

REMODEL FOR
ROLLA RESIDENCE
69 HERNANDEZ ST.
LOS GATOS, CALIFORNIA 95030

FIRE NOTES

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE C.F.C. CHP. 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT SPECIFICATION S17.

THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE (CBC) CHP 7A. NOTE THAT VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECT. 701A.3.2.4 PRIOR TO PROJECT FINAL APPROVAL.

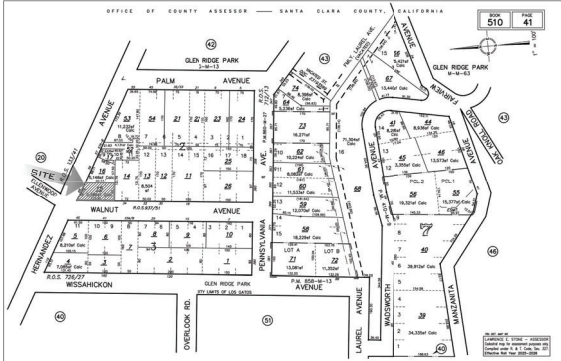
ALL NEW WINDOWS SHALL HAVE ONE PANE OF TEMPERED GLAZING PER CBC CHP. 7A.

ALL NEW ROOF VENTS SHALL COMPLY WITH CBC CHP 7A.

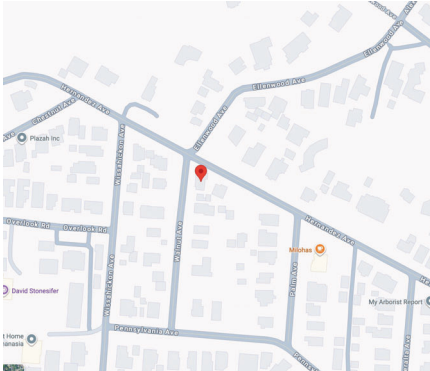
POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. 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 APPLICANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.

PROVIDE ADDRESS NUMBERS IN A POSITION THAT IS PLAINLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY ADDRESS RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 0.07". ADDRESS NUMBERS SHALL BE MAINTAINED. CFC605.1.

PARCEL MAP



VICINITY MAP



PROPERTY OWNER

PHIL ROLLA
69 HERNANDEZ ST.
LOS GATOS, CA. 95030

CONSULTANTS

ARCHITECT: STUDIO 528 ART & ARCHITECTURE, INC.
MICHAEL TINSLEY, ARCHITECT
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SANTA CRUZ, CA 95060
PH: (408) 705-6763

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PH: (408) 295-1373

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GREGORY BRAZE, SURVEYOR
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STRUCTURAL ENGINEER: RODAC3 ENGINEERING
JOEY RODA, PE
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PH: (408) 821-1335

ENERGY CONSULTANT: LINDA BUTLER, CEPE
124 OTIS ST.
SANTA CRUZ, CA 95060
PH: (831) 345-1028

SUPPORTING DOCUMENTS: STRUCTURAL CALCULATIONS

SCOPE OF WORK

REVISION TO PERMIT PHST 25-019. REPLACE NON-HISTORIC SHINGLE SIDING AT THE UPPER LEVEL INSTALLED IN 1981 WITH HARDIE SHINGLE SIDING. RELOCATE NON-HISTORIC FRONT DOOR, REPLACE NON-HISTORIC REAR PORCH WITH NEW STONE PORCH AND STEPS

APPLICABLE CODES: THESE PLANS CONFORM TO THE:
2023 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA ELECTRIC CODE
2025 CALIFORNIA GREEN STANDARDS
2025 CALIFORNIA ENERGY STANDARDS
TOWN OF LOS GATOS AMENDMENTS

DEFERRED SUBMITTALS: N/A

PROJECT INFORMATION

ADDRESS: 69 HERNANDEZ ST.
LOS GATOS, CA. 95030

PARCEL NUMBER: 51041015

ZONING: R-1-B

TYPE CONSTRUCTION: V-B

OCCUPANCY: R3 / U

PARKING: (E) 2 COVERED

FIRE ZONE: NO

LOT AREA: 5561 SQ. FT.

REQUIRED SETBACKS: 18'-0" STREET
2'-0" EXISTING
5'-0" REAR

MAX. HEIGHT: 30'-0"

MAX. ALLOWABLE F.A.R. = $0.35 \cdot ((A-5) \times .20)$
RESIDENCE = $0.35 \cdot ((5.6-5) \times .20)$
= $0.35 \cdot (0.024 \times .20)$
= $0.35 \cdot 0.0048$
= $0.35 (5561) = 1,946.35 \text{ sq.ft.}$

A. 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

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, GARRET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EXHIBITION LIMITS SPECIFIED IN CGBC SECTION 4.504.

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

BUILDER MUST PROVIDE THE HOMEMOWNER 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 ENCRGROACH 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.

SHEET INDEX

AA1 COVER SHEET

SU1 SURVEY

A1.0 SITE PLAN

A2.0 BASEMENT LEVEL DEMO FLOOR PLAN

A2.1 LOWER LEVEL DEMOLITION FLOOR PLAN

A2.2 UPPER LEVEL DEMOLITION FLOOR PLAN

A2.3 BASEMENT LEVEL FLOOR PLAN

A2.4 LOWER LEVEL FLOOR PLAN

A2.5 UPPER LEVEL FLOOR PLAN

A3.0 EXTERIOR ELEVATIONS

A3.1 EXTERIOR ELEVATIONS

A3.2 EXTERIOR ELEVATIONS

A3.3 EXTERIOR ELEVATIONS

A5.0 DOOR & WINDOW SCHEDULES



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NO.	DATE	REVISION

PROPOSED REMODEL:

**THE
ROLLA
RESIDENCE**

69 HERNANDEZ AVE
LOS GATOS, CA 95030

A.P.N. 51041015

SHEET TITLE:

COVER SHEET

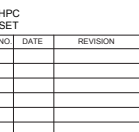
ISSUE DATE: 08/03/2028

SCALE: AS NOTED

AA1

1. NO EXISTING DRAINAGE ISSUES HAVE BEEN OBSERVED AT OR NEAR THE SITE. NO ISSUES OR ADVERSE IMPACTS TO NEIGHBORING PROPERTIES, ROADWAYS, DRAINAGE PATHWAYS ARE ANTICIPATED RESULTING FROM THE PROPOSED IMPROVEMENTS.

- 1 (E) R.O.W. GRAVEL TO REMAIN
- 2 (E) CONCRETE DRIVEWAY TO REMAIN
- 3 (E) SHED TO BE REMOVED
- 4 (E) NON-HISTORIC BAY WINDOW TO BE REMOVED
- 5 (E) NON-HISTORIC PORCH AND STEPS TO BE REMOVED
- 6 (N) STONE PATIO AND STEPS



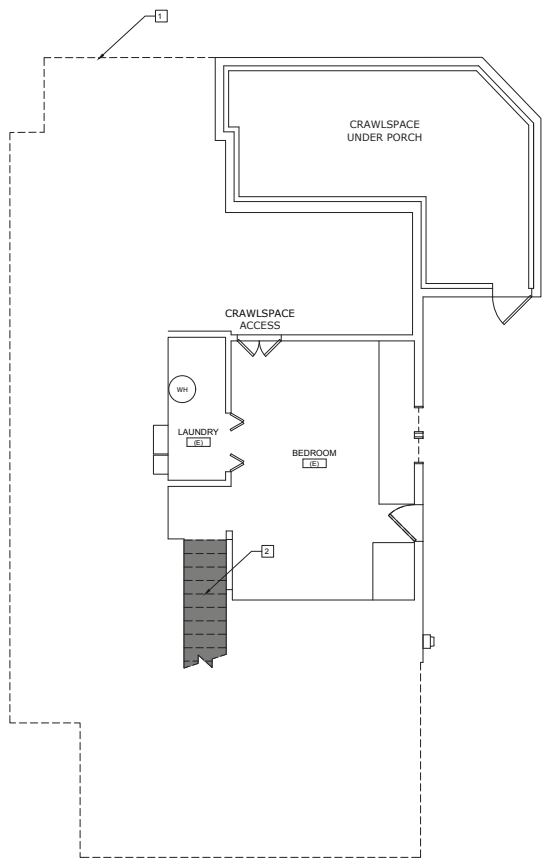
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SITE PLAN

ISSUE DATE: 08/03/2026

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A1.0



DEMOLITION PLAN NOTES

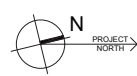
1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION & REMOVAL WITH NOTES & DIMENSIONS INDICATING THE EXTENT & NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY SUPPORTING STRUCTURES.
3. CAP OFF ALL PLUMBING, GAS, AND ELECTRICAL LINES AS REQUIRED

SHEET NOTES

- 1 OUTLINE OF LEVEL ABOVE
- 2 DEMO (E) STAIR AND RAILING. PREP OPENING FOR (N) FLOOR FRAMING

WALL LEGEND

- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE REMOVED



BASEMENT LEVEL DEMOLITION PLAN

1/4" = 1'-0"



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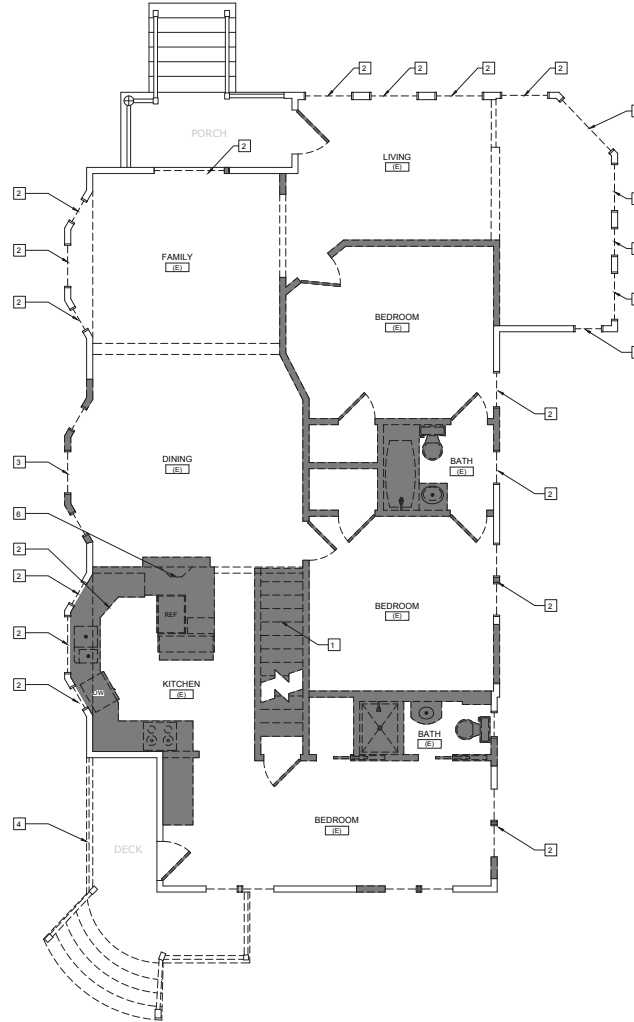
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A2.0



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SHEET NOTES

- 1 DEMO (E) STAIR AND RAILING, PREP OPENING FOR (N) FLOOR FRAMING
- 2 DEMO (E) NON-HISTORIC WINDOW, TYP
- 3 DEMO (E) NON-HISTORIC BAY WINDOW, TYP
- 4 DEMO (E) NON-HISTORIC PORCH TO BE REMOVED
- 5 (E) KITCHEN CABINETRY, PLUMBING APPLIANCES AND FINISHES TO BE REMOVED
- 6 (E) FIREPLACE TO BE REMOVED, PREP AREA FOR (N) FLOORING

WALL LEGEND

- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE REMOVED



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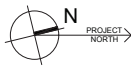
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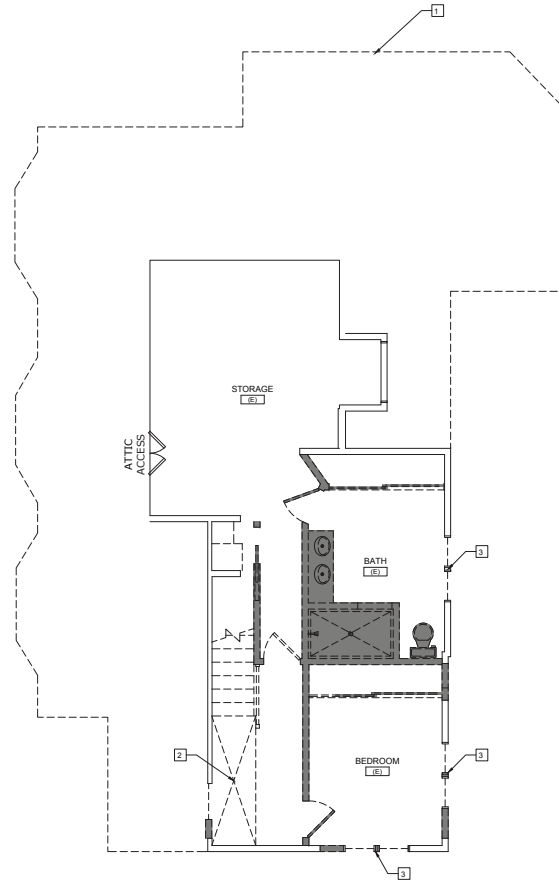
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A2.1



MAIN LEVEL DEMOLITION PLAN

1/4" = 1'-0"

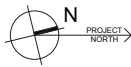


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SHEET NOTES

1. OUTLINE OF LEVEL BELOW
2. REMOVE (E) FLOOR FRAMING FOR (N) STAIRWELL
3. DEMO (E) NON-HISTORIC WINDOW, TYP



UPPER LEVEL DEMOLITION PLAN

1/4" = 1'-0"

WALL LEGEND

- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE REMOVED



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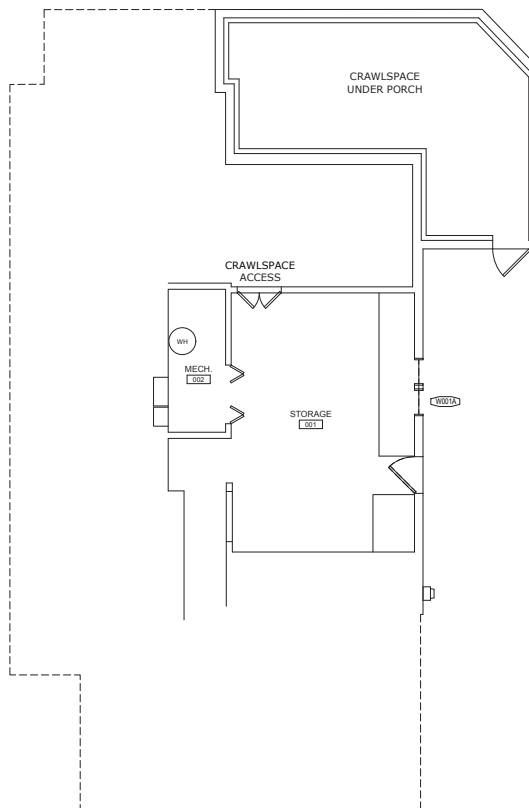
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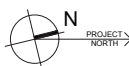
A2.2



FLOOR PLAN NOTES

- COORDINATION: THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS PRIOR TO COMMENCEMENT OF ANY RELATED WORK. THE CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THIS OFFICE, OR THE OWNER.
- DIMENSIONS SHOWN ARE TO FACE OF STUDS, OR CONCRETE, UNLESS NOTED OTHERWISE.
- PROVIDE MIN. 3'-0" LANDINGS OUTSIDE ALL EXTERIOR DOORS PER C.B.C. LANDINGS SHALL BE NOT MORE THAN 7'-3/4" BELOW INSIDE FINISHED FLOORS AT IN-SWING DOORS, AND 1'-1/2" OUTSWING DOORS.
- OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES SHALL BE FIRE-BLOCKED WITH NON-COMBUSTIBLE MATERIALS PER C.B.C.
- TUB / SHOWER WALLS TO HAVE A SMOOTH, NON-ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 70" ABOVE THE DRAIN INLET, PER C.B.C.
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SHEET NOTES



BASEMENT LEVEL FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE REMOVED



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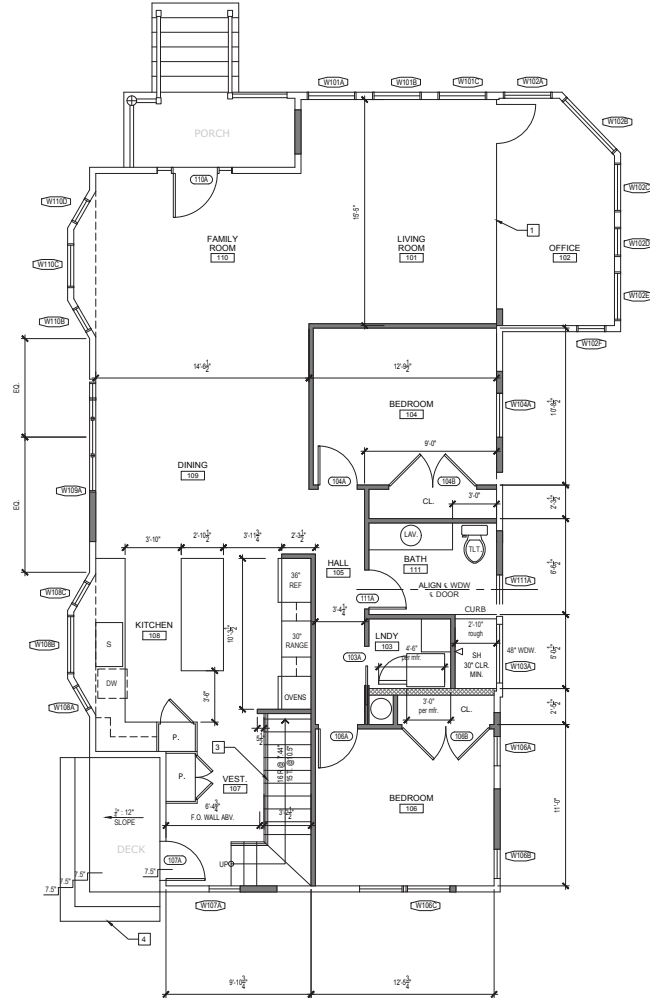
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LEVEL
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A2.3

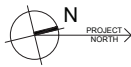


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SHEET NOTES

- (N) GLASS WALL PARTITION
- (N) ALUM. CLAD WOOD WINDOW. COLOR: BLACK
- (N) PREFABRICATED STAIR AND RAILING BY VIEWRAIL "LIGHT MONO" w/ SURFACE MOUNTED ROD RAILING. DETAILS AND CALCS BY MANUFACTURER.
- (N) EXTERIOR STONE STEPS. 7.75" MAX RISE



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

- (E) CONSTRUCTION TO REMAIN
- (N) CONSTRUCTION TO MATCH (E)



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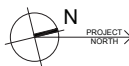
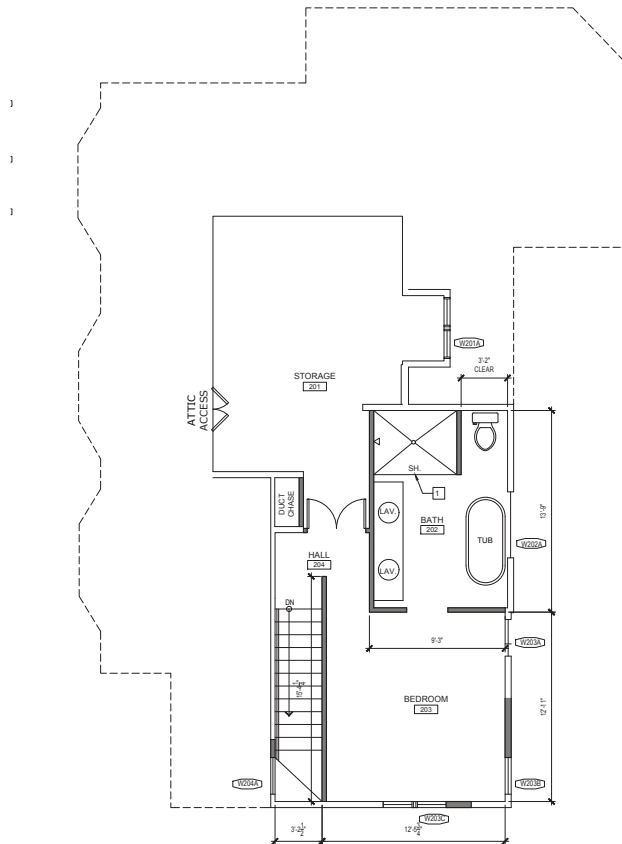
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**MAIN LEVEL
FLOOR PLAN**

ISSUE DATE: 08/03/2026

SCALE: AS NOTED

A2.4



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

- (E) CONSTRUCTION TO REMAIN
- (N) CONSTRUCTION TO MATCH (E)

FLOOR PLAN NOTES

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SHEET NOTES

- CURBLESS SHOWER, SEE STRUCT. DWGS.



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A2.5

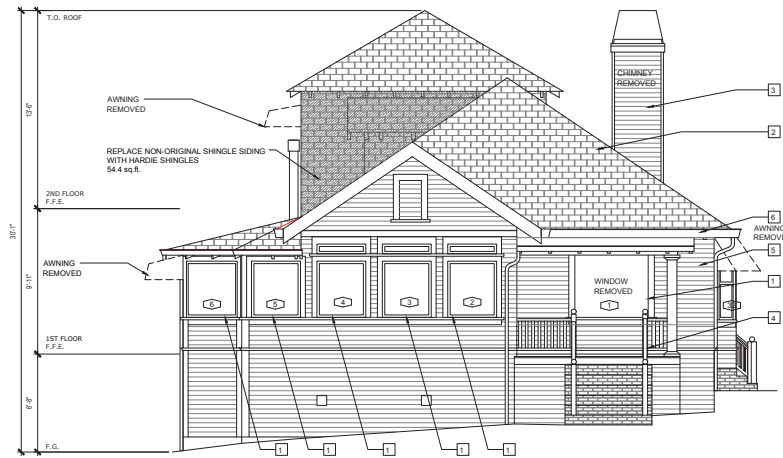
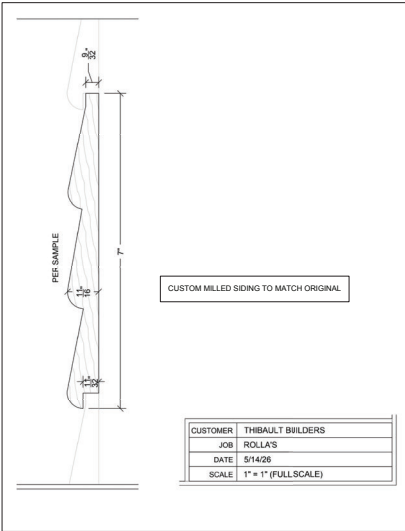
EXISTING WINDOWS

NO.	SIZE (W x H)	CONDITION	MATERIAL	FUNCTION
1	5'-0" x 5'-6"	(E) NON-ORIGINAL	WOOD	FIXED
2	3'-4" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED W/ 8" TRANSOM
3	3'-4" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED W/ 8" TRANSOM
4	3'-4" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED W/ 8" TRANSOM
5	3'-4" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED
6	5'-0" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED
7	1'-10" x 4'-8"	(E) ORIGINAL	WOOD	DOUBLE HUNG

WALL SURFACE CALCULATION

EXISTING WALL SURFACE: 544 sq.ft.
EXISTING WALL SURFACE TO BE MODIFIED: 54.4 sq.ft. (10%)

- EXEMPTIONS:
- REPLACEMENT. THE EXTERIOR WALL COVERING MAY BE REMOVED IF THE COVERING IS NOT ORIGINAL TO THE STRUCTURE.
 - REPAIR. THE REMOVAL AND REPLACEMENT OF IN KIND NON-REPAIRABLE EXTERIOR WALL COVERING RESULTING IN NO CHANGE TO ITS EXTERIOR APPEARANCE OR HISTORIC CHARACTER IF APPROVED BY THE DECIDING BODY IS EXEMPT
 - REMOVAL. THE REMOVAL OF AN ADDITION(S) THAT IS NOT PART OF THE ORIGINAL STRUCTURE AND WHICH HAS NO HISTORIC SIGNIFICANCE AS DETERMINED BY THE HISTORIC PRESERVATION COMMITTEE. DEMOLITION SHALL BE DETERMINED BY SUBSECTIONS (1) AND (2) ABOVE FOR THE ORIGINAL STRUCTURE. WHERE WALLS ENCLOSED BY ADDITIONS SHALL BE CONSIDERED AS EXTERIOR WALLS IS EXEMPT

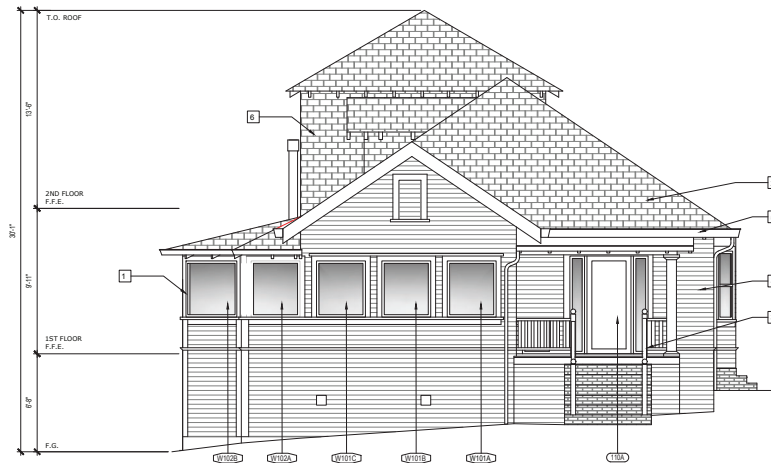


EXISTING NORTH ELEVATION (FRONT)

1/4" = 1'-0"

EXISTING NOTES

- (E) NON-HISTORIC WOOD WINDOW TO BE REMOVED
- (E) ASPHALT SHINGLE TO REMAIN
- (E) NON-HISTORIC CHIMNEY TO BE REMOVED
- (E) PORCH AND RAILING TO REMAIN
- (E) LAP SIDING TO REMAIN
- (E) GUTTER & DOWNSPOUT TO REMAIN
- (E) UTILITY METER
- (E) CANVAS AWNING TO BE REMOVED
- (E) ORIGINAL WINDOW TO BE REMOVED
- DASHED LINE INDICATES PROPOSED WINDOW LOCATION



NORTH

PROPOSED NORTH ELEVATION (FRONT)

1/4" = 1'-0"

PROPOSED NOTES

- (E) WOOD TRIM TO REMAIN
- (E) ASPHALT SHINGLE TO REMAIN
- (E) PORCH AND RAILING TO REMAIN
- (E) LAP SIDING TO REMAIN
- (E) GUTTER & DOWNSPOUT TO REMAIN
- (N) JAMES HARDIE SHINGLE SIDING



105 Locust Ave. ste D
Santa Cruz, CA. 95060
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NO.	DATE	REVISION

PROPOSED REMODEL

**THE
ROLLA
RESIDENCE**
60 HERNANDEZ AVE
LOS GATOS, CA 95028

A.P.N. 51041015

SHEET TITLE:
**EXISTING
EXTERIOR
ELEVATIONS**

ISSUE DATE: 08/03/2026

SCALE: AS NOTED

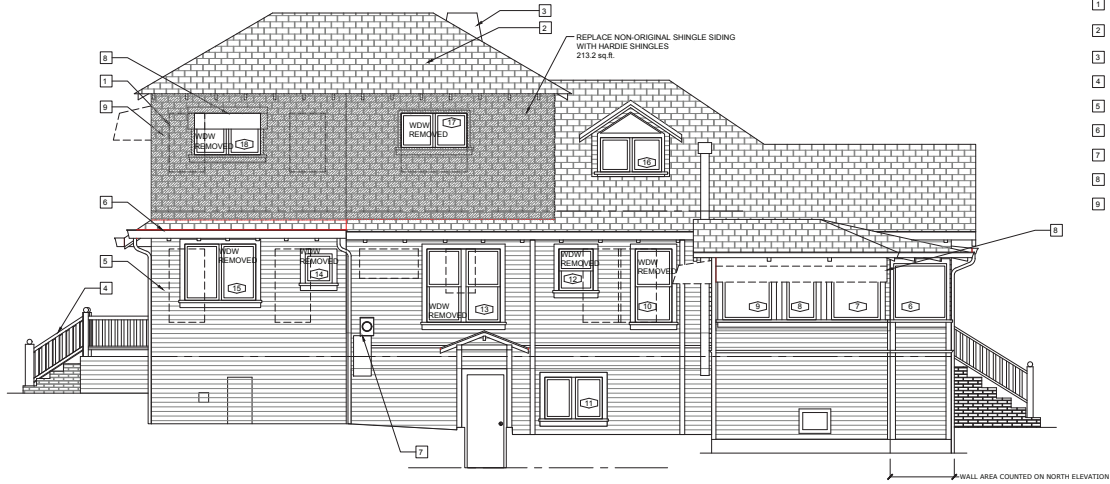
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EXISTING WINDOWS

NO.	SIZE (W x H)	CONDITION	MATERIAL	FUNCTION
1	5'-0" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED
2	3'-4" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED
3	2'-0" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED
4	3'-4" x 3'-10"	(E) NON-ORIGINAL	WOOD	FIXED
5	2'-0" x 5'-0"	(E) ORIGINAL	WOOD	DOUBLE HUNG
6	4'-0" x 3'-0"	(E) NON-ORIGINAL	VINYL	DOUBLE HUNG
7	2'-4" x 3'-10"	(E) NON-ORIGINAL	WOOD	DOUBLE HUNG
8	5'-0" x 5'-0"	(E) ORIGINAL	WOOD	PAIR DOUBLE HUNG
9	2'-0" x 2'-0"	(E) NON-ORIGINAL	WOOD	CASEMENT
10	5'-0" x 4'-0"	(E) NON-ORIGINAL	WOOD	PAIR CASEMENT
11	4'-2" x 2'-4"	(E) NON-ORIGINAL	WOOD	PAIR CASEMENT W/ TRANSOM
12	4'-0" x 2'-4"	(E) NON-ORIGINAL	WOOD	PAIR CASEMENT
13	4'-0" x 2'-10"	(E) NON-ORIGINAL	WOOD	PAIR CASEMENT

WALL SURFACE CALCULATION

EXISTING WALL SURFACE:	1,009 sq.ft.
EXISTING WALL SURFACE TO BE MODIFIED:	213.2 sq.ft. (21.1%)



EXISTING EAST ELEVATION (SIDE)

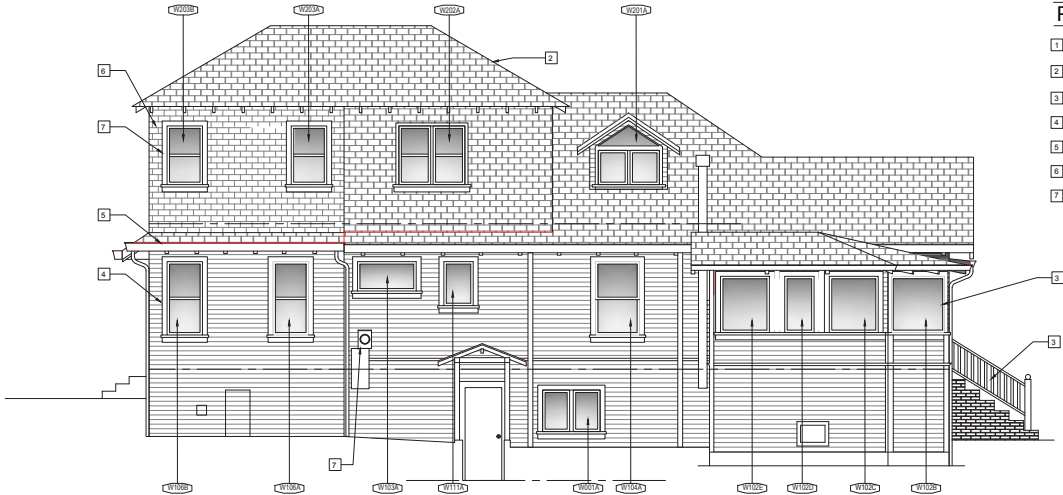
1/4" = 1'-0"

SHEET NOTES

- 1 DASHED LINE INDICATES PROPOSED WINDOW LOCATION, TYP.
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) NON-HISTORIC CHIMNEY TO BE REMOVED
- 4 (E) NON-HISTORIC PORCH AND RAILING TO BE REMOVED
- 5 (E) LAP SIDING TO REMAIN
- 6 (E) GUTTER & DOWNSPOUT TO REMAIN
- 7 (E) UTILITY METER
- 8 (E) CANVAS AWNING TO BE REMOVED
- 9 (E) SHINGLE SIDING TO REMAIN

PROPOSED NOTES

- 1 (E) WOOD TRIM TO REMAIN
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) PORCH AND RAILING TO REMAIN
- 4 (E) LAP SIDING TO REMAIN
- 5 (E) GUTTER & DOWNSPOUT TO REMAIN
- 6 (N) JAMES HARDIE SHINGLE SIDING
- 7 (N) WOOD TRIM TO MATCH (E)



PROPOSED EAST ELEVATION (SIDE)

1/4" = 1'-0"



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PROPOSED REMODEL:
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A.P.N. 51041015
SHEET TITLE:
EXISTING EXTERIOR ELEVATIONS

ISSUE DATE: 08/03/2026
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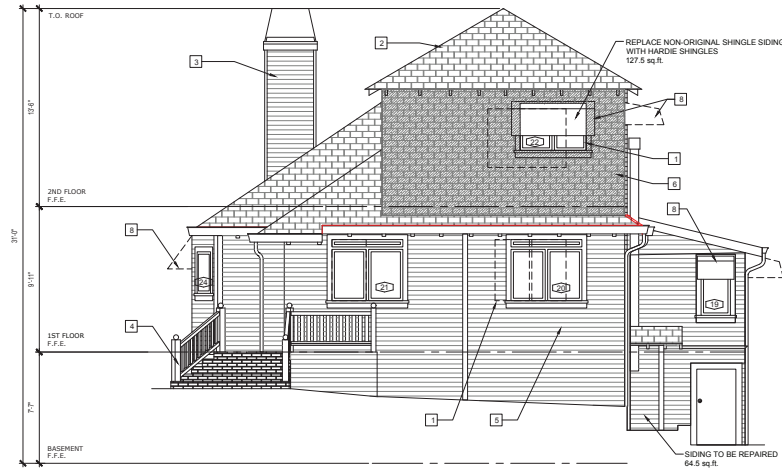
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EXISTING WINDOWS

NO.	SIZE (W x H)	CONDITION	MATERIAL	FUNCTION
13	2'-0" x 4'-0"	(E) NON-ORIGINAL	WOOD	FIXED
20	4'-10" x 3'-4"	(E) NON-ORIGINAL	WOOD	PAIR CASEMENT W/ 6" TRANSOM
21	4'-10" x 3'-4"	(E) NON-ORIGINAL	WOOD	PAIR CASEMENT W/ 6" TRANSOM
22	4'-6" x 2'-10"	(E) NON-ORIGINAL	WOOD	PAIR CASEMENT
23	1'-10" x 2'-10"	(E) NON-ORIGINAL	WOOD	CASEMENT

WALL SURFACE CALCULATION

EXISTING WALL SURFACE:	576 sq ft.
EXISTING WALL SURFACE TO BE MODIFIED:	127.5 sq ft. (22.1%)

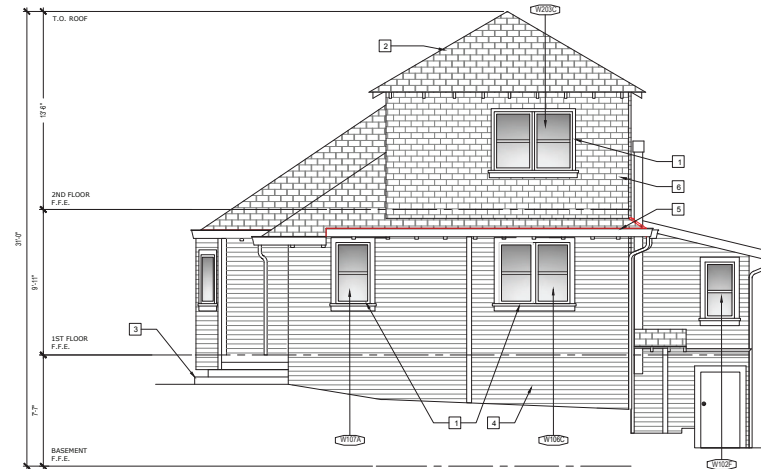


EXISTING SOUTH ELEVATION (REAR)

1/4" = 1'-0"

SHEET NOTES

- 1 DASHED LINE INDICATES PROPOSED WINDOW LOCATION, TYP.
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) NON-HISTORIC CHIMNEY TO BE REMOVED
- 4 (E) NON-HISTORIC PORCH & RAILING TO BE REMOVED
- 5 (E) LAP SIDING TO REMAIN
- 6 (E) SHINGLE SIDING TO REMAIN
- 8 (E) AWNING TO BE REMOVED



SOUTH

PROPOSED SOUTH ELEVATION (REAR)

1/4" = 1'-0"

PROPOSED NOTES

- 1 (N) WOOD TRIM TO MATCH (E)
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (N) STONE PORCH AND STEPS
- 4 (E) LAP SIDING TO REMAIN
- 5 (E) GUTTER & DOWNSPOUT TO REMAIN
- 6 (N) JAMES HARDIE SHINGLE SIDING



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A.P.N. 51041015
SHEET TITLE:
**EXTERIOR
ELEVATIONS**

ISSUE DATE: 08/03/2026
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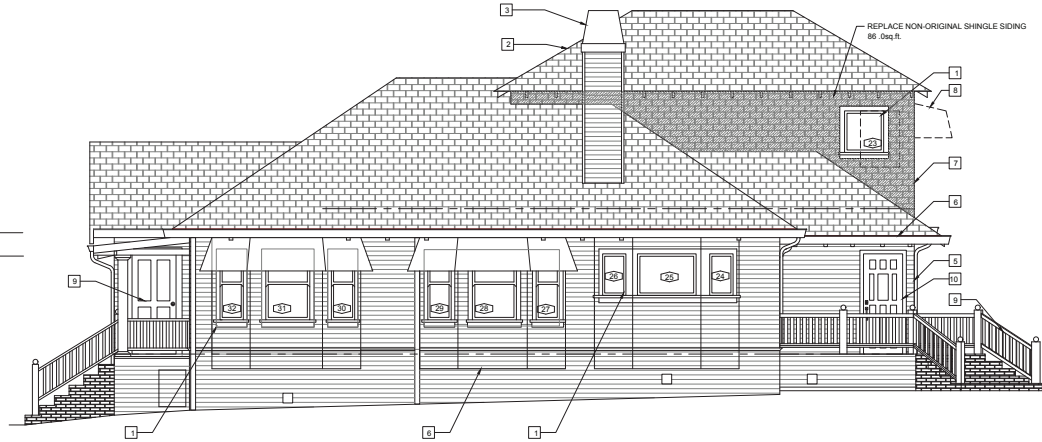
A3.2

EXISTING WINDOWS

NO.	SIZE (W x H)	CONDITION	MATERIAL	FUNCTION
23	2'-0" x 2'-10"	(E) NON-ORIGINAL	WOOD	FIXED
24	1'-10" x 2'-10"	(E) NON-ORIGINAL	WOOD	CASEMENT
25	4'-0" x 2'-10"	(E) NON-ORIGINAL	WOOD	FIXED
26	1'-10" x 2'-10"	(E) NON-ORIGINAL	WOOD	CASEMENT
27	1'-10" x 4'-8"	(E) ORIGINAL	WOOD	DOUBLE HUNG
28	3'-0" x 4'-8"	(E) ORIGINAL	WOOD	DOUBLE HUNG
29	1'-10" x 4'-8"	(E) ORIGINAL	WOOD	DOUBLE HUNG
30	1'-10" x 4'-8"	(E) ORIGINAL	WOOD	DOUBLE HUNG
31	3'-0" x 4'-8"	(E) ORIGINAL	WOOD	DOUBLE HUNG
32	1'-10" x 4'-8"	(E) ORIGINAL	WOOD	DOUBLE HUNG

WALL SURFACE CALCULATION

EXISTING WALL SURFACE: 709 sq ft.
 EXISTING WALL SURFACE TO BE MODIFIED: 86.0 sq ft. (12.1%)



EXISTING WEST ELEVATION

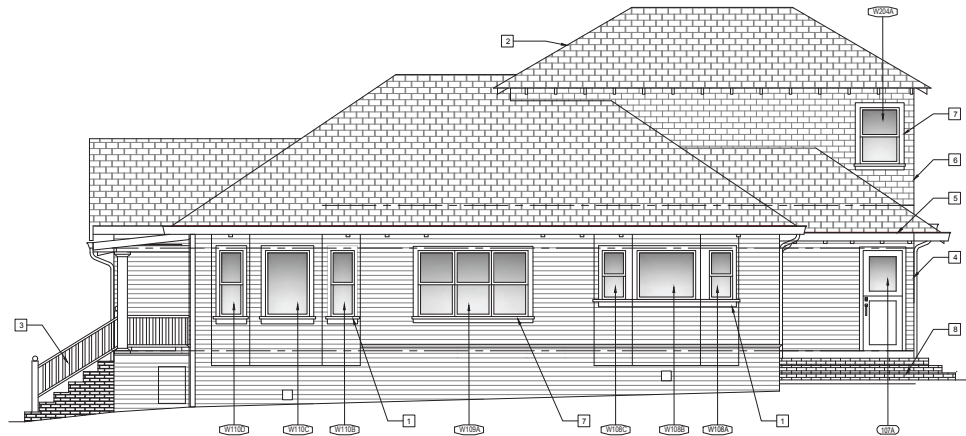
1/4" = 1'-0"

SHEET NOTES

- 1 (E) WOOD TRIM TO REMAIN, TYP.
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) NON-HISTORIC CHIMNEY TO BE REMOVED
- 4 (E) PORCH AND RAILING TO REMAIN
- 5 (E) GUTTER & DOWNSPOUT TO REMAIN
- 6 (E) BAY WINDOW TO BE REMOVED
- 7 (E) 1981 SHINGLE SIDING TO BE REPLACED
- 8 (E) AWNING TO BE REMOVED, TYP.
- 9 (E) 1981 ADDITION PORCH TO BE REMOVED
- 10 (E) NON-ORIGINAL DOOR TO BE REMOVED

PROPOSED NOTES

- 1 (E) WOOD TRIM TO REMAIN
- 2 (E) ASPHALT SHINGLE TO REMAIN
- 3 (E) PORCH AND RAILING TO REMAIN
- 4 (E) LAP SIDING TO REMAIN
- 5 (E) GUTTER & DOWNSPOUT TO REMAIN
- 6 (N) JAMES HARDIE SHINGLE SIDING
- 7 (N) WOOD TRIM TO MATCH (E)
- 8 (N) STONE PORCH AND STEPS



PROPOSED WEST ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIALS



WINDOWS: MARVIN "ULTIMATE" ALUM CLAD WOOD
 COLOR: EBONY



SIDING & TRIM: SHERWIN WILLIAMS
 COLOR: WHITE FLOUR SW7102



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 60 HERNANDEZ AVE
 LOS GATOS, CA 95028
 A.P.N. 51041015
 SHEET TITLE:
EXTERIOR ELEVATIONS

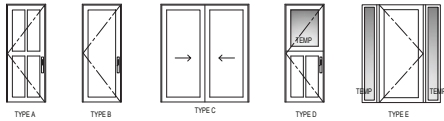
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DOOR SCHEDULE & TYPES

DOOR SCHEDULE				
#	TYPE	LOCATION	SIZE	NOTES
(100A)	A	FAMILY ROOM - 110	3'-0" x 6'-8"	(N) ENTRY DOOR IN W/ 1'-0"x6'-8" SIDELIGHTS
(100B)	B	BATH - 103	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT
(100A)	B	BEDROOM - 104	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT
(100A)	B	BEDROOM - 104	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT
(100A)	B	HALL - 105	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT
(100A)	B	BEDROOM - 106	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT
(100A)	B	BEDROOM - 106	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT
(100D)	D	VEST - 107	2'-8" x 6'-8"	EXTERIOR WEATHERSTRIPPED DUTCH DOOR
(100A)	B	STORAGE - 201	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT
(100A)	B	BATH - 202	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT
(100A)	B	BEDROOM - 203	2'-8" x 6'-8"	INTERIOR DOOR, "TRUSTILE #TS1000 (OR EQ.), PAINT

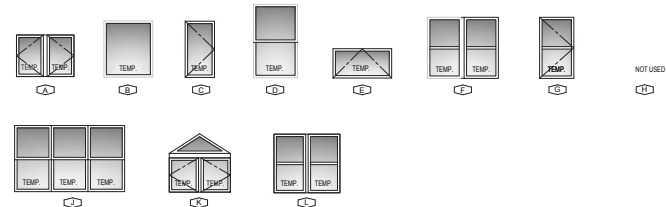
- ADDITIONAL NOTES:
1. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH DOOR MANUFACTURER PRIOR TO PLACING ORDER.
2. CONTRACTOR TO VERIFY SWING DIRECTIONS WITH FLOOR PLANS PRIOR TO PLACING ORDER.
3. NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER FINAL INSPECTION IS COMPLETED.
4. ALL EXTERIOR DOORS TO BE FULLY WEATHERSTRIPPED



WINDOW SCHEDULE & TYPES

WINDOW SCHEDULE					
NO.	TYPE	LOCATION	SIZE (W x H)	OPERATION	NOTES
100A	A	STORAGE - 001	4'-0" x 2'-10"	CASEMENT-CASEMENT	3" FACTORY MULL, (N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	LIVING ROOM - 101	3'-4" x 3'-10"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	LIVING ROOM - 101	3'-4" x 3'-10"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	LIVING ROOM - 101	3'-4" x 3'-10"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	OFFICE - 102	3'-4" x 3'-10"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	OFFICE - 102	4'-0" x 3'-10"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	OFFICE - 102	3'-4" x 3'-10"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	C	OFFICE - 102	2'-0" x 3'-10"	CASEMENT	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	OFFICE - 102	3'-4" x 3'-10"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	G	OFFICE - 102	2'-0" x 3'-10"	CASEMENT	(N) WINDOW IN (E) OPENING FIELD VERIFY
100A	E	BATH - 103	4'-0" x 2'-0"	AWNING	OBSOURE GLAZING
100A	D	BEDROOM - 104	3'-0" x 5'-0"	DOUBLE HUNG	EGRESS
100A	G	BEDROOM - 106	2'-0" x 5'-0"	CASEMENT	EGRESS
100A	G	BEDROOM - 106	2'-0" x 5'-0"	CASEMENT	EGRESS
100A	F	BEDROOM - 106	6'-2" x 5'-0"	DBL HUNG-DBL HUNG	2" FACTORY MULL
100A	D	VEST - 107	2'-4" x 4'-0"	DOUBLE HUNG	TEMP GLAZING
100A	G	KITCHEN - 108	1'-10" x 3'-4"	DOUBLE HUNG	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	KITCHEN - 108	4'-0" x 3'-4"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	G	KITCHEN - 108	1'-10" x 3'-4"	DOUBLE HUNG	(N) WINDOW IN (E) OPENING FIELD VERIFY
100A	J	DINING - 109	7'-6" x 4'-6"	DH-DH-DH	FACTORY MULL
100A	B	FAMILY ROOM - 110	4'-0" x 2'-0"	FIXED	-
100B	G	FAMILY ROOM - 110	1'-10" x 4'-6"	DOUBLE HUNG	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	B	FAMILY ROOM - 110	3'-0" x 4'-6"	FIXED	(N) WINDOW IN (E) OPENING FIELD VERIFY
100B	G	FAMILY ROOM - 110	1'-10" x 4'-6"	DOUBLE HUNG	(N) WINDOW IN (E) OPENING FIELD VERIFY
100A	K	STORAGE - 201	4'-2" x 2'-4"	CASEMENT-CASEMENT	(N) WINDOW IN (E) OPENING FIELD VERIFY, SHAPED TRANSOM ABOVE
100A	L	BATH - 202	4'-6" x 4'-0"	DH-DH	2" FACTORY MULL, TEMP
100A	G	BEDROOM - 203	2'-6" x 4'-0"	CASEMENT	EGRESS
100A	G	BEDROOM - 203	2'-6" x 4'-0"	CASEMENT	EGRESS
100A	F	BEDROOM - 203	5'-2" x 4'-0"	DBL HUNG-DBL HUNG	2" FACTORY MULL
100A	G	HALL - 204	2'-8" x 3'-10"	DOUBLE HUNG	-

- ADDITIONAL NOTES:
1. WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY ROUGH OPENING SIZE WITH MANUFACTURER.
2. EGRESS MINIMUM NET CLEAR HEIGHT SHALL BE 24 INCHES. MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES. AND HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 4 INCHES ABOVE THE FLOOR.
3. PROVIDE TEMPERED GLASS AT AREAS OF GLASS WITHIN 18" OF FINISH FLOOR.
4. PROVIDE TEMPERED GLASS WITHIN 6 INCHES ABOVE STANDING SURFACE AND DRAIN INLET IN ALL BATHROOMS. SEE FLOOR PLAN.
5. PROVIDE TEMPERED GLAZING AT OPENING WITHIN A 24" ARC OF A DOOR.
6. NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER INSULATION INSPECTION IS COMPLETED.
7. CONTRACTOR TO VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER PRIOR TO PLACING ORDER.
8. CONTRACTOR TO VERIFY SWING DIRECTION WITH EXTERIOR ELEVATION PRIOR TO PLACING ORDER.
9. WINDOWS SHALL BE LOW E DUAL GLAZED WINDOWS BY MARVIN ELEVATE. U-FACTOR: 0.18; SHGC: PER ENERGY COMPLIANCE DATA NFRC LABELS ARE REQUIRED
10. EGRESS WINDOWS TO HAVE A MAX. SILL HEIGHT OF 44"



WUI WINDOW NOTES
PER CBC SECTION R337.8 / CBC CHAPTER 7A

- ALL EXTERIOR WINDOWS, GLAZED DOORS, AND SKYLIGHTS SHALL COMPLY WITH CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A AND/OR CALIFORNIA RESIDENTIAL CODE (CBC) SECTION R337.8 AS APPLICABLE.
- ALL WINDOWS AND GLAZED ASSEMBLIES SHALL BE TESTED AND LABELED IN ACCORDANCE WITH ASTM E108, NFPA 287, OR LISTED UNDER THE STATE FIRE MARSHAL'S BUILDING MATERIALS LISTING (BML) PROGRAM FOR WUI COMPLIANCE.
- MANUFACTURER, MODEL, AND FRAME MATERIAL SHALL BE IDENTIFIED ON THE WINDOW SCHEDULE AND SHALL CORRESPOND TO A WUI-APPROVED PRODUCT LISTING.
- WINDOW FRAMES SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS (ALUMINUM, STEEL, FIBERGLASS, ETC.), OR WOOD FRAMES PROTECTED BY METAL CLADDING OR VINYL EXTERIOR MEETING ASTM D4243.
- COMBUSTIBLE FRAME COMPONENTS SHALL NOT BE EXPOSED ON THE EXTERIOR SIDE UNLESS PROTECTED BY TEMPERED GLAZING OR A NONCOMBUSTIBLE COVERING.
- ALL EXTERIOR WINDOWS SHALL BE INSULATED DUAL GLAZED UNITS WITH AT LEAST ONE PANE OF TEMPERED SAFETY GLASS.
- GLAZING WITHIN 6 FEET OF FINISHED FLOOR OR WITHIN 24 INCHES OF DOORS SHALL BE TEMPERED SAFETY GLASS PER CBC SECTION R308.
- GLAZING IN BATHROOMS, STAIR LANDINGS, AND OTHER HAZARDOUS LOCATIONS SHALL COMPLY WITH CBC SECTION R308.4.
- WINDOWS WITHIN 10 FEET OF PROPERTY LINE OR BENEATH OVERHANGING EAVES SHALL BE DUAL GLAZED AND TEMPERED.
- OPERABLE WINDOWS SHALL BE CAPABLE OF CLOSING TIGHTLY AND SHALL INCLUDE WEATHER STRIPPING AND LATCHING HARDWARE TO REDUCE EMBER INTRUSION.
- WINDOW SCREENS SHALL BE METAL MESH WITH MAXIMUM 1/8" OPENINGS. FIBERGLASS SCREENS ARE NOT PERMITTED IN WUI ZONES.
- FLASHING SHALL BE METAL OR WUI-APPROVED NONCOMBUSTIBLE MATERIAL, INSTALLED PER CBC R703.4 TO ENSURE INTEGRATION WITH WRB.
- TRIM AND SILL MATERIALS ADJACENT TO WINDOWS SHALL BE NONCOMBUSTIBLE, FIRE-RETARDANT-TREATED WOOD, OR APPROVED CEMENTITIOUS PRODUCTS.
- PROVIDE MANUFACTURER CUT SHEETS AND DOCUMENTATION VERIFYING EACH WINDOW TYPE IS TESTED AND LISTED FOR WUI COMPLIANCE.
- NOTE ON PLANS: "ALL EXTERIOR WINDOWS AND GLAZED OPENINGS SHALL COMPLY WITH CBC CHAPTER 7A / CBC R337.8. ALL PRODUCTS SHALL BE WUI-LISTED OR OTHERWISE DEMONSTRATE COMPLIANCE THROUGH APPROVED TESTING AND LISTING DOCUMENTATION."
- WINDOW INSTALLATIONS SHALL BE SUBJECT TO FIELD INSPECTION FOR COMPLIANCE WITH WUI REQUIREMENTS PRIOR TO FINAL APPROVAL.



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A.P.N. 5101015

SHEET TITLE:
**DOOR &
WINDOW
SCHEDULES**

ISSUE DATE: 08/03/2026

SCALE: AS NOTED

A5.0

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