET	PLUMB	PLUMBING		
F.F.E.	FINISH FLOOR ELEVATION	PLYWD	PLYWOOD		
F.G.	FINISH GRADE	PMF	PRESSED METAL FRAME		
F.H.	FIRE HYDRANT	PR	PAIR		
F.H.W.S.	FLAT HEAD WOOD SCREW				
FIN.	FINISH				
FLR	FLOOR				
FLUOR	FLUORESCENT				
F.O.F.	FACE OF FINISH				

SYMBOLS

W/	WITH	ROOM NAME	ROOM NAME
		100	ROOM NUMBER
		1 2	INTERIOR ELEVATIONS
		2	DETAIL NUMBER
		A1.1	SHEET NUMBER
		2	SECTION NUMBER
		A4.1	SHEET NUMBER
		(OR)	
		1	SECTION NUMBER
		A14.1	SHEET NUMBER
		4	ELEVATION NUMBER
		A1.1	SHEET NUMBER
		BC24A	KEYNOTE
		100	DOOR NUMBER
		100	WINDOW NUMBER
		A6	WALL TYPE / STUD SIZE
		+9'-0"	INDICATES NOMINAL CEILING HEIGHT ABOVE F.F.E. ON REFLECTED CEILING PLAN
		+6'-10" A.F.F.	ELEVATION SYMBOL
		4:12	ROOF PITCH
		2435.12 T.O.P.	NEW GRADE ELEVATION
		2438.18	(E) GRADE ELEVATION
		A	GRID BUBBLE
		A001 RI	SIGN NUMBER SIGN TYPE

APPLICABLE CODES

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

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

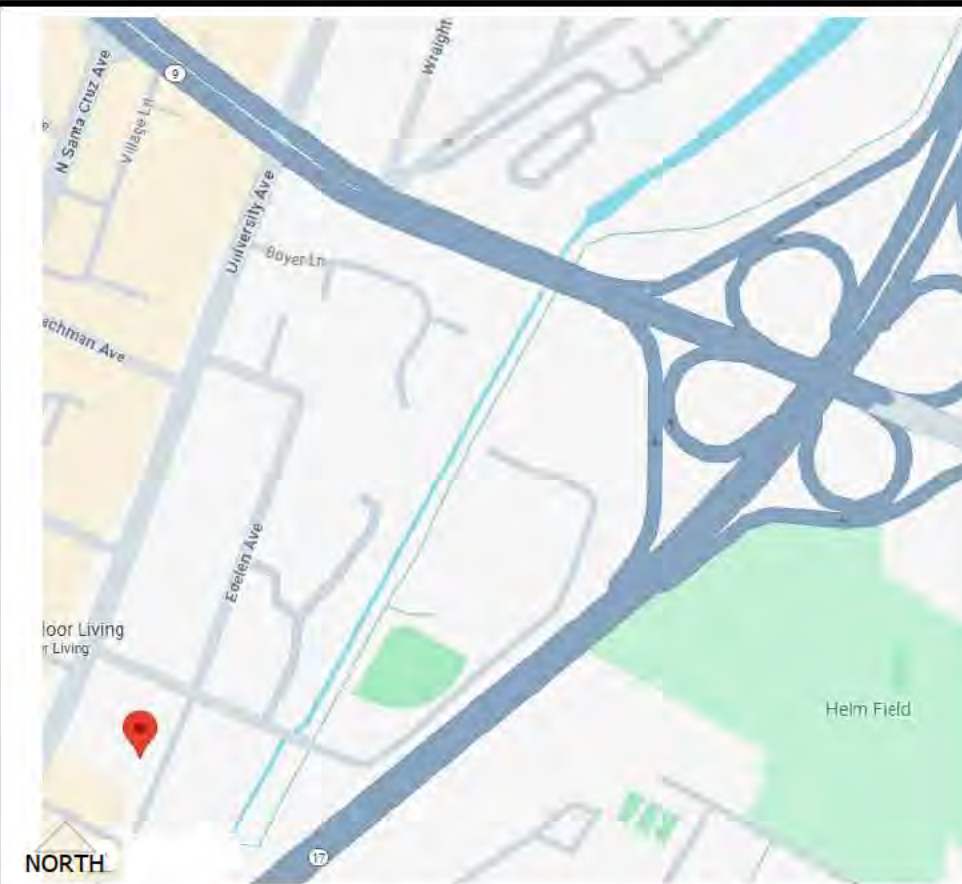
LOCAL MUNICIPAL CODE

CONDITIONS OF APPROVAL

- DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CGBSC SECTION 4.408.5
- CALGREEN ENVIRONMENTAL QUALITY REQUIREMENTS A. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBSC SECTION 4.504.2.4 B. *PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS(INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.*
- THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, §10-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.
- PRIOR TO FINAL OCCUPANCY ALL EXTERIOR LIGHTING SHALL BE KEPT TO A MINIMUM AND SHALL BE DOWN DIRECTED FIXTURES THAT WILL NOT REFLECT OR ENCR OACH ONTO ADJACENT PROPERTIES. ALL LIGHTING SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT THE LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. NO FLOOD LIGHTS SHALL BE USED UNLESS IT CAN BE DEMONSTRATED THAT THEY ARE NEEDED FOR SAFETY OR SECURITY
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114-7.

HERS FEATURE SUMMARY

PROJECT LOCATION



REVISIONS	DATE

Ownership of Documents
This document and the ideas and designs incorporated herein, as an integral part of the project, are the property of KUOP Designs LLC and is not to be used in whole or in part for any other project without written authorization.
c o p y r i g h t 2 0 2 4

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PAGE TITLE

COVER SHEET

RESIDENTIAL REMODEL FOR:

117 EDELEN AVE
LOS GATOS, CA 95030
APN# 529-02-020

DATE:

2024.11.06

SCALE:

PER SHEET

DRAWN BY:

DAVID

PLAN NO.:

2428

SHEET:

CVR1



**FIRE DEPARTMENT
SANTA CLARA COUNTY**

14700 Winchester Blvd., Los Gatos, CA 95032-1318
408.378-4010 • 408.378-6262 (fax) • www.sccfd.org



STANDARD DETAILS & SPECIFICATIONS

SUBJECT: Construction Site Fire Safety

Spec No. SI-7
Rev. Date 04/30/09
Eff. Date 12/17/02
Approved By _____
Page 1 of 9

SCOPE

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

REQUIREMENTS

I. Fire Protection Plan

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

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

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

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

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

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

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

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

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

VII. Hazardous Materials

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

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

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

II. General Safety Requirements

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

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

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

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

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

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

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

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IV. Means of Egress Requirements

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

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

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

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

V. Area Separation Walls

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

VI. Special Operation Requirements

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

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

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

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

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

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

C. Compressed Gases

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

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

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

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

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

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

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

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

Exceptions: 1. Materials that are staged for installation on a floor level.
2. When approved by the Fire Department, materials may be stored in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

III. Fire Protection Systems

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

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

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

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

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

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

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

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Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and San Jose.

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

SD65 947 (10/6/01) (12/10/01)

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REVISIONS	DATE

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CONSTRUCTION FIRE SAFETY

RESIDENTIAL REMODEL FOR:

117 EDELEN AVE
LOS GATOS, CA 95030
APN# 529-02-020

DATE: 2024.11.06

SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO.: 2428

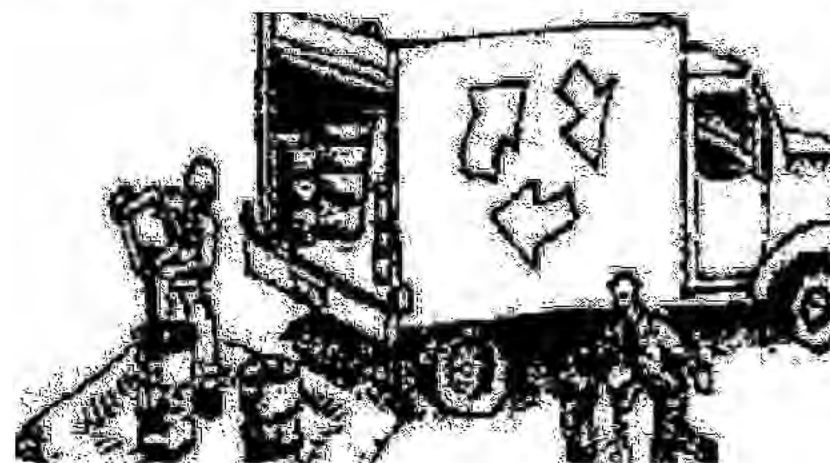
SHEET:

CVR2

Construction Best Management Practices (BMPs)

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

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

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

Non-Hazardous Materials and Dust Control

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

Hazardous Materials

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

Waste Management

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

Equipment Management & Spill Control



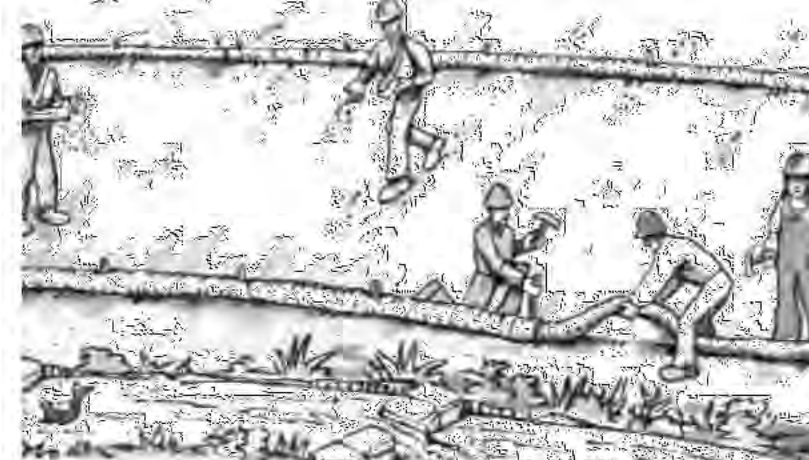
Vehicle and Equipment Maintenance

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

Contaminated Soils

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

Landscaping

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

Concrete Management & Dewatering



Concrete Management

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

Dewatering

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

Paving/Asphalt Work



Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Copper Architectural Features

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

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

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

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

Painting & Paint Removal



Painting Cleanup and Removal

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



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



129 EDELEN



130 EDELEN



121 EDELEN



111 EDELEN



118 EDELEN



114 EDELEN



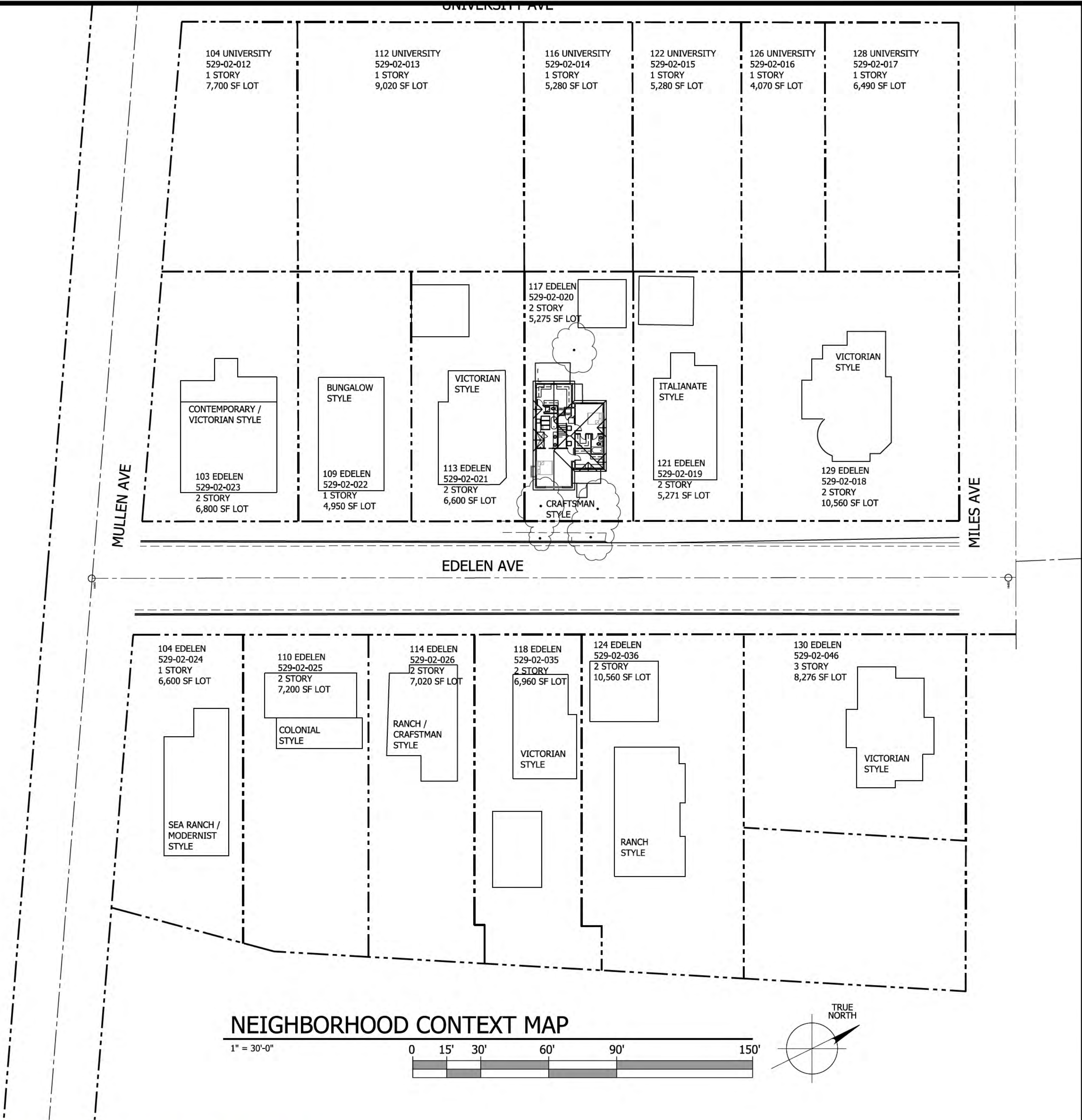
117 EDELEN FRONT



117 EDELEN SIDE YARD



117 EDELEN REAR YARD



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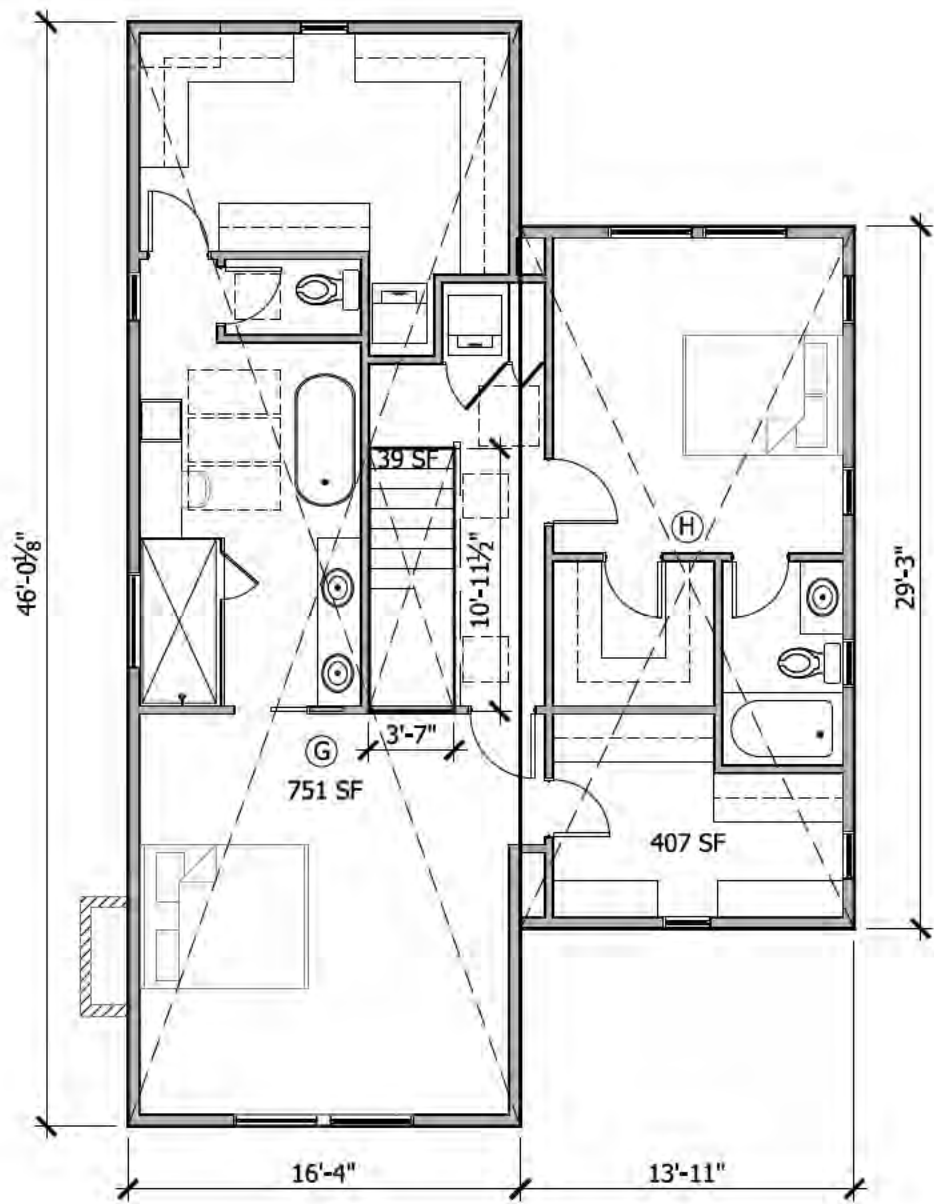
NEIGHBORHOOD CONTEXT MAP

RESIDENTIAL REMODEL FOR:

117 EDELEN AVE
LOS GATOS, CA 95030
APN# 529-02-020

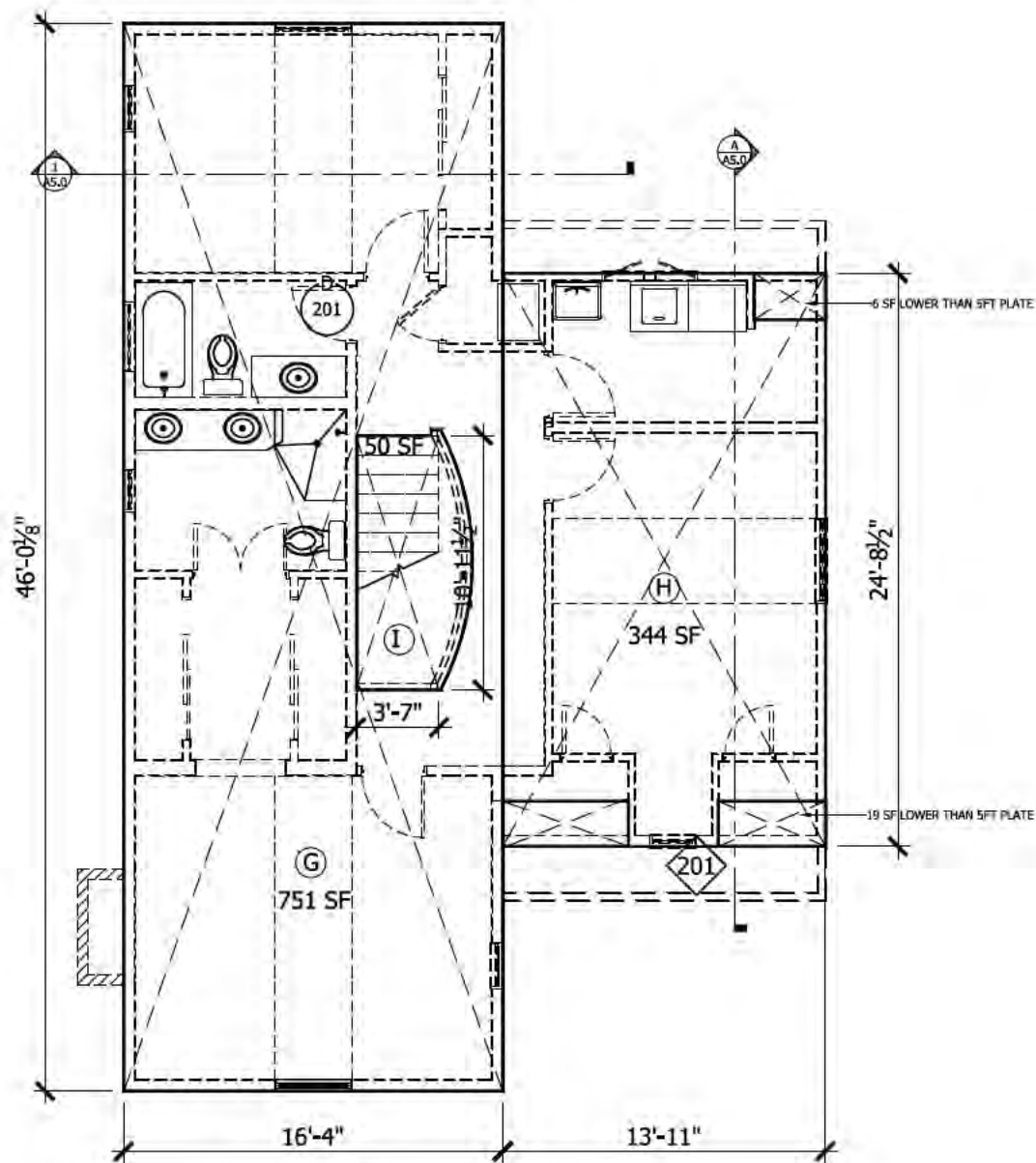
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SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2428

SHEET:
PLN0



2ND FLOOR FAR
1/4" = 1'-0"

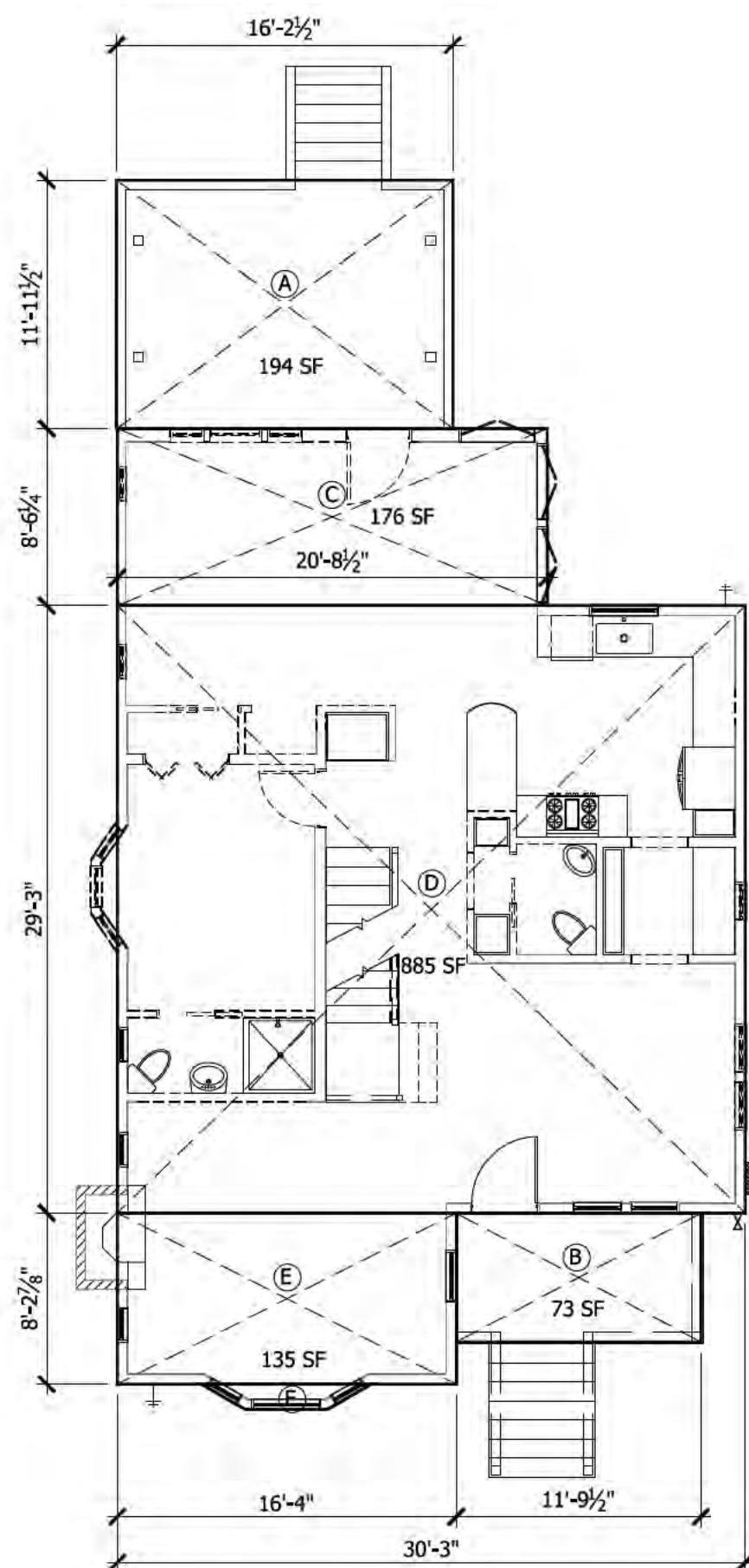
2ND FLR	OCCUPANCY	SF
G	LIVING	752
H	LIVING	407
I	STAIRS	-39
TOTAL	LIVING	1,120



2ND FLOOR FAR
1/4" = 1'-0"

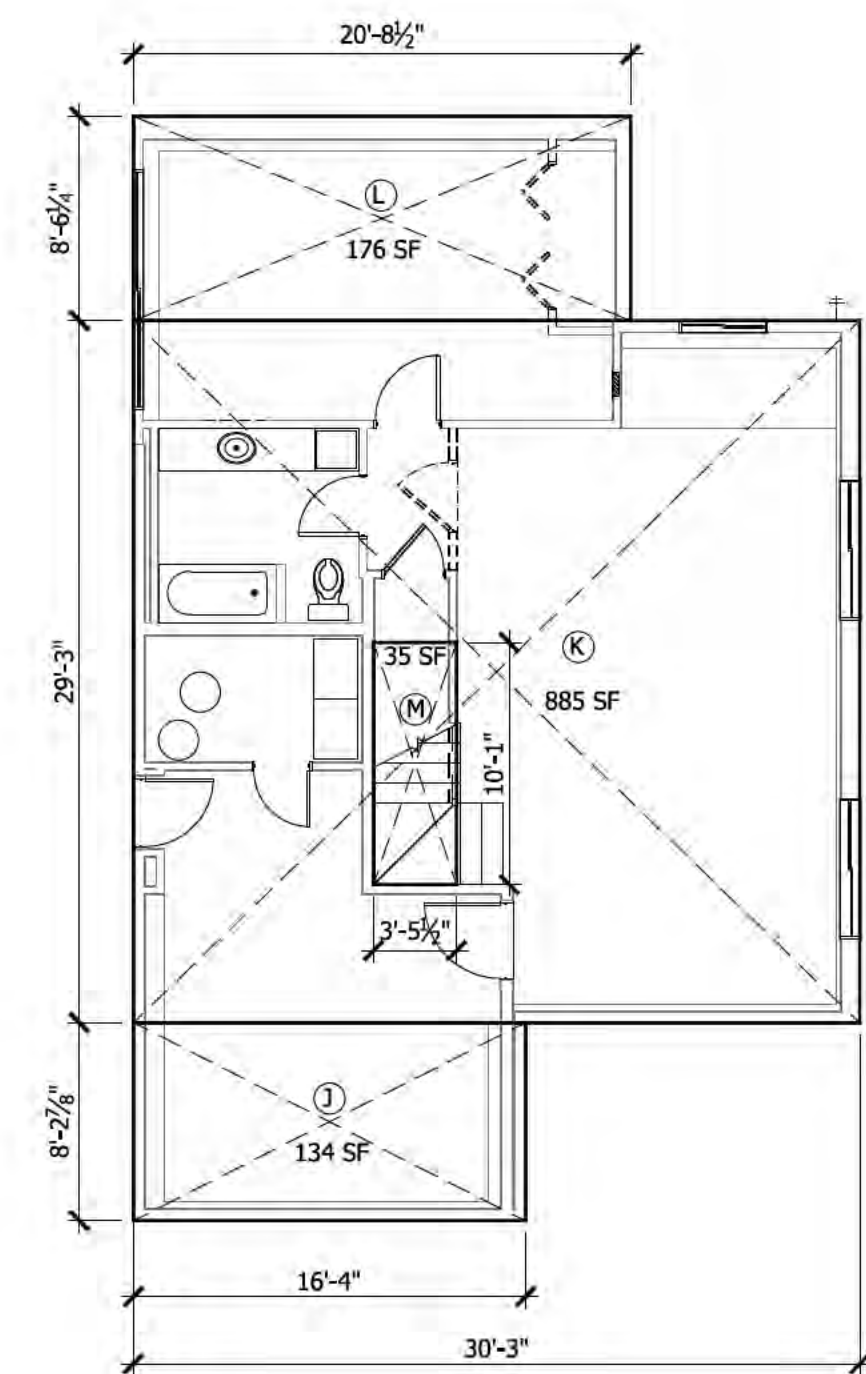
2ND FLR	OCCUPANCY	SF
G	LIVING	751
H	LIVING	344
I	UNDER SFT WALLS	-25
I	STAIRS	-50
TOTAL	LIVING	1,020

House Size Comparison Chart for 117 Edelen between Mullen and Miles Avenue											
APN	Address	Stories	Zoning	House Size	Lot Size	Max Res FAR	FAR difference	Basement	FAR	BLDG FAR	
529-02-018	129 Edelen	2		2,198	10,560	3,225	-1,028	basement not induced	0.00448	0.306	
529-02-019	121 Edelen	2		2,065	5,280	1,836	229	no basement	0.00224	0.348	
529-02-020	117 Edelen	2		2,323	5,280	1,836	487	basement not induced	0.00224	0.348	
529-02-021	113 Edelen	2		1,787	6,500	2,225	-439	basement & ADU not induced	0.0128	0.337	
529-02-022	109 Edelen	1		1,689	4,950	1,734	-65	basement not induced	-0.0004	0.350	
529-02-023	103 Edelen	2		2,608	6,820	2,283	320		0.01456	0.335	
OTHER SIDE OF STREET											
529-02-046	130 Edelen	3		4,605	8,276	2,680	1,925		0.026208	0.324	
529-02-036	124 Edelen	1 to 2		1,516	10,560	3,225	-1,710		0.00448	0.306	
529-02-035	118 Edelen	2		2,152	6,960	2,327	-175		0.01568	0.334	
529-02-026	114 Edelen	1 to 2		896	7,200	2,393	-1,497		0.0176	0.332	
529-02-025	110 Edelen	2		1,850	7,020	2,344	-494		0.01616	0.334	
529-02-024	104 Edelen	1		720	6,800	2,225	-1,506		0.0128	0.337	
UNIVERSITY AVE											
529-02-017	128 University	1		2,740	6,490	2,194	546		0.01192	0.338	
529-02-016	126 University	1		1,545	4,070	1,655	90		-0.00744	0.357	
529-02-015	122 University	1		1,201	5,280	1,836	-635		0.00224	0.348	
529-02-014	116 University	1		2,354	5,280	1,836	518		0.00224	0.348	
529-02-013	112 University	1		2,016	9,020	2,867	-851		0.03216	0.318	
529-02-012	104 University	2		3,961	7,700	2,529	1,432		0.0216	0.328	



1ST FLOOR FAR
1/8" = 1'-0"

1ST FLR	OCCUPANCY	SF
A	DECK	177
B	COVERED PORCH	73
C	LIVING	176
D	LIVING	885
E	LIVING	135
E	LIVING	7
TOTAL	LIVING	1,203



BASEMENT FAR
1/4" = 1'-0"

BASEMENT	OCCUPANCY	SF
J	LIVING	134
K	LIVING	885
L	LIVING	176
M	STAIRS	-35
TOTAL	LIVING	1,160

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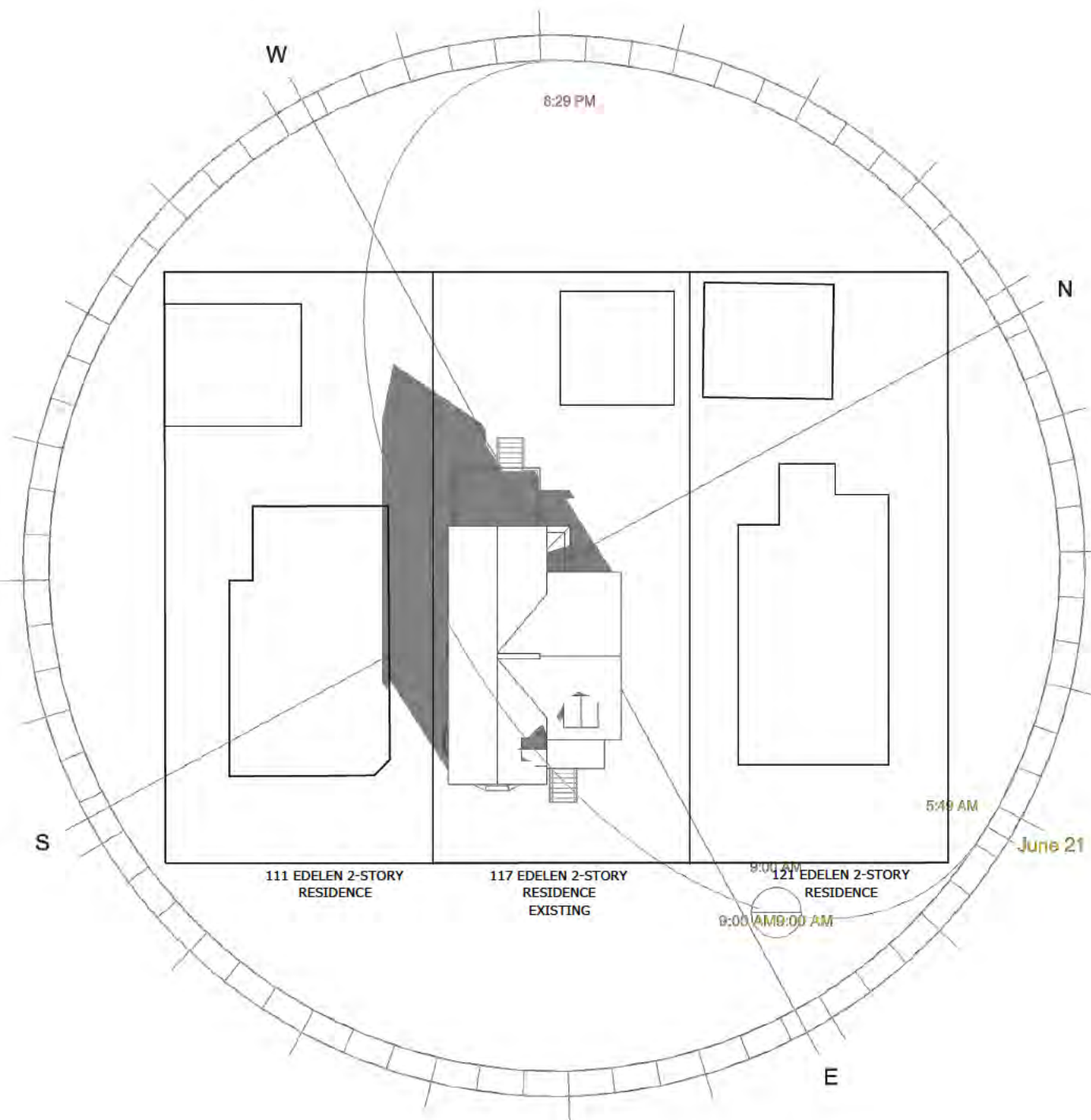
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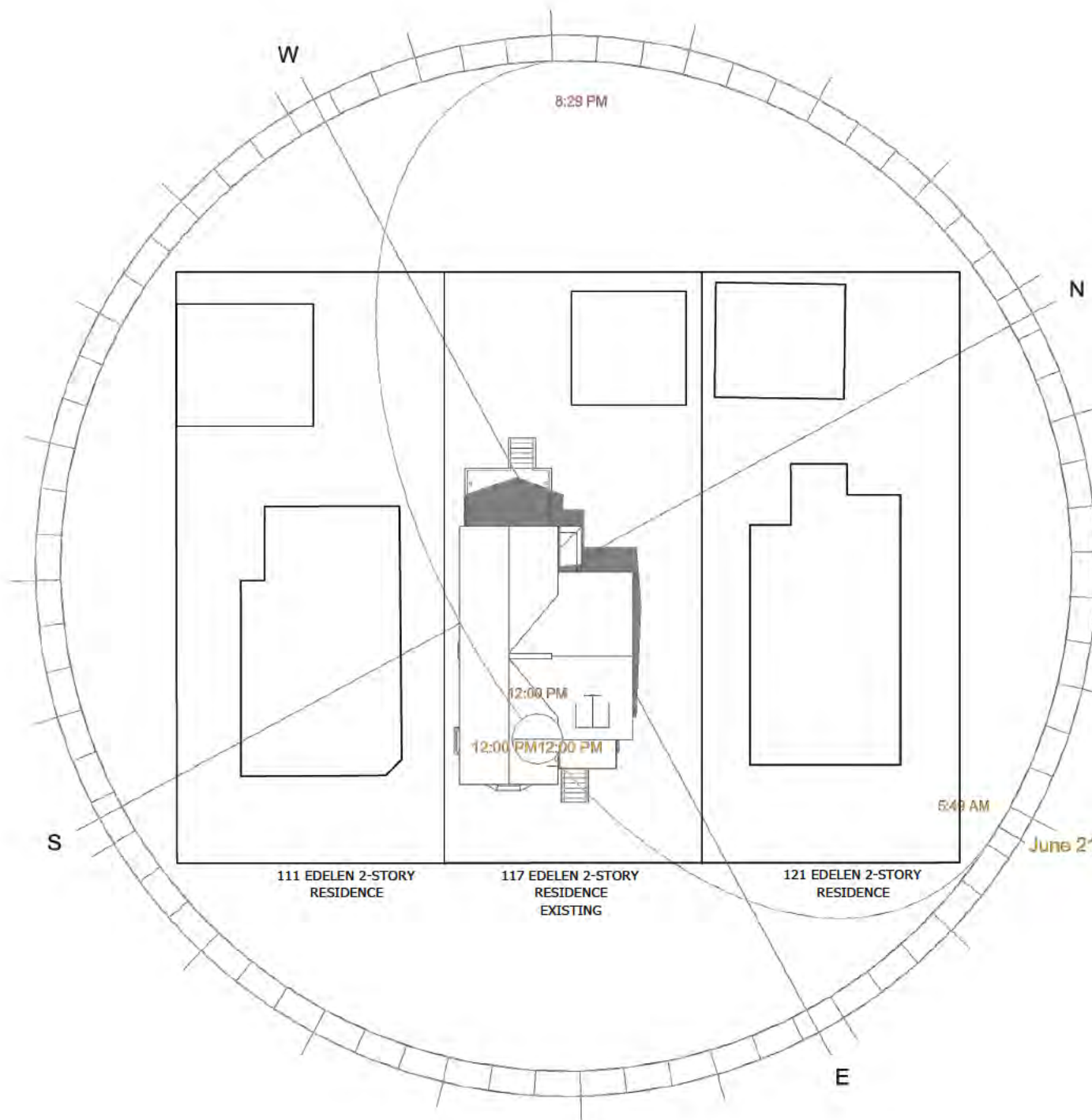
RESIDENTIAL REMODEL FOR:

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LOS GATOS, CA 95030
APN# 529-02-020

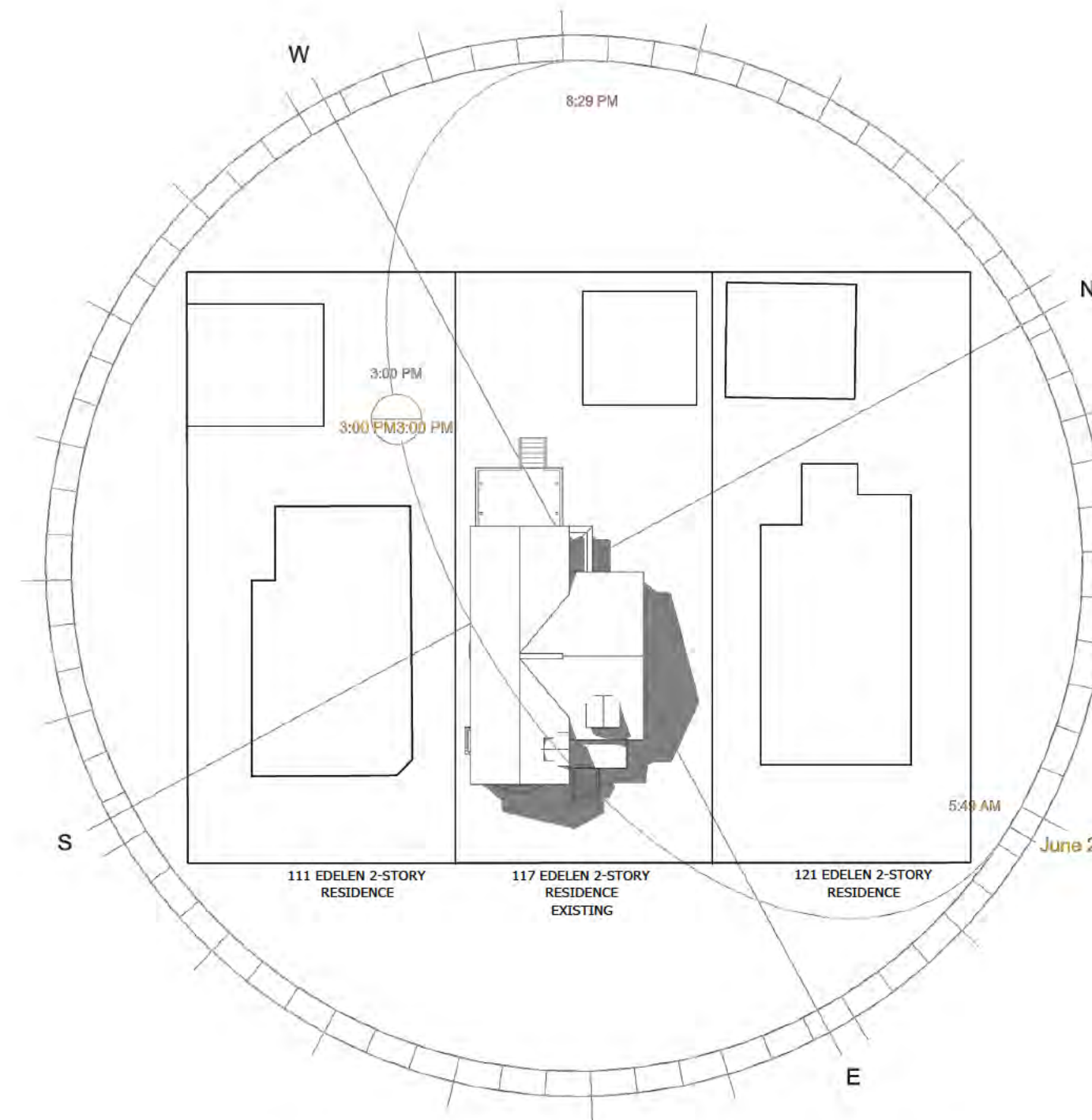
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PLAN NO: 2428
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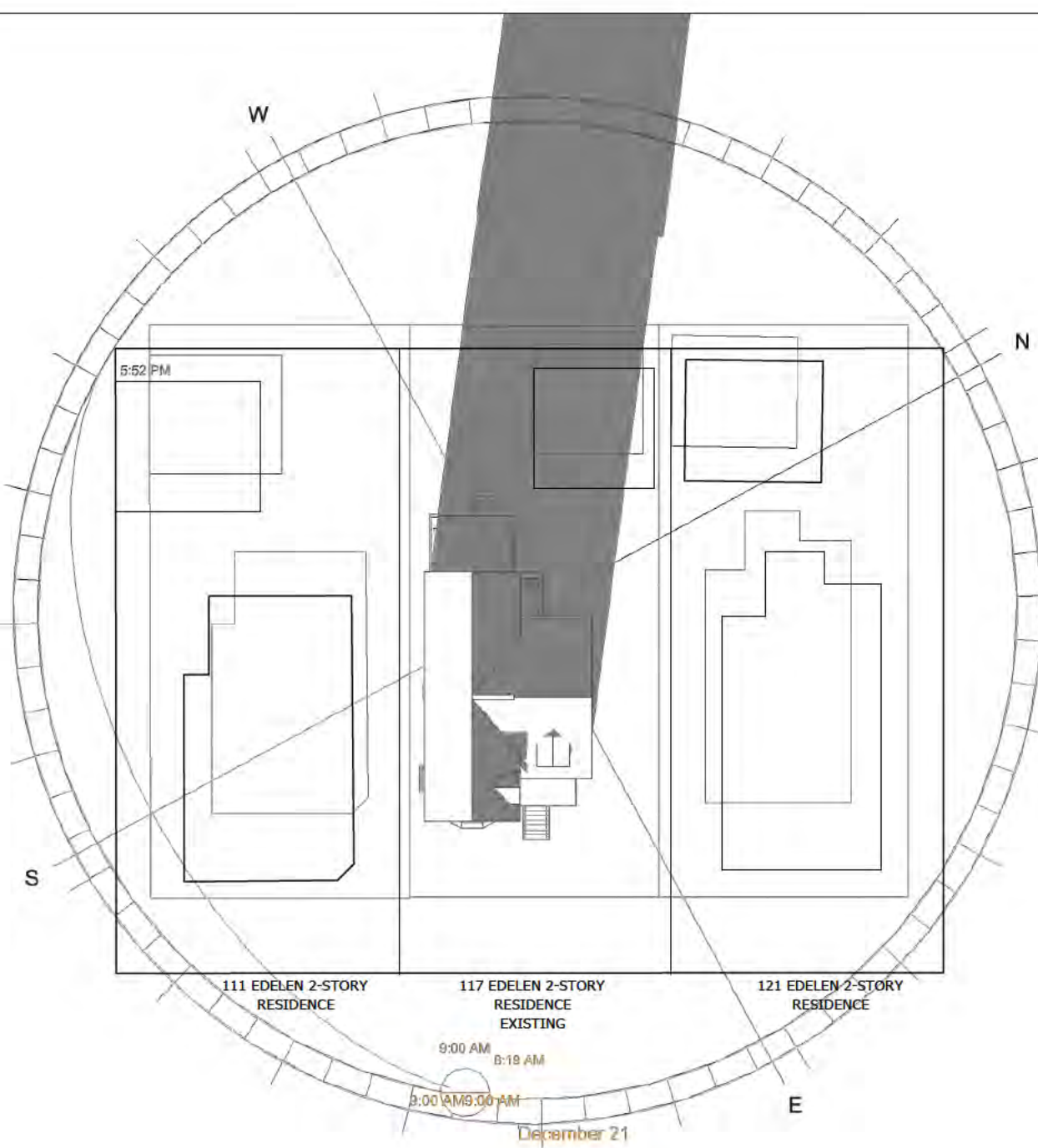
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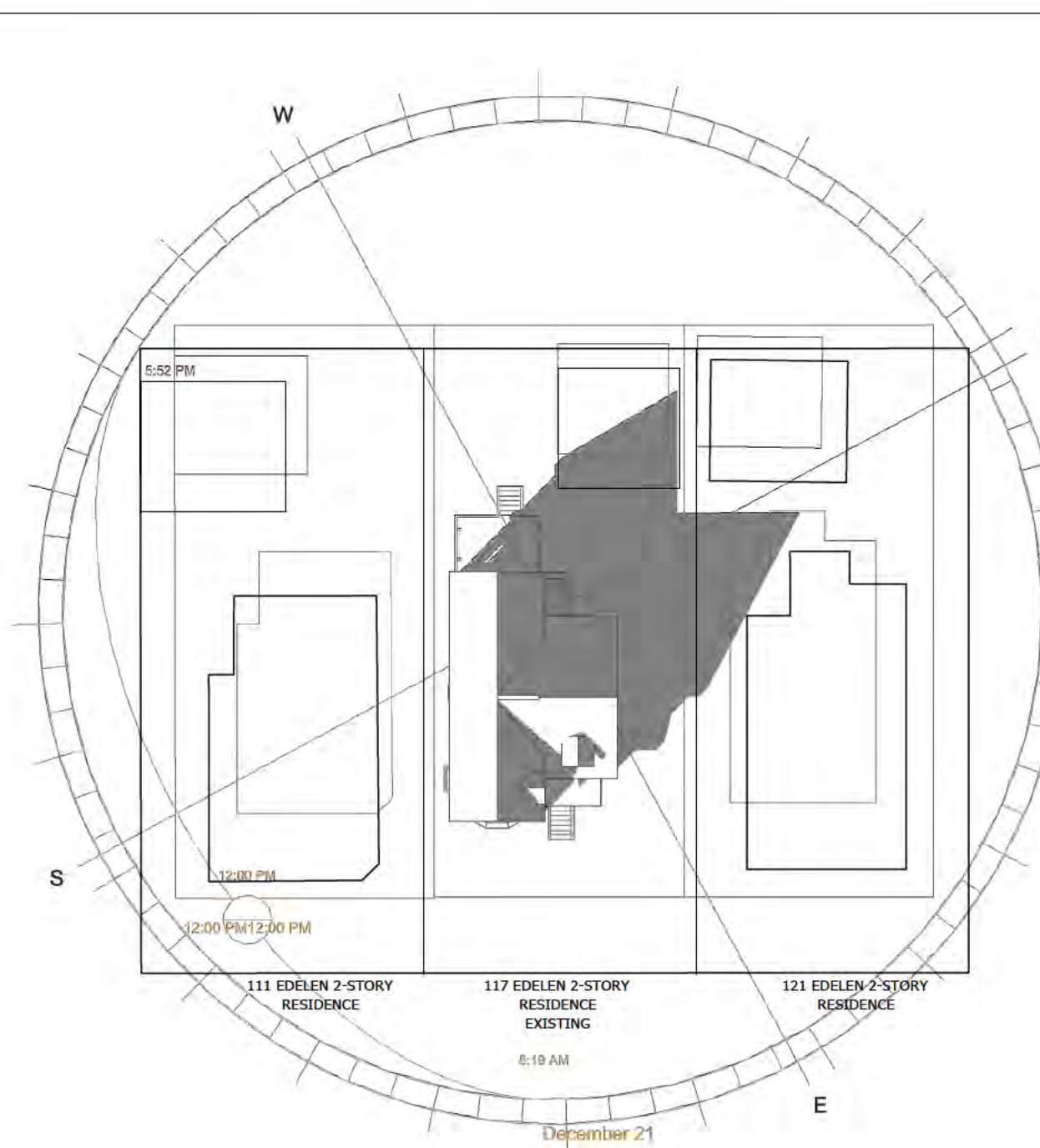
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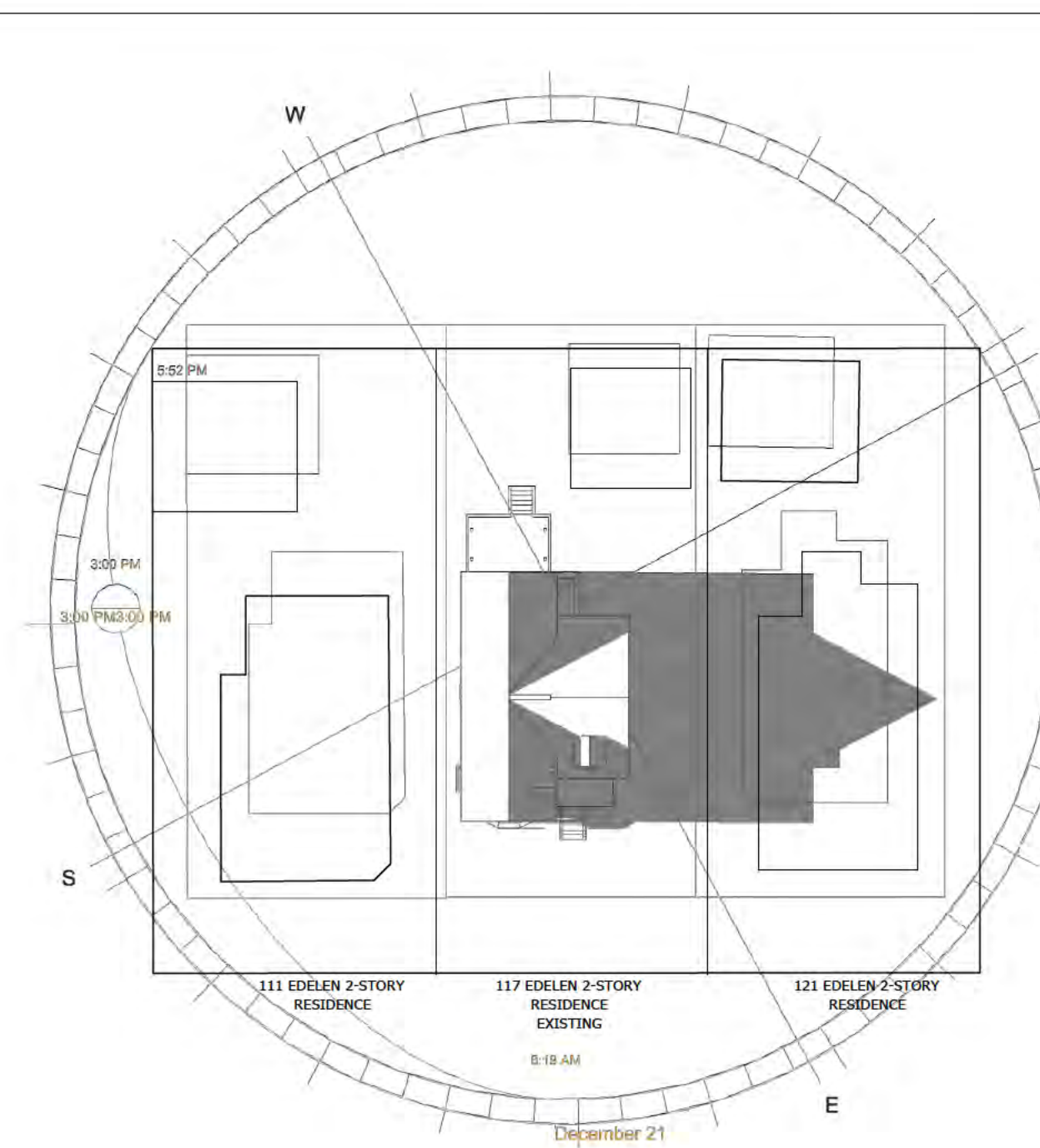
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DECEMBER 21ST 9AM



DECEMBER 21ST 12PM



DECEMBER 21ST 3PM

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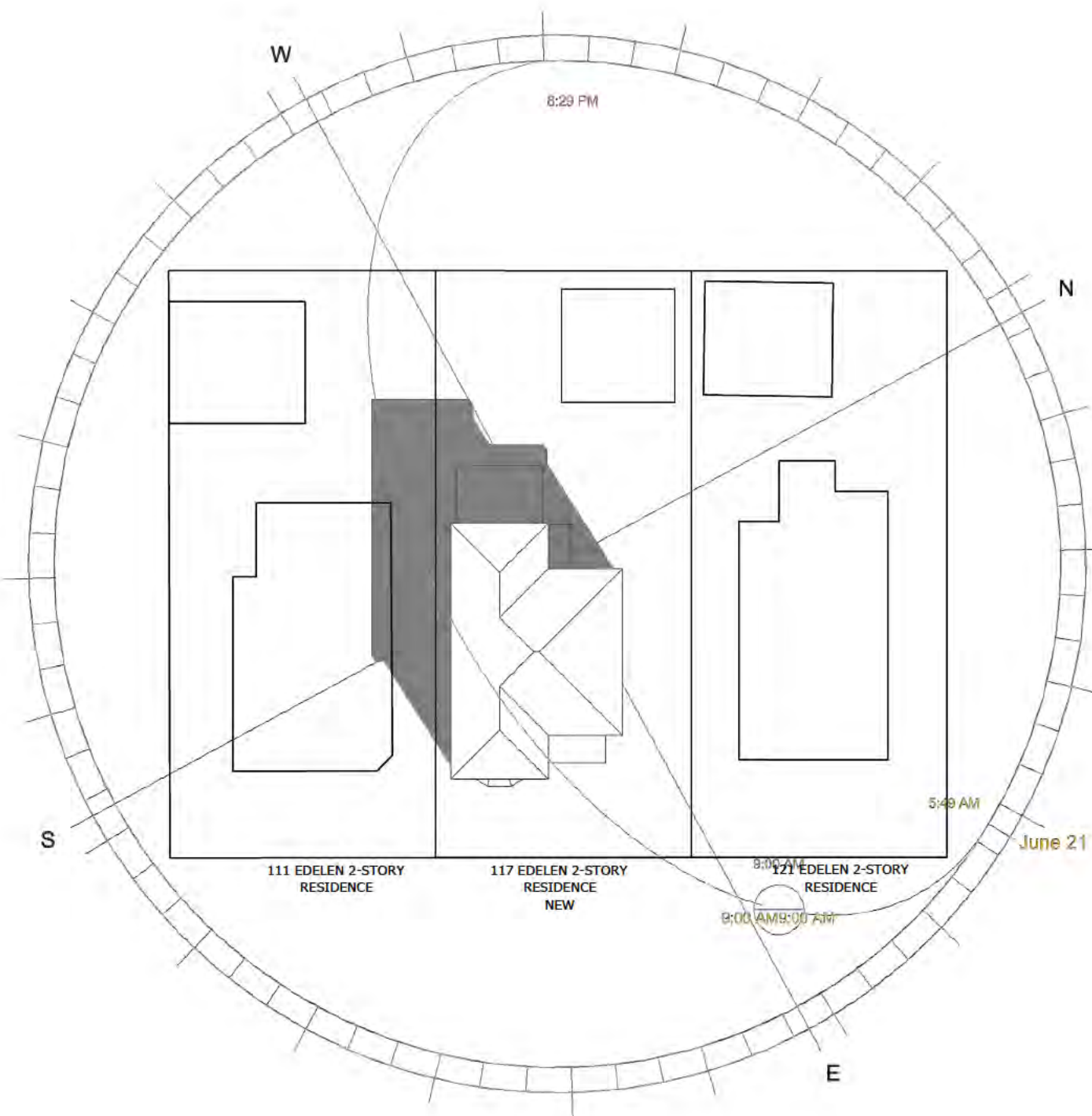
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SHADOW STUDY EXISTING

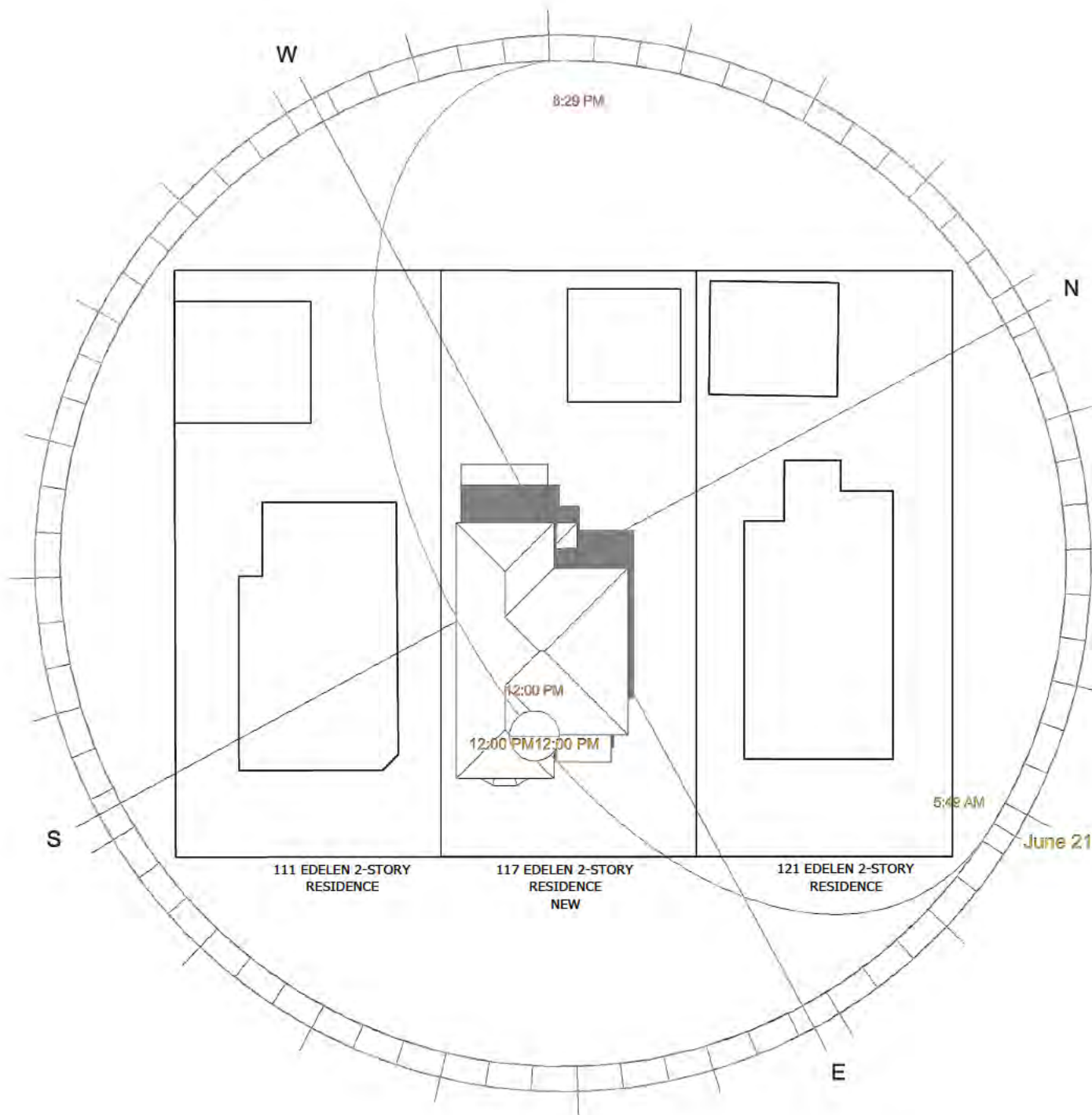
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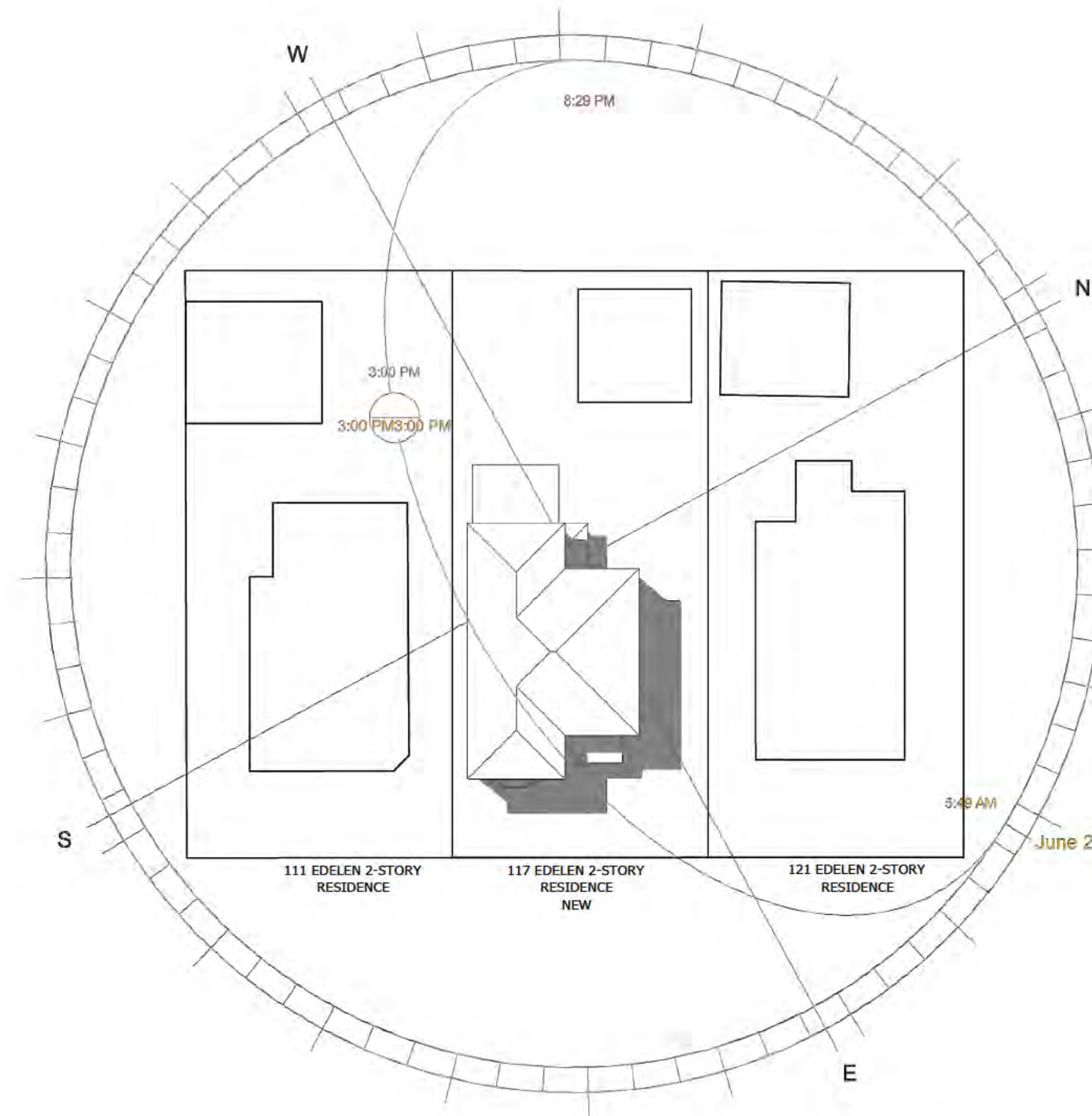
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DRAWN BY: DAVID
PLAN NO: 2428
SHEET: **PLN2**



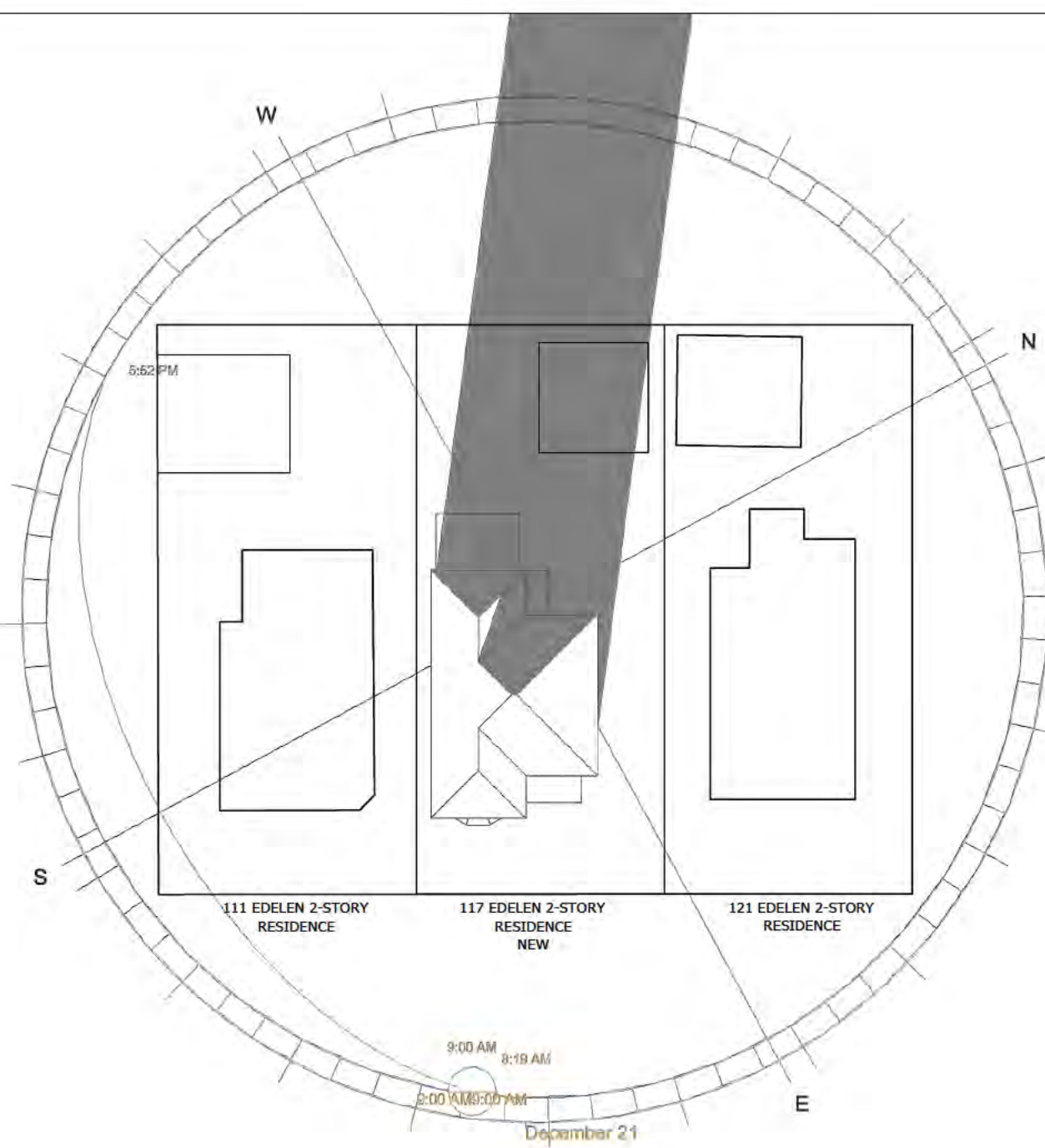
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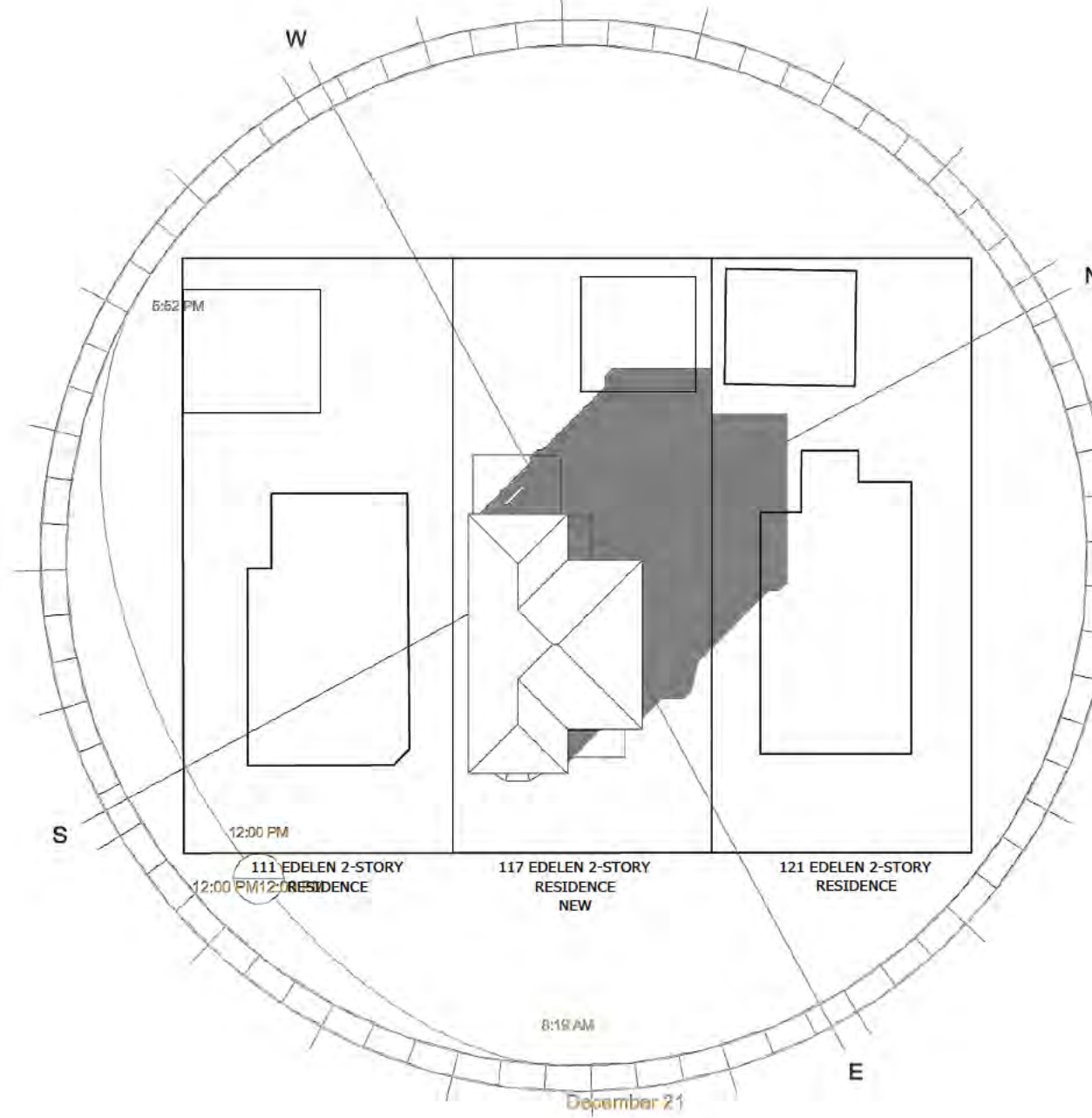
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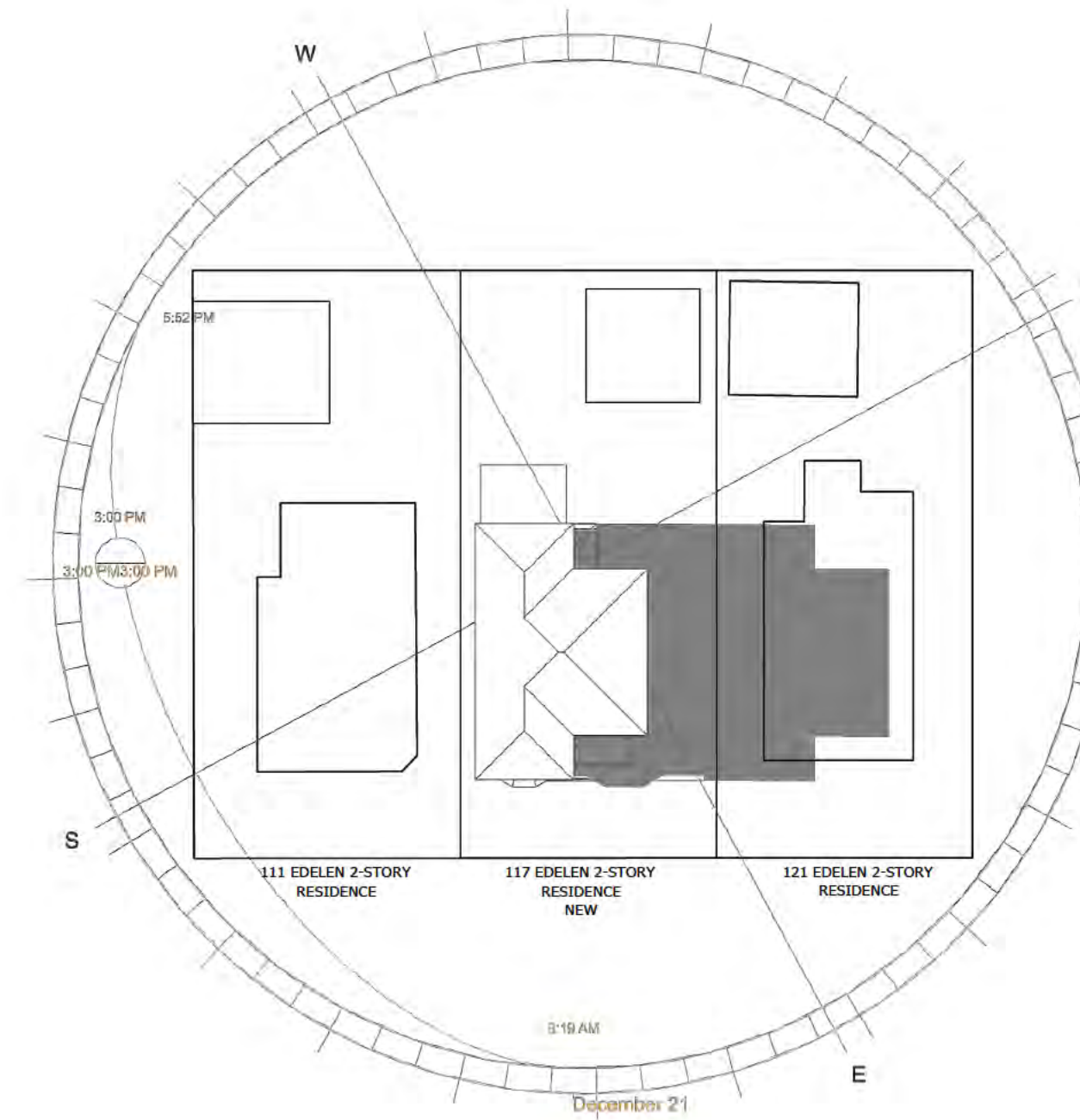
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DECEMBER 21ST 9AM



DECEMBER 21ST 12PM



DECEMBER 21ST 3PM

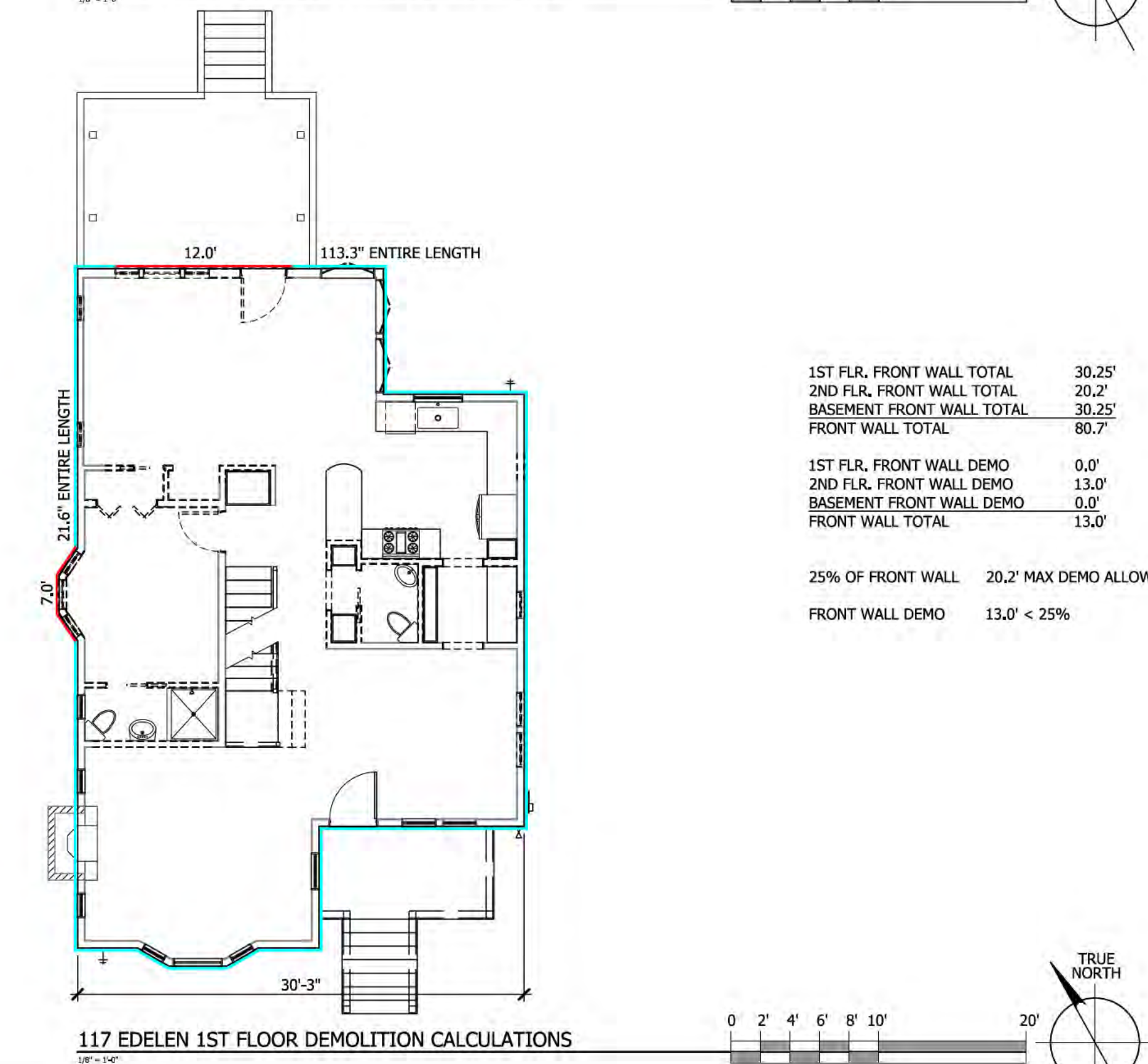
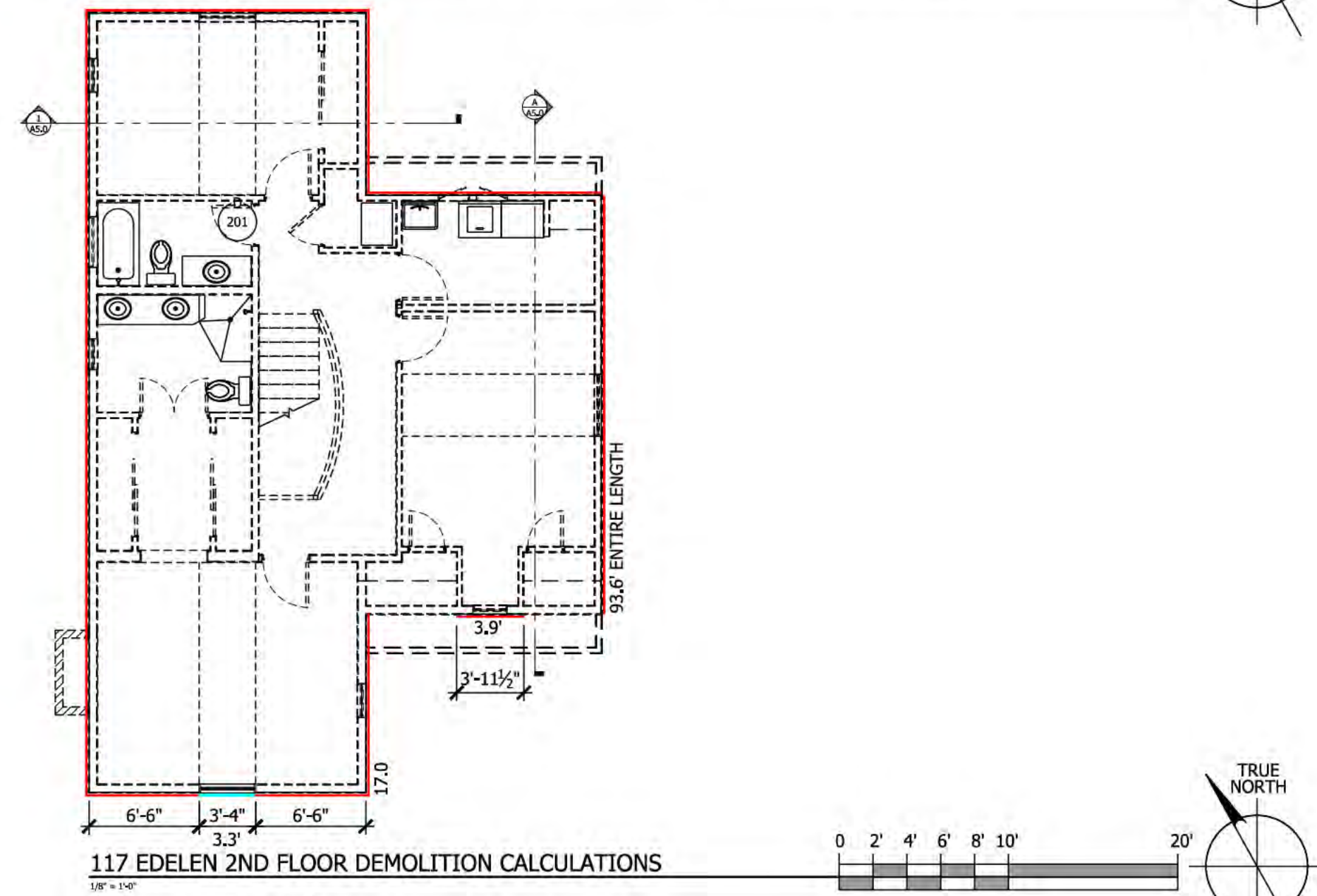
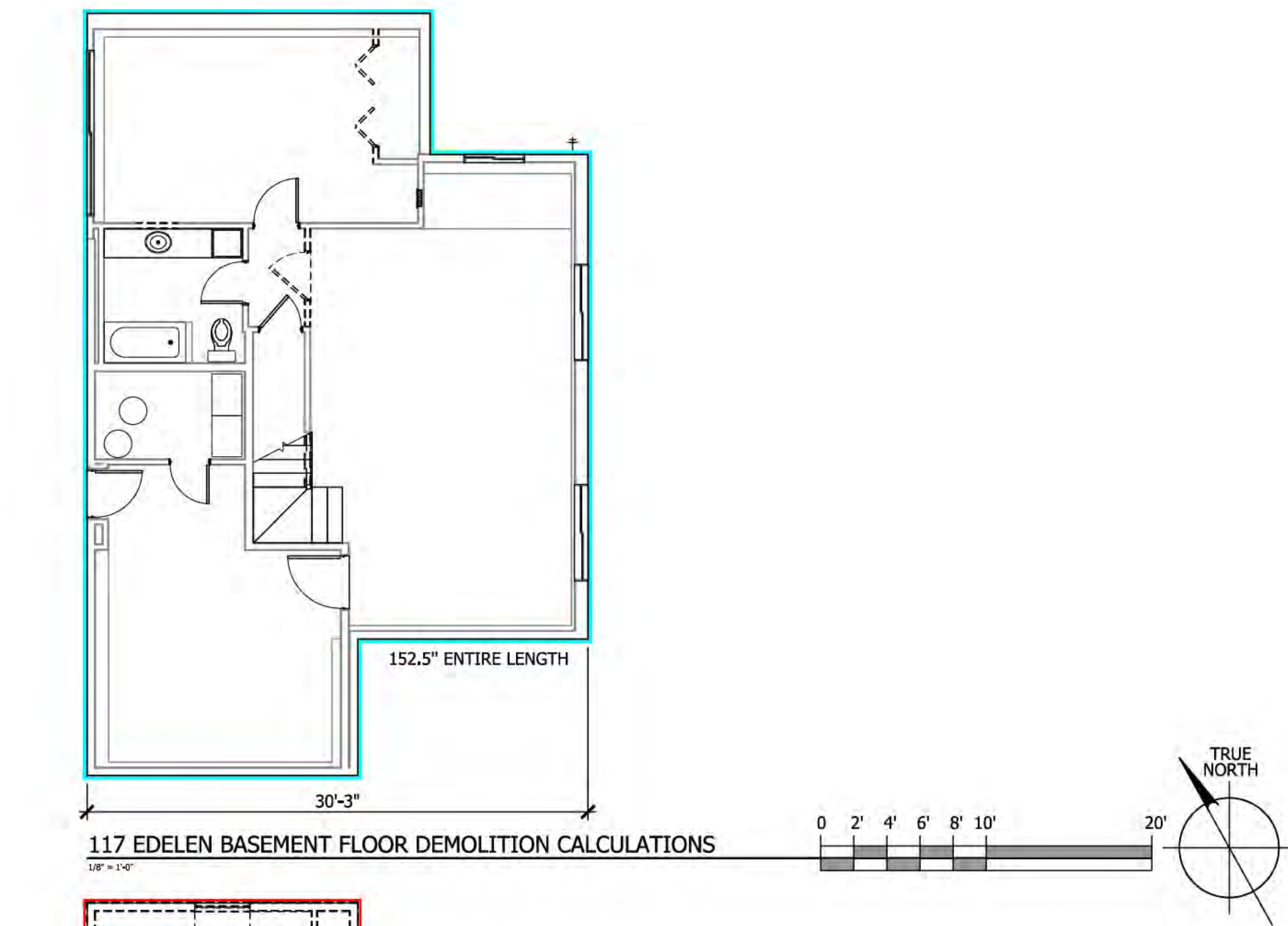
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SHADOW STUDY NEW

RESIDENTIAL REMODEL FOR:
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LOS GATOS, CA 95030
APN# 529-02-020

DATE: 2024.11.06
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO: 2428
SHEET: **PLN3**



1ST FLR. FRONT WALL TOTAL	30.25'
2ND FLR. FRONT WALL TOTAL	20.2'
BASEMENT FRONT WALL TOTAL	30.25'
FRONT WALL TOTAL	80.7'
1ST FLR. FRONT WALL DEMO	0.0'
2ND FLR. FRONT WALL DEMO	13.0'
BASEMENT FRONT WALL DEMO	0.0'
FRONT WALL TOTAL	13.0'

25% OF FRONT WALL	20.2' MAX DEMO ALLOWED
FRONT WALL DEMO	13.0' < 25%

DEMOLITION NOTE:
NO FURTHER DEMOLITION THAN SHOWN HERE IS PERMITTED. PROPERTY IS SUBJECT TO HISTORIC DEMOLITION REGULATIONS FOR REMOVAL OF EXTERIOR WALL. COVERING(STUCCO/SIDING/SHINGLES), FAILURE TO COMPLY WITH THE DEMOLITION PLAN MAY RESULT IN A TECHNICAL DEMOLITION.

1ST FLOOR

WALL TO REMAIN	134.9'
DEMOLITION WALL	19.0'
FRONT WALL TOTAL	30.25'
FRONT WALL DEMO	0'

2ND FLOOR

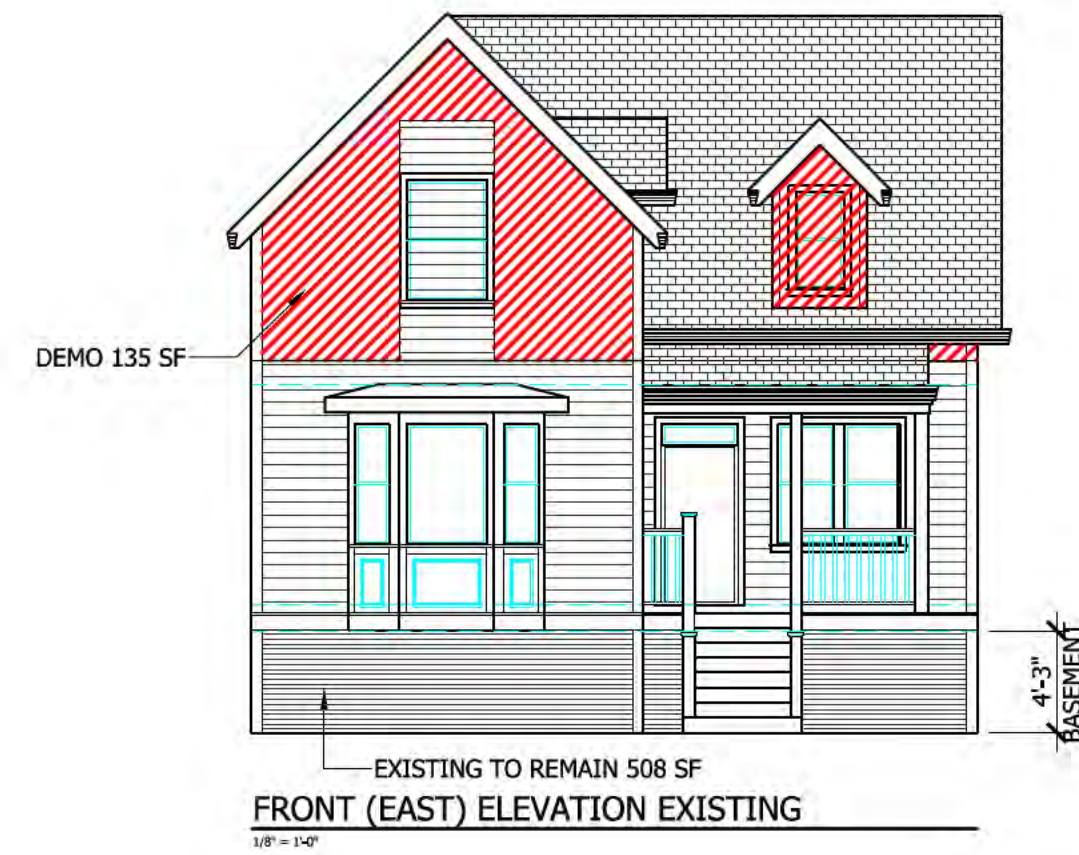
WALL TO REMAIN	3.3'
DEMOLITION WALL	114.5'
FRONT WALL TOTAL	20.2'
FRONT WALL DEMO	13.0'

BASEMENT

WALL TO REMAIN	152.5'
DEMOLITION WALL	0'
FRONT WALL TOTAL	30.25'
FRONT WALL DEMO	0'

TOTAL LEVELS

WALL TO REMAIN	290.7'
DEMOLITION WALL	133.5'
TOTAL WALL	424.2'
50% OF TOTAL WALL =	212.1' > 133.5' DEMO WALL



FRONT WALL SURFACE

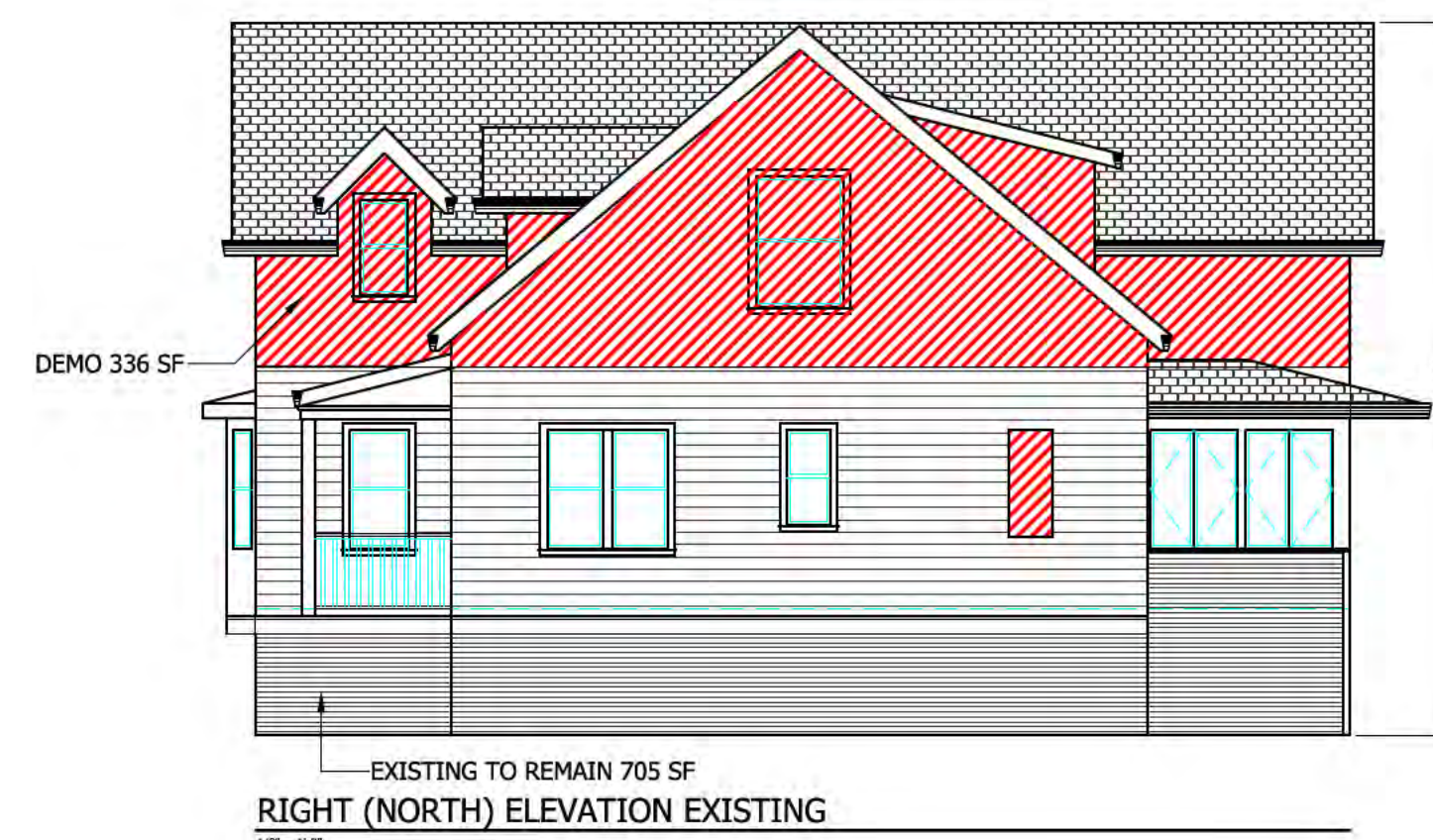
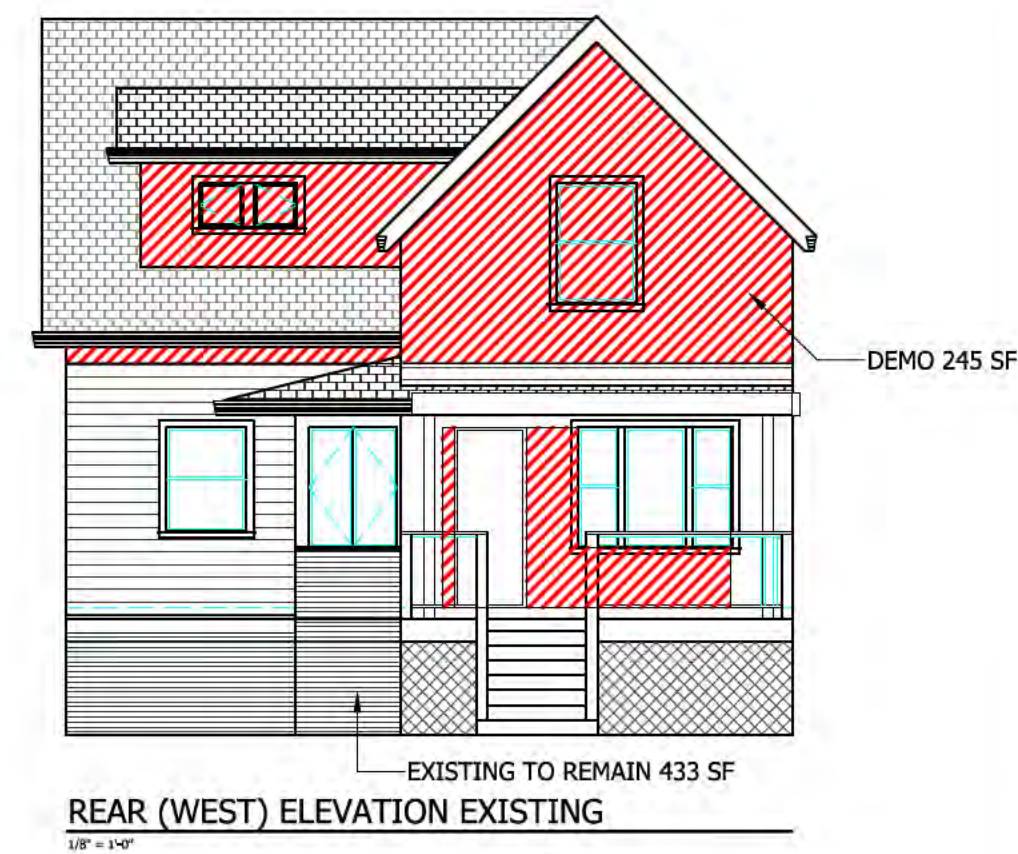
WALL TO REMAIN	508 SF
DEMOLITION WALL	135 SF
TOTAL WALL	643 SF
25% TOTAL =	161 SF

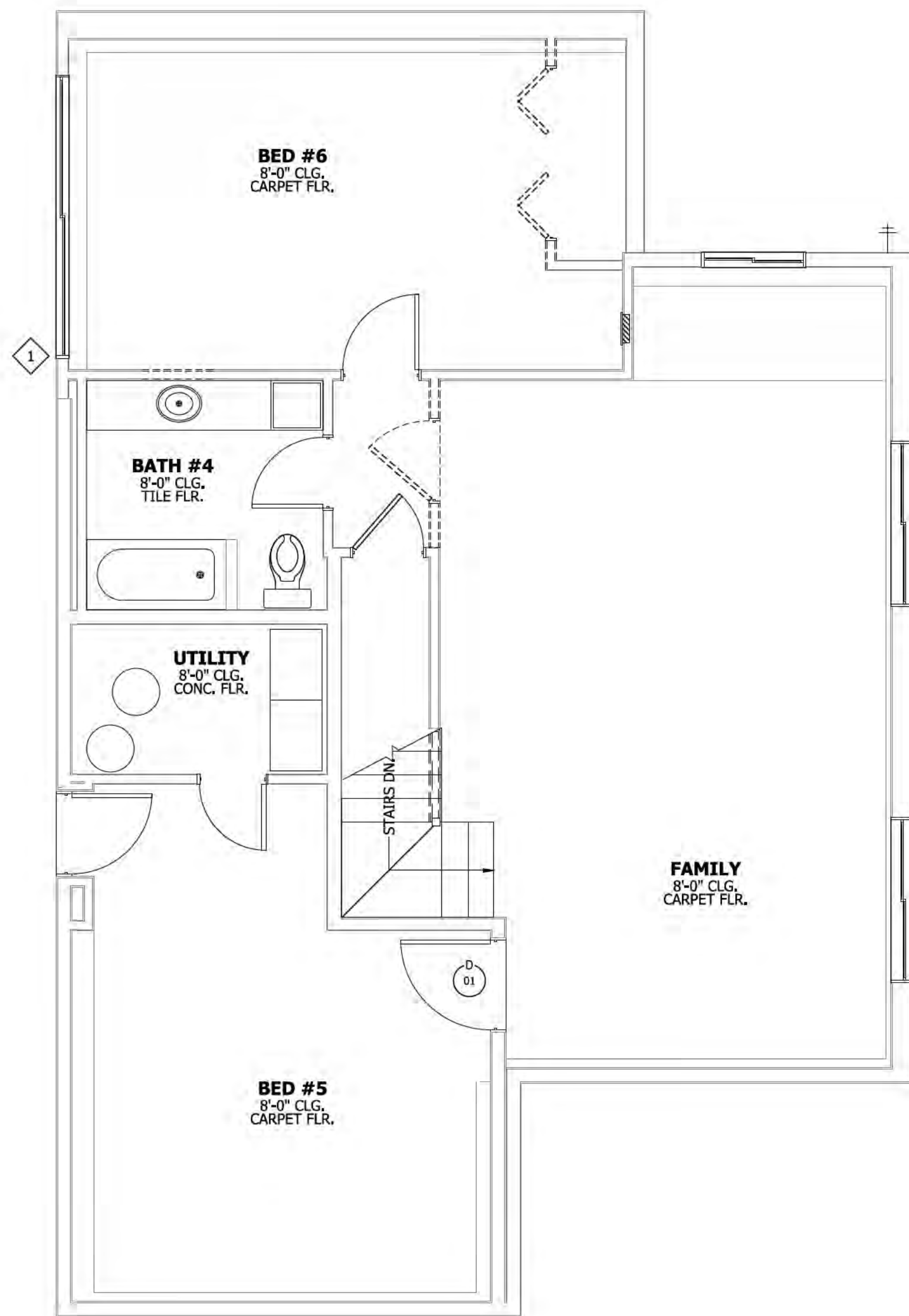
135 SF DEMO < 161 SF ALLOWED

TOTAL WALL SURFACE

WALL TO REMAIN	2,359 SF
DEMOLITION WALL	1,005 SF
TOTAL WALL	3,364 SF
55% MIN TO REMAIN	1,850 SF

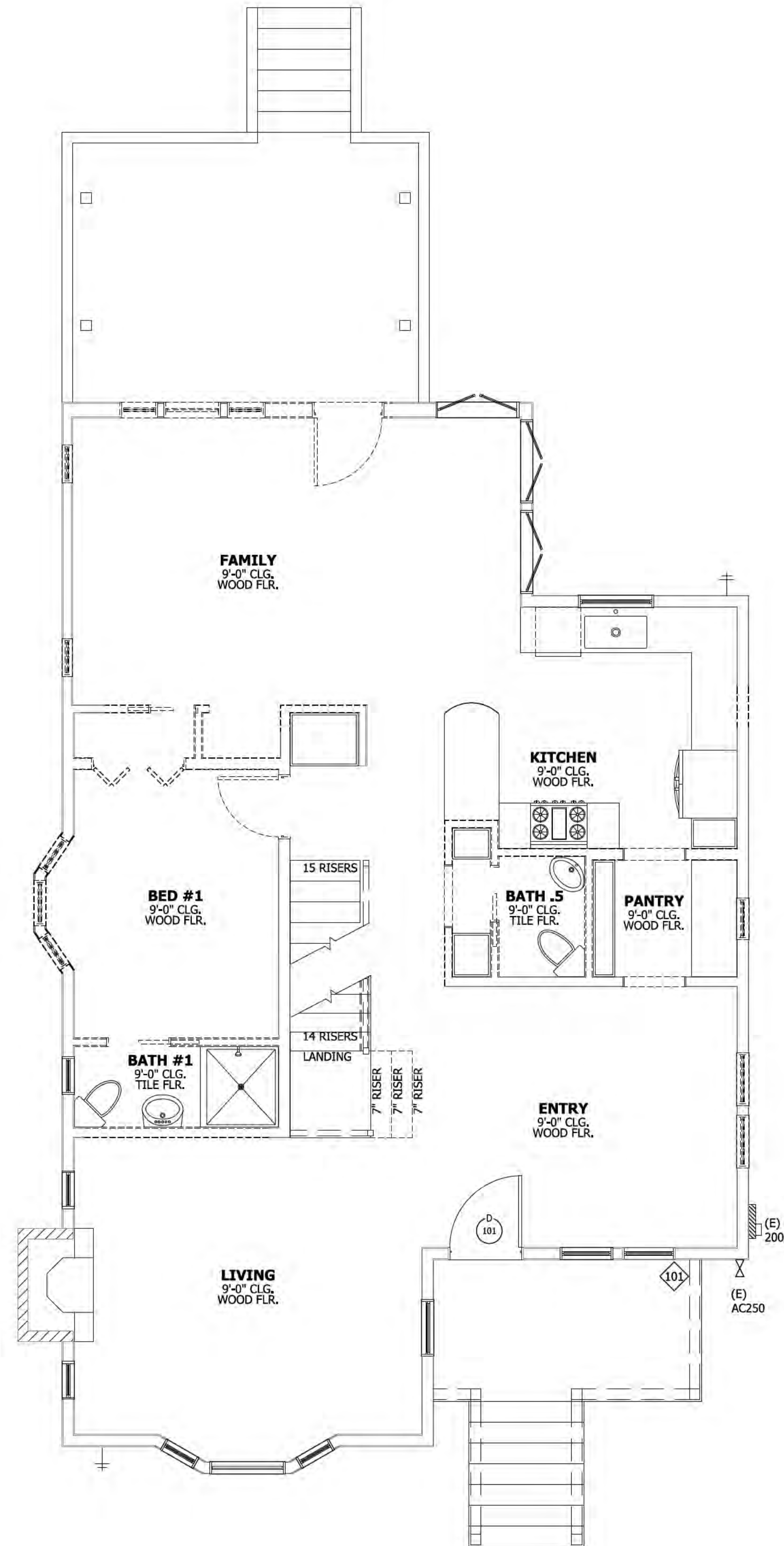
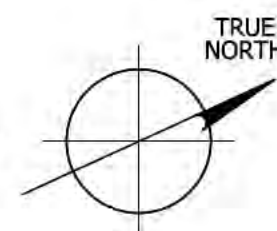
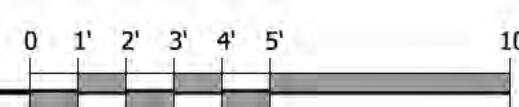
1,005 SF DEMO < 1,850 SF MIN TO REMAIN





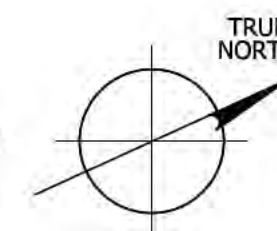
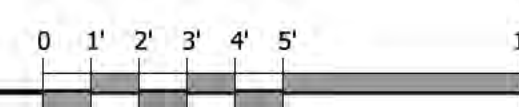
117 EDELEN AVE BASEMENT PLAN EXISTING

1/4" = 1'-0"



117 EDELEN AVE 1ST FLOOR PLAN EXISTING

1/4" = 1'-0"



FILENAME: E:\EGNYTE\SHARED_KUOP DESIGNS\PROJECTS\24-028 117 EDELEN\117 EDELEN\SHEETS\A2.0 BASEMENT & 1ST FLOOR PLAN EXISTING.DWG

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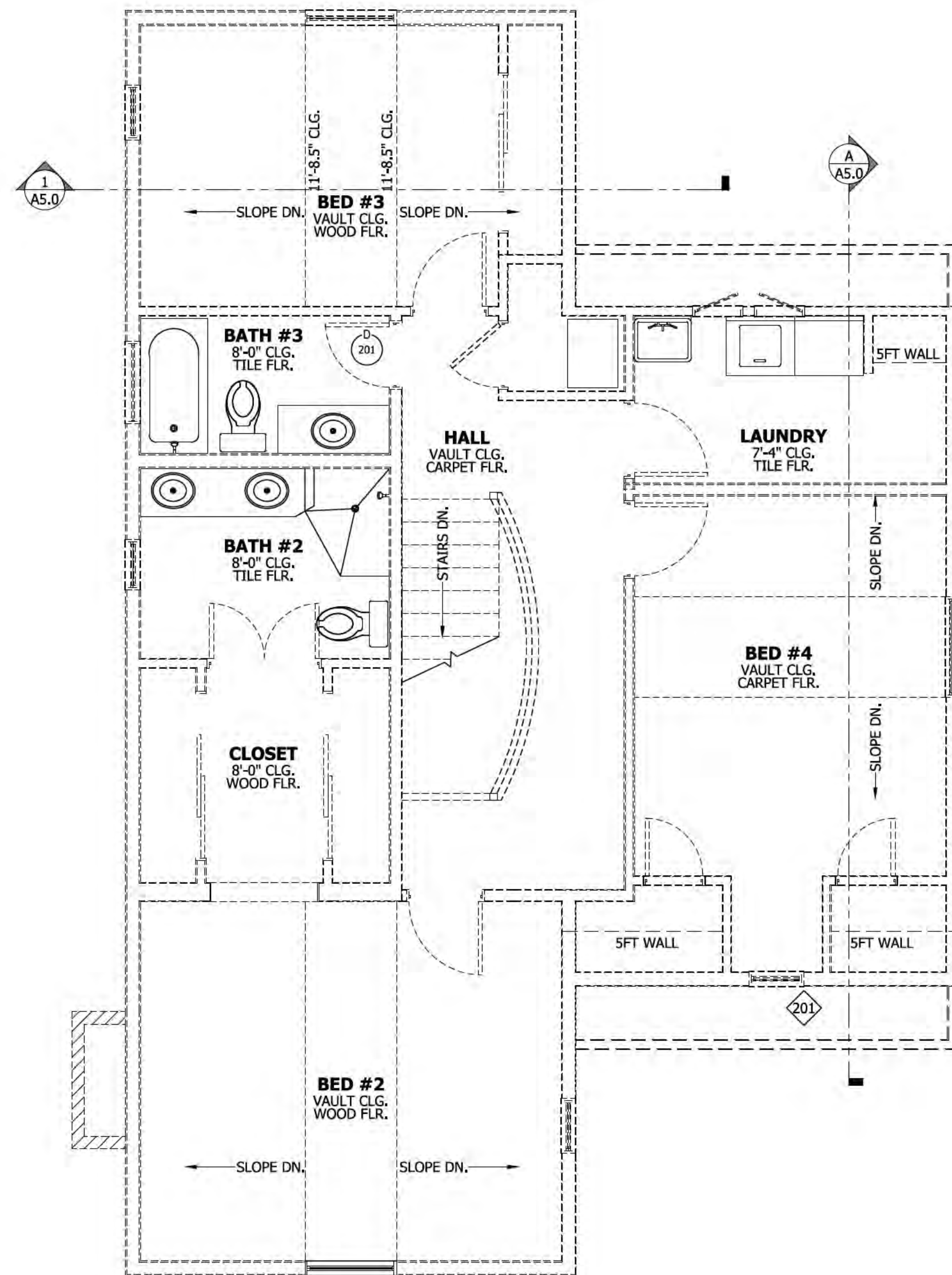
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**BASEMENT & 1ST FLOOR PLAN
EXISTING**

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APN# 529-02-020

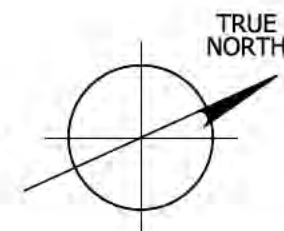
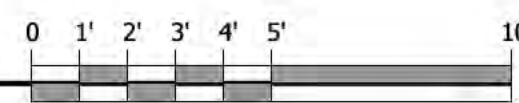
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SHEET:
A2.0



117 EDELEN AVE 2ND FLOOR PLAN EXISTING

1/4" = 1'-0"



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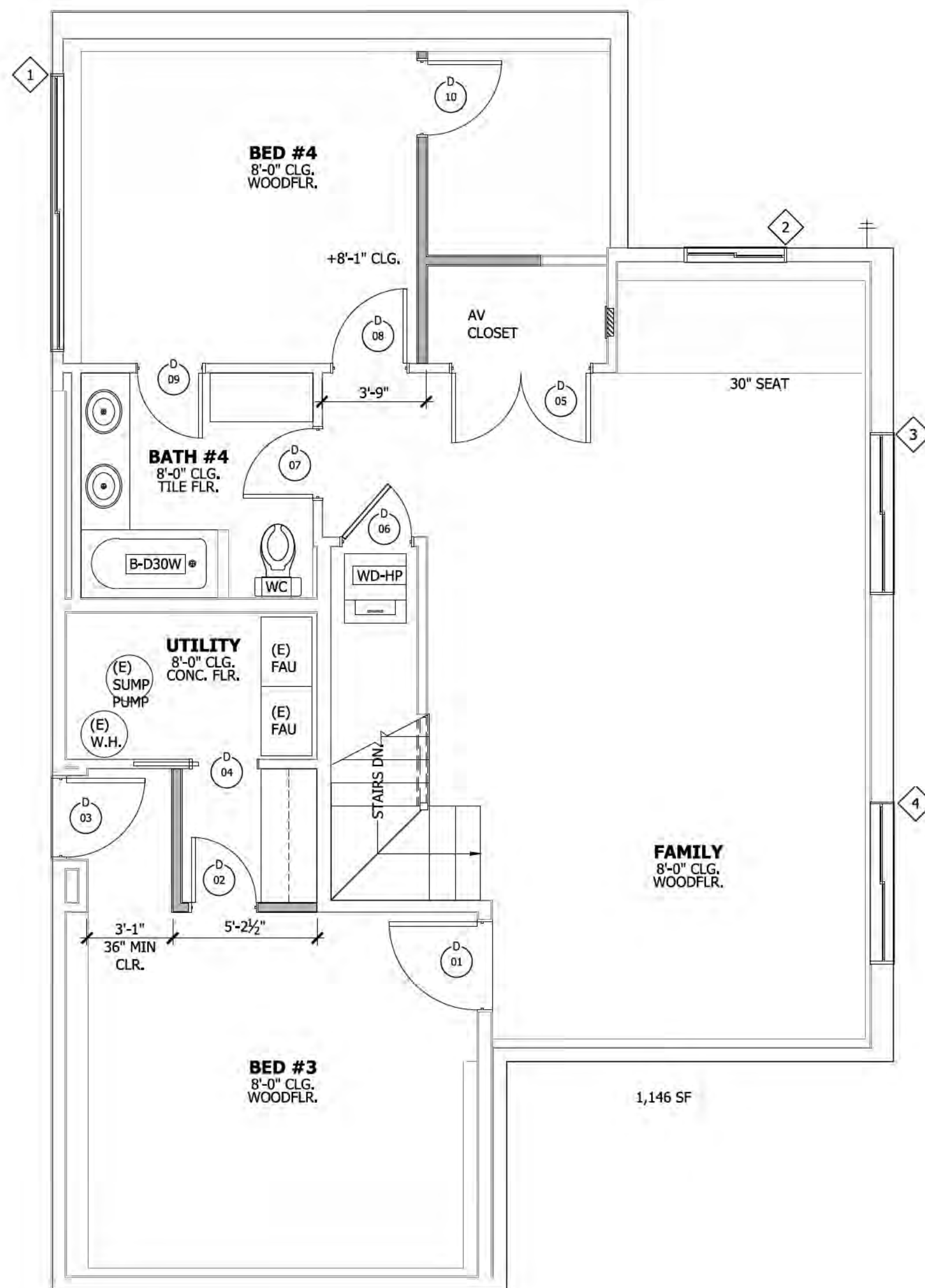
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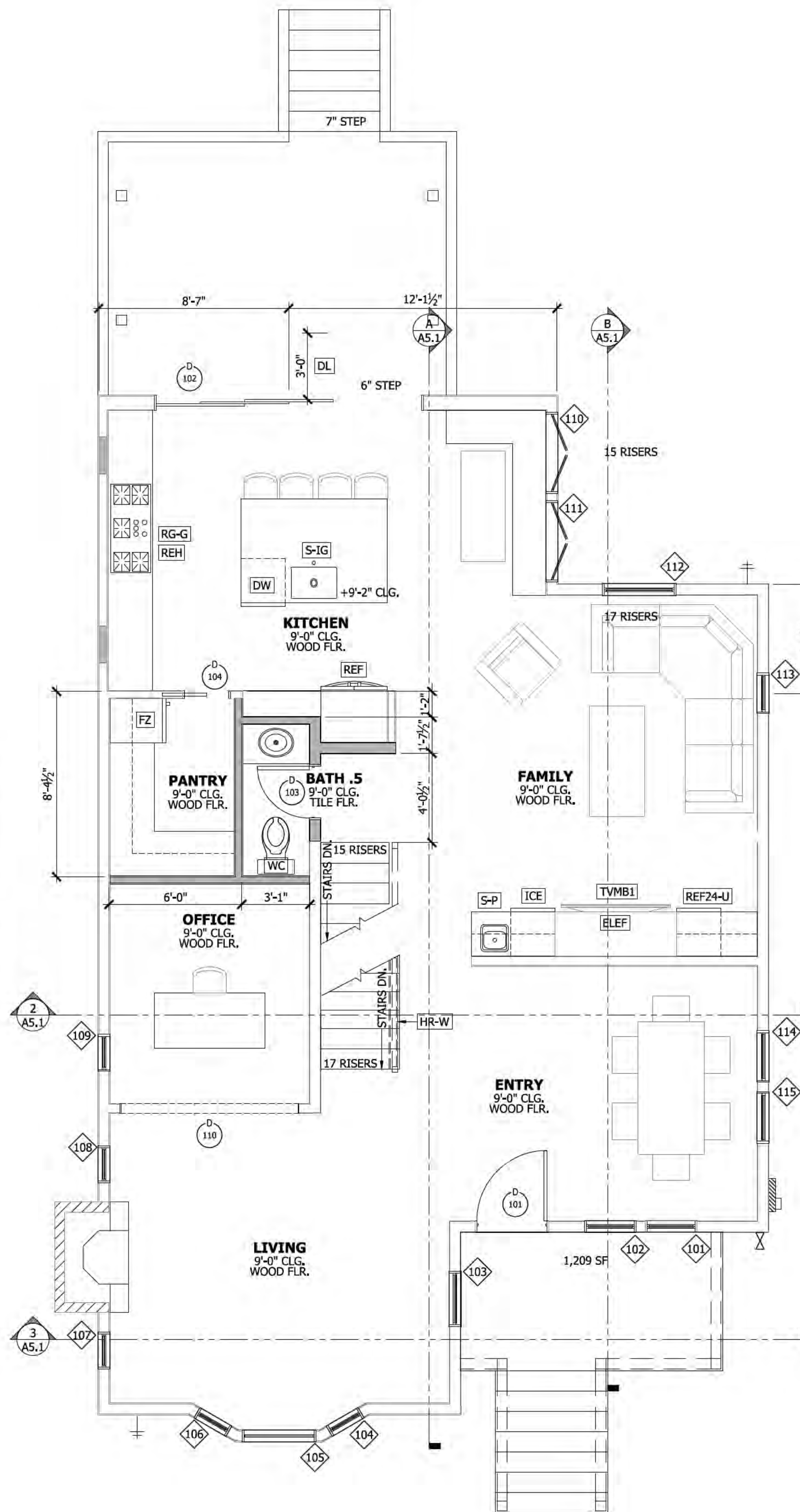
SHEET:
A2.1



WINDOW SCHEDULE				
NUMBER	SIZE		STYLE	NOTES
	WIDTH	HEIGHT		
1	10'-0"	2'-2"	SLIDER	--
2	3'-8"	2'-4"	SLIDER	--
3	5'-10"	2'-4"	SLIDER	--
4	5'-10"	2'-4"	SLIDER	--

DOOR AND FRAME SCHEDULE				
Number	SIZE	STYLE	NOTES	
1	3'-2" x 6'-8" x 1-3/4"	SINGLE - EXTERIOR	--	
2	2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	
3	2'-10" x 6'-8" x 1-3/4"	SINGLE - EXTERIOR	--	
4	2'-4" x 6'-8" x 1-3/4"	POCKET	--	
5	PR 2'-6" x 6'-8" x 1-3/4"	DOUBLE - INTERIOR	--	
6	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	100 SQ IN MAKEUP AIR	
7	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	
8	2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	
9	2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	
10	2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--	

REFERENCE KEYNOTES	
DIVISION 11 - EQUIPMENT	
WD-HP	HEAT PUMP STACKED WASHER AND DRYER. PROVIDE DRAINAGE FOR WASHER AND DRYER. NO VENTILATION REQUIRED
DIVISION 22 - PLUMBING	
B-D30W	BATHTUB, DROP IN, 30" WIDE X 60" LONG
WC	WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 1/A10.0



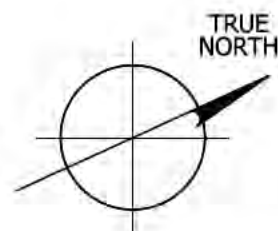
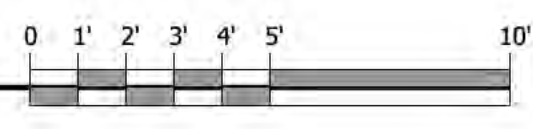
WINDOW SCHEDULE				
NUMBER	SIZE		STYLE	NOTES
	WIDTH	HEIGHT		
101	2'-4"	5'-0"	SINGLE HUNG	--
102	2'-4"	5'-0"	SINGLE HUNG	--
103	2'-6"	5'-0"	SINGLE HUNG	--
104	1'-8"	5'-0"	SINGLE HUNG	--
105	3'-4"	5'-0"	Standard	--
106	1'-8"	5'-0"	SINGLE HUNG	--
107	1'-8"	5'-0"	SINGLE HUNG	--
108	1'-8"	5'-0"	SINGLE HUNG	--
109	1'-8"	4'-0"	SINGLE HUNG	--
110	3'-8"	5'-0"	DOUBLE CASEMENT	--
111	3'-8"	5'-0"	DOUBLE CASEMENT	--
112	3'-4"	4'-4"	SINGLE HUNG	--
113	1'-10"	4'-0"	SINGLE HUNG	--
114	2'-4"	4'-6"	SINGLE HUNG	--
115	2'-4"	4'-6"	SINGLE HUNG	--

DOOR AND FRAME SCHEDULE				
Number	SIZE	STYLE	NOTES	
101	3'-2" x 7'-8" x 1-3/4"	SINGLE - EXTERIOR	--	
102	12'-0" x 7'-8" x 1-1/4"	TRIPLE SLIDING - EXTERIOR	--	
103	2'-4" x 7'-4" x 1-3/4"	SINGLE - INTERIOR	--	
104	2'-0" x 7'-4" x 1-3/4"	POCKET	--	
110	8'-0" x 7'-4" x 0"	GYPSUM OPENING	--	

REFERENCE KEYNOTES	
DIVISION 05 - METALS	
HR-W	HANDRAIL, WOOD, SEE DETAIL X/A10.0
DIVISION 08 - DOORS AND WINDOWS	
DL	LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS. A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.
DIVISION 10 - SPECIALTIES	
TVMB1	TELEVISION MOUNTING BRACKET, SINGLE ARM FOR 66" TV
DIVISION 11 - EQUIPMENT	
DW	DISHWASHER
FZ	FREEZER
ICE	ICE MACHINE
REF	36" WIDE REFRIGERATOR PROVIDE PLUMBING FOR ICE MAKER
REF24-U	24" WIDE REFRIGERATOR; UNDERCOUNTER
REH	MANDATORY MIN. VENTILATION RATE FOR KITCHEN HOODS = 110 CFM (ELEC RANGE)-180 CFM (GAS RANGE). CEN/C TABLE 150.0-G, WITH INTERMITTENT AIRFLOW DEMAND CONTROLS OR CONTINUOUS MECHANICAL EXHAUST SYSTEM FOR THE KITCHEN RANGE HOOD/MICROWAVE HOOD COMBINATION WITH A SOUND RATING OF THREE (3) SONES OR LESS, OR SHOW AN EXHAUST FAN IN THE KITCHEN CAPABLE OF PROVIDING AT LEAST 5 AIR CHANGES PER HOUR. CEN/C SECTIONS 150.0(a)2 B AND 150.0 (a)1G
RG-G	RANGE, GAS
DIVISION 12 - FURNISHINGS	
ELEF	ELECTRIC FIREPLACE
DIVISION 22 - PLUMBING	
S-IG	ISLAND SINK W/ GARBAGE DISPOSAL, SEE DETAIL 17/A10.0
S-P	PREP SINK
WC	WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 1/A10.0

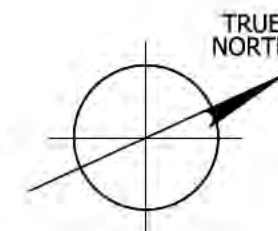
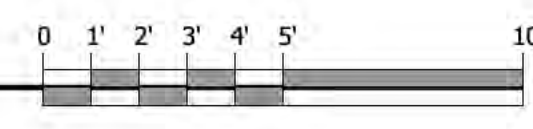
117 EDELEN AVE BASEMENT PLAN NEW

1/4" = 1'-0"



117 EDELEN AVE 1ST FLOOR PLAN NEW

1/4" = 1'-0"



DATE: 2024.11.06

SCALE: PER SHEET

DRAWN BY: DAVID

PLAN NO: 2428

SHEET: A2.2

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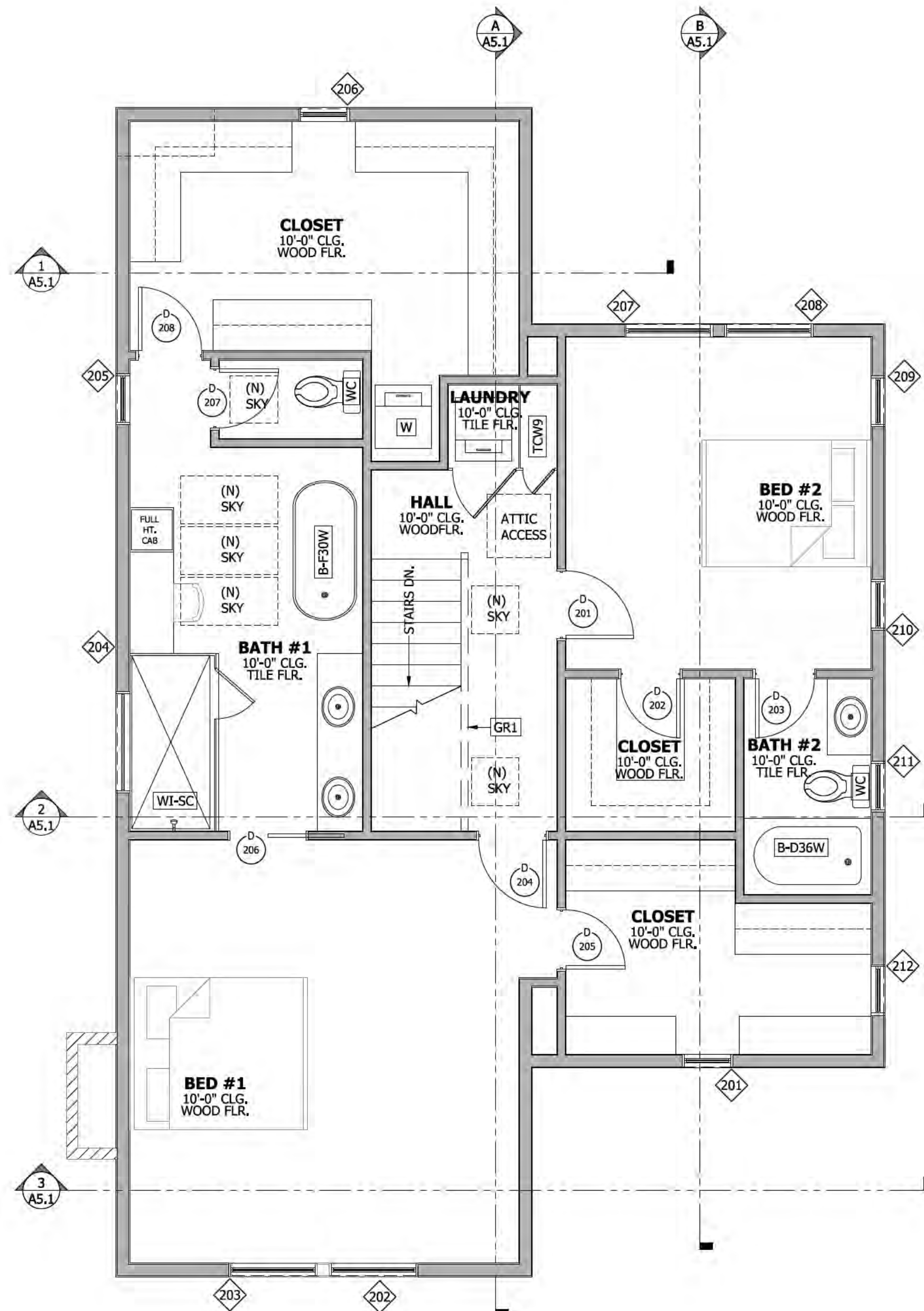
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WINDOW SCHEDULE

NUMBER	SIZE		STYLE	NOTES
	WIDTH	HEIGHT		
201	2'-0"	4'-0"	SINGLE HUNG	--
202	3'-6"	5'-0"	SINGLE HUNG	--
203	3'-6"	5'-0"	SINGLE HUNG	--
204	4'-0"	2'-0"	AWNING	--
205	2'-0"	4'-0"	SINGLE HUNG	--
206	2'-0"	4'-0"	SINGLE HUNG	--
207	3'-6"	5'-0"	SINGLE HUNG	--
208	3'-6"	5'-0"	SINGLE HUNG	--
209	2'-0"	4'-6"	SINGLE HUNG	--
210	2'-0"	4'-6"	SINGLE HUNG	--
211	2'-0"	4'-6"	SINGLE HUNG	--
212	2'-0"	4'-6"	SINGLE HUNG	--

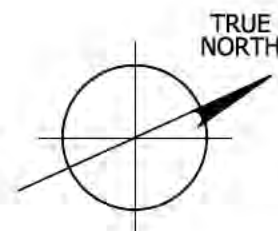
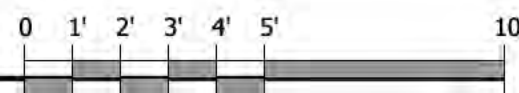
DOOR AND FRAME SCHEDULE

Number	SIZE	STYLE	NOTES
201	2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
202	2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
203	2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
204	2'-8" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
205	2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
206	3'-0" x 6'-8" x 1-3/4"	POCKET	--
207	2'-4" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--
208	2'-6" x 6'-8" x 1-3/4"	SINGLE - INTERIOR	--

REFERENCE KEYNOTES	
DIVISION 05 - METALS	
GR1	- GUARDRAIL, SEE DETAIL 14/A10.0
DIVISION 06 - WOOD AND PLASTICS	
CABINETS -	
TCW9	- TALL CABINET, WOOD, 9" DEEP W/ ADJUSTABLE SHELVES
DIVISION 11 - EQUIPMENT	
D	- CLOTHES DRYER W/ RECESSED DRYER BOX, SEE DETAIL 9/A10.0
W	- CLOTHES WASHER W/ RECESSED WASHING MACHINE BOX
DIVISION 22 - PLUMBING	
B-D30W	- BATHTUB, DROP IN, 30" WIDE X 60" LONG
B-F30W	- BATHTUB, FREESTANDING, 30" WIDE X 66" LONG
WC	- WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 1/A10.0
WI-SC	- WALK-IN SHOWER WITH CURB ENTRANCE, SEE SHOWER NOTES SHEET A1.1,

117 EDELEN AVE 2ND FLOOR PLAN NEW

1/4" = 1'-0"



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2ND FLOOR PLAN NEW

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LOS GATOS, CA 95030
APN# 529-02-020

DATE:	2024.11.06
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DRAWN BY:	DAVID
PLAN NO.:	2428
SHEET:	A2.3



FRONT (EAST) ELEVATION EXISTING

1/4" = 1'-0"



LEFT (SOUTH) ELEVATION EXISTING

1/4" = 1'-0"

REFERENCE KEYNOTES	
DIVISION 04 - MASONRY	
BW1	- BRICK CHIMNEY, NATURAL COLOR
DIVISION 05 - METALS	
GR-WD	- GUARDRAIL, WOOD, WHITE
DIVISION 06 - WOOD AND PLASTICS	
CABINETRY -	
WCOL	- WOOD COLUMN
MISCELLANEOUS -	
WTBB	- 1X BELLY BAND WOOD TRIM
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
FLASHING AND SHEET METAL -	
GTR-G	- GUTTER WITH BIG ONE GUTTER PROFILE, GALVANIZED; PAINT TO MATCH WINDOW TRIM.
ROOFING AND SIDING -	
HSP	- HARDIE SIDING PANELS OVER (1) LAYER OF No. 15 ASPHALT FELT. UPPER LAYER TO LAP 2" OVER LOWER LAYER WITH 6" MIN LAPS @ JOINTS (R703.2)
HSS	- HORIZONTAL LAP SIDING OVER (1) LAYER OF No. 15 ASPHALT FELT. UPPER LAYER TO LAP 2" OVER LOWER LAYER WITH 6" MIN LAPS @ JOINTS (R703.2)
SHG-2	- CLASS 'A' COMPOSITION SHINGLE ROOFING
DIVISION 08 - DOORS AND WINDOWS	
WDW-1	- WOOD WINDOW PAINTED RED W/ 2X ROUGH SAWN TRIM W/ STOOL AND APRON

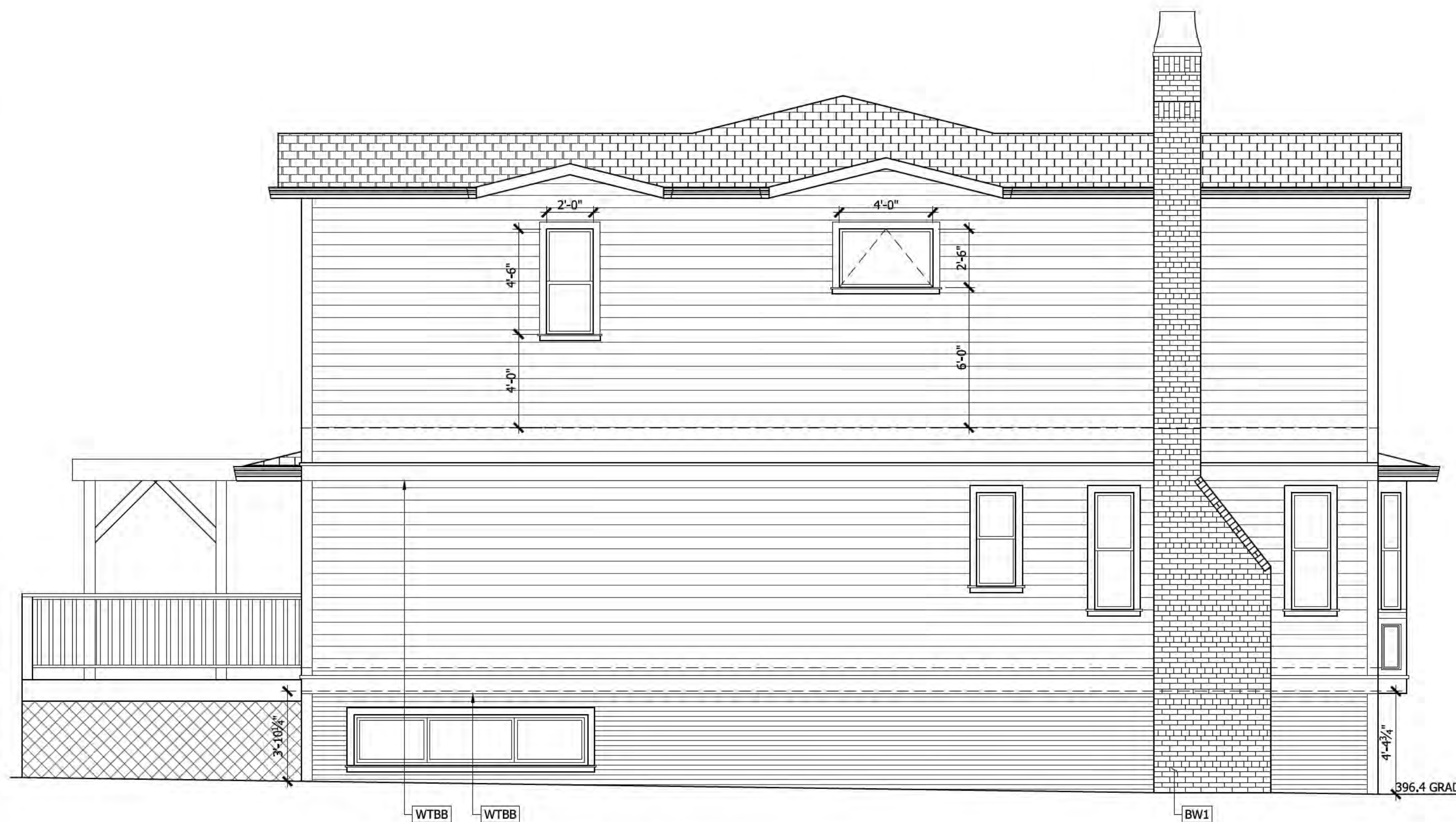


EXISTING PAINTED WOOD DOOR AND WINDOWS. WINDOW TRIM 2X ROUGH SAWN WOOD W/ STOOL AND APRON



FRONT (EAST) ELEVATION NEW

1/4" = 1'-0"



LEFT (SOUTH) ELEVATION NEW

1/4" = 1'-0"

REFERENCE KEYNOTES	
DIVISION 04 - MASONRY	
BW1	- BRICK CHIMNEY, NATURAL COLOR
DIVISION 05 - METALS	
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CABINETRY -	
WCOL	- WOOD COLUMN
MISCELLANEOUS -	
WTBB	- 1X BELLY BAND WOOD TRIM
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
FLASHING AND SHEET METAL -	
GTR-G	- GUTTER WITH BIG ONE GUTTER PROFILE, GALVANIZED; PAINT TO MATCH WINDOW TRIM.
ROOFING AND SIDING -	
HSP	- HARDIE SIDING PANELS OVER (1) LAYER OF No. 15 ASPHALT FELT. UPPER LAYER TO LAP 2" OVER LOWER LAYER WITH 6" MIN LAPS @ JOINTS (R703.2)
HSS	- HORIZONTAL LAP SIDING OVER (1) LAYER OF No. 15 ASPHALT FELT. UPPER LAYER TO LAP 2" OVER LOWER LAYER WITH 6" MIN LAPS @ JOINTS (R703.2)
SHG-2	- CLASS 'A' COMPOSITION SHINGLE ROOFING
DIVISION 08 - DOORS AND WINDOWS	
WDW-1	- WOOD WINDOW PAINTED RED W/ 2X ROUGH SAWN TRIM W/ STOOL AND APRON

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PER SHEET

DAVID

2428

A3.0

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ELEVATIONS

117 EDELEN AVE
LOS GATOS, CA 95030
APN# 529-02-020



REAR (WEST) ELEVATION EXISTING

1/4" = 1'-0"



RIGHT (NORTH) ELEVATION EXISTING

1/4" = 1'-0"

REFERENCE KEYNOTES	
DIVISION 04 - MASONRY	
BW1	- BRICK CHIMNEY, NATURAL COLOR
DIVISION 05 - METALS	
GR-WD	- GUARDRAIL, WOOD, WHITE
DIVISION 06 - WOOD AND PLASTICS	
CABINETY -	
WCOL	- WOOD COLUMN
MISCELLANEOUS -	
WTBB	- 1X BELLY BAND WOOD TRIM
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
FLASHING AND SHEET METAL -	
GTR-G	- GUTTER WITH BIG ONE GUTTER PROFILE, GALVANIZED; PAINT TO MATCH WINDOW TRIM.
ROOFING AND SIDING -	
HSP	- HARDIE SIDING PANELS OVER (1) LAYER OF No. 15 ASPHALT FELT, UPPER LAYER TO LAP 2" OVER LOWER LAYER WITH 6" MIN LAPS @ JOINTS (R703.2)
HSS	- HORIZONTAL LAP SIDING OVER (1) LAYER OF No. 15 ASPHALT FELT, UPPER LAYER TO LAP 2" OVER LOWER LAYER WITH 6" MIN LAPS @ JOINTS (R703.2)
SHG-2	- CLASS 'A' COMPOSITION SHINGLE ROOFING
DIVISION 08 - DOORS AND WINDOWS	
WDW-1	- WOOD WINDOW PAINTED RED W/ 2X ROUGH SAWN TRIM W/ STOOL AND APRON



EXISTING PAINTED WOOD DOOR AND WINDOWS. WINDOW TRIM 2X ROUGH SAWN WOOD W/ STOOL AND APRON



REAR (WEST) ELEVATION NEW

1/4" = 1'-0"



RIGHT (NORTH) ELEVATION NEW

1/4" = 1'-0"

REFERENCE KEYNOTES	
DIVISION 04 - MASONRY	
BW1	- BRICK CHIMNEY, NATURAL COLOR
DIVISION 05 - METALS	
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DIVISION 06 - WOOD AND PLASTICS	
CABINETY -	
WCOL	- WOOD COLUMN
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WTBB	- 1X BELLY BAND WOOD TRIM
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
FLASHING AND SHEET METAL -	
GTR-G	- GUTTER WITH BIG ONE GUTTER PROFILE, GALVANIZED; PAINT TO MATCH WINDOW TRIM.
ROOFING AND SIDING -	
HSP	- HARDIE SIDING PANELS OVER (1) LAYER OF No. 15 ASPHALT FELT, UPPER LAYER TO LAP 2" OVER LOWER LAYER WITH 6" MIN LAPS @ JOINTS (R703.2)
HSS	- HORIZONTAL LAP SIDING OVER (1) LAYER OF No. 15 ASPHALT FELT, UPPER LAYER TO LAP 2" OVER LOWER LAYER WITH 6" MIN LAPS @ JOINTS (R703.2)
SHG-2	- CLASS 'A' COMPOSITION SHINGLE ROOFING
DIVISION 08 - DOORS AND WINDOWS	
WDW-1	- WOOD WINDOW PAINTED RED W/ 2X ROUGH SAWN TRIM W/ STOOL AND APRON

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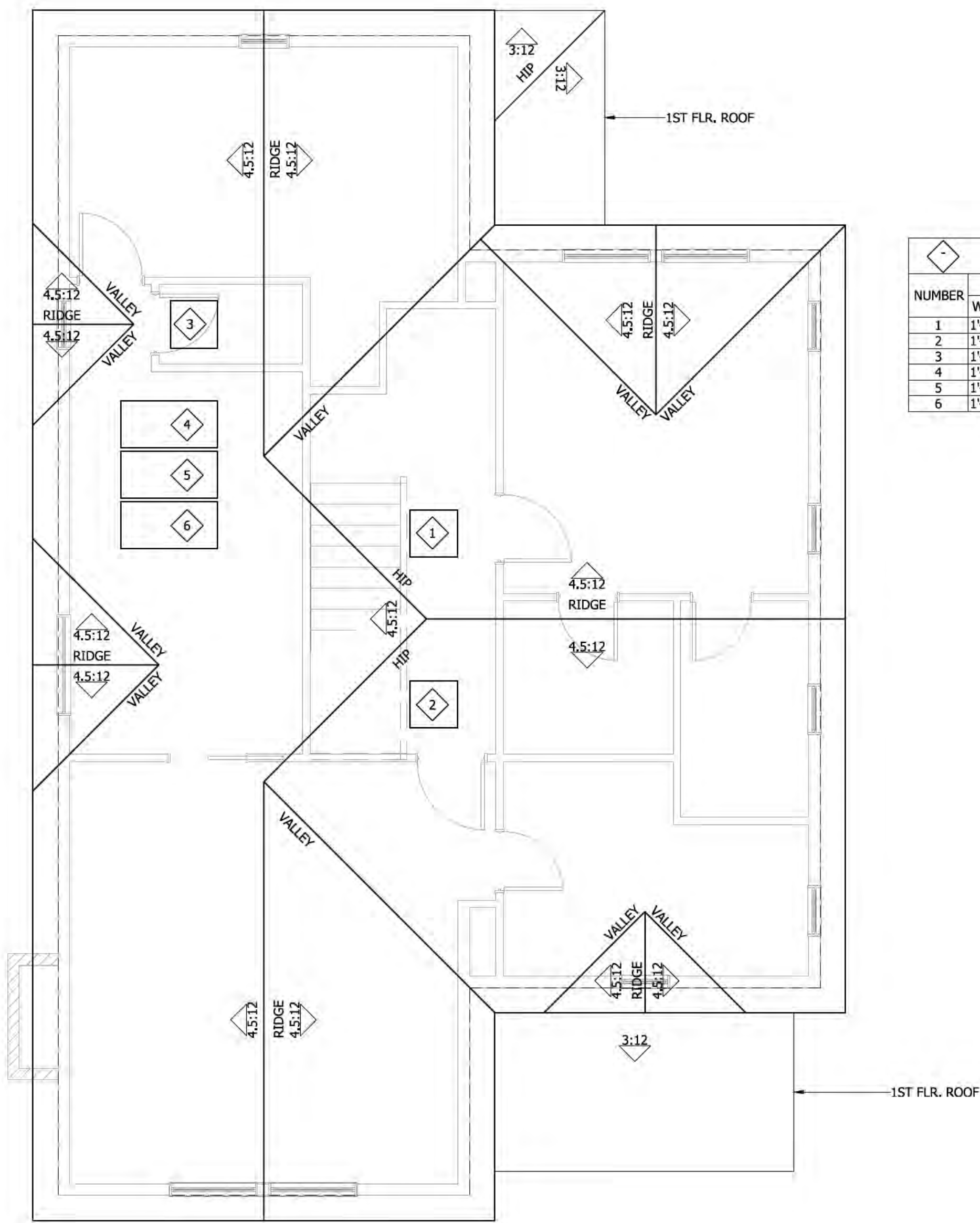
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PLAN NO.: 2428

SHEET:

A3.1

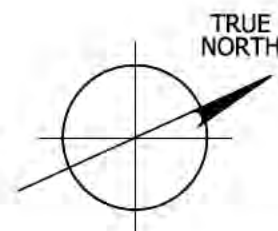
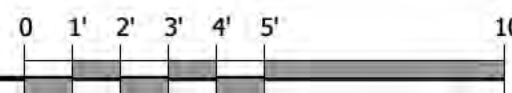
117 EDELEN AVE
LOS GATOS, CA 95030
APN# 529-02-020



SKYLIGHT SCHEDULE						
NUMBER	SIZE		STYLE	MANUFACTURER	REPORT #	MODEL
	WIDTH	HEIGHT				
1	1'-10.5"	1'-10.5"	DECK MOUNT	VELUX	199	VSS TEMP
2	1'-10.5"	1'-10.5"	DECK MOUNT	VELUX	199	VSS TEMP
3	1'-10.5"	1'-10.5"	DECK MOUNT	VELUX	199	VSS TEMP
4	1'-10.5"	3'-10.5"	DECK MOUNT	VELUX	199	VSS TEMP
5	1'-10.5"	3'-10.5"	DECK MOUNT	VELUX	199	VSS TEMP
6	1'-10.5"	3'-10.5"	DECK MOUNT	VELUX	199	VSS TEMP

117 EDELEN AVE ROOF PLAN

1/4" = 1'-0"



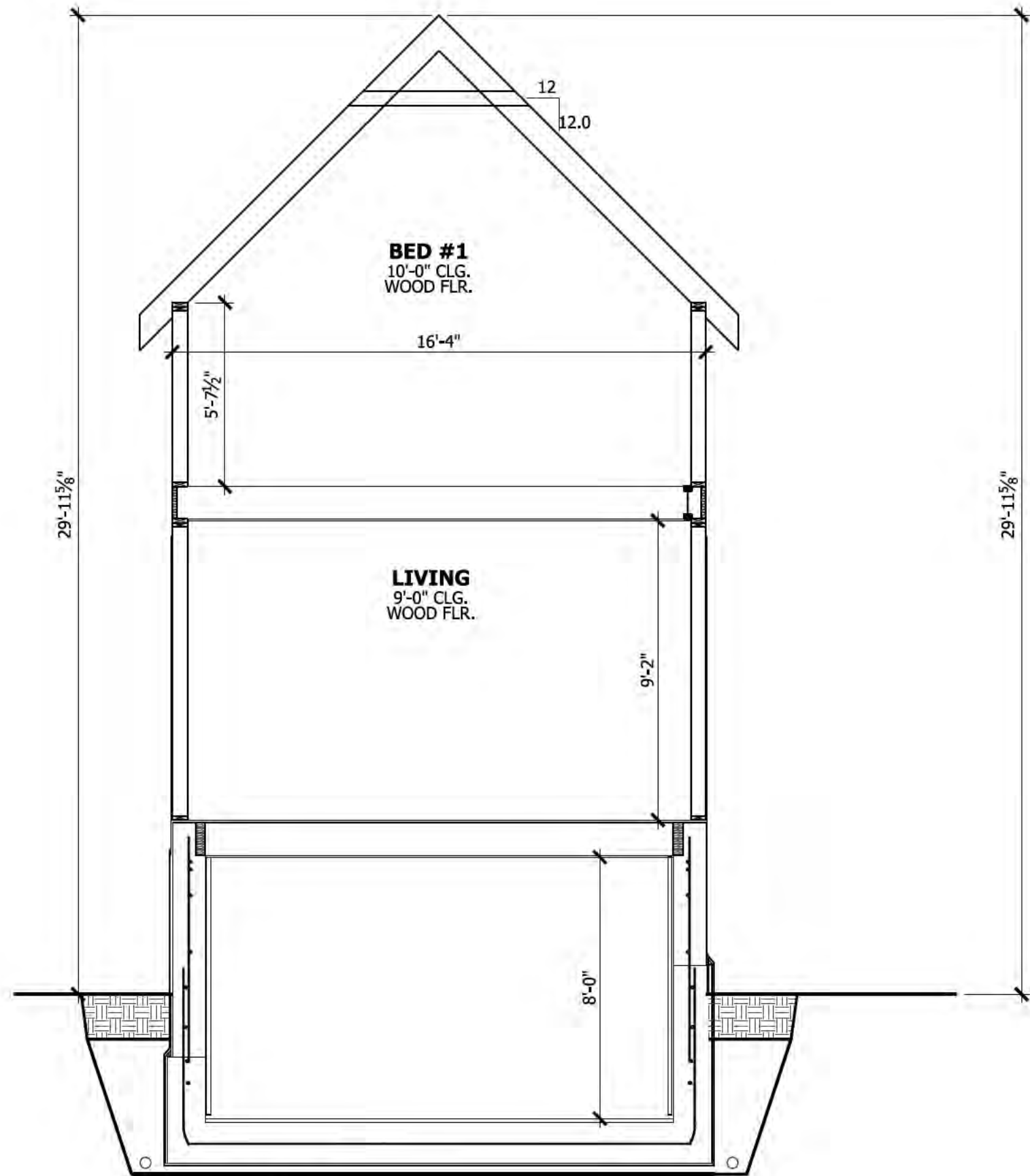
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ROOF PLAN

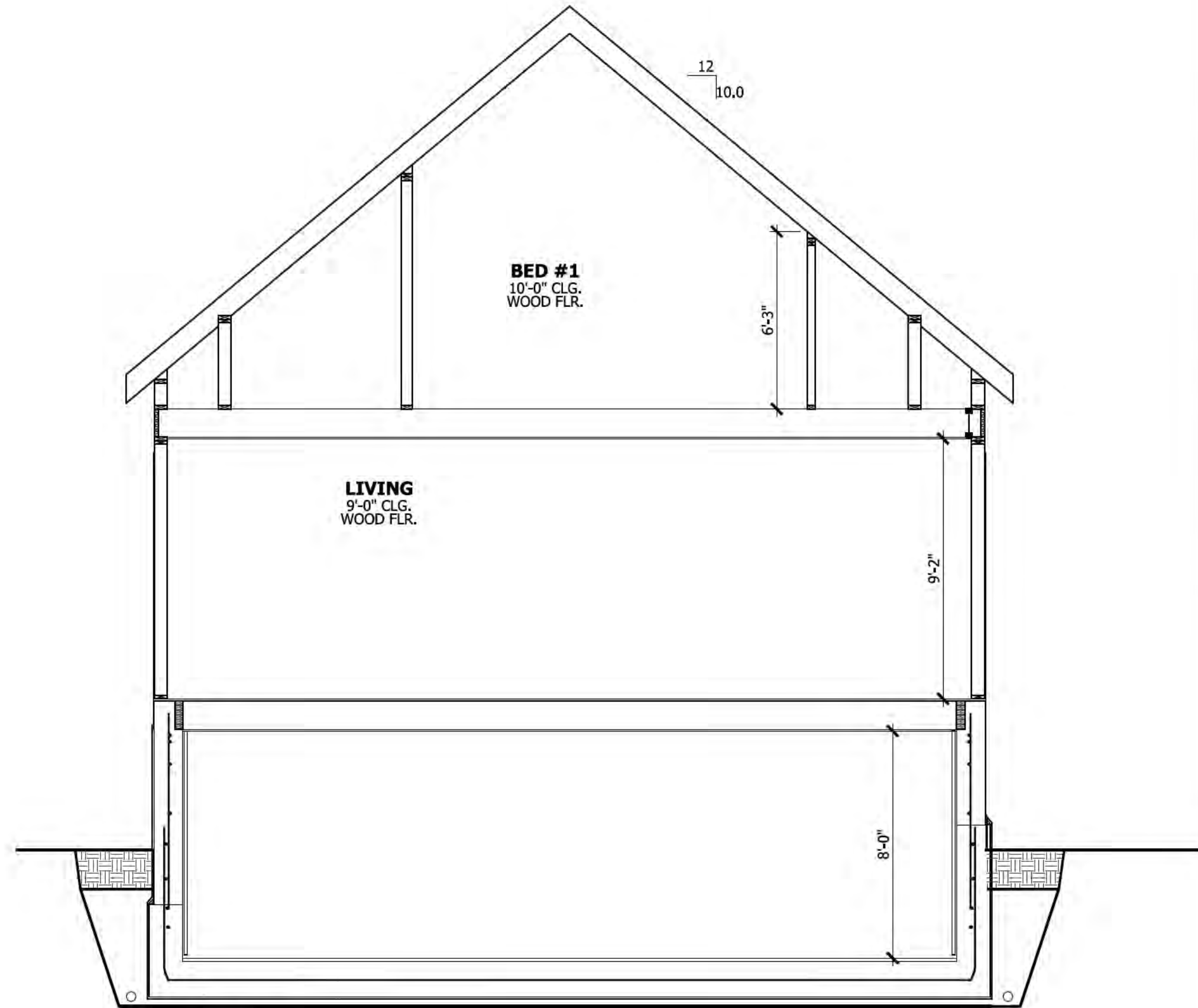
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117 EDELEN AVE
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APN# 529-02-020

DATE: 2024.11.06
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2428
SHEET: **A4.1**



SECTION 1

1/4" = 1'-0"



SECTION A

1/4" = 1'-0"

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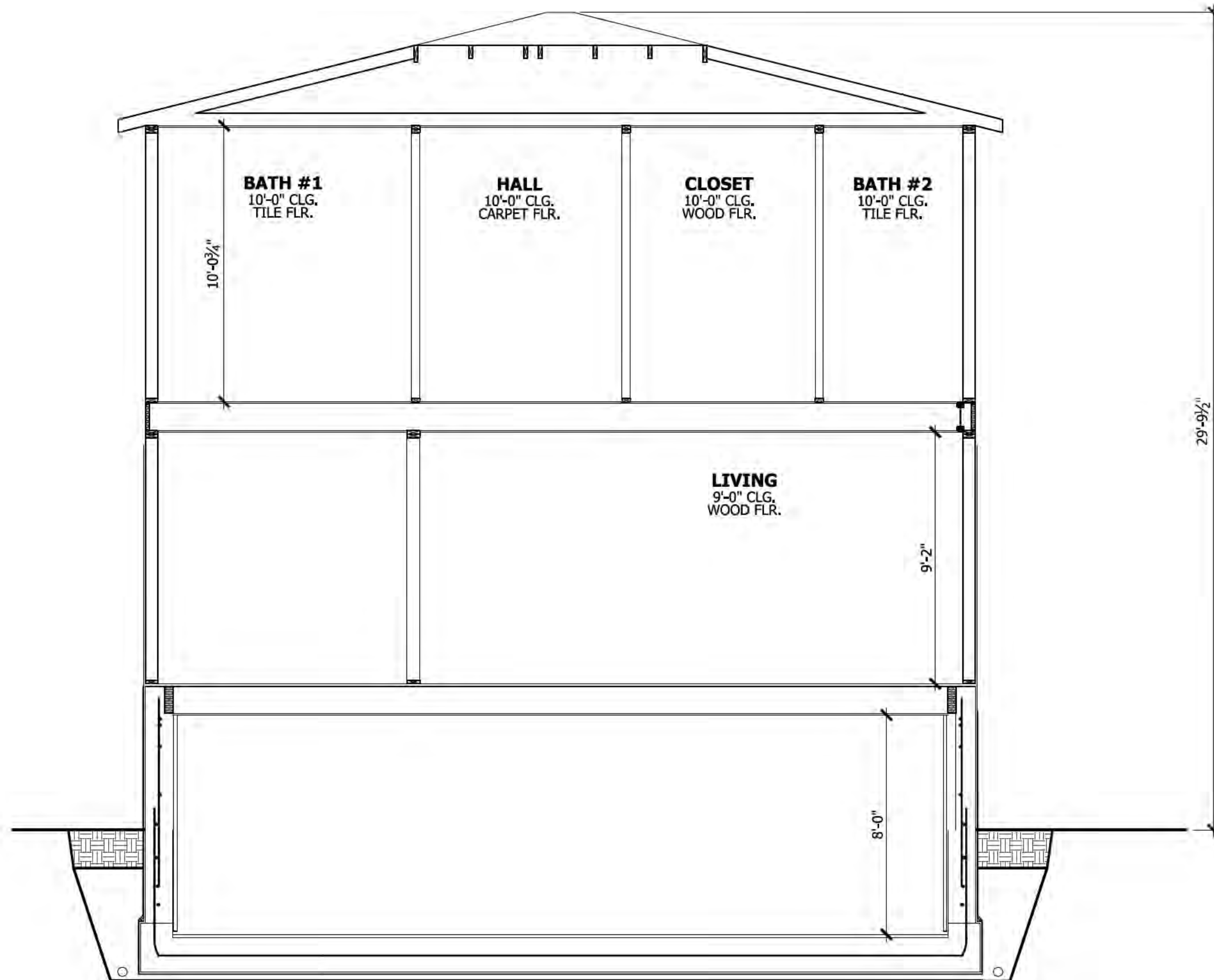
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EXISTING SECTIONS

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APN# 529-02-020

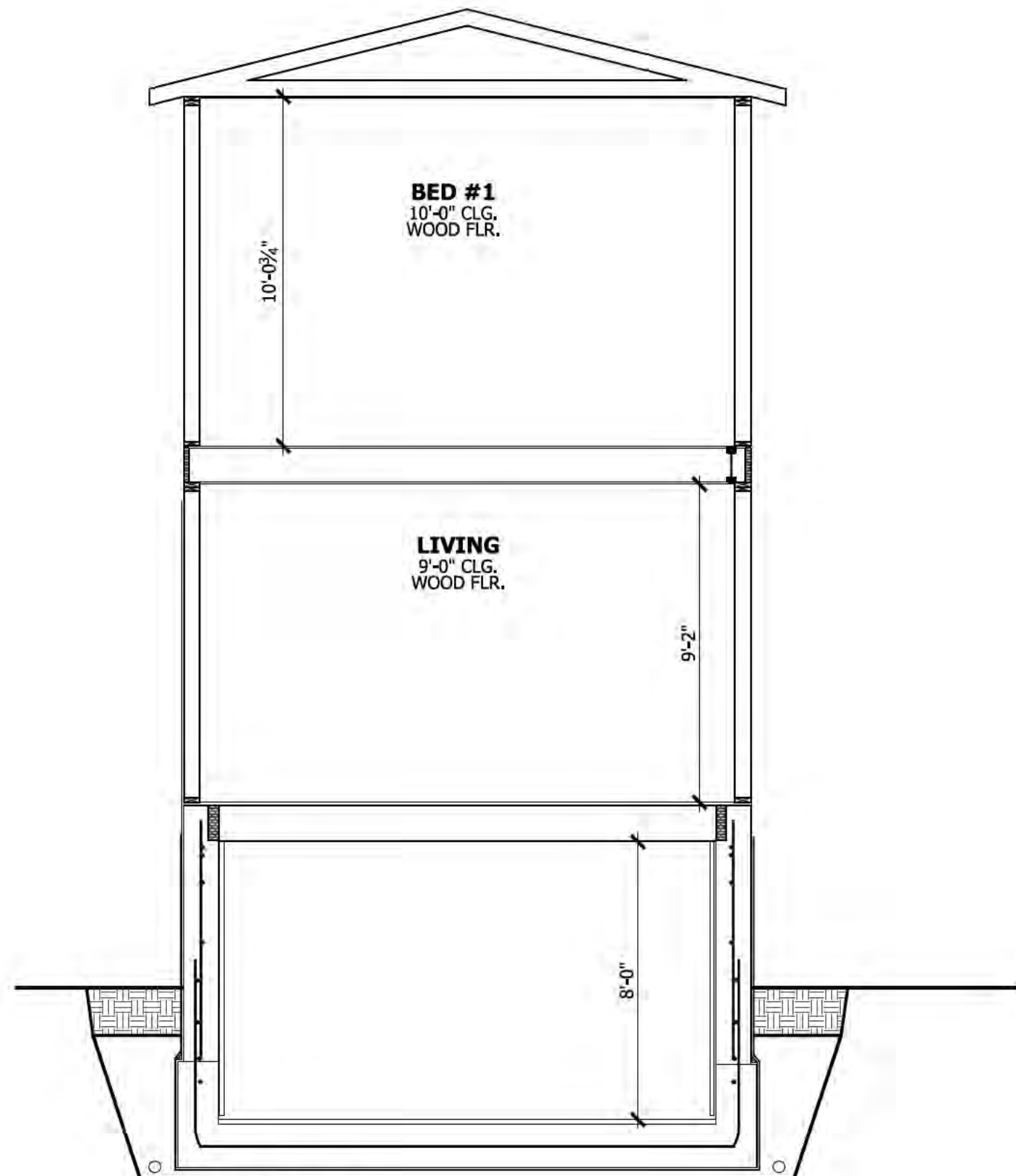
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SHEET:
A5.0



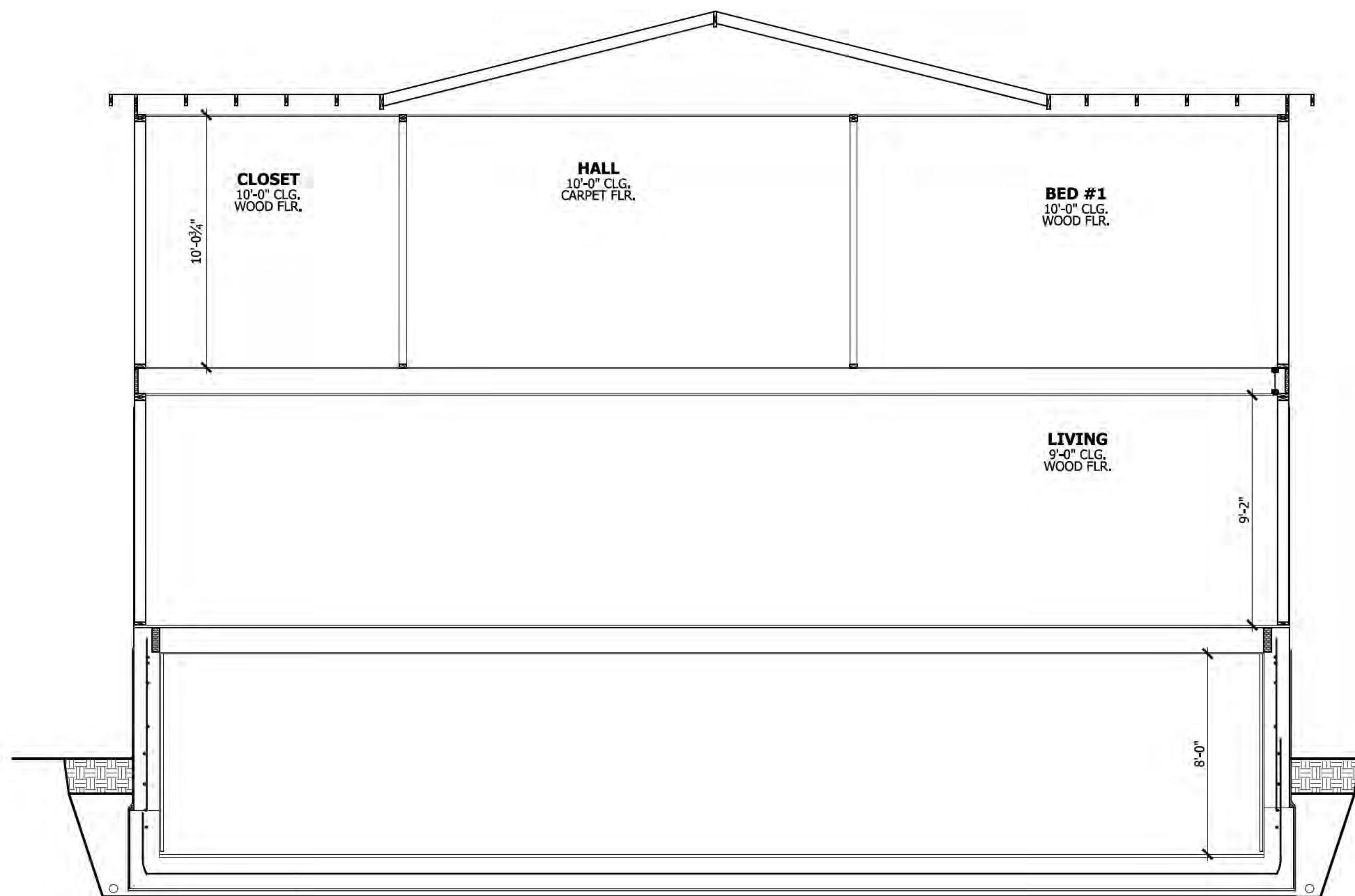
SECTION 2

1/4" = 1'-0"



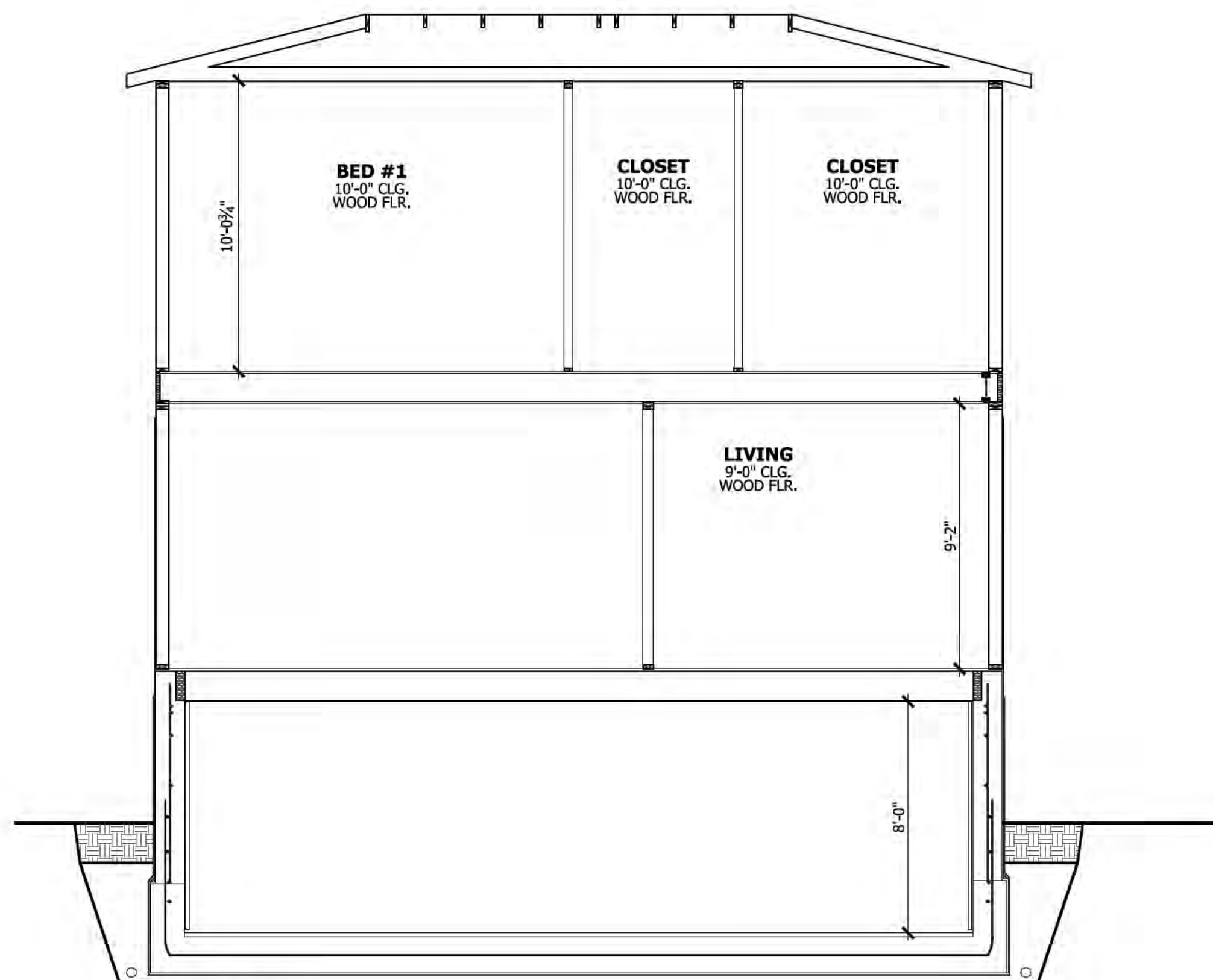
SECTION 3

1/4" = 1'-0"



SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"

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SCALES: PER SHEET
DRAWN BY: DAVID
PLAT NO: 2428

SHEET:
A5.1