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SCOPE

ADDITION AND REMODEL TO SINGLE FAMILY HOUSE

OWNERS

TYLER & KRISTINE SHEWEY
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 EMAIL: TASHEWEY@SBCGLOBAL.NET

PROPOSED FLOOR AREA

	EXISTING	ADDED	TOTALS
MAIN LEVEL	1,167.5 SF	127.0 SF	1,294.5 SF
UPSTAIRS LEVEL	0 SF	1191.5 SF	1,191.5 SF
EXISTING FLR AREA	1,167.5 SF		
TOTAL ADDED FLR AREA		1324.5 SF	
TOTAL PROJECT FLR AREA			2,492.0 SF

(N) BASEMENT 1,263.0 SF

TOTAL LIVING SPACE 3,755.0 SF

GARAGE 484.0 SF
 BACK PORCH 230.0 SF
 UPPER PORCH 12.0 SF

HOUSE TO BE EQUIPPED WITH FIRE SPRINKLERS

SEE SHEET A-1.1 FOR CONDITIONS OF APPROVAL

AREA PARTICULARS

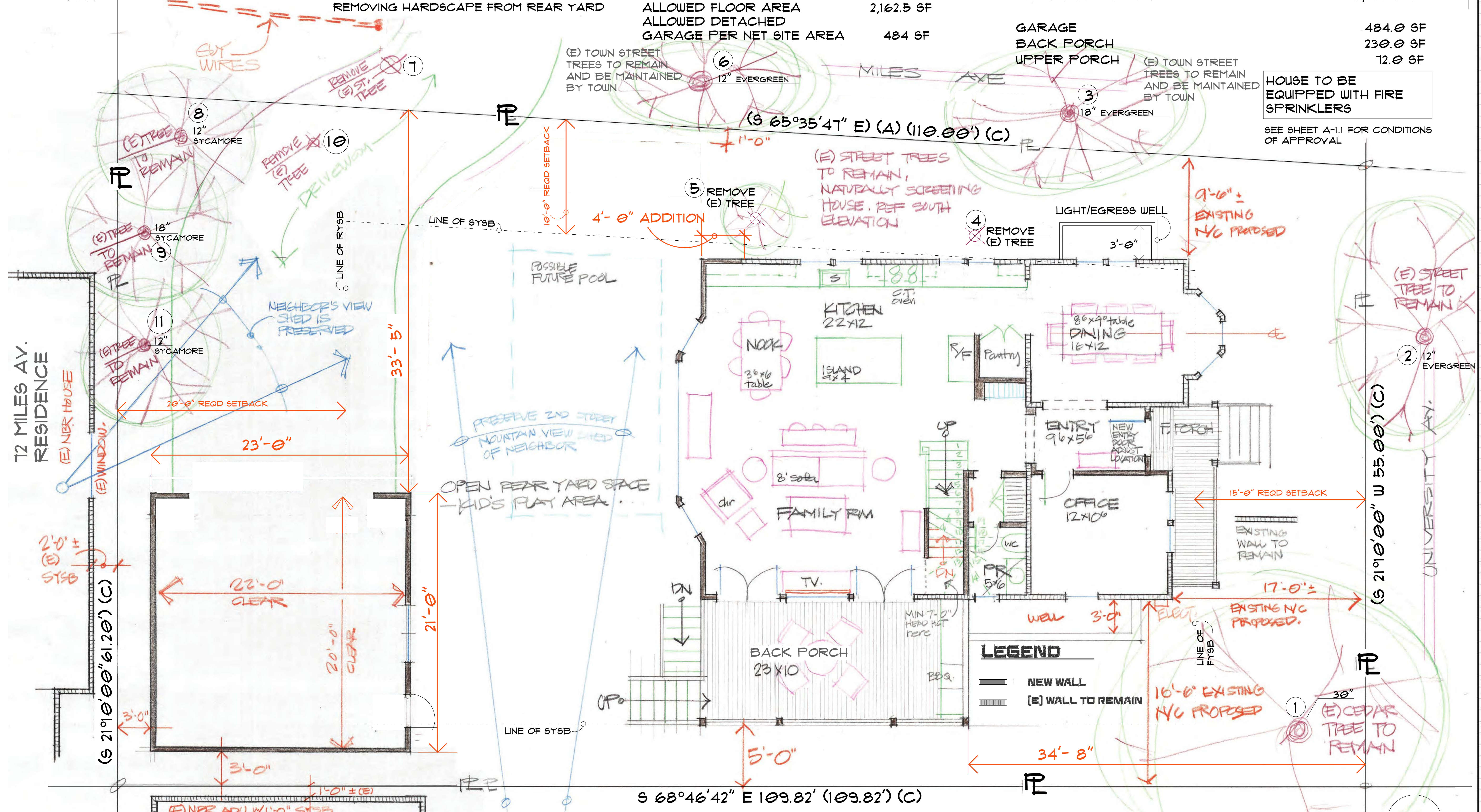
SITE AREA 6,380 SF
 FAR 0.339
 ALLOWED FLOOR AREA 2,162.5 SF
 ALLOWED DETACHED GARAGE PER NET SITE AREA 484 SF

SITE PARTICULARS

APN 529-04-001
 ZONE RI-D LHP

IMPERVIOUS AREA

EXISTING 3,807 SF
 PROPOSED 2,953 SF
 REMOVING HARDSCAPE FROM REAR YARD



MAIN LEVEL REMODEL/SITE

1/4" = 1'-0"

Print date :

07.30.21
 06.28.21

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A-1

EXHIBIT 9



PLAN REVIEW No. **21 3643**
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:
This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the Town Of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:

Proposed new 4,058 SF two-story single-family residence with a basement and covered porches with a 458 SF existing detached garage.

Plan Status:

Plans are **NOT APPROVED**. Revise and resubmit drawings and provide a response letter addressing comments on this plan review.

Plan Review Comments:

1. **Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**

2. **Fire Sprinklers Required:** Fire sprinklers required to be installed in both the single family home and the secondary dwelling unit. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. **Exception:** A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **Note:** The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 313.2 as adopted and amended by LGTC. **Indicate on Sheet A-1 that a sprinkler system will be installed as a deferred submittal.**

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R-3/U	VB	Jay Plett Architect	08/23/2021	1 OF 2
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM					
2+bsmt	4058		Residential Development		Design Review					
NAME OF PROJECT			LOCATION							
SFR			202 University Ave Los Gatos							
TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY							
1750	50%	875	Flanagan, Caleb							

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

CONDITIONS OF APPROVAL



PLAN REVIEW No. **21 3643**
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

3. Provide a project scope on the plans. *Added See Sheet A-1*

4. **Required Fire Flow:** The fire flow for this project is 1,750 GPM at 20 psi residual pressure. Since an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50%, establishing a required adjusted fire flow of 875 GPM at 20 psi residual pressure. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1. **Provide documentation from a local water purveyor (San Jose Water) confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required.** *Verification letter to be submitted will be forthcoming*

5. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

6. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

7. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1,

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
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SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM					
2+bsmt	4058		Residential Development		Design Review					
NAME OF PROJECT			LOCATION							
SFR			202 University Ave Los Gatos							
TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY							
1750	50%	875	Flanagan, Caleb							

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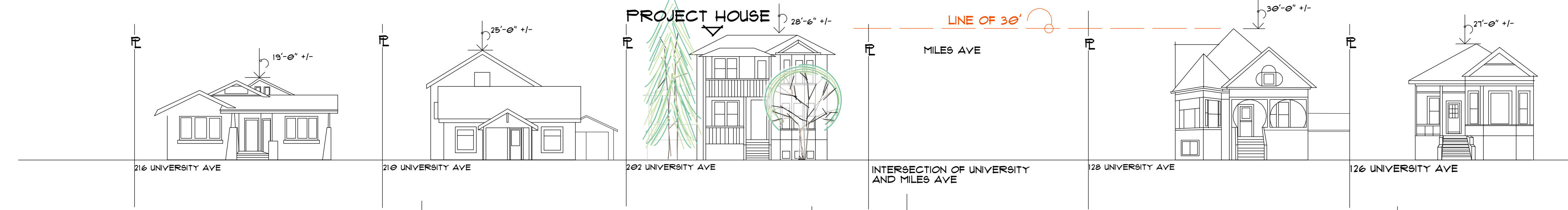
Date :

Sheet

A-1.1

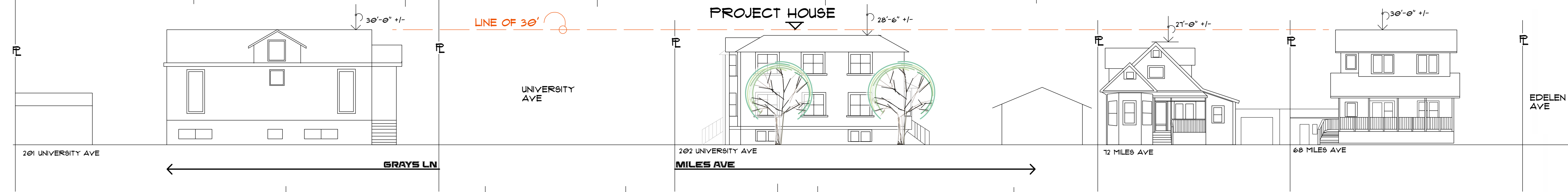
UNIVERSITY AVE LOOKING AT PROJECT

1/16" = 1'-0"



MILES AVE LOOKING AT PROJECT

1/16" = 1'-0"



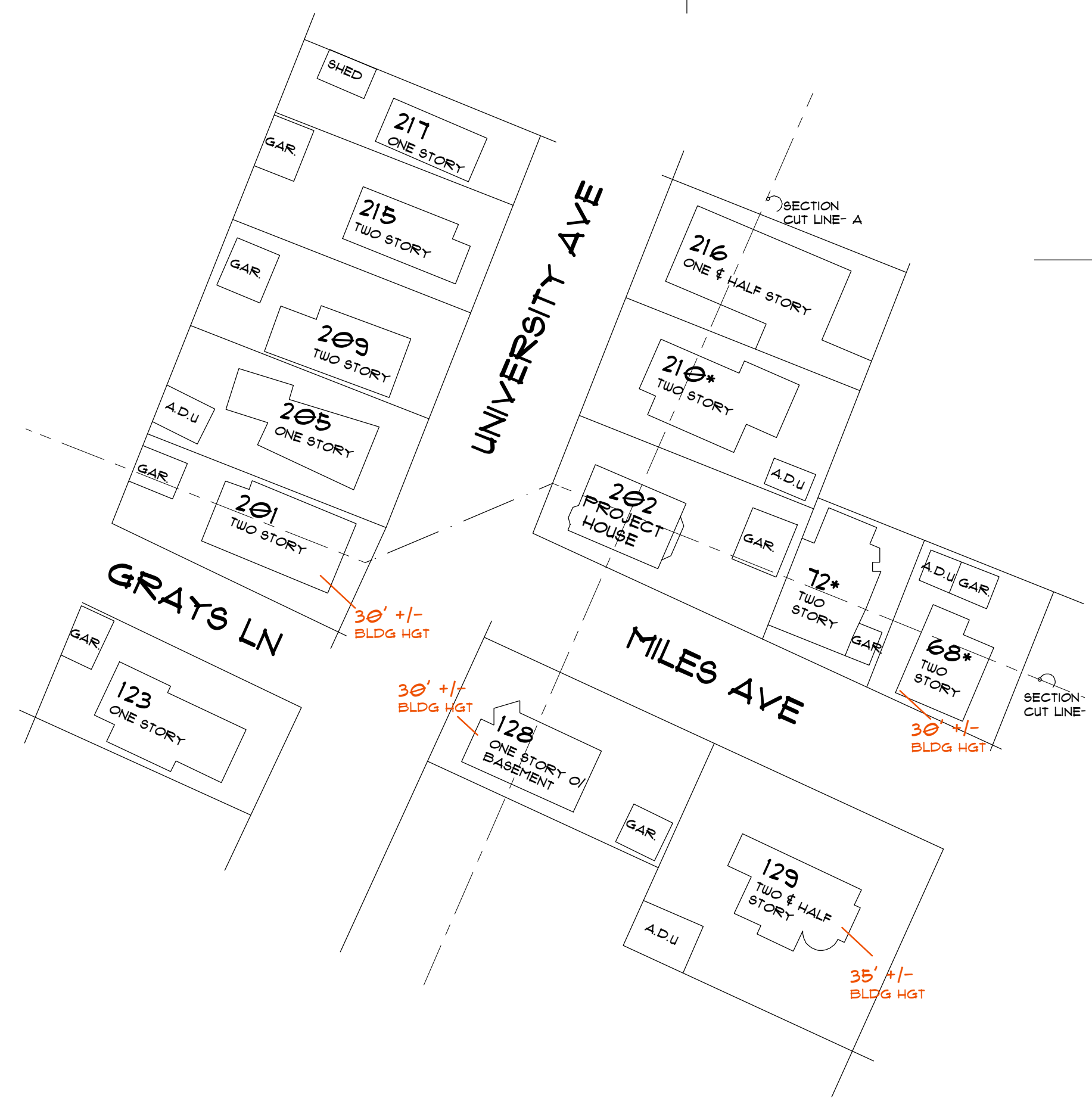
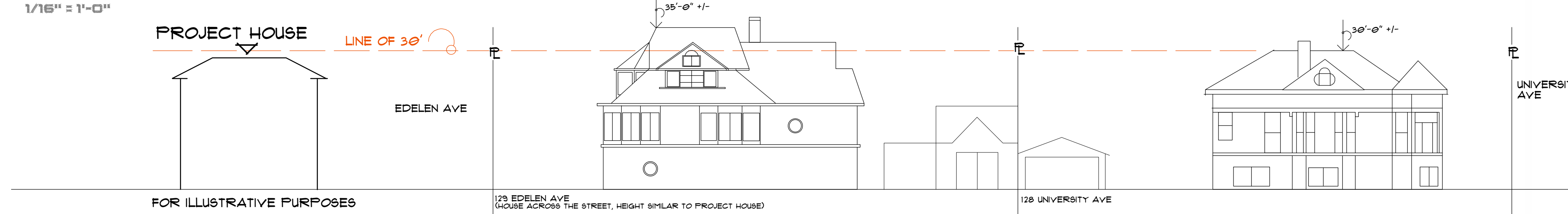
UNIVERSITY AVE LOOKING ACROSS FROM PROJECT

1/16" = 1'-0"



MILES AVE LOOKING ACROSS FROM PROJECT

1/16" = 1'-0"



FLOOR AREA/FAR COMPARISONS

EXISTING NEIGHBORHOOD CONDITIONS				
ADDRESS	LOT SIZE (SF)	FLOOR AREA	FAR HOUSE ACTUAL	GARAGE (SF)
128 UNIVERSITY AVE	6490	1318	0.203	360
129 EDELEN AVE	10560	2198	0.208	880
211 UNIVERSITY AVE	3673	768	0.209	0
215 UNIVERSITY AVE	5566	1360	0.244	0
209 UNIVERSITY AVE	5550	**2568	**0.462	441
205 UNIVERSITY AVE	5550	1748	0.314	284
201 UNIVERSITY AVE	5566	*2711	**0.497	420
123 UNIVERSITY AVE	4949	1226	0.247	0
210 UNIVERSITY AVE	5830	1956	0.335	216
216 UNIVERSITY AVE	5995	1353	0.225	160
68 MILES AVE	4260	1356	0.318	412
12 MILES AVE	3400	2054	**0.604	0
PROJECT HOUSE				
202 UNIVERSITY AVE	6380	2507	0.392	0

ANALYSIS
 *2 NEIGHBOR HOMES HAVE GREATER FLOOR AREA
 **3 NEIGHBOR HOMES HAVE GREATER FAR'S

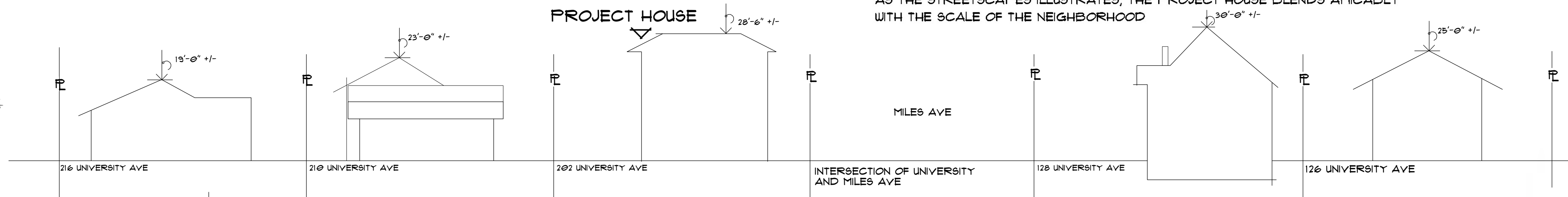
AS THE STREETSCAPES ILLUSTRATES, THE PROJECT HOUSE BLENDS AMICABLY WITH THE SCALE OF THE NEIGHBORHOOD

NEIGHBORHOOD PLAN

1" = 50'
 *TOWN INFO INDICATES ONE STOREY

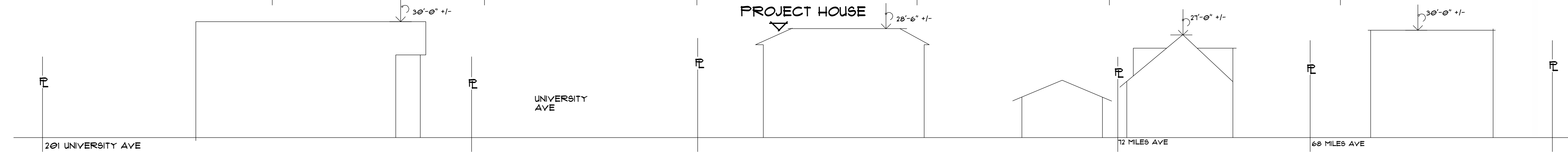
NEIGHBORHOOD SECTION-A

1/16" = 1'-0"



NEIGHBORHOOD SECTION-B

1/16" = 1'-0"





(A) 216 UNIVERSITY AVE



(B) 210 UNIVERSITY AVE



(C) 12 MILES AVE (LARGER FAR)



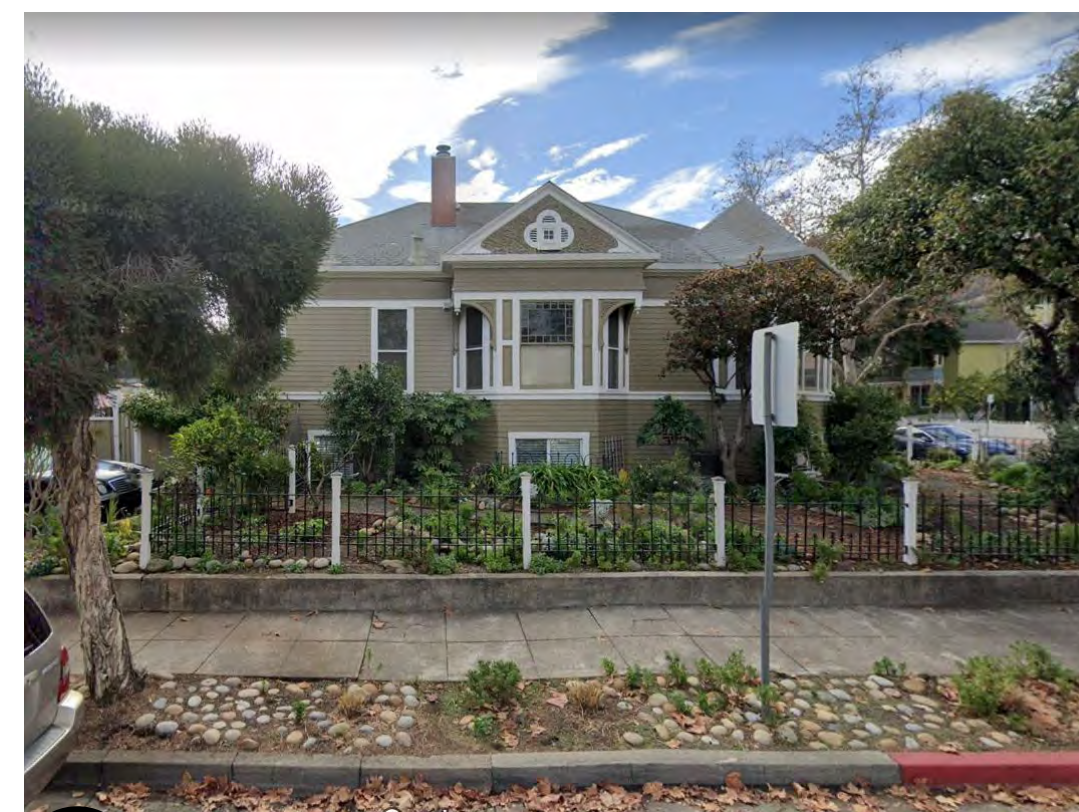
(D) 68 MILES AVE



(E) 129 EDELEN AVE



(F) 128 UNIVERSITY AVE



(F) 128 UNIVERSITY AVE
(VIEW FROM MILES AVES)



(G) 201 UNIVERSITY AVE



(G) 201 UNIVERSITY AVE
(VIEW FROM GRAYS LN)



(H) 205 UNIVERSITY AVE



(I) 209 UNIVERSITY AVE
(LARGER FLOOR AREA & FAR)



(J) 215 UNIVERSITY AVE



(K) 217 UNIVERSITY AVE



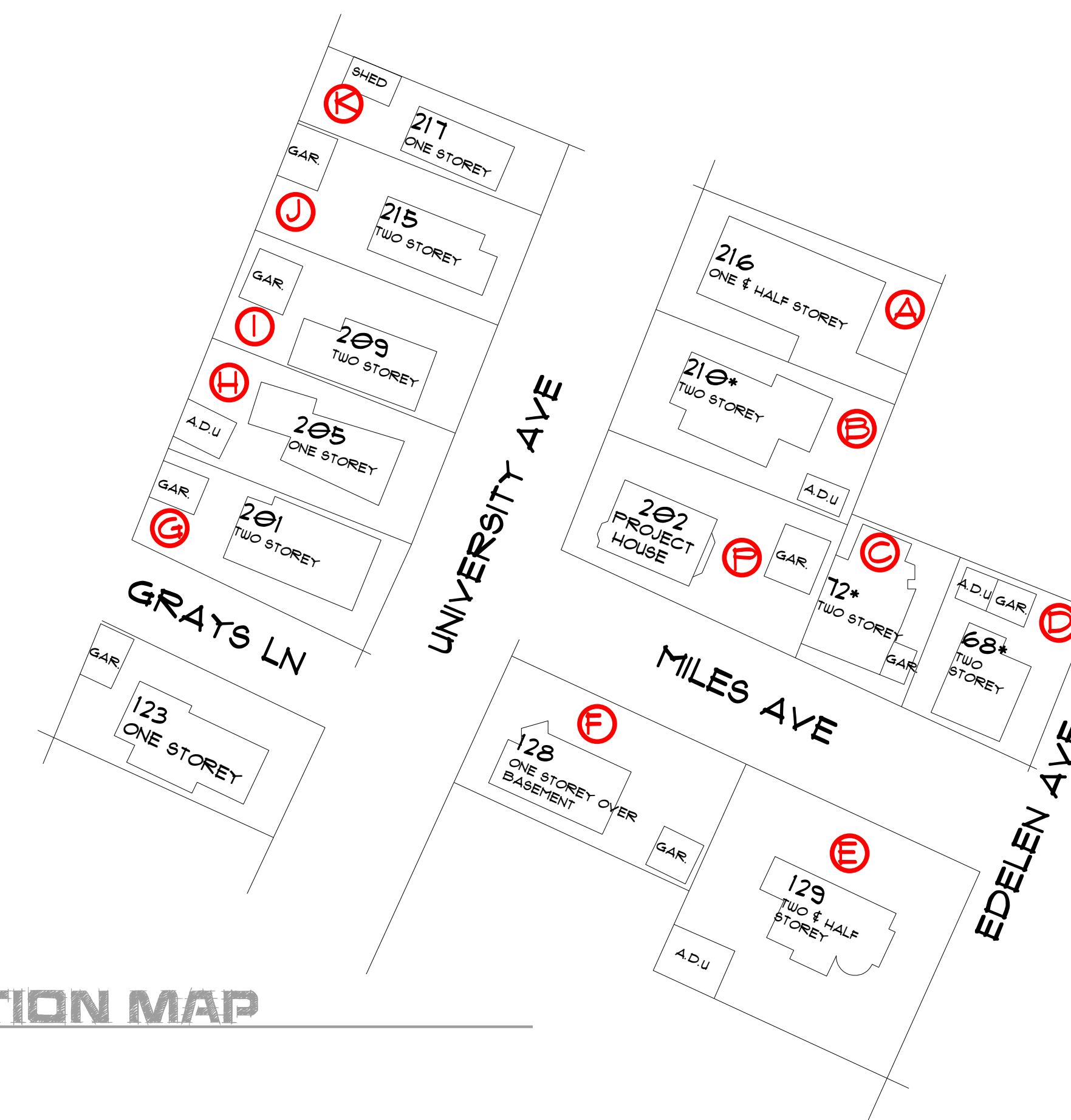
(P) EXISTING HOUSE
(VIEW FROM UNIVERSITY
AVE LOOKING EAST AT
PROJECT SITE)



(P) EXISTING HOUSE
(LOOKING UP EAST AT 12
MILES AVE FROM PROJECT
SITE)



(P) EXISTING HOUSE
(LOOKING UP NORTH AT
210 UNIVERSITY AVE FROM
PROJECT SITE)



LOCATION MAP

NEIGHBORHOOD CHARACTERISTICS

NOT TO SCALE

PROJECT SITE

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02.28.21

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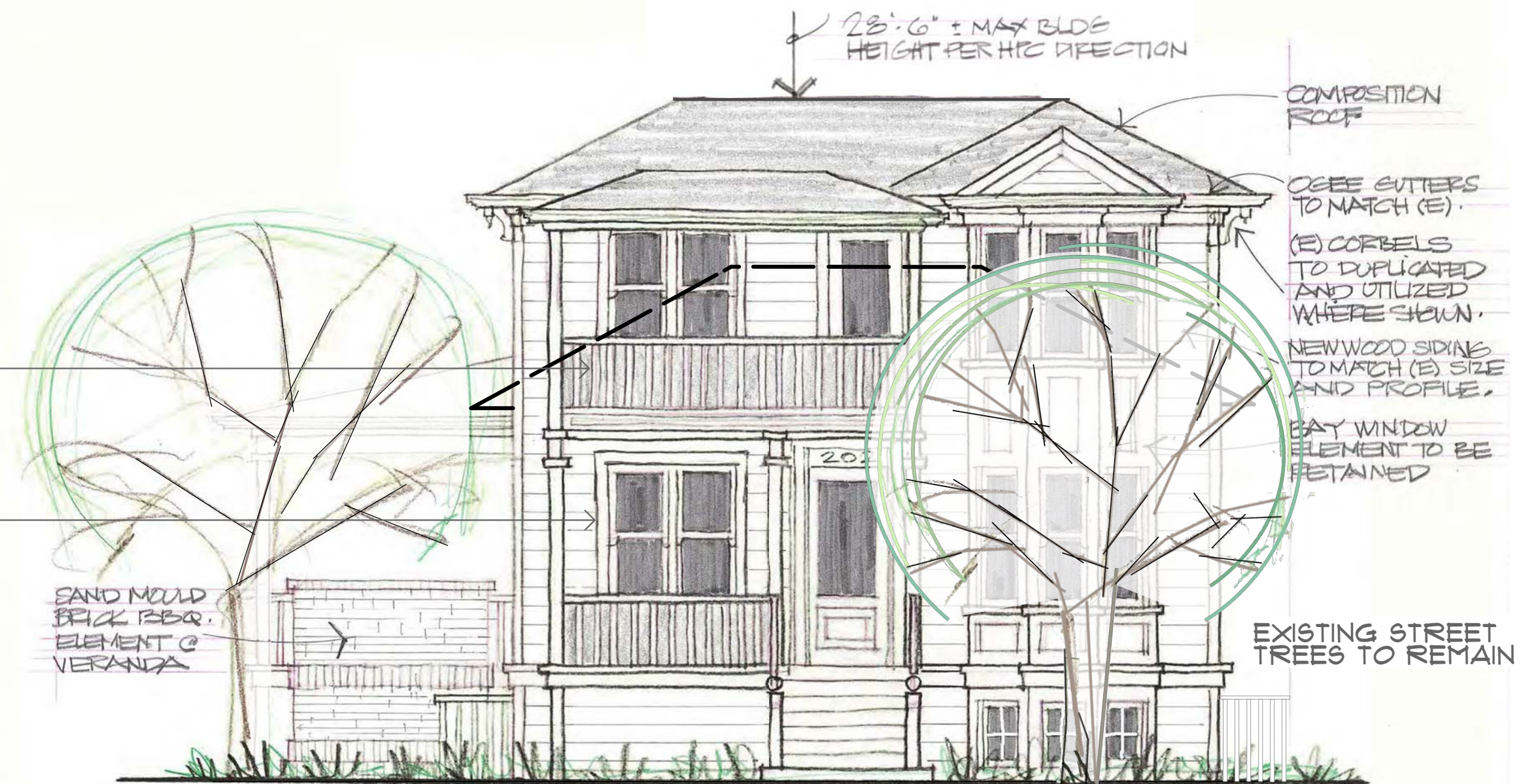
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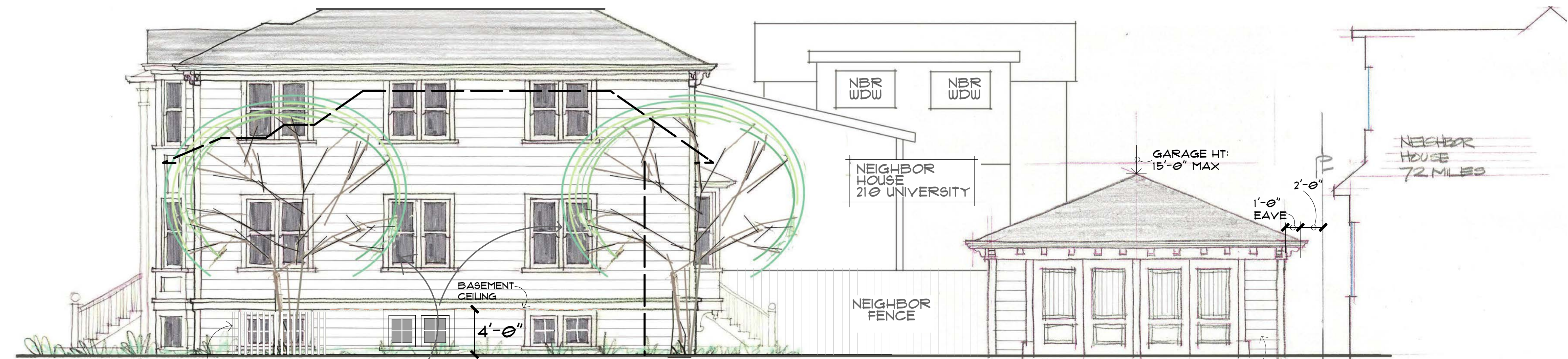
NP-2



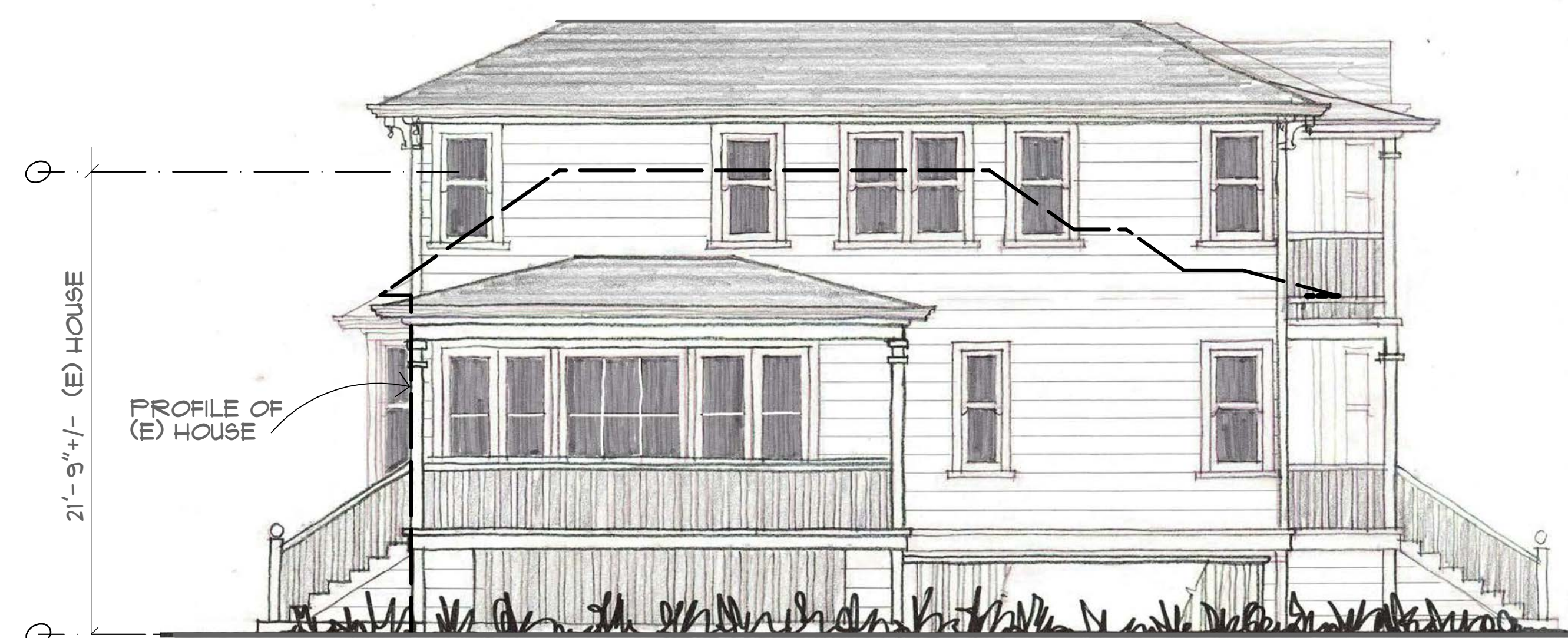
GARAGE, WEST ELEVATION
 3/16" = 1'-0" VIEWED FROM REAR OF MAIN HOUSE



WEST ELEVATION
 3/16" = 1'-0" UNIVERSITY AVE



SOUTH ELEVATION
 3/16" = 1'-0" MILES AVE



NORTH ELEVATION
 3/16" = 1'-0" UNIVERSITY AVE



EAST ELEVATION
 3/16" = 1'-0"

Print date :

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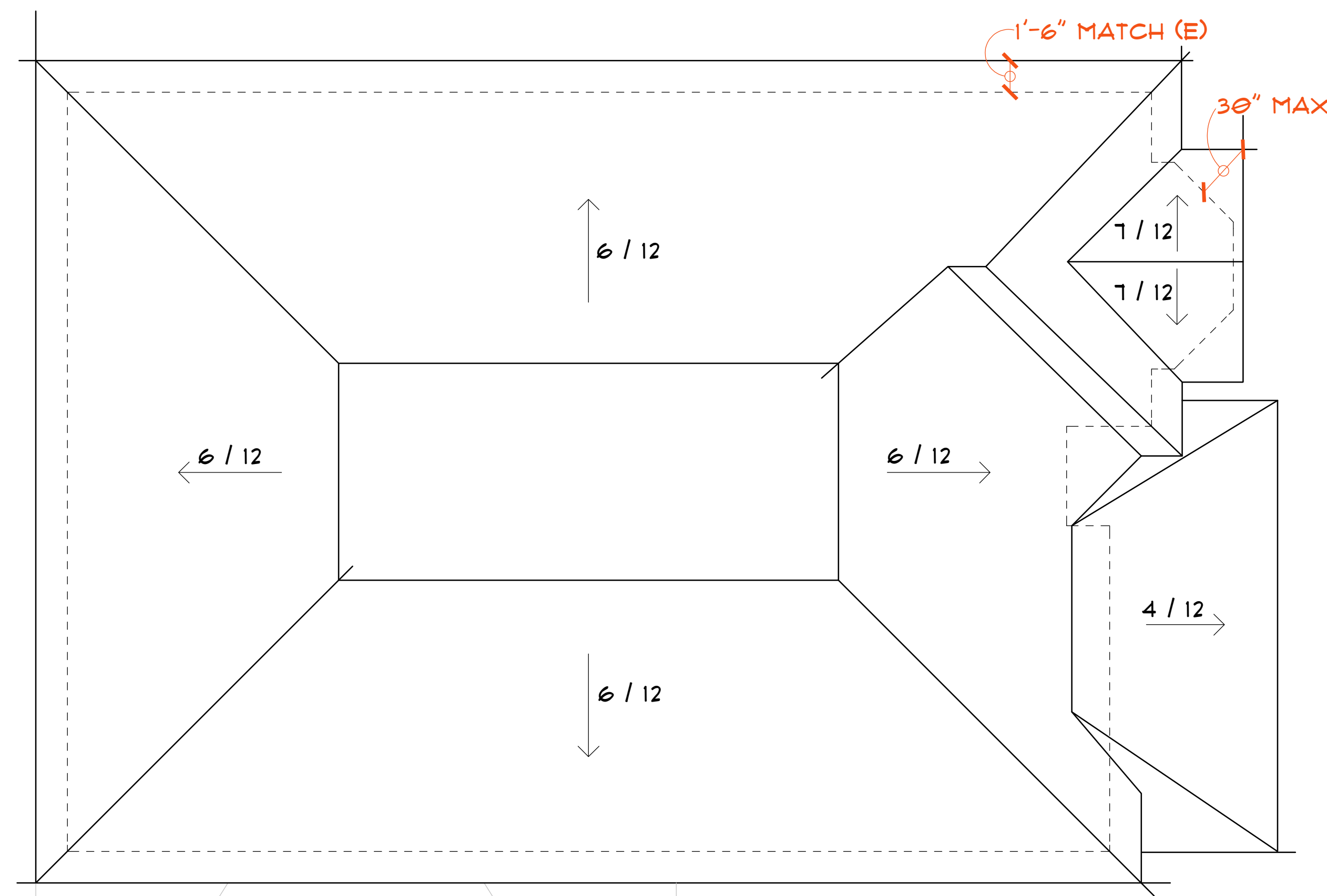
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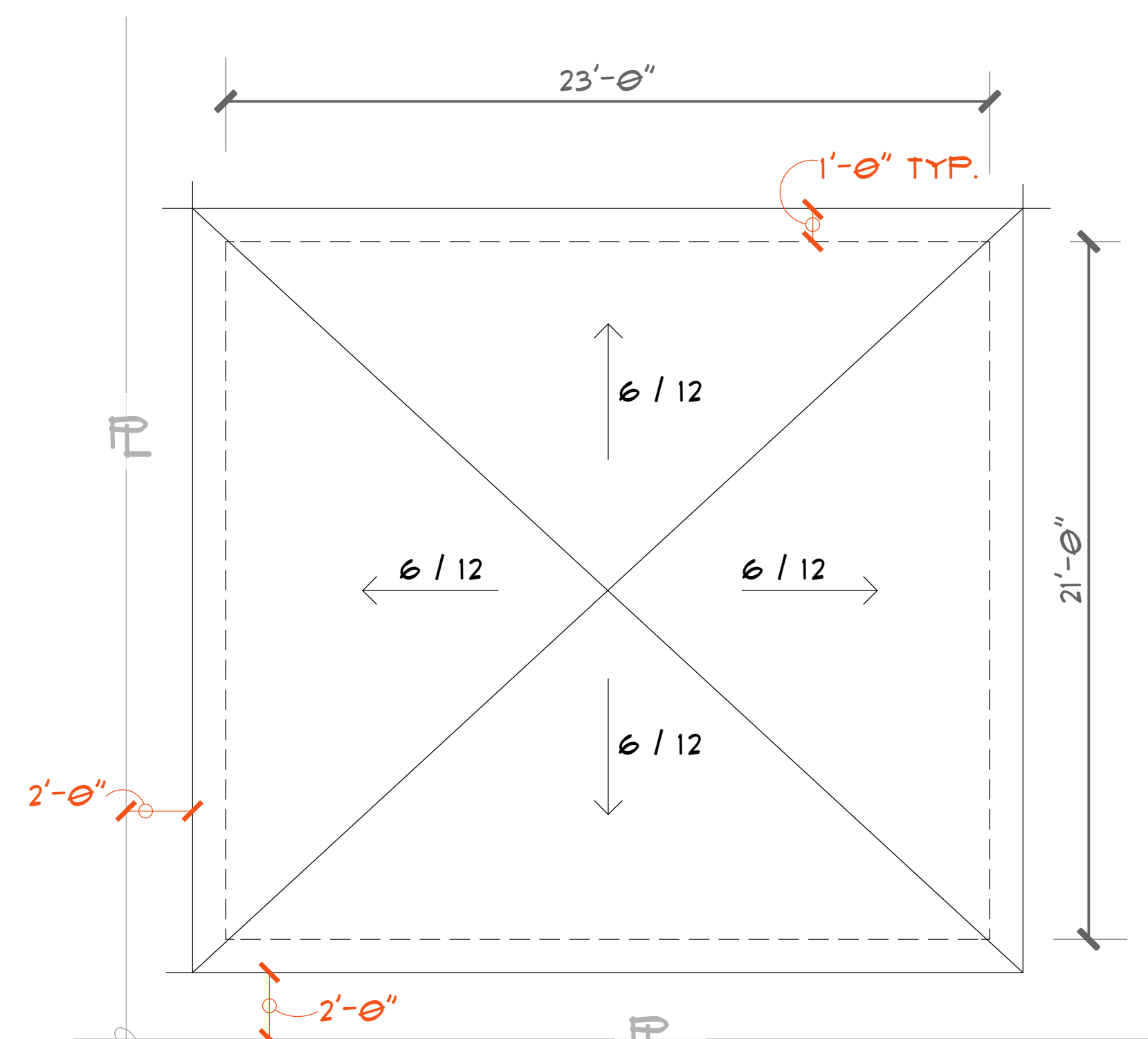
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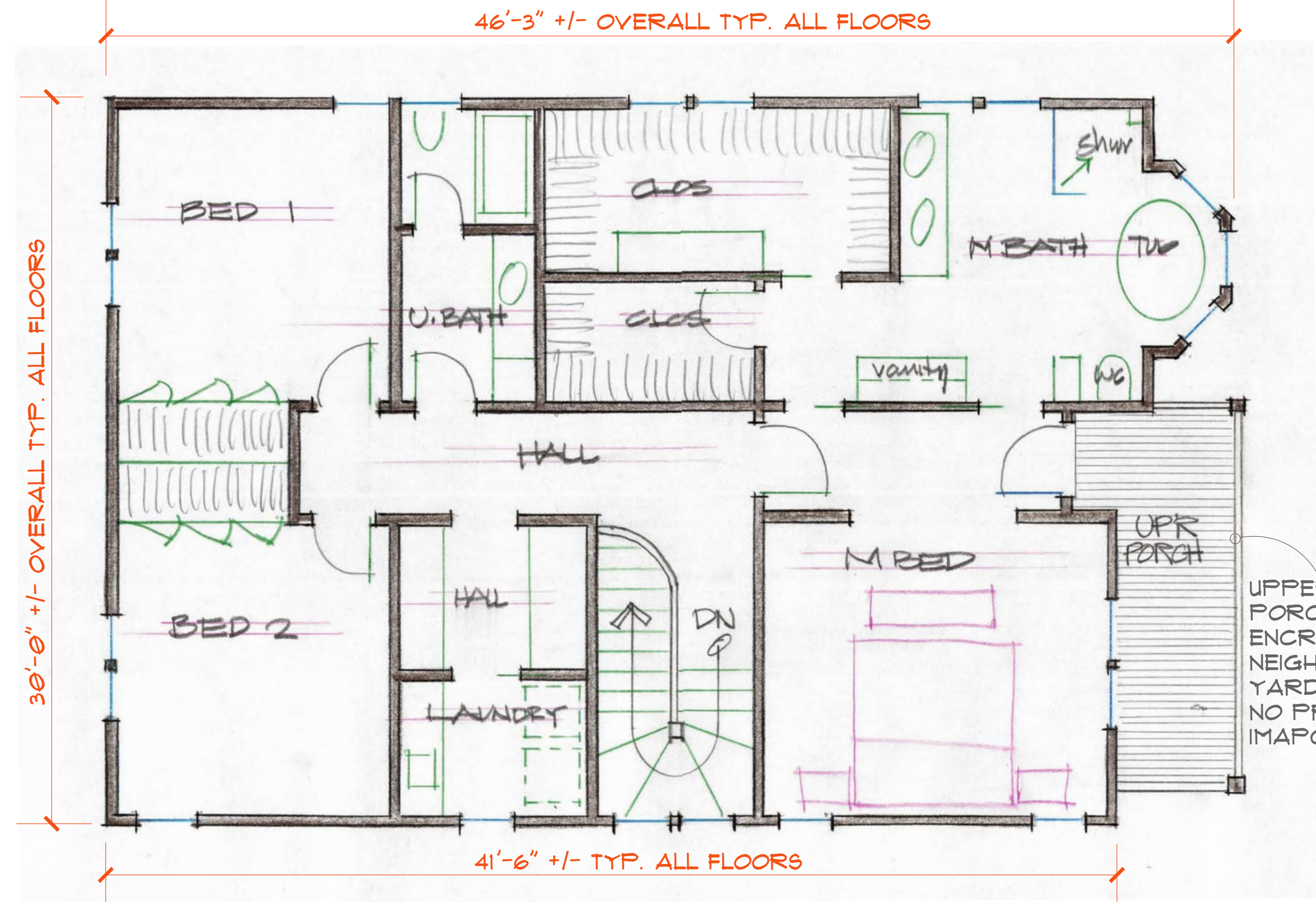
A-2



ROOF PLAN
1/4" = 1'-0"

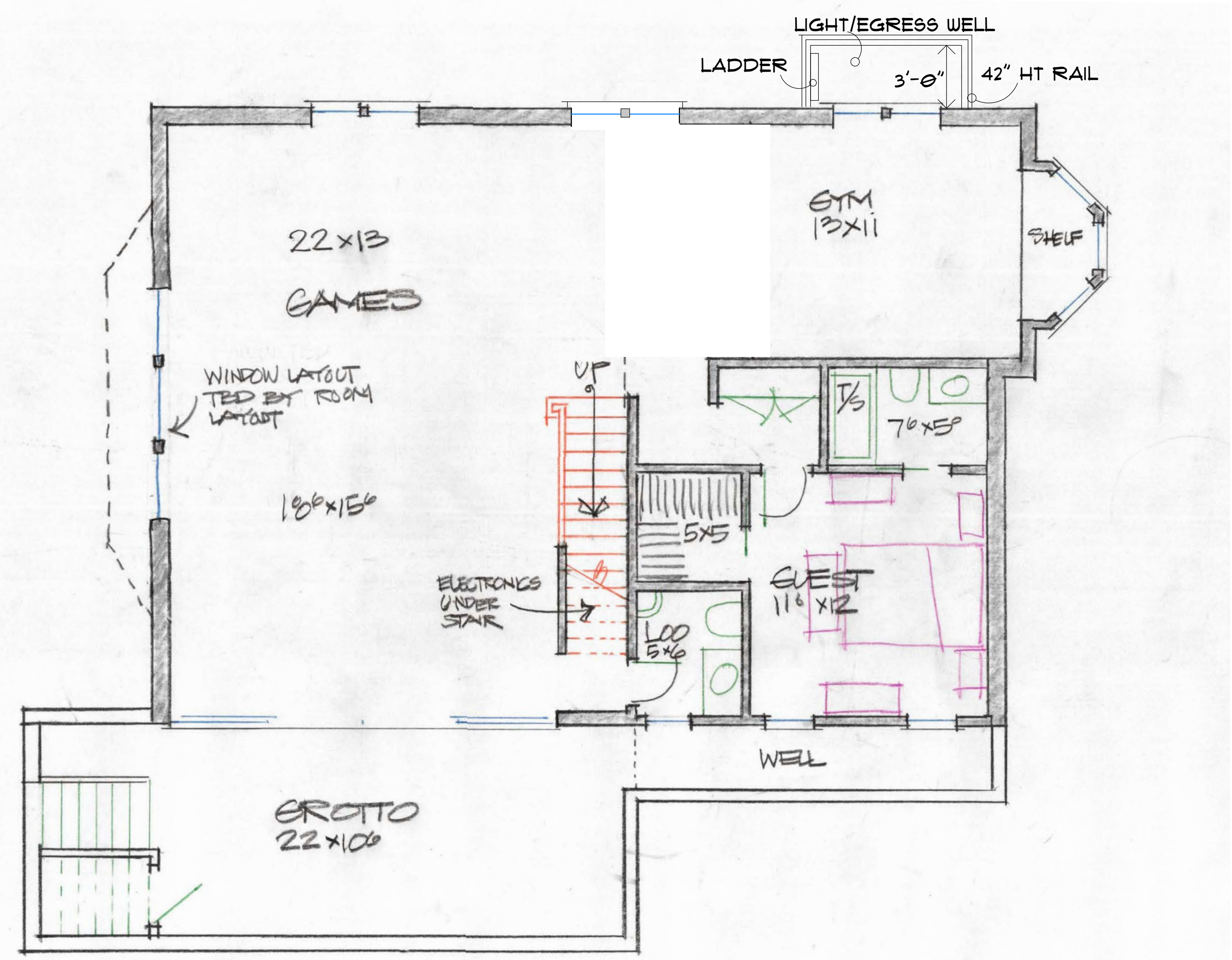


GARAGE ROOF PLAN
1/4" = 1'-0"



UPSTAIRS ADDITION
1/4" = 1'-0"

UPPER BEDROOM PORCH DOES NOT ENCR OACH NEIGHBOR'S YARD. NO PRIVACY IMPACTS



BASEMENT
1/4" = 1'-0"

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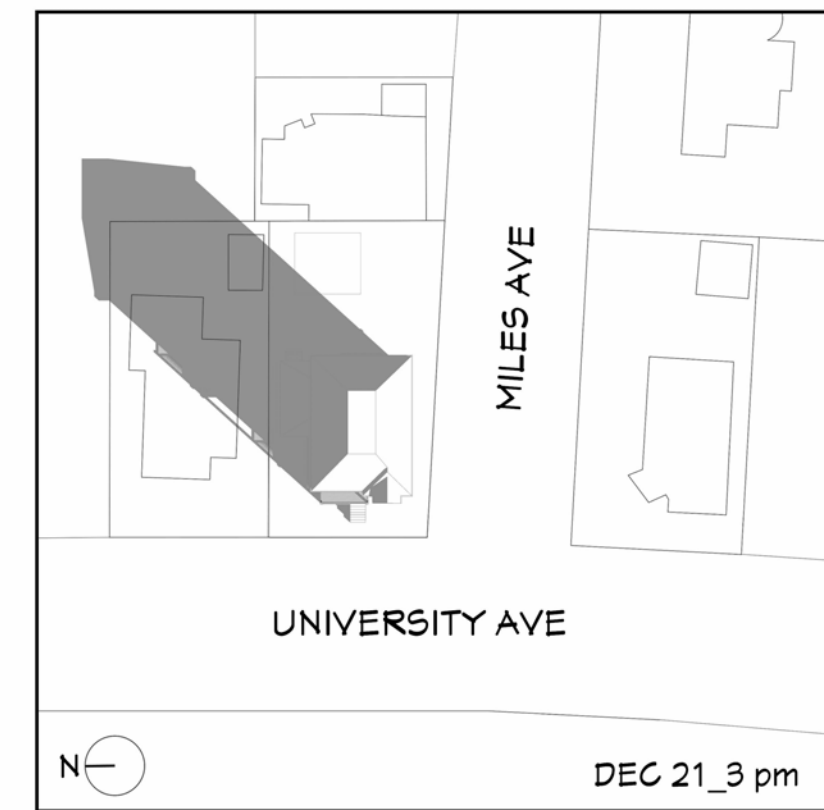
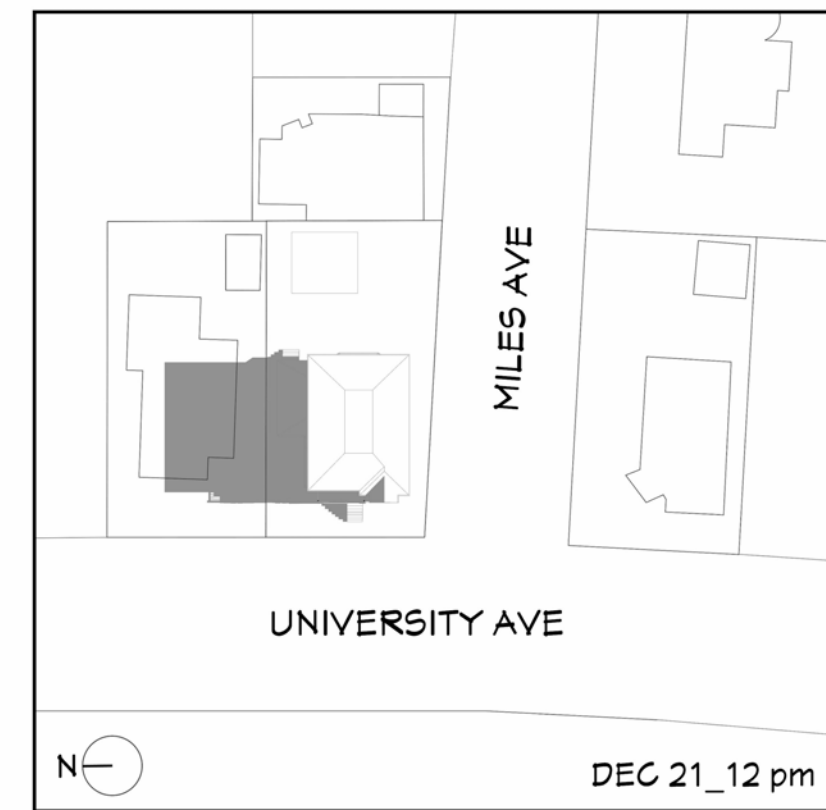
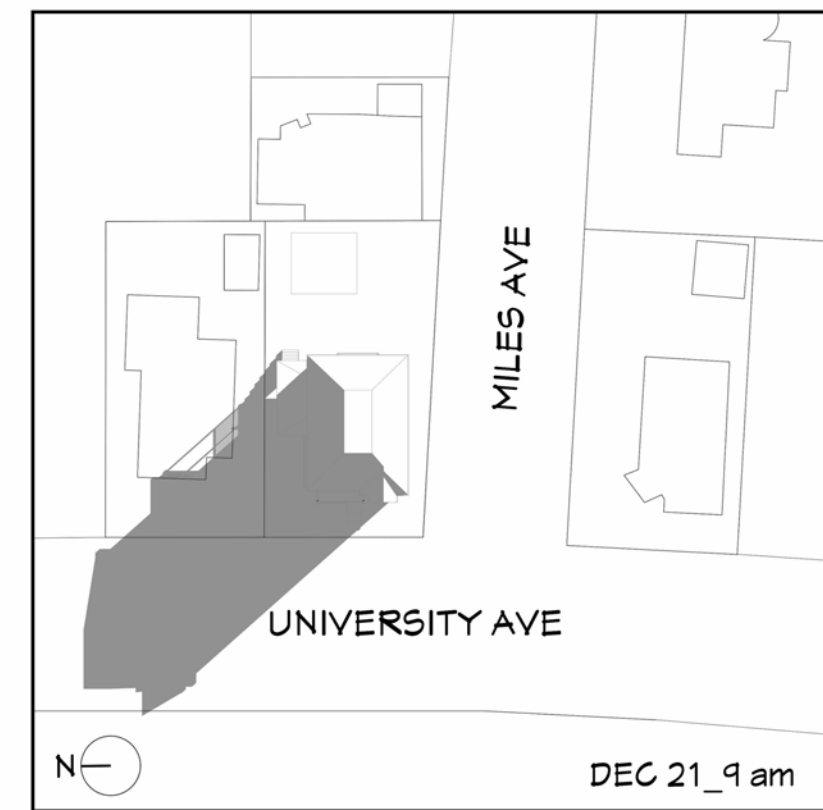
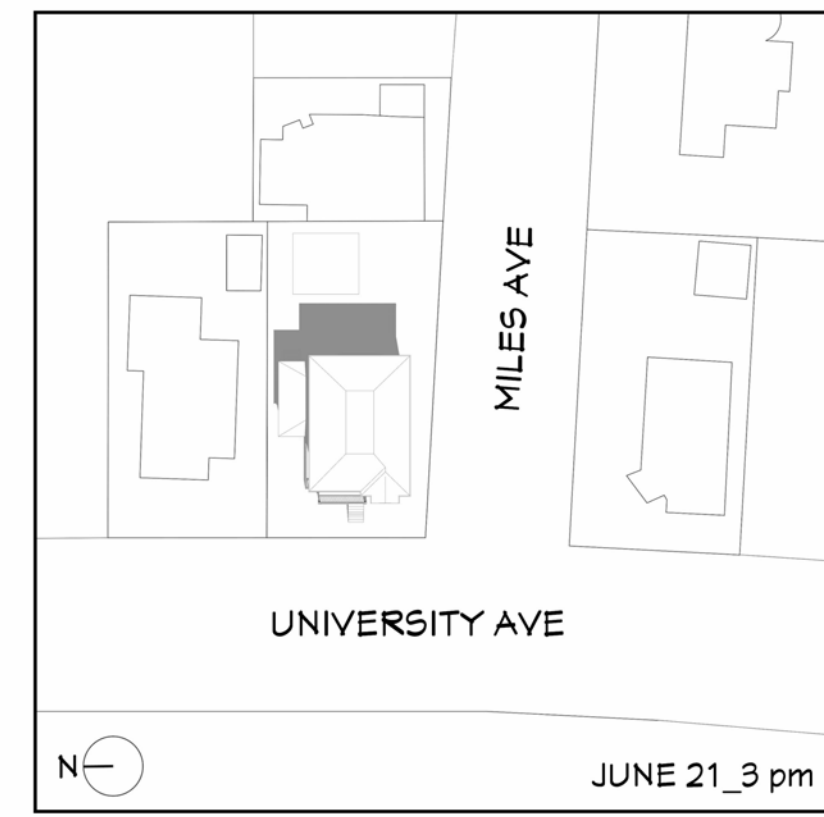
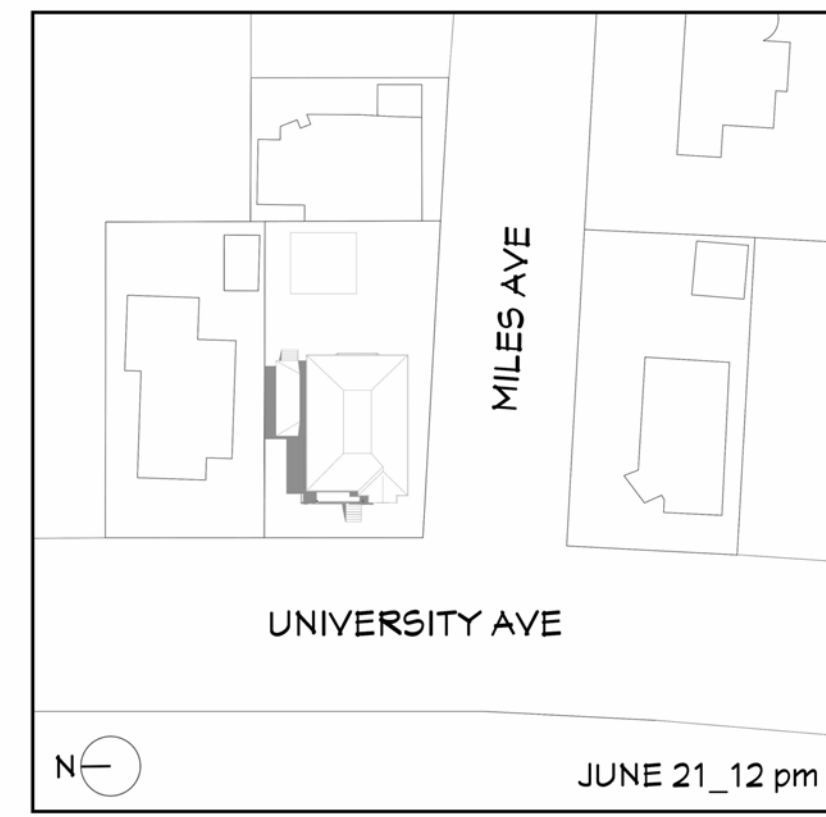
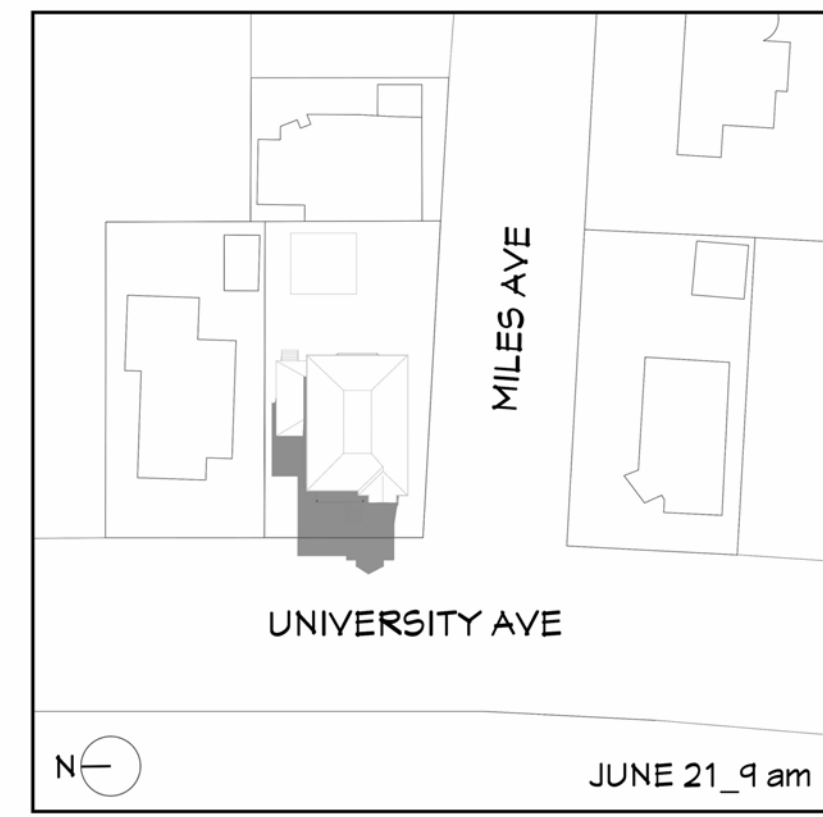
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A-3

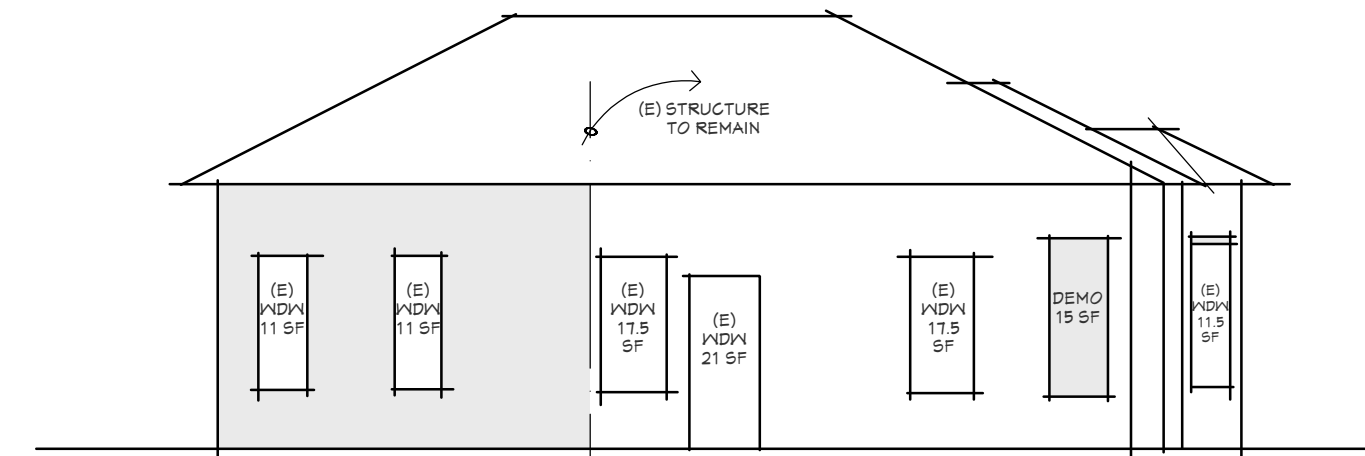


SHADOW STUDY

NOT TO SCALE

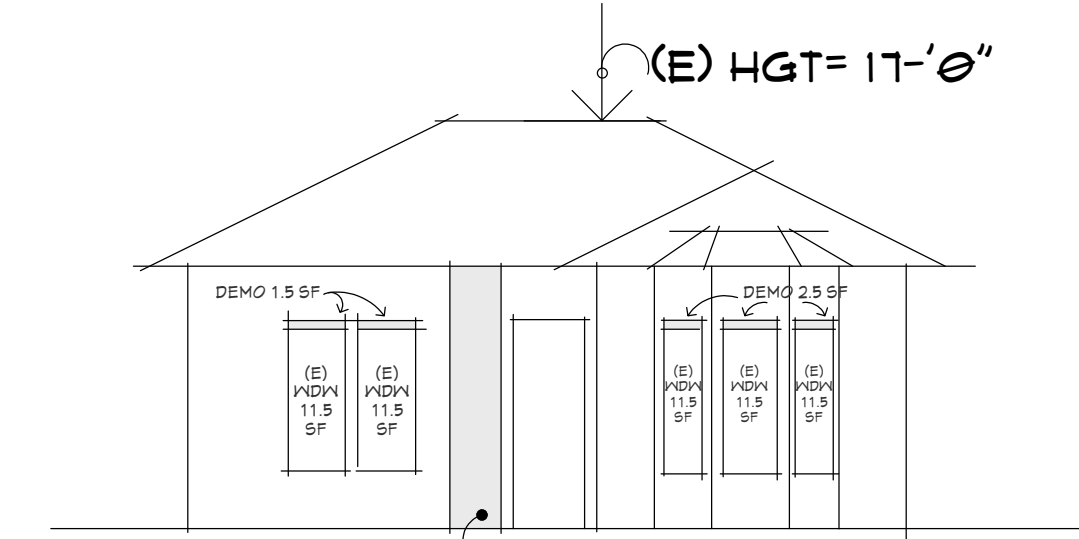
AS BUILT / DEMO

1/4" = 1'-0"



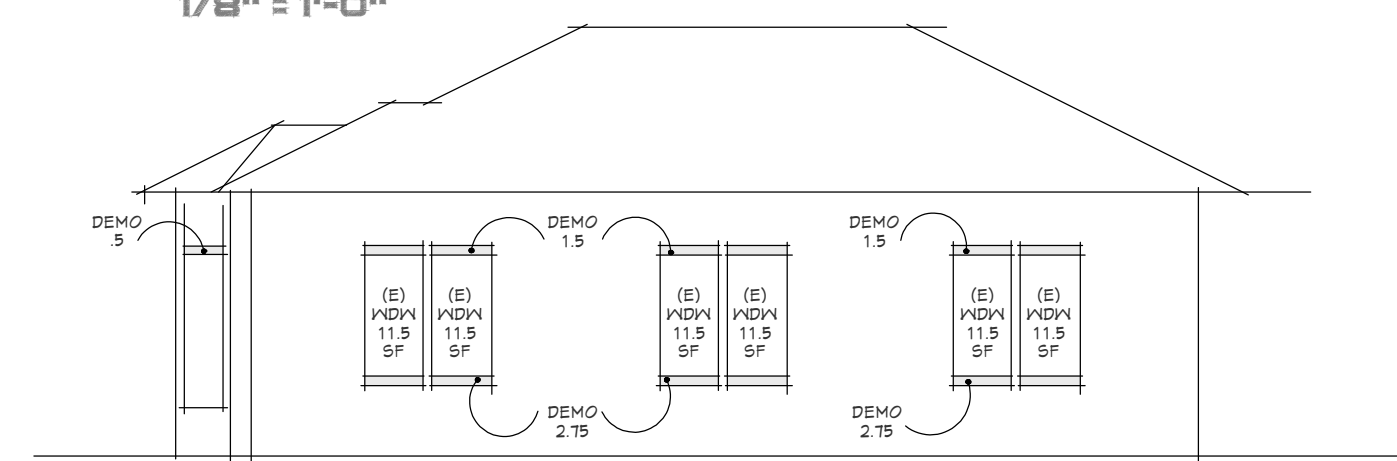
(E) WALL AREA = 378 SF
 (E) WALL AREA = 164 SF / 45% TO DEMO
 (E) WALL AREA = 204 SF / 55% TO REMAIN

NORTH / SIDE
1/8" = 1'-0"



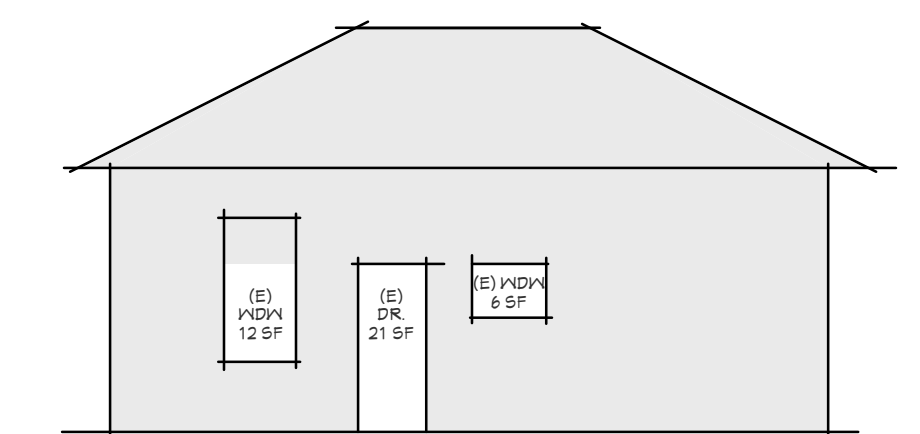
(E) STREET FACING WALL AREA = 374 SF
 DEMO 48 SF = 48 SF / 13%
 (E) WALL AREA TO REMAIN = 326 SF / 87%

WEST / FRONT
1/8" = 1'-0"



(E) WALL AREA = 467.5 SF
 (E) WALL AREA = 13.25 SF TO DEMO
 (E) STREET FACING WALL AREA = 454.25 SF / 97% TO REMAIN

SOUTH / SIDE
1/8" = 1'-0"



(E) WALL AREA = 219 SF
 (E) WALL AREA = 241 SF TO DEMO
 (E) WALL AREA = 0 TO REMAIN

EAST / REAR
1/8" = 1'-0"

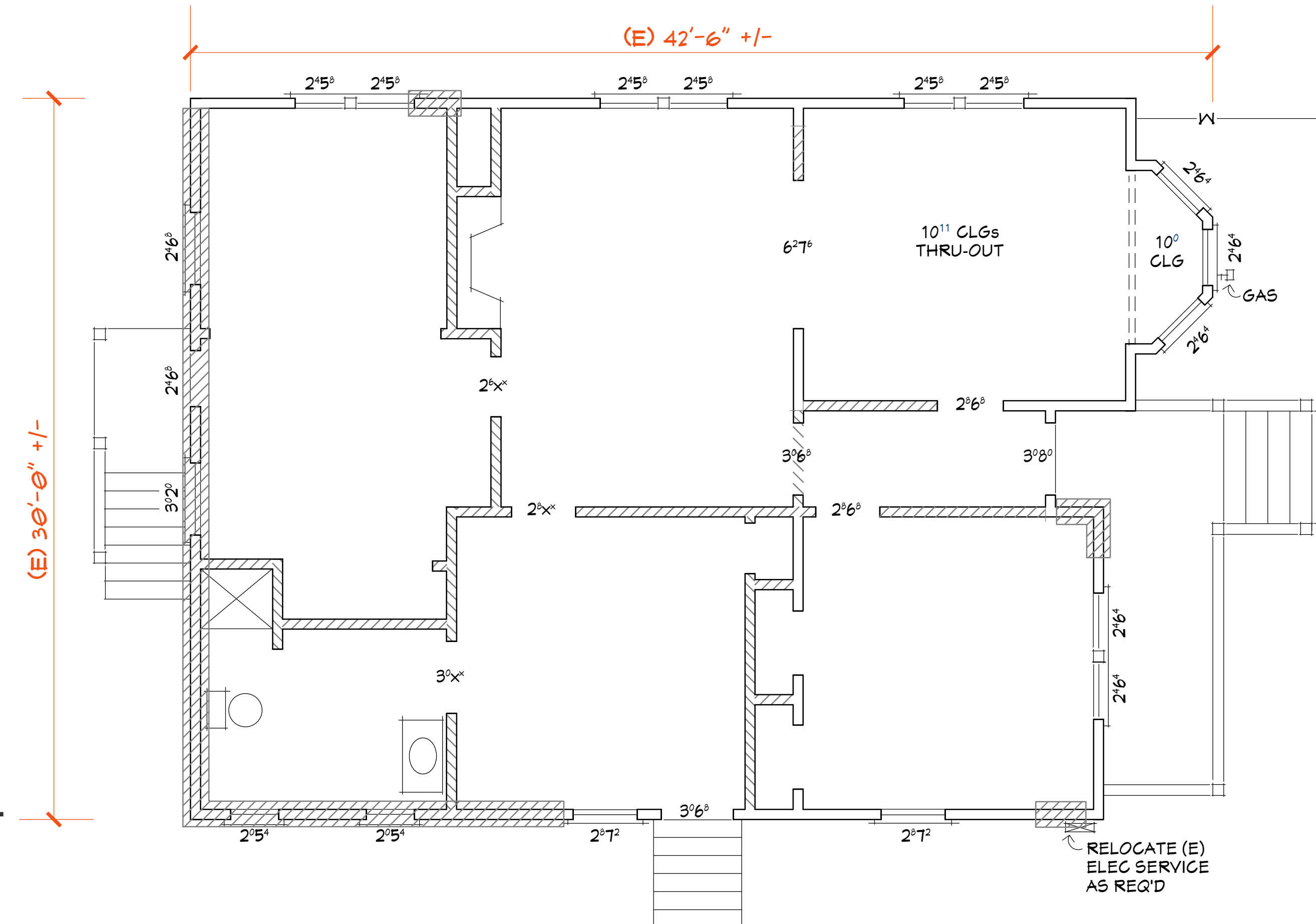
TOTALS

TOTAL (E) WALL = 1510.5
 TOTAL DEMO = 521.25 / 35%

30% OF TOTAL DEMO TAKES PLACE AT NON STREET FACING WALLS

LEGEND

- WALL AREA TO BE REMOVED
- (E) INTERIOR WALL TO BE REMOVED
- (E) EXTERIOR WALL TO BE REMOVED
- WALL AREA TO REMAIN
- (E) WALL TO REMAIN



FLOOR PLAN
1/4" = 1'-0"

Print date :

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