



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 08/27/2025

ITEM NO: 4

DATE: August 22, 2025
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 24 Pleasant Street.** APN 529-26-016. Request for Review PHST-25-013. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Swapnil Raut and Rashmi Jadhav. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1D located at 24 Pleasant Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1926 per County Assessor
2. Bloomfield Preliminary Rating: ✓, historic & some altered, but still a contributor to the district if there is one
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

PREPARED BY: Suray Nathan
Assistant Planner

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1926, and the house first appears on the Sanborn Fire Insurance Maps in 1928 (Attachment 1). The property is not within a historic district or LHP overlay, but it is included in the 1990 Anne Bloomfield Survey (Attachment 2).

The applicant provided a Letter of Justification for the requested removal of a Mediterranean Revival-style house (Attachment 3) that includes Town records showing some alterations and additions, and photos of the current residence.

The applicant's research and Town records show a building permit to construct a bedroom and garage in 1957 (Attachment 3, page 12); however, no plans for the addition are found in the Town records.

Town records also indicate that on February 14, 2000, the Building Division approved the kitchen and bath remodeling, as well as the installation of all new windows into existing openings without requiring a header change, except for the two patio doors at the rear (Attachment 3, page 35).

CONCLUSION:

Should the Committee find that the structure has no historic significance or architectural merit, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations would not return to the Committee.

FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

PAGE 3 OF 3

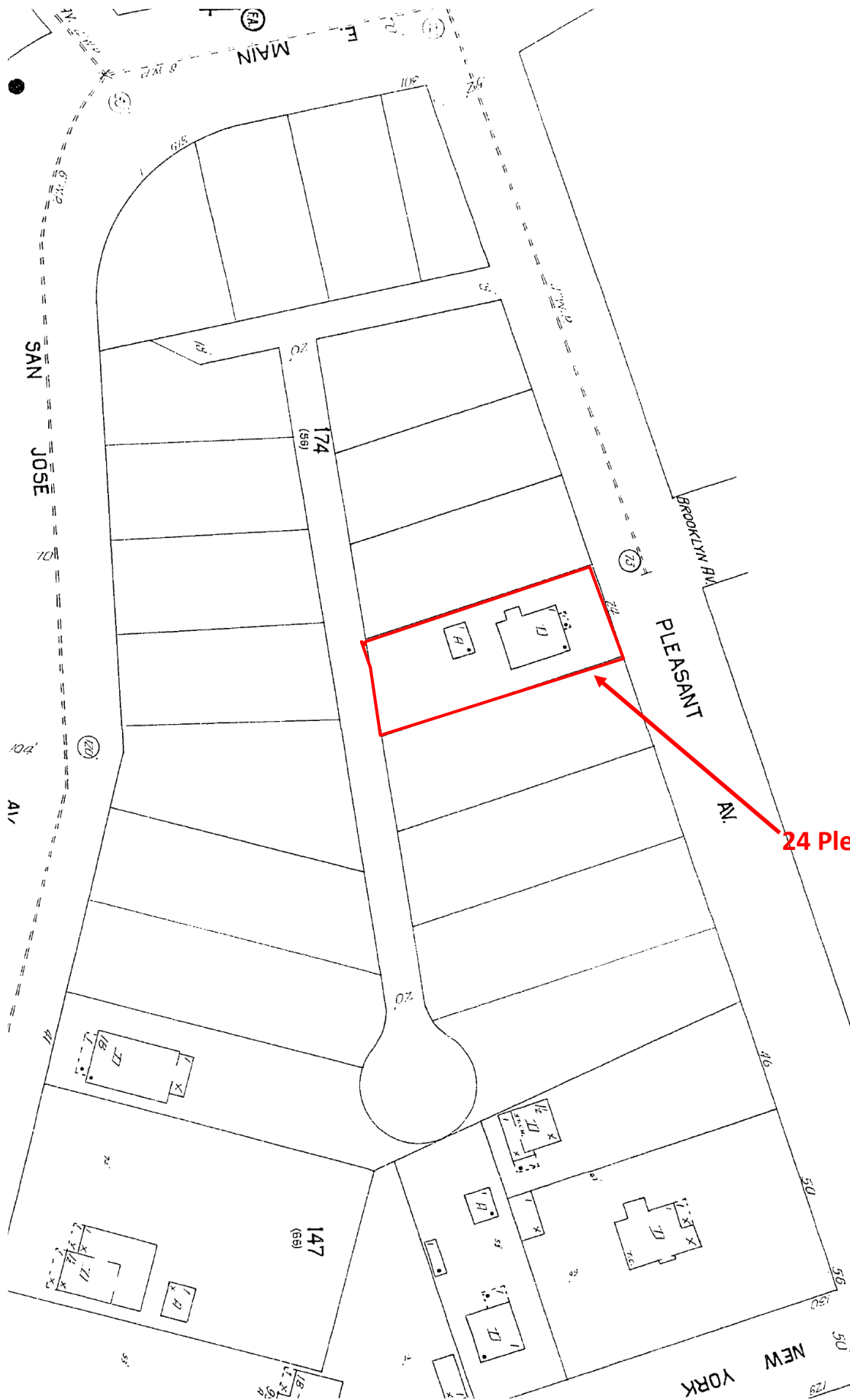
SUBJECT: 24 Pleasant Street/ PHST-25-013

DATE: August 22, 2025

ATTACHMENTS:

1. Sanborn Fire Maps
2. 1990 Anne Bloomfield Survey
3. Letter of Justification

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24 Pleasant St

1944



1956

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Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

614

File address 24 Pleasant

PARCEL MAP INFORMATION

Parcel # 529-26-016 Lot size: 60 front ft. x 126-135 ft. deep

Lot shape: Rectangle off L Rectangle with small rear jog Other

Location: N S E / W side of P St Ave / Other

distance to cross st: C. 280 ft. N / S E W from E Main

at NE NW SE SW corner of

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name E1 Monte Sub Old Block # Old lot # 20

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating / Estimated age 1920s Style Mediter. Reviv. # stories

Alterations aluminum windows

Other

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Effective date

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1944				

MISCELLANEOUS

National Register listed date

County Inventory 1979

Town of Los Gatos: Designation Recognition

District Name

Previous Survey

Gebhard: page # illustration page #

Butler/Junior League

PHOTOS: Roll/frame # 020/15 Date 28-12-89



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Historic Preservation Committee, Town of Los Gatos

Tel: 309-532-9911, 385-887-2519

110 E. Main St
Los Gatos, CA 95030

Date: July 15th, 2025

24 Pleasant St - Request to Remove from Historic Register

Dear Members of the Historic Preservation Committee,

We are writing to formally request that our property, located at 24 Pleasant Street, be removed from the Town of Los Gatos Historic Registry.

After careful research and consideration, we believe the property no longer meets the criteria for continued historic designation. Although it was originally included due to its pre-1941 construction date, we respectfully submit that it lacks the architectural integrity, cultural significance, and historical relevance necessary to justify its continued inclusion on the registry.

Key Points Supporting the Request:

1. Research Findings (Conducted with Librarian Shawnte Santos at the Los Gatos Library):

- The property is not part of the Historic Property Research Collection.
- The property address is not in a Historic District and does not have a LHP Overlay.
- The structure does not yield information to Town history; It is not recognized in the 1989 Ann Bloomfield Architectural Survey forms as a contributing or significant structure.
- The property is not mentioned on the Bell Ringers list.
- The property structure does not have known associations with historically significant individuals or events to the town.
- The 1941 Tax Assessment and Santa Clara County historic records make no references to Pleasant Street as historically designated.
- No historically significant individuals appear to be associated with the property. Early owners — including Alexander E. P., W.H. Moron, Bert Homes, J.R. Gibson, Douglas Gravelle, Mrs. Dorothy McKeivitt, and Michael Blackt — do not have any known ties to notable historical events or contributions.

2. Significant Alterations Over Time:

- The integrity of the structure has been compromised as the original front and side windows have been replaced.
- A substantial rear addition has been built, including an extra bedroom and expanded living area.
- The current roofline and exterior appearance no longer reflect the original architectural style.

In Closing:

We greatly value the rich history and character of Los Gatos and remain committed to maintaining the charm and aesthetic of the neighborhood. Our request is simply to allow us the flexibility to make thoughtful updates that support our family's needs, while staying aligned with the community's visual traditions.

We appreciate your time and consideration, and we are happy to provide any additional documentation or participate in further discussion as needed.

Sincerely,

Swapnil Raut & Rashmi Jadhav

1929 McMillan and McMillan official map of Santa Clara County does not show Pleasant St on the map:



Santa Clara County Historic Homes Index

Does not show
pleasant st

Historic Name	House #	Street Name	City	Page	Source	Notes
	1184	Palo Alto	Palo Alto		PAHBI	
	2390	Park Avenue	Santa Clara	221	HRI-A	
	1795	Park Boulevard	Palo Alto		PAHBI	
	2110	Park Boulevard	Palo Alto		PAHBI	
	574	Park Court	Santa Clara	65	HRI-C	
Park Court Subdivision	500-800	Park Court	Santa Clara	67	HRI-C	
Saratoga Foothill Clubhouse		Park Place	Saratoga	113	OSCV	
	1230	Parkinson Avenue	Palo Alto		PAHBI	
		Pashote Court	Milpitas		SNS	
	10	Paso Robles Avenue	Los Altos		LAHRI	
Taylor House	71	Paso Robles Avenue	Los Altos		LAHRI	
Madrone Area Early Homes	350	Peebles Avenue	Morgan Hill	117	SCCHRI	
Madrone Area Early Homes	395	Peebles Avenue	Morgan Hill	117	SCCHRI	
Madrone Area Early Homes	565	Peebles Avenue	Morgan Hill	117	SCCHRI	
Madrone Area Early Homes	675	Peebles Avenue	Morgan Hill	117	SCCHRI	
House	55	Pepper Drive	Los Altos	#REF!	LAHRI	
	41	Pepper Drive	Los Altos		LAHRI	
	81	Pepper Drive	Los Altos		LAHRI	
	121	Pepper Drive	Los Altos		LAHRI	
		Perry Street	Milpitas		SNS	
D.H. Leigh	140	Peter Drive	Campbell	129	OSCV	
Alviso, Jose Maria, Adobe	92	Piedmont Road	Milpitas		NRHP	https://catalog.archives.gov/id/123861643
Jose Maria Alviso Adobe		Piedmont Road	Milpitas	58	OSCV	
Jose Maria Alviso Adobe		Piedmont Road	Milpitas	58	VSC	
Paul Masson Mountain Winery	14831	Pierce Road	Saratoga		NPS	
Paul Masson Mountain Winery	14831	Pierce Road	Saratoga	176	SCCHRI	
Masson, Paul, Mountain Winery		Pierce Road	Saratoga		NRHP	https://catalog.archives.gov/id/123861736
Paul Masson Mountain Winery		Pierce Road	Saratoga	102	OSCV	
		Pimentel Circle	Milpitas		SNS	
H.J. Osborne Residence (1902)	468	Pine Avenue	San Jose	24	CFB&B	includes floor plans and biographical info
	39	Pine Lane	Los Altos		LAHRI	
Pomeroy Green	1087-1151	Pomeroy Ave	Santa Clara		NRHP	
Hillside Orchard	509	Porter Lane	San Jose	152	SCCHRI	
	1050	Portland Avenue	Los Altos		LAHRI	
Sullivan's Saloon	65	Post Street	San Jose	150	OSCV	
		Printy Avenus	Milpitas		SNS	
Woodhills	22800	Prospect Road	Cupertino	48	SCCHRI	
Woodhills		Prospect Road	Cupertino	114	OSCV	Fremont and Cora Older home
"Old Stanford Barn"		Quarry Road	Palo Alto	32	OSCV	



July 09, 2025 09:02:52 AM. The GIS data used in this analysis was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.

Property Location Information

APN: **529-26-016**

Site Address: **24 PLEASANT ST LOS GATOS CA 95030**

Recorded Size (Assessor Database): **6,500 sq. ft. / 0.1 acres**

TRA: **03191**

Planning and Development Information

APN:52926016 is incorporated (LOS GATOS).

General Plan: **USA**

USA: **Los Gatos (100%)**

SOI: **Los Gatos**

Zoning: **INCORPORATED**

Supervisor District: **5**

Approved Building Site: **Research needed to evaluate parcel as a Building Site**

Special Area Policies and Information

- Fire Responsibility Area: LRA (100%)
- Fire Protection District: Santa Clara County Central Fire Protection District
- Geohazard: County fault rupture hazard zone
- Geohazard: County liquefaction hazard zone
- Historic Parcel: NO
- FEMA Flood Zone: X (100%)
- Sanitary District: West Valley Sanitation District
- Watershed: San Francisco Bay
- Rain isohyet: 27 inches

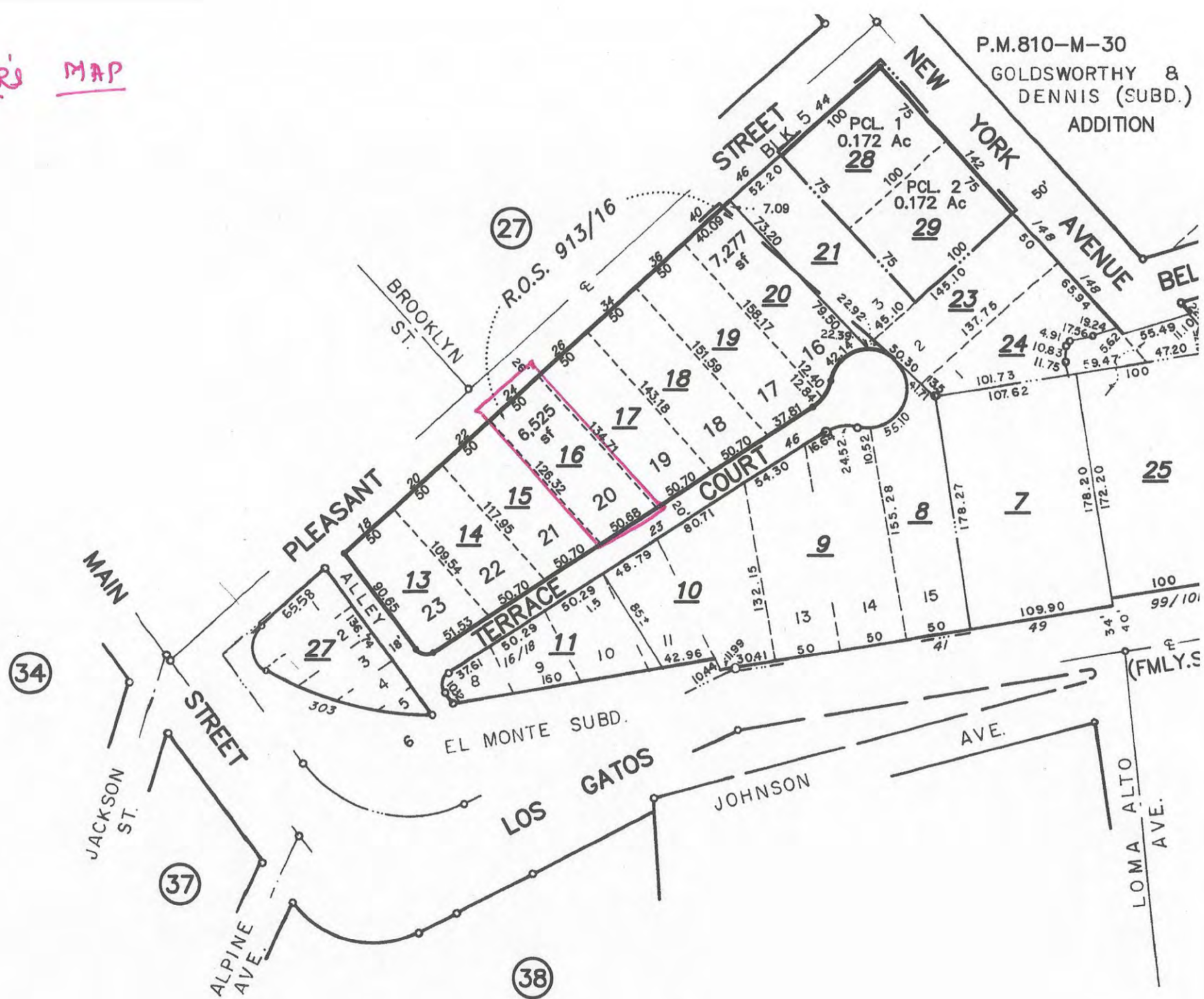
Nearest named creek: LOS GATOS CREEK (1774 feet)

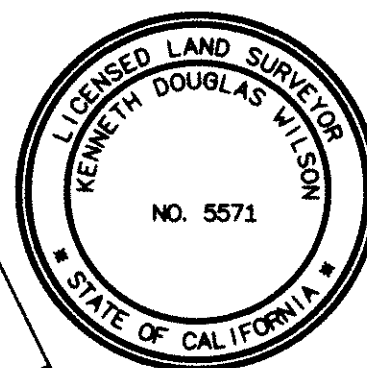
Nearest named lake: Vasona Reservoir (5890 feet)



ASSESSORI MAP

P.M.810-M-30
GOLDSWORTHY &
DENNIS (SUBD.)
ADDITION





SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF JANE PEATTIE IN JANUARY 2018.

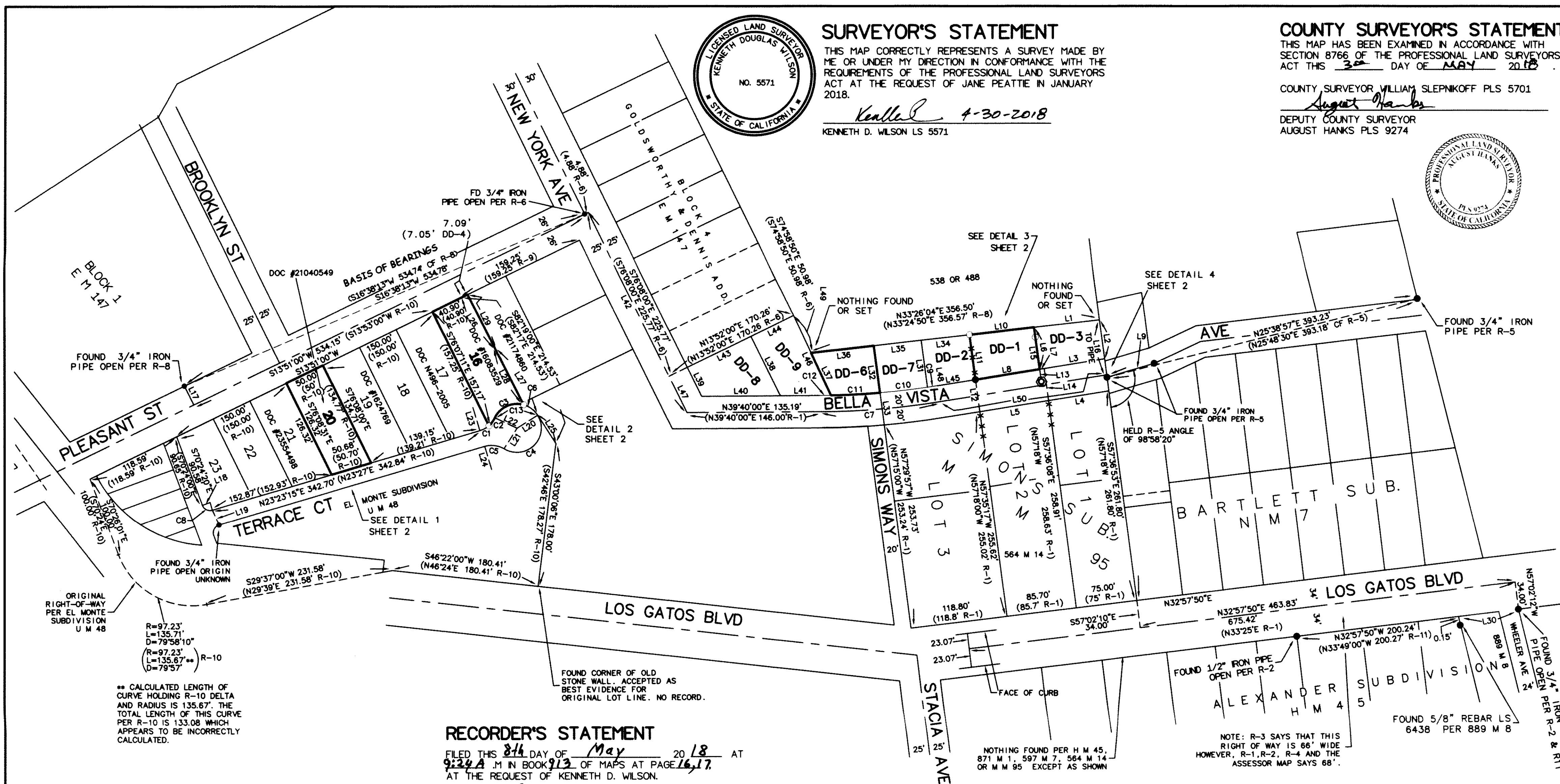
Kenneth D. Wilson 4-30-2018
KENNETH D. WILSON LS 5571

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 30 DAY OF MAY 2018.

COUNTY SURVEYOR WILLIAM SLEPNKOFF PLS 5701

August Hanks
DEPUTY COUNTY SURVEYOR
AUGUST HANKS PLS 9274

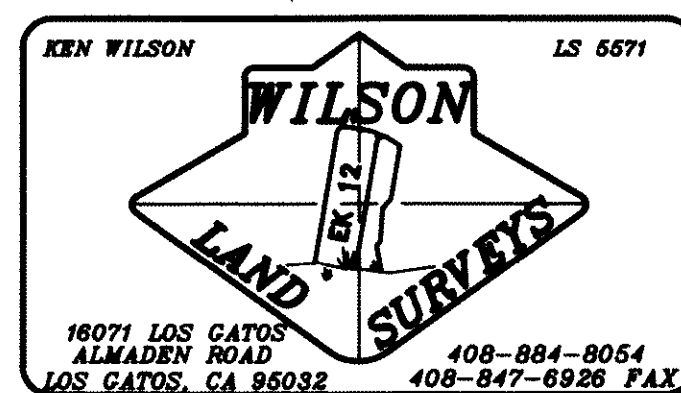


RECORDER'S STATEMENT

FILED THIS 31st DAY OF May 20 18 AT 9:24 A.M. IN BOOK 913 OF MAPS AT PAGE 16, 17.
AT THE REQUEST OF KENNETH D. WILSON.
FILE NO. 23927850 FEE 85.00

COUNTY RECORDER REGINA ALCOMENDRAS

BY: DEPUTY *Oscar DeQuilla*
Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com



BASIS OF BEARINGS

FOR THIS SURVEY IS N 16°38'13\"/>

REASONS FOR MANDATORY FILING ARE PER LAND SURVEYORS ACT SECTION 8762 (BX4)

LEGEND

- FOUND AS NOTED
- SET 5/8\"/>

REFERENCES

R-1	M M 95
R-2	597 M 7
R-3	N M 7
R-4	H M 45
R-5	93 M 7
R-6	415 M 19
R-7	810 M 31
R-8	29 M 21
R-9	E M 147
R-10	U M 48
R-11	889 M 8
DD-1	DOC #18098930
DD-2	DOC #22481404
DD-3	DOC #19946527
DD-4	DOC #21174860
DD-5	DOC #16083529
DD-6	DOC #23507297
DD-7	DOC #18675967
DD-8	DOC #23151150
DD-9	DOC #21582806

COUNTY GRID NO.: 139-29-51

RECORD OF SURVEY

AS REQUESTED BY:

JANE PEATTIE, DAVE SCHOENWALD, GREG KWOLEK

LEGAL DESCRIPTIONS:

1. LOT 20 OF THE EL MONTE TRACT PER U M 48.
 2. A PORTION OF LOT 3 OF THE GOLDSWORTHY AND DENNIS ADDITION PER E M 147 AND A PORTION OF LOT 16 OF THE EL MONTE TRACT PER U M 48.
 3. A PARCEL OF LAND IN THE CITY OF LOS GATOS PER DOCUMENT #18098930
 4. A PARCEL OF LAND IN THE CITY OF LOS GATOS PER DOCUMENT #23507297
- ALL IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, CA AND RECORDED IN THE RECORDER'S OFFICE OF SAID COUNTY AND STATE.

APN: 529-26-016, 529-26-020, 529-25-003, 529-25-006
DATE: JANUARY 2018

FILENAME: C-151

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
KDW	1"=80'	C-151	G-064 & D-108	1 OF 2

23927850

913/
16/
17

16

MEASURED			RECORD			REF.
NUM	BEARING	DISTANCE	BEARING	DISTANCE	REF.	
L1	N33°26'04"E	80.75'		80.7'	DD-3	
L2	S57°31'07"E	48.50'		60'	DD-3	
L3	S30°45'29"W	75.00'				
L4	N30°45'29"E	74.97'	N31°00'E	75'	R-1	
L5	N30°45'29"E	85.67'	N31°00'E	85.7'	R-1	
L6	N57°36'08"E	52.27'		80'	DD-1	
L7	N30°45'29"E	5.70'		5.70'	DD-1	
L8	N30°45'29"E	79.95'		80'	DD-1	
L9	N23°30'33"E	60.49'	N23°34'22"E	60.52'	R-5	
L10	N33°26'04"E	79.92'		80'	DD-1	
L11	S57°35'17"E	56.00'		60'	DD-1	
L12	N57°35'17"W	40.02'				
L13	N57°36'08"E	14.00'				
L14	S57°36'08"E	40.02'				
L15	N57°36'08"W	40.00'				
L16	S57°31'07"E	71.58'				
L17	S76°09'43"E	26.00'	S76°09'E	26'	R-8	
L18	N19°35'28"E	10.00'				
L19	N74°23'56"W	20.25'				
L20	N7°41'00"E	30.00'				
L21	S18°25'25"E	30.00'				
L22	S65°11'50"W	30.00'				
L23	S66°36'45"E	30.00'				
L24	S66°36'45"E	30.00'				
L25	S82°19'00"E	41.71'	S82°17'E	41.71'	R-10	
L26	S82°19'00"E	73.62'	S82°17'E	73.62'	DD-5	
L27	S82°19'00"E	99.20'	S82°17'E	99.20'	DD-5	
L28	S76°45'15"E	79.50'	N76°46'W	79.15'	DD-5	
L29	S76°47'27"E	73.20'	S76°46'E	73.17'	DD-5	
L30	N32°57'50"E	74.15'	N33°49'00"E	74.16'	R-11	
L31	N57°33'53"W	58.71'	S57°15'E	58.55'	DD-7	
L32	N57°29'57"W	58.83'	N57°15'W	57.24'	DD-7	
L33	N57°29'57"W	40.04'				
L34	N33°26'04"E	59.67'	N33°21'E	58.5'	DD-2	
L35	N33°26'04"E	58.60'	N33°21'E	59'	DD-7	
L36	N33°26'04"E	77.55'				
L37	S74°58'50"E	58.09'	SOUTHERLY	76'	DD-6	
L38	S76°08'00"E	82.06'	S76°08'00"E	82.06'	DD-8	
L39	S76°08'00"E	40.00'	S76°08'00"E	40.00'	DD-8	
L40	N39°40'00"E	96.63'	N39°40'00"E	96.63'	DD-8	
L41	N39°40'00"E	48.22'	N39°40'00"E	59.04'	DD-9	
L42	S76°08'00"E	275.90'				
L43	N13°52'00"E	87.00'	N13°52'00"E	87.00'	DD-8	
L44	S13°52'00"W	58.26'	S13°52'00"W	58.47'	DD-9	
L45	N30°45'29"E	47.29'	SEE NOTE ###	BELOW		
L46	S74°58'50"E	109.07'	S75°00'00"E	109.25'	DD-9	
L47	N76°08'00"E	50.13'	N76°08'00"E		R-9	
L48	N59°14'31"W				RAD	
L49	N50°20'00"W				RAD	
L50	N30°45'29"E	207.34'				

TOTAL DISTANCE C9 + L45 = 59.71 (59.38' DD-2)

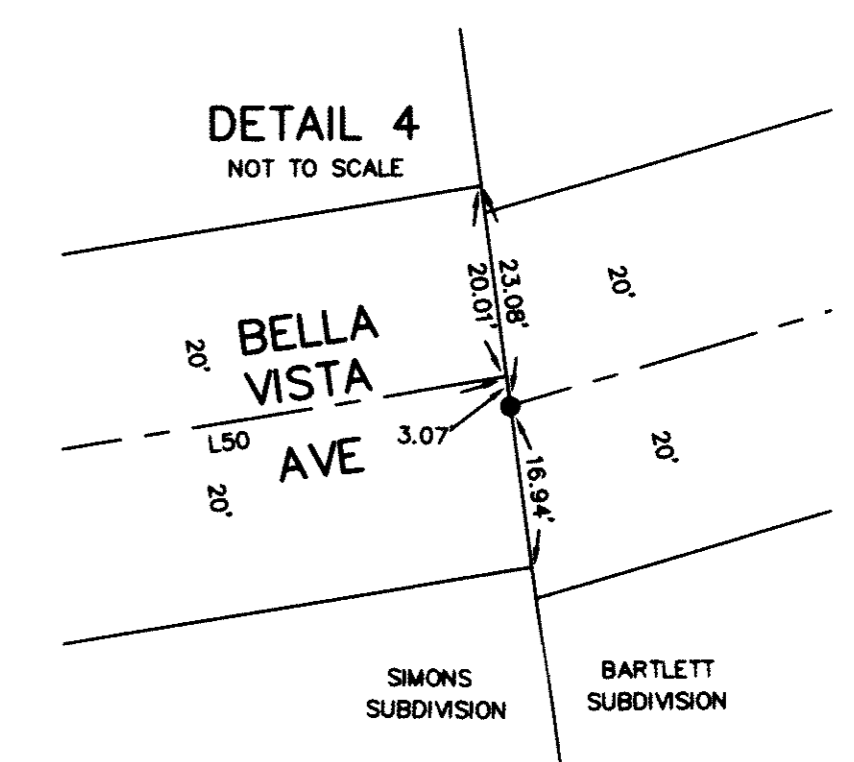
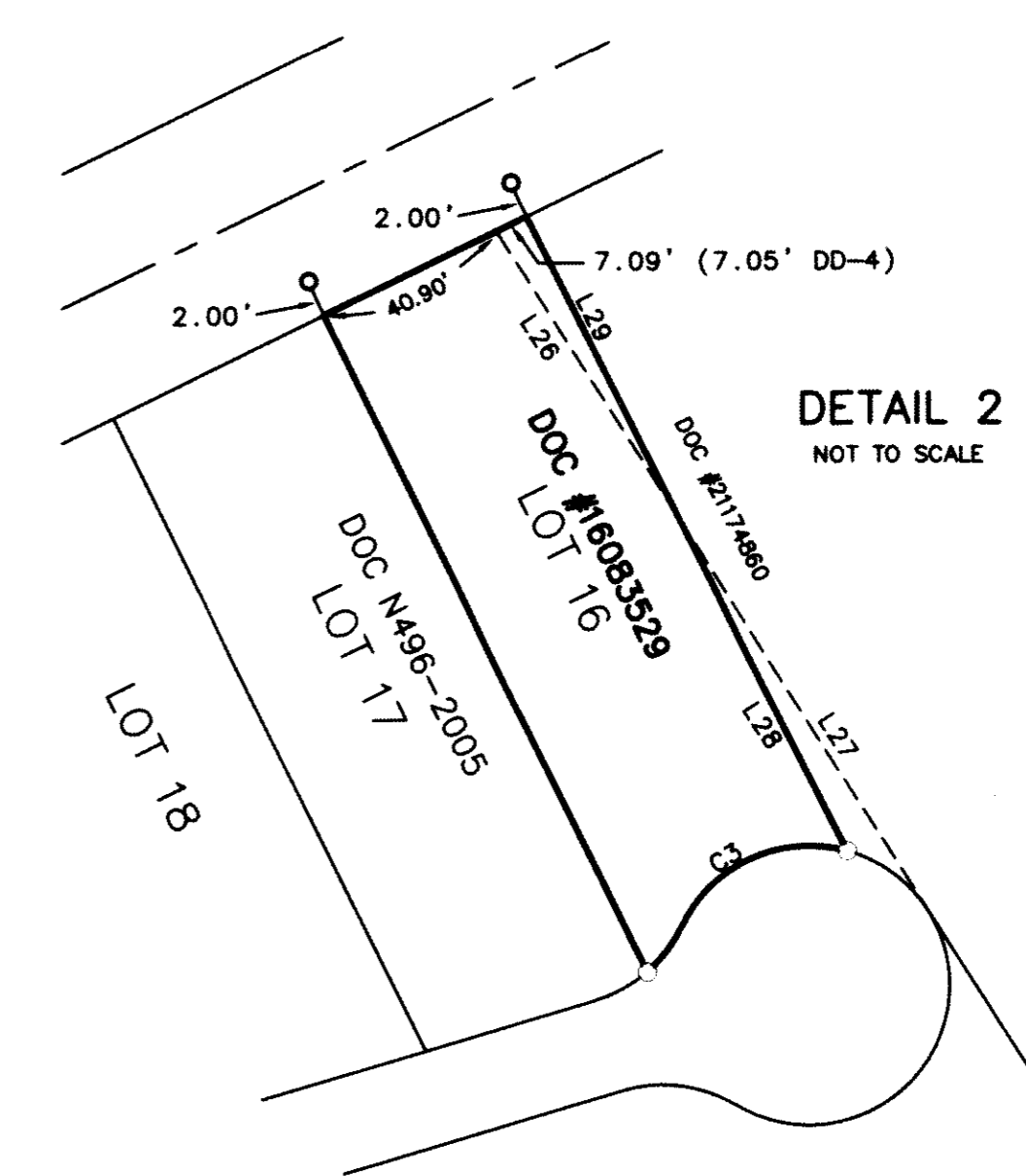
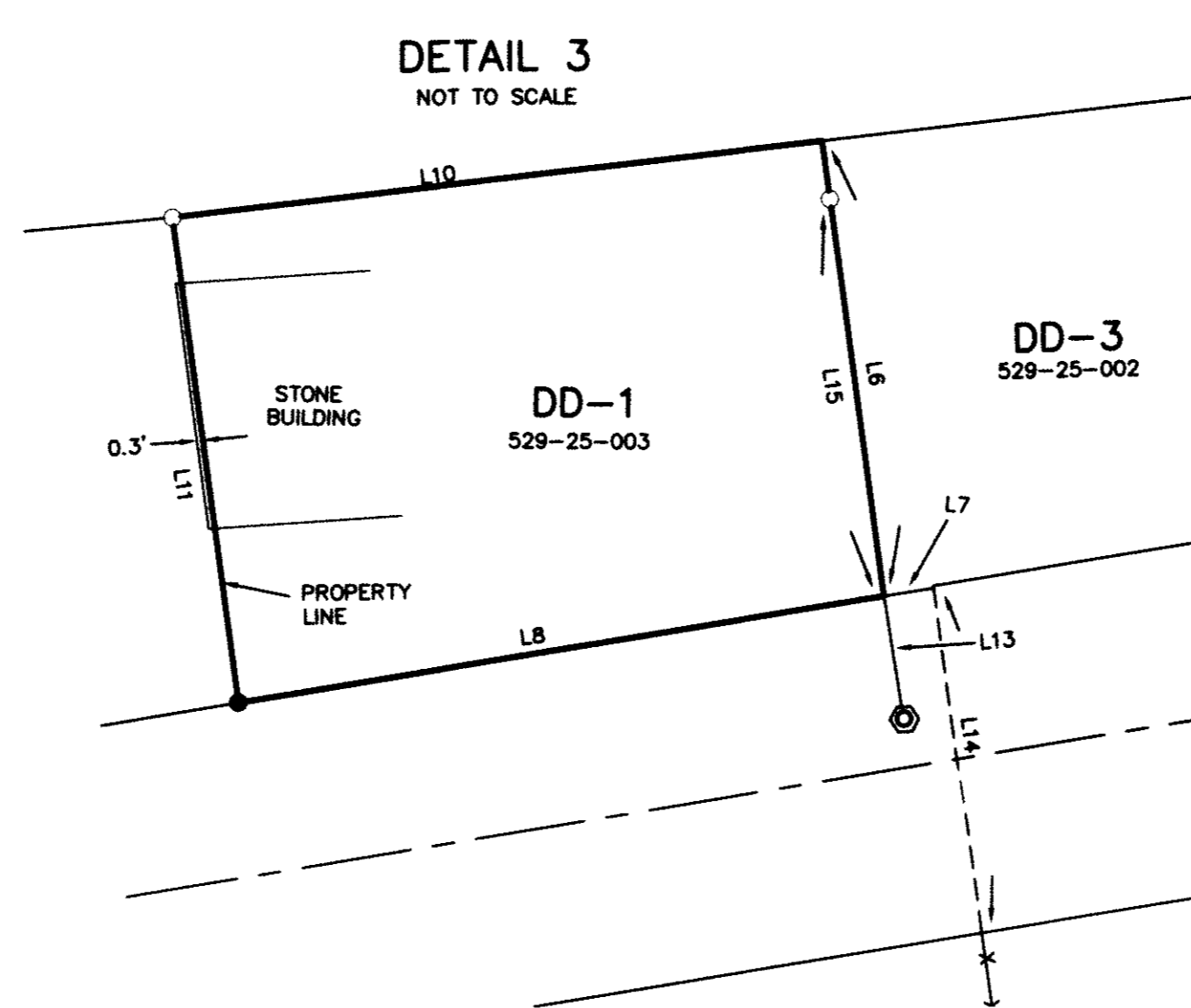
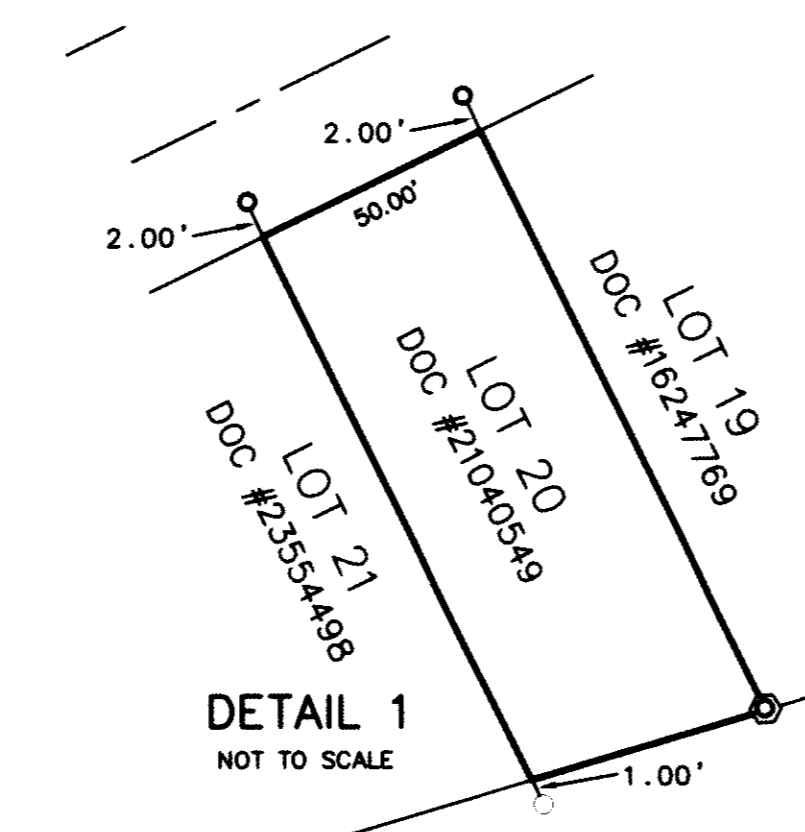


TABLE 1

MEASURED			RECORD			REF.	CHORD LENGTH
NUM	DELTA	LENGTH	DELTA	LENGTH	RADIUS		
C1	24°30'59"	12.84'	24°26'24"	12.80'	30.00'	R10	12.70'
C2	23°40'24"	12.40'	23°47'44"	12.46'	30.00'	R10	12.37'
C3	80°29'10"	42.14'					
C4	153°53'35"	80.58'	153°33'48"	80.40'	30.00'	R10	SEE TABLE 2
C5	48°11'20"	25.23'	48°14'32"	25.26'	30.00'	R10	24.52'
C6	42°00'00"	21.99'	42°00'00"	22.39'	30.00'	DD-5	
C7	8°54'31"	148.49'	8°37'39"	143.80'	955.00'		
C8	86°12'26"	15.05'	86°09'00"	15.04'	10.00'	R10	
C9	0°45'40"	12.42'	1°36'45"	3.48'	123.80'	DD-9	
C10	3°35'43"	58.67'	3°37'22"	59.12'	935.00'	DD-7	
C11	3°41'39"	60.29'		69'		DD-6	
C12	0°51'29"	14.00'					
C13	122°29'08"	64.13'	122°12'30"	63.99'	30.00'	R10	52.53'

* CALCULATED FROM RECORD DATA

TABLE 2
RECORD

LENGTH	RADIUS	CHORD LENGTH	DELTA	REF.
10.57'	30.00'	10.52'	20°11'46"	R10
69.83'	30.00'	55.10'	133°22'02"	R10

* CALCULATED FROM RECORD DATA

AREAS

DD-1 (APN 529-25-003)
AREA = 4,326 S.F. - 0.10 ACRES

DD-6 (APN 529-25-005)
AREA = 3,924 S.F. - 0.09 ACRES

LOT 16 (DOC #16083529)
AREA = 7,277 S.F. - 0.17 ACRES

LOT 20
AREA = 6,525 S.F. - 0.15 ACRES

RECORD OF SURVEY

AS REQUESTED BY:
JANE PEATTE AND DAVE SCHOENWALD

LEGAL DESCRIPTIONS:
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ALL IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, CA AND RECORDED IN THE RECORDER'S OFFICE OF SAID COUNTY AND STATE.

APN: 529-26-016, 529-26-020, 529-25-003, 529-25-006

DATE: JANUARY 2018

FILENAME: C-151

FIELD BOOK:

DRAWN BY: KDW	SCALE: 1"=80'	PROJECT: C-151	JOB NUMBER: G-064 & D-108	SHEET: 2 OF 2
------------------	------------------	-------------------	------------------------------	------------------

23927850

17

LATER
ADDITION



LATER (uneven
ADDITION Roof)







1928 20
MARCH 1928
LOS GATOS
CALIF.
SANBORN
MAP

TOWN OF LOS GATOS
Building Inspection Department
Phone ELgato 4-4520

Nº 1650 E

Electric Wiring Permit

Location

24 Pleasant ST

Date

8-22-57

is hereby granted to install electrical wiring at above location in accordance with application

for

Gibson

owner

RECEIPT for

Three & 100

Dollars

as inspection fee is hereby acknowledged.

TOWN OF LOS GATOS BUILDING INSPECTION DEPT.

By

N A Oakley

BB 1M 11-53

Wiring only

\$1.00

\$ 100

Wiring and Fixtures

1.25

Temporary Pole

1.00

Outlets @ .05

100

Fixtures @ .05

Motors @

Service Charge

100

8-22-57

TOTAL FEES

\$ 3.00

Town of Los Gatos

Building Inspection Department

Phone Elgato 4-4520

BUILDING PERMIT

No 1647 B

Location 24 Pleasant St.
 Lot Block Street

Street

Setbacks ft.

Zone R-2 Front
 Side () ()
 Rear

Date 7-15, 1957

Is hereby granted in accordance with application to

Build
Remodel
Add to
Move
 No. 1 Story 1 Family Residence and
 or Bed Room & Garage
 Other Type Structure

Occupancy

Owner J. Gibson

Contractor Chenline

Valuation \$3,000 \$10.00 fee

RECEIPT for Ten & Ten Dollars
 as inspection fee is hereby acknowledged.

Town of Los Gatos Building Inspection Department

By W. O. Cohen

ELECTRICAL, PLUMBING AND GAS PERMITS ARE REQUIRED
 IN ADDITION TO THIS PERMIT

INSPECTION RECORD

	DATE	INSPECTOR
FOOTINGS	<u>7-21-57</u>	
FOUNDATION FORMS	<u>7-15-57</u>	
POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED		
BOND BEAM (CONC. BLK.)		
ROUGH PLBG. { PARTIAL COMPLETE		
GAS PRESSURE		
ROUGH FRAME (INCLUDES FLUES, ROOF & SIDING)	<u>7-15-57</u>	
DO NOT WIRE UNTIL ABOVE HAS BEEN SIGNED		
ROUGH WIRING	<u>7-15-57</u>	
COVER NO WALLS UNTIL ABOVE HAS BEEN SIGNED		
STUCCO WIRE & LATH		
PLUMBING FIXTURES	<u>8-16-57</u>	
GAS APPLIANCES	<u>8-16-57</u>	
ELECTRICAL FIXTURES	<u>8-16-57</u>	
BUILDING COMPLETE	<u>8-16-57</u>	

No Utilities Will Be Cleared Until
 (Building Complete) Has Been Approved

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA. 95030
BUILDING INSPECTION DEPARTMENT - PHONE 354-6876

APPLICATION FOR BUILDING PERMIT

B 10335

FOR APPLICANT TO FILL IN

BUILDING ADDRESS 24 PLEASANT STREET	LOT NO.	TRACT	60 X 120'
USE OF BUILDING RESIDENTIAL			DUPLEX
OWNER MIKE BLACK			438-2512
ADDRESS			
ARCHITECT OR ENGINEER			
ADDRESS			
CONTRACTOR OWNER			
ADDRESS			
STATE OF CALIF.			
<p>DESCRIPTION OF WORK</p> <p>NEW <input type="checkbox"/> ADD <input type="checkbox"/> ALTER <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/></p> <p>1st FL. 2nd FL. GAR. AREAS BSMT. OTHER <input checked="" type="checkbox"/> ROOF</p> <p>12,000 SQ. FT.</p> <p>USE OF STRUCTURE</p> <p>RESIDENTIAL</p> <p>DESCRIPTION OF WORK</p> <p>REPLACING FLAT ROOF W/ FRAME</p> <p>\$3,800</p>			
CONSTRUCTION LENDING AGENCY			

BUILDING PERMIT APPROVAL		DATE
PLAN DEPT.		1/1
PUBLIC WORKS		1/1
FIRE DEPT.		1/1
BUILDING DEPT.		2/13/88
SEWER DEPT.		
IR SB	DATE CONST.	1/1
REAR SB	CR. GROUP	1/3
LEFT SB	TIME	1/1
RIGHT SB	TIME	
VALUATION \$		
FEES & TAXES		
BUILDING PERMIT	\$	38.50
SEISMIC TAX		5.00
CONSTRUCTION TAX		
UTILITY TAX		
PLAN CHECK FEE		
TOTAL \$		73.00

INSPECTION RECORD

VALIDATION 001-825 3837 * 0039.001

APPROVALS

FOUNDATION	
CLAMS, MATERIALS	
FRAME, FLOORING	
SEATING, ROOF	
PERMANENT, INSULATION	
INSULATION	
CEILING	
WALL, PLASTER	
LANDSCAPE, PARKING AND GRADING	
VEGETATION COMPLETED	
FINAL	

Permit Number: P96-000081

Work Description: PLUMBING PERMIT FOR WASHER & GAS LINE

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE & ET AL
Address.....: 130 EL SERENO
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: BLACK MICHAEL S TRUSTEE & ET AL
License.....:
Address.....: 130 EL SERENO
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Business Lic...:

Status...: ISSUED
Applied.: 02/12/1996
Approved: 02/12/1996
Issued...: 02/12/1996
Expires.: 08/10/1996

New Residence: --Square Footage--
Remodel: Commercial:

***** PERMIT FEES *****

Permit Issuance.....:	22.00
Plan Check Fee.....:	.00
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Plumbing Fee..:	17.00

Total Calculated Fees:	39.00
Total Additional Fees:	.00
Total Fees Due.....:	39.00
Total Payments.....:	.00
BALANCE DUE.....:	39.00

CONTRACTOR'S DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X _____



TOWN of LOS GATOS

OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a Building Permit, the approval of the owner is required.

This is the Town's authorization to issue a permit to the agent listed below:

Agent: Name: Mark Gilbert
Address: 24 Pleasant St
City: Los Gatos, CA 95032
Telephone: 375-4946

Owner: Name: Michael Black
Address: 130 El Sereno Dr
City: Scotts Valley, Ca
Telephone: 438-2512

2-1-96
Date

Michael Black
Signature of Owner

Assessor's Parcel Number

24 Pleasant
Project Location

(NOTE: One owner-agent form will be required for each permit required.)

(Rev: 3/8/89)

This permit is for plumbing of a
washer only in Back Patio area

Permit Number: E99-000755

Work Description: ELEC FOR PG&E SERVICE RESTORE

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: OWNER/BUILDER
License.....: 000000
Address.....: SAME
City.....:
Zip.....:
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 12/01/1999
Approved:
Issued...: 12/01/1999
Expires.: 05/29/2000

--Square Footage--

New Residence: Remodel: Commercial:

***** PERMIT FEES *****

Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Resident.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Electrical Fee:	11.00

Total Calculated Fees:	36.00
Total Additional Fees:	.00
Total Fees Due.....:	36.00
Total Payments.....:	.00
BALANCE DUE.....:	36.00

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation Insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X _____

NOTES:

1. Signs are regulated, see Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.

Permit Number: P99-000631

Work Description: PLUM FOR GAS SERVICE FROM PG&E

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: OWNER/BUILDER
License.....: 000000
Address.....: SAME
City.....:
Zip.....:
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 12/01/1999
Approved: 12/01/1999
Issued..: 12/01/1999
Expires.: 05/29/2000

--Square Footage--

New Residence: Renodel: Commercial:

***** PERMIT FEES *****
Permit Issuance.....: 25.00
Plan Check Fee.....: .00
New Residential.....: .00
Remodel.....: .00
Commercial.....: .00
Detail Plumbing Fee...: 10.00

Total Calculated Fees: 35.00
Total Additional Fees: .00
Total Fees Due.....: 35.00
Total Payments.....: .00
BALANCE DUE.....: 35.00

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X _____



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PO Box 949, Los Gatos, CA 95031
(408) 354-6881

OWNER-BUILDER INFORMATION

Attention Property Owner:

If you plan to improve your property and employ persons other than your immediate family, the following information will be of benefit to you. State and Federal laws require that you:

- Register with the State and Federal government as an employer.
- Withhold and remit income tax for each employee.
- Withhold and remit social security costs on each employee and pay social security costs on each employee
- Withhold and remit disability insurance costs for each employee and pay worker's compensation insurance costs for each employee.
- Pay employee unemployment insurance costs on each employee.
- There may be financial risks for you if you do not carry out these obligations and these risks are especially serious with respect to worker's compensation insurance
- If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.
- A frequent practice of unlicensed persons professing to be contractors is to secure an "Owner-Builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally.

Information about licensed contractors, insurance, and lien laws may be obtained by contacting the Contractors' State License Board and/or various business and trade associations.

Please complete the "Owner-Builder Verification" form (reverse side) and sign below so that we can confirm that you are aware of these matters. The building permit cannot be issued until the verification has been completed and signed to the Community Development Department.

I declare under penalty of perjury that the information provided on the reverse side is true and correct. I have read and understand the Owner-Builder Information.

Property Owner's Signature: Mike Black

Date: 12/1/99

Job Address: 24 Pleasant

Permit #:

E99-000755
099-000631

Mike Black

OWNER-BUILDER VERIFICATION

- I or my immediate family (parent, spouse, or child) will perform (check one):
 - A. ☒ All the work authorized by this permit.
 - B. ☐ A portion of the work
 - C. ☐ None of the work.

If B or C is checked, complete 2 or 3 below.

- A state licensed contractor will be hired to do (complete section below):
 - A. ☐ All of the work.
 - B. ☐ A portion of the work

Contractor	Address/City	Phone Number	State License #	Type of work to be performed

- C ☐ I will utilize unlicensed person(s) other than my family to perform all or portions of the authorized work. I understand that I may be an employer (see reverse side). A Certificate of Insurance covering worker's compensation must be on file at the Community Development office.

Person/Firm	Address/City	Phone Number	Type of work to be performed

- I AGREE TO CHECK THAT EACH CONTRACTOR AND SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN TO WORK. YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT (408) 354-6831 OR (408) 399-5704.

Property Owner's Initial *MR*

Any changes to this form shall be submitted to the Community Development Department

SPECTION REQUESTS PHONE 354-6877

NOTICE:

1. SIGNS ARE REGULATED, SEE PLANNING DEPT.
2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, SHOESTRING LIGHTING NOT PERMITTED.
3. WRITTEN LETTER OF APPROVAL IS NECESSARY FOR EQUIPMENT AND LIGHTS OUTSIDE OF LIVING AREA WITHIN HOMEOWNER'S ASSOCIATIONS

BUILDING INSPECTION DEPARTMENT • PHONE 354-6576 FAX (408) 354-7883

BUILDING INSPECTION DEPARTMENT • PHONE 354-6576 FAX (408) 354-7983

INSPECTION REQUESTS PHONE 354-8877

P99-

UNIT PRICE	NL OF UNITS	AMOUNT	\$	FEE
WATER CLOSET		7.00 EA.		
BATH TUB		7.00 EA.		
SHOWER		7.00 EA.		
LAVATORY		7.00 EA.		
SINK		7.00 EA.		
DISH WASHER		7.00 EA.		
DISPOSER		7.00 EA.		
CLOTHES WASHER		7.00 EA.		
FLOOR DRAIN		7.00 EA.		
DRINKING FTH.		7.00 EA.		
RAINFALL SYSTEM		7.00 EA.		
HOUSE SEWER		15.00 EA.		
WATER HEATER		15.00 EA.		
GREASE TRAP		12.00 EA.		
GAS SYSTEM	/	10.00 SYSTEM		
LAWN SPRINKLER		9.00 SYSTEM		
WATER SYSTEM		10.00 SYSTEM		
VACUUM BREAKER		2.00 EA.		
BACKFLOW DEVICE		8.00 EA.		
PRIVATE SWIMMING POOL		40.00 EA.		
SEWER CLEANOUT		6.00 EA.		
PRIVATE SEWAGE DISPOSAL SYSTEM		45.00 EA.		
SEPTIC ABATEMENT		25.00 EA.		
RESIDENTIAL WATER REPAIRING		45.00 EA.		
NEW RES. CONST. _____ SQ. FT. X \$0.08 =				
SUBTOTAL				
PLUMBING PLAN CHECK FEE 25%				
SEQUENCE OF PERMIT		\$25.00		
TOTAL FEES				

BUILDING ADDRESS	
USE OF BUILDING	
OWNER	PHONE
MAIL ADDRESS	
CITY	ZIP
CONTRACTOR	PHONE
MAIL ADDRESS	
CITY	ZIP
STATE LICENSE EXPIRE DATE	TOWN LICENSE

TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B00-000085

Work Description: REPAIR/REMODEL 1336 SF

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Contractor.....: RESPECTABLE TERMITE INC.
License.....: 529205
Address.....: 1387 HESTER AVE
City.....: SAN JOSE CA
Business Lic.: Also is Applicant

Status...: ISSUED
Applied.: 02/08/2000
Approved: 02/15/2000
Issued...: 02/15/2000
Expires.: 08/06/2000

Arch\Eng\Design.:
License.....:
Address.....:
City.....:

Valuation.....: 49,432.00

Total Sq.Ft.....: 1,336 Livable Sq.Ft.:

Class Code.....: 434 Bldg Count: 001

Unit Count: 000

***** PERMIT FEES *****

Permit Issuance..:	25.00	Park Tax.....:	.00
Building Permit..:	577.00	Planning Plan Ck.:	115.40
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	4.94	Storm Drain Eng..:	.00
Plan Check.....:	375.05	Road Impact Fee...:	40.08
Micro Building...:	10.00	Computer Services:	23.08
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt....:	.00	Mechanical Fee...:	

Total Calculated Fees:	1,170.55
Total Additional Fees:	.00
Total Fees Due.....:	1,170.55
Total Payments.....:	.00
BALANCE DUE.....:	1,170.55

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X Michael A. July

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X Michael A. July

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X Michael A. July

Permit Number: P00-000083

Work Description: PLUM FOR REPAIR/REMODEL OF 1336 SF

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: RESPECTABLE TERMITE INC.
License.....: 529205
Address.....: 1387 HESTER AVE
City.....: SAN JOSE CA
Zip.....: 95126
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 02/08/2000
Approved: 02/15/2000
Issued...: 02/15/2000
Expires.: 08/13/2000

--Square Footage--

New Residence: Remodel: Commercial:

***** PERMIT FEES *****	
Permit Issuance.....:	25.00
Plan Check Fee.....:	26.25
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Plumbing Fee...:	105.00

Total Calculated Fees:	156.25
Total Additional Fees:	.00
Total Fees Due.....:	156.25
Total Payments.....:	.00
BALANCE DUE.....:	156.25

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X _____

Permit Number: E00-000083

Work Description: ELEC FOR REPAIR/REMODEL OF 1336 SF

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: RESPECTABLE TERMITE INC.
License.....: 529205
Address.....: 1387 HESTER AVE
City.....: SAN JOSE CA
Zip.....: 95126
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 02/08/2000
Approved:
Issued...: 02/15/2000
Expires.: 08/13/2000

--Square Footage--

New Residence: Remodel: Commercial:

***** PERMIT FEES *****

Permit Issuance.....:	25.00
Plan Check Fee.....:	34.56
New Resident.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Electrical Fee:	138.25

Total Calculated Fees:	197.81
Total Additional Fees:	.00
Total Fees Due.....:	197.81
Total Payments.....:	.00
BALANCE DUE.....:	197.81

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X Michael A. July

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X Michael A. July

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X Michael A. July

NOTICE:

1. Signs are regulated, See Planning Dept. for requirements
2. Outdoor lights are regulated against shining on other properties, shoestring lighting is not permitted.

Permit Number: M00-000050

Work Description: MECH FOR REPAIR/REMODEL OF 1336 SF

Building Address: 24 PLEASANT ST
Owner.....: BLACK MICHAEL S TRUSTEE
Address.....: 130 EL SERENO DR
City.....: SCOTTS VALLEY CA
Zip.....: 95066
Contractor.....: RESPECTABLE TERMITE INC.
License.....: 529205
Address.....: 1387 HESTER AVE
City.....: SAN JOSE CA
Zip.....: 95126
Business Lic...: Also is Applicant

Status...: ISSUED
Applied.: 02/08/2000
Approved: 02/15/2000
Issued...: 02/15/2000
Expires.: 08/13/2000

---Square Footage---
New Residence: Remodel: Commercial:

***** PERMIT FEES *****
Permit Issuance.....: 25.00
Plan Check Fee.....: 24.50
New Residential.....: .00
Remodel.....: .00
Commercial.....: .00
Detail Mechanical Fee: 98.00

Total Calculated Fees: 147.50
Total Additional Fees: .00
Total Fees Due.....: 147.50
Total Payments.....: .00
BALANCE DUE.....: 147.50

CONTRACTORS DECLARATION

I certify that I am properly licensed by the State of California Contractors License Law.

Signature X Michael A. Jolly

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.

Signature X Michael A. Jolly

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.

Signature X Michael A. Jolly

NOTICE: All new mechanical equipment shall be screened and the screening shall match the building in terms of material and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.20.025 of the Town of Los Gatos Code.

TOWN OF LOS GATOS

INSPECTION REQUESTS • PHONE 354-8877 (VOICE MAIL)

110 E. MAIN ST., LOS GATOS, CA 95032

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT • PHONE 354-8881 FAX 354-7593

BUILDING ADDRESS	
24 PEACHANT STREET	
USE OF EXISTING BUILDING	BUILDING IN HOMEOWNER'S ASSOCIATION (check box)
Residence	<input type="checkbox"/>
OWNER	DATE
MIKE & ALMA BLANK	2/8/00
ADDRESS	PHONE
130 El Sereno Dr	(830) 438-2522
CITY	ZIP
SCOTT'S VALLEY CA	95066
ARCHITECT/ENGINEER/DESIGNER	PHONE
ADDRESS	
CITY	ZIP
CONTRACTOR	PHONE
REINTEGRATED TRENDA, INC.	(415) 975-7894
ADDRESS	MUST SHOW CURRENT WORKER'S COMP
1387 HAWTHORNE AVE	
CITY	ZIP
SPR 1016	95126
STATE LICENSE	CONTRACTOR'S EXPIRATION DATE
529715	7/1/2001
SQUARE FOOTAGE	
REMODEL/EXISTING	NEW/ADDITION
1st Floor	1336
2nd Floor	
BASE/3RD FLOOR	
SUBTOTAL	TOTAL
GARAGE	
OTHERS	
NO OF STORIES	SIZE OF LOT
1	
APN	ESTIMATE VALUATION
	\$5,600
DESCRIPTION OF WORK	
HARDENING, ELECTRICAL/PLUMBING, MECHANICAL, ROOFING, DECKS, REMODEL TO USABLE CONDITION.	
CALCULATED VALUE	
LENDING AGENCY	PHONE
ADDRESS	
CITY	ZIP

For Official Use Only

B00- 85

B00-

E00- 83

M00- 50

P00- 83

3 Plans Energy Calcs

Soil R. Struc. Calcs

Req. Hold Approved

Planning:

[5746]

[6875]

Chris [5720]

Gary [6879]

Ryan [6807]

Sandy [6873]

Trish [6860]

PPW:

Fire:

WVSD:

Health Dept:

Schools:

Hazardous

Material Clearance:

Comments:

Historic or Pre - 1941

Plan Check Fee:

Town's Valuation: 49,482

Building Approved:

Hold for:

Ready To Issue:

Contacted Owner / Contractor on: 2/1/2000

Application Processed By: [Signature]

SPECTION REQUESTS PHONE 354-6877

E00-

	NAT'L FEE	No. OF ITEMS	AMOUNT	\$	FEE
OUTDOOR LIGHTS		5	1.25 EA.		
INDOOR LIGHTS		15	1.25 EA.		
SWITCHES		70	1.25 EA.		
RECEPTACLES, OUTLETS			1.25 EA.		
RESIDENTIAL: OVEN, COOK TOP, WALL AIR-COND., SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1KW OR LESS		4	5.00 EA.		
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1KW OR LESS			6.00 EA.		
LARGE APPLIANCES, POWER APPARATUS HEATING & AIR-COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1KW		2	8.00 EA.		
OVER 10 KW			15.00 EA.		
OVER 50 KW			30.00 EA.		
OVER 100 KW			45.00 EA.		
BUSWAY (PER 100 FEET)			5.00 EA.		
SIGNS			30.00 EA.		
SERVICE EQUIP., NOT OVER 200 AMPS		21	30.00 EA.		
SERVICE EQUIP., OVER 200 AMPS			50.00 EA.		
SERVICE EQUIP., OVER 600 VOLTS			75.00 EA.		
SUBPANEL		1	11.00 EA.		
MISC. APPARATUS, CONDUITS & CONDUCTORS			15.00 EA.		
TEMPORARY POWER POLE			30.00 EA.		
TEMPORARY LIGHTING SYSTEM			15.00 EA.		
SWIMMING POOL SYSTEM			30.00 EA.		
NEW RES CONST.			SQ FT. X \$0.08 =		
			SUBTOTAL		
ELECTRICAL PLAN CHECK FEE 25%					
LIABILITY OF PERMIT			\$25.00		
TOTAL FEES					

BUILDING ADDRESS	
24 PLEASANT STREET.	
USE OF BUILDING	X Historic - Pre-1941
OWNER	PHONE
DURLEY ALMA BLACK	
MAIL ADDRESS	
CITY	ZIP
CONTRACTOR	PHONE
RESPECTABLE TRIBUTE INC. 408 797-5749	
MAIL ADDRESS	
1357 HASTER AVE	
CITY	ZIP
JAN JOSE	95126
STATE LICENSE EXPIRE DATE	MUST SHOW CURRENT WORKER'S COMP
4/2000	
NOTICE:	
1. SIGNS ARE REGULATED, SEE PLANNING DEPT.	
2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES, SHOESTRING LIGHTING NOT PERMITTED.	
3. WRITTEN LETTER OF APPROVAL IS NECESSARY FOR EQUIPMENT AND LIGHTS OUTSIDE OF LIVING AREA WITHIN HOMEOWNERS ASSOCIATIONS	
DESCRIPTION OF WORK: REPAIR DWELLING TO LIVABLE CONDITION.	

BUILDING INSPECTION DEPARTMENT • PHONE 354-8876 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

UNIT FEE	NO OF ITEMS	AMOUNT	\$	FEE	BUILDING ADDRESS
INSTALLATION, REPAIR OR ALTERATION OF HEATING UNIT, A/C, BOILER, COMPRESSOR, OR AIR HANDLER	1	20.00 EA.			24 PLUMMIT STREET
DUCT OUTLET OR REGISTER	9	3.00 EA.			USE OF BUILDING X Historic - Pre-1941
FIREPLACE		12.00 EA.			OWNER PHONE
VENTILATING FAN	2	6.00 EA.			MIRA + ALMA BLACK 831-438-2512
HOOD, RESIDENTIAL	1	15.00 EA.			MAIL ADDRESS
HOOD, COMMERCIAL		25.00 EA.			CITY ZIP
FLUE, VENT	4	6.00 EA.			CONTRACTOR PHONE
EVAPORATIVE COOLER		12.00 EA.			RESPECTABLE THERMITE INC. 401-897-5749
SOLAR COLLECTOR		22.00 SYSTEM			MAIL ADDRESS
OTHER MECHANICAL APPLIANCE		15.00 EA.			1387 MASTER AVE
GAS		10.00 SYSTEM			CITY ZIP
NEW RES. CONST. _____ SQ. FT. X \$0.04 =					SPN 1016 95126
		SUBTOTAL			STATE LICENSE
MECHANICAL PLAN CHECK FEE 25%					EXPIRE DATE MUST SHOW CURRENT WORKER'S COMP
ISSUANCE OF PERMIT		\$25.00			
TOTAL FEES					
DESCRIPTION OF WORK: REPAIR DUELLING TO LIVABLE CONDITION.					NOTICE: All mechanical equipment shall be screened and the screening shall match the building in terms of material and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.20.025 of the Town Code. NOTICE: When installing a new A/C unit or repairing electrical, an electrical permit must also be required.

BUILDING INSPECTION DEPARTMENT • PHONE 354-8878 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

THE BATTLE FOR 2000

UNIT PER	NO. OF OTHERS	AMOUNT	I	FEE
WATER CLOSET	2	7.00 EA.		
BATH TUB	2	7.00 EA.		
SHOWER		7.00 EA.		
LAVATORY	2	7.00 EA.		
SINK	1	7.00 EA.		
DISHWASHER	1	7.00 EA.		
DISPOSER	1	7.00 EA.		
CLOTHES WASHER	1	7.00 EA.		
FLOOR DRAIN		7.00 EA.		
DRINKING FTN		7.00 EA.		
RAINWATER SYSTEM		7.00 EA.		
HOUSE SEWER		15.00 EA.		
WATER HEATER	1	15.00 EA.		
GREASE TRAP		12.00 EA.		
GAS SYSTEM	1	10.00 SYSTEM		
LAWN SPRINKLER		9.00 SYSTEM		
WATER SYSTEM	1	10.00 SYSTEM		
VACUUM BREAKER		2.00 EA.		
BACKFLOW DEVICE		8.00 EA.		
PRIVATE SWIMMING POOL		40.00 EA.		
SEWER CLEANOUT		8.00 EA.		
PRIVATE SEWAGE DISPOSAL SYSTEM		45.00 EA.		
SEPTIC ABATEMENT		25.00 EA.		
RESIDENTIAL WATER REPIPING		45.00 EA.		
NEW RES CONST		SQ FT X \$0.06 =		
		SUBTOTAL		
PLUMBING PLAN CHECK FEE 25%				
ISSUANCE OF PERMIT		\$25.00		
TOTAL FEES				

BUILDING ADDRESS
24 PLEASANT STREET,

USE OF BUILDING

OWNER _____ **PHONE** _____
MIKE + ALMA BLACK 831 938-7512

MAIL ADDRESS

CITY _____ **ZIP** _____

CONTRACTOR _____ **PHONE** _____
BRICKTABLE TROUBLE INC. 408 297-5749

MAIL ADDRESS

1387 MASTER AVE 95124
CITY _____ **ZIP** _____

STATE _____ **MUST SHOW CURRENT**
LICENSE 4/7000 **WORKER'S COMP**
EXPIRE DATE _____

DESCRIPTION OF WORK REPAIR UNBUILT TO
LIVABLE CONDITION



TOWN OF LOS GATOS

BUILDING AND ENGINEERING SERVICES
(408) 384-8864
FAX (408) 384-7593

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
LOS GATOS, CA 95031

TO: Pacific Gas & Electric Company
Attention: Phyllis Goble
FAX: (408) 725-3342

FROM: TOWN OF LOS GATOS - BUILDING INSPECTION DEPARTMENT

SUBJECT: REQUEST FOR GAS/ELECTRIC RELEASE(S)

PROPERTY INFORMATION:

Building Address: 24 Pleasant St.
Name of Customer: Black
Date of Release: 4-18-2000 Time of Release: 1:00 PM
Building Type: SFD Units Released: One
Meter(s) Location: Side of House

ELECTRICAL RELEASE:

☒ Service Change: New Panel Amps: 200 Other: _____
☐ New Service: _____ Amps: _____ Other: _____
☐ Temporary Power Pole: _____ Amps: _____ Other: _____
☐ Temporary Use of Permanent Power: _____

GAS RELEASE:

☐ Service Change: _____ Meters: _____ No. of BTU: _____
☐ New Service: _____ Meters: _____ No. of BTU: _____
☐ Temporary Use of Permanent Gas Service: _____

BUILDING INSPECTION DEPARTMENT:

Inspector Initials: RH
Permit No. EC0-000023
Fax Date/Time: 4-18-2000 / 2:00 PM

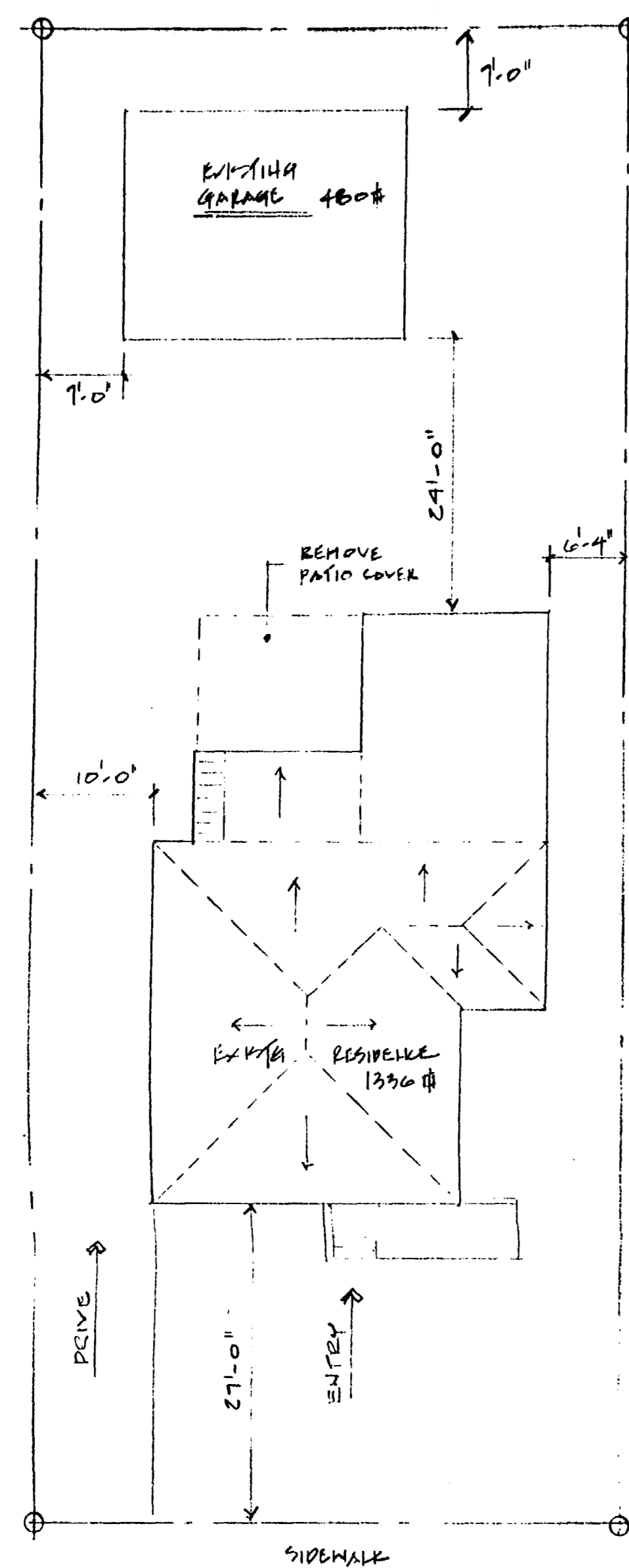
INSPECTION DEPARTMENT

INCORPORATED AUGUST 10, 1887

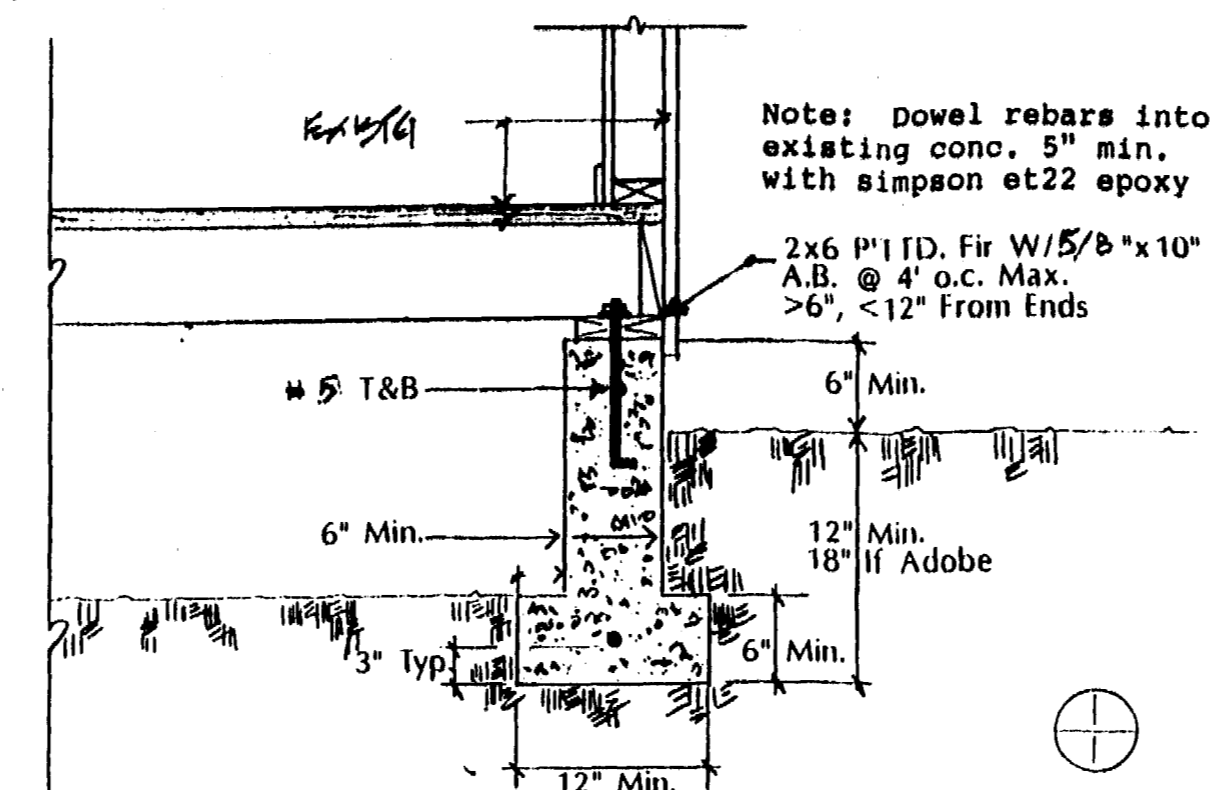


15860 Union Avenue
B98-000946
OFFICE COPY

Final



Plot Plan 3/32"



Single Story Perimeter Foundation 1"=1'-0"

General Information

Scope of work is kitchen and bath remodeling, new piping and electrical as necessary to bring to current codes, new HVAC and water heater, and general repairs. All new windows per title 24 fit into existing openings without header change except where noted. (two patio doors)

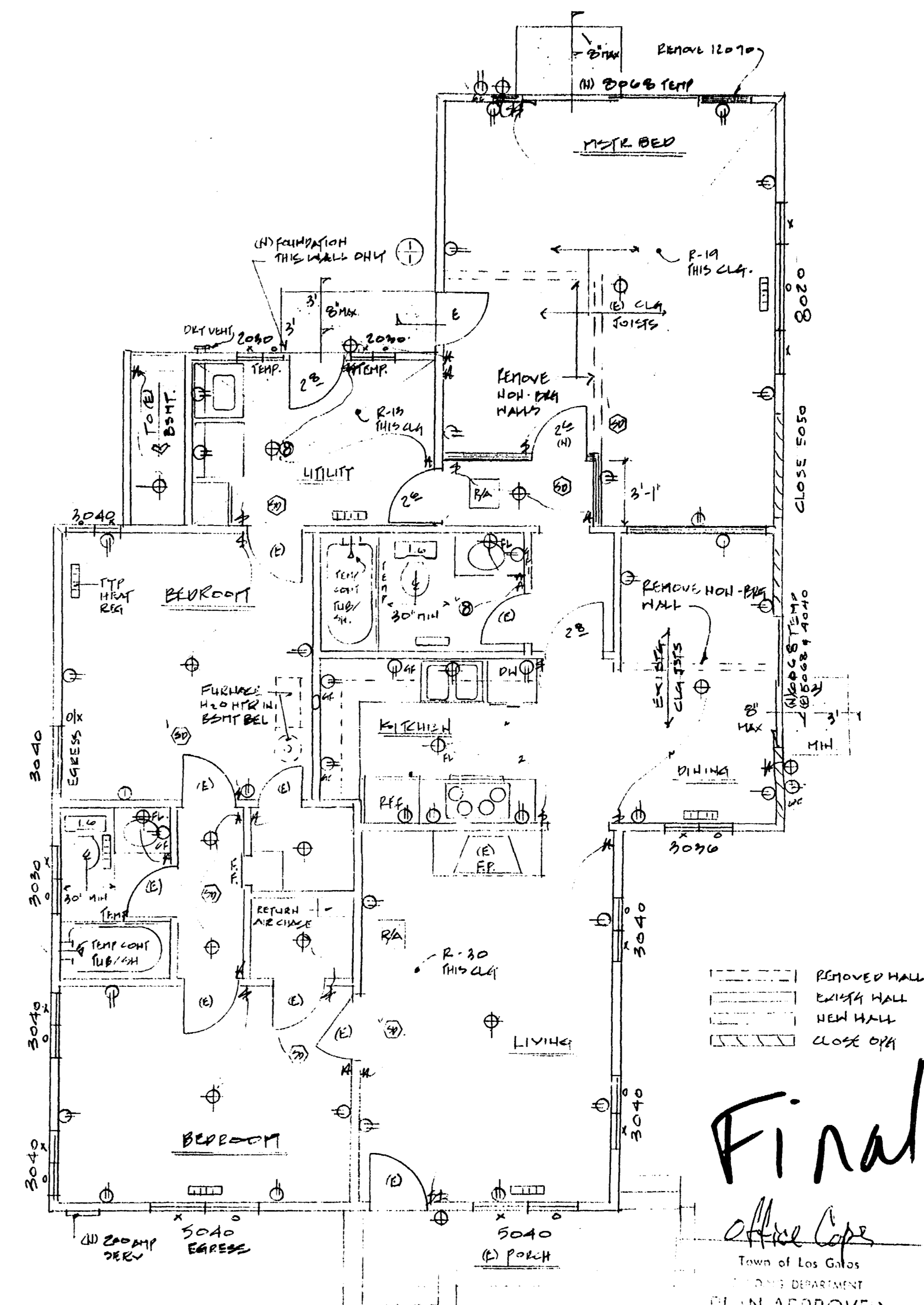
No changes will be made to wall lengths at window or door retrofiting.

Approx. 11 feet of foundation per detail will be installed as noted on plan to replace existing.

1997 U.B.C., U.M.C., U.P.C. apply
1996 N.E.C. applies

All lumber to be standard or better
All headers where needed at patio doors to be 4by12 D.F. min.

All concrete to min 2000# at 28 days.



Floor Plan
(No added footage)

REMOVED HALL
EXISTING HALL
NEW HALL
CLOSE OFF

Final

Office Copy
Town of Los Gatos
PLANNING DEPARTMENT
PLAN APPROVED
RB 2/2/00

RECEIVED
FEB 8 2000
PLANNING DEPARTMENT
800 - 000035

PLANNING DEPARTMENT
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.
SUB 2/11/00

REVISIONS	BY
1-22-00	MM

Remodeling And Repair of Residence For:
Michael and Alma Black
2434 Pleasant Street
Los Gatos, Ca. 95030
831-438-2512

DRAWN PJR
CHECKED
DATE 1-20-00
SCALE
JOB NO. BLACK
SHEET 1

MANDATORY MEASURES NOTES:

THE FOLLOWING ITEMS REPRESENT THE MANDATORY REQUIREMENTS FOR ALL LOW RISE RESIDENTIAL BUILDINGS. THE MF-1R FORM IS NOT ALLOWED IN PLACE OF THE MANDATORY NOTES.

(1) BEFORE THE BUILDING MAY BE OCCUPIED INSTALLATION CERTIFICATES FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE STANDARDS OR PART 6 SHALL BE POSTED ADJACENT TO THE BUILDING PERMIT(S). THE CERTIFICATE SHALL:

A. IDENTIFY FEATURES REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE STANDARDS AND PART 6.
B. INCLUDE THE STATEMENT INDICATING THAT THE INSTALLED DEVICES CONFORM TO THE APPLIANCE STANDARDS AND PART 6 AND THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
C. STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED. (SECTION 10-103(a)(3)(A))

(2) THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER AND THE ORIGINAL OCCUPANTS THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIAL, COMPONENTS AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. (SECT. 10-103(b)(1))

(3) AFTER INSTALLING WALL, CEILING OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER, STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND THE REQUIREMENTS OF SECTION 10-103(a)(2)(A) AND CONFORMS WITH THE IDENTIFICATION AND THE INSTALLED R-VALUE. (SECT. 10-103(a)(4))

(4) EXCEPT WHERE THE CERTIFICATE OF COMPLIANCE REQUIRES GREATER R-VALUES, THE CEILING INSULATION SHALL NOT HAVE AN AREA WEIGHTED AVERAGE R-VALUE LESS THAN R-19. (SECT. 10-150(a))

(5) LOOSE FILL INSULATION SHALL CONFORM TO THE MANUFACTURER'S COVERAGE CHART FOR THE LISTED R-VALUE. (SECT. 10-150(b))

(6) EXCEPT WHERE THE CF-1R FORM REQUIRES GREATER INSULATION R-VALUES, THE OVERALL AREA WEIGHTED R-VALUE SHALL NOT BE LESS THAN R-13 ADJUSTED FOR THE EFFECTS OF WOOD FRAMING 16" O.C. (SECT. 10-150(d))

(7) EXCEPT WHERE THE CF-1R FORM REQUIRES GREATER R-VALUES, THE OVERALL AREA WEIGHTED R-VALUE FOR RAISED, FRAMED FLOORS SHALL NOT BE LESS THAN R-13, AS ADJUSTED FOR FRAMING MEMBERS. (SECT. 10-150(b))

(8) SLAB EDGE INSULATION SHALL HAVE A WATER ABSORPTION RATE LESS THAN 0.3% (ASTM-C-271-94); A WATER VAPOR PERMEANCE LESS THAN 2.0 PERM/INCH (ASTM-E-96-95); AND MUST BE PROTECTED FROM PHYSICAL AND ULTRAVIOLET LIGHT DAMAGE. (SECT. 10-150(c))

(9) INSULATION SHALL MEET THE CEC QUALITY STANDARDS. (SECT. 10-118)

(10) DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL LIMIT AIR LEAKAGE; FENESTRATION PRODUCTS SHALL BE NRC CERTIFIED, IN ACCORDANCE WITH NRC 100-01 OR NRC 200 FOR U-VALUES; NRC 200 FOR SHGC OR CERTIFIED IN ACCORDANCE WITH A DEFAULT TABLE METHOD SET FORTH IN SECTION 10-111. BOTH TEMPORARY AND PERMANENT LABELS SHALL BE AFFIXED TO FENESTRATION PRODUCTS AS REQUIRED IN SECTION 10-111(a)(1) AND 10-111(a)(2). EXTERIOR DOORS AND WINDOWS SHALL BE WEATHER STRIPPED AND ALL JOINTS AND PENETRATIONS CAULKED AND SEALED. (SECT. 10-116-17)

(11) IN CLIMATE ZONES 14 AND 16, A CONTINUOUS VAPOR BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 10-151(f)(5) OF THE REGULATIONS. (SECT. 10-150(g))

(12) SPECIAL INFILTRATION BARRIERS SHALL MEET THE QUALITY STANDARDS SET FORTH IN SECTION 10-150 OF THE STANDARDS.

(13) MASONRY AND FACTORY BUILT FIREPLACES SHALL BE EQUIPPED WITH A CLOSABLE GLASS OR METAL DOOR; SHALL HAVE AN OUTSIDE AIR INTAKE WITH A DAMPER AND CONTROL; SHALL HAVE A FLUE DAMPER AND CONTROL AND SHALL NOT HAVE A CONTINUOUSLY BURNING PILOT LIGHT. (SECT. 10-150(e))

(14) HVAC EQUIPMENT, WATER HEATERS, SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY THE CEC. (SECT. 10-110-13)

(15) SPACE CONDITIONING LOAD CALCULATIONS SHALL BE IN ACCORDANCE WITH ASHRAE, SMACNA OR ACCA METHODS. (SECT. 10-150(h))

(16) CENTRAL CONDITIONING SYSTEMS MUST BE EQUIPPED WITH A SETBACK THERMOSTAT. (SECT. 10-150-11)

(17) STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR LESS THAN 0.58 SHALL BE EXTERNALLY INSULATED TO A MINIMUM R-12. (SECT. 10-150(j))

(18) THE FIRST FIVE FEET OF PIPES CLOSEST TO WATER HEATERS SHALL BE INSULATED TO R-4 OR GREATER. (SECT. 10-150(j))

(19) BACK-UP SOLAR TANKS, UNFIRED STORAGE TANKS AND INDIRECT HOT WATER TANKS SHALL BE INSULATED WITH EITHER AN EXTERNAL R-12 WRAP OR A COMBINED (INTERNAL/EXTERNAL) VALUE OF R-16 OR GREATER. (SECT. 10-150(j))

(20) DOMESTIC HOT WATER PIPES, HYDRONIC HEATING SUPPLY PIPES AND COOLING SYSTEM PIPES SHALL BE INSULATED IN ACCORDANCE WITH THE VALUES SET FORTH IN TABLE 1-T OF THE RESIDENTIAL MANUAL. (SECT. 10-150(j))

(21) DUCT SYSTEMS SHALL COMPLY WITH UL181, INCLUDING COLLARS, CONNECTIONS AND SPLICES. ALL PRESSURE-SENSITIVE TAPES, HEAT-ACTIVATED TAPES AND MASTICS SHALL COMPLY WITH UL181, UL181A OR UL181B. (SECT. 10-150(m))

(22) EXHAUST SYSTEMS AND GRAVITY VENTILATING SYSTEMS SHALL BE EQUIPPED WITH EITHER AN AUTOMATIC DAMPER OR READILY ACCESSIBLE MANUAL DAMPERS. (SECT. 10-150(m))

(23) GRAVITY VENTILATING SYSTEMS SHALL HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE MANUALLY OPERATED DAMPERS.

(24) POOL AND SPA HEATING SYSTEMS SHALL HAVE A THERMAL EFFICIENCY OF 78% OR GREATER; BE EQUIPPED WITH AN ON/OFF SWITCH, HAVE WEATHERPROOF OPERATING INSTRUCTIONS AND SHALL NOT HAVE EITHER A CONTINUOUSLY BURNING PILOT LIGHT OR ELECTRICAL RESISTANCE HEATING. (SECT. 10-114)

(25) THERE SHALL BE AT LEAST 36 INCHES OF PIPE BETWEEN THE FILTER AND THE HEATER AND SHALL HAVE A COVER. (SECT. 10-114)

(26) POOL SYSTEMS SHALL BE EQUIPPED WITH DIRECTIONAL INLETS AND A CIRCULATION PUMP TIME SWITCH. (SECT. 10-114)

(27) GAS-FIRED CENTRAL FURNACES, POOL AND SPA HEATERS OR ELECTRICAL COOKING APPLIANCES SHALL NOT BE EQUIPPED WITH CONTINUOUSLY BURNING PILOT LIGHTS, EXCEPT NON-ELECTRICAL COOKING APPLIANCES WITH PILOTS LESS THAN 150 BTU/HOUR. (SECT. 10-115)

(28) LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS SHALL BE SWITCHED AT A READILY ACCESSIBLE PANEL AT THE ENTRANCE TO THE KITCHEN. THE LAMPS SHALL HAVE AN EFFACY OF 40 LUMENS PER WATT OR GREATER.

(29) EACH ROOM HAVING A SHOWER OR BATHTUB SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMP(S) WITH AN EFFACY OF 40 LUMENS PER WATT OR GREATER, SWITCHED AT THE ENTRANCE TO THE ROOM OR AN ALTERNATE AS PROVIDED IN SECTION 10-150(k)2 AND RECESSED INCANDESCENT LIGHTING FIXTURES SHALL BE APPROVED FOR 0-CLEARANCE INSULATION COVERS (IC-RATED). (SECT. 10-150(k)(4))

MANDATORY MEASURES CHECKLIST: RESIDENTIAL

MF-1R

NOTE: LOWRISE RESIDENTIAL BUILDINGS SUBJECT TO THE STANDARDS MUST CONTAIN THESE MEASURES. (1) MAY BE SUPERSEDED BY MORE STRINGENT COMPLIANCE REQUIREMENTS LISTED ON THE CERTIFICATE OF COMPLIANCE. WHEN THIS CHECKLIST IS INCORPORATED INTO THE PERMIT DOCUMENT, THE FEATURES NOTED SHALL BE COMPLETED BY ALL PARTIES AS MINIMUM COMPONENT PERFORMANCE SPECIFICATIONS FOR THE MANDATORY MEASURES WHETHER THEY ARE SHOWN ELSEWHERE IN THE DOCUMENTS OR THIS CHECKLIST ONLY.

BUILDING ENVELOPE MEASURES

*150(A): MINIMUM R-19 CEILING INSULATION. DESIGNER NOTE 4
*150(B): LOOSE FILL INSULATION MANUFACTURER'S LABELED R-VALUE. NOTE 5
*150(C): MINIMUM R-13 WALL INSULATION IN WOOD FRAMED WALLS OR EQUIVALENT U-VALUE IN METAL FRAME WALLS (DOES NOT APPLY TO EXTERIOR MASS WALLS). NOTE 6
*150(D): MINIMUM R-13 RAISED FLOOR INSULATION IN FRAMED FLOORS. NOTE 7
*150(E): SLAB EDGE INSULATION - WATER ABSORPTION RATE NO GREATER THAN 0.3%, WATER VAPOR TRANSMISSION RATE NO GREATER THAN 2.0 PERM/INCH. NOTE 8
*150(F): INSULATION SPECIFIED OR INSTALLED MEETS CEC QUALITY STANDARDS. INDICATE TYPE AND FORM. NOTE 9
*150(G): VAPOR BARRIERS MANDATORY IN CLIMATE ZONES 14 AND 16 ONLY. NOTE 11
*150(H): SPECIAL INFILTRATION BARRIER INSTALLED TO COMPLY WITH SEC. 151 MEETS COMMISSION QUALITY STANDARDS. NOTE 12
*150(I): INSTALLATION OF FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS. NOTE 13
*150(J): MASONRY AND FACTORY-BUILT FIREPLACES HAVE:
A. CLOSABLE METAL OR GLASS DOOR.
B. OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
C. FLUE DAMPER AND CONTROL.
D. NO CONTINUOUS BURNING GAS PILOTS ALLOWED. NOTE 14

SPACE CONDITIONING, WATER HEATING AND PLUMBING SYSTEM MEASURES

110-113: HVAC EQUIPMENT, WATER HEATERS, SHOWERHEADS AND FAUCETS CERTIFIED BY THE COMMISSION. NOTE 14
150(H): HEATING AND/OR COOLING LOADS CALCULATED IN ACCORDANCE WITH ASHRAE, SMACNA OR ACCA. NOTE 15
150(I): SETBACK THERMOSTAT ON ALL APPLICABLE HEATING AND/OR COOLING SYSTEMS. NOTE 16
150(J): PIPE AND TANK INSULATION
1. STORAGE GAS WATER HEATERS RATED WITH AN ENERGY FACTOR OF LESS THAN 0.58 MUST BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER. NOTE 17
2. FIRST 5 FEET OF PIPES CLOSEST TO WATER HEATER TANK, NON-RECIRCULATING SYSTEMS, INSULATED (R-4 OR GREATER). NOTE 18
3. BACK-UP TANKS FOR SOLAR SYSTEMS, UNFIRED STORAGE TANKS, OR OTHER INDIRECT HOT WATER TANKS HAVE R-12 EXTERNAL INSULATION OR R-16 COMBINED INTERNAL/EXTERNAL INSULATION. NOTE 19
4. ALL BURIED OR EXPOSED PIPING INSULATED IN RECIRCULATING SECTIONS OF HOT WATER SYSTEM. NOTE 20
5. COOLING SYSTEM PIPING WITH 55 DEGREES INSULATED. NOTE 20
6. PIPING INSULATED BETWEEN HEATING SOURCE AND INDIRECT HOT WATER TANK. NOTE 20

*150(K): DUCTS AND FANS
1. ALL DUCTS AND PLENUMS CONSTRUCTED, INSTALLED, INSULATED, FASTENED, AND SEALED TO MEET THE ICBO 1997 UMC SECTIONS 601 AND 603; DUCTS INSULATED TO A MINIMUM INSTALLED R-4.2 OR DUCTS ENCLOSED ENTIRELY WITHIN CONDITIONED SPACE SHALL BE SEALED WITH MASTIC, TAPE, AEROSOL SEALANT OR OTHER DUCT CLOSURE SYSTEM THAT MEETS THE APPLICABLE REQUIREMENTS OF UL181, UL181A, OR UL181B AND OTHER APPLICABLE SPECIFIED TESTS FOR LONGEVITY GIVEN IN SEC. 150(N). NOTE 21
2. EXHAUST FAN SYSTEMS HAVE BACKDRAFT OR AUTOMATIC DAMPERS. NOTE 22
3. GRAVITY VENTILATING SYSTEMS SERVING CONDITIONED SPACE HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE, MANUALLY OPERATED DAMPERS. NOTE 22

114: POOL AND SPA HEATING SYSTEMS AND EQUIPMENT
SYSTEM IS CERTIFIED WITH 78% THERMAL EFFICIENCY, ON-OFF SWITCH, WEATHERPROOF OPERATING INSTRUCTIONS, NO ELECTRIC RESISTANCE HEATING AND NO PILOT LIGHT.
2. SYSTEM IS INSTALLED WITH:
A. AT LEAST 36 INCHES OF PIPE BETWEEN FILTER AND HEATER FOR FUTURE SOLAR HEATING.
B. COVER FOR OUTDOOR POOLS OR OUTDOOR SPAS.
C. POOL SYSTEM HAS DIRECTIONAL INLETS AND A CIRCULATION PUMP TIME SWITCH. NOTE 26

115: GAS-FIRED CENTRAL FURNACES, POOL HEATERS, SPA HEATERS OR HOUSEHOLD COOKING APPLIANCES HAVE NO CONTINUOUSLY BURNING PILOT LIGHT (EXCEPTION: NON-ELECTRICAL COOKING APPLIANCES WITH PILOT < 150 BTU/HR). NOTE 27

LIGHTING MEASURES

150(K)1: LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS SHALL HAVE LAMPS WITH AN EFFACY OF 40 LUMENS PER WATT OR GREATER FOR GENERAL LIGHTING IN KITCHENS. THIS GENERAL LIGHTING SHALL BE CONTROLLED BY A SWITCH ON A READILY ACCESSIBLE LIGHTING CONTROL PANEL AT AN ENTRANCE TO THE KITCHEN. NOTE 28
150(K)2: ROOMS WITH A SHOWER OR BATHTUB MUST EITHER HAVE AT LEAST ONE LUMINAIRE WITH LAMP(S) WITH AN EFFACY OF 40 LUMENS/WATT OR GREATER SWITCHED AT THE ENTRANCE TO THE ROOM OR ONE OF THE ALTERNATIVES TO THIS REQUIREMENT ALLOWED IN SEC. 150(K)2.4 AND RECESSED CEILING FIXTURES ARE IC INSULATION COVERS APPROVED. NOTE 29

HVAC SIZING
Project Title: Black Residence
Project Address: 34 Pleasant Avenue
Los Gatos, CA 95020
Documentation Author: Heather Kelly
Builder's Energy Services
670 Glenview Court
Gilroy, CA 95020
EnergyTitle24.com
Climate Zone: 04

GENERAL INFORMATION
Floor Area: 1336 sf
Volume: 10688 cf
Front Orientation: 295 deg (NW)
Sizing Location: LOT 24
Last Date: 01/14/00
Winter Inside Design: 70 F
Summer Inside Design: 78 F
Interior Shading Used: No
Overhang/Fins Used: No
Dormer Shading Used: No
Latent Load: n/a
Minimum Total Load: 25031
Sensible Load: 19784

HEATING AND COOLING LOAD SUMMARY
Description Heating Cooling
Design Conditions and Loads 1029 8228
Glazing Conduction and Solar 560 10853
Glazing Solar 406 10853
Internal Gains 276 8150
Ducts 276 19784
Sensible Load 25031 19784
Latent Load n/a 2997
Minimum Total Load 25031 22781

NOTE: The loads shown are only one of the criteria affecting the selection of equipment. Other factors such as equipment efficiency, availability, requirements, outdoor design temperatures, coil sizing, availability of equipment, venting restrictions, etc., must also be considered. It is the HVAC designer's responsibility to consider all factors when selecting HVAC equipment.

COMPUTER METHOD SUMMARY

Page 1

C-2R

Project Title: Black Residence
Project Address: 34 Pleasant Avenue
Los Gatos, CA 95020
Documentation Author: Heather Kelly
Builder's Energy Services
670 Glenview Court
Gilroy, CA 95020
EnergyTitle24.com
Climate Zone: 04

```

Climate Zone: 4
=====
MICROPASS ENERGY USE SUMMARY
=====
Energy Use      Standard      Proposed      Compliance
(kBtu/sf-yr)    Design        Design        Margin
-----
Space Heating    13.00         16.02         -3.02
Space Cooling    11.61         10.46         1.15
Water Heating    17.10         14.76         2.34
-----
Total           41.71         41.24         0.47
=====
*** Building complies with Computer Performance ***
=====

```

*** Building complies with Computer Performance ***

GENERAL INFORMATION

Conditioned Floor Area: 1336 sf
Building Type: Single Family Detached
Construction Type: Alteration
Building Front Orientation: Front Facing 295 deg (NW)
Number of Dwelling Units: 1
Number of Building Stories: 1
Weather Data Type: Reduced Year

Floor Construction Type: Raised Floor
Number of Building Zones: 1
Conditioned Volume: 10688 cf
Slab-On-Grade Area: 0 sf
Glazing Percentage: 18.9 % of floor area
Average Glazing U-value: 0.6 Btu/hr-sf-F
Average Glazing SHGC: 0.65
Average Ceiling Height: 8 ft

BUILDING ZONE INFORMATION

Floor	Volume	Cond-Units	Thermostat	Vent Height	Vent Area	Air Leakage	
Zone Type	(sf)	(cf)	Units	ft	(sf)	(cf)	
Residence	1336	10688	1.00	Yes	Setback	2.0 Standard	No

HOUSE
Surface Area (sf) U-value Insul Act Solar Gain Reference Location/Comments

Surface	Area (sf)	U-value	Insul R-val	Act Azn	Tilt	Solar Gain	Form 3 Reference	Location/Comments
1 Wall	186	0.088	13	295	90	Yes	None	Typical Walls
2 Wall	328	0.088	13	25	90	Yes	None	Typical Walls
3 Wall	214	0.088	13	115	90	Yes	None	Typical Walls
4 Wall	363	0.088	13	205	90	Yes	None	Typical Walls
5 Roof	926	0.036	30	n/a	0	Yes	None	To Attic
6 Roof	320	0.051	19	n/a	0	Yes	None	Vaulted Roof
7 Roof	90	0.069	13	n/a	0	Yes	R-13 2X6-16	Vaulted Roof
8 Floor	1336	0.097	0	n/a	0	No	FC-0 2X6-16	Raised Floor

FENESTRATION SURFACES

Orientation	Area (sf)	U-value	SHGC	Act	Exterior Shade	Interior Shade
				Azn Tilt	Type/SHGC	Type/SHGC

1 Window	Front (NW)	12.0	0.600	0.650	295	90	Standard/O.76	Standard/O.68
2 Window	Front (NW)	6.0	0.600	0.650	295	90	Standard/O.76	Standard/O.68
3 Window	Front (NW)	6.0	0.600	0.650	295	90	Standard/O.76	Standard/O.68
4 Window	Front (NW)	53.6	0.600	0.650	295	90	Standard/O.76	Standard/O.68
5 Window	Left (NE)	16.0	0.600	0.650	25	90	Standard/O.76	Standard/O.68
6 Window	Left (NE)	40.0	0.600	0.650	25	90	Standard/O.76	Standard/O.68
7 Window	Left (NE)	12.0	0.600	0.650	25	90	Standard/O.76	Standard/O.68
8 Window	Left (NE)	12.0	0.600	0.650	25	90	Standard/O.76	Standard/O.68
9 Window	Back (SE)	10.5	0.600	0.650	115	90	Standard/O.76	Standard/O.68
10 Window	Back (SE)	20.0	0.600	0.650	115	90	Standard/O.76	Standard/O.68
11 Window	Back (SE)	20.0	0.600	0.650	115	90	Standard/O.76	Standard/O.68
12 Window	Right (SW)	12.0	0.600	0.650	205	90	Standard/O.76	Standard/O.68
13 Window	Right (SW)	12.0	0.600	0.650	205	90	Standard/O.76	Standard/O.68
14 Window	Right (SW)	9.0	0.600	0.650	205	90	Standard/O.76	Standard/O.68
15 Window	Right (SW)	12.0	0.600	0.650	205	90	Standard/O.76	Standard/O.68

HVAC SYSTEMS

System Type	Minimum Efficiency	Duct Location	Duct R-value	Tested Duct Leakage	ACCA Manual D	Duct Eff
Furnace	0.800 AFUE	Attic	R-4.2	No	No	0.753
AC Split	10.00 SEER	Attic	R-4.2	No	No	0.738

WATER HEATING SYSTEMS

Tank Type	Heater Type	Distribution Type	System	Number	Energy Factor	Tank Size (gal)	External Insulation R-value
1 Storage	Gas	Standard	1	0.60	50	R- n/a	

REMARKS

Area weighted ceiling R-value is 26.2. Minimum R-value required is R-19. No alteration to the subfloor is proposed. Therefore, no subfloor insulation is required. All mandatory measures must be met. (See Sheet T-24 for notes)

CERTIFICATE OF COMPLIANCE: RESIDENTIAL

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CF-1R

Project Title: Black Residence
Project Address: 34 Pleasant Avenue
Los Gatos, CA 95020
Documentation Author: Heather Kelly
Builder's Energy Services
670 Glenview Court
Gilroy, CA 95020
EnergyTitle24.com
Climate Zone: 04

GENERAL INFORMATION

Conditioned Floor Area: 1336 sf
Building Type: Single Family Detached
Construction Type: Alteration
Building Front Orientation: Front Facing 295 deg (NW)
Number of Dwelling Units: 1
Number of Building Stories: 1
Floor Construction Type: Raised Floor
Glazing Percentage: 18.9 % of floor area
Average Glazing U-value: 0.6 Btu/hr-sf-F
Average Glazing SHGC: 0.65

BUILDING SHELL INSULATION

Component Type	Frame Type	Cavity R-value	Sheathing R-value	Total Assembly R-value	Location/Comments
Wall	Wood	R-13	R-0	R-13	0.088 Typical Walls
Roof	Wood	R-30	R-0	R-30	0.036 To Attic
Roof	Wood	R-19	R-0	R-19	0.051 Vaulted Roof
Roof	Wood	R-13	R-0	R-13	0.069 Vaulted Roof
Floor	Wood	R-0	R-0	R-0	0.097 Raised Floor

FENESTRATION

Orientation	Area (sf)	U-value	SHGC	Interior Shading	Exterior Shading	Overhang/Fins
Window Front (NW)	77.6	0.600	0.650	Standard	Standard	None
Window Left (NE)	80.0	0.600	0.650	Standard	Standard	None
Window Back (SE)	50.5	0.600	0.650	Standard	Standard	None
Window Right (SW)	45.0	0.600	0.650	Standard	Standard	None

HVAC SYSTEMS

Equipment Type	Minimum Efficiency	Duct Location	Duct R-value	Tested Duct Leakage	ACCA Manual D	Thermostat Type
Furnace	0.800 AFUE	Attic	R-4.2	No	No	Setback
AC Split	10.00 SEER	Attic	R-4.2	No	No	Setback

WATER HEATING SYSTEMS

WATER HEATING SYSTEMS						
Tank Type	Heater Type	Distribution Type	Number in System	Energy Factor	Tank Size (gal)	External Insulation R-value
Storage	Gas	Standard	1	0.60	50	R- n/a
REMARKS						

REMARKS

Area weighted ceiling R-value is 26.2. Minimum R-value required is R-19. No alteration to the subfloor is proposed. Therefore, no subfloor insulation is required. All mandatory measures must be met. (See Sheet T-24 for notes)

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features Modeling Assumptions section.

DESIGNER OR OWNER

DOCUMENTATION AUTHOR

Name: Mr./Mrs. Black
Company: Homeowners
Address: 34 Pleasant Avenue
Los Gatos, CA 95020-6113
Phone: (408) 482-8241
License: n/a
Signed: (date)

ENFORCEMENT AGENCY

Name: _____
Title: _____
Agency: _____
Phone: _____
Signed: _____ (date)

TOWN OF LOS GATOS

PLANNING DEPARTMENT

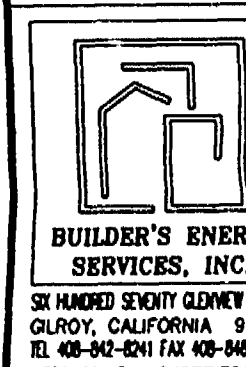
APPROVED

2/28

REVISIONS BY

1		
2		
3		

MR. AND MRS. BLACK
HOMEOWNERS
34 PLEASANT AVENUE
LOS GATOS, CA



BLACK RESIDENCE
34 PLEASANT AVENUE
LOS GATOS, CA

Date: 01/15/00
Builder's Energy Job: 087
Drawn: DBK
Job: N/A
Sheet: 2

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