



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 12/18/2024

ITEM NO: 7

DATE: December 13, 2024

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting Preliminary Review for Construction of a New Second-Story Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. **Located at 310 Tait Avenue.** APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-026. Property Owner: Santiago Allende. Applicant: Donna Chivers. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting preliminary review for construction of a new second-story addition and exterior alterations to an existing non-contributing single-family residence located in the Almond Grove Historic District on property zoned R-1D:LHP located at 310 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1918 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County's Accessors Database lists a construction date of 1918 for the residence. According to the Sanborn Fire Insurance Maps, the 1908 and 1928 map shows the property

PREPARED BY: Erin Walters
Associate Planner

before it was subdivided and an accessory structure shown approximately in the footprint of the subject residence. The footprint on the July 1944 and 1956 maps shows the house in its current configuration located on a larger property, prior a lot split (Attachment 1).

The property is not included 1991 Anne Bloomfield Historic Survey. Town records show a building permit for replacement of windows to match the existing aesthetics and originality of the home and a reroof in 2007 (Attachment 2). The applicant provided a summary of the property research (Attachment 3), as well as photographs of the property (Attachment 4).

DISCUSSION:

The subject property at 310 Tait Avenue is located on the east side of Tait Avenue, between Bachman Avenue and Almendra Avenue. The applicant is requesting a preliminary review by the Committee to provide feedback on a proposed first floor addition, and a new second-story addition to the existing one-story house. The applicant provided a scope of work (Attachment 5).

The project proposes an internal remodel of the house, and a 256-square foot one-story addition to the front and rear of the house. The project also proposes a new 730-square foot second-story addition to the residence (Attachment 6).

The existing one-story cottage style house is approximately 12 feet, six inches in height with hip roof. The existing house has a mix of tongue and groove vertical wood siding and horizontal lap wood siding. The gable roof ends have wood scalloped vertical siding. The front elevation has brick wainscoting that matches the brick chimney on the south elevation. The front door is a wood decorative cottage style door. The existing windows are white vinyl with wood trim and wood decorative shutters at the front elevation. The existing roof is asphalt composition shingle.

The proposed residence would be 25 feet, one inches in height and would install exterior siding to match the existing siding. The new roof would be composition shingle and introduces two new bay windows at the front elevation. The existing windows would be replaced throughout the home with a variety of window styles and shapes.

The existing brick chimney is proposed to be removed. The front elevation would retain the brick wainscoting and introduces a new wood front door with sidelights. The proposed project includes a proposed rear deck with wood railings.

The proposed project has not been evaluated to determine if it would fall below the Town's demolition thresholds for historic residences.

Town's Residential Design Guidelines

The Committee should consider Section 3.9 of the Town's Residential Design Guidelines, which provides recommendations for construction of additions to existing residences (Attachment 7). Including but not limited to the following recommendations:

- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape, and location as the original, and should utilize the same materials as the existing protected exterior elements.

CONCLUSION:

The applicant is requesting preliminary review for construction of a new second-story addition and exterior alterations an existing non-contributing single-family residence located at 310 Tait Avenue. A new second-story addition, if not triggering a technical demolition, is processed under a Minor Residential Development application. This application would return to the Committee for a recommendation to be forwarded to the Community Development Director and the application would continue through the Minor Residential Development process.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

- ___ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for

PAGE 4 OF 4

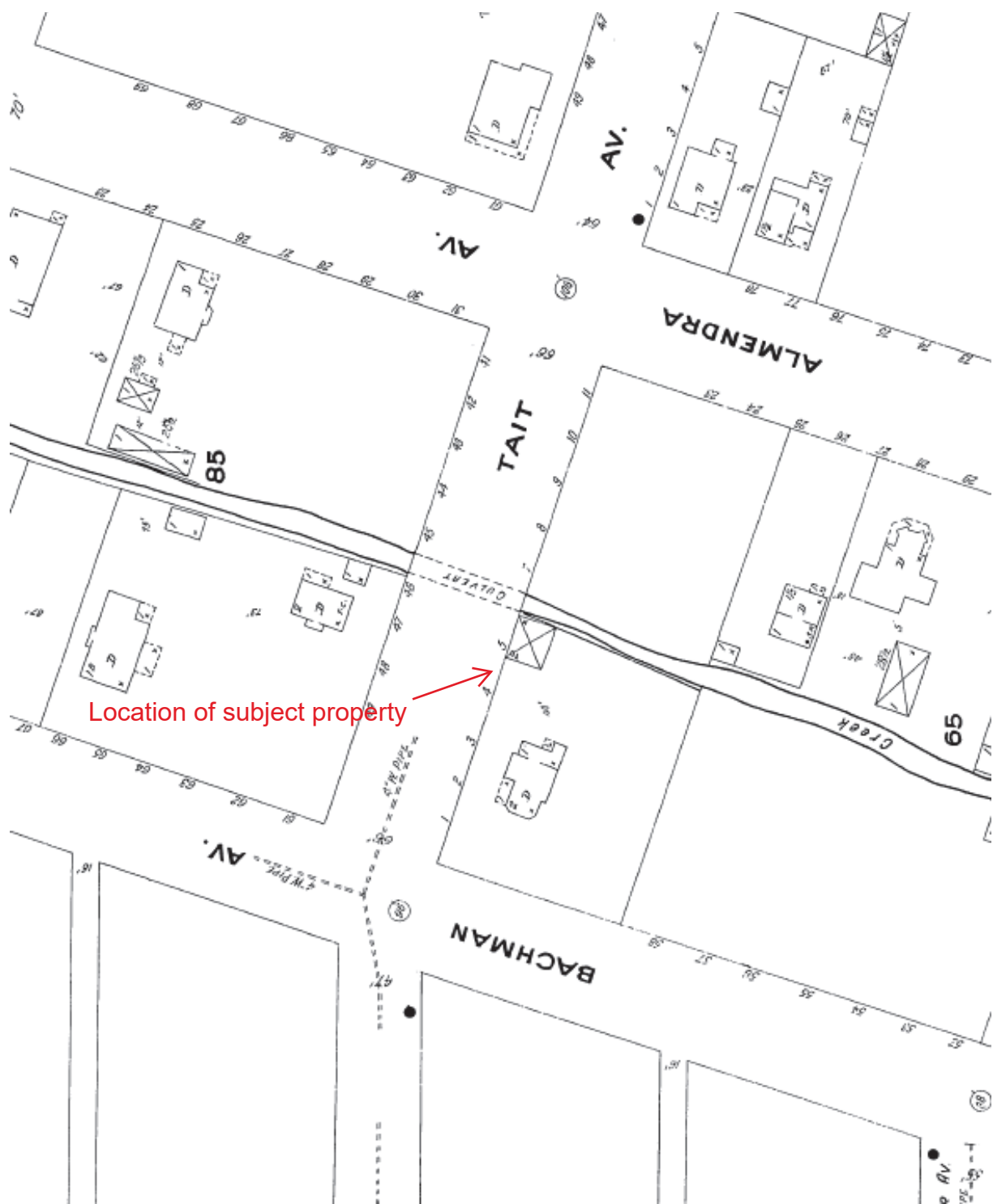
SUBJECT: 310 Tait Avenue/PHST-24-026

DATE: December 13, 2024

construction of additions to existing residences (Attachment 5).

ATTACHMENTS:

1. Sanborn Fire Insurance Maps
2. Permit Records
3. Property Research
4. Photographs
5. Request Letter from Applicant
6. Project Plans
7. Section 3.9, Residential Design Guidelines



Sanborn Map
1908

ATTACHMENT 1



Location of subject property

Sanborn Map
1928

Location of subject residence



Sanborn Map
March 1928- July 1944



Sanborn Map
1956



TOWN of LOS GATOS
Community Development
Building Permit

Permit ID/Type:	B07-0841 BUILDING/BUILDING-RESIDENTIAL/ALTERATION	Applied:	10/30/2007
Work Description:	REPLACE WINDOWS/MATCH (E) WINDOWS	Approved:	10/30/2007
Status:	ISSUED	Issued:	10/30/2007
Address:	310 TAIT AVE, LOS GATOS, CA 95030	Expires:	4/27/2008
Owner:	[REDACTED] 310 TAIT AVE LOS GATOS, CA 95030	Phone:	[REDACTED]
Contractor:	S G K CONSTRUCTION 3801 CHARTER PARK CT STE B SAN JOSE, CA 95136	Phone:	[REDACTED]
License No.:	875057		
Job Value:	9500.00	Buildings:	1
Total Sq. Ft.		Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-N

Total Fees	\$308.98
Total Payments	\$0.00
Balance Due	\$308.98

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B-C-17 License No. 875057 Exp. Date 02/31/08 Contractor Name Soslan Kibile

OWNER-BUILDER DECLARATION: I hereby confirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Professions Code)

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code)

☐ I am exempt under Sec. _____, Business and Professions Code for this reason _____

WORKERS' COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier State Fund Policy # 229-0038500

☐ I certify that, in the performance of work for which this permit is issued, I shall not employ any person in any manner as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

Signature of Applicant of Agent _____

Date 10/30/07

ATTACHMENT 2



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
PHONE: (408) 354-6876 FAX: (408) 354-7593
www.losgatosca.gov/building

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

B07-841

BUILDING DIVISION PERMIT APPLICATION

SITE ADDRESS 310 Tait Suite _____ Today's Date 10/30/07
TYPE OF WORK TO BE DONE ☐ New ☐ Addition ☒ Alteration ☐ Repair ☐ Reroof ☐ Deck ☐ Pool/Spa ☐ Ret Wall
DETAILED DESCRIPTION OF WORK TO BE DONE Replace Windows / Match existing
aesthetics + originality of home.

PROJECT AREA	New/Add Sq. Ft.	Remodel/Alter Sq. Ft.	Reroof/Pool/Porch/Deck SF	Retaining Wall LF
1 st Floor	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
2 nd Floor	_____	_____	_____	_____
Attic/Basement/Cellar/Porch	_____	_____	_____	_____
Attached/Detached Garage	_____	_____	_____	_____

CONSTRUCTION VALUATION (Required): 9500 Include costs of all labor and materials

BUILDING DETAILS: Heated? ☐ Cooled? ☐ # of Stories 1 ☒ Pre 1941/Historic District ☐ Has A Fire Sprinkler System

Is there a Swimming Pool and/or Spa located at this address: ☐ Yes ☒ No If Yes, Owner to Complete & Return Affidavit

Proposed Use of Building: Residential Construction Type _____ Occupancy Type Home

CONTACT NAME Evan Sprague Phone _____ Fax _____
Address 3801 Charter Park Ct Suite B City San Jose Zip 95136

Property Owner Name Richard Katz Phone (Required) _____
Address 310 Tait City _____ Zip _____

Architect/Engineer/Designer SGK License # 875057 Phone _____
Address 3801 Charter Park Ct Suite B City San Jose Zip 95136

Contractor Name SGK
State License No. 875057 License Type B-General Expires _____ Town Business Lic. No. _____

Commercial Tenant _____ Phone _____
Address _____ City _____ Zip _____

Electrical, Mechanical & Plumbing details are on reverse side



TOWN of LOS GATOS
Community Development
Building Permit

Permit ID/Type:	B07-0849 BUILDING/BUILDING/RESIDENTIAL/REROOF	Applied:	11/02/2007
Work Description:	T/O WOOD SHAKES R/R GILAND SEQUOIS COMP 1200 SF	Approved:	
Status:	ISSUED	Issued:	11/02/2007
Address:	310 TAIT AVE, LOS GATOS, CA 95030	Expires:	4/30/2008
Owner:	[REDACTED] 310 TAIT AVE LOS GATOS, CA 95030	Phone:	[REDACTED]
Contractor:	WARREN KNOX ROOFING 46 EL PUEBLO RD SCOTTS VALLEY, CA 95066	Phone:	831-461-0634
License No.:	696146		
Job Value:	7334.00	Buildings:	1
Total Sq. Ft.:		Houses:	0
Building Use:	Dwellings	Census #:	434
Occupancy Type:	R-3	Construction Type:	V-N

Total Fees	\$299.01
Total Payments	\$0.00
Balance Due	\$299.01

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class C31 License No. 696146 Exp. Date 1-1-07 Contractor Name KNOX ROOFING

OWNER-BUILDER DECLARATION: I hereby confirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Professions Code)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code)

☐ I am exempt under Sec. _____, Business and Professions Code for this reason _____

WORKERS' COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier State Fund Policy # 285-0002991

☐ I certify that, in the performance of work for which this permit is issued, I shall not employ any person in any manner as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____ Lender's Address _____

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

Signature of Applicant or Agent

Date 11-2-07



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
PHONE: (408) 354-6876 FAX: (408) 354-7593
www.losgatosca.gov/building

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
LOS GATOS, CA 95031
B07-849

BUILDING DIVISION PERMIT APPLICATION

SITE ADDRESS 310 Taft Ave. Suite _____ Today's Date 11-2-07

TYPE OF WORK TO BE DONE ☐ New ☐ Addition ☐ Alteration ☐ Repair ☒ Reroof ☐ Deck ☐ Pool/Spa ☐ Ret Wall

DETAILED DESCRIPTION OF WORK TO BE DONE TEAR-OFF wood shakes,
install new 1/2" sheathing, Install New Grand Sequoia
Composition Roof.

PROJECT AREA	New/Add Sq. Ft.	Remove/Alter Sq. Ft.	Reroof/Pool/Porch/Deck SF	Retaining Wall LF
1 st Floor			<u>12</u>	
2 nd Floor				
Attic/Basement/Cellar/Porch				
Attached/Detached Garage				

CONSTRUCTION VALUATION (Required): \$7334.00 Include costs of all labor and materials

BUILDING DETAILS: Heated? ☐ Cooled? ☐ # of Stories 1 ☐ Pre 1941/Historic District ☐ Has A Fire Sprinkler System

Is there a Swimming Pool and/or Spa located at this address: () Yes ☒ No If Yes, Owner to Complete & Return Affidavit

Proposed Use of Building: SFD Construction Type _____ Occupancy Type _____

CONTACT NAME JOSHUA Nichols Phone _____ Fax _____
Address 46 EL PUEBLO RD. City Scotts Valley Zip 95066

Property Owner Name _____ Phone (Required) _____
Address 310 Taft Ave. City Los Gatos Zip 950

Architect/Engineer/Designer _____ License # _____ Phone _____
Address _____ City _____ Zip _____

Contractor Name Knox Roofing
State License No. 696146 License Type C39 Expires 1-1-08 Town Business Lic. No. 18161

Commercial Tenant _____ Phone _____
Address _____ City _____ Zip _____

Electrical, Mechanical & Plumbing details are on reverse side

INCORPORATED AUGUST 10, 1887

310 Tait Ave.
Los Gatos, CA 95030
APN: 510-14-058

SITE RESEARCH

Dear Historical Preservation Society,

Research was conducted for 310 Tait Ave. using the resources indicated in the application. Below are the findings:

1. Patrons' Inquiries binder indicated that the last request for information on 310 Tait Ave was completed in 2007-2008
2. No photos of house found in Residences drawers of the Vertical File
3. The house is not on the "Bellringers" list
4. The house is not listed in the Historic Homes Tours
5. The 1941 Tax Assessment Survey suggests that the house may have been built in 1931
6. The Sanborn maps show inconsistent subdivisions, structures, and location of structures over the years
7. The Polk's Directories did not reveal any notable individuals who lived at 310 Tait Ave

Please let me know if you need any further information.

Regards,

Sde

Santiago Allende








310TaitAve_SiteResearch

Final Audit Report

2024-10-29

Created:	2024-10-28
By:	Donna Chivers (donnachivers@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEQIDi667C9IQAwB89RudY9CLall6Mmop

"310TaitAve_SiteResearch" History

-  Document created by Donna Chivers (donnachivers@gmail.com)
2024-10-28 - 11:10:31 PM GMT
-  Document emailed to Santiago Allende ([REDACTED]) for signature
2024-10-28 - 11:10:35 PM GMT
-  Email viewed by Santiago Allende ([REDACTED])
2024-10-29 - 2:11:20 AM GMT
-  Document e-signed by Santiago Allende ([REDACTED])
Signature Date: 2024-10-29 - 2:11:50 AM GMT - Time Source: server
-  Agreement completed.
2024-10-29 - 2:11:50 AM GMT



310 Tait Ave.
Site Photos



West Elevation



East Elevation



South Elevation



North Elevation

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Donna Chivers
4716 Bryce Cir.
Carlsbad, CA 92008
510-714-8309
donnachivers@gmail.com

December 13, 2024

Community Development Department
110 E. Main Street
Los Gatos CA 95030

Re: Scope of Work for the Proposed Addition and Remodel at 310 Tait Ave.

Dear Town of Los Gatos,

We are proposing to expand the existing footprint by 256 s.f. and build a new 730 s.f. upper level addition. The entire interior will be remodeled and the existing roof will be removed and replaced to build the upper level. Additional scope of work includes:

- Install new and replacement windows
- Install new flooring throughout
- Install cabinets, counters, plumbing fixtures and appliances
- Paint interior
- Install exterior siding to match existing siding
- Install electrical fixtures, outlets and switches
- Insulate per Title 24 requirements
- Install new HVAC and Water Heater per Title 24 requirements

Please feel free to contact me at any time with questions.

Regards,

A handwritten signature in black ink that reads 'Donna Chivers'.

Donna Chivers

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ADDITION

INDEX OF DRAWINGS

A0.0	COVER SHEET
A1.0	SITE PLAN
A2.0	EXISTING FLOOR PLAN AND DEMO PLAN
A2.1	EXISTING ROOF PLAN
A3.0	NEW FLOOR PLAN AND SCHEDULES
A3.1	NEW ELEVATIONS
A3.2	ROOF PLAN
A3.3	SECTIONS
A3.4	GENERAL NOTES
G1	CA RESIDENTIAL GREEN BUILDING CODE SHEET 1
G2	CA RESIDENTIAL GREEN BUILDING CODE SHEET 2
T24-1	TITLE 24 - ADU1
T24-2	TITLE 24 - ADU 1
T24-3	MANDATORY MEASURES - ADU 1
T24-4	TITLE 24 - ADU 2
T24-5	TITLE 24 - ADU 2
T24-6	MANDATORY MEASURES - ADU 2
E1.0	ELECTRICAL PLAN
E1.1	ELECTRICAL NOTES

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE AND FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WINDOW, DOOR AND CABINET DIMENSIONS MUST BE VIF BY CONTRACTOR, INSTALLER OR FABRICATOR PRIOR TO ORDERING. ANY DISCREPANCY FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITION MUST BE BROUGHT TO THE ATTENTION OF D3 DESIGNS AND THE STRUCTURAL ENGINEER INVOLVED IN THE PROJECT. FAILURE TO DO SO VOIDS D3 DESIGNS AND THE ENGINEER OF RESPONSIBILITY TO WORK PERFORMED BY CONTRACTOR. D3 DESIGNS IS NOT RESPONSIBLE FOR ON SITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS OR WORKMANSHIP SPECIFIED HEREIN, UNLESS BY SECONDARY AGREEMENT.

DESIGNER

DONNA CHIVERS
4716 BRYCE CIR.
CARLSBAD, CA 92008
510-714-8309
donnachivers@gmail.com

OWNER

310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

TITLE 24

DAVID HENSEL, PE
P.O. Box 1442
SAN MARCOS, CA 92079
(619) 665-3259

ENGINEER

SCOPE OF WORK

PROVIDE PROPERLY PLACED BLOCKING AND BACKING IN ALL BATHROOMS AND CLOSETS FOR THE PROPER INSTALLATION OF TOWEL BARS, TOILET PAPER HOLDERS, SHELVING AND ANY WALL MOUNTED FIXTURE OR LIGHT.

BUILD 256 S.F. LOWER LEVEL ADDITION PER PLAN
BUILD NEW 730 S.F. UPPER LEVEL ADDITION PER PLAN
INSTALL WINDOWS AND DOORS PER PLAN
INSTALL FLOORING PER HOMEOWNER
INSTALL CABINETS, COUNTERS, PLUMBING FIXTURES AND APPLIANCES
INSTALL TILE
INSTALL GLASS SHOWER ENCLOSURE
TAPE, TEXTURE AND PAINT INTERIOR. COLOR TBD BY HOMEOWNER
INSTALL EXTERIOR SIDING. COLOR TBD BY HOMEOWNER
INSTALL ELECTRICAL FIXTURES, OUTLETS AND SWITCHES PER ELECTRICAL PLAN
INSULATE PER TITLE 24 REQUIREMENTS
INSTALL HVAC AND WATER HEATER PER TITLE 24 REQUIREMENTS

GENERAL NOTES

- CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL INSURANCE REQUIRED BY THE OWNER AND FURNISH ALL MATERIAL, LABOR TRANSPORTATION AND EQUIPMENT AND PROPERLY INSTALL ALL WORK SPECIFIED HEREIN, SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED TO COMPLETE THE CONSTRUCTION. INCLUDED AS PART OF THE WORK OF THESE SECTIONS, NOT NECESSARILY LIMITED BY THEM, ARE THE FOLLOWING: ALL MATERIALS, LABOR, TOOLS AND EQUIPMENT REQUIRED TO PROPERLY EXECUTE AND COMPLETE HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORM PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DISCREPANCIES OR ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS FOR THE WORK PRIOR TO SUBMITTING BID.
- CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
- ALL CONSTRUCTION AND INSTALLATION SHALL COMPLY ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES WHICH GOVERN THIS AREA.
- CONTRACTORS SHALL INDIVIDUALLY WARRENT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREES. IN CASE OF CONFLICT, NOTES AND SPECIFIC DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE "GENERAL NOTES AND SPECIFICATIONS" AND OVER TYPICAL DETAILS.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- ITEMS SPECIFIED ON PLANS AND SPECIFICATIONS REPRESENT THE TYPE AND QUALITY REQUIRED. SUBCONTRACTORS MAY SUBSTITUTE "EQUAL" ITEMS IN THEIR BID WHEN APPROVED BY THE OWNER AND ARCHITECT.
- CONTRACTORS SHALL, UPON COMPLETION OF THIS WORK, CLEAN AND CLEAR THE AREA OF ALL DEBRIS OR ANY OTHER MATTER CAUSED BY HIS OPERATION.
- THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR THE WAY IN WHICH FIELD WORK IS PERFORMED, SAFETY IN, ON OR AROUND THE JOBSITE, METHODS OF PERFORMANCE OR TIMELINESS OF PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY DISCREPANCY OR OMISSION HE MAY DISCOVER. FENCES AND FREE STANDING MASONRY WALLS UP TO 36" IN HEIGHT DO NOT REQUIRE A BUILDING PERMIT. ALL THOSE OVER 36" IN HEIGHT REQUIRED A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- WHERE CONTINUOUS OR SPECIAL INSPECTION IS REQUIRED BY THESE PLANS, A REGISTERED DEPUTY INSPECTOR APPROVED BY AND RESPONSABLE TO THE ARCHITECT AND BUILDING DEPARTMENT SHALL BE EMPLOYED BY THE OWNER.
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- "PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
- THESE DRAWINGS SHOW ONLY REPRESENTATIVE ABD TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE, AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE SAME. ALL SPECIFICATIONS AND DETAILS INCLUDED ON THESE DRAWINGS ARE INTENDED TO INDICATE A PARTICULAR LEVEL OF QUALITY FOR THE PROJECT. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH EACH SPECIFIC MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL MANUFACTURERS RECOMMENDATIONS FOR MATERIAL INSTALLATION SHALL TAKE PRECEDENCE OVER ANY METHOD IMPLIED IN THESE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY ARCHITECT OF AN DISCREPANCIES.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. DO NOT SCALE ANY DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE BUILDING INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST INSPECTION
- THE CONTROL VALVES IN SHOWERS, TUB/SHOWERS, BATHTUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410.

GOVERNING CODE

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:

ALL 2022 CALIFORNIA CODES
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARD CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ALL PERMITS EXCEEDING \$1,000 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING.

ALL PERMITS EXCEEDING \$10,000 IN VALUATION SHALL REQUIRE THE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.

BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES IN HEIGHT OR 3 INCHES IN HEIGHT AND SELF-ILLUMINATED.

PER THE GREEN BUILDING STANDARDS CODE, THE CONSTRUCTION AND DEMOLITION ORDINANCE (C & D) APPLIES

TRUSS CALCULATIONS TO BE A DEFERRED SUBMITTAL

GAS LINE DIAGRAM TO BE A DEFERRED SUBMITTAL

SITE DATA

PROJECT ADDRESS: 310 TAIT AVE., LOS GATOS, CA 95030
LOT SIZE: 2649 S.F.
APN: 510-14-058

ZONING DATA

ZONING DESIGNATION: R1-D:LHP
OVERLAY DESIGNATIONS: NONE

BASE FAR:
OCCUPANCY GROUP: R-3/U
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

SETBACKS:
FRONT YARD SETBACK: TBD
INT.SIDE YARD SETBACK: TBD
EXTERIOR SIDE YARD SETBACK: TBD
REAR YARD SETBACK: TBD

MAX. ALLOWABLE HEIGHT: 30'

BUILDING DATA

CONSTRUCTION TYPE: V-B
YEAR BUILT: 1918
EXISTING # OF STORIES: 1
PROPOSED # OF STORIES: 2
PROPOSED BUILDING HEIGHT: 25' - 1"
FIRE SPRINKLERS: NO
FIRE ALARM: NO

AREA CALCULATION

(N) BUILDING AREA
(E) LOWER LEVEL 731 S.F.
(N) LOWER LEVEL ADDTION 256 S.F.
(N) UPPER LEVEL ADDITION 730 S.F.
TOTAL BUILDING AREA 1747 S.F.

TITLE 24 SUMMARY

SEE FULL TITLE 24 REPORT FOR ALL REQUIREMENTS

COMPLIANCE NOTES

- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.
- ALL PROPOSED BUILDING, STRUCTURES, ADDITIONS, MODIFICATIONS TO BUILDINGS/STRUCTURES MUST COMPLY WITH THE APPROVED LOCATION, AS SHOWN ON THE COUNTY APPROVED PLOT PLAN. AT THE DISCRETION OF THE COUNTY, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE PROOF OF CURRENT PLACEMENT OF EACH ON THE PARCEL. THIS WAY INCLUDE A STAMPED AND SIGNED SETBACK CERTIFICATE PREPARED BY A CALIFORNIA LICENSED SURVEYOR OR CIVIL ENGENNER. (COUNTY BUILDING CODE 91.1.107.2).

REVISIONS

BY

DESIGN CONSULTANT



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CLIENT

310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

COVER SHEET

310 TAIT AVE, LOS GATOS

SCALE SHEET

DATE 10/28/2024

DRAWN BY 3:40:26 PM

Author

A0.0

ALMENDRA AVENUE (70')

S 53°30'05" E 351.08' (B)

TAIT AVENUE (65')

N 36°28'16" E 360.67'

N 36°28'16" E 48.50'

N 36°28'16" E 101.52' (NORTHEASTERLY 101.50')(C)

FD MON PER (B)

6.82'(B)

S 53°27'06" E 354.73' (B)

BACHMAN AVENUE (62')

LOT 10
G-M-35

LOT 11
G-M-35

LOT 8
G-M-35

ABBREVIATIONS

PUE - PUBLIC UTILITY EASEMENT
WCE - WIRE CLEARANCE EASEMENT
SDE - STORM DRAIN EASEMENT
ICV - IRRIGATION CONTROL VALVE
CNC - CONCRETE
FNC - FENCE
TBC - TOP BACK OF CURB
AE - ANCHOR EASEMENT
OH - OVERHEAD UTILITY LINES
HB - HOSE BIB
FC - FACE OF CURB
FS - FACE OF STAIR
DL - DRIP LINE
SL - SHRUB LINE
G - GROUND
P - PLANTER

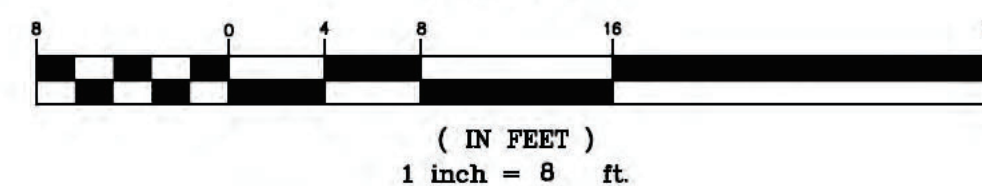
PARCEL DATA:

APN: 510-14-058
AREA: 2,575 SF +/-
AVG SLOPE: 4.9%

NOTES

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.

SCALE



Jean-Paul Happee

JEAN-PAUL HAPPEE, PLS 8807

ALPHA LAND SURVEYS, INC.

4444 SCOTT'S VALLEY DR. #7 SCOTT'S VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	TOPOGRAPHIC MAP OF 310 TAIT AVENUE TOWN OF LOS GATOS SANTA CLARA COUNTY	SHEET 1 OF ONE
1" = 8'	DATE: 1/31/23	JOB#: 2022-242	

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTER LINE OF BACHMAN AVENUE AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 924 OF MAPS AT PAGE 53, SANTA CLARA COUNTY RECORDS

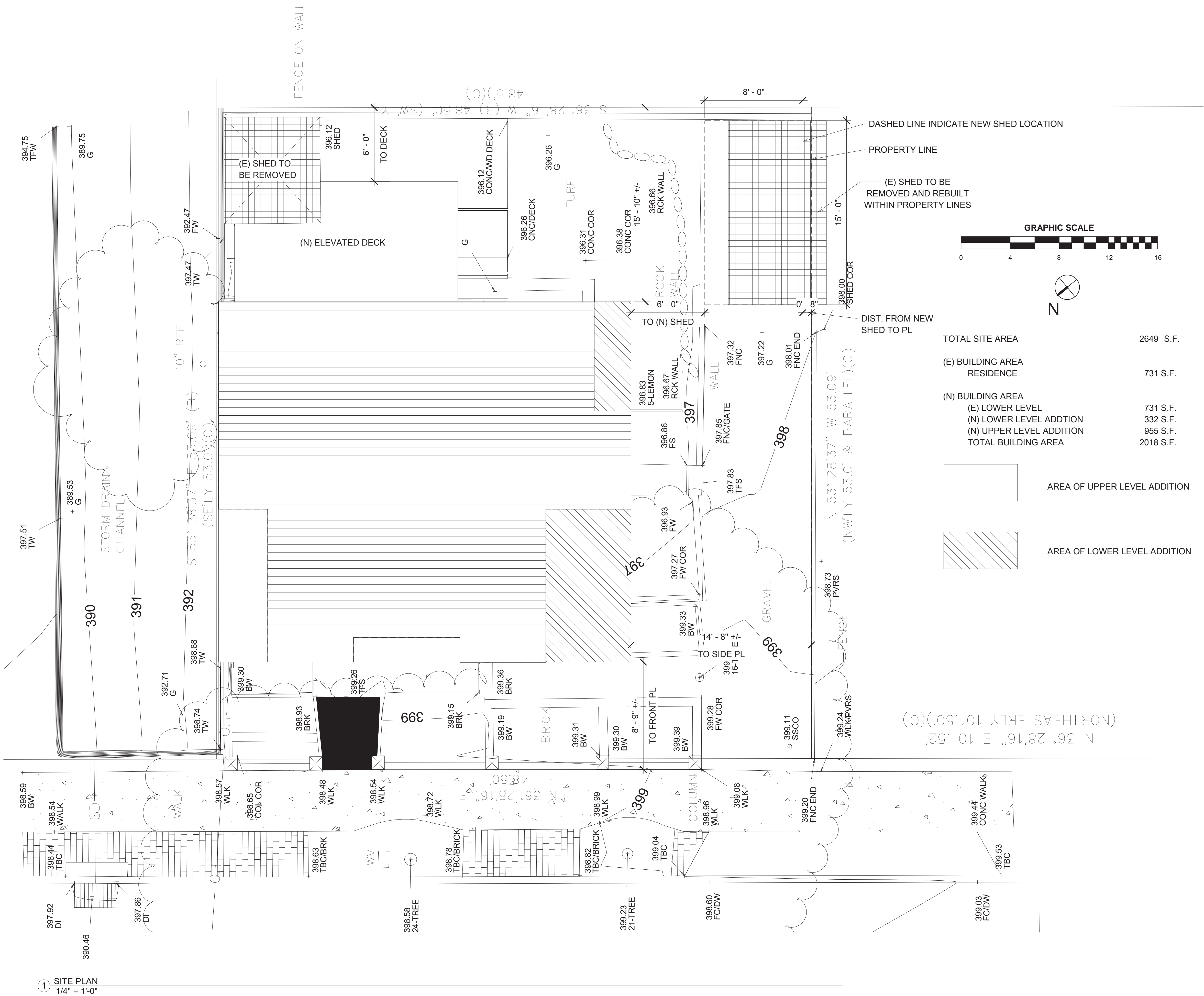
NORTH 53° 27' 06" WEST

ELEVATION DATUM

ELEVATIONS ARE DERIVED FROM A GPS READING AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS HAVE NOT BEEN TIED TO A PUBLISHED BENCHMARK.

REFERENCES

- (A) G-M-35
(B) 924-M-53
(C) DOC# 25355039



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

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310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

SITE PLAN

310 TAIT AVE, LOS GATOS

SCALE 1/4" = 1'-0"

SHEET

DATE 10/28/2024

DRAWN BY Author

A1.0

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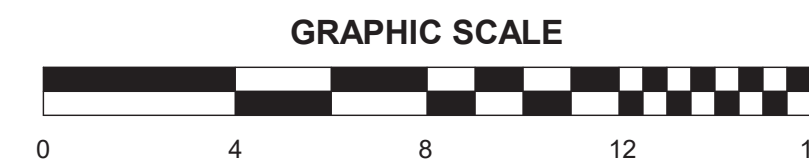
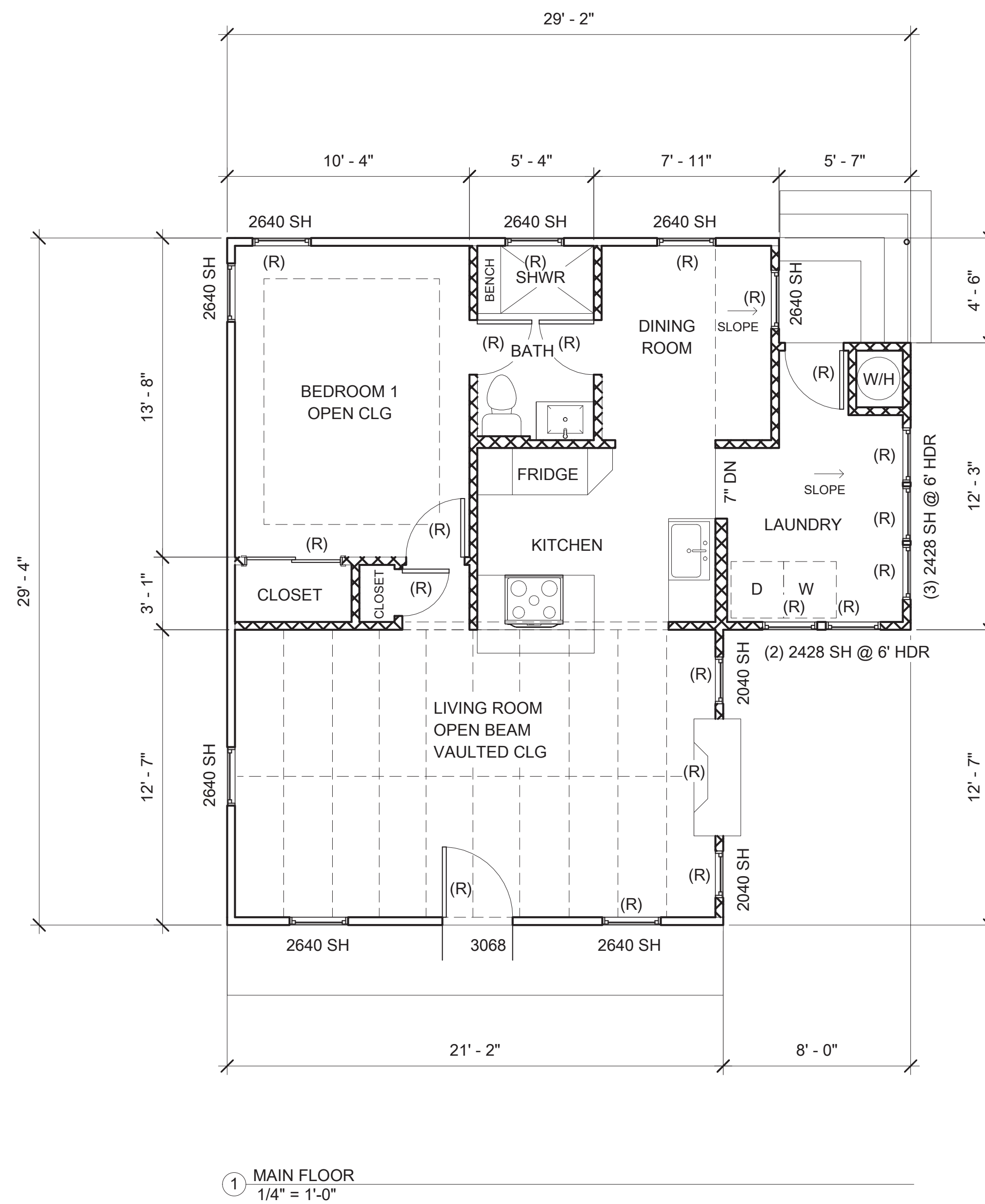
CLIENT

310 TAIT AVE.
LOS GATOS, CA 95030
APN: 510-14-058

EXISTING FLOOR
PLAN AND DEMO
PLAN

310 TAIT AVE. LOS GATOS, CA	
	95030

SCALE 1/4" = 1'-0"
DATE 8/28/2024
6:25:59 AM
DRAWN BY Author



TOTAL SITE AREA 2649/2575 S.F.

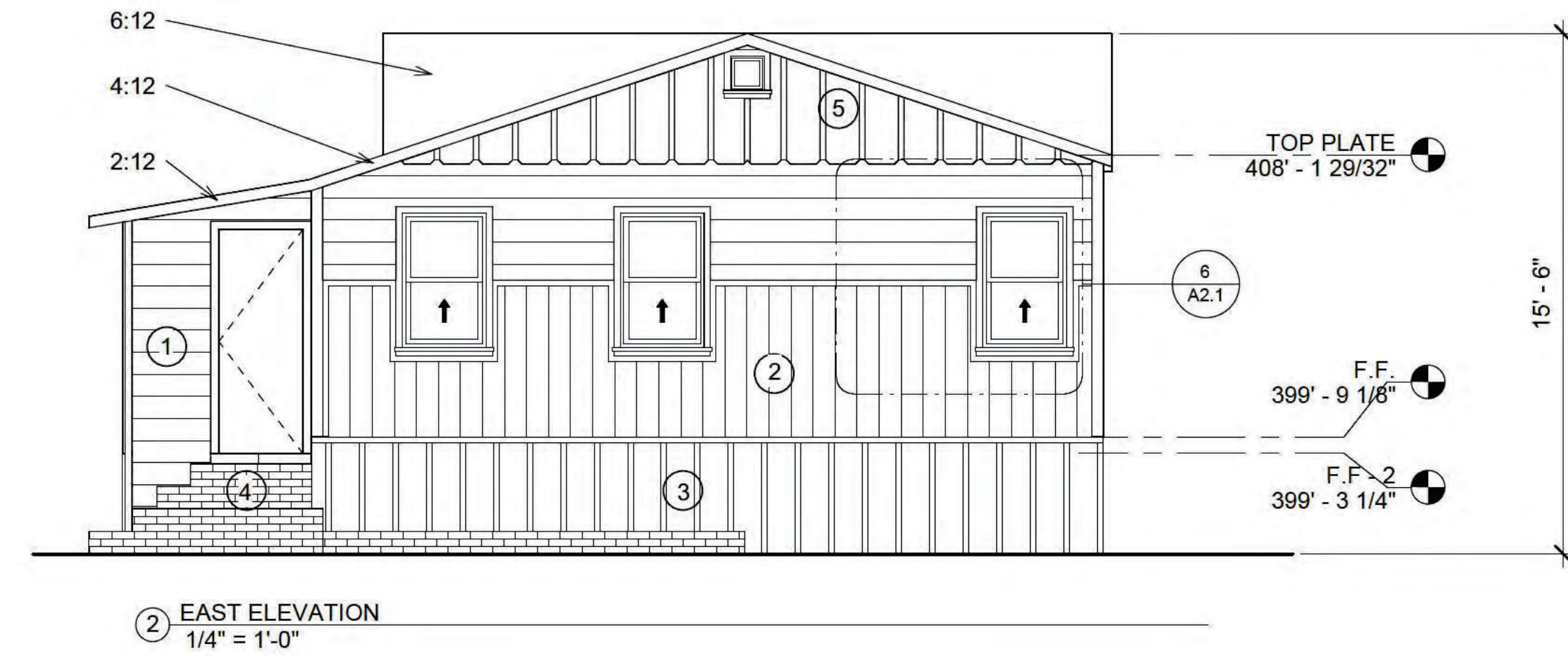
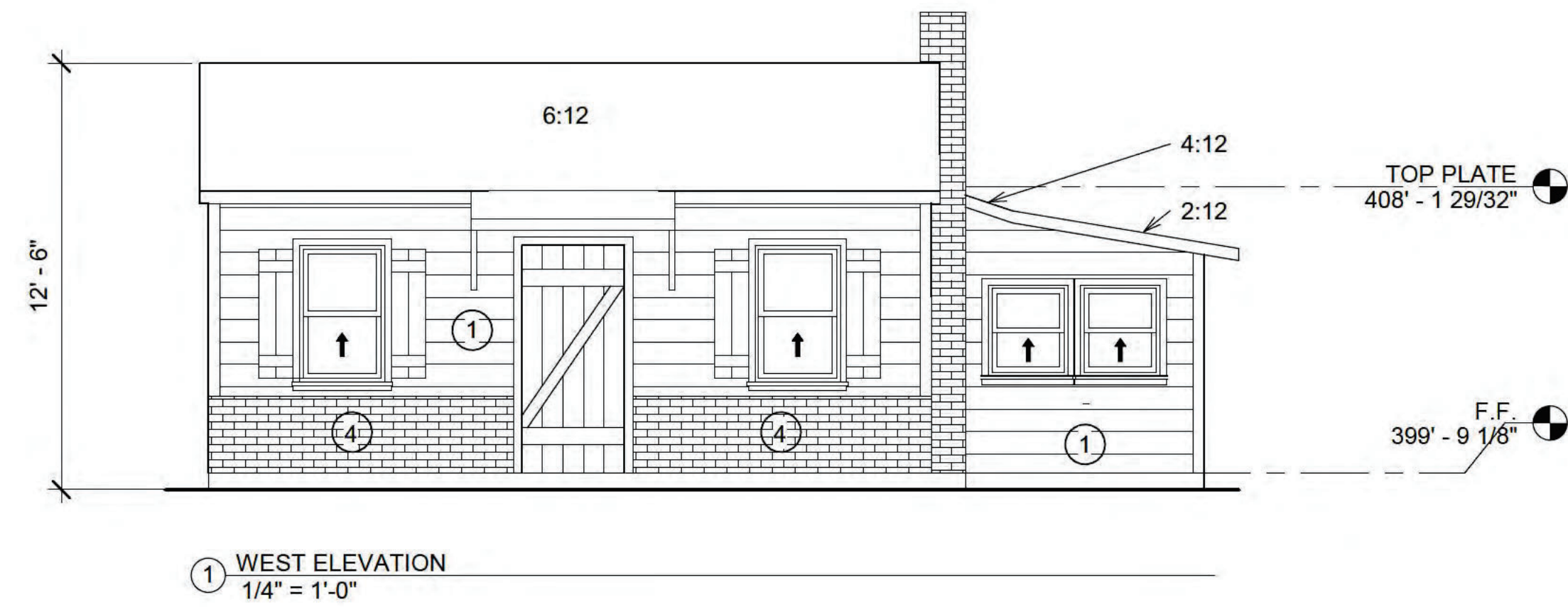
(E) BUILDING FOOTPRINT
RESIDENCE 731 S.F.

 INDICATES WALLS TO BE REMOVED

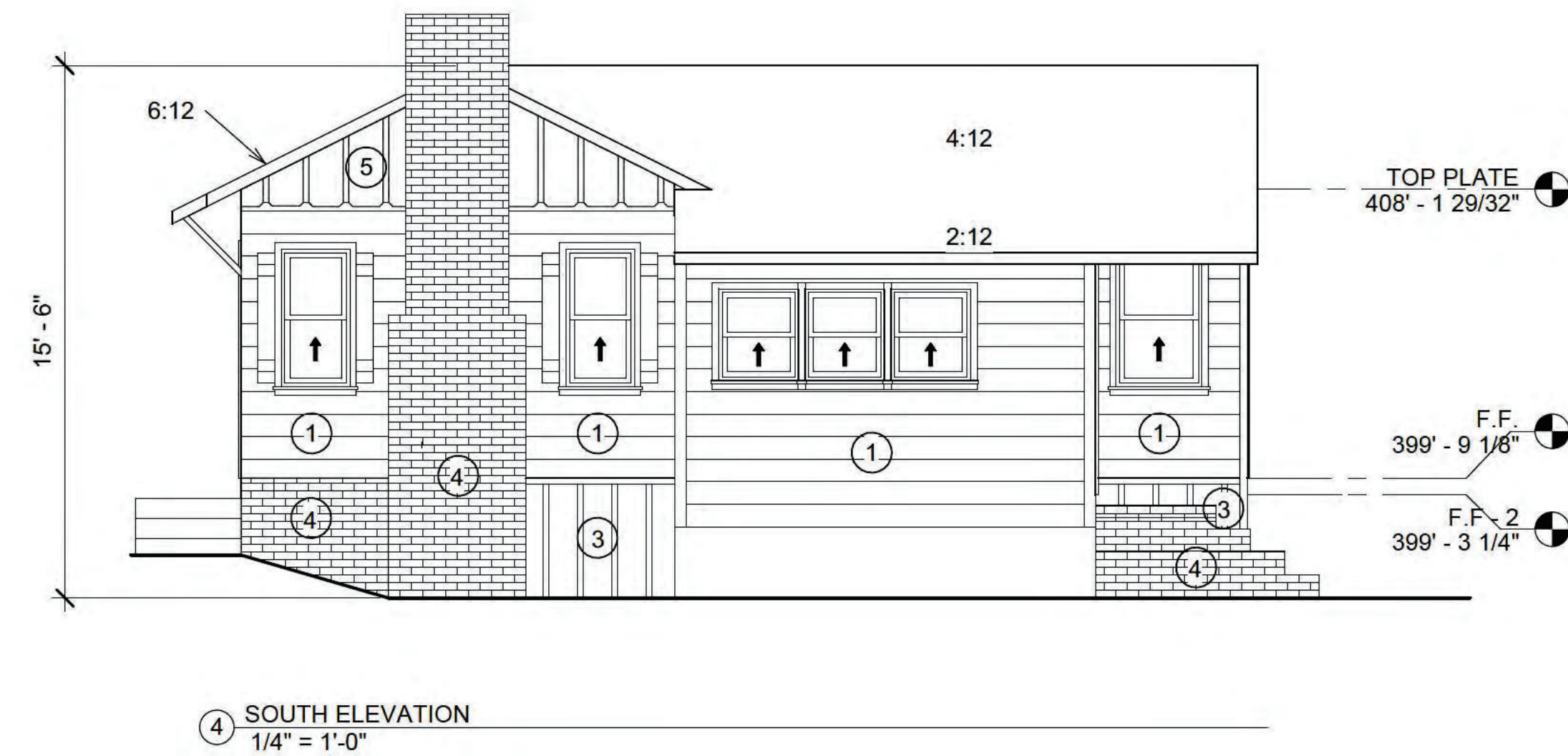
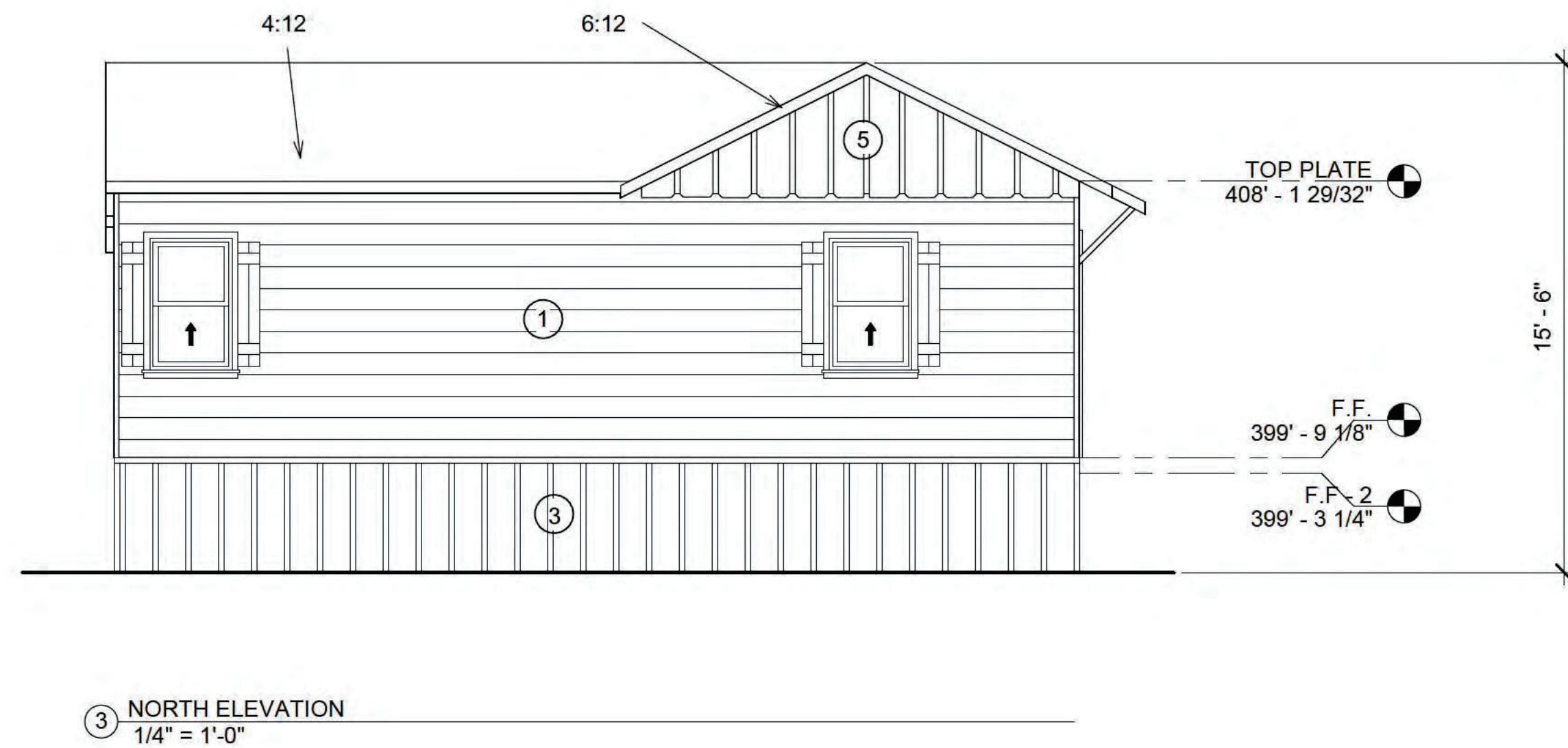
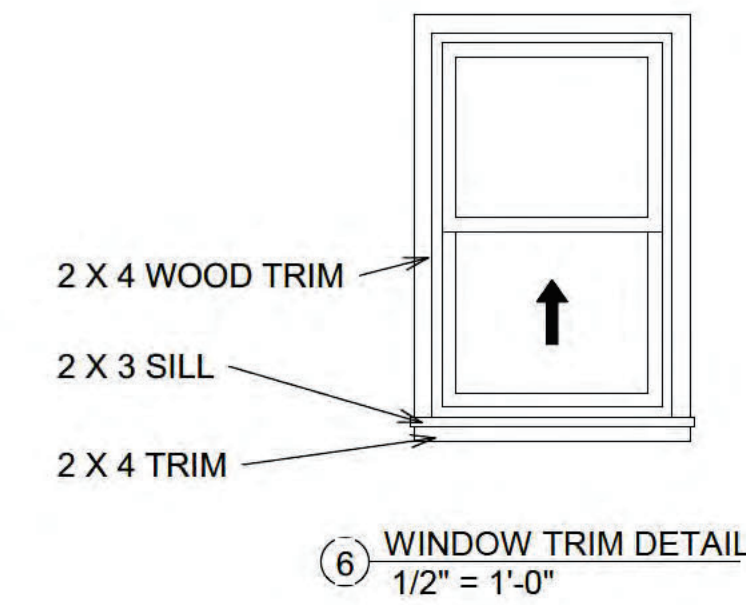
(R) INDICATES DOORS/WINDOWS TO BE REMOVED

DEMO NOTES:

1. REMOVE DOORS AND WINDOWS AS INDICATED
2. REMOVE WALLS AS INDICATED
3. REMOVE ROOF
4. REMOVE CABINETS, COUNTERS, PLUMBING FIXTURES AND APPLIANCES THROUGHOUT
5. REMOVE FIREPLACE AND CHIMNEY
6. REMOVE ALL HVAC AND WH UNITS
7. REMOVE BRICK STAIRS IN BACK
8. REMOVE EXTERIOR MATERIALS THROUGHOUT
9. REMOVE FIREPLACE AND CHIMNEY



- EXTERIOR MATERIALS:
- 1 8" WOOD, HORIZONTAL LAPPED SIDING
 - 2 8" WOOD, T & G VERTICAL SIDING
 - 3 WOOD BOARD AND BATTEN
 - 4 RED BRICK
 - 5 8" WOOD, SCALLOPED VERTICAL SIDING WITH 2" TRIM
- ROOF: ASPHALT COMPOSITION SHINGLE, BROWN
- TRIM: 2 X 4 WOOD



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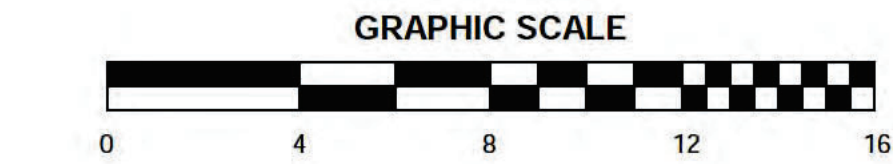
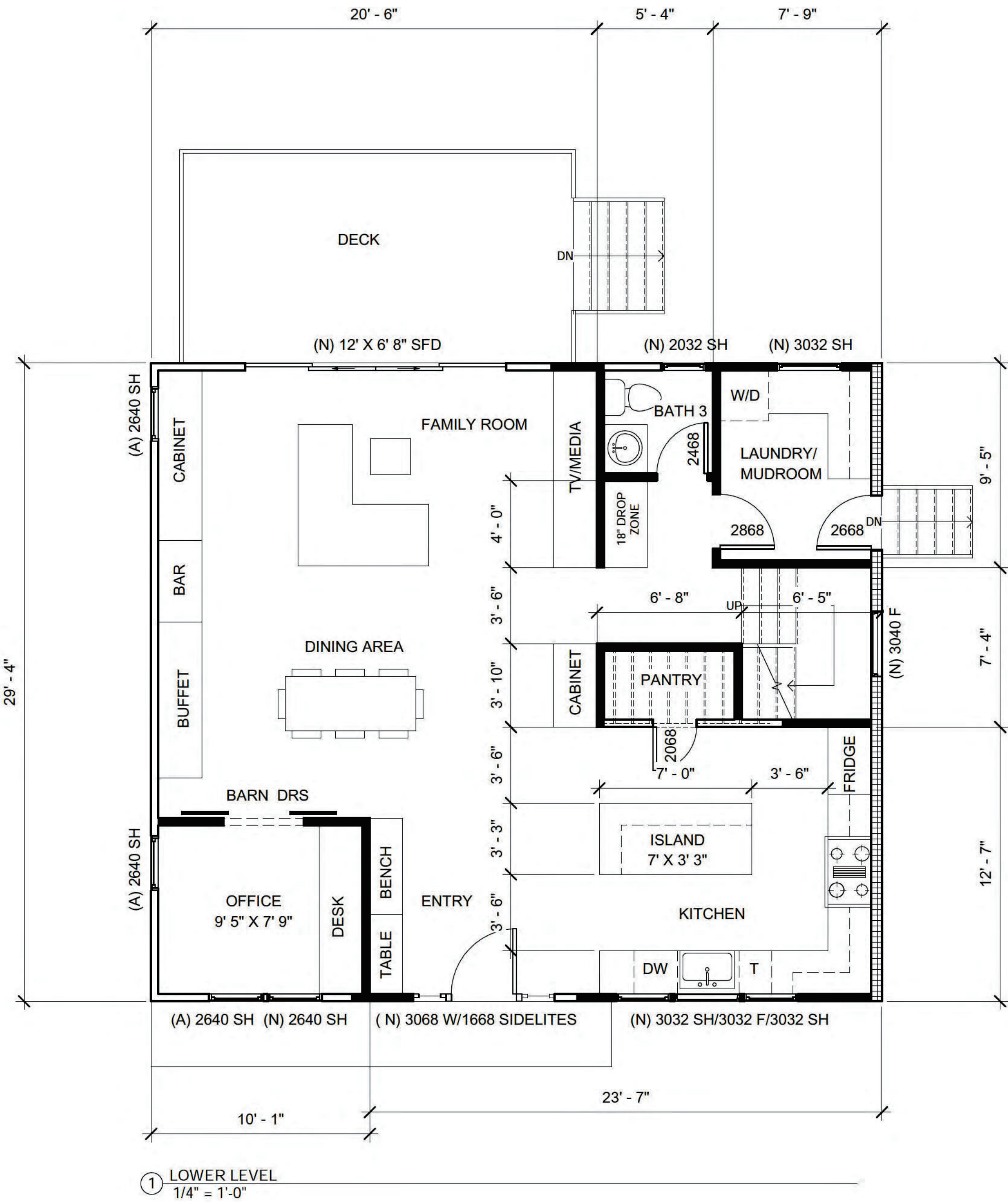
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LOS GATOS, CA 95030
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EXISTING
ELEVATIONS

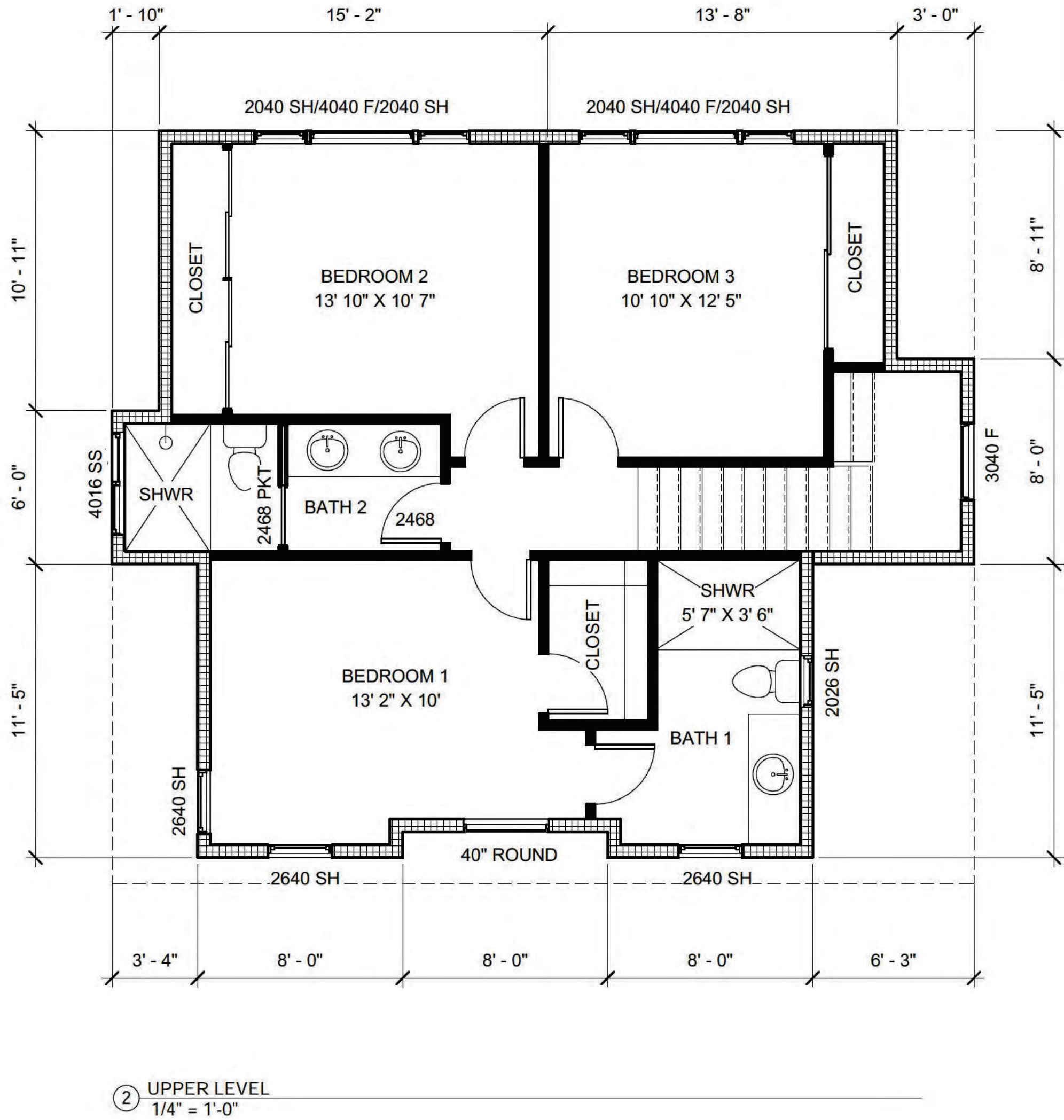


TOTAL SITE AREA	2649 S.F.
(E) BUILDING AREA RESIDENCE	731 S.F.
(N) BUILDING AREA	
(E) LOWER LEVEL	731 S.F.
(N) LOWER LEVEL ADDITION	256 S.F.
(N) UPPER LEVEL ADDITION	730 S.F.
TOTAL BUILDING AREA	1747 S.F.

(A) = REPLACEMENT WINDOW IN EXISTING OPENING
(N) = NEW WINDOW/DOOR IN NEW OPENING

— NEW 2 X 4 WALLS
— NEW 2 X 6 WALLS

NOTES:
1. WINDOW AND DOOR SIZES MUST BE VIF BY CONTRACTOR OR INSTALLER PRIOR TO ORDERING.
2. CABINET MEASUREMENTS MUST BE VIF BY CONTRACTOR OR FABRICATOR PRIOR TO ORDERING.



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APN: 510-14-058

NEW FLOOR
PLANS

310 TAIT AVE, LOS GATOS

SCALE	1/4" = 1'-0"	SHEET
DATE	10/28/2024	
DRAWN BY	Author	

A3.0

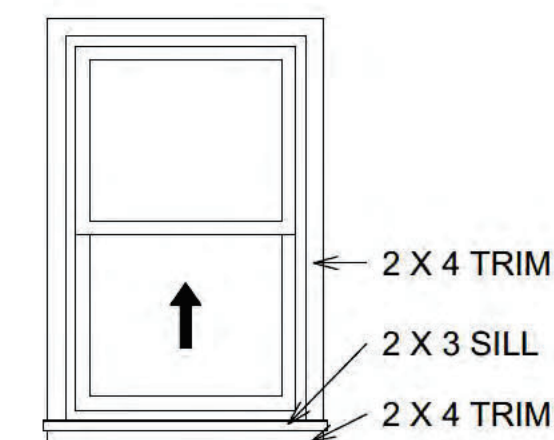


1 EAST ELEVATION
1/4" = 1'-0"

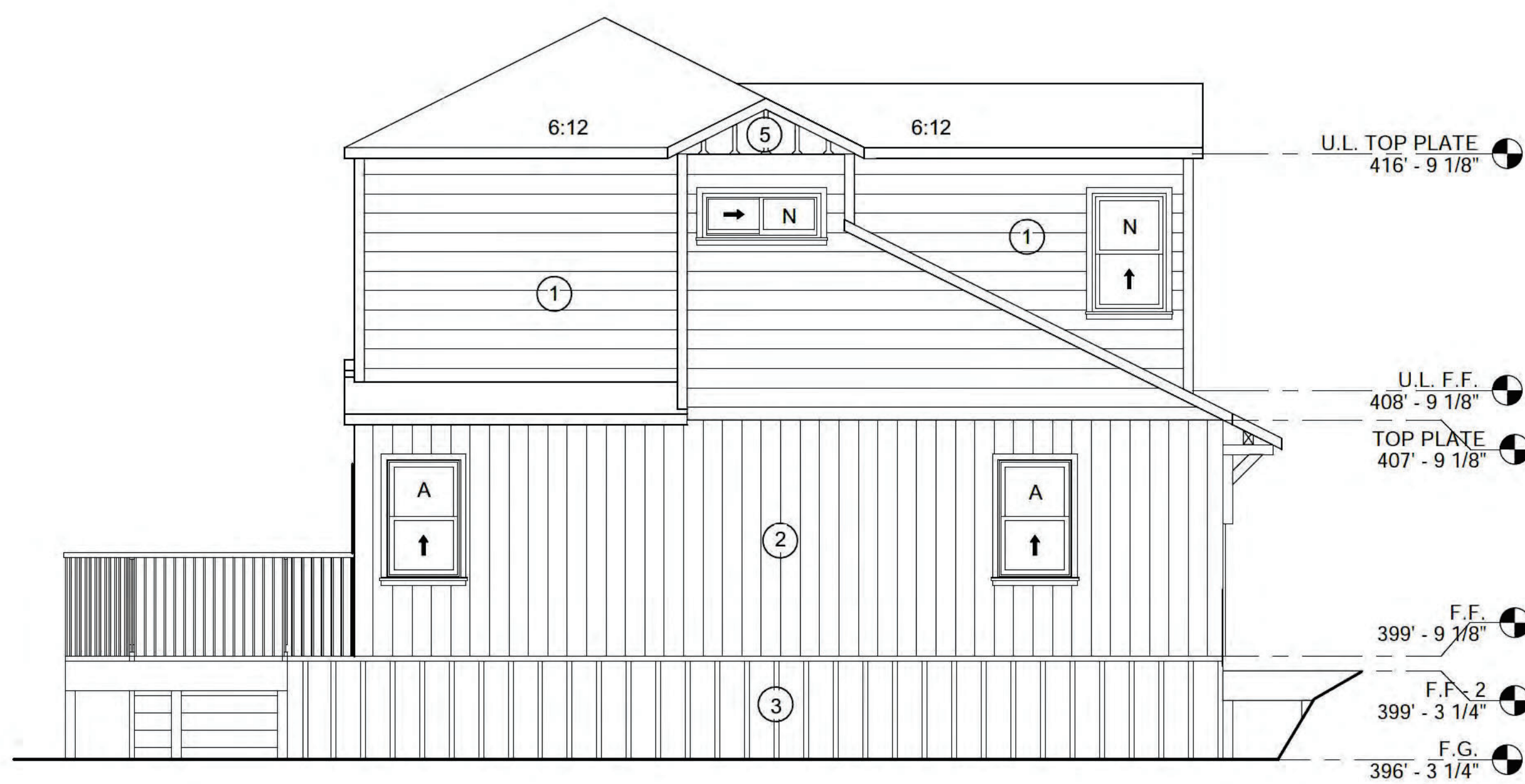


2 WEST ELEVATION
1/4" = 1'-0"

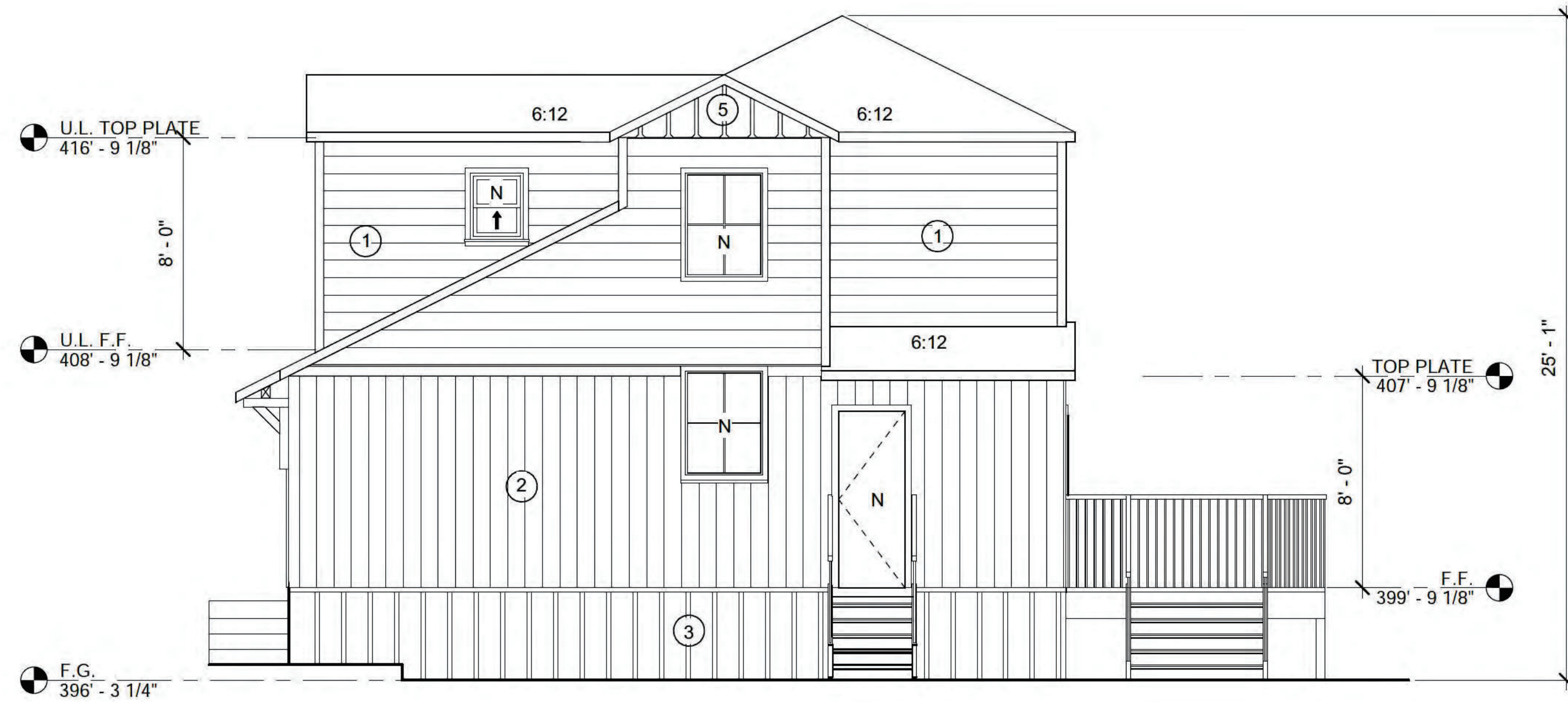
- EXTERIOR MATERIALS:
- 1 8" WOOD, HORIZONTAL LAPPED SIDING
 - 2 8" WOOD, T & G VERTICAL SIDING
 - 3 WOOD BOARD AND BATTEN
 - 4 RED BRICK
 - 5 8" WOOD, SCALLOPED VERTICAL SIDING WITH 2" TRIM
- ROOF: ASPHALT COMPOSITION SHINGLE, BROWN
- TRIM: 2 X 4 WOOD



6 WINDOW TRIM DETAIL
1/2" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

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APN: 510-14-058

NEW
ELEVATIONS

310 TAIT AVE, LOS GATOS

SCALE As indicated
DATE 10/28/2024
DRAWN BY Author

SHEET

A3.1

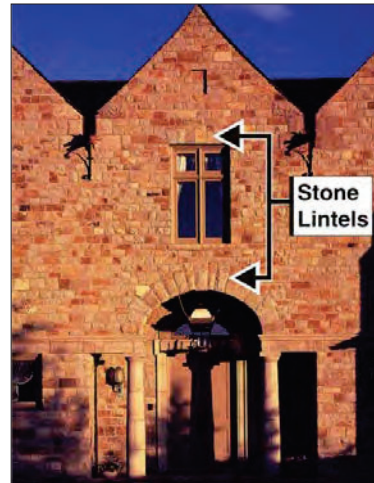
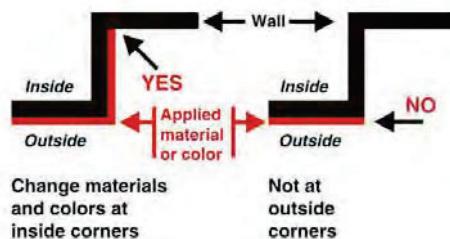
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3.8.3 Use traditional detailing

- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and to make the space too small is inconsistent with the architectural style.
- Openings in walls faced with stone, real or synthetic, should have defined lintels above the opening except in Mission or Spanish Eclectic styles. Lintels may be stone, brick or wood as suits the style of the house.
- Treat synthetic materials as though they were authentic. For example, select synthetic stone patterns that place the individual stones in a horizontal plane as they would have been in a load bearing masonry wall.
- Select roof materials that are consistent with the traditional architectural style (e.g., avoid concrete roof tiles on a Craftsman Style house.)

3.8.4 Materials changes

- Make materials and color changes at inside corners rather than outside corners to avoid a pasted on look.



Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

- Site additions in the least conspicuous place. In many cases this is a rear or side elevation - only rarely is it a rooftop.
- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape and location as the original, and



Additions, accessory buildings and secondary units should match the form, architectural style, and details of the original house

BUILDING DESIGN

3



Original structure



Addition incorporated into the roof successfully adds space while respecting the integrity of the existing house and the scale of the neighborhood



Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

should utilize the same materials as the existing protected exterior elements.

- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style with the original architecture is strongly discouraged (e.g., sliding windows or doors in a structure characterized by double hung windows and swinging doors).
- The character of any addition or alteration should be in keeping with and subordinate to the integrity of the original structure.
- The amount of foundation exposed on the addition should match that of the original building.
- Do not add roof top additions where the roof is of historic significance.
- Second floor additions are discouraged in neighborhoods with largely one story homes. If horizontal expansion of the house is not possible, consider incorporating a second floor addition within the roof form as shown in the example to the left.
- Second floor additions which are not embedded within the roof form should be located to the rear of the structure.
- The height and proportion of an addition or a second story should not dominate the original structure.
- Deck additions should be placed to the rear of the structure only, and should be subordinate in terms of scale and detailing.
- New outbuildings, such as garages, should be clearly subordinate to the main structure in massing, and should utilize forms, materials and details which are similar to the main structure.
- Garages should generally be located to the rear of the lot behind the rear wall of the residence. One car wide access driveways should be utilized.