TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
OCTOBER 28, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
4:00 PM

Emily Thomas, Chair
Martha Queiroz, Vice Chair
Susan Burnett, Planning Commissioner
Alan Feinberg, Committee Member
Lee Quintana, Committee Member

IMPORTANT NOTICE

This meeting will be held in person at the location listed above. Members of the public may provide written or oral comments on agenda items by following the instructions listed at the end of the agenda.

CALL MEETING TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Historic Preservation Committee on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Committee. During special meetings, members of the public are welcome to address the Committee only on items listed on the agenda. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to three minutes or such time as authorized by the Chair.)*

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Committee may request to have an item removed from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. Each speaker is limited to three minutes or such time as authorized by the Chair. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.)*

1. Approve the Draft Minutes of the September 9, 2026, Historic Preservation Committee Special Meeting.

2. Approve the Draft Minutes of the September 23, 2026, Historic Preservation Committee Meeting.

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Chair. Items requested/recommended for continuance are subject to the Committee's consent at the meeting.)*

3. Consider a Request for Approval to Demolish a Portion of and Construct Exterior Alterations to an Existing Noncontributing Commercial Building Located in the University-Edelen Historic District on Property Zoned C-2:LHP:PD. **Located at 50 University Avenue.** APN 529-02-044. Minor Development in an Historic District Application HS-26-029. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Federal Realty. Applicant: Zeden Jones of Zenith Arch, Inc. Project Planner: Sean Mullin.

OTHER BUSINESS *(Each speaker is limited to three minutes or such time as authorized by the Chair.)*

4. Consider a Request for a Preliminary Review to Construct Exterior Alterations and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-016. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

5. Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 54 Whitney Avenue**. APN 532-29-062. Request for Review Application PHST-25-020. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Robin Tijssen. Applicant: Tom Krulevitch, Krulevitch Architecture. Project Planner: Erin Walters.

6. Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Noncontributing Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1:D:LHP. **Located at 4 Tait Avenue**. APN 510-44-054. Request for Review Application PHST-25-021. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Branislav Vajdic. Applicant: Davide Giannella, Arcadia Architecture. Project Planner: Sean Mullin.

REPORT FROM THE DIRECTOR OF THE COMMUNITY DEVELOPMENT

COMMITTEE MATTERS

ADJOURNMENT

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Committee after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos, and on the Town's website at www.losgatosca.gov. Town Committee agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

HOW TO PARTICIPATE

The Town of Los Gatos strongly encourages your active participation in the public process. If you are interested in providing oral comments during the meeting, you must attend in-person, complete a speaker's card, and return it to the staff. If you wish to speak to an item on the agenda, please list the item number on the speaker card. The time allocated to speakers may change to better facilitate the meeting. If you are unable to attend the meeting in-person, you are welcome to submit written comments via email to planning@losgatosca.gov.

Public Comment During the Meeting:

When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Town meeting.

Speakers at public meetings may be asked to provide their name and to state whether they are a resident of the Town of Los Gatos. Providing this information is not required.

Deadlines to Submit Written Comments:

If you are unable to participate in person, you may email planning@losgatosca.gov with the subject line "Public Comment Item #_" (insert the item number relevant to your comment). Persons wishing to submit written comments to be included in the materials provided to the Commission must provide the comments as follows:

For inclusion in an addendum: by 3:00 p.m. on the day before the Committee meeting.
For inclusion in a desk item: by 11:00 a.m. the day of the Committee meeting.

DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE SPECIAL MEETING
SEPTEMBER 9, 2026

The Historic Preservation Committee of the Town of Los Gatos conducted a special meeting in person.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Emily Thomas, Vice Chair Martha Queiroz, Planning Commissioner Susan Burnett, and Committee Member Alan Feinberg.
Absent: Committee Member Lee Quintana (Recused from both items).

VERBAL COMMUNICATIONS

The following individuals spoke:
1. Member of the Public

PUBLIC HEARINGS

1. **69 Hernandez Avenue**
   Request for Review PHST-26-018
   APN 510-41-015
   Applicant Mike Tinsley
   Property Owner: Phil Rolla
   Project Planner: Suray Nathan

   Consider a Request for Approval to Construct Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Committee Member Feinberg was recused.

Suray Nathan, Assistant Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:
1. Mike Tinsley, Applicant

2. Paul Thibault, Contractor

Committee members asked questions of the Applicant.

Chair Thomas closed Public Comment.

Committee members discussed the matter.

(Audio time: 00:23:29)
MOTION: **Motion** by **Vice Chair Queiroz** to recommend approval for the project. **Seconded** by **Commissioner Burnett**.

Committee members discussed the matter.

VOTE: **Motion passed unanimously.**

2. <u>18 Walnut Avenue</u>
Building Permit B25-1348
APN 510-41-011
Property Owners/Applicant: Tom Richards and Lauren Shelly
Project Planner: Sean Mullin

Consider a Request for Approval to Construct Exterior Alterations (Windows) on a Pre-1941 Single-Family Residence on Property Zoned R-1:8. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Commissioner Burnett was recused.

Sean Mullin, Planning Manager, presented the staff report.

Committee members asked questions of staff.

Chair Thomas opened Public Comment.

The following individual spoke on this item:
1. Chris Foley, Architect
2. Lauren Shelly, Owner

Committee members asked questions of the Applicant and Owner.

Chair Thomas closed Public Comment.

(Audio time: 00:55:18)

MOTION: **Motion** by **Vice Chair Queiroz** to recommend Approval of the changes and to add corbels or extend the base of the bay windows. **Seconded** by **Committee Member Feinberg**.

VOTE: **Motion passed unanimously (4-0).**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

ADJOURNMENT

The meeting adjourned at 4:57 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 9, 2026 meeting as approved by the Historic Preservation Committee.

_____

Sean Mullin, AICP, Planning Manager

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DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
SEPTEMBER 23, 2026

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting in person.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Emily Thomas, Planning Commissioner Susan Burnett, Committee Member Alan Feinberg, and Committee Member Lee Quintana.
Absent: Vice Chair Martha Queiroz.

VERBAL COMMUNICATIONS

The following individuals spoke:

1. Anonymous

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approve the Draft Minutes of the August 26,2026, Historic Preservation Committee Meeting.

(Audio time: 00:03:25)

MOTION: **Motion** by **Commissioner Burnett** to adoption of the Consent Calendar. **Seconded** by **Committee Member Feinberg**.

Committee members discussed the matter.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **45 Tait Avenue**
   Request for Review PHST-26-00921
   APN: 510-44-003
   Property Owner: Leo and Donna Boger
   Applicant: Zacharey Ian Boger
   Project Planner: Jocelyn Shoopman

   Consider a Request for Approval to Construct Exterior Alterations (Window and Door Replacement) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. Not Subject to CEQA Review Pursuant to CEQA Guidelines Section 15061 (b)(3).

Jocelyn Shoopman, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:
1. Zachery Boger, Applicant

Committee members asked questions of the Applicant.

Chair Thomas closed Public Comment.

Committee members discussed the matter.

(Audio time: 00:16:26)
MOTION: **Motion** by **Commissioner Burnett** to recommend approval for the project. **Seconded** by **Committee Member Quintana**.

Committee members discussed the matter.

Committee members asked questions of Staff.

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

3. **54 Whitney Avenue**
   Request for Review Application PHST-25-020
   APN: 532-29-062
   Property Owner: Robin Tijssen

Applicant: Tom Krulevitch, Krulevitch Architecture
Project Planner: Erin Walters

Consider a Request for Preliminary Review to Construct an Addition and Exterior Alteration to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1-8. Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Erin Walters, Senior Planner, presented the staff report.

Committee members asked questions of staff.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Tom Krulavitch, Architect
2. Robin Tijssen, Owner

Committee members asked questions of the Applicant and Owner.

Chair Thomas closed Public Comment.

Committee members discussed the matter and provided feedback.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

ADJOURNMENT

The meeting adjourned at 5:10 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 23, 2026 meeting as approved by the Historic Preservation Committee.

_____

Sean Mullin, AICP, Planning Manager

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TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 10/28/2026

ITEM NO: 3

DATE: October 23, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT Consider a Request for Approval to Demolish a Portion of and Construct Exterior Alterations to an Existing Noncontributing Commercial Building Located in the University-Edelen Historic District on Property Zoned C-2:LHP:PD. **Located at 50 University Avenue.** APN 529-02-044. Minor Development in an Historic District Application HS-26-029. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Federal Realty. Applicant: Zeden Jones of Zenith Arch, Inc. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for approval to demolish a portion of and construct alterations to an existing noncontributing commercial building located in the University-Edelen Historic District on property zoned C-2:LHP:PD, located at 50 University Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1923, renovated in 1980s and 1990s
2. Town of Los Gatos Historic Status Code: R
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, University Edelen District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject building (Building B) is located in the Old Town commercial center on the east side of University Avenue between Main Street and Mullen Avenue. The original schoolhouse building, comprised of Buildings A and B, dates back to approximately 1923. Several renovations and additions were completed over time, the most significant through Planned Development Ordinance 2025, which was approved in 1996 and provided for redevelopment of Old Town, including construction of several new buildings.

PREPARED BY: Sean Mullin, AICP
Planning Manager

The area of proposed work with this application is a small, two-story portion of Building B located at the southwest corner of the building. The applicant indicates this space was constructed without building permits. Staff review of permit records did not yield a permit for this addition and dates its construction sometime between 1968 and 1987.

DISCUSSION:

The applicant is proposing to demolish a portion of Building B located at the southwest corner of the building (Attachment 2). The two-story portion of the building is approximately 264 square feet on the main level and 220 square feet on the lower level. The existing tenant space is currently vacant and the applicant indicates this space was constructed without building permits. Staff puts the date of its construction sometime between 1968 and 1987.

Once demolished, the exposed walls would be infilled with stucco, wood trimwork, and two windows (Attachment 2, Sheet HP.5). All exterior materials would match the rest of the building. The building footprint would be improved with paver stones and landscaping.

CONCLUSION:

The applicant is seeking a recommendation from the Committee to demolish a portion of and construct alterations to an existing noncontributing commercial building located at 50 University Avenue. If supported by the Committee, the project would require a Building Permit and would not return to the Committee.

CONSIDERATIONS:

A. Considerations Required with Recommendation

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.

ATTACHMENTS:

1. Property Research
2. Development Plans

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Minor Development Application

in a Historic District

Voluntary Removal
of Unpermitted Addition

50 University Ave, Suite B240
Old Town Shopping Center

Town of Los Gatos Historic Preservation Committee

University-Edelen District

ATTACHMENT 1

Project Location Historic Name

University Avenue Grammar School / Auditorium

Reviewing Body

Historic Preservation Committee (HPC)

Zoning

C-2:LHP:PD (Commercial, Landmark and Historic Preservation Overlay, Planned Development)

Original Construction Date

1923 (site educational use dates back to 1875 / 1881)

Adaptive Reuse / Major Alterations:

Converted to Old Town Shopping Center in 1966–1968 (designed by architect Frank Laulainen); subsequent Planned Development updates under Ordinance 2025 (1996–2001).

Architectural Style:

Spanish Colonial Revival / Mission Revival (modeled with inspiration from Mission San Juan Capistrano; stucco exterior, red clay mission tile roof, arches, and decorative medallions).

Minor development applications require thorough historic research and architectural review.

Los Gatos Public Library archives establish the property's structural timeline.

Sanborn Fire Insurance Maps (1884-1944)

Findings: The Sanborn Fire Insurance Maps (1884, 1888, 1891, 1895, 1904, 1928, 1944). Early maps (1884–1904) document the original wood-frame school buildings and bell towers along School Street (now University Avenue). The 1928 and 1944 maps clearly show the Mission Revival concrete/hollow-tile grammar school and auditorium footprint, which forms the core of today's Old Town complex.

1941 Tax Assessment Survey

Findings: Recorded under University Avenue. Because this property was owned and operated by the public school district (Los Gatos Union Elementary School District) in 1941, it was classified as tax-exempt public school property (University Avenue School).

Anne Bloomfield Survey (1989/1991)

Findings: Anne Bloomfield surveyed the University-Edelen district in 1989/1991. The survey explicitly identifies 50 University Avenue (Old Town / University Avenue School site) as a landmark commercial contributing property anchoring the southern end of the historic district.

Historical directories trace the occupancy and use of 50 University Ave.

Polk's Directories (1924-1974)

Findings: **1920s–1950s:** Listed as *Los Gatos Grammar School* / *University Avenue School* (and associated district offices). Notable long-time educators included first-grade teacher Louise Van Meter.
Late 1960s–1970s: Re-indexed as *Old Town Los Gatos*, listing initial commercial tenants, artisan craft shops, the Old Town Theatre, and original cornerstone tenants such as The Wine Cellar.

Telephone Directories

Findings: Pre-1960 listings under Los Gatos School District / University Avenue School; post-1966 listings under commercial entries for Old Town shops and theater.

Vertical Files

Findings: *Residences & Buildings Vertical File* (History Room): Clippings on the 1961 closure due to Field Act (structural seismic) standards, the 1966 civic debate and redevelopment by developer/architect team into Northern California's first major adaptive-reuse suburban marketplace.
George Bruntz, *History of Los Gatos*; Alistair Dallas, *Los Gatos Observed*.

Los Gatos Library

County resources provide broader jurisdictional history.

Santa Clara County Planning Department

Findings: Pre-incorporation and early school boundary records confirm the school lot subdivision along Old Southern Pacific Railroad right-of-way and Los Gatos Creek. County records defer to municipal jurisdiction following incorporation.

County of Santa Clara

San Jose Public Library (California Room)

Findings: Historical photographs from the 1920s through 1960s showing the University Avenue School facade, arcaded walkways, auditorium, and subsequent conversion to Old Town.

San José Public Library

Sanborn Maps

Findings: Matches library archival series; verified against Town Geographic Information System (GIS) and historic overlay layer confirming APN 529-02-044 is within the designated district boundary.

1989 Anne Bloomfield Historic Resource Survey Forms

Findings: Filed with the Town's Historic Resources Inventory under the University-Edelen Historic District (HD-86-1 / Ordinance 1844, amended by Ord. 1920). Notes Spanish/Mission Revival characteristics, arcade columns, cast decorative plaster medallions, and tile rooflines.

Community Development Department Property Files (Permit History)

Findings: **1966:** Building permits for the structural retrofit and conversion from school classrooms/auditorium to specialty retail/restaurant space (Old Town).
1996: Town Council approval of Planned Development Ordinance 2025 (rezoning from C-2:LHP to C-2:LHP:PD) authorizing comprehensive modernization while requiring preservation of key historic architectural envelopes.
2019 / Recent HPC reviews: HPC Minor Development permits approving facade [illegible], window/door modifications, and requiring preservation/re-casting of [illegible] medallions and columns.

Archive & Records

Permit & Alteration Details

Architectural Character & Defining Features

Style:

Spanish Colonial / Mission Revival.

Character-Defining Elements:

Stucco wall surfaces with smooth or lightly textured plaster finish.
Barrel Spanish clay tile roofs and parapet capstones.
Arched openings, loggias, and exterior arcades.
Decorative plaster wall medallions and classical column elements.
Multi-lite or period-compatible windows set within framed wall recesses.
Exterior lantern-style light fixtures flanking building entrances.
Brickwork preservation along established pedestrian route

Consistency Standard:

Please note that our minor modification to Building B preserves or restores original building proportions, avoids altering original structural wall planes, matches approved stucco textures/colors, and respects the 1920s Mission aesthetic that defines the University-Edelen commercial facades.

Focus

Minor Development keen to Maintenance of Elements

Historic Preservation Committee Timeline

01

Submission Deadline

20 days prior to the meeting (by 11:00 AM)

Online submittal on Wednesday (10/7/2026)

02

HPC Meeting Schedule

4th Wednesday of every month

Wednesday: October 28th (2026)

03

Post-Approval

10-day appeal period before any building permits are issued

Monday: November 9th (2026)

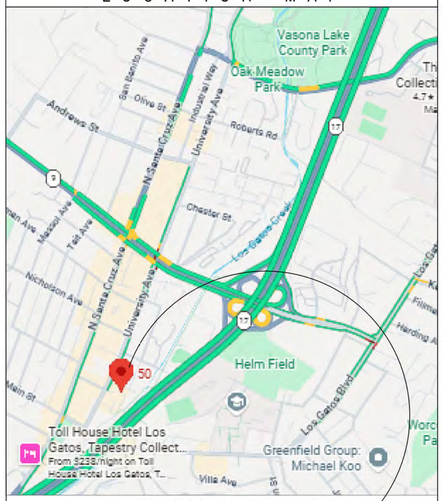
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ABBREVIATIONS

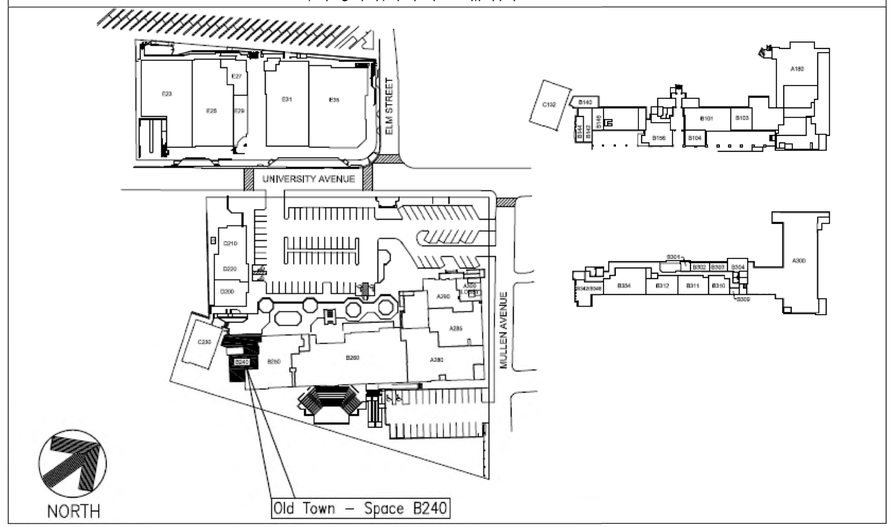
ADJ.	- ADJUSTABLE
BD.	- BOARD
BFP	- BACK FLOW PREVENTER
BLDG.	- BUILDING
BLKG.	- BLOCKING
C.A.R.	- COLD AIR RETURN
C.B.	- CATCH BASIN
C.C.	- CENTER TO CENTER
CL	- CENTER LINE
CJ	- CONTROL JOINT
CLG.	- CEILING
CLR.	- CLEAR
COL.	- COLUMN
CONC.	- CONCRETE
CONT.	- CONTINOUS
CTR.	- CENTER/COUNTER
DBL.	- DOUBLE
DIA.	- DIAMETER
D.F.	- DOUGLAS FIR
(E)	- EXISTING
EA.	- EACH
ELECT.	- ELECTIRCAL
EQ.	- EQUAL
EXP.	- EXPANSION
EXT.	- EXTERIOR
EXTR.	- EXTRUDED
FC	- FRAMING CLIP
FIN.	- FINISH
FLR.	- FLOOR
FLUOR.	- FLUORSCENT
F.O.F.	- FACE OF FINISH
F.O.S.	- FACE OF STUD
F.O.C.	- FACE OF COLUMN
GA.	- GAUGE
GAL.	- GALLON
GALV.	- GALVANIZED
GEN. CONTR.	- GENERAL CONTRACTOR
GSM	- GALVANIZED SHEET METAL
GYP.	- GYPSUM
HB	- HOSE BIB
HDR.	- HEADER
HDWR.	- HARDWARE
HSP.	- HOUSE SERVICE PANEL
HT.	- HEIGHT
H/W	- HOT WATER
I.D.	- INSIDE DIAMETER
INSUL.	- INSULATION
INT.	- INTERIOR
I.S.	- INSIDE
LAV.	- LAVATORY
LOC.	- LOCATION
MAX.	- MAXIMUM
MECH.	- MECHANICAL
MFGR.	- MANUFACTURE
MIN.	- MINIMUM
MTD.	- MOUNTED
MTL.	- METAL
(N)	- NEW
N.I.C.	- NOT IN CONTRACT
NTS	- NOT TO SCALE
O.C.	- ON CENTER
O.H.	- OVERHEAD
OPNG	- OPENING
PL	- PROPERTY LINE /PLATE LINE
PWD.	- PLYWOOD
R.A.D.	- RETURN AIR DUCT
REF.	- REFERENCE
REQ'D	- REQUIRED
(RL)	- RELOCATE
(RU)	- RE-USE
R.W.L.	- RAIN WATER LEADER
S.A.D.	- SUPPLY AIR DUCT
S.A.R.	- SUPPLY AIR RETURN
SCHED.	- SCHEDULE
SHT.	- SHEET
SHVS.	- SHELVES
SG	- SEMIGLOSS
SMS.	- SHEET METAL SCREW
SQ.	- SQUARE
S.S.	- STAINLESS STEEL
STL.	- STEEL
STRUCT.	- STRUCTURAL
T.B.R.	- TO BE REMOVED
THK.	- THICK
T.M.E.	- TO MATCH EXISTING
T/W	- TOP OF WALL
TYP.	- TYPICAL
UON	- UNLESS OTHERWISE NOTED
VCT	- VINYL TILE
VGD.	- VERTICAL GRAIN DOUGLAS FIR
W/	- WITH
W/O	- WITHOUT
W/H	- WATER HEATER
W/C	- WATER CLOSET
WP	- WATER PROOF
WR	- WATER RESISTANT
ASSY	- ASSEMBLY

LOCATION MAP



50 UNIVERSITY AVENUE, SPACE B240

VICINITY MAP



CONTACTS

TENANT: N/A CURRENTLY VACANT

LANDLORD: FEDERAL REALTY
2004 E Park Place, Sulte K
El Segundo, CA 90245
Attn: Justin Hodge-Lininger, Development Manager
Ph (310) 414-5283
jlinlininger@federalrealty.com

DESIGNER: ZENITH ARCH INC.
2256 Broad St, Ste 130, San Luis Obispo, CA 93401
ATTN: ZEDEN JONES
ph (650) 399-6228
zedenjones@gmail.com

CONTRACTOR: ALL BAY CONTRACTORS, INC.
43233 Osgood Road, Fremont, CA 94539
Attn: MARISSA CHAPA-MONTALBAN
ph (650) 298-0577
marissa@allbaycontractors.com
LICENSE # 764575

JURISDICTION: PLANNING DIVISION
Community Development
Town of Los Gatos
110 E. Main St., Los Gatos, CA 95030
Telephone: (408) 354-6872
Email: planning@losgatosca.gov

INDEX OF DRAWINGS

HISTORIC PRESERVATION COMMITTEE

HP.0	TITLE DRAWING AND PROJECT INFORMATION
HP.1	SITE PLAN & DETAILS
HP.2	EXISTING & DEMOLITION PLAN
HP.3	FLOOR PLAN – RETAIL LEVEL
HP.4	LANDSCAPE PLAN – LOWER LEVEL
HP.5	EXTERIOR ELEVATIONS

AREA CALCULATIONS

APN # — 529-02-044
ZONING — C-2 : LHP : PD

	EXISTING	DEMO	PROPOSED	TOTAL
LOT				182,080 S.F.
GROUND LEVEL (A & B)	30,373 S.F.	264 S.F.	0 S.F.	30,109 S.F.
UPPER LEVEL (A & B)	20,292 S.F.	0 S.F.	0 S.F.	20,292 S.F.
LOWER LEVEL (A & B)	16,865 S.F.	220 S.F.	0 S.F.	16,645 S.F.
BUILDING C	N/A S.F.	0 S.F.	0 S.F.	N/A S.F.
BUILDING D	N/A S.F.	0 S.F.	0 S.F.	N/A S.F.
BUILDING E	N/A S.F.	0 S.F.	0 S.F.	N/A S.F.
PARKING	215 Onsite	464 District	502 Required	176 Extra
TOTAL	67,530 S.F.	484 S.F.	0 S.F.	67,046 S.F.
FLOOR AREA RATIO % (FAR)	151,004 S.F. 28.0%	484 S.F. 0.3%	0 S.F. 0.0%	150,520 S.F. 82.6%
LOT COVERAGE %	84,000 S.F. 28.0%	484 S.F. 0.6%	0 S.F. 0.0%	83,516 S.F. 45.9%



SUPPLEMENTAL RESEARCH PACKAGE PER ORDINANCE PROCEDURE (see separate report)

TENANT IMPROVEMENTS for

FEDERAL 1962

NOTE: TENANT IMPROVEMENT ONLY.
DEMOLITION OF SPURIOUS STRUCTURE TO RESTORE ORIGINAL FOOTPRINT & FACADE

NO CHANGE OF USE IS PROPOSED.

SIGNAGE SHALL BE UNDER SEPARATE PERMIT.

VOLUNTARY REMOVAL OF UNPERMITTED ADDITION

PLAN CHECK NOTES

SCOPE OF PROJECT IS AS FOLLOWS:
TENANT IMPROVEMENT TO REMOVE 265 SF OF SPURIOUS STRUCTURE FROM 1980's

T.I. WILL INCLUDE: REMOVAL OF STOREFRONTS (RETAIL FLOOR LEVEL & LOWER LEVEL BASEMENT), NEW ENTRY TO BASEMENT STORAGE AND LANDSCAPE TO INFILL OPEN SPACE. PAIR OF WINDOWS & AWNING AT STUCCO FACADE REPAIRS AT PRE-EXISTING FENESTRATION OPENINGS

REV	ISSUED	DESCRIPTION
	10/4/26	CLIENT PRELIMINARY SCHEMATIC
	10/6/26	PLAN CHECK SUBMITTAL SET TO HPC

TENANT IMPROVEMENT for FEDERAL 1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
TITLE SHEET

DRAWN BY: ZEDEN

SCALE: AS NOTED

DATE: 10/2/2026

SHEET NO.
HP.0

FILE 2609-04

ATTACHMENT 2

DRAWING SET FORMATTED FOR 22" X 34" (D) SIZED PAPER. IF PRINTED ON 11" X 17", REDUCE SCALING BY 50% (I.E. HALF SIZE SET TYPICALLY 1/8" = 1'-0"

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UNIVERSITY AVENUE

UNIVERSITY AVENUE

BUILDING E
FLOOR PLAN



LINE OF SIGHT FROM PUBLIC ROW IS SCREENED BY PARKING LOT, TREES & DISTANCE

NOTE:

DIRECT LINE OF SIGHT IS BLOCKED BY:

* BLDG D FROM UNIVERSITY AVENUE (i.e. Front Elevation)
* BLDG C FROM SIDE PROPERTY LINE (i.e. South Elevation)
* HIGHWAY 17 FROM BACK (i.e. Rear Elevation)
* BLDG A/B FROM MULLEN AVE. (i.e. North Elevation)

LINE OF SIGHT RANGE

Parking Stalls
8'-6"w x 16'd typ.
Asphalt

10'

5' MIN.

N.I.C.
BUILDING D
RETAIL

12'

16'

25'

LINE OF SIGHT RANGE

California Oak
Dia. 16"
+4" AFF (planter bed)
20' dripline span

SCOPE OF
WORK AREA

PROPERTY LINE

RETAIL
& OFFICE
N.I.C.
BLDG. C

B240

California Oak
Dia. 17"
+4" AFF (planter bed)
22' dripline span

Magnolia
Dia. 7"
+10" AFF (planter bed)
14' dripline span

California Oak
Dia. 20
+4" AFF (planter bed)
28' dripline span

N.I.C.
BUILDING B
RETAIL & OFFICE

N.I.C.
BUILDING A
RETAIL & OFFICE

MULLEN AVENUE

395

HIGHWAY 17

Privot
Dia. 4"
+10" AFF (planter bed)
9' dripline span

AMPHITHEATER

N

HIGHWAY 17

1 HP.1 SITE PLAN
1" = 20'-0"

DRAWING SET FORMATTED FOR 22" X 34" (D) SIZED PAPER. IF PRINTED ON 11" X 17", REDUCE SCALING BY 50% (I.E. HALF SIZE SET TYPICALLY 1/8" = 1'-0"

REV	ISSUED	DESCRIPTION
	10/4/26	CLIENT PRELIMINARY SCHEMATIC
	10/6/26	PLAN CHECK SUBMITTAL SET TO HPC

ABCi
ZENITH ARCH

TENANT IMPROVEMENT for
FEDERAL 1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
SITE PLAN

DRAWN BY: ZEDEN

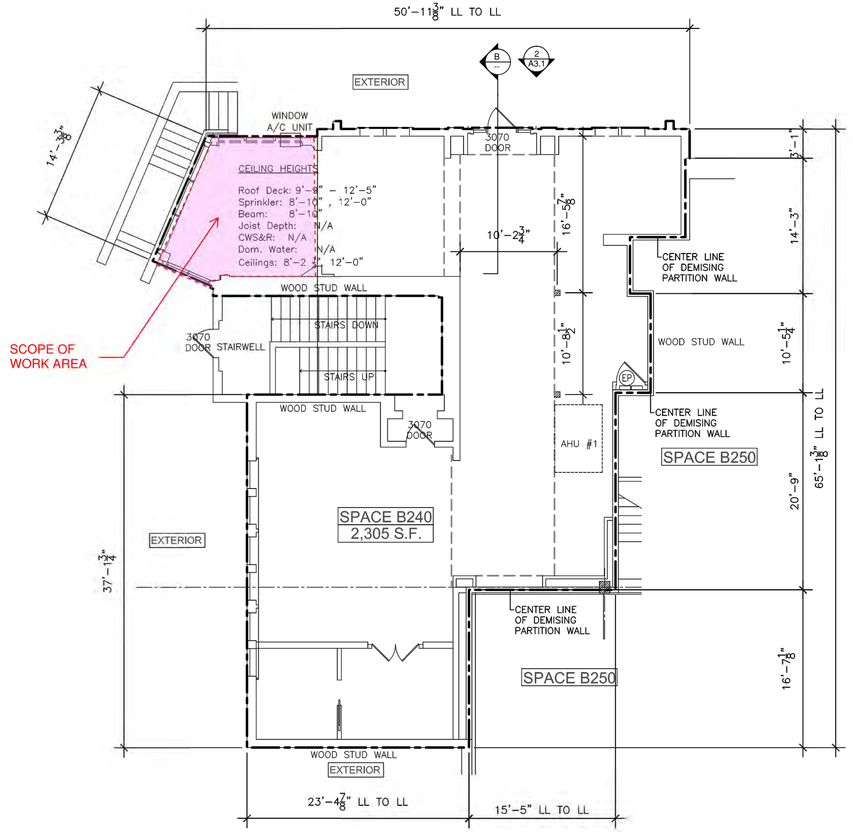
SCALE: AS NOTED

DATE: 10/2/2026

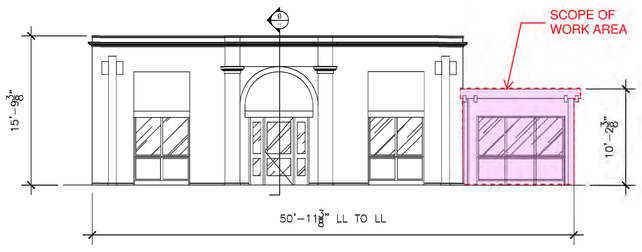
SHEET NO.
HP.1

FILE 2609-04

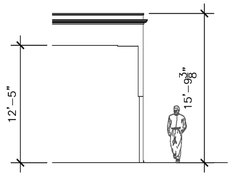
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4 HP.2 EXISTING FLOOR PLAN
1/8" = 1'-0"



A HP.2 STOREFRONT ELEVATION
1/8" = 1'-0"



B HP.2 ENTRY SECTION
1/8" = 1'-0"

Back view



Side view



Inside upstairs

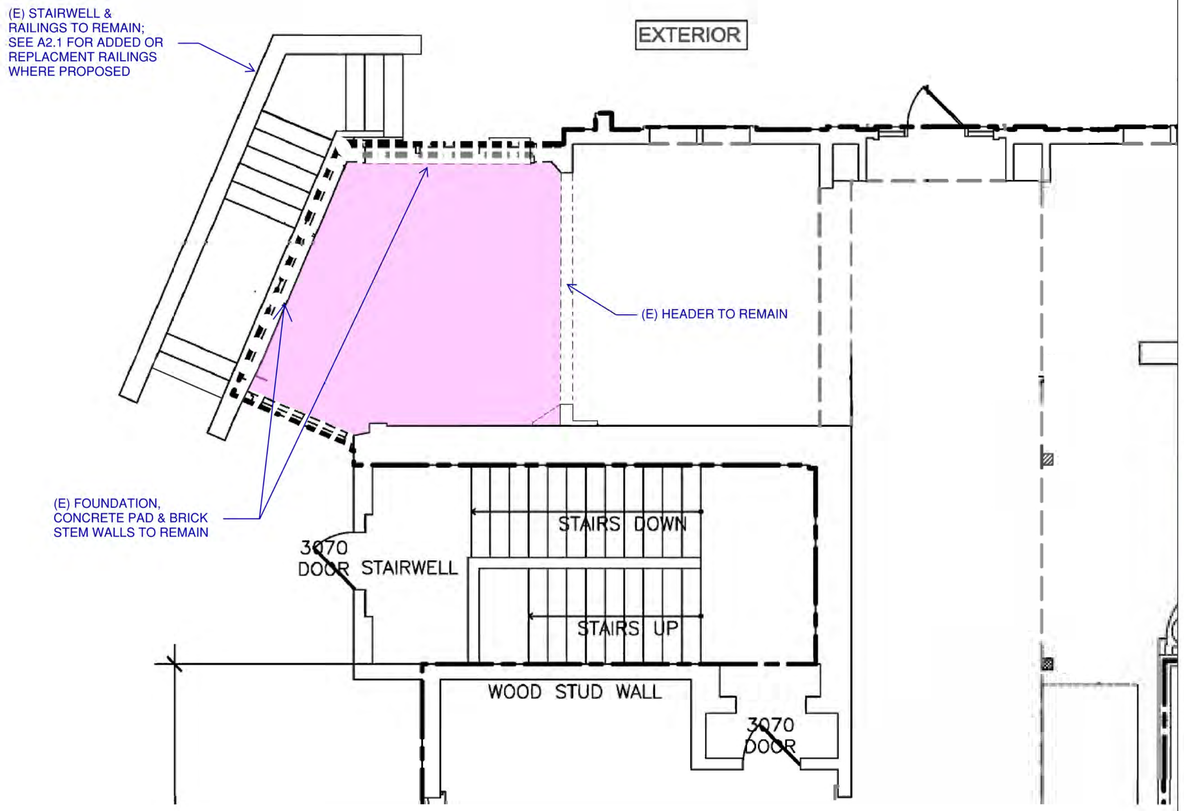


Front view



SCOPE OF WORK AREA:
HIGHLIGHT OF UNPERMITTED
ADDITION TO BE REMOVED

3 HP.2 REFERENCE SOW & EXISTING IMAGES
N.T.S.



1 HP.2 DEMOLITION PLAN
1/4" = 1'-0"

0 2 4 8

N W E S

DEMOLITION PLAN LEGEND

EXISTING TO REMAIN

EXISTING TO BE REMOVED

DEMOLITION NOTES

(E) = EXISTING TO REMAIN.
(R) = RELOCATED. SEE FLOOR PLANS FOR NEW LOCATIONS.

1. PATCH EXISTING WALL AND FLOOR TO MATCH ADJACENT WHERE EQUIPMENT IS REMOVED OR RELOCATED.
2. PATCH (E) CONC SLAB AND (E) WALLS AS REQUIRED – MAINTAIN RATING AT ALL RATED WALLS TYP VIF.
3. REMOVE (E) WALLS, FIXTURES, ETC AS SHOWN OR NEEDED FOR NEW CONSTRUCTION.
4. VERIFY ALL EXISTING UTILITIES AND EQUIPMENT. RELOCATE EXISTING UTILITES PER PLANS.
5. MAINTAIN ACCESS TO PLUMBING CLEANOUTS. VERIFY EXISTING LOCATIONS AND PROVIDE INFO TO OWNER.
6. CAP EXISTING ABANDONED GAS OUTLETS AT REMOVED EQUIPMENT AS NEEDED.
7. REMOVE (E) WALL FINISHES AS APPLICABLE. CLEAN AND PREP FOR NEW FINISHES.
8. ANY WORK PERFORMED OUTSIDE OF LEASE LINE TO BE APPROVED AND PERMITTED BY LANDLORD AND LOCAL MUNICIPALITY PRIOR TO WORK.
9. CONTRACTOR RESPONSIBLE FOR IDENTIFYING, LOCATING AND VERIFYING ALL EXISTING IN PLACE CONDITIONS, OBSTRUCTIONS, UTILITIES, SERVICES, WATERLINES, ETC. PRIOR TO ANY EXCAVATION OR DEMOLITION.
10. NO STRUCTURAL ELEMENTS SHALL BE DEMOLISHED WITHOUT LANDLORDS PRIOR WRITTEN APPROVAL.

REV	ISSUED	DESCRIPTION
	10/4/26	CLIENT PRELIMINARY SCHEMATIC
	10/6/26	PLAN CHECK SUBMITTAL SET TO HPC

ABCi ZENITH ARCH

TENANT IMPROVEMENT for
FEDERAL 1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
EXISTING FLOOR PLAN, ELEVATION & DEMOLITION PLAN

DRAWN BY: ZEDEN

SCALE: AS NOTED

DATE: 10/2/2026

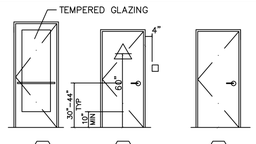
SHEET NO.
HP.2

FILE 2609–04

DRAWING SET FORMATTED FOR 22" X 34" (D) SIZED PAPER. IF PRINTED ON 11" X 17", REDUCE SCALING BY 50% (I.E. HALF SIZE SET TYPICALLY 1/8" = 1'–0"

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DOOR SCHEDULE



DOOR	RATED	DOOR							FRAME		REMARKS
		TYPE	WIDTH	HT	MAT'L	CORE	FINISH	HDWR	MAT'L	FIN	
1	-	A	36	84	ALUM	-	FF	H-1	ALUM	FF	2,3,4,5,8
2	-	C	36	80	ALUM	-	FF	H-1	ALUM	FF	1,2,5,8,9

NOTE: TYP DOOR AND THRESHOLD DETAIL SEE 4/A2.1
NOTE: DOORS 1 AND 2 TO HAVE 3" OR LARGER ADDRESS NUMBERS

ABBREVIATIONS

FF	FACTORY FINISH	WD	WOOD
HM	HOLLOW METAL KNOCK DOWN	STL	STEEL
SC	SOLID CORE	SG	SEMI-GLOSS PAINT
HC	HOLLOW CORE	VNR	VENEER
pr	PAIR	CLR	CLEAR FINISH
		PC	POWDER COAT

HARDWARE

H-1 PUSH/PULL BAR PANIC HARDWARE. THUMBTURN BOLT
H-2 LEVER HARDWARE W/ PRIVACY LOCK
H-3 LEVER HARDWARE W/ STORAGE LOCK
H-4 NO LATCHING HARDWARE

REMARKS

1. EXISTING TO REMAIN. VERIFY ACTUAL CONFIGURATION IN FIELD.
2. SELF-CLOSING.
3. DEADBOLT W/ INTERIOR LATCH TURN @ 30" TO 44" AFF
4. PROVIDE SIGNAGE AT TRANSOM "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" MIN 1" HT PER CBC 1003.3.1.8 EXP. 1
5. TEMPERED GLAZING.
6. NO LATCHING HARDWARE - "ELAISON" OR EQ.
7. HC SIGNAGE PER 3/A4.1
8. INT'L SYMBOL OF ACCESSIBILITY DECAL ON GLASS OR ADJACENT STOREFRONT
9. PROVIDE THIS DOOR WITH LEVER (OR PANIC) HARDWARE THAT COMPLIES WITH CBC 1003.3.1.8 - SINGLE ACTION OPERABLE WITH NO SPECIAL KNOWLEDGE. MAY BE COMBINED WITH COACTIVE ONLY BOLTING LOCK (LEVER/PANIC DISENGAGES BOLT IN SIMULTANEOUS ACTION)
10. IF NEW, WHITE VINYL ACCORDIAN DOORS FOR STORAGE OR (E) SLIDERS

GENERAL DOOR NOTES

– DOOR HARDWARE OF ALL EXIT DOORS TO BE OPENED FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT PER UBC 1003.3.1.8
– MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR ALL DOORS PER CBC 1003.3.1.5

WINDOW LEGEND

PICTURE WINDOW
2'-5" x 5'-2" VIF
WOOD MULLIONS.
DUAL PANE GLAZING.
STOREFRONT WINDOW FRAME TYPE
INSTALLED IN PAIRS typ

WALL LEGEND

NOTE: ALL DIMENSIONS ARE F.O. FIN UON

NOTE: ALL WALLS TO WITHSTAND LOADS OF NOT LESS THAN 5 LBS PER SF

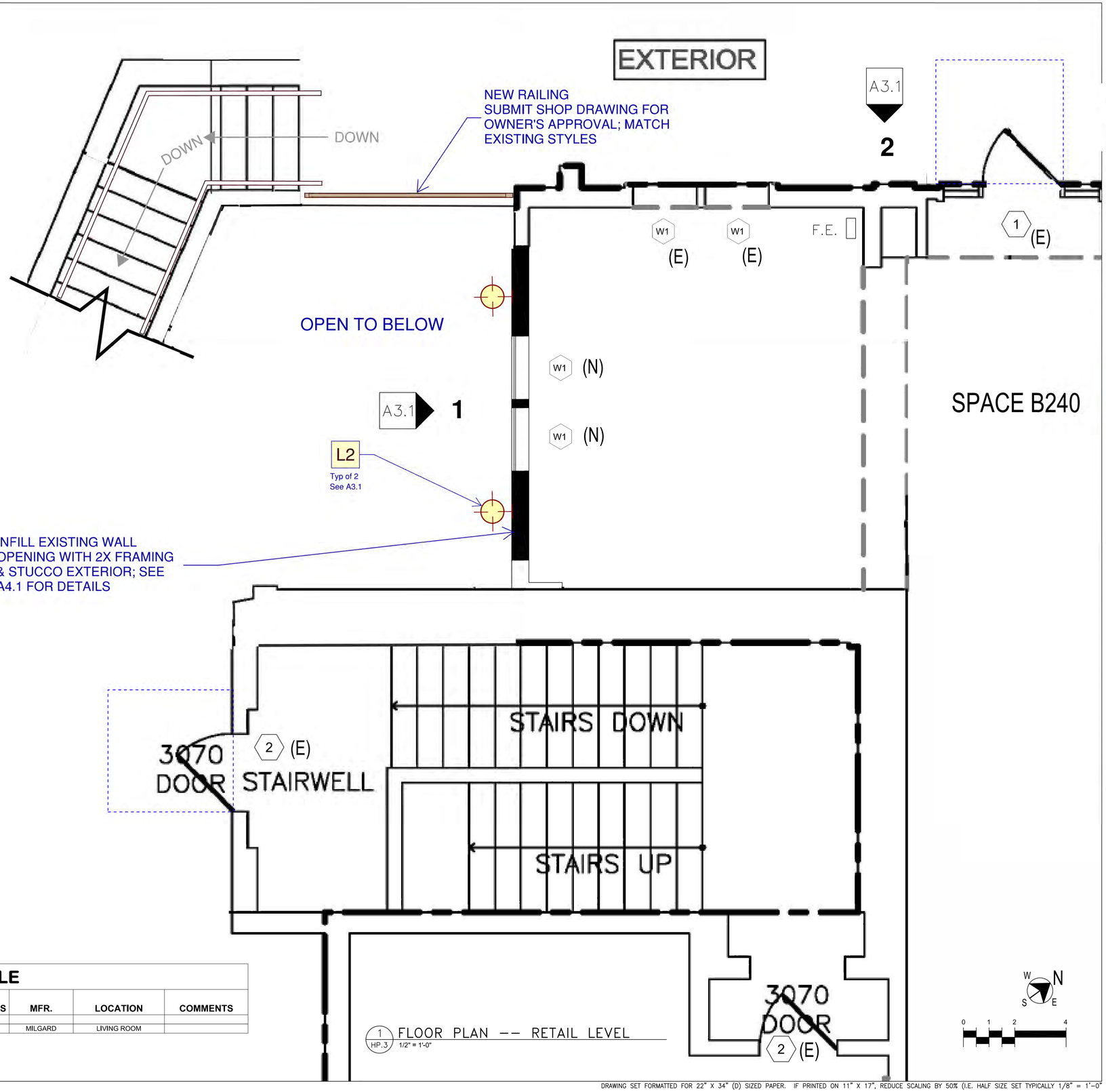
F.E. FIRE EXTINGUISHER – MIN RATING 2A 10 BC @ 48"AFF (1) LOC (UNDER 3000 SF) – VERIFY ACTUAL LOC W/ FIRE DEPT PRIOR TO INSTALLATION

EXISTING WALL TO REMAIN

2 / A.4.1 — 2" x 6 WS @ 16" OC TO UNDERSIDE (E) HEADER, 5/8" GYP BD INTERIOR & PLYWOOD/STUCCO EXTERIOR. MATCH (E) FINISH PER SURROUNDING. R21 INSULATION (MIN).

WINDOW SCHEDULE

	Mark	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	SASH OPERATION	GLAZING TYPE	GLAZING U-FACTOR	GLAZING SHGC	GLAZING TEMP.	EGRESS	MFR.	LOCATION	COMMENTS
(N) & (E)	W1	2' - 5"	5' - 2"	PICTURE (i.e. Fixed)	LOW-E	0.32	0.25	YES	–	MILGARD	LIVING ROOM	



1 / HP.3 FLOOR PLAN -- RETAIL LEVEL
1/2" = 1'-0"

DRAWING SET FORMATTED FOR 22" X 34" (D) SIZED PAPER. IF PRINTED ON 11" X 17", REDUCE SCALING BY 50% (I.E. HALF SIZE SET TYPICALLY 1/8" = 1'-0"

REV	ISSUED	DESCRIPTION
	10/4/26	CLIENT PRELIMINARY SCHEMATIC
	10/6/26	PLAN CHECK SUBMITTAL SET TO HPC

TENANT IMPROVEMENT for
FEDERAL 1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
FLOOR PLAN
RETAIL LEVEL

DRAWN BY: ZEDEN

SCALE: AS NOTED

DATE: 10/2/2026

SHEET NO.
HP.3

FILE 2609-04

LICENSED STRUCTURAL ENGINEER
ARMEN A. ASLAN
S-5285
Exp. 6-30-27
STATE OF CALIFORNIA



2x

2.5 Qt. Purple Daydream Dwarf Loropetalum
Evergreen Shrub with *Purple Foliage, Pink Ribbon Blooms*



2x

3 Qt. or equiv. National Plant Network *Azalea*
Midnite Flare Flowering Shrub



5x

2.5 qt. Orange Rocket BarBerry Bush (Berberis Thunbergii)
Live Deciduous Plant with *Bright Orange-Red Foliage*



Hirt's Gardens or EQ.
Flamenco Trumpet Vine
Campsis Radicans
in 2.5" Pot

3x TV



1 Pallet
(approx 50 pieces)

24 in. x 16 in. x 2 in. Rectangular **Graphite Blend**
Concrete Step Stone



Tan **California Gold** Landscape Decomposed Crushed
Granite -- Rock Fines Ground Cover for Pathways

1 LANDSCAPE PLAN -- LOWER LEVEL
HP.4 1" = 1'-0"

DRAWING SET FORMATTED FOR 22" X 34" (D) SIZED PAPER. IF PRINTED ON 11" X 17", REDUCE SCALING BY 50% (I.E. HALF SIZE SET TYPICALLY 1/8" = 1'-0"

REV	ISSUED	DESCRIPTION
	10/4/26	CLIENT PRELIMINARY SCHEMATIC
	10/6/26	PLAN CHECK SUBMITTAL SET TO HPC

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ZENITH ARCH

TENANT IMPROVEMENT for
FEDERAL
1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
LANDSCAPE PLAN
LOWER LEVEL

DRAWN BY: ZEDEN

SCALE: AS NOTED

DATE: 10/2/2026

SHEET NO.
HP.4

FILE 2609-04

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Hampton Bay 10.5 in. 1-Light Bronze Outdoor Wall Light Fixture Sconce with Seeded Glass (2-Pack)

- Clear seeded glass provides maximum brightness without shadows
- Wet rated and suitable for use on any outdoor wall
- Weather resistant construction

INSTALL PAIR FLANKING (N) WINDOWS



EDISHINE 12.8 in. Black Motion Sensing Dusk to Dawn Outdoor Hardwired Wall Light Lantern Sconce with Built-in 2 GFCI Outlet

- Built-in 2 Outlets UL Listed for external power (15A/1800W)
- Motion sensing, Dusk to Dawn and Dimmable bright
- Weather-resistant & Anti-rust build allows for wet locations
- For best performance, install fixture at least 6-ft from the ground

INSTALL BESIDE SERVICE DOOR TO BASEMENT

2 HP.5 RETAIL STOREFRONT ELEVATION
1/2" = 1'-0"

0 2 4

NOTE:
EXISTING STAIRWELL & RAILINGS WRAP THE ACCESS TO THE BASEMENT STORAGE LEVEL. THERE IS EXISITNG ACCESSIBLE RAMP TO ADJACENT REAR OFFICE SUITES.

1 HP.5 SOW EXTERIOR FINISH ELEVATION
1/2" = 1'-0"

0 2 4

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ABCi ZENITH ARCH

TENANT IMPROVEMENT for
FEDERAL 1962
50 University Ave., Suite B240
Los Gatos, CA 95030

DRAWING TITLE:
ELEVATIONS

DRAWN BY: ZEDEN

SCALE: AS NOTED

DATE: 10/2/2026

SHEET NO.
HP.5

FILE 2609-04

DATE: October 23, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for a Preliminary Review to Construct Exterior Alterations and a New Second-Story Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-016. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request for a preliminary review to construct exterior alterations and a new second-story addition to an existing pre-1941 single-family residence located at 226 Caldwell Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1928 per County Assessor
2. Bloomfield Preliminary Rating: +, historic and intact or worth special note
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

BACKGROUND:

On May 27, 2026, the Historic Preservation Committee (HPC) voted unanimously to recommend denial of a request to remove the single-family residence at 226 Caldwell Avenue from the Historic Resources Inventory (HRI). The HPC recommended that the applicant submit their proposed additions and alterations for preliminary review.

On May 28, 2026, the Community Development Director denied the request for removal from the HRI. This decision was appealed by the property owner and was considered by the Planning

PREPARED BY: Suray Nathan
Assistant Planner

Commission on September 23, 2026. The Planning Commission voted unanimously to deny the request to remove the single-family residence at 226 Caldwell Avenue from the HRI.

On June 24, 2026, the HPC reviewed the proposed single-story expansion of the 1994 rear addition by 478 square feet, extending to the current detached garage. The HPC expressed general support for the project, and provided the following recommendations:

- Keep the new addition's roof lower or subordinate to the original roofline;
- New windows should match/mimic the style of the existing windows;
- Ensure changes to the street-side elevation reflect the Colonial Revival style to break up the mass; and
- Add Colonial Revival details that echo the existing entryway.

The applicant is requesting a second preliminary review by the HPC as the proposal includes exterior alterations and a new second-story addition to the residence at the rear of the property, located at the southwest corner of Los Gatos Boulevard and Caldwell Avenue (Attachment 1). The Santa Clara County Assessor's Database lists a construction date of 1928, and the residence first appears on the Sanborn Fire Insurance Maps in 1944 (Attachment 2). The footprint of the residence remains consistent through 1956. The property is not within a historic district or LHP overlay, but it is included in the 1990 Anne Bloomfield Survey (Attachment 3). The survey assigns the residence a plus (+) rating, classifying it as historic and intact structure or worthy of special note.

The existing residence is a Colonial Revival-style, with a front porch, stucco siding, and wood-framed windows without divided lites (Attachment 5). Town records include a 1994 Building Permit to construct a 498-square foot master bedroom addition at the rear of the property (Attachment 6).

The applicant proposes to expand the existing single-story rear addition by 52 square feet and construct a new 568-square-foot second-story addition above it to accommodate additional bedrooms and bathrooms (Attachment 11). The proposed second-story addition features a setback of approximately seven feet from the Caldwell Avenue side-street façade and a maximum roof height of 24 feet, seven inches, which is approximately six and one-half inches taller than the existing primary ridge. However, the proposed fenestration pattern differs in style from the historic windows of the original dwelling. Additionally, the applicant proposes to remove four original windows facing Caldwell Avenue (south elevation) to create a new entrance to the existing living room (Attachment 11, Sheet A-3.1).

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:

_____ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 10).

CONCLUSION:

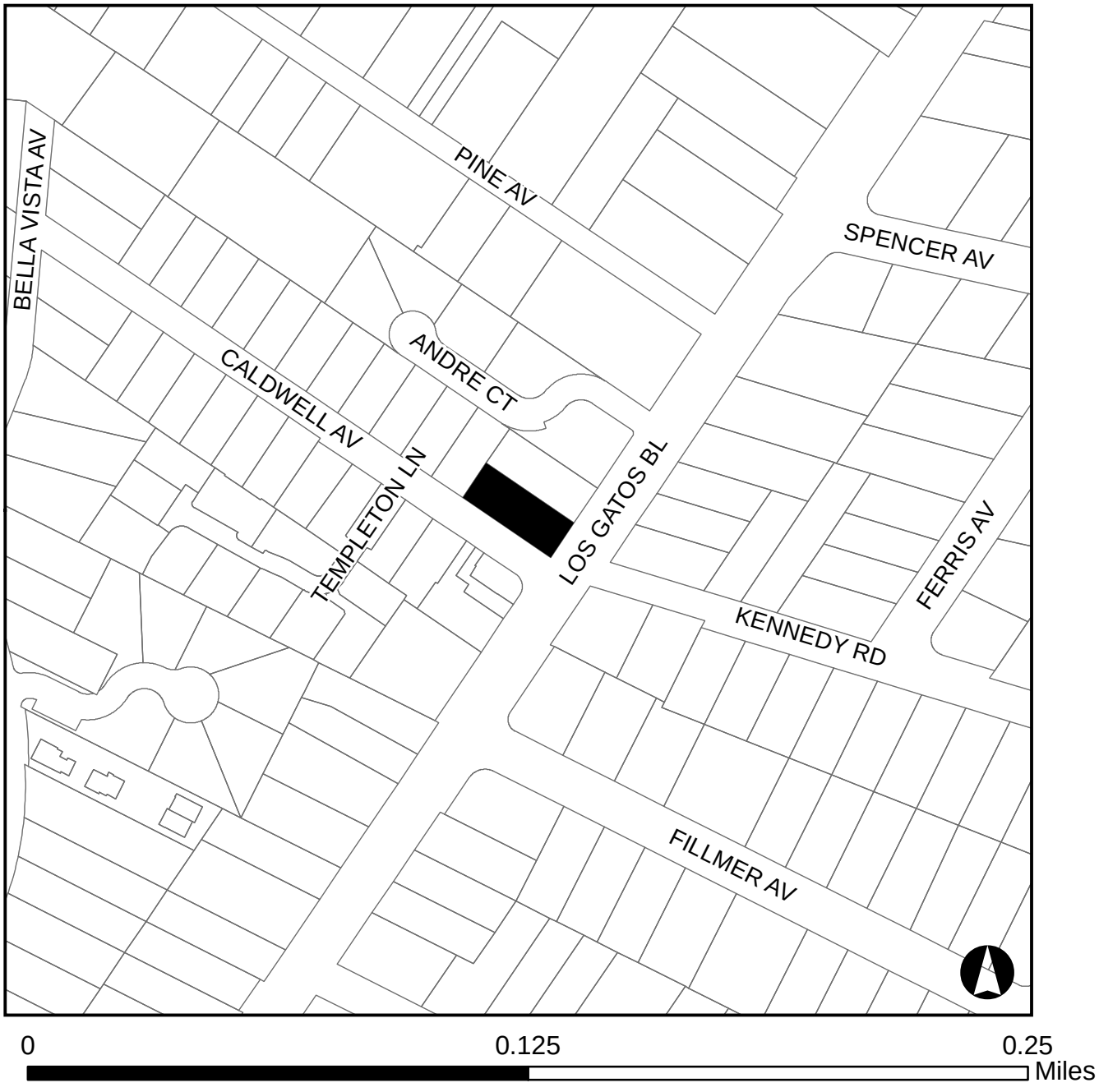
The applicant is requesting a preliminary review by the HPC to construct exterior alterations and a new second-story addition to an existing pre-1941 single-family residence located at 226 Caldwell Avenue. Staff continues to evaluate whether the project can be completed with a Building Permit or will require a Planning application. The project would return to the HPC for a formal recommendation.

ATTACHMENTS:

1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Letter of Justification
5. Historic Research
6. Town Records - Building Permit - January 4, 1994
7. Town Records - Building Permit - July 18, 1997
8. Town Records - Building Permit - July 22, 2003
9. Photographs
10. Section 3.9, Residential Design Guidelines
11. Development Plan

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226 Caldwell Avenue



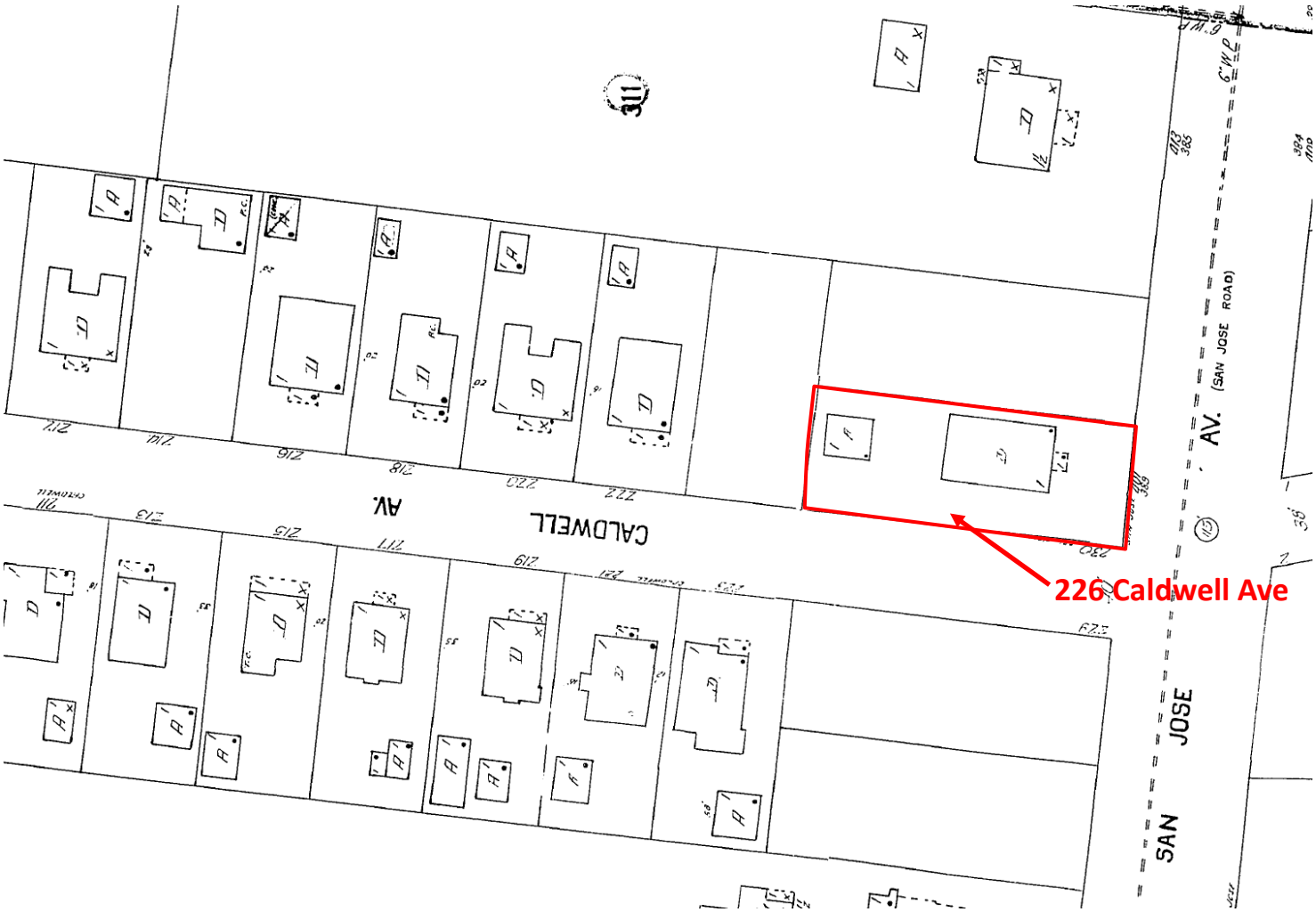
ATTACHMENT 1

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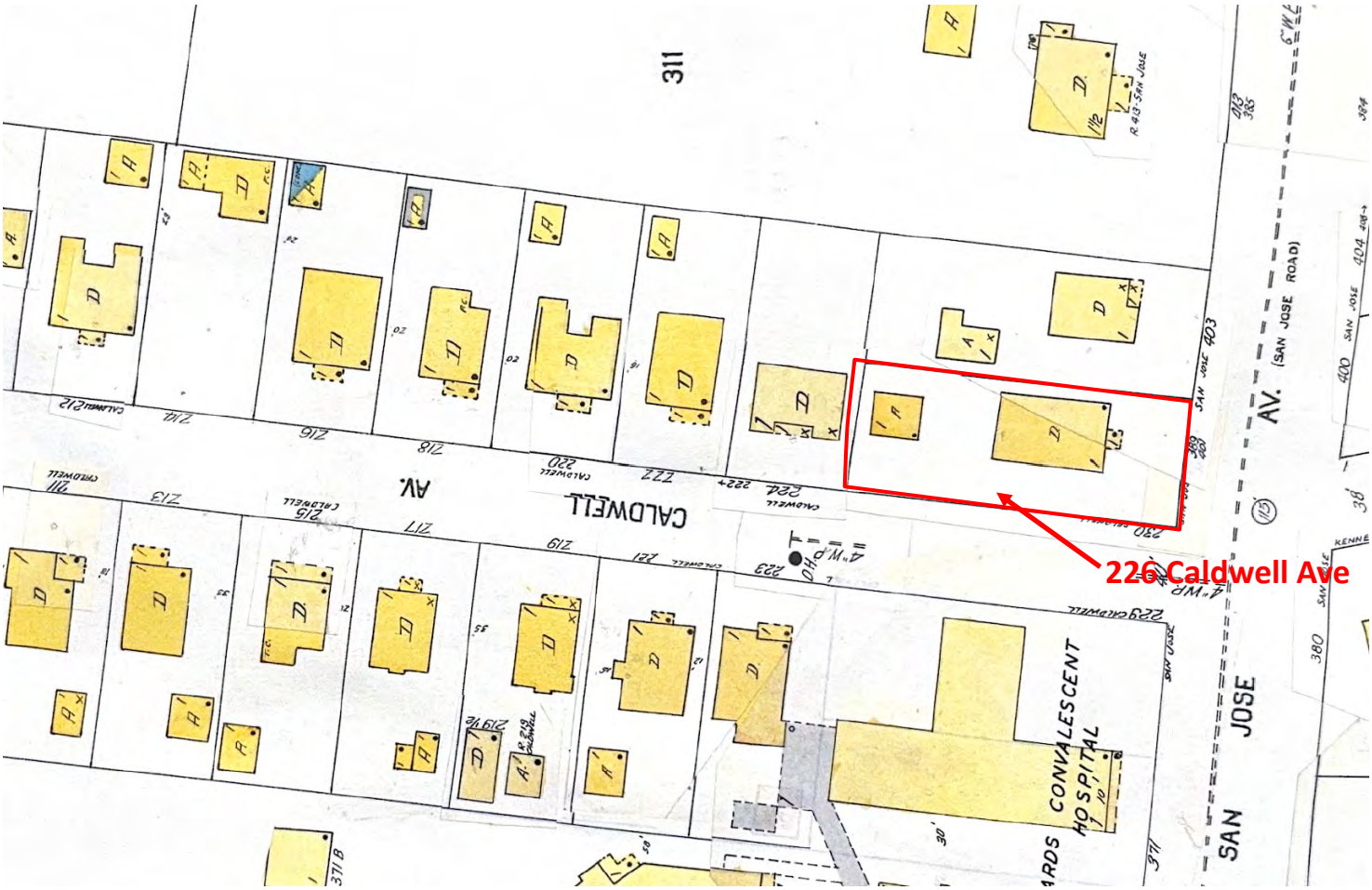


1928

ATTACHMENT 2



1944


311
CALDWELL
AV.
AV. (SAN JOSE ROAD)
226 Caldwell Ave
SAN JOSE
CONVALESCENT HOSPITAL

1956

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CB

Anne Bloomfield
ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

567 C

File address 389 LG Blvd

PARCEL MAP INFORMATION

Parcel # 529-20-031 Lot size: 55 front ft. x 140 ft. deep

Lot shape: Rectangle / L___ Rectangle with small rear jog___ Other_____

Location: N__ S__ E__ W / side of LG St___ Ave___ Other B

distance to cross st: _____ ft. N___ S___ E___ W___ from_____

at NE___ NW / SE___ SW___ corner of Caldwell

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name LG Foothill Sub Old Block # 2 Old lot # 2

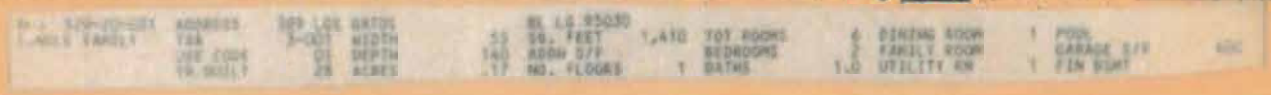
FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1950s Style Colonial Rev. # stories__

Alterations_____

Other_____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 5544 EFFective date 12/11/87



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	1941				

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 # 8/16 Date 2-3-89



ATTACHMENT 3

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DesignRituals

Planning Department 09.30.2026
Community Development Department
Town of Los Gatos
110 E. Main St. Los Gatos, CA 95030
Attn: Suray Nathan – Planner/Project Coordinator

Re: 226 Caldwell Ave.
Rear Addition to an existing Single Family Home

Dear Historical Preservation Committee,

In light of the committee's recommendation and feedback on the 05.27.2026 & 06.24.2026 meetings, we are proposing to expand and improve the Mehta-Shah family residence in a manner that has least impact on its original structure built in 1928. This Letter of Justification is submitted in support of our request for approval of proposed rear addition and minor alteration of exterior left facade, facing Caldwell avenue, pursuant to the Town of Los Gatos Residential Design Guidelines.

Building History

Pre 1923 The 9.5-acre property was originally part of the Rancho Rinconada de los Gatos, later owned by John E. Daves and then a Mrs. S. B. Williams. It was acquired by the Follett family before selling to developer Charles H. Caldwell.

Subdivision & Development (1923–1928) Caldwell sold the sub-divided lots in 1928 to Alexander and Jennie Dalziel, who built the house at 389 San Jose Avenue — a 1,288 sq ft, stucco-clad, hipped-roof home with a 340 sq ft garage.

Mid-Century Ownership (1947–1977) After Alexander Dalziel's death in 1947, property was sold in 1948 to the Linehans, and resold to Alice & Douglas Wilson. Alice later added her sister Leona Kramer to the deed. After both sisters died in 1970, their niece Virginia McBride inherited the property.

Recent Owners (1977–present)

- Seb Hamamjian (1977–1993)
- John & Marianne Trotter (1993–1997) — **first major renovations: kitchen remodel and master bedroom addition in rear**
- Kevin & Anne Parker (1997–2003) — **replaced the original wood shingle roof**
- Pauline Berkowitz (2003–2006)

- William & Cathy Davis (2006–2017) — bathroom remodel
- Jignesh Mehta & Hetal Shah (2017–present) — seismic retrofit in 2021

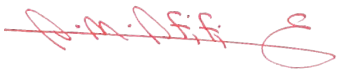
Proposed Addition & Alteration

The Mehta-Shah family is growing and there is a need to improve the house they have lived in for the last 10 years. In addition, the house is in need of improvements to accommodate for the aging mother of Mr. Mehta. We are requesting a preliminary review by the Committee to provide feedback on the proposed vertical expansion of the 1997's rear addition and minor alteration of the left (South) facade.

The existing one-story home is 14'-3" tall and features a low-pitched composite shingle roof, textured stucco, and double-hung & double-casement windows. The proposed addition would implement the same design language of the 1928 structure in terms of material and color palette.

In summary, the proposed second story addition and alteration would not overwhelm the original structure and would provide much needed improvements for the Hetal-Shah family. We sincerely request that the Committee consider and pave the way for the proposed project.

Regards,



Amir Afifi
Project Designer



Hetal Shah & Jignesh Mehta
Property Owners

History of 226 Caldwell Avenue, Los Gatos, CA 95030
APN 529-20-031

Bonnie Montgomery, Historical Consultant
421 N 5th St
San Jose, CA 95112
bayandvalleybooks@gmail.com
408-439-9073

The history prepared here is based on documents found at the Los Gatos Public Library, including Sanborn maps, the 1941 Tax Assessment, the 1989 Anne Bloomfield Historic Resource Survey, Polk's directory listings, and Los Gatos telephone directories. It also uses county assessor's records, county official records, recorded maps, newspaper articles, Town of Los Gatos building permits, and genealogical resources as referenced in the footnotes and the figures.

The subject property's street address was changed to 226 Caldwell Avenue only in the last 25 years. Between 1928 and 1970, the address was 389 San Jose Avenue. After 1970, San Jose Avenue became known as Los Gatos Boulevard.

The subject property is Lot 2, Block 2 of the J. G. Follett Subdivision, recorded on August 7, 1923 (Santa Clara County [hereafter SCC] Recorded Maps Book R, Page 40). Figure 1 shows the subdivision map, with the subject property highlighted in blue. The map's certificate of ownership reads that "John H. Grill and Grace L. Grill (his wife) are the owners and that Charles H. Caldwell and Helen A. Caldwell (his wife) are the owners of a contract to purchase the tract of land…" The San Jose *Mercury* reported on May 30, 1923, that "C. H. Caldwell has purchased the old Follett ranch from J. H. Grill, and is planning to subdivide it into house lots. The sale was made through the Wagner and Wright agency. Mr. Grill will return to his home in Minneapolis, Minn."

Giles A. Follett moved from Minnesota to San Jose in 1884 and relocated to Los Gatos in 1893. On July 14, 1901, the San Jose *Mercury* reports that "J. G. Follett of Sherburn, Minn., who recently purchased the Price place on San Jose avenue, is the guest of his brother, G. A. Follett. He intends to leave shortly for Minnesota, where he will wind up business and with his family move here to permanently reside." It was not a permanent move. On September 30, 1902, the San Jose *Mercury* reported that "J. G. Follett and family left for their former home in Minnesota this morning after having spent a year in Los Gatos." In the 1910 census, Jesse Green Follett was enumerated in Sherburn, Minnesota, running his general store. Giles A. Follett and his wife Bertha remained in Los Gatos until their deaths in 1910 and 1916, respectively.

Three daughters of Jesse Green Follett had possession of the Follett ranch by the beginning of 1923. Eldest daughter Minnie B. Follett and her younger married sister, Eva J. Uplinger, granted their interest in the ranch to their sister, Grace L. Grill, on April 16, 1923 (SCC OR Book 23, Page 580). On May 9, 1923, Grace L. Grill granted her interest to her husband, John H. Grill (SCC OR Book 23, Page 579), so he could travel to Los Gatos and sell the ranch. The agreement between Grill and Caldwell was recorded on May 11, 1923 (SCC OR Book 31, Page 211).

As described in these deeds, the J. G. Follett ranch was 9.5 acres, "part of the J. E. Daves tract, in the Rancho Rinconada de los Gatos." The 1876 Thompson & West atlas of Santa Clara County

shows the 509.55-acre ranch of John E Daves, who purchased it in 1872, according to an 1881 biographical sketch.[1]

Between 1876 and 1884, John E. Daves sold off much of his 500 acres. Surveyor Henry A. Brainard published a map of Los Gatos and vicinity around 1884 (Figure 2), which shows the 9.5-acre tract that became the J. G. Follett Subdivision. Brainard recorded Mrs. S. B. Williams of Oakland as owning the tract. She grew on it "3 acres apricots, 5 acres prunes, and 1 acre of table grapes."[2] Nothing else could be found concerning Mrs. Williams.

Charles H. Caldwell, according to a biographical sketch published in 1922, was born in Maine in 1850. He was trained as a carpenter, but also dealt in real estate, buying land, subdividing it, and building houses to sell. He moved from Chicago to Lexington in 1903, where he operated a prune ranch. He sold the ranch in 1912 and moved to Los Gatos, where he "put the C. H. Caldwell Subdivision to Los Gatos, on the market; there he planned and built thirteen residences, two of which he sold."[3] Only one house built in the J. G. Follett subdivision can be attributed definitely to C. H. Caldwell. On February 28, 1924, the San Jose *Mercury* reported that "C. H. Caldwell has started to build a beautiful home on his lot, corner of Bella Vista and Caldwell avenues."

On September 11, 1923, Charles H. Caldwell and his wife Helen sold Lots 1, 2, 14, and 15 of the J. G. Follett Subdivision to Henrietta Blanchard, the wife of San Jose attorney Hiram A. Blanchard (SCC Official Records [hereafter OR] Book 46, Page 282). On June 7, 1928, Henrietta Blanchard sold Lots 1 and 2 to Alexander S. and Jennie Dalziel (SCC OR Book 405, Page 146). The March 1928 Sanborn map of Los Gatos shows that both Lots 1 and 2 were then vacant (Figure 3). No information could be found concerning the construction of the house or garage. Presumably, the Dalziels began building soon after they purchased the lots in June 1928, because were listed living at 389 San Jose Avenue in the 1929 Los Gatos city directory.

Alexander Smith Dalziel was born in Oakland in 1868. His father, Robert D. Dalziel, partnered with William Moller to form the Dalziel-Moller Company, one of the largest plumbing and gas fixture suppliers in the Bay Area for decades. Alexander worked as a sheet-metal worker for his father's company. Alexander married his first wife, Annie, in 1892. Annie died in 1922. A year later, Alexander married Jennie McIntosh Cameron. According to Alexander's obituary in the Los Gatos *Times*, he moved from Oakland and retired to Los Gatos.[4]

The house at 389 San Jose Avenue has a page in the 1941 Los Gatos Assessment books (Figure 4, left). W. W. Holden appraised the property on April 18, 1941. The six-room house was 1288 square feet, with a front porch of 108 square feet. The garage behind the house was 340 square feet. The wood-frame house was clad in stucco over chicken wire. The house had a concrete foundation and a hipped roof covered in wood shingles. Lot 1 next door was still vacant and still

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[1] J. P. Munro-Fraser, *History of Santa Clara County, California*. San Francisco: Alley, Bowen, 1881, page 751.

[2] Henry A. Brainard, Map No. 4, "Los Gatos and Vicinity," https://digitalcollections.sjlibrary.org/digital/collection/sjplmaps/id/74

[3] Eugene Sawyer, "Charles H. Caldwell," in *History of Santa Clara County, California*. Los Angeles: Historic Record Company, 1922, page 1665.

[4] "Services Held for Alexander Dalziel," Los Gatos *Times*, July 25, 1947.

owned by Alexander Dalziel. The house and garage appear on the 1944 Los Gatos Sanborn map, looking identical to how it was drawn on the 1941 assessment document (Figure 4, right).

Alexander Smith Dalziel died on July 17, 1947. On September 5, 1947, an order establishing his death and the termination of the joint tenancy of Lots 1 and 2 gave Jennie Dalziel full interest in the property (SCC OR Book 1501, Page 554). On March 29, 1948, Jennie Dalziel granted Lots 1 and 2 to Daniel J. Linehan, Sr., and his wife Olive E. Linehan (SCC OR Book 1586, Page 505). The Linehans began building a new house on the vacant Lot 1. The Linehans moved into the house, 403 San Jose Avenue, in time for them to be enumerated there on the April 1, 1950, census. The previous fall, November 17, 1949, the Linehans sold Lot 2 to Alice Giraud Wilson of Oakland (SCC OR Book 1877, Page 379).

Alice Giraud Wilson and her husband, Douglas Bower Wilson, were, like the Dalziels, residents of Oakland who retired to Los Gatos. Alice Louise Giraud was born in France and came to the United States as an infant with her parents. By 1914, she was working as a typist in San Francisco. She married Douglas Bower Wilson in September 1914. Wilson was born in England and had come to the United States as a child. The couple was living in San Francisco in the 1920 and 1930 censuses. Douglas was a clerk for a wholesale grocery company. Alice was a clerk for the Southern Pacific railroad. By the time of the1940 census, the couple had moved to Oakland, where Douglas worked for the City Club Hotel. He was still working there at the time of the 1950 census. The Wilsons likely retired to live in Los Gatos later in 1950 or in 1951. They are first listed in the 1952 Los Gatos city directory. On August 1, 1957, Alice Giraud Wilson added her husband and her widowed sister, Leona G. Kramer, to the deed (SCC OR Book 3858, Page 499). Leona and her husband Ralph moved to Los Gatos around the same time as the Wilsons and lived at 18510 Beck Avenue. Ralph Kramer died in November 1952 and Douglas Wilson died in August 1959.[5] The sisters continued to live in their separate houses for years after they were widowed. By 1965, Alice and Leona went to live with Leona's only child, Virginia McBride, in Berkeley. The house at 389 San Jose Avenue was listed as vacant in the 1965 and 1967 Los Gatos city directories. Leona died in Berkeley on March 27, 1970, and Alice passed away soon after on May 23, 1970. On March 12, 1971, Virginia McBride received her Aunt Alice's interest in the subject property (SCC OR Book 9300, Page 342). On January 19, 1972, Virginia received her mother's interest (SCC OR Book 9673, Page 138). During most of the 1970s, the house stood vacant, the address not even listed in the Los Gatos reverse city directories.

On March 29, 1977, Viriginia McBride sold the property to Sebouh V. "Seb" Hamamjian (SCC OR Book C697, Page 95). Seb Hamamjian founded the Museum of Craft and Design in San Francisco in 2004 with his sister JoAnn Edwards.[6] The siblings also owned Tercera Gallery in Palo Alto between 1978 and 2009.[7] During Seb Hamamjian's tenure, the house was included in the

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[5] "Last Rites Set Tomorrow for Ralph Kramer," Los Gatos *Times*, November 19, 1952; "D. B. Wilson Dies at 73," Los Gatos *Times*, August 18, 1959.

[6] "Deaths: Sue Hamamjian," *Palo Alto Online,*
https://www.paloaltoonline.com/morgue/2004/2004_11_03.obits3.shtml

[7] "Tercera Gallery closes its doors with a final sale," *Palo Alto Online,*
https://www.paloaltoonline.com/news/2009/08/07/tercera-gallery-closes-its-doors-with-a-final-sale/

1989 Anne Bloomfield Survey. Its street address was then 389 Los Gatos Boulevard. A photograph of the front elevation at the bottom of page 1 of the form has been enlarged in Figure 5.

On July 7, 1993, Seb Hamamjian sold the subject property to John D. and Marianne H. Trotter (SCC OR Doc. No. 11982437). The Trotters remodeled the kitchen on a September 20, 1993, permit, and received a permit for a 498-square-foot master bedroom addition on December 20, 1993. These were the first significant changes to the house since it was built in 1928.[8] On July 18, 1997, Mr. and Mrs. Trotter received a permit to "repair chimney and shoulder up existing steel." A few days later, on July 25, 1997, the Trotters sold the property to Kevin T. and Anne Parker and (SCC OR Doc. No. 13790050). The Parkers received a permit to remove the wood shingle roof and replace it with composition shingles on July 22, 2003. On July 21, 2003, the Parkers sold the house to Pauline Anderson Berkowitz (SCC OR Doc. No. 17205741). On April 6, 2006, Paul Anderson Berkowitz sold the house to William and Cathy Davis (SCC OR Doc. No. 18874804). Mr. and Mrs. Davis received a permit to remodel the master bathroom on April 19, 2006. On October 12, 2017, William and Cathy Davis sold the house to husband and wife Jignesh A Mehta and Hetal R Shah (SCC OR Doc. No. 23773748). On April 2, 2021, Mehta and Shah received a permit for a voluntary seismic retrofit. On February 17, 2023, Mehta and Shah transferred their property to their revocable trust (SCC OR Doc. No. 25439169).

The house was built prior to 1941 and was identified in the 1989 Anne Bloomfield Historic Resource Survey. The house was not considered significant at that time, and it should now not be considered a significant historic resource for the following reasons:

1. The house is not associated with events that have made a significant contribution to the Town.
2. The house was associated with Alexander S. and Jennie Daziel (1928–1948), Daniel J. and Olive E. Linehan (1948–1949), Alice G. and Douglas B. Wilson (1949–1970). None of these individuals were significant in the history of Los Gatos, the state, or the nation.
3. There are no distinctive characteristics of type, period, or method of construction. The architect and builder are unknown. The house was built in 1928, a simple hipped-roof one-story residence of six rooms clad in stucco, according to the 1941 assessment book. It had no distinctive architectural features.
4. Nothing about the buildings, structures, or objects on the site contain information important in prehistory or history.
5. The integrity of the house to its period of construction has been significantly compromised. The house has additions, and the front entry of the house has been shifted to Caldwell Avenue.

[8] Previous permits found in the Town of Los Gatos records: May 13, 1949, electrical permit; April 24, 1959, plumbing permit for sewer; 1969 plumbing permit, full date and type of work not legible.

Figure 1. Map of the J. G. Follett Subdivision. Subject property, 226 Caldwell Avenue, is highlighted in blue. (Source: Santa Clara County Recorded Maps Book R, Page 40).

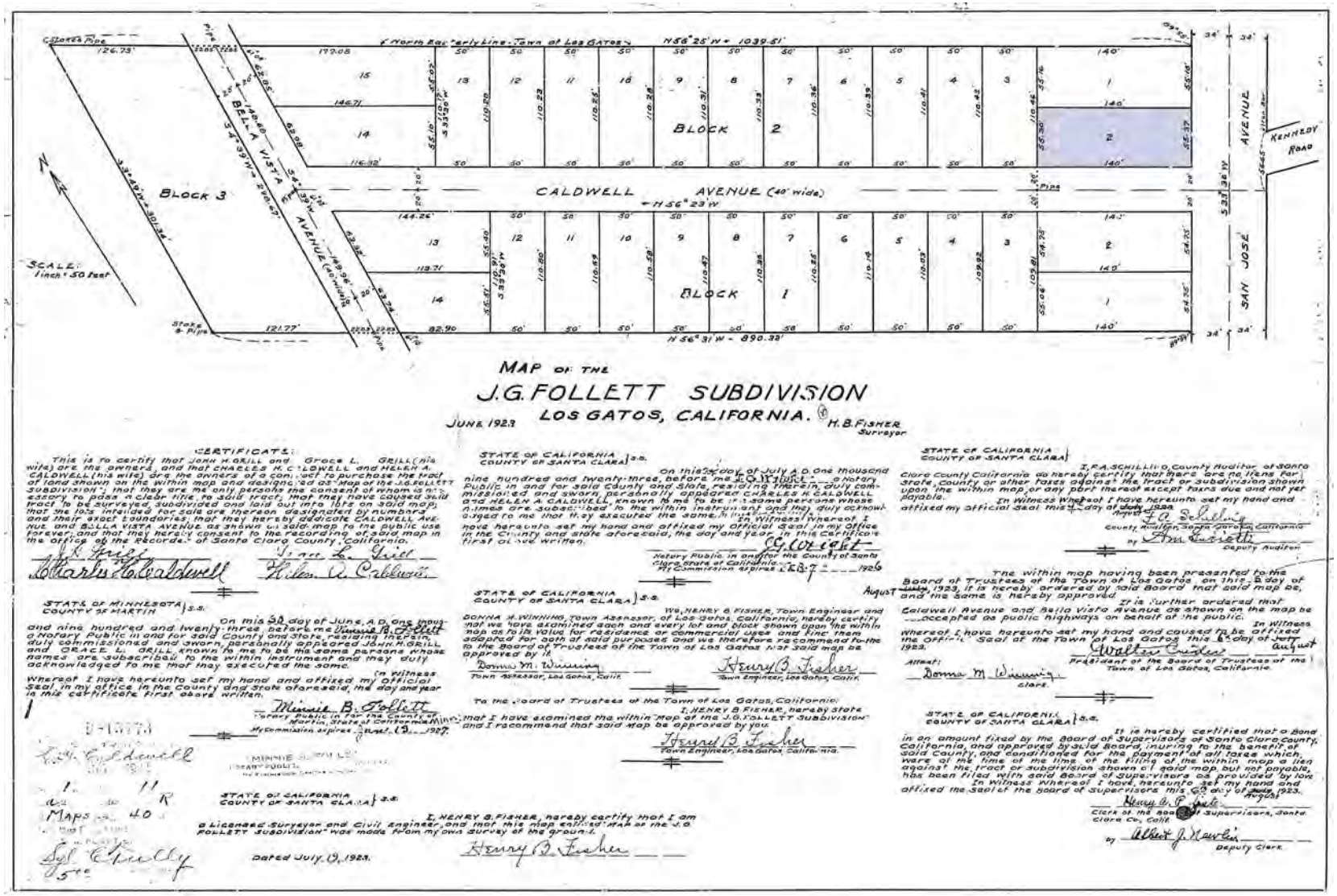


Figure 2. Portion of Henry Brainard's Map of Los Gatos and Vicinity, with 9.5-acre tract highlighted in blue.

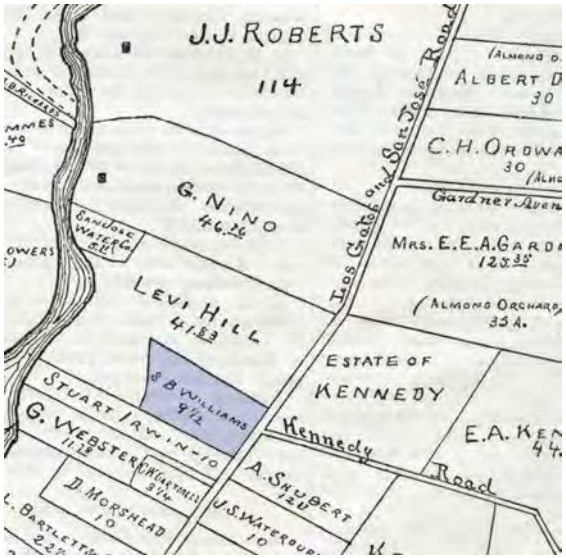


Figure 3. Portion of Page 28 of March 1928 Sanborn maps of Los Gatos, with Lots 1 and 2 of the J. G. Follett Subdivision highlighted in blue.

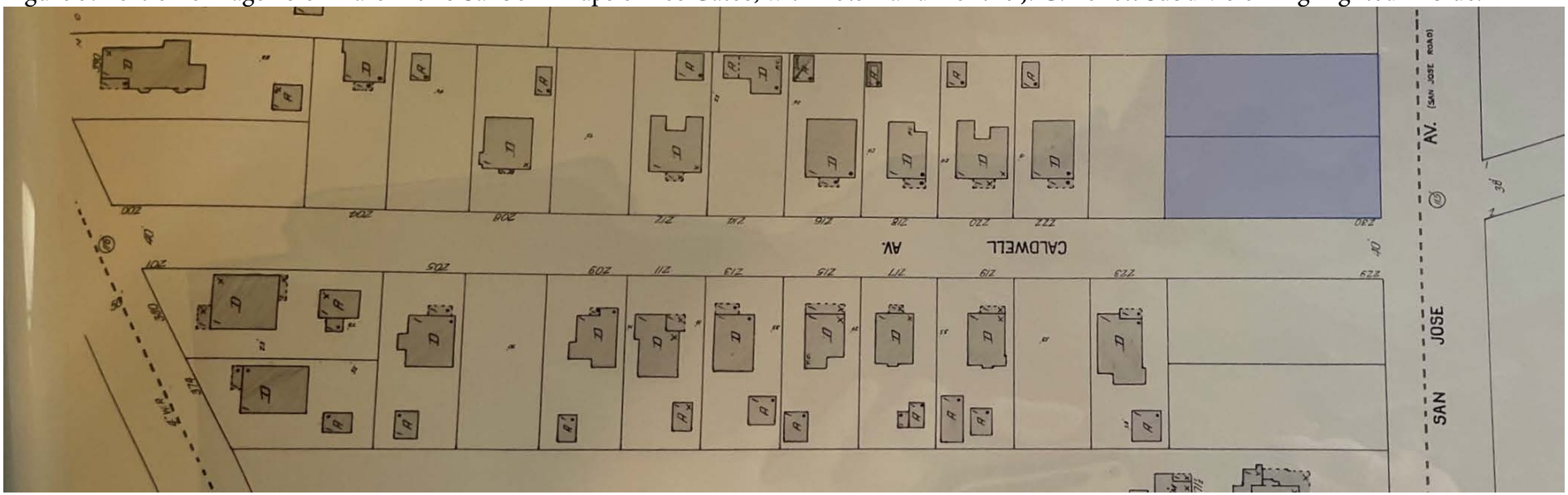
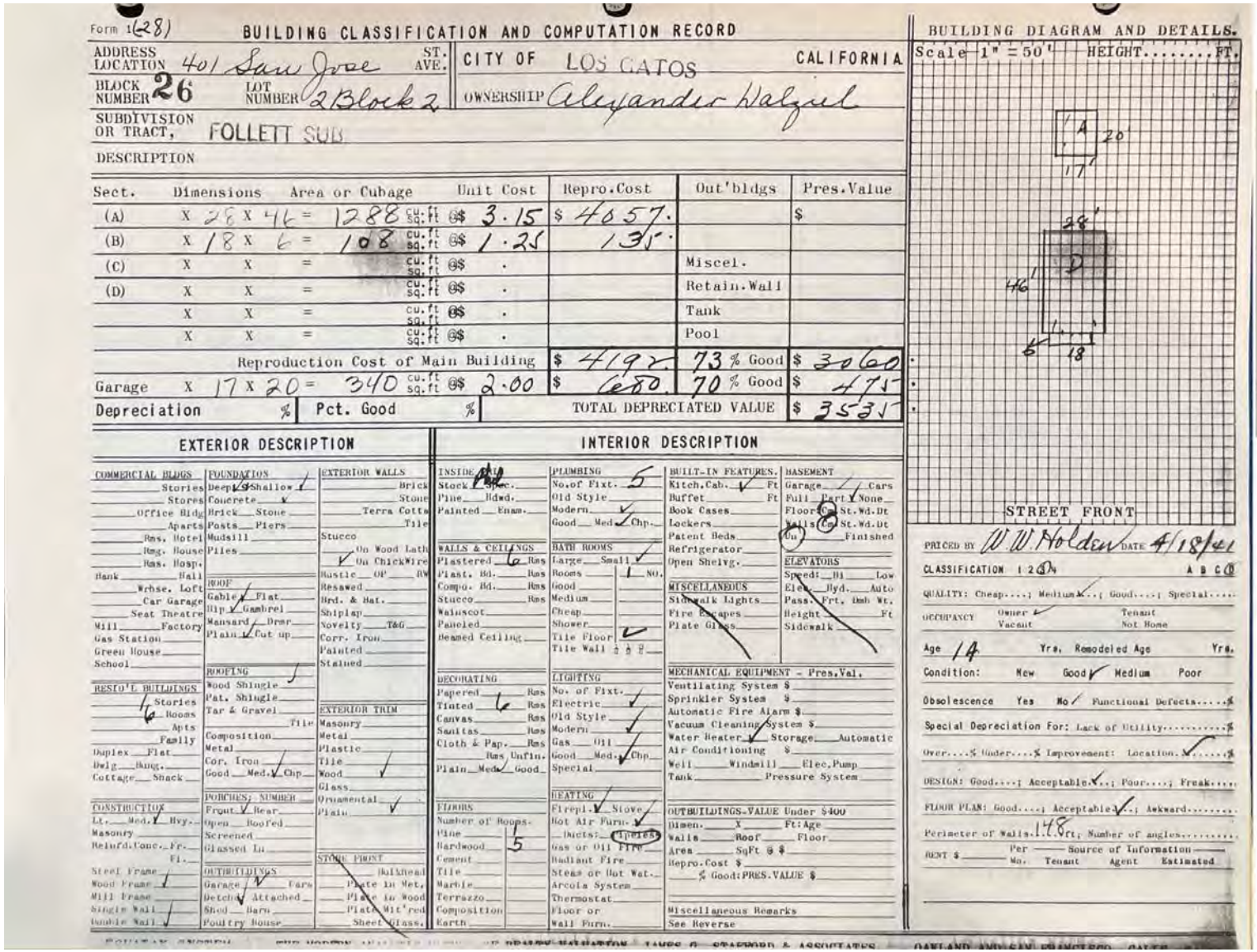


Figure 4. 1941 Los Gatos Assessment of 389 San Jose Avenue (left), with 1944 Sanborn map (right).



Form 1(28) BUILDING CLASSIFICATION AND COMPUTATION RECORD

ADDRESS LOCATION 401 San Jose ST. AVE. | CITY OF LOS GATOS CALIFORNIA

BLOCK NUMBER 26 | LOT NUMBER 2 Block 2 | OWNERSHIP Alexander Walgul

SUBDIVISION OR TRACT, FOLLETT SUB

DESCRIPTION

Sect.	Dimensions	Area or Cubage	Unit Cost	Repro.Cost	Out'bldgs	Pres.Value
(A)	X 28 X 46 =	1288 cu.ft sq.ft	@$ 3.15	$ 4057.		$
(B)	X 18 X 6 =	108 cu.ft sq.ft	@$ 1.25	135.		
(C)	X X =	cu.ft sq.ft	@$.		Miscel.	
(D)	X X =	cu.ft sq.ft	@$.		Retain.Wall	
	X X =	cu.ft sq.ft	@$.		Tank	
	X X =	cu.ft sq.ft	@$.		Pool	
	Reproduction Cost of Main Building			$ 4192	73 % Good	$ 3060
Garage	X 17 X 20 =	340 cu.ft sq.ft	@$ 2.00	$ 680	70 % Good	$ 475
Depreciation %	Pct. Good %			TOTAL DEPRECIATED VALUE		$ 3535

EXTERIOR DESCRIPTION

COMMERCIAL BLDGS: Stories; Stores; Office Bldg; Aparts; Rms. Hotel; Rmg. House; Rms. Hosp.; Bank; Hall; Wrhse.; Loft; Car Garage; Seat Theatre; Mill; Factory; Gas Station; Green House; School

RESID'L BUILDINGS: 6 Stories; 6 Rooms; Apts; Family; Duplex; Flat; Dwlg; Bldng.; Cottage; Shack

CONSTRUCTION: Lt.; Med. 1; Hvy.; Masonry; Reinfd.Conc.; Fr.; Fl.; Steel Frame; Wood Frame 1; Mill Frame; Single Wall; Double Wall 1

FOUNDATION: Deep; Shallow 1; Concrete 1; Brick; Stone; Posts; Piers; Mudsill; Piles

ROOF: Gable 1; Flat; Hip 1; Gambrel; Mansard; Dmar; Plain 1; Cut up

ROOFING: Wood Shingle; Pat. Shingle; Tar & Gravel; Tile; Composition; Metal; Cor. Iron; Good; Med. 1; Chp

PORCHES; NUMBER: Front 1; Rear; Open; Roofed; Screened; Glassed In

OUTBUILDINGS: Garage N; Cars; Detched; Attached; Shed; Barn; Poultry House

EXTERIOR WALLS: Brick; Stone; Terra Cotta; Tile; Stucco; On Wood Lath; On ChickWire 1; Rustic; OP; BV; Resawed; Brd. & Bat.; Shiplap; Novelty; T&G; Corr. Iron; Painted; Stained

EXTERIOR TRIM: Masonry; Metal; Plastic; Tile; Wood 1; Glass; Ornamental; Plain 1

STORE FRONT: Bulkhead; Plate in Met.; Plate in Wood; Plate Mit'red; Sheet Glass

INTERIOR DESCRIPTION

INSIDE FIN: Stock; Spec.; Pine; Hdwd.; Painted; Enam.

WALLS & CEILINGS: Plastered 6 Rms; Plast. Bd.; Rms; Compo. Bd.; Rms; Stucco; Rms; Wainscot; Paneled; Beamed Ceiling

DECORATING: Papered; Rms; Tinted 6 Rms; Canvas; Rms; Sanitas; Rms; Cloth & Pap.; Rms; Unfin.; Plain; Med.; Good

FLOORS: Number of Rooms; Pine 1; Hardwood 5; Cement; Tile; Marble; Terrazzo; Composition; Earth

PLUMBING: No.of Fixt. 5; Old Style; Modern 1; Good; Med.; Chp

BATH ROOMS: Large; Small 1; No. 1; Rooms; Good; Medium; Cheap; Shower 1; Tile Floor; Tile Wall

LIGHTING: No. of Fixt. 1; Electric 1; Old Style; Modern 1; Gas; Oil; Good; Med.; Chp; Special

HEATING: Firepl. 1; Stove 1; Hot Air Furn. 1; Ducts: Lined; Gas or Oil Fire; Radiant Fire; Steam or Hot Wat.; Arcola System; Thermostat; Floor or Wall Furn.

BUILT-IN FEATURES: Kitch.Cab. 1 Ft; Buffet; Ft; Book Cases; Lockers; Patent Beds; Refrigerator; Open Shelvg.

MISCELLANEOUS: Sidewalk Lights; Fire Escapes; Plate Glass

MECHANICAL EQUIPMENT - Pres.Val.: Ventilating System $; Sprinkler System $; Automatic Fire Alarm $; Vacuum Cleaning System $; Water Heater 1 Storage; Automatic; Air Conditioning $; Well; Windmill; Elec.Pump; Tank; Pressure System

OUTBUILDINGS-VALUE Under $400: Dimen.; X; Ft; Age; Walls; Roof; Floor; Area; SqFt @ $; Repro.Cost $; % Good; PRES.VALUE $

Miscellaneous Remarks: See Reverse

BASEMENT: Garage 1 Cars; Full; Part 1; None; Floor; Conc.; St.Wd.Dt; Walls; Conc.; St.Wd.Dt; Unfinished

ELEVATORS: Speed; Hi; Low; Elec.; Hyd.; Auto; Pass.; Frt.; Dmh Wt.; Height; Ft; Sidewalk

BUILDING DIAGRAM AND DETAILS.

Scale 1" = 50' HEIGHT.....FT.

PRICED BY W.W.Holden DATE 4/18/41

CLASSIFICATION 1 2 3 4 A B C D

QUALITY: Cheap....; Medium 1...; Good....; Special.....

OCCUPANCY Owner 1 Tenant; Vacant; Not Home

Age 14 Yrs. Remodeled Age Yrs.

Condition: New; Good 1; Medium; Poor

Obsolescence Yes; No 1; Functional Defects.....%

Special Depreciation For: Lack of Utility.....%

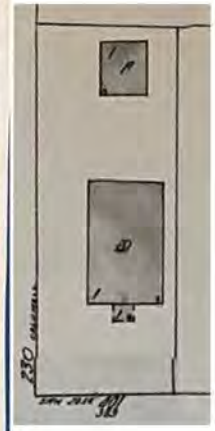
Over....% Under....% Improvement: Location.....%

DESIGN: Good....; Acceptable 1...; Poor....; Freak.....

FLOOR PLAN: Good....; Acceptable 1...; Awkward.....

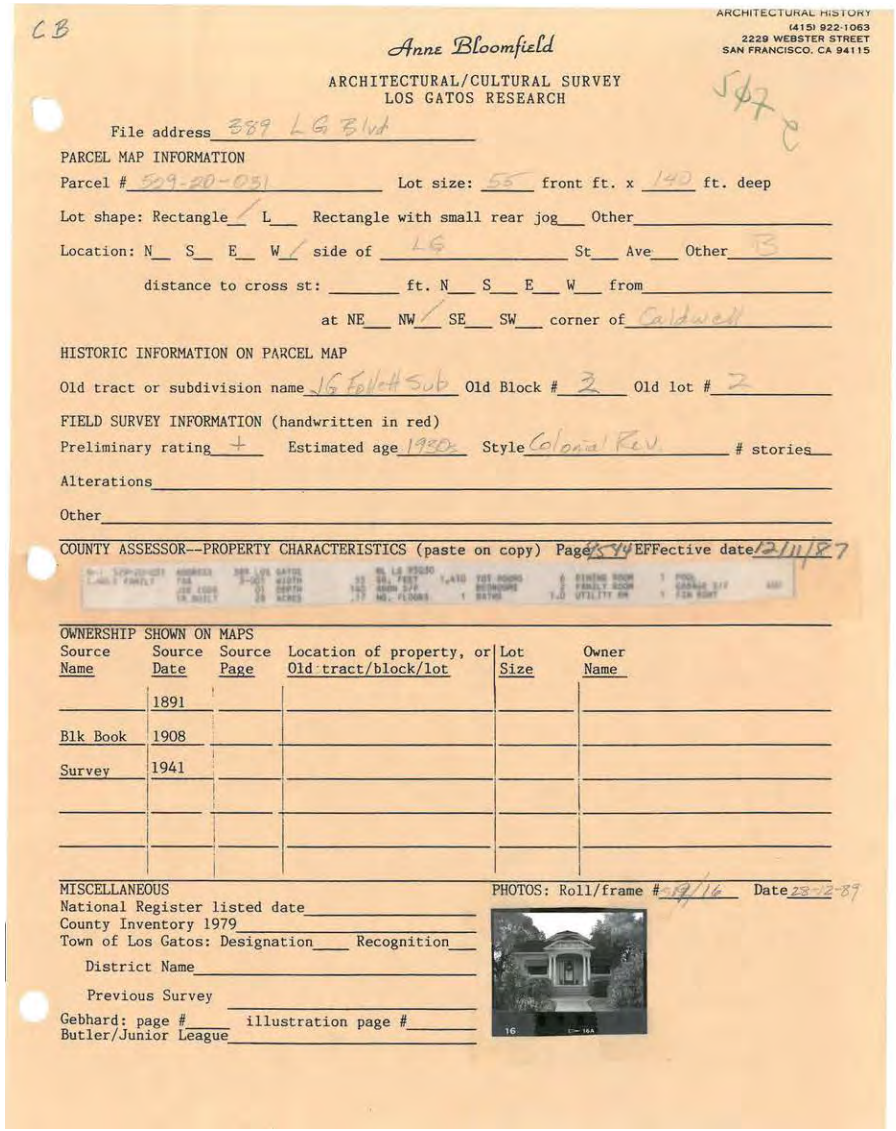
Perimeter of Walls 148 Ft; Number of angles.....

RENT $ Per Mo. Tenant Agent Source of Information Estimated



1944 Sanborn

Figure 5. 1989 Anne Bloomfield Survey for 389 Los Gatos Boulevard, Page 1, with front elevation photo enlarged.



CB

Anne Bloomfield

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 389 LG Blvd

PARCEL MAP INFORMATION

Parcel # 529-20-031 Lot size: 55 front ft. x 140 ft. deep

Lot shape: Rectangle / L___ Rectangle with small rear jog___ Other_____

Location: N__ S__ E__ W / side of LG St___ Ave___ Other B

distance to cross st: _____ ft. N___ S___ E___ W___ from_____

at NE___ NW / SE___ SW___ corner of Caldwell

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name J.G. Follett Sub Old Block # 2 Old lot # 2

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1980s Style Colonial Rev. # stories__

Alterations_____

Other_____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 5-14 EFFective date 12/11/87

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	1941				

MISCELLANEOUS

National Register listed date_____

County Inventory 1979_____

Town of Los Gatos: Designation____ Recognition___

District Name_____

Previous Survey _____

Gebhard: page #_____ illustration page #_____

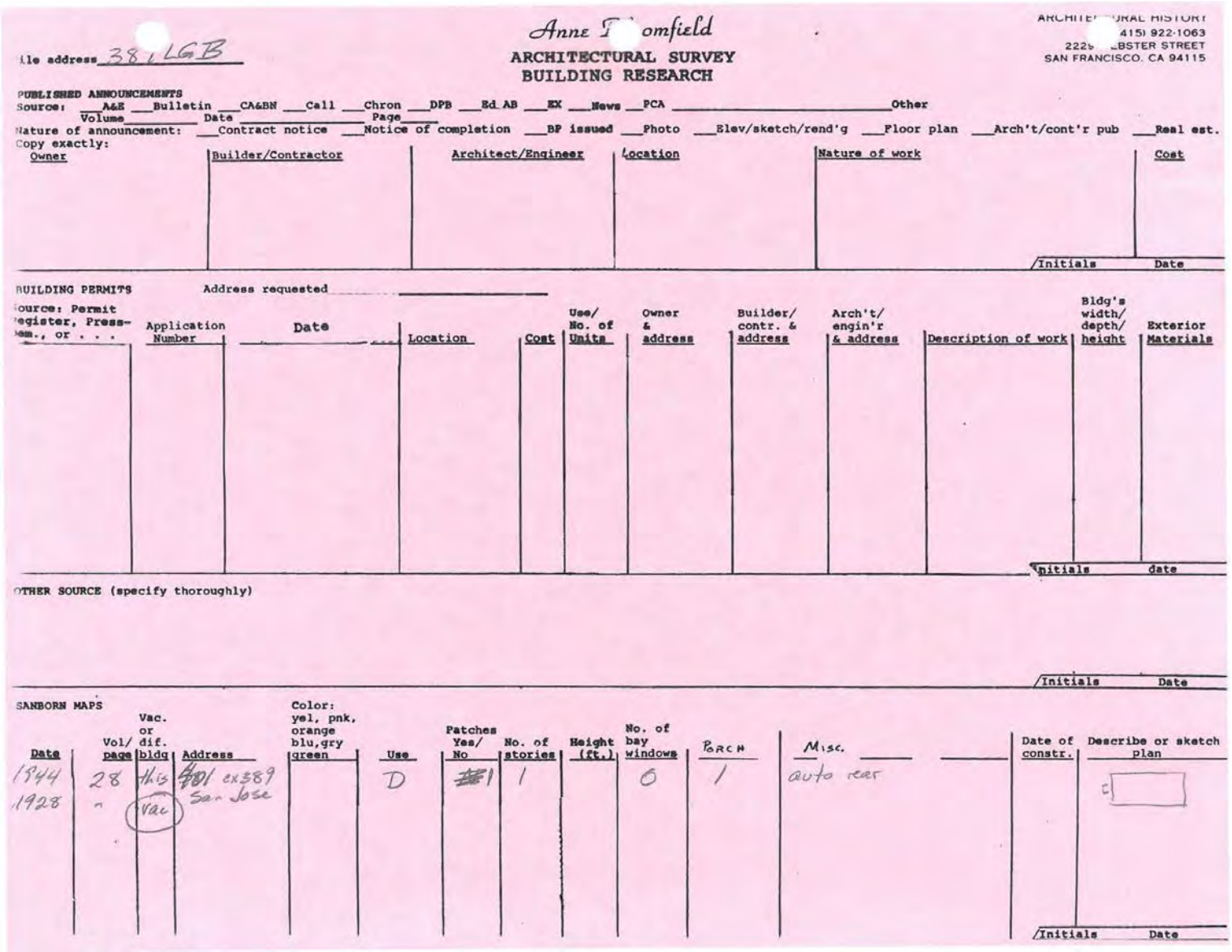
Butler/Junior League_____

PHOTOS: Roll/frame # 5-14/16 Date 28-12-89

16 16A



Figure 5. 1989 Anne Bloomfield Survey for 389 Los Gatos Boulevard, Page 2.



Anne T[illegible]omfield
ARCHITECTURAL SURVEY
BUILDING RESEARCH

ARCHITE[illegible]URAL HISTORY
415) 922-1063
222[illegible]BSTER STREET
SAN FRANCISCO, CA 94115

File address 38[illegible] LGB

PUBLISHED ANNOUNCEMENTS
Source: ___A&E ___Bulletin ___CA&BN ___Call ___Chron ___DPB ___Ed AB ___EX ___News ___PCA _____Other
Volume_____ Date _____ Page____
Nature of announcement: ___Contract notice ___Notice of completion ___BP issued ___Photo ___Elev/sketch/rend'g ___Floor plan ___Arch't/cont'r pub ___Real est.
Copy exactly:

Owner	Builder/Contractor	Architect/Engineer	Location	Nature of work	Cost

Initials Date

BUILDING PERMITS Address requested _____

Source: Permit register, Press-[illegible]., or . . .	Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/ contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials

Initials date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu,gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Misc.	Date of constr.	Describe or sketch plan
1944	28	this	401 ex389 San Jose		D	#1	1		6	1	auto rear		
1928	"	Vac											

Initials Date

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Mandatory Measures Checklist: Residential

MF-1

NOTE: Low-rise residential buildings subject to the Standards must comply with these mandatory requirements of the compliance approach used. Items marked with an asterisk (*) may be eligible for exceptions based on documented practices, equipment listed on the Certificate of Compliance. Where this checklist is completed by the person responsible for the construction documents, the entries in the DESIGNER column indicate the measures which have been incorporated into the construction documents. Compliance with the mandatory measures checklist does not achieve compliance on this documentation or on this checklist only.

DESCRIPTION	DESIGNER	ENFORCEMENT
Building Envelope Measures		
* §150(a). Minimum R-19 ceiling insulation.	✓	
§150(b). Loose fill insulation manufacturer's labeled R-Value.	N/A	
* §150(c). Minimum R-13 wall insulation or framed walls (does not apply to exterior mass walls).	✓	
* §150(d). Minimum R-19 raised floor insulation in framed floors; minimum R-4 in concrete raised floors.	✓	
§150(f). Slab edge insulation: water absorption rate no greater than 3.0%, water vapor transmission rate no greater than 4.0 perms.	N/A	
§150. Insulation certificate or installed to meet California Energy Commission quality standards.	✓	
Exterior Sliding Glass Doors		
§116-17. Penetration Products, Exterior Doors and Infiltration/Exfiltration Controls a. Doors and windows/skylights weatherized and exterior/diffused openings designed to limit air leakage b. Manufactured fenestration products have label with certified U-value, and infiltration certification. c. Exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed.	✓	
§150(g). Vapor barriers mandatory in Climate Zones 14 and 16 only.	N/A	
§150(h). Vented attic/low slope insulation to comply with §151 meets Commission quality standards.		
§150(i). Installation of Fireplaces, Decorative Gas Appliances and Gas Logs 1. Masonry and factory-built fireplaces have: a. Closeable metal or glass door b. Outside air intake with damper and control c. Flue damper and control 2. Are continuous burning gas pilot allowed.	N/A	
Space Conditioning, Water Heating and Plumbing System Measures		
§110-13. HVAC equipment, meter boilers, dishwashers, and faucets certified by the Commission.	✓	
§150(j). Ballast, fluorescent on all applicable heating systems.	✓	
§150(j). Pipe and Tank Insulation 1. Unfired hot water tanks (e.g., outdoor storage tanks or backup tanks for solar water tanks) have insulation with a minimum R-12 for storage tanks with capacities between 60 and 120 gallons. 2. First 5 feet (1.5 m) of cold and hot water pipes closest to storage tank are insulated (R-4 or greater). 3. All buried or exposed piping insulated in accordance with Table 151-A of the Standards. 4. Cooling systems using chilled water are insulated. 5. Piping insulation for heating source are: indirect hot water fan.	N/A	
* §150(m). Ducts and Fans 1. Ducts constructed, installed and sealed to comply with SMC Sections 1202 and 1204; ducts insulated to a minimum of R-4.2 in Climate Zones 14 & 15 and R-6 in Climate Zone 16 and entirely within conditioned space. 2. Exhaust fan controls have built-in humidity control. 3. Cooling ventilating systems serving conditioned spaces have either automatic or manual, accessible, readily operated dampers.	✓	
§114. Pool and Spa Heating Systems and Equipment 1. System is certified with 78% thermal efficiency, on-off switch, weatherproof operating instructions, no standing ignition pilot. 2. System is installed with: a. Directional inlets and adjustable eyeballs. b. Cover for outdoor pools or outdoor spa. 3. Pool system has directional inlets and a recirculation pump time switch.	N/A	
§115. Gas-fired central furnace, pool heater, spa heater or hot/unvented cooking appliances have no continuously burning pilot light. (Exception: Non-mechanical cooking appliances with pilot < 150 Btu/hr.)	N/A	
Lighting Measures		
§150(k). All fluorescent or gaseous for ground lighting in bathrooms and rooms with water devices, and recessed ceiling fixtures in insulated ceiling assemblies.	✓	

Revised January 1992

Certificate of Compliance: Residential

(Page 1 of 2) CF-1R

Project Title: TROTTER RESIDENCE (ADDITION) — Date: 12/15/93

Project Address: 389 LOS GATOS BLVD, LOS GATOS, CA

Project Applicant: TOM GRANGE — Telephone: 415-574-0773

Climate Zone: 2 — Building Type: Mixed — Previous Version: 3 — Compliance Method: Prescriptive, Point System or Computer — Climate Zone — Enforcement Agency Use Only

GENERAL INFORMATION

Total Conditioned Floor Area: 1935 ft²

Building Type: ✓ Single Family; Multi-Family — Addition; Existing Plus Addition

Front Orientation: 180 — North / East / South / West / All Orientations (input orientation in degrees and enter one)

Number of Dwelling Units: 1

Floor Construction Type: Slab / Raised Floor (circle one or both)

BUILDING SHELL INSULATION

Component Type	Insulation R-Value	Construction Assembly U-Value	Location/Comments (attic, in garage, typical, etc.)
Wall	0	0.353	ALL
Wall			
Roof	11	0.071	ATTIC
Roof			
Floor	0	0.101	OVER CRIPPLE / TRIANG.
Floor			
Slab Edge	N/R		

FENESTRATION

Fenestration Orientation	Area (ft²)	Fenestration U-Value	Shading Devices: Interior (roller blind, etc.)	Shading Devices: Exterior (overhangs, etc.)	Overhang (Depth)	Framing Type (metal/nonmetal)
Front (6)	40	1.1	BLINDS	AWNING	YES	WOOD
Front ( )						
Left ( )	120	1.1	BLINDS	—	YES	WOOD
Left ( )						
Rear ( )	43	1.1	BLINDS	—	NO	WOOD
Rear ( )						
Right ( )	98	1.1	BLINDS	—	YES	WOOD
Right ( )						
Skylight						
Skylight						

THERMAL MASS

Type/Covering (bathrooms, tile, etc.)	Area (ft²)	Thickness (inches)	Location/Description (kitchen, bath, etc.)
N/A			

Revised January 1992

Certificate of Compliance: Residential

(Page 2 of 2) CF-1R

Project Title: TROTTER RESIDENCE (EXISTING) — Date: 12/15/93

HVAC SYSTEMS

Note: Input hydronic or baseboard hydronic data under Water Heating Systems, except Design Heating Load.

Heating Equipment Type (furnace, heat pump, etc.)	Minimum Efficiency (AFUE/HSPF)	Distribution Type and Location (ducts, etc.)	Duct or Piping R-Value	Thermostat Type
AIR FURNACE	0.78 AFUE	DUCTS IN CRAWLSPACE	4	STANDARD
Cooling Equipment Type (air conditioner, heat pump, evap. cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type
N/A				

WATER HEATING SYSTEMS

Water Heater Type	Distribution Type	Number in System	Rated[1] Input (kW or Btu/hr)	Tank Capacity (gallons)	Energy[1] Factor or Recovery Efficiency	Standby[1] Loss (%)	External Tank Insulation R-Value
GAS		1	40,000	50			

1. For water heater storage tank(s) input > 75,000 Btu/hr, standby loss (%/hr) and tank insulation R-value must be specified. For boilers, input (Btu/hr) and standby loss (%/hr) must be specified. For combination gas water heaters, list Rated Input and Recovery Efficiency.

SPECIAL FEATURES/REMARKS (Add extra sheets if necessary)

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 submitted plans and specifications. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is marked is indicated in the Special Features/Remarks section.

Designer or Owner (per Business & Professions Code)	Documentation Author
Name: T. RAUSCH GRANGE	Name: T. RAUSCH GRANGE
Title/Firm: T&A DESIGN	Title/Firm: T&A DESIGN
Address: 21 DWIGHT RD. BURLINGAME, CA	Address: 21 DWIGHT RD. BURLINGAME, CA
Telephone: 415-579-0773	Telephone: 415-579-0773
Signature / Date: 12/15/93	Signature / Date: 12/15/93

Enforcement Agency

Name: / Title: / Agency: / Telephone: / Signature / Date / Agency

Revised January 1992

Certificate of Compliance: Residential

(Page 1 of 2) CF-1R

Project Title: TROTTER RESIDENCE (EXISTING PLUS ADDITION) — Date: 12/15/93

Project Address: 389 LOS GATOS BLVD, LOS GATOS, CA

Project Applicant: TOM GRANGE — Telephone: 415-574-0773

Climate Zone: 2 — Building Type: Mixed — Previous Version: 3 — Compliance Method: Prescriptive, Point System or Computer — Climate Zone — Enforcement Agency Use Only

GENERAL INFORMATION

Total Conditioned Floor Area: 1425 ft²

Building Type: Single Family; Multi-Family — Addition; Existing Plus Addition

Front Orientation: 180 — North / East / South / West / All Orientations

Number of Dwelling Units: 1

Floor Construction Type: Slab / Raised Floor (circle one or both)

BUILDING SHELL INSULATION

Component Type	Insulation R-Value	Construction Assembly U-Value	Location/Comments (attic, in garage, typical, etc.)
Wall	0	0.353	EXISTING
Wall	11	0.071	NEW ADDN
Roof	11	0.071	EXISTING
Roof	11	0.071	NEW ADDN
Floor	0	0.101	EXISTING
Floor	11	0.053	NEW ADDN
Slab Edge	N/A		

FENESTRATION

Fenestration Orientation	Area (ft²)	Fenestration U-Value	Shading Devices: Interior (roller blind, etc.)	Shading Devices: Exterior (overhangs, etc.)	Overhang (Depth)	Framing Type (metal/nonmetal)
Front (6)	40	1.1	BLINDS	AWNING	YES	WOOD
Front ( )	84	1.1	BLINDS		NO	WOOD
Left ( )	120	1.1	BLINDS		YES	WOOD
Left ( )						
Rear ( )	43	1.1	BLINDS		NO	WOOD
Rear ( )	98	1.1	BLINDS		YES	WOOD
Skylight						
Skylight						

THERMAL MASS

Type/Covering (bathrooms, tile, etc.)	Area (ft²)	Thickness (inches)	Location/Description (kitchen, bath, etc.)
N/A			

Revised January 1992

Certificate of Compliance: Residential

(Page 2 of 2) CF-1R

Project Title: TROTTER RESIDENCE (EXISTING PLUS ADDITION) — Date: 12/15/93

HVAC SYSTEMS

Note: Input hydronic or baseboard hydronic data under Water Heating Systems, except Design Heating Load.

Heating Equipment Type (furnace, heat pump, etc.)	Minimum Efficiency (AFUE/HSPF)	Distribution Type and Location (ducts, etc.)	Duct or Piping R-Value	Thermostat Type
GAS FURNACE (EXISTING ADD.)	0.78	DUCTS IN CRAWLSPACE	4	STANDARD
Cooling Equipment Type (air conditioner, heat pump, evap. cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type
N/A				

WATER HEATING SYSTEMS

Water Heater Type	Distribution Type	Number in System	Rated[1] Input (kW or Btu/hr)	Tank Capacity (gallons)	Energy[1] Factor or Recovery Efficiency	Standby[1] Loss (%)	External Tank Insulation R-Value
GAS		1	40,000	50			

1. For water heater storage tank(s) input > 75,000 Btu/hr, standby loss (%/hr) and tank insulation R-value must be specified. For boilers, input (Btu/hr) and standby loss (%/hr) must be specified. For combination gas water heaters, list Rated Input and Recovery Efficiency.

SPECIAL FEATURES/REMARKS (Add extra sheets if necessary)

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 submitted plans and specifications. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is marked is indicated in the Special Features/Remarks section.

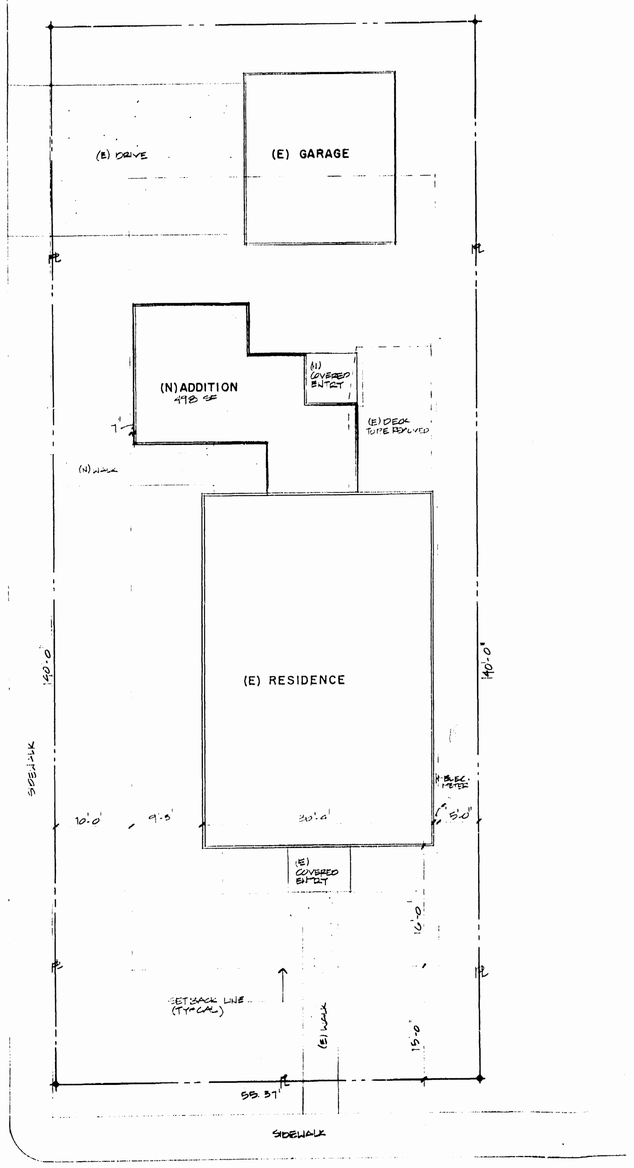
Designer or Owner (per Business & Professions Code)	Documentation Author
Name: T. RAUSCH GRANGE	Name: T. RAUSCH GRANGE
Title/Firm: T&A DESIGN	Title/Firm: T&A DESIGN
Address: 21 DWIGHT RD. BURLINGAME, CA	Address: 21 DWIGHT RD. BURLINGAME, CA
Telephone: 415-579-0773	Telephone: 415-579-0773
Signature / Date: 12/15/93	Signature / Date: 12/15/93

Enforcement Agency

Name: / Title: / Agency: / Telephone: / Signature / Date / Agency

Revised January 1992

2 TITLE 24



1 PLOT PLAN
1/8" = 1'-0"

TABULATIONS

APN	529-20-081
LOT SIZE	7752 S.F.
BUILDING COVERAGE	
(E) HOUSE	1425 S.F.
(E) GARAGE	460 S.F.
(E) COVERED ENTRY	50 S.F.
(E) AREA TOTAL	1935 S.F.
(E) LOT COVERAGE	25 %
PROPOSED ADDITION	498 S.F.
PROPOSED CON ENTRY	46 S.F.
PROPOSED TOTAL	2479 S.F.
PROPOSED COVERAGE	32 %

GENERAL NOTES

Contractor shall protect all new and existing materials and construction from damage which may occur from construction, demolition, dust, water, etc. and shall leave the premises clean and in an orderly manner.

Contractor is responsible for making all work plumb, level, of sound construction, and in compliance with all local building codes.

Contractor to verify all conditions prior to the execution of the work, and notify the architect of any inconsistencies which affect the work to be done.

General contractor and all subcontractors are responsible for obtaining permits prior to commencing the work.

All plan dimensions are to face of stud unless otherwise noted. In areas where dimensions are shown to a countertop, dimension is to edge of countertop.

Written dimensions shall take precedence over scaled dimensions.

All angles are 45 or 90 degrees unless otherwise noted.

Comply with requirements of 1991 edition of California State Building Codes, City building codes and ordinances,the 1991 Uniform Plumbing Code, the 1991 Uniform Mechanical Codel, and the 1990 National Electric Code.

B93-000190
Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY JK 1/3/94
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY TOWN OR STATE LAW.

RECEIVED
DEC 17 1993
TOWN OF LOS GATOS
BUILDING/ENGINEERING DIVISION
BY

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE - PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010 (415) 579-0773

LICENSED ARCHITECT
TIMOTHY RAUSCH GRANGE
No. C-17999
12/15/93

RESIDENCE
ADDITION & REMODEL
LOS GATOS, CALIFORNIA

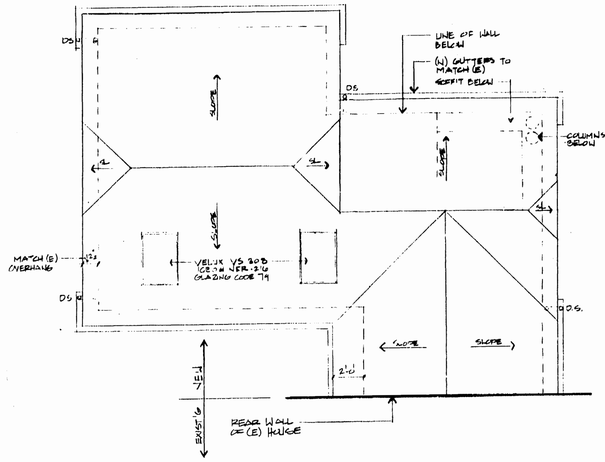
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389 LOS GATOS BLVD.

PLOT PLAN
TITLE 24

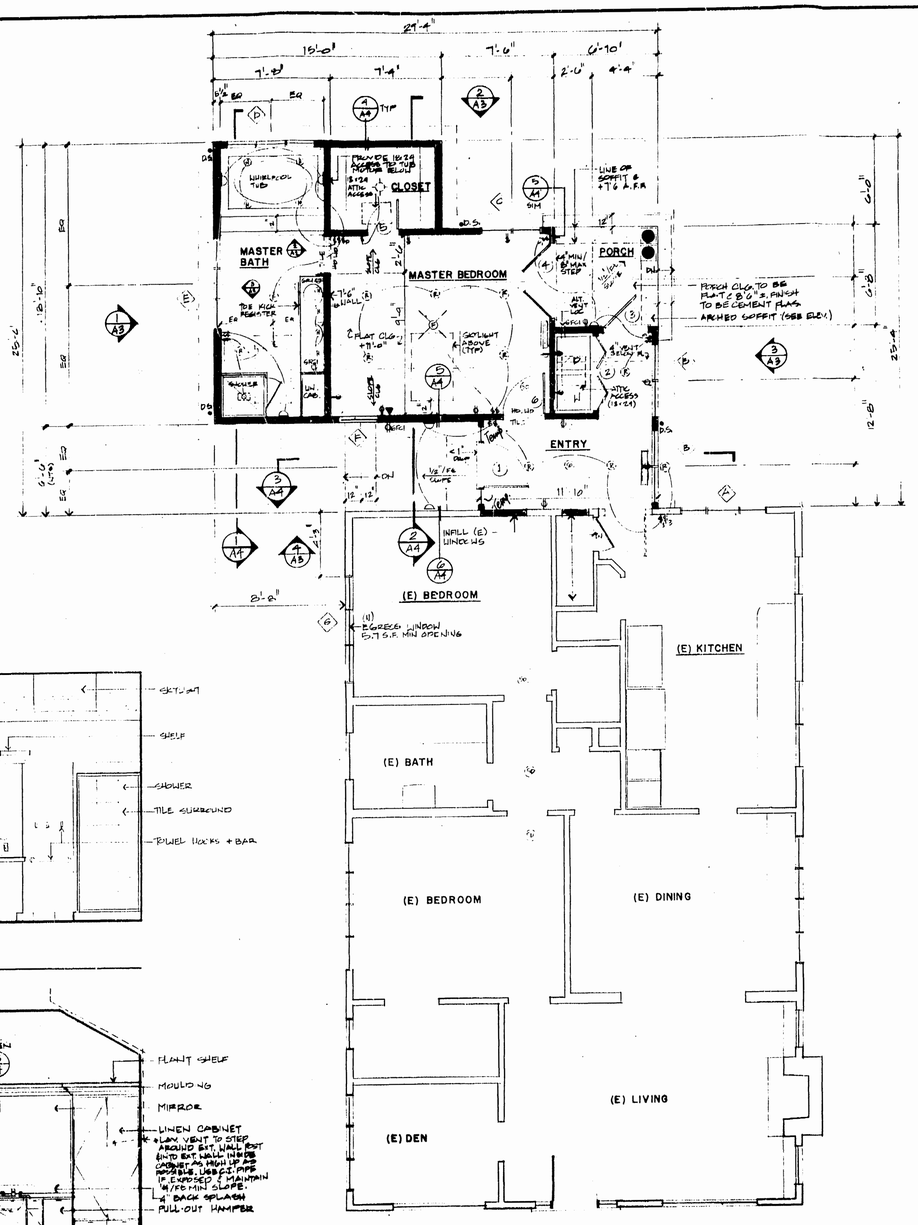
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Of Sheets

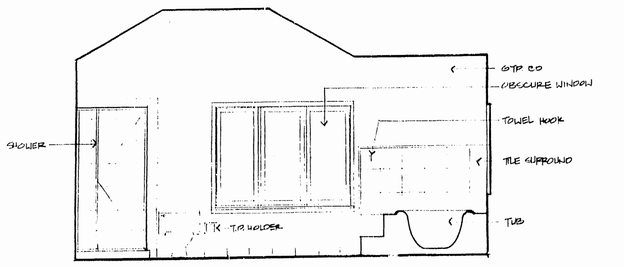
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ATTACHMENT 6

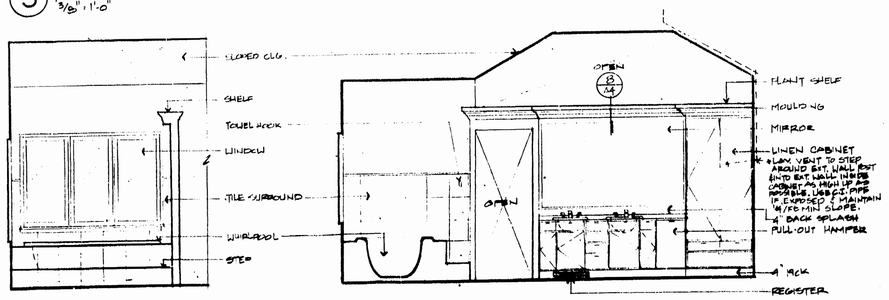


4 ROOF PLAN
1/4" 1'-0"





3 BATHROOM ELEVATIONS
3/8" = 1'-0"



2 BATHROOM ELEVATIONS
3/8" = 1'-0"

* CONTRACTOR TO REPLACE EXIST'G FURNACE WITH NEW FORCED AIR FURNACE & NEW INSULATED DUCTWORK AS REQ'D. LOCATE (N) FAU/SCAVE ING. IN CELLAR & PROVIDE APPROPRIATE ACCESS, CLEARANCES, COMBUSTION AIR & VENTING PER 1991 UMC.

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

PLAN LEGEND

- PARTITION TO BE REMOVED
- WALL TO REMAIN
- NEW WALL
- DUPLEX RECEPTICAL
- GFCI — GROUND FAULT INTERUPTED
- 240V DRYER OUTLET
- FLOOR REGISTER
- WALL MNTD FIXTURE (SCONCE)
- RECESSED CAN LIGHT
- RECESSED FLOURESCENT
- RECESSED HALOGEN
- SURFACE MNTD CLG. FIXTURE
- CLG. FAN
- TELEPHONE JACK
- SWITCH
- DIMMER SWITCH
- 3 WAY SWITCH
- DOWNSPOUT
- SMOKE DETECTOR
- EXHAUST FAN

WINDOW SCHEDULE

MARK	TYPE	MANU	UNIT #	REMARKS
A	DBL. HUNG	PELLA	D1620 D2420	(2) SIDES MIDDLE
B	DBL HUNG	"	D2422	(2) UNITS
C	CASEMENT	"	C2454	(2) UNITS*
D	CASEMENT	"	C2448 C2448	SIDES (2) FIXED — ALL UNITS TEMPERED OBSCURE GLASS
E	CASEMENT	"	C2454 C2454	(2) SIDES MDL. FIXED — ALL UNITS TEMPERED OBSCURE GLASS
F	CASEMENT	"	C3054	TEMPERED
G	CASEMENT	"	C2854 C2854	SIDE UNITS (EGRESS) MDL UNIT (FIXED)

* NOTE: ALL MULTIPLE UNITS TO BE FACTORY MULLED, OBTAIN R.O. FROM MANUFACTURER

DOOR SCHEDULE

MARK	TYPE	SIZE	COMMENTS
1	HD/GLASS	3'-6" x 1 3/4"	W/ 2 SIDELIGHTS SELECT BY OWNER
2	DBL BI-FOLD	5'-0" x 6'-8"	LOUVERED
3	FRENCH	3'-0" x 6'-8"	TEMPERED GLASS
4	FRENCH	5'-0" x 6'-8"	"
5	PANEL	2'-6" x 6'-8"	MATCH (E)
6	"	2'-8" x 6'-8"	MATCH (E)

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE _____
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY TOWN OR STATE LAW

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE · PLANNING
21 DIABLO RD. BURLINGAME, CA 94010 (415) 579-6273

LICENSED ARCHITECT TIMOTHY R. GLOVER No. C-22122 RENEWAL 8/31/94 STATE OF CALIFORNIA

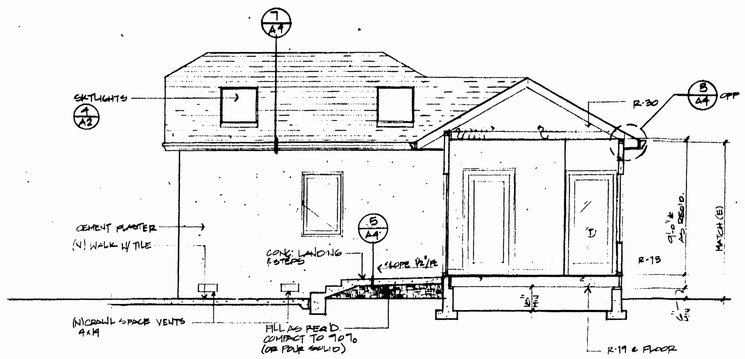
RESIDENCE
ADDITION & REMODEL
LOS GATOS, CALIFORNIA

TROTTER
380 LOS GATOS BLVD.

FLOOR PLAN
ROOF PLAN
INTERIOR ELEVATIONS

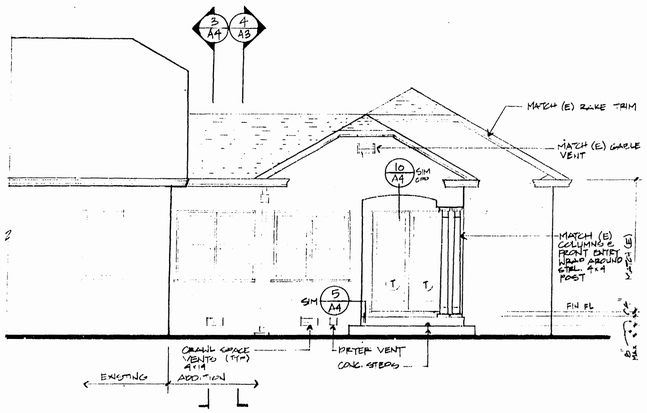
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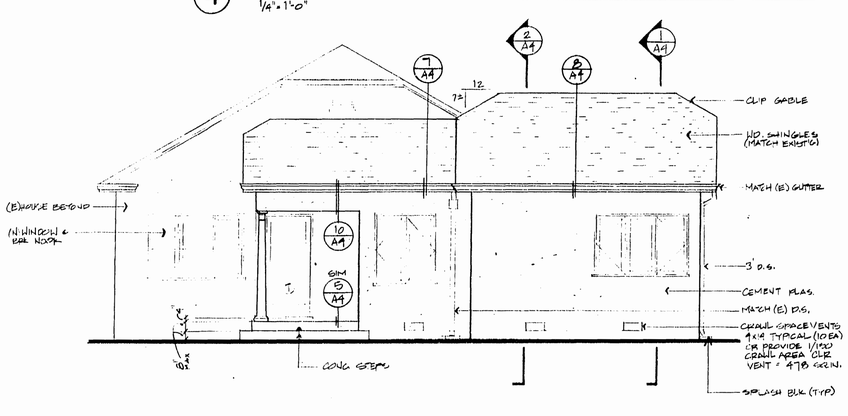
4 SECTION / SOUTH ELEVATION

1/4" = 1'-0"



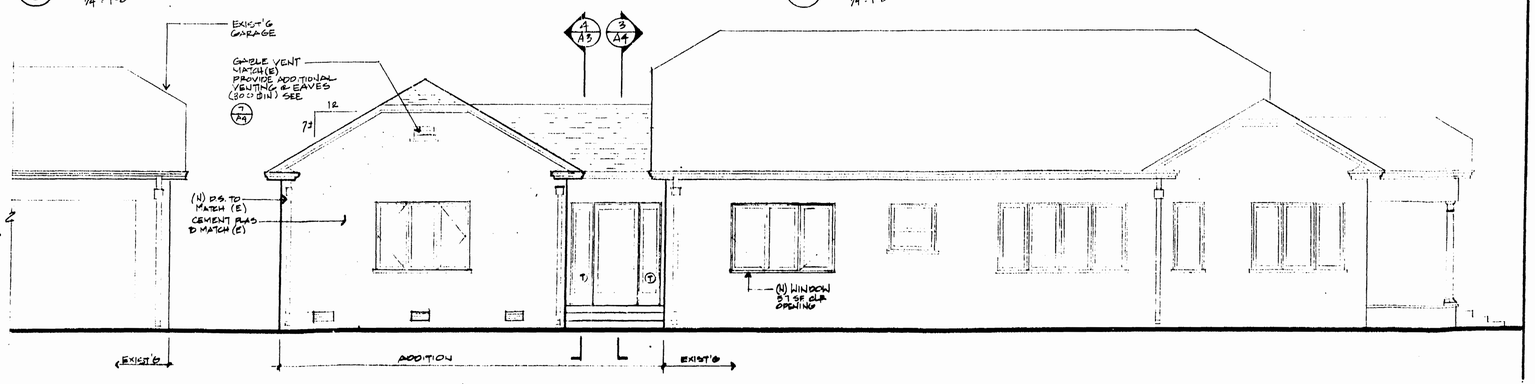
3 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"



1 WEST ELEVATION

1/4" = 1'-0"

CARPENTRY

Temporary shoring and bracing necessary to support the incomplete structure is the responsibility of the contractor.

All exterior wall, exposed floor, and roof construction shall be built to minimize infiltration and comply with Title 24 Energy Standards.

Erect wood framing members true to lines and levels. Do not deviate from true alignment more than 1/4" in eight feet.

Space framing members at 16" O.C. unless otherwise indicated.

Install furring, blocking, backing, and nailers to receive and conceal work of other trades. Install required fireblocking per UBC.

No major structural members shall be cut unless approved in advance in writing by the Engineer.

Place floor and roof sheathing with end joints staggered. Place perpendicular to framing members.

Glue all plywood floor sheathing in accordance with APA APG-D1.

All screws and nails used for attachment of siding, fascia s, shall be corrosion resistant, hot dipped galvanized or the equivalent.

Plywood shall be covered by a minimum of 15# building paper. Building paper shall be lapped a minimum of 2 inches at horizontal joints and 6 inches at vertical joints.

ROOFS, GUTTERS & FLASHING

New wood shingle roofing shall match existing as closely as possible. Owner to see and approve sample prior to installation.

Shingles shall be applied over 30# min. roofing felts.

All roof penetrations to be flashed for positive drainage away from penetration.

Existing drainage system shall be modified and drains/downspouts relocated as necessary where new construction occurs.

New gutters and downspouts to be 26 gauge galvanized steel sloped to drain at 1/16" per foot, and shall be installed to comply with UPC Apendix D. Tie all new downspouts into storm drainage system unless otherwise noted on drawings.

Metal gutters and downspouts not factory finished to be primed and painted using approved paint in accordance with manufacturers recommendations.

Where flashing work is not otherwise shown or specified, conform to details and requirements set forth in reference standard.

Secure flashings in place using standard concealed type fasteners.

Install flashings to ensure diversion of moisture to exterior. Ensure building or kraft paper underlayment is installed under metal flashings.

Lock flashing seams and end joints. Fit tight in place. Make corners square, surfaces true and straight in plane, and lines accurate to profiles.

WINDOWS & DOORS

All new doors and windows shall be installed in accordance with CEC Infiltration/Exfiltration Controls (Sec. 2-5317 of Building Energy Efficiency Standards).

Windows to be Pozzi wood windows or approved equal.

Glass in fixed units, operable units, and glass doors shall be clear, insulated glass unless otherwise noted on drawings.

Roof windows shall be Velux or approved equal equal, and shall have laminated glass with appropriate IOSSO number.

Head heights of new windows and doors to align with existing window and door heights unless otherwise noted on drawings.

All interior doors shall be paint grade and shall be hung with "Stanley" or "Grant" hardware. Owner to approve style of doors. Finishes to be selected by owner.

Door lock shall be "Schlage" or approved equal. Finish to be selected by owner.

All operable windows to be fitted with screens.

HEATING & COOLING

Mechanical contractor to calculate required size of new furnace. New furnace to be rated for high efficiency. New ductwork to be pre insulated, and run in most efficient manner possible. Contractor also to verify compliances with California Title 24 Energy Code.

Registers and return air locations to be verified for efficiency by mechanical contractor. Architect to be notified of any necessary changes.

Appearance of any new registers and grilles to be approved by owner.

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

BY _____ DATE _____

THE ISSUANCE OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY RULE OF THE TOWN OR STATE LAW.

REVISIONS	BY

T.R.G. ARCHITECTURE · PLANNING ASSOCIATES
21 DRAKE RD. BURLINGAME, CA 94010 (415) 579-0772

LICENSED ARCHITECT T. RANDOLPH GRANGE 12-17-98 RENEWAL 10/31/2000 STATE OF CALIFORNIA

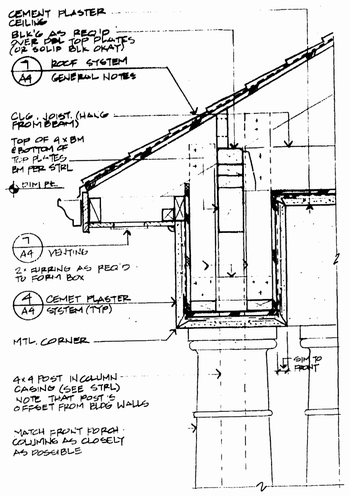
TROTTER RESIDENCE
ADDITION & REMODEL
399 LOS GATOS BLVD. LOS GATOS, CALIFORNIA

EXTERIOR ELEVATIONS

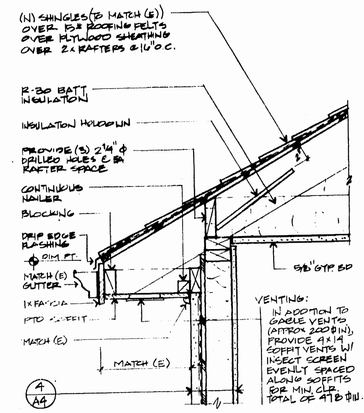
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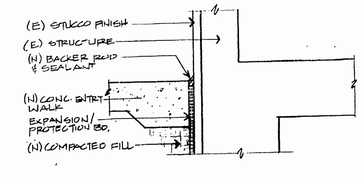
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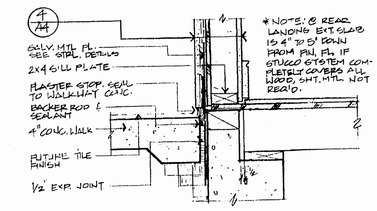
10 SOFFIT at PORCH
1½" = 1'-0"



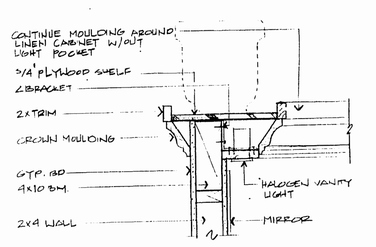
7 TYPICAL EAVE
1½" = 1'-0"



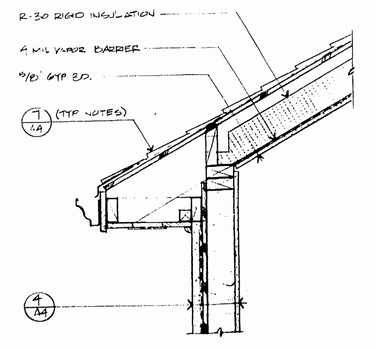
6 NEW WALK at EXISTING WALL
1½" = 1'-0"



5 ENTRY WALK at WALL
1½" = 1'-0"

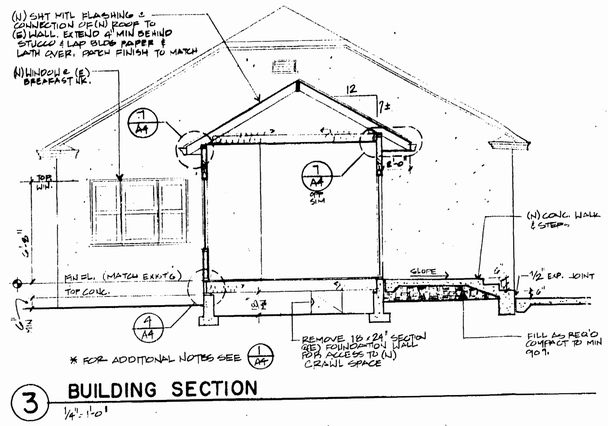


4 TYPICAL WALL BASE
1½" = 1'-0"

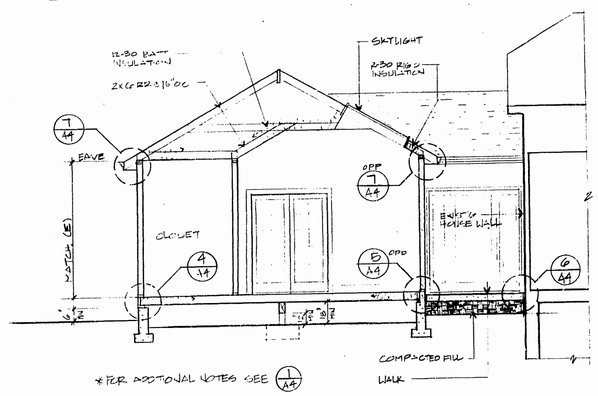


8 EAVE at VAULTED CLG
1½" = 1'-0"

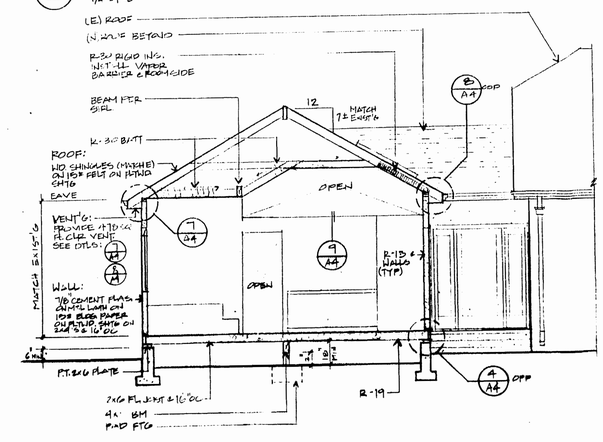
9 SHELF SECTION
1½" = 1'-0"



3 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

INSULATION/VENTILATION

Insulation shall be as follows unless otherwise noted:

Walls- R-13 fiberglass with integral vapor barrier.
Ceiling- R-30 fiberglass with integral vapor barrier.
Ceiling R-30 rigid- Insted vapor barrier on inside face of framing.
Floors- R-19 fiberglass with integral vapor barrier.

Install insulation with factory applied membrane facing warm side of building spaces. Fit tight within framing spaces, tight behind mechanical or electrical services within the plane of insulation.

Install foam sealant to prevent air infiltration around windows and doors, through plate penetrations, at corner joints, and any cracks in the exterior envelope.

Contractor to provide uniform cross ventilation at attic and at crawl space equal to 1/150 of the area of the space ventilated. Vent openings to be vermit proof and have insect screen of corrosion resistant metal mesh.

Bathroom vent fan shall provide a complete change of air every 15 minutes. Vent shall discharge to the outdoors at a point not less than 5 feet from any openable window.

FINISHES

New exterior stucco shall match existing stucco.

Gypsium board walls and ceilings to be 1/2" gypsum board, except for ceilings where joist spacing exceeds 16", in which case gypsum board shall be 5/8". "Green board" shall be used at all bathroom walls and other wet area walls as required.

Contractor shall use paint from an approved manufacturer: Sherwin Williams, Glidden, Benjamin Moore, Kelly Moore, or Pittsburg Paint.

Exterior paint to match existing. Contractor is responsible for proper preparation of all painted surfaces in accordance with manufacturers recommendations.

All interior painting shall consist of 1 coat of primer and 2 coats of finish. Contractor shall insure that all painted surfaces are prepared in accordance with manufacturer's recommendations. owners to select colors.

At tub and shower areas, tile shall be installed over 1/2" "wonderboard" or mortar bed and metal lath. Wall tile in non wet areas shall be installed over "green board". Floor tile shall be installed over minimum 1/4" concrete floor board.

Carefully plan tile layouts. Where possible, lay out work so that no tile less than half size occurs. align joints in both directions unless otherwise shown.

Ensure tile joins are uniform in width (1/16 inch at bathroom), watertight, without voids, cracks, excess mortar or grout.

Allow tile to set a minimum of 48 hours prior to grouting.

PLUMBING

All new plumbing fixtures shall be installed with Sec 2-5314 (a,b&c) of Building Efficiency Standards.

New plumbing shall comply with Sec 2-5352(f) of Building Energy Efficiency Standards.

All fixtures and finishes to be selected by the owner. Contractor shall provide any samples of specifications required by the owner.

All supply and waste piping to be securely fastened and strapped to structure in walls under-floor and in attic.

Hot water piping to be insulated.

Provide hot and cold water shut-off valves for each new area of plumbing

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE _____
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY TOWN OR STATE LAWS.

REVISIONS	BY

T.R.G. ARCHITECTURE · PLANNING ASSOCIATES
21 DWIGHT RD. BURLINGAME, CA 94010 (415) 579-6773

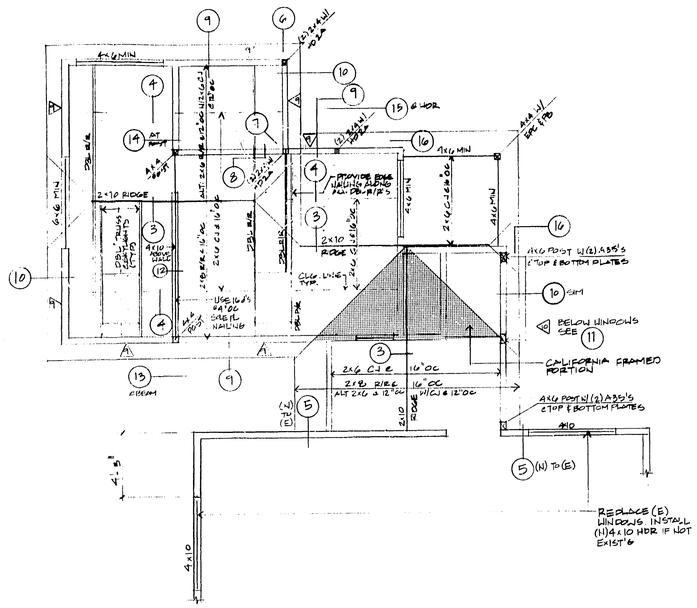
LICENSED ARCHITECT T. RANDOLPH GRANGE No. C-12,225 STATE OF CALIFORNIA

RESIDENCE
TROTTER ADDITION & REMODEL
LOS GATOS CALIFORNIA
389 LOS GATOS BLVD.

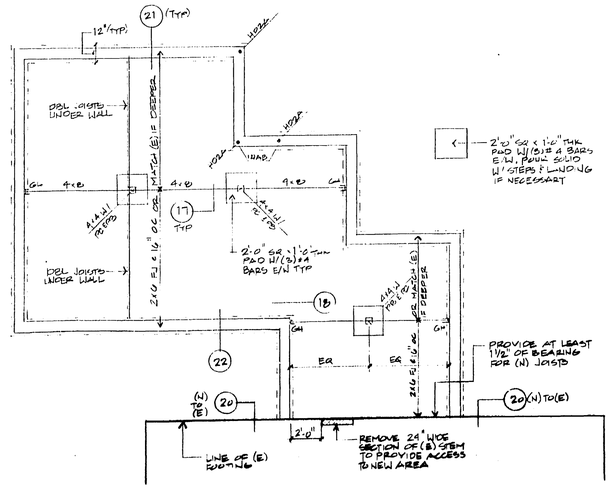
BUILDING SECTIONS
DETAILS

Date 12-17-98
Scale/As NOTED
Drawn TRG
Job
Sheet A-4 Of Sheets

24 X



2 FRAMING PLAN
1/4" = 1'-0"



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

MIKE MAHMOUDAIN LIC. # C35053
EXP. 9/30/95. RESPONSIBLE ONLY FOR THE PORTIONS OF THE STRUCTURE COVERED BY THE ATTACHED CALCULATIONS.

FIRST FLOOR FRAMING / FOUNDATION PLAN NOTES:

- SEE SPECIFICATIONS ON SHEET S3 FOR FURTHER REQUIREMENTS.
- USE 2X FLOOR JOISTS AT 16" O.C. DEPTH TO MATCH DEPTH OF EXISTING JOISTS. PROVIDE SOLID BLOCKING AT MID SPAN OR 8' O.C. WHICHEVER IS LESS.
- PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL NON BEARING WALLS. ALL DOUBLE JOISTS SHALL BE JOINED TOGETHER WITH TWO ROWS OF 16d NAILS AT 8" O.C. STAGGERED.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF OPENINGS IN WALLS AND FLOOR, CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR THEIR SPECIFIC REQUIREMENTS PRIOR TO ANY FRAMING.
- USE 3/4" APA RATED FLOOR SHEATHING WITH 10d NAILS AT 6" O.C. EDGES AND 10" O.C. FIELD. BLOCKING IS NOT REQUIRED, GLUE FIRST.
- ALL CONTINUOUS FOOTINGS SHALL BE AT LEAST 12" WIDE AND 12" BELOW LOWEST ADJACENT GRADE, AND REINFORCED WITH (1) #4 BAR AT TOP AND (1) #4 BAR AT BOTTOM. SEE DETAIL 19 FOR REINFORCING LAYOUT REQUIREMENTS.
- PROVIDE 1/2" DIAMETER X 10" A.B. AT 48" O.C. WITH A MIN OF (2) BOLTS PER PANEL.
- THE FINISH EXCAVATIONS FOR FOUNDATIONS SHALL BE CLEAN AND TRUE TO THE LINE WITH ALL LOOSE MATERIAL REMOVED. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER AND SHALL BE CHECKED, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO PLACEMENT OF ANY CONCRETE.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY AND REQUIRED SHORING.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

ROOF FRAMING PLAN NOTES:

- SEE SPECIFICATIONS ON SHEET S-3 FOR FURTHER REQUIREMENTS.
- USE 2X ROOF RAFTERS AS INDICATED ON THE DRAWINGS, ROOFING WEIGHT SHALL NOT EXCEED 410 LBS PER 100 SQUARE FEET.
- PROVIDE DOUBLE FRAMING AROUND ALL OPENINGS, SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF OPENINGS.
- PROVIDE MINIMUM NAILING IN ACCORDANCE WITH TABLE 25-Q OF U.B.C., UNLESS OTHERWISE CALLED FOR ON THE PLAN.
- USE 1/2" APA RATED ROOF SHEATHING WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD (BLOCKING IS NOT REQUIRED). WITH MINIMUM PLYWOOD SHEET DIMENSION OF 24", UNLESS ALL EDGES OF THE UNDERSIZED SHEETS ARE SUPPORTED BY FRAMING MEMBERS OR 2X4 FLAT BLOCKING.
- USE 2X4 STUDS AT 16" O.C. FOR WALL FRAMING, SEE DETAIL (1) FOR ALLOWABLE NOTCH AND HOLE SIZES IN STUDS. SEE DETAIL (2) FOR TYPICAL WALL FRAMING.
- △ INDICATES SHEAR WALL, SEE SCHEDULE ON SHEET S-3
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
By _____ Date _____
This approval is granted on the condition that this plan and all representations made and agreed to by the applicant during the review process shall be construed as a binding requirement for this site. It shall be the responsibility of the applicant to bring to the attention of any person using this approval for a building permit or any person purchasing this property these requirements. Approval of this plan does not allow construction to proceed until all conditions of approval have been met.

REVISIONS	BY

T.R.G. ARCHITECTURE · PLANNING
ASSOCIATES
21 DWIGHT RD. BURLINGAME, CA 94010
(415) 579-4773

MIKE MAHMOUDIAN & ASSOCIATES
Consulting Engineers
840 HINCKLEY ROAD, SUITE 123
BURLINGAME, CA 94010
TEL. (415) 697-2001

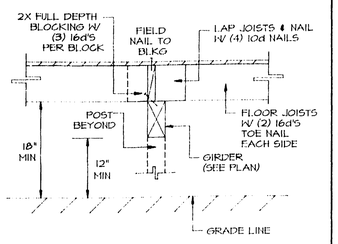
REGISTERED PROFESSIONAL ENGINEER MIKE M. MAHMOUDIAN No. C035053 EXP. 9/30/95 STATE OF CALIFORNIA

RESIDENCE
TROTTER ADDITION & REMODEL
389 LOS GATOS BLVD. LOS GATOS, CALIFORNIA

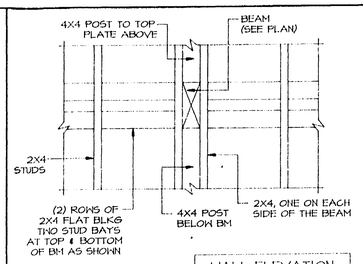
FOUNDATION
FRAMING

Date 12-17-93
Scale AS NOTED
Drawn TRG
Job
Sheet S-1
Of Sheets

24 X

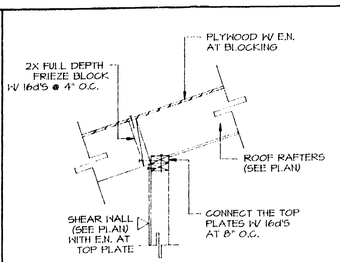


17 JOISTS AT GIRDER NTS

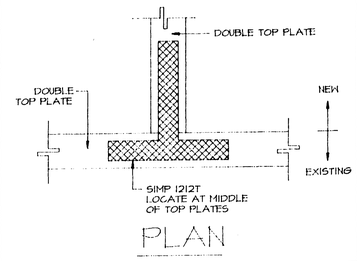


WALL ELEVATION

13 FRAMING DETAIL NTS

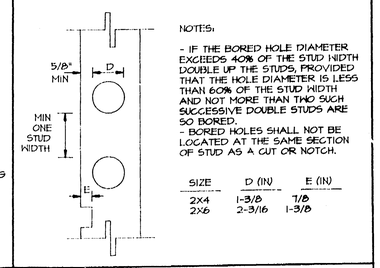


9 SHEAR TRANSFER NTS



PLAN

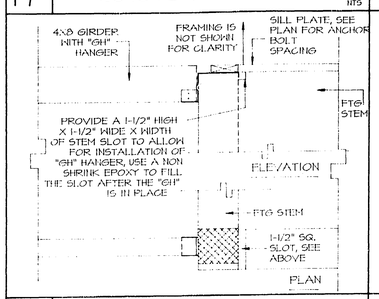
5 (N) TO (E) WALL NTS



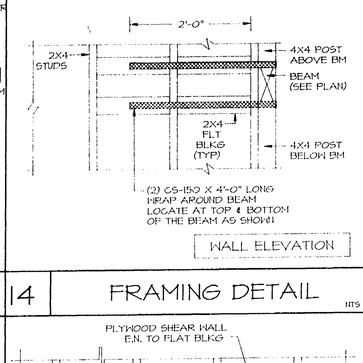
NOTES:
- IF THE BORED HOLE DIAMETER EXCEEDS 40% OF THE STUD WIDTH DOUBLE UP THE STUDS, PROVIDED THAT THE HOLE DIAMETER IS LESS THAN 60% OF THE STUD WIDTH AND NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLE STUDS ARE SO BORED.
- BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

SIZE	D (IN)	E (IN)
2X4	1-3/8	7/8
2X6	2-3/16	1-3/8

1 ALLOWABLE HOLES & NOTCHES IN LOAD-BEARING STUDS NTS

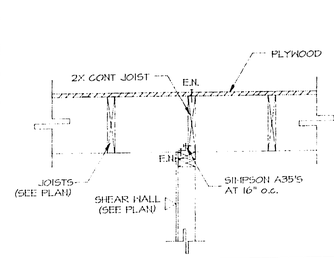


18 GIRDER AT FTG STEM NTS

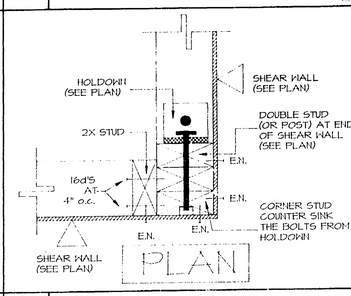


WALL ELEVATION

14 FRAMING DETAIL NTS

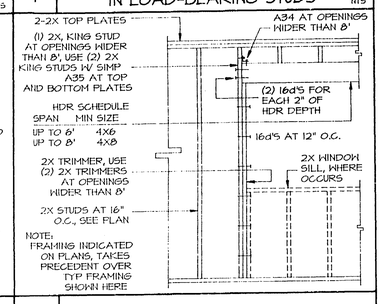


10 SHEAR TRANSFER NTS

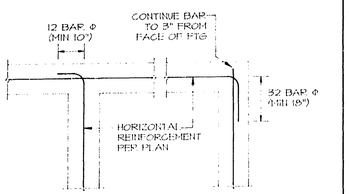


PLAN

6 HOLDOWN DETAIL NTS

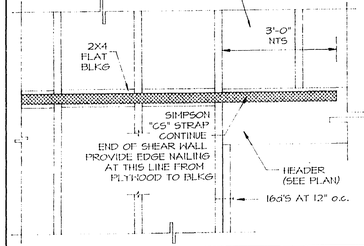


2 TYP WALL FRAMING NTS

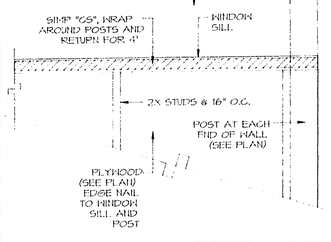


PLAN VIEW OF FOOTING AT CORNERS AND INTERSECTIONS

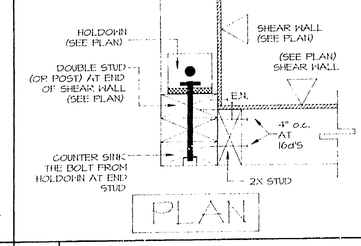
19 CONTINUOUS FOOTING REINFORCEMENT LAYOUT NTS



15 SHEAR WALL FRAMING NTS

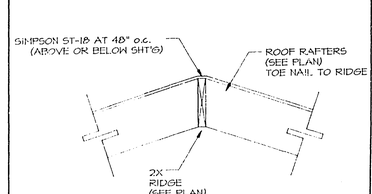


11 SHEAR PANEL BELOW WINDOW NTS

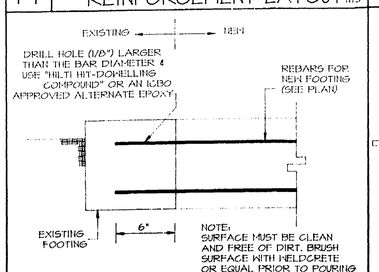


PLAN

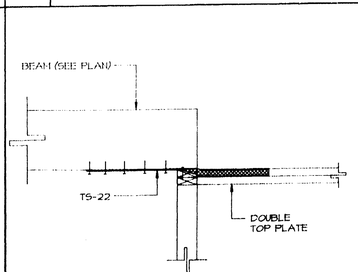
7 HOLDOWN DETAIL NTS



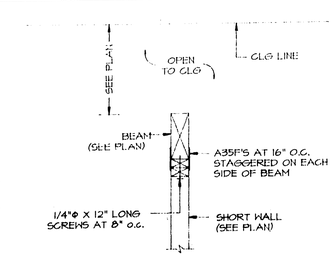
3 ROOF RIDGE NTS



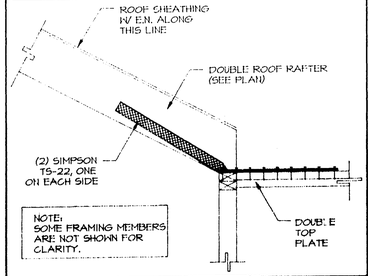
20 (N) TO (E) FOOTING NTS



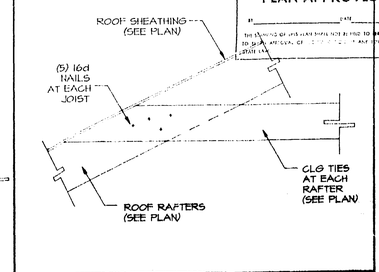
16 DRAG DETAIL NTS



12 FRAMING DETAIL NTS



8 DRAG DETAIL NTS



4 CLG JOISTS AT RAFTERS NTS

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE

REVISIONS	BY

MIKE MAHMOUDIAN & ASSOCIATES
Consulting Engineers
840 HINCKLEY ROAD, SUITE 123
BURLINGAME, CA 94010
TEL. (415) 697-2001

MIKE MAHMOUDIAN LIC. # C35053
EXP. 6/30/95, RESPONSIBLE ONLY FOR THE STRUCTURAL DESIGN COVERED BY THE ATTACHED CALCULATIONS.

REGISTERED PROFESSIONAL ENGINEER MAHMOUDIAN No. C035053 CIVIL STATE OF CALIFORNIA

THE ARRANGEMENTS AND DESIGNS DEPICTED HEREIN ARE THE SOLE PROPERTY OF MIKE MAHMOUDIAN & ASSOCIATES AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT ITS WRITTEN PERMISSION.

TROTTER RESIDENCE ADDITION
389 LOS GATOS BLVD.
LOS GATOS, CA

DATE	12/16/98
SCALE	AS NOTED
DRAWN	MM
JOB	9801
SHEET	S-2
OF	SHEETS

DATAPRINT CORP. 990 DEL CLARENDON ST. SAN MATEO, CA. 94402
STOCK/DRAFTING FORM NO. 101 54

24 X

STRUCTURAL MATERIALS SPECIFICATIONS

UNLESS OTHERWISE NOTED HEREIN, STRUCTURAL MATERIALS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS.

GENERAL REQUIREMENTS:

1. Contractor shall verify all dimensions, elevations, and conditions of the site and existing conditions prior to commencing construction. If there are any discrepancies between the existing conditions and the drawings and specifications, the Contractor shall notify the Owner immediately in writing. In no case shall dimensions be scaled from plans, sections, or details on the drawings or calculations.
2. All construction shall be in accordance with the 1991 Uniform Building Code.
3. All omissions and conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the Engineer before proceeding with any work so involved.
4. The Contractor shall locate and protect all existing Utility lines and connections including sewer, water, gas, and electric services before and during his work.
5. Where a construction detail is not shown or noted, the detail shall be the same as for other similar work.
6. No pipes, ducts, sleeves, chases, etc., shall be placed in slabs, footing, beams, or walls unless specifically shown or noted, nor shall any structural member be cut for pipes, ducts, etc., unless otherwise noted. Contractor shall obtain prior approval for installation of any additional pipes, ducts, etc.
7. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
8. Contractor shall take precautionary measures to ensure that all property is protected during this operation. Any damage or changed conditions shall be repaired and restored to a condition equal to that existing at the commencement of the work. Contractor shall restore any damage at his own expense.

REGULATORY REQUIREMENTS:

1. All work shall comply with applicable Federal Laws, State statutes, local ordinances, and the regulations of agencies having jurisdiction. The Contractor shall assume full responsibility for complying with the construction safety orders of the State Division of Industrial Safety, the regulations of the Federal and State Occupational Safety and Health Administrations, and such other agencies governing the Contractor's acts. The Contractor shall be responsible for and hold harmless the Design Engineer for any damages and/or penalties resulting from his failure to comply with the said laws, statutes, ordinances, and regulations.
2. The design, adequacy and safety of erection bracing, shoring, temporary supports, etc., is the responsibility of the Contractor, and has not been considered by the Design Engineer. The Contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms and finished materials, and shall provide required bracing to provide stability.
3. No alternate methods of construction or substitutions shall be allowed without prior approval of the Engineer.

SITE WORK AND FOUNDATION:

1. SOIL DESIGN PRESSURE 1000 PSF (assumed, no soils report available)
2. All excavations for footings shall have firm level bottoms in undisturbed natural soil or approved compacted fill. Excavations shall be kept free of standing water. Where excavations have been made to a depth greater than indicated such additional depth shall be filled with concrete as specified for the footings. Fill materials shall be free from debris, vegetable matter, and other foreign substances.
3. No pipes and conduits shall extend under isolated column footings or under continuous wall footings unless specifically detailed or approved by the Engineer and the Building Official.
4. The finish excavations for Foundations shall be neat and true to line with all loose material removed.
5. Foundation excavations shall be kept free of loose material and standing water and shall be checked and approved by the Building Official PRIOR to the placement of Concrete.
6. Contractor shall provide all necessary temporary shoring.

REINFORCED CONCRETE:

1. Cement shall conform to ASTM C150 type II or V. Water shall be clean, fresh, free from detrimental quantities of acids, alkalis, and organic materials.
2. Aggregates for normal weight Concrete shall conform to ASTM C33, maximum size of aggregate shall be 1".
3. Aggregates for light-weight Concrete shall conform to ASTM C330
4. Ready-Mix Concrete shall be mixed and delivered in accordance with ASTM C94.
5. Concrete shall have a minimum compressive strength at 28 days of 2,500 PSI, unless otherwise noted.
6. Admixtures shall comply with ASTM A94 and be of a type that increases the workability of the Concrete but shall not be considered to reduce the specified minimum cement content. Calcium Chloride shall not be used.
7. There shall be a minimum of 5-1/2 sacks of cement per cubic yard of Concrete (for f'c = 2,500).
8. Concrete work shall conform to all requirements of ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS", except as modified herein.
9. Refer to the Architectural Drawings for inserts, grooves, ornaments, clips, or other required elements to be cast in Concrete.
10. No conduit placed in a Concrete slab shall have an outside diameter greater than 1/3 the thickness of the slab. No conduit shall be embedded in a slab that is less than 3-1/2". Minimum clear distance between conduits shall not be less than 6".
11. All concrete shall be thoroughly compacted by a mechanical vibrator during the operation of placing and shall be thoroughly worked around reinforcement and embedded fixtures and into the corners of forms.
12. Concrete in contact with forms shall be cured by one of the following methods to prevent premature drying of Concrete for at least 7 days:
    a. Application of absorptive mats or fabric kept continuously wet;
    b. Application of waterproof sheet materials conforming to ASTM C171;
    c. Application of a curing compound conforming to ASTM C309. The compound shall not be used on any surface against which additional concrete or other material is to be bonded.

REINFORCING STEEL:

1. Steel Bars shall conform to ASTM A615 and be Grade 60 except that No. 3 and No. 4 bars used as ties or stirrups may be Grade 40. Steel bars shall not be welded.
2. Tie wire shall be 16 gauge, black annealed and conform to ASTM A29.
3. Wire fabric shall conform to ASTM A185.
4. Reinforcing detailing, bending, and placing shall be in accordance with the Concrete Reinforcing Steel Institute's "MANUAL OF STANDARD PRACTICE", latest edition.
5. Reinforcing steel shall be provided with the following dimension of cover for cast-in-place concrete:
    a. CONCRETE DEPOSITED AGAINST EARTH ..... 3"
    b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
        #6 THROUGH # 18 BARS ..... 2"
        #5 BARS AND SMALLER ..... 1-1/2"
    c. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
        SLABS, WALLS, JOISTS:
        #14 AND # 18 BARS ..... 2"
        #11 BARS AND SMALLER .. 1-1/2"
        BEAMS, COLUMNS:
        PRIMARY REINFORCEMENT .... 1-1/2"
        STIRRUPS, TIES, SPIRALS .... 1-1/2"
6. All reinforcing steel, anchor bolts, dowels, and inserts shall be positively secured in position prior to placing of concrete or grout. Vertical bars in Masonry walls shall be positioned as detailed and shall be tied in position at top and bottom and at intervals of not less than 192 bar diameters. All reinforcing bar bends shall be made cold.
7. Lap splices of reinforcing bars in Concrete shall be Class C tension splices as defined in ACI 318 latest edition unless otherwise noted. Lap splices of reinforcing bars in Masonry shall be 40 bar diameters, or 16" minimum.
8. Dowels between footings and walls shall be the same grade, size, and spacing as that of the wall reinforcing unless otherwise noted.

STRUCTURAL WOOD:

1. All solid framing lumber shall be DOUGLAS FIR LARCH (D.O.L.), grade marked and conform to the standard grading and dressing rules of the West Coast Lumber Inspection Bureau. Wood grades shall be as follows:
    a. JOISTS AND RAFTERS ..... GRADE # 2
    b. HAULING AND SUBWALLING ..... GRADE # 1
    c. BEAMS AND HEADERS ..... GRADE # 1
    d. LEDGERS ..... GRADE # 2
    e. PLATES ..... GRADE # 2
    f. 2X4 STUDS TO 8'-0" LONG ..... STUD GRADE
    g. 2X4 STUDS 8'-1" TO 14'-0" LONG ..... GRADE # 2
    h. OTHER STUDS ..... GRADE # 2
    i. POSTS ..... GRADE # 1
2. Untreated lumber shall be dry and well seasoned, and the moisture content shall not exceed 19%. All lumber shall be air seasoned not less than 30 days before being covered with finished materials. Store all lumber off ground, considerably ventilated, and covered.
3. All nails shown on the drawings shall be common wire nails, and conform to table 25-Q of U.B.C., unless otherwise noted. Noted machine bolts shall conform to ASTM A307.
4. Manufactured hardware shall be ICBO approved. Design is based on Simpson Company ICBO 12112/88/748. Where rough carpentry is exposed to weather or in ground contact, provide fasteners and anchorages with a hot-dip zinc coating unless otherwise noted. Installation shall comply with the manufacturers recommendations. All bolt heads and nuts bearing on wood shall have standard cut washers. All bolt holes in wood shall be drilled 1/32" diameter larger than the bolt diameter.
5. All framing shall be in accordance with the requirements of chapter 25 of the Uniform Building Code, unless otherwise noted. Install joists and beams with the crown edge up. provide all necessary bridging, blocking , and fire blockings.
6. Cutting, notching or drilling of studs or sawn joists is to be permitted only as detailed by the Engineer.
7. All wood resting on concrete or masonry shall be pressure treated. Anchor bolts shall be placed within 9" from the end of a plate or from a notch and spaced at intervals noted on the plan, but no more than 6'-0" o.c. with a minimum of two bolts per plate.
8. Provide double joists under all parallel non bearing walls. Provide steel straps at pipes as required by chapter 25 of the U.B.C.

PLYWOOD WEATHING:

1. All wood product panels (plywood, composite, waterboard, oriented strand board, structural particleboard) shall comply with U.S. Product Standard PS 1 or shall comply with the American Plywood Association standards for APA Structural Use Panels, ICBO NER-108. Panels which may have any edge or surface permanently exposed to the weather or to the moisture shall be classified as Exterior. The spacing in inches of roof and floor supports over which panels are applied shall not exceed the Span Rating stamped on the panels. panel thickness shall be as shown on the drawings. panels shall be identified with the appropriate grade mark of the American Plywood Association as follows:
    a. Plywood roof sheathing shall be APA Rated Sheathing Exposure 1.
    b. Plywood wall sheathing shall be APA Rated Sheathing Exposure 1.
    c. Plywood floor sheathing shall be APA rated Sheathing Exposure 1or APA Rated Sturd-I-Floor Exposure 1.

STRUCTURAL ABBREVIATIONS

The following list applies only to Structural Drawings.

ALT.	Alternate	GLB	Glue Laminated Beam
A.B.	Anchor Bolt	HGR	Hanger
BLK'G	Blocking	HT	Height
BM	Beam	"	Inch
BOF	Bottom Of Footing	K	King Post
BOTT	Bottom	KS	King Stud
C	Channel, Steel	L	Angle, Steel
CANT	Cantilevered	LVL	Laminated Veneer Lumber
CL	Center Line	MAX	Maximum
CONT	Continuous	MIN	Minimum
C.J.	Ceiling Joist	ML	Micro Lam by Trass Joist
d	Penny, Nail	MB.	Machine Bolt
DBL	Double	NTS	Not To Scale
DF	Douglas Fir	O.C.	On Center
ø	Diameter	PC	Steel Pipe Column
DO	Ditto	PL	Property Line
D.J.	Deck Joist	R/R	Roof Rafter
EQ.	Equal	SQ.	Square
E/E	Each End	STD	Standard
E/F	Each Face	THK.	Thick
E/S	Each Side	TS	Tube Steel
E/W	Each Way	U.N.O.	Unless Noted Otherwise
FOS	Face Of Stud	W	Wide Flange Beam - Steel
FT.	Foot	W	With
FTG	Footing	W/O	Without
F.J.	Floor Joist	&	And
GA	Gauge	/	Per
		@	At

SHEAR WALL SCHEDULE

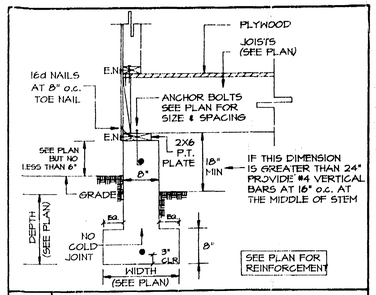
4 — 3/8" plywood sheathing with 8d common nails at 6" o.c. edges and 12" o.c. field. Block all edges ..... 264 plf

10 — 3/8" plywood sheathing with 8d common nails at 4" o.c. edges and 12" o.c. field. Block all edges ..... 364 plf

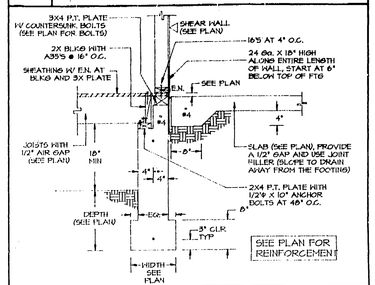
11 — 3/8" plywood sheathing with 8d common nails at 3" o.c. edges and 12" o.c. field. Block all edges ..... 442 plf

12 — 3/8" plywood sheathing with 8d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing at adjoining panel edges shall be 3" nominal or wider and edge nailing shall be staggered ..... 636 plf

13 — 1/2" plywood sheathing with 10d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing at adjoining panel edges shall be 3" nominal or wider and edge nailing shall be staggered ..... 770 plf



21 | TYP EXTERIOR FOOTING — NTS



22 | FTG BETWEEN HOUSE AND PATIO — NTS

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE _____
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF ANY VIOLATION OF ANY TOWN OR STATE LAW.

REVISIONS	BY

MIKE MAHMOUDIAN & ASSOCIATES
Consulting Engineers
840 HINCKLEY ROAD, SUITE 123
BURLINGAME, CA 94010
TEL. (415) 697-2001

MIKE MAHMOUDIAN, LIC. # C35653
EXPIRATION DATE 12-31-93
FOR THE PORTIONS OF THE STRUCTURE COVERED BY THE ATTACHED CALCULATIONS.

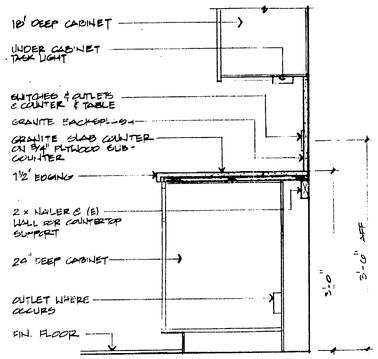
PROFESSIONAL ENGINEER — M. MAHMOUDIAN — No. C35653 — STATE OF CALIFORNIA

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF MIKE MAHMOUDIAN & ASSOCIATES AND SHALL NOT BE USED IN WHOLE OR PART FORM WITHOUT ITS WRITTEN PERMISSION.

TROTTER RESIDENCE ADDITION
389 LOS GATOS BLVD.
LOS GATOS, CA

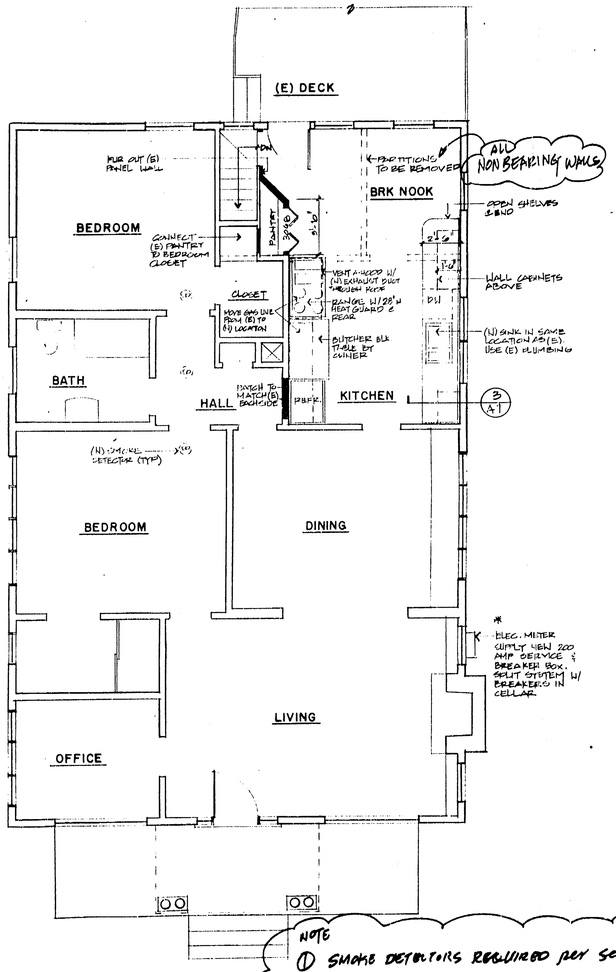
DATE 12/16/93
SCALE AS NOTED
DRAWN MM
JOB 9301
SHEET S-3

24 X



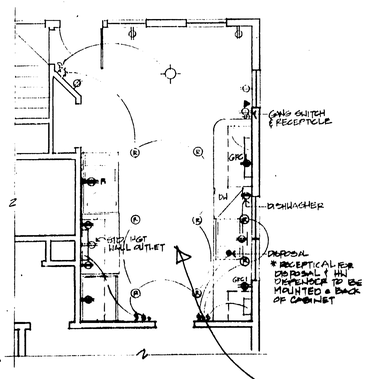
3 SECTION at COUNTER

1" = 1'-0"



CIRCUITS

(1) 50 AMP / 240V @ NEW RANGE
(2) 20 AMP SMALL APPLIANCE @ COUNTER
(1) 20 AMP REFRIGERATOR
(1) 20 AMP MICROWAVE (BELOW TABLE)
(1) 15 AMP DISHWASHER
(1) 15 AMP DISPOSAL
(1) 20 AMP @ VENT A HOOD
(1) 20 AMP GENERAL LIGHTING & BRK. NOOK



2 KITCHEN ELECTRICAL

NOTE
① SMOKE DETECTORS REQUIRED per sec. 1210 UBC.
② General lighting in kitchen shall be fluor LT. per T24

1 FLOOR PLAN

1/4" = 1'-0"

PLAN LEGEND

- PARTITION TO BE REMOVED
- PARTITION TO REMAIN
- NEW PARTITION
- DUPLEX OUTLET
- SPLIT RECEPTICLE
- GFCI GROUND FAULT INTERUPTED
- 240 V RANGE OUTLET
- SWITCH
- 3 WAY SWITCH
- DIMMER SWITCH
- SD SMOKE DETECTOR
- UNDER CABINET FLUORESCENT
- RECESSED CAN
- HANGING PENDANT LIGHT
- QUADRUPLEX RECEPTICLE
- TELEPHONE

GENERAL NOTES

Contractor shall protect all new and existing materials and construction from damage which may occur from construction, demolition, dust, water, etc. and shall leave the premises clean and in an orderly manner.

Contractor is responsible for making all work plumb, level, of sound construction, and in compliance with all local building codes.

Contractor to verify all conditions prior to the execution of the work, and notify the architect of any inconsistencies which affect the work to be done.

General contractor and all subcontractors are responsible for obtaining permits prior to commencing the work.

All plan dimensions are to face of stud unless otherwise noted. In areas where dimensions are shown to a countertop, dimension is to edge of countertop.

Written dimensions shall take precedence over scaled dimensions.

All angles are 45 or 90 degrees unless otherwise noted.

Comply with requirements of 1991 edition of California State Building Codes, and the 1990 National Electric Code.

B26335

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
By [signature] Date 9/23/98

REVISIONS	BY

T. RANDOLPH GRANGE AIA
ARCHITECTURE - PLANNING
21 ONEIDA RD. BURLINGAME, CA 94010 (415) 579-0779

TROTTER RESIDENCE
KITCHEN REMODEL
389 LOS GATOS BLVD. LOS GATOS, CA

KITCHEN PLAN DETAILS

Date 9/15/98
Scale AS NOTED
Drawn TRG
Job 9806

Sheet A-1 Of Sheets

24 X

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030
BUILDING INSPECTION DEPARTMENT • PHONE 354-6878

Mike.

INSPECTION REQUESTS PHONE 354-6877

B93-000198
B 21589 1

APPLICANT PERMIT

BUILDING ADDRESS	STREET, AVE., BLVD., ETC — SUITE OR APT. NO: 389 LOS GATOS BLVD
USE OF EXISTING BUILDING	DATE: 12/20/93
OWNER	PH: John Trotter
ADDRESS	32 LOS GATOS BLVD — SUITE OR APT. NO
CITY	ZIP: LOS GATOS
ARCHITECT [] ENGINEER [] DESIGNER []	PH
ADDRESS	SUITE OR APT. NO
CITY	ZIP
CONTRACTOR	PH: 556-9536
ADDRESS	SUITE OR APT. NO
CITY	ZIP
STATE LICENSE	TOWN LICENSE

TYPE OF WORK	RES.	COMM.	ADDING SQUARE FOOTAGE	
NEW BUILDING	[]	[]	BASEMENT	SQ FT
ROOM ADDITION	[X]	[]	1ST FLOOR 498	SQ FT
2nd STORY ROOM ADDITION	[]	[]	2nd FLOOR	SQ FT
ALTER REPAIR REMODEL	[]	[]	GARAGE	SQ FT
POOL [] GARAGE []	[]	[]		SQ FT
DEMOLITION	[]	[]	TOTAL	SQ FT
OTHER				

NO OF STORIES 1	SIZE OF LOT 775	NO OF LIVING UNITS 1
APN 529-20-031	EXISTING SQUARE FOOTAGE 1425	

DESCRIPTION OF WORK: Master Bed Room Addition

ESTIMATED VALUATION: 41,042.76

LENDING AGENCY — ADDRESS

HAZARDOUS MATERIALS DECLARATION: If this application is for commercial use indicate if the intended occupancy will use hazardous materials [] Yes [] NO

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S 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 CALIFORNIA.

SIGNATURE X

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 CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X

REQ FINAL INSP []	PFM DEPT	
REQ FINAL INSP []	PLAN DEPT	12/22/93
REQ FINAL INSP []	ENGINEERING DEPT	1/4/93
REQ FINAL INSP []	FIRE DEPT	12/24/93
	BUILDING DEPT	1/3/94

PERMIT APPROVALS — DATE

FEES AND TAXES

FRONT SB			
REAR SB	PERMIT ISSUANCE	BldgPrmt	$ 20.00
LEFT SB	BUILDING PERMIT	BldgPrmt	399.00
RIGHT SB	TITLE - 24	Title24F	199.50
USE ZONE	SEISMIC TAX	SMIP 5%	0.21
		SMIP 95%	3.99
SEWER NO. 2015	PLAN CHECK	PChkBldg	91
TYPE GROUP	MICRO BUILDING	MicroBldg	40.70
TYPE CONST	CONSTRUCTION TAX	ConstCap	89.69
FIRE SPRINKLED []	UTILITY TAX	ConstUnd	89.64
PCA []	PARK TAX	ConstPrk	19.92
PCE []	PLANNING PLAN CHECK	PchkPlan	79.80
PC HC []	Permit Issue	PChkFil	
PC NEW RES BLDG []	MICROFILM	MicroFil	1.98
PC NEW COMM BLDG []	STORM DRAIN ENCL	Basin Z	164.31
PC RES ADD []	Hauling fees		14.84
C OF O TYPICALLY []	Con Plan Chk	TOTAL $	508.21

INSPECTION RECORD

Total: $1337.83

Original Master Bedroom Addition

PAID

VALIDATION: JAN 4 1994 #21550

$1337.83

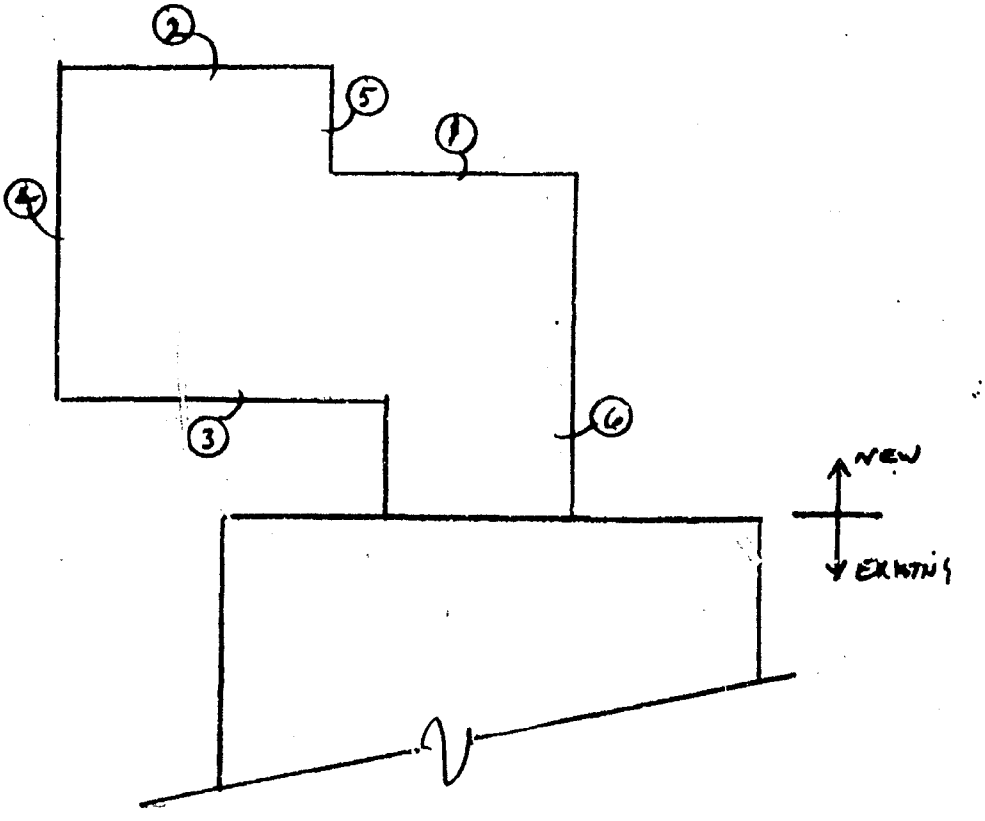
APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION FORMS, MATERIALS	1-12-94	
UNDER FLOOR GIRDERS JOISTS U.F. INTERIOR SHEAR	1-14-94	
EXTERIOR SHEAR WALL & ROOF NAIL	2-2-94	
ROUGH FRAME	2-16-94	
EXTERIOR LATH	2-24-94	
INSULATION	2-21-94	
SHEETROCK	2-24-94	
BUILDING CODE FINAL		
BUILDING PERMIT FINAL	4-22-94	

WHITE 1 - PERMIT RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

MIKE MAHMOUDIAN
& ASSOCIATES
CONSULTING ENGINEERS

DESIGNED BY MM
JOB NO. 1301 DATE 12-93 SHEET B



PARTIAL FLOOR PLAN

WOOD TRUSS WITH ELEVATED BOTTOM CHORD

JOB NO: 4301
DATE: 12-93
SHEET: 4

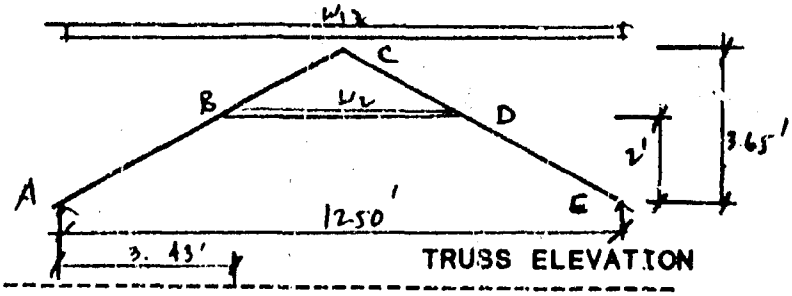
Description: Trusses at Master bedroom

Dead Load=	10	psf
Live Load=	16	"
Total =	26	psf
L.D.F. =	1.25	
Clg Load =	6	psf
L =	12.50	ft
L1 =	3.43	"
h =	2.00	"
H =	3.65	"
Trusses at	16	inches o.c.
Pitch =	7 : 12	
Angle =	30.3	Degrees
w1 =	35	plf
w2 =	8	"
R =	239	lbs

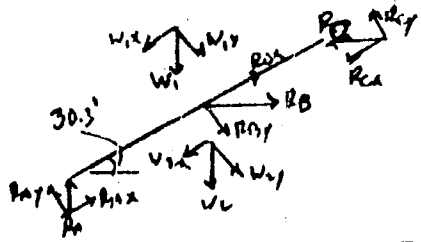
Sum (M about c) = 0

Therfore:

RB =	458	lbs
RC =	458	"
W1 =	217	"
W2 =	23	lbs
RBx =	396	"
RBy =	231	"
RCx =	396	"
RCy =	231	"
RAx =	121	"
RAy =	207	"
W1x =	109	"
W1y =	187	"
W2x =	11	"
W2y =	19	"



TRUSS ELEVATION



FREE BODY DIAGRAM

Members AC & CE

Fb =	1,250	psi
Fv =	95	"
E =	1.7E+06	"
Fc =	1,000	"
b =	1.50	in
d =	5.50	"

Member BD

Fb =	1,250	psi
Ft =	1,000	"
E =	1.7E+06	psi
b =	1.50	in
d =	5.50	"

Members AC & CE

M =	616	ft-lbs	Use 2 X 8 AT 16 inches O.C.
fb =	978	psi	
fc =	48	"	>> fc/Fc+fb/Fb = 0.83 < 1.25 , O.K.

Check Shear >> A (req) = 2.92 in^2 >> O.K.

Member BD

T =	458	lbs	
M =	32	ft-lbs	Use 2 X 6 AT 16 inches O.C.
ft =	56	psi	
fb =	61	"	>> ft/FT+fb/Fb = 0.10 < 1 >> O.K.

Deflection = 0.03 in >> O.K.

Connections

Load = 458 lbs Use Bolts (1=YES, 0=NO) = 0

using 16d nails for connection, no of nails req'd = 5

SEE NEXT SHEET FOR 9126

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TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B97-000586

Work Description: REPAIR CHIMNEY @ SHOULDER UP (E) STEEL

Building Address: 389 LOS GATOS BL
Owner.....: TROTTER JOHN D & MARIANNE H
  Address.....: 389 LOS GATOS BLVD
  City.....: LOS GATOS CA
Contractor.....: JONES MASONRY
  License.....: 390359
  Address.....: 1058 DELL AVE
  City.....: CAMPBELL, CA
  Business Lic..: 97011011
Arch\Eng\Design.:
  License.....:
  Address.....:
  City.....:

Status..: ISSUED
Applied.: 07/18/1997
Approved: 07/18/1997
Issued..: 07/18/1997
Expires.: 01/14/1998

Valuation.....: 1,575.00
Total Sq.Ft.....: Livable Sq.Ft.:
Class Code.....: 434 Bldg Count: 001 Unit Count: 000

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

Permit Issuance.:	25.00	Park Tax.....:	.00
Building Permit.:	52.25	Planning Plan Ck.:	.00
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	.50	Storm Drain Eng..:	.00
Plan Check.....:	.00	Road Impact Fee..:	.00
Micro Building..:	1.00	Computer Services:	2.09
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt....:	.00	Mechanical Fee...:	

****

Total Calculated Fees:	80.84
Total Additional Fees:	.00
Total Fees Due.....:	80.84
Total Payments.....:	.00
BALANCE DUE.....:	80.84

CONTRACTORS DECLARATION

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

Signature X Larry K. Jones

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 Larry K. Jones

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 Larry K. Jones

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[redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number: B03-000556
Work Description: T/O (E) SHINGLES R/R 3400 SF W/COMP OSB MAY BE NEEDED BUT IT APPEARS TO BE SOLID SHEETED)
Building Address: 226 CALDWELL AV IG Status: APPLIED
Applied: 07/22/2003 Issued: 07/22/2003
Approved: 07/22/2003 Expires: 01/18/2004

OWNER PARKER KEVIN T;PEZZINI ANNE 07/22/2003 Phone: [redacted]
389 LOS GATOS BLVD
LOS GATOS, CA
95032-5543
License:

CONTRACTOR OLD COUNTRY ROOFING 07/22/2003 Phone: 782-8300
125 B GROBRIC CT
SUISUN CA
94585
License: 622731

Valuation: $10,200.00
Total Sq. Ft.: 3400 Liveable Sq.Ft.: 0
Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	229.00
Computer Services Fee	7.92
Microfilm Fees - Bldg.	2.20
Road Impact Basin #2	136.00
Seismic Tax 5%	.05
Seismic Tax 95%	.97

Total Calculated Fees:	$376.14
Total Additional Fees:	$0.00
Total Fees Due:	$376.14
Total Payments:	$0.00
Balance Due:	$376.14

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.
Signature X _____ COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A) I hereby affirm under penalty of perjury 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.
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 workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X _____
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO $100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.
CERTIFICATION OF OWNER/BUILDER DECLARATION
I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached 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 inspections.
Signature X _____

ATTACHMENT 8

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
(408) 354-6881 or (408) 399-5711 FAX (408) 354-7593

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

PERMIT APPLICATION FOR PLAN REVIEW/BUILDING PERMIT

SITE ADDRESS 226 CALDWELL AVE Today's Date 7-22-03

TYPE OF WORK TO BE DONE ☐ New ☐ Addition ☐ Alteration ☐ Repair ☐ Demo. ☒ Reroof ☐ Pool/Spa ☐ Renewal

DETAILED DESCRIPTION OF WORK TO BE DONE REMOVE EXISTING LAYER OF WOOD SHINGLES INSTALL 30 YR FELT & CERTAINTEED 50yr COMP

COSD MAY BE NEEDED BUT IT APPEARS TO BE SOLID SHEETED

Square Foot Detail	Existing	Alteration	New/Addition/Conversion	Pool/Spa/Reroof
1st Floor				3400
2nd Floor				
Attic/Basement/Cellar				
Attached/Detached Garage				

CONSTRUCTION VALUATION: $10,000 Include costs of all labor and materials

IS BUILDING/ADDITION: Heated? ☐ Yes ☐ No Cooled? ☐ Yes ☐ No ☐ Pre 1941/Historic ☐ Fire Sprinkler System

PROPOSED USE OF BUILDING: RESIDENTIAL

CONTACT NAME TESS Phone [redacted]

Address 1266 GROBRIC CT City FAIRFIELD Zip 94534

Owner Name KEVIN PARKER Phone (Requir [redacted]

Address SAME City Zip

Architect/Engineer/Designer License # Phone

Address City Zip

Contractor Name OLD COUNTRY ROOFING

State License No. 622731 License Type C 39 Expires 7-31-03 Town Business Lic. No. 15892

Tenant Phone

Address City Zip

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.)

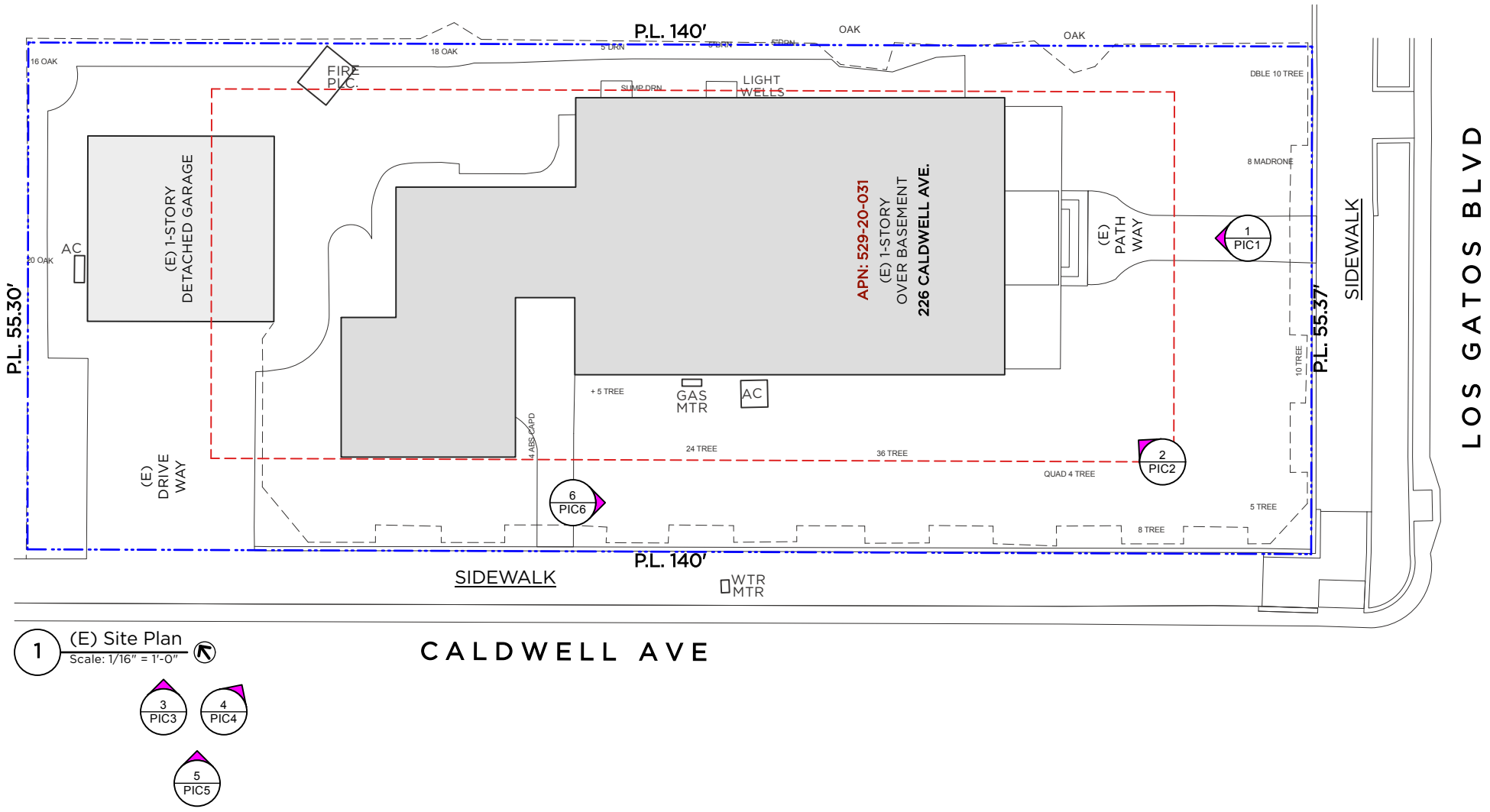
Lender's Name Lender's Address

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 Town to enter upon the property for inspection purposes.

Signature T Ralston Date 7-22-03

INCORPORATED AUGUST 10, 1887

Design
Rituals



1 (E) Site Plan
Scale: 1/16" = 1'-0"

22 well Ave.
Site Plan

ATTACHMENT 9

Design
Rituals



PIC-1

Design
Rituals



Design
Rituals





Design
Rituals





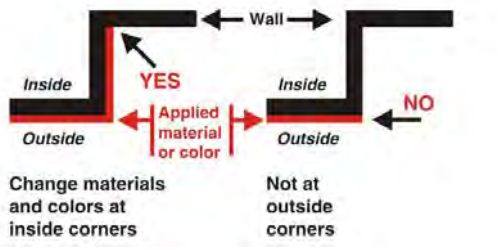
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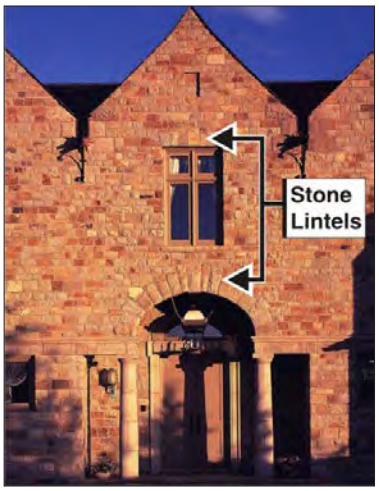
3.8.3 Use traditional detailing

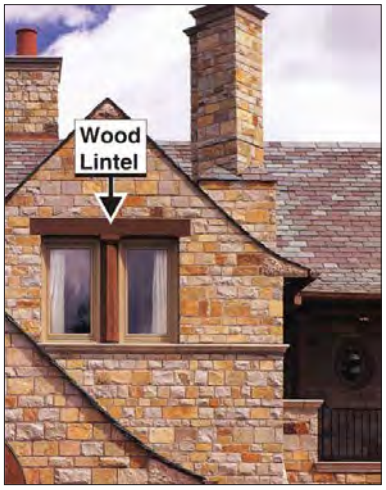
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and 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



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.

DRAWING INDEX

ARCHITECTURAL

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A-2.1	EXISTING FIRST FLOOR PLAN
A-2.2	PROPOSED FIRST FLOOR PLAN
A-2.4	(E) ROOF PLAN
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A-3.2	NORTH ELEVATIONS
A-3.3	EAST & WEST ELEVATIONS
A-4.1	SECTION A

NOTE:

- ALL WORK SHALL BE DONE IN CONFORMANCE W/ ALL APPLICABLE FEDERAL, STATE, COUNTRY & CITY ORDINANCES & BUILDING CODES, & REQUIREMENTS ESTABLISHED BY STATE & LOCAL FIRE MARSHALS, IN CASE OF CONFLICT, MOST STRINGENT REQUIREMENTS SHALL SUPPLY.
- WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS.
- AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

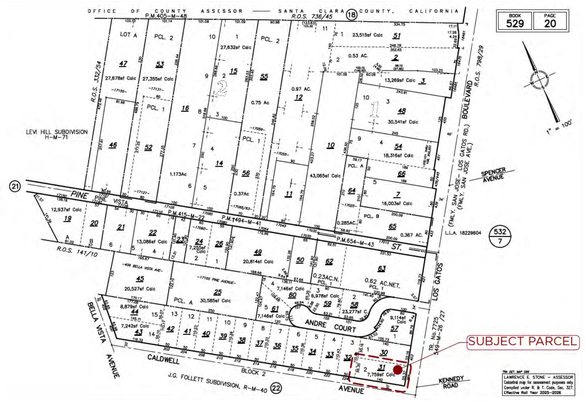
PROJECT TEAM

PROPERTY OWNER:
JIGNESH MEHTA
[redacted]

DESIGNER:
AMIR AFIFI
DESING RITUALS LLC
1807 LYON STREET
SAN FRANCISCO, CA 94115
P: 408.857.3077
E: amir@designrituals.studio

SURVEYOR:
ALPHA LAND SURVEYS INC.
4444 SCOTTS VALLEY DR. #7
SCOTTS VALLEY CA 95066
P: 831.438.4453

ASSESSOR'S MAP



ABBREVIATION

#	POUND OR NUMBER	GYP	GYPSUM
&	AND	H.C.	HANDICAPPED
@	AT	HI	HIGH
ABV	ABOVE	HM	HOLLOW METAL
ACT	ACOUSTIC CEILING TILE	HP	HIGH POINT
AD	AREA DRAIN	HR	HOUR
AFF	ABOVE FINISHED FLOOR	HVAC	HEATING, VENTILATING, & AIR CONDITIONING
ALUM	ALUMINUM		
APPROX	APPROXIMATE	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ANOD	ANODIZED		
ASPH	ASPHALT	ILO	IN LIEU OF
BD	BOARD	INSUL	INSULATED
BLDG	BUILDING	INT	INTERIOR
BLKG	BLOCKING	LO	LOW
BOT	BOTTOM	MAX	MAXIMUM
BSMT	BASEMENT	MECH	MECHANICAL
BST	BOTTOM OF STAIRS	MEMBR	MEMBRANE
BYND	BEYOND	MIN	MINIMUM
CIP	CAST IN PLACE	MO	MASONRY OPENING
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
		OH	OPPOSITE HAND
COL	COLUMN	OZ	OUNCE
COMPR	COMPRESSIBLE	P.H	PLATE HEIGHT
CONC	CONCRETE	P.L.	PROPERTY LINE
CONT	CONTINUOUS	PLUMB	PLUMBING
CORR	CORRIDOR	PLYD	PLYWOOD
CPT	CARPET	PT	PRESSURE TREATED
CT	CERAMIC TILE	PNT	PAINT/PAINTED
CTR	CENTER	PVC	POLYVINYL CHLORIDE
CTYD	COURTYARD	RBR	RUBBER
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN
DEMO	DEMOLISH	RD	ROOF DRAIN
DET	DETAIL	RDWD	REDWOOD
D.F.	DRINKING FOUNTAIN	REQD	REQUIRED
DIA	DIAMETER	RM	ROOM
DIMS	DIMENSIONS	S.F.	SQUARE FOOT
DN	DOWN	SIM	SIMILIAR
DR	DOOR	SPEC	SPECIFIED OR SPECIFICATION
DWG	DRAWING	SPK	SPRINKLER
(E)	EXISTING	SSTL	STAINLESS STEEL
EA	EACH	STC	SOUND TRANSMISSION COEFFICIENT
EL	ELEVATION	STD	STANDARD
ELEC	ELECTRICAL	STL	STEEL
ELEV	ELEVATOR/ELEVATION	STRUCT	STRUCTURAL
EQ	EQUAL	SQ.	SQUARE
EX	EXCLUDE	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TC	TOP OF CURB
EXP JT	EXPANSION JOINT	TLT	TOILET
F.D.	FLOOR DRAIN	TO	TOP OF
FIXT	FIXTURE	TOC	TOP OF CONCRETE
FLR	FLOOR	TOS	TOP OF STEEL
FLUOR	FLUORESCENT	TP	TOILET PAPER DISPENSER
FM	FILLED METAL	T/D	TELEPHONE/DATA
FND	FOUNDATION	TYP	TYPICAL
FO	FACE OF	U.N.O.	UNLESS NOTED OTHERWISE
F.O.F.	FACE OF FININSH	U/S	UNDERSIDE
FURR	FURRING	V.I.F.	VERIFY IN FIELD
GALV	GALVANIZED	W/	WITH
G.B.	GRAB BAR	WD	WOOD
GND	GROUND	W/D	WASHER & DRYER
GRP	GROUP	W.H.	WATER HEATER
GWB	GYPSUM WALL BOARD		

SCOPE OF WORK

- PROPOSED INTERIOR REMODEL & REAR ADDITION TO:
  - RELOCATE BEDROOMS
  - ADD BATHROOM
  - RENOVATE LIVING & FAMILY ROOM
  - ADD SECOND FLOOR W/ 2 BEDROOMS & A BATH

PROJECT DATA

PLANNING DATA:

APN:	529-20-031	
ZONING:	R-1D	
LOT AREA:	± 7,746 S.F.	
OCCUPANCY GROUP:	R-3	
BUILDING TYPE:	V-B	
# OF UNITS:	1 (NO CHANGE)	
# OF BED/BATH:	(E) 4/2	(N) 5/4
BUILDING HEIGHT:	(E) ±14'-3"	(N) ±22'-9"
FIRE SPRINKLER:	NONE	
APPLICABLE CODES:	2025 CALIFORNIA CODE EDITIONS CBC, CRC, CEC, CPC, GREEN BUILDING STANDARD, BUILDING ENERGY EFFICIENCY STANDARDS W/ LOS GATOS AMENDMENTS	

GROSS FLOOR AREA:

	EXISTING:	CHANGE:	PROPOSED:
BASEMENT:	330 ± S.F.	0 ± S.F.	330 ± S.F.
FIRST FLOOR:	1,922 ± S.F.	52 ± S.F.	1,974 ± S.F.
SECOND FLOOR:	-	568 ± S.F.	568 ± S.F.
TOTAL:	**2,252 ± S.F.**	**620 ± S.F.**	**2,872 ± S.F.**
FAR	**24.81 %**		**32.82 %**
DETACHED GARAGE:	411 ± S.F.	0 ± S.F.	411 ± S.F.

NOTE:
ALL WORK SHALL BE DONE IN CONFORMANCE W/ ALL APPLICABLE FEDERAL, STATE, COUNTRY & CITY ORDINANCES & BUILDING CODES, & REQUIREMENTS ESTABLISHED BY STATE & LOCAL FIRE MARSHALS, IN CASE OF CONFLICT, MOST STRINGENT REQUIREMENTS SHALL SUPPLY.

THE FOLLOWING CODES HAVE BEEN ADOPTED
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA TITLE 24 CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

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Los Gatos

PROJECT #	25-150
DRAWN BY	A.A.
DATE	08/07/2025
REVISED DATE	09/30/2026

Cover Sheet

REVISIONS

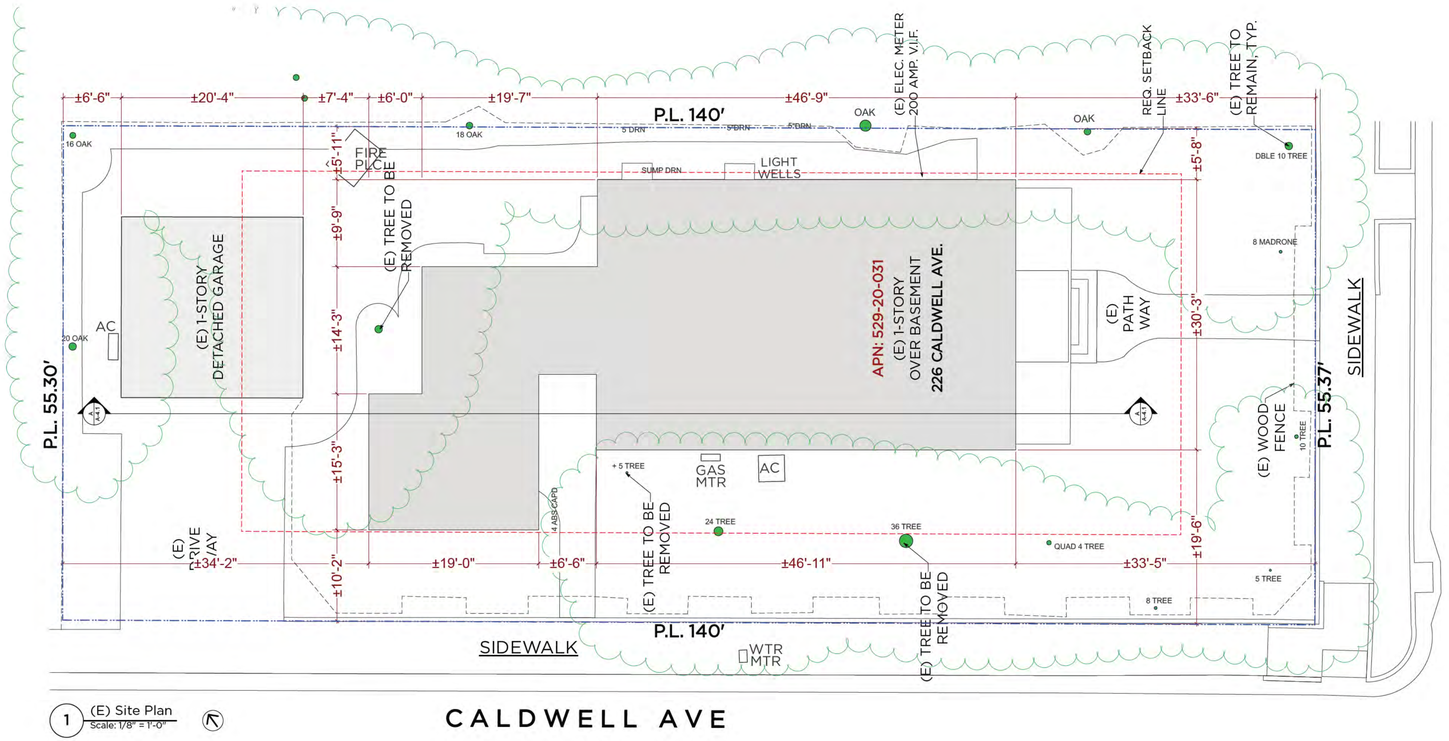
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ATTACHMENT 11

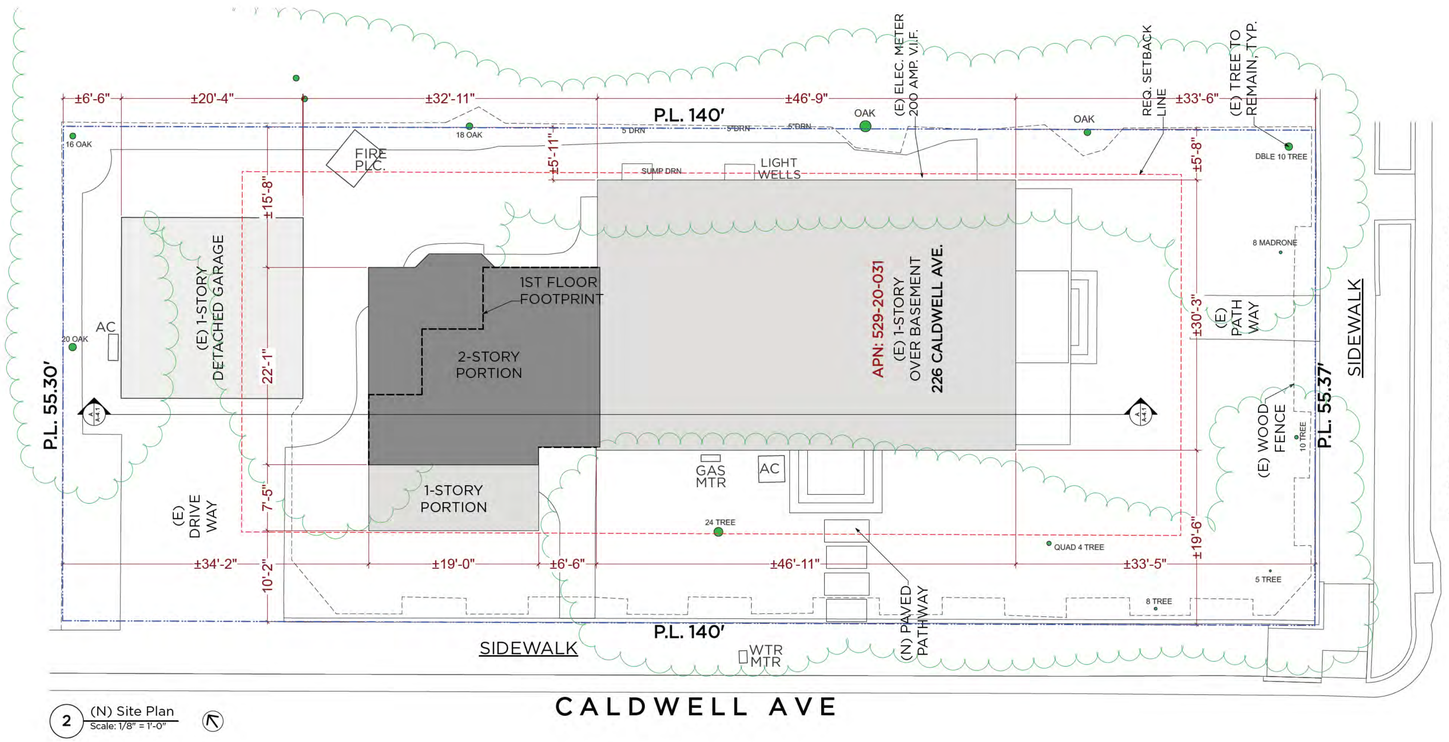
PROPERTY LINE:

(E) BUILDING

(N) 2ND STORY



1 (E) Site Plan
Scale: 1/8" = 1'-0"



2 (N) Site Plan
Scale: 1/8" = 1'-0"



VICNITY MAP
N.T.S.

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Site Plan

REVISIONS

A-1.0

EXTERIOR WALL DEMO CALC: (L.F):

TOTAL EXISTING EXT. WALLS: 240′

TOTAL EXISTING EXT. WALLS TO REMAIN: 233.52′

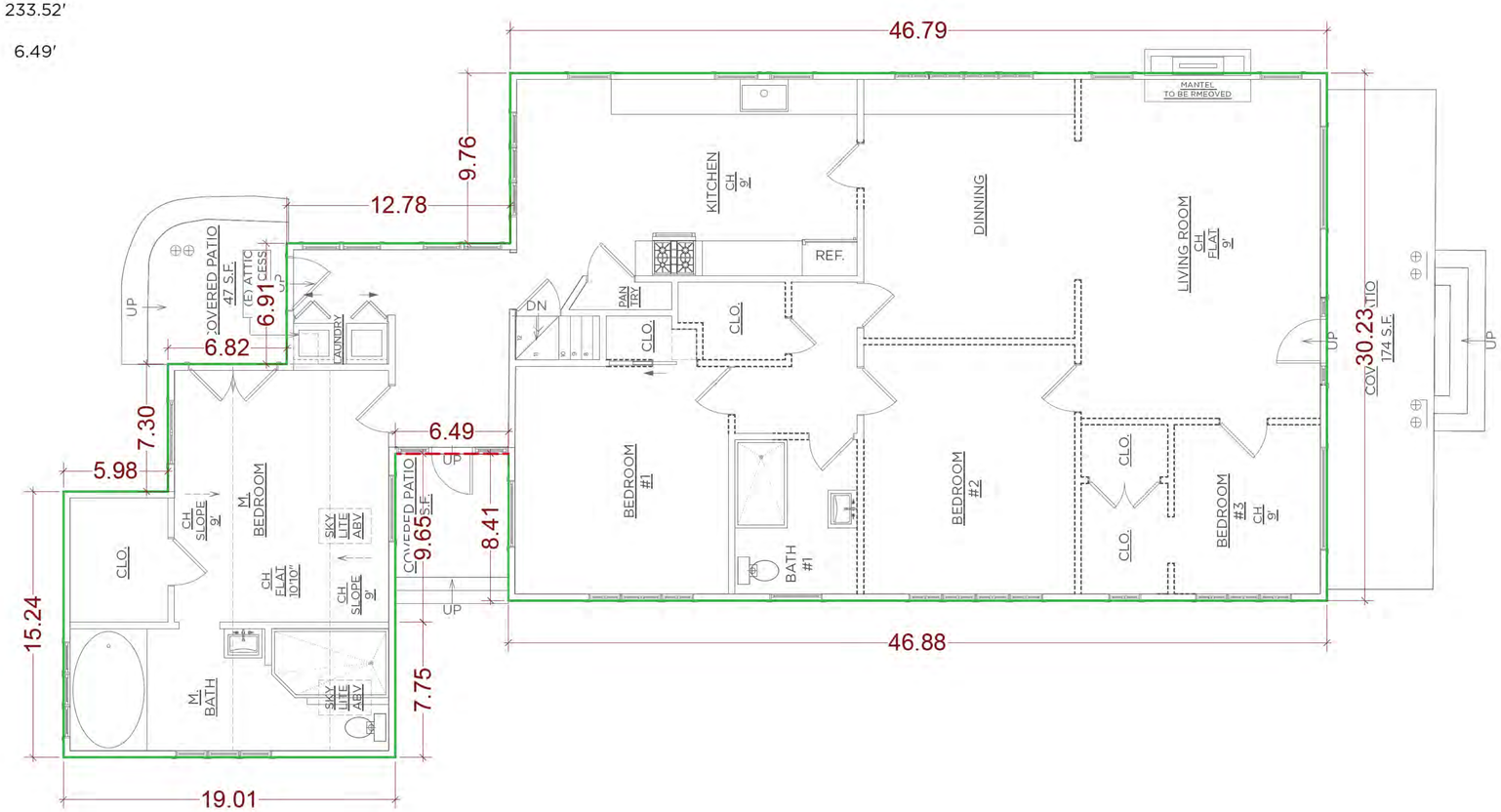
PERMANENTLY REMOVED EXT. WALLS: 6.49′

REMOVED EXT. WALLS CALC:

97.93′ /240′ = **40.80% < 50%**

DEMO CALC:

WALL TO REMAIN	WALL TO REMOVE
12.78	6.49
6.91	
6.82	**6.49′**
7.30	
5.98	
15.24	
19.01	
7.75	
9.65	
46.79	
30.23	
46.88	
8.41	
9.76	
233.52′	



1 (E) Floor Plan
Scale: 1/4" = 1'-0"

IMPORTANT DEMO NOTE:

- CONTRACTOR SHALL NOT PERFORM ANY WORK BEYOND THE SCOPE OF WORK THAT MAY AFFECT THE PERCENTAGE OF DEMOLISHED WALLS WITHOUT PRIOR CONSULTATION W/ OWNER & ENGINEER OF RECORD. **CHANGE OF SCOPE OF WORK MAY HAVE A SIGNIFICANT & COSTLY EFFECT AS A RESULT OF THE INCREASE IN WALL DEMOLITION.**
- DRY ROT OR ANY OTHER DAMAGE DOES NOT EXEMPT THE PROJECT FROM ANY PROVISION SET FORTH BY SECTION 2910 09030 IF YOU FIND DRY ROT & NEED TO REPAIR IT, STOP WORK & CONTACT THE PLANNING DIVISION AT (408) 354-6872 TO DISCUSS THE CHANGES BEFORE YOU PROCEED.
- IF YOU ENCOUNTER AN UNANTICIPATED SITUATION THAT CHANGES THE SCOPE OF WORK, STOP WORK & CONTACT THE PLANNING DIVISION AT (408) 354-6872 TO DISCUSS THE CHANGES BEFORE YOU PROCEED
- THE INSTALLATION OF NEW DOORS OR WINDOWS WITHIN EXISTING DOOR & WINDOW OPENINGS DOES NOT COUNT AS DEMOLITION.
- EXISTING EXTERIOR WALL FRAMING MAY NOT BE REMOVED FROM THE EXISTING WALL PLANE, STORED ELSEWHERE, AND/OR REPLACED.
  EXISTING EXTERIOR WALL FRAMING MUST REMAIN WITHIN THE EXISTING WALL PLANE
- THE HEIGHT OF THE EXISTING WALL FRAMING MAY BE INCREASED TO ACCOMMODATE A TALLER PLATE HEIGHT IF KEPT WITHIN THE EXISTING WALL PLANE.
- THE EXISTING TOP & BOTTOM PLATE OF THE WALL FRAMING SHALL REMAIN, & PORTIONS MAY NOT BE REMOVED. IF CUT, THIS SECTION OF WALL FRAMING WILL BE COUNTED AS REMOVED.
  EXISTING EXTERIOR WALL FRAMING MAY BE LIFTED IF KEPT WITHIN THE EXISTING WALL PLANE TO BE ATTACHED TO A NEW FOUNDATION OR BELOW-GRADE SQUARE FOOTAGE.

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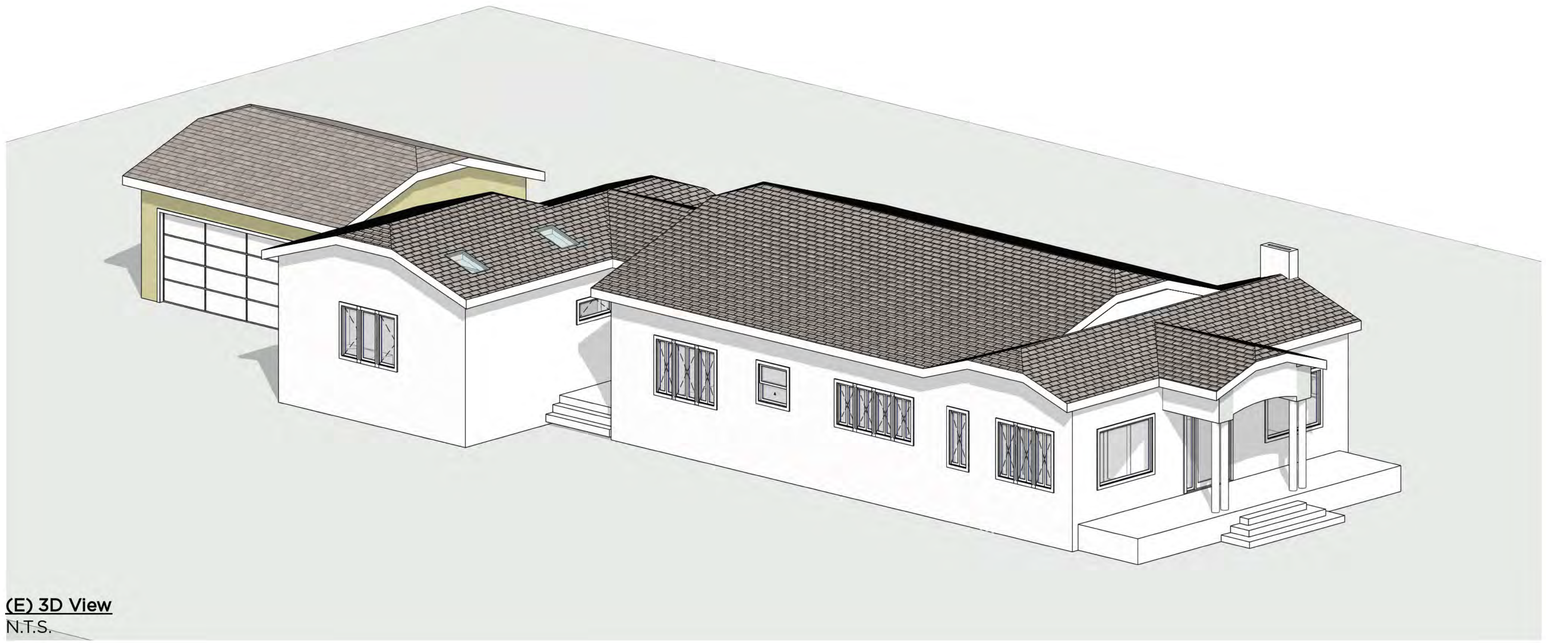
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Demo Calc.

A-1.1

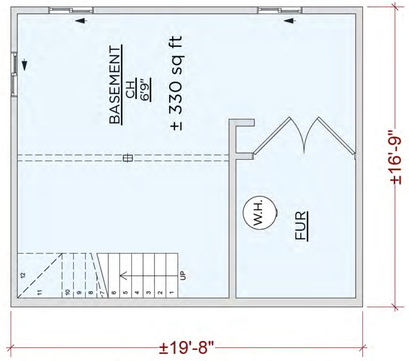
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PONY WALL



(E) 3D View
N.T.S.



(N) 3D View
N.T.S.



1 (E) Basement Plan (No Change)
Scale: 1/4" = 1'-0"

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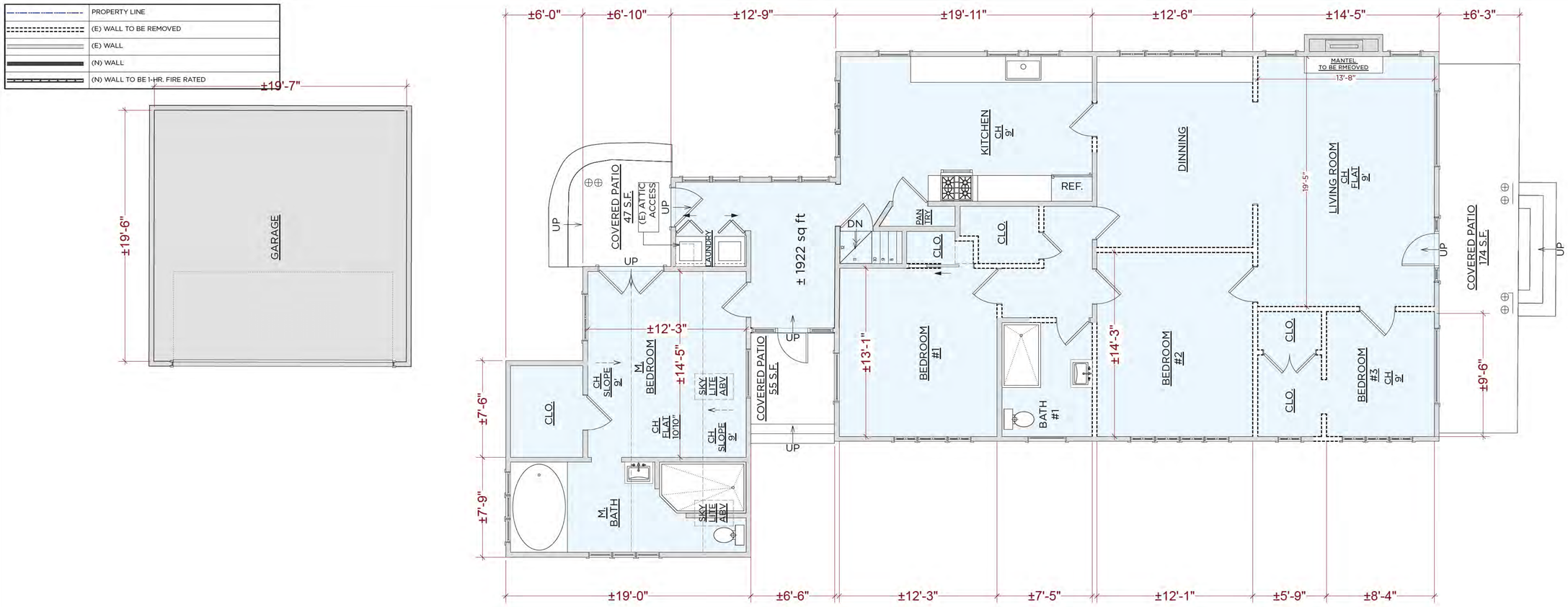
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(E) Basement Plan / 3D Views

REVISIONS

A-2.0



1 (E) Floor Plan
Scale: 1/4" = 1'-0"

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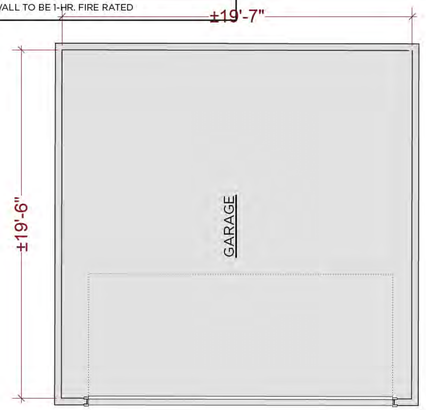
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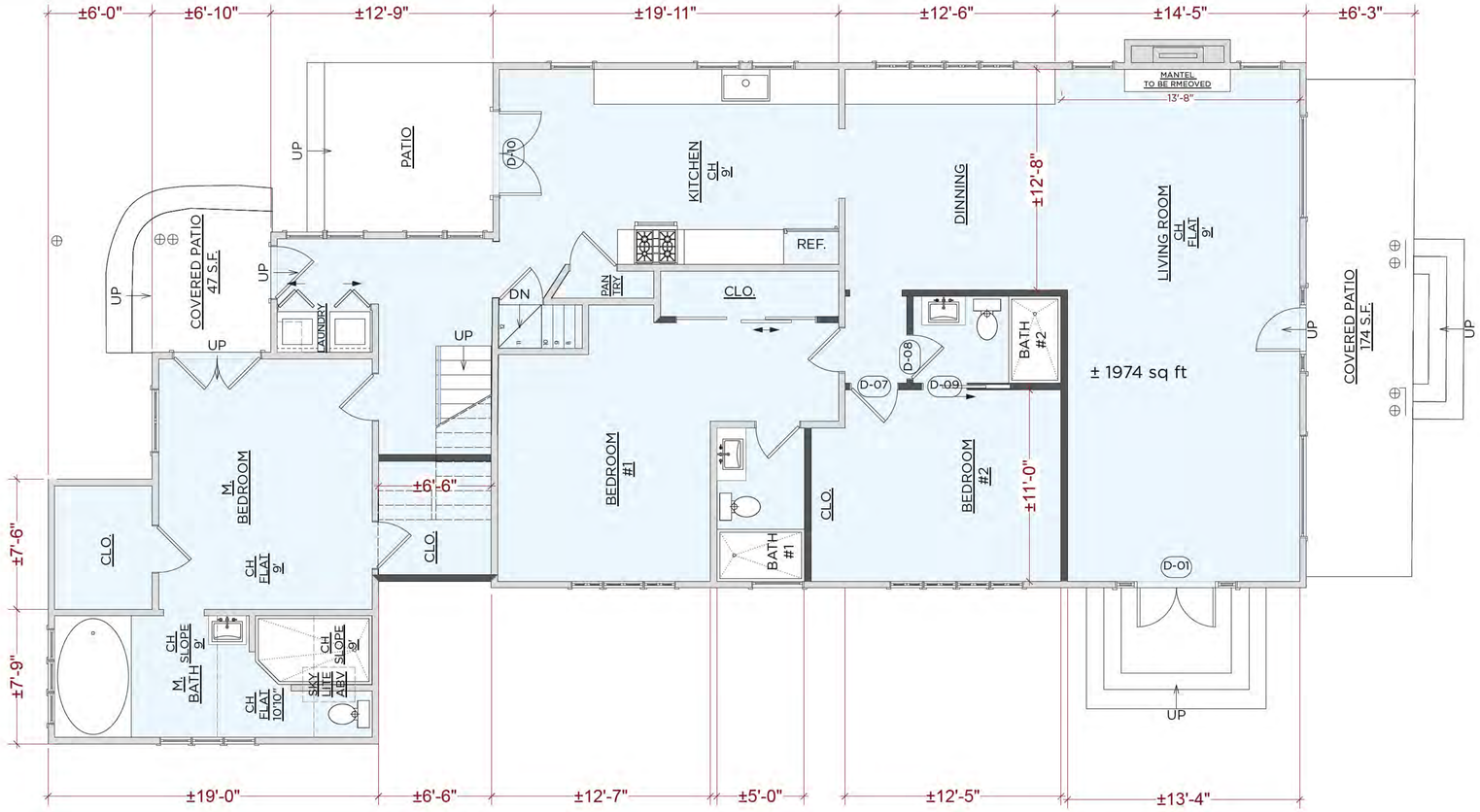
(E) 1st Floor Plan

REVISIONS

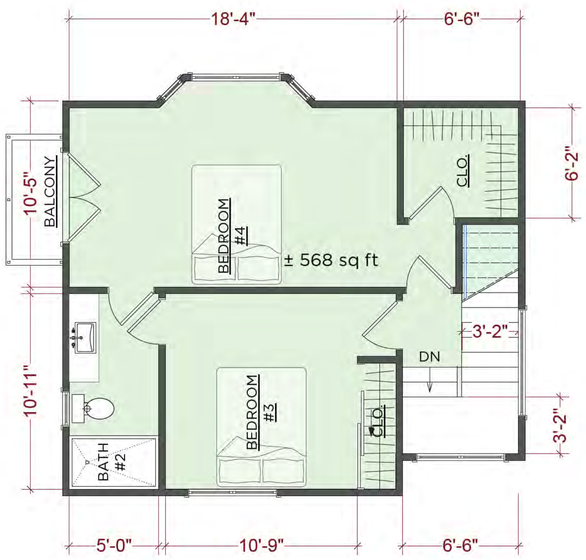
A-2.1

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED





1 (N) Floor Plan
Scale: 1/4" = 1'-0"



2 (N) Floor Plan
Scale: 1/4" = 1'-0"

Design Rituals

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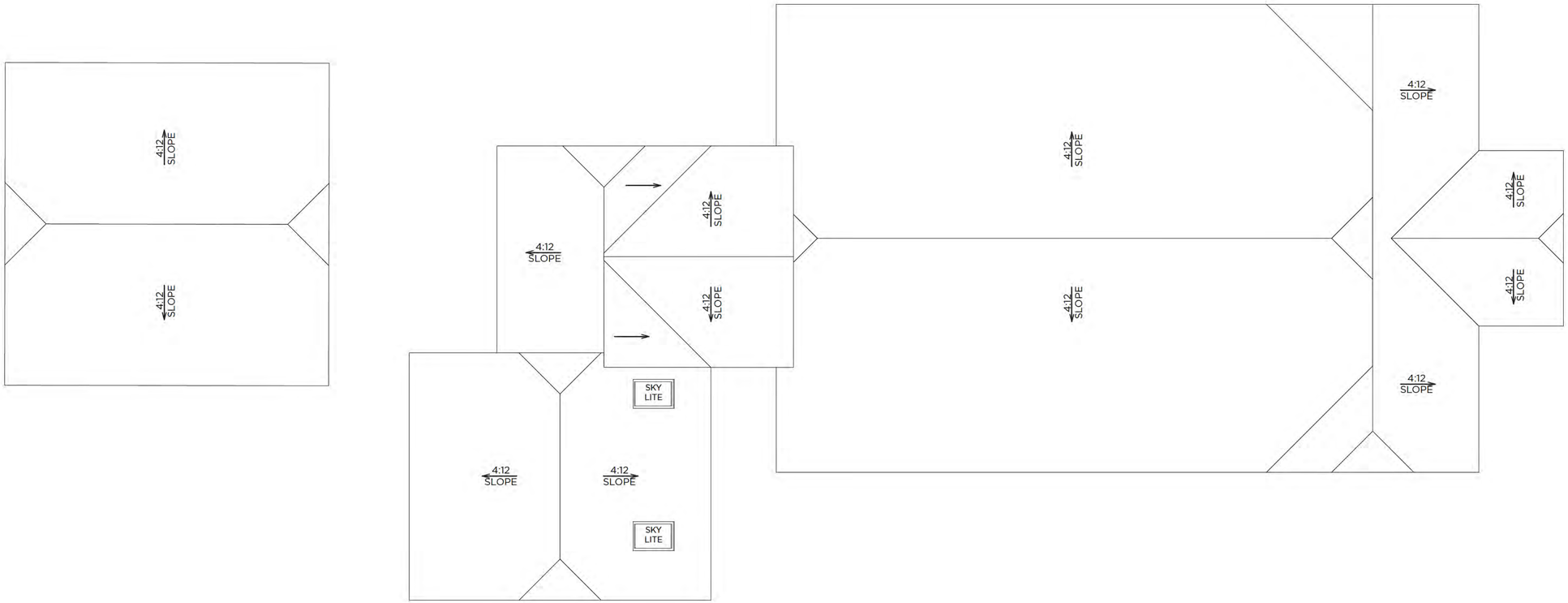
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(N) Floor Plans

REVISIONS

A-2.2



1 (E) Roof Plan
Scale: 1/4" = 1'-0"

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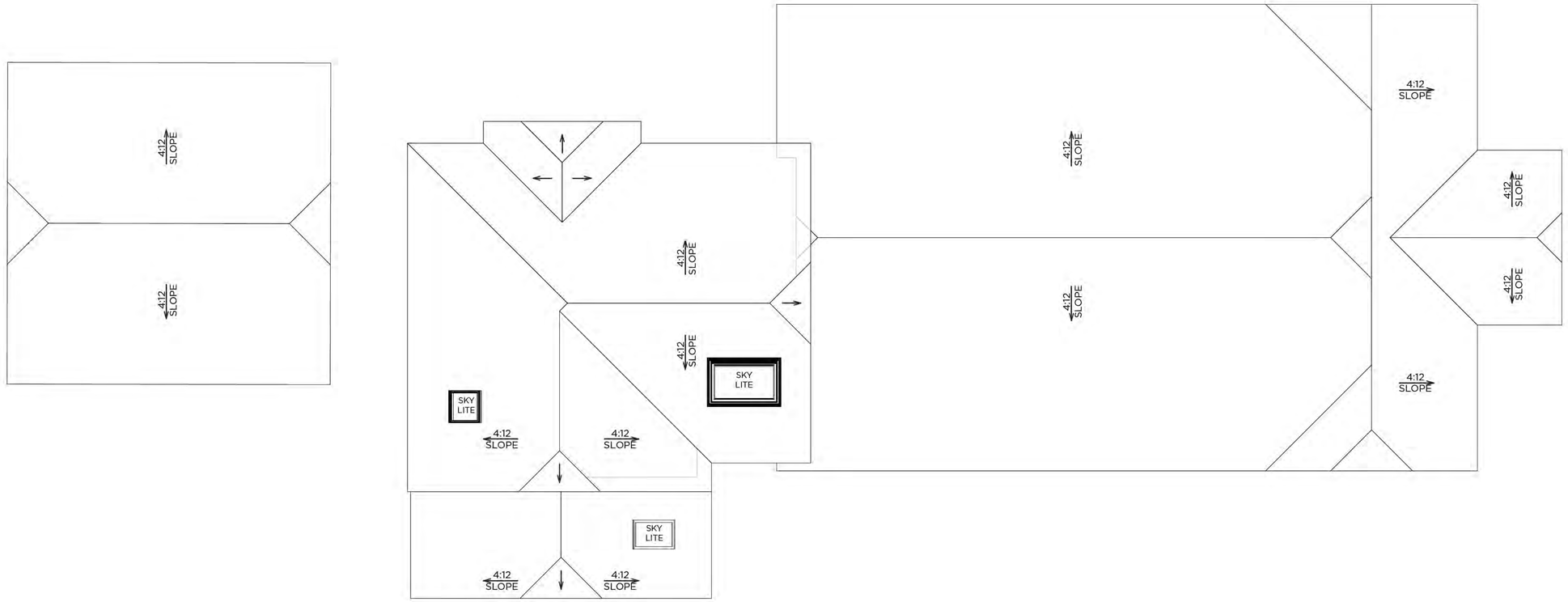
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(E) Roof Plan

REVISIONS

A-2.4



1 (N) Roof Plan
Scale: 1/4" = 1'-0"

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(N) Roof Plan

REVISIONS

A-2.5



1 (E) South Elevation
Scale: 1/4" = 1'-0"



2 (N) South Elevation
Scale: 1/4" = 1'-0"

01 → SKYLITE, TYP.

02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.

03 → (N) STUCCO TO MATCH (E), TYP.

04 → DBL. GLZ. WOOD DOOR, TYP.

05 → DBL. GLZ. WOOD WINDOW, TYP.

06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)

07 → WOOD GUARDRAIL

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1807 Lyon St | San Francisco | CA

226 Caldwell Ave

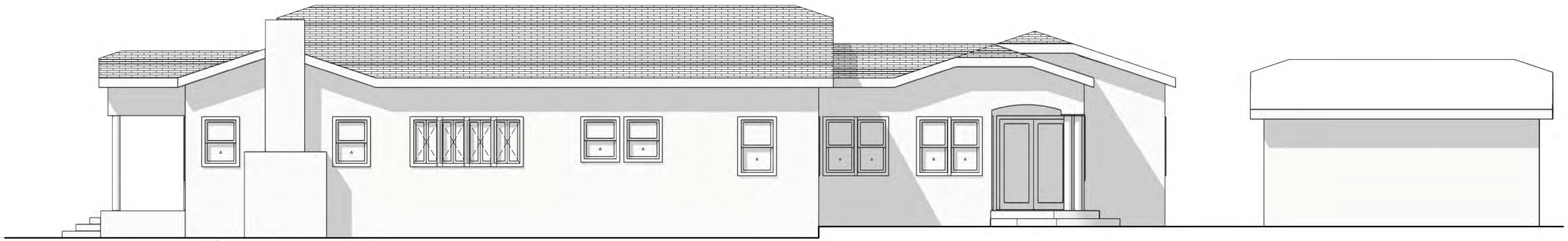
Los Gatos

PROJECT #	25-150
DRAWN BY	A.A.
DATE	08/07/2025
REVISED DATE	09/30/2026

South Elevations

REVISIONS

A-3.1



1 (E) North Elevation
Scale: 1/4" = 1'-0"



2 (N) North Elevation
Scale: 1/4" = 1'-0"

01 → SKYLITE, TYP.

02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.

03 → (N) STUCCO TO MATCH (E), TYP.

04 → DBL. GLZ. WOOD DOOR, TYP.

05 → DBL. GLZ. WOOD WINDOW, TYP.

06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)

07 → WOOD GUARDRAIL

Design Rituals

1807 Lyon St | San Francisco | CA

226 Caldwell Ave

Los Gatos

PROJECT #	25-150
DRAWN BY	A.A.
DATE	08/07/2025
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North Elevations

REVISIONS

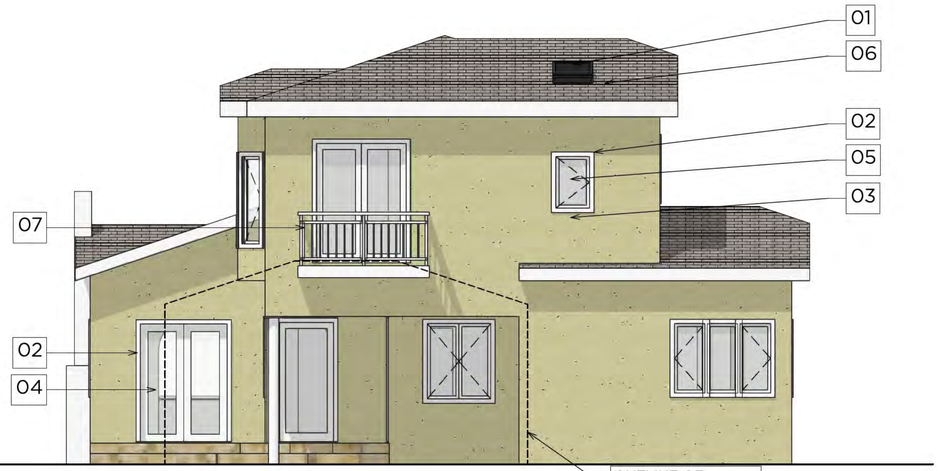
A-3.2



3 (E) West Elevation
Scale: 1/4" = 1'-0"



1 (E) East Elevation
Scale: 1/4" = 1'-0"



4 (N) West Elevation
Scale: 1/4" = 1'-0"



2 (N) East Elevation
Scale: 1/4" = 1'-0"

01 → SKYLITE, TYP.

02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.

03 → (N) STUCCO TO MATCH (E), TYP.

04 → DBL. GLZ. WOOD DOOR, TYP.

05 → DBL. GLZ. WOOD WINDOW, TYP.

06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)

07 → WOOD GUARDRAIL

Design Rituals

1807 Lyon St | San Francisco | CA

226 Caldwell Ave

Los Gatos

PROJECT #	25-150
DRAWN BY	A.A.
DATE	08/07/2025
REVISED DATE	09/30/2026

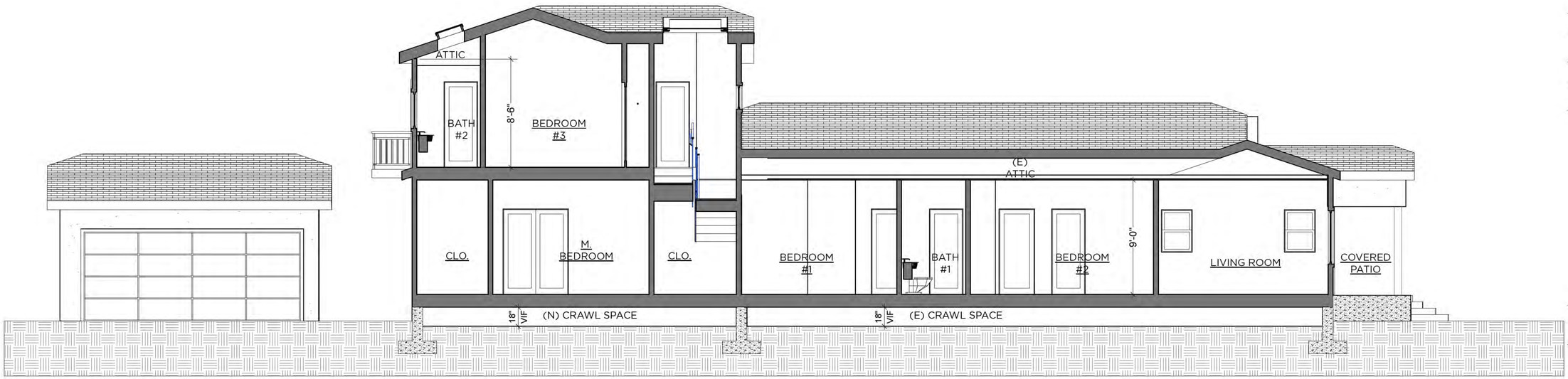
East & West Elevations

REVISIONS

A-3.3



1 (E) Section A
Scale: 1/4" = 1'-0"



2 (N) Section A
Scale: 1/4" = 1'-0"

Design Rituals

1807 Lyon St | San Francisco | CA

226 Caldwell Ave

Los Gatos

PROJECT #	25-150
DRAWN BY	A.A.
DATE	08/07/2025
REVISED DATE	09/30/2026

Section A

REVISIONS

A-4.1

TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 10/28/2026

ITEM NO: 5

DATE: October 23, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 54 Whitney Avenue**. APN 532-29-062. Request for Review Application PHST-25-020. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Robin Tijssen. Applicant: Tom Krulevitch, Krulevitch Architecture. Project Planner: Erin Walters.

DISCUSSION

On September 23, 2026, the Los Gatos Historic Preservation Committee (HPC) reviewed the project and provided feedback to the applicant. The applicant submitted written responses to the Committee's comments, provided in Attachment 8. The Committee's comments are listed below, followed by the applicant's responses in *italics*.

- **Provide additional elevation diagrams and perspectives illustrating the proposed height, massing, and visibility from Stacia Street and from Whitney Avenue.**

  Applicant's Response: Site plan, elevations, and perspectives as viewed from Whitney and Stacia clarified on Sheets A-3.1 and A-3.5.

- **Consider reducing the overall height and mass of the addition, particularly as viewed from Stacia Street.**

  Applicant's Response: Structure articulation clarified, rear addition plate height reduced to seven feet and building height reduced to 27 feet, six inches, Sheet A-3.5. In addition, most of the houses in the neighborhood are two-story with four having larger square footage, two having larger Floor Area Ratio (FAR), and three are taller. In addition, two have similar square footage, three have similar FAR, and two are similar height. See neighborhood analysis on Sheet A-5.

- **Consider a tongue-and-groove material for the rear porch that is compatible with the Queen Anne Victorian architectural style.**

PREPARED BY: Erin M. Walters
Senior Planner

Applicant's Response: Rear porch to incorporate tongue-and-groove flooring.

- **Supportive of alternative material for the rear porch, such as Hardie board.**

  Applicant's Response: Wood and composite materials are being considered for the rear porch flooring.

- **Provide siding on the addition that matches the existing wood siding.**

  Applicant's Response: Addition exterior horizontal siding to match existing wood siding, Sheet A-3.2.

- **Consider incorporating stained-glass treatment on the front elevation windows similar to the original front windows.**

  Applicant's Response: Perimeter stained-glass treatment similar to the original front window will be incorporated, Sheet A-3.1.

- **Evaluate the right-side elevation and consider incorporating additional windows.**

  Applicant's Response: Additional family room windows on the right side were carefully considered. There is already plenty of light in this space from the stair well, two sets of rear doors and two windows on the Stacia side wall. In addition, the neighbor fence and garage block this area from view. For these reasons, no additional windows were added.

- **Support was provided for French doors at the rear, and others preferred the proposed folding doors and associated detailing.**

  Applicant's Response: Folding doors with the associated trim and mullion detailing to remain.

- **Support was provided for the modern transition element, and others preferred a traditional transition.**

  Applicant's Response: The transition is 'indented' on both sides of the house and is set back eight feet from the neighbor side and 44 feet from the Stacia side.

- **Consider more traditional window design at the transition feature.**

  *Applicant's Response: Windows revised to reflect a more traditional double hung two story design, Sheet A-3.4***.**

- **Provide additional examples of similar modern transitions between historic residences and additions.**

  Applicant's Response: See page 3 of Attachment 8 for the National Park Service Guidelines (NPC) guidelines and two examples. See page 4 of Attachment 8, for a rendering of the proposed project at 54 Whitney Avenue.

- **Consider a Victorian Queen Anne color scheme for the house color.**

  Applicant's Response: A traditional Victorian Queen Anne house color scheme will be considered.

- **Consider that trees may have to be removed on the property due to current Fire regulations.**

  Applicant's Response: It is unlikely the large redwoods, cedars, and pines along Stacia will be removed due to fire regulations. The property is in the non-wildland fire severity zone (lowest rating and same as downtown San Jose). The trees were evaluated as 'good' and 'fair' by Bo Firestone, Certified Arborist, which is defined as normal and reduced vigor. The arborist noted that none of these larger trees need to be removed

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:

__X__ For pre-1941 structures, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application.

B. Residential Design Guidelines

Sections 3.9, 3.10, 3.11, and 4.8.7 of the Town's Residential Design Guidelines provide recommendations for additions to existing residences, architectural detailing, and minimizing privacy impacts on neighboring residences located in Historic Districts and/or on historic properties (Attachment 6 of the September 23, 2026, Historic Preservation Committee Staff Report).

CONCLUSION:

The applicant is a requesting preliminary review from the HPC on a proposal to construct an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8, located at 54 Whitney Avenue. Additions to an existing second-story, if not triggering a technical demolition, are processed under a Minor Residential Development application. This application would return to the Committee for a formal recommendation to be forwarded to the Community Development Director.

ATTACHMENTS:

Previously Received with the September 24, 2026, Staff Report:

1. Anne Bloomfield Survey
2. Sanborn Maps
3. Letter of Justification
4. Applicant's Research
5. Photographs
6. Section 3.9, 3.10, 3.11, and 4.8.7 Residential Design Guidelines
7. Development Plans

Received with the October 28, 2026, Staff Report

8. Applicants' Response Letter
9. Revised Development Plans

HPC COMMENT RESPONSE

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

September 23, 2026

Tom Krulevitch, Krulevitch Architecture, P.C.
48 Fairview Plaza
Los Gatos, CA 95030
Via email

RE: **54 Whitney Avenue**
Request for Review Application PHST-26-020

Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. Located at 54 Whitney Avenue. APN 532-29-062. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Robin Tijssen. Applicant: Tom Krulevitch, Krulevitch Architecture. Project Planner: Erin Walters.

On September 23, 2026, the Los Gatos Historic Preservation Committee discussed the item and provided the following feedback:

- Provide additional elevation diagrams and perspectives illustrating the proposed height, massing, and visibility from Stacia Street and from Whitney Avenue;

  Site plan, elevs & perspectives as viewed from Whitney & Stacia clarified. A-3.1 & A-3.5

  Consider reducing the overall height and mass of the addition, particularly as viewed from Stacia Street;

  Structure articulation clarified, rear addition plate hgt reduced to 7'-0" & building height reduced to 27'-6" A-3.5. In addition, most of the houses in the neighborhood are 2 story with 4 having larger SF, 2 larger FAR and 3 taller. In addition to 2 having similar SF, 3 similar FAR and 2 similar height (see neighborhood analysis)

- Consider a tongue-and-groove material for the rear porch that is compatible with the Queen Anne Victorian architectural style;

  Rear porch to incorporate tongue-and-groove flooring.

- Supportive of alternative material for the rear porch, such as Hardie board;

  wood and composite materials are being considered for the rear porch flooring

- Provide siding on the addition that matches the existing wood siding;

  Addition exterior horizontal siding to match existing wood siding. A-3.2

- Consider incorporating stained-glass treatment on the front elevation windows similar to the original front windows;
  Perimeter stain-glass treatment similar to original front window will be incorporated, A-3.1
- Evaluate the right-side elevation and consider incorporating additional windows;
  Additional family room windows on the right side were carefully considered. There is already plenty of light in this space from the stair well, 2 sets of rear doors and 2 windows on the Stacia side wall. In addition, the neightbor fence and garage block this area from view. For these reasons, no additional windows were added.
- Support was provided for French doors at the rear, and others preferred the proposed folding doors and associated detailing;
  Folding doors with the associated trim and mullion detailing remain
- Support was provided for the modern transition element, and others preferred a traditional transition; The transition is 'indented' on both sides of the house and is set back 8' from the neighbor side and 44' from the Stacia side
- Consider more traditional window design at the transition feature;
  Windows revised to reflect a more traditional double hung two story design. A-3.4
- Provide additional examples of similar modern transitions between historic residences and additions;
  See page 3 for NPC guidelines and 2 examples. See page 4 for a rendering of 54 Whitney
- Consider a Victorian Queen Anne color scheme for the house color; and
  A traditional Victorian Queen Anne house color scheme will be considered
- Consider that trees may have to be removed on the property due to current Fire regulations.
  It is unlikely the large redwoods, cedars and pines along Stacia will be removed due to fire regulations. The property is in the nonwildland fire severity zone (lowest rating and same as downtown San Jose). The trees were evaluated as 'good' and 'fair' by Bo Firestone, certified arborist, which is defined as normal and reduced vigor. The arborist noted that none of these larger trees need to be removed

The project will return to the Historic Preservation Committee for further preliminary review.

If you have any questions, I can be contacted by phone at (408) 354-6867 or by email at ewalters@losgatosca.gov.

Sincerely,



Erin Walters,
Senior Planner

Differentiating the new addition from the historic building, National Park Service Guidelines

To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. Section 67.7(c) of the program regulations cautions "exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will result in denial of certification." This does not mean that the addition and historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

Differentiating the new from the old, yet still respecting the architectural qualities and vocabulary of the old, can be accomplished through a variety of design techniques, including:

Incorporating a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or setting the addition back from the wall plane(s) of the historic building.
Avoiding any approaches that unify the two volumes into a single architectural whole...

Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns. National Park Service

A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic. Pg. 2

Rather than differentiating between old and new, it might seem more in keeping with the historic character simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building. Pg 3&4

A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building - a recessed connector can help to differentiate the new from the old.. Pg 7.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Preservation Brief 14, example



Residential example, found online



54 Whitney proposed, as viewed from nieghbor's driveway

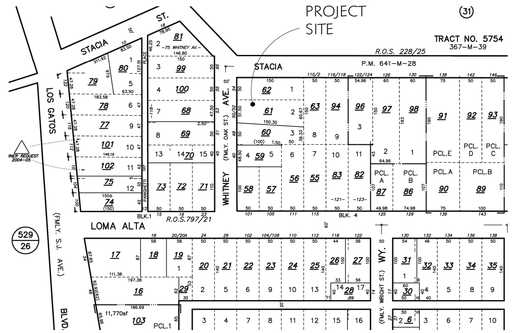
PROJECT DESCRIPTION:

PHASED PROJECT.

PHASE 1: INTERIOR REMODEL ONLY WITH NO CHANGES TO THE BUILDING ENVELOPE. ALLOWS OWNERS TO OCCUPY THE HOUSE ONCE COMPLETE.

PHASE 2: REAR ADDITION AT FIRST AND SECOND FLOOR. FRACTIONALLY VISIBLE FROM WHITNEY AVE, AND LIMITED VISIBILITY FROM STACIA STREET. ROOF PITCH, MATERIALS AND DETAILING TO MATCH EXISTING.

PARCEL MAP



SITE PARTICULARS:

APN: 532-29-062

ZONING: R1-8

MAX HEIGHT: 30'-0" ALLOWED

FAR =0.35 - ([7.5- 5] X 0.20)
25
=0.33 X7500
=2475 SF ALLOWED

AREA SUMMARY:	EXISTING	ADDED	TOTAL
FIRST FLOOR	1490 SF	370 SF	1860 SF
SECOND FLOOR	218 SF	396 SF	614 SF
TOTAL	1708 SF	766 SF	2474 SF

REAR PORCH: 314 SF
UPSTAIRS BALCONY: 26 SF

SHEET INDEX:

A-1 SITE PARTICULARS
A-1.1 SITE PLAN
A-2.1 FIRST FLOOR PLAN
A-2.2 SECOND FLOOR PLAN
A-3.1 WHITNEY AVE SIDE - ELEVATIONS AND PLAN
A-3.2 REAR ELEVATIONS
A-3.3 EXISTING ELEVATIONS - NEIGHBOR AND STACIA SIDE
A-3.4 NEIGHBOR SIDE - ELEVATIONS AND PLAN
A-3.5 STACIA ST SIDE - ELEVATIONS AND PLAN
A-4 DEMO ELEVATIONS
A-5 NEIGHBORHOOD ANALYSIS

SITE PARTICULARS

PRINT DATE:
10.7.2026

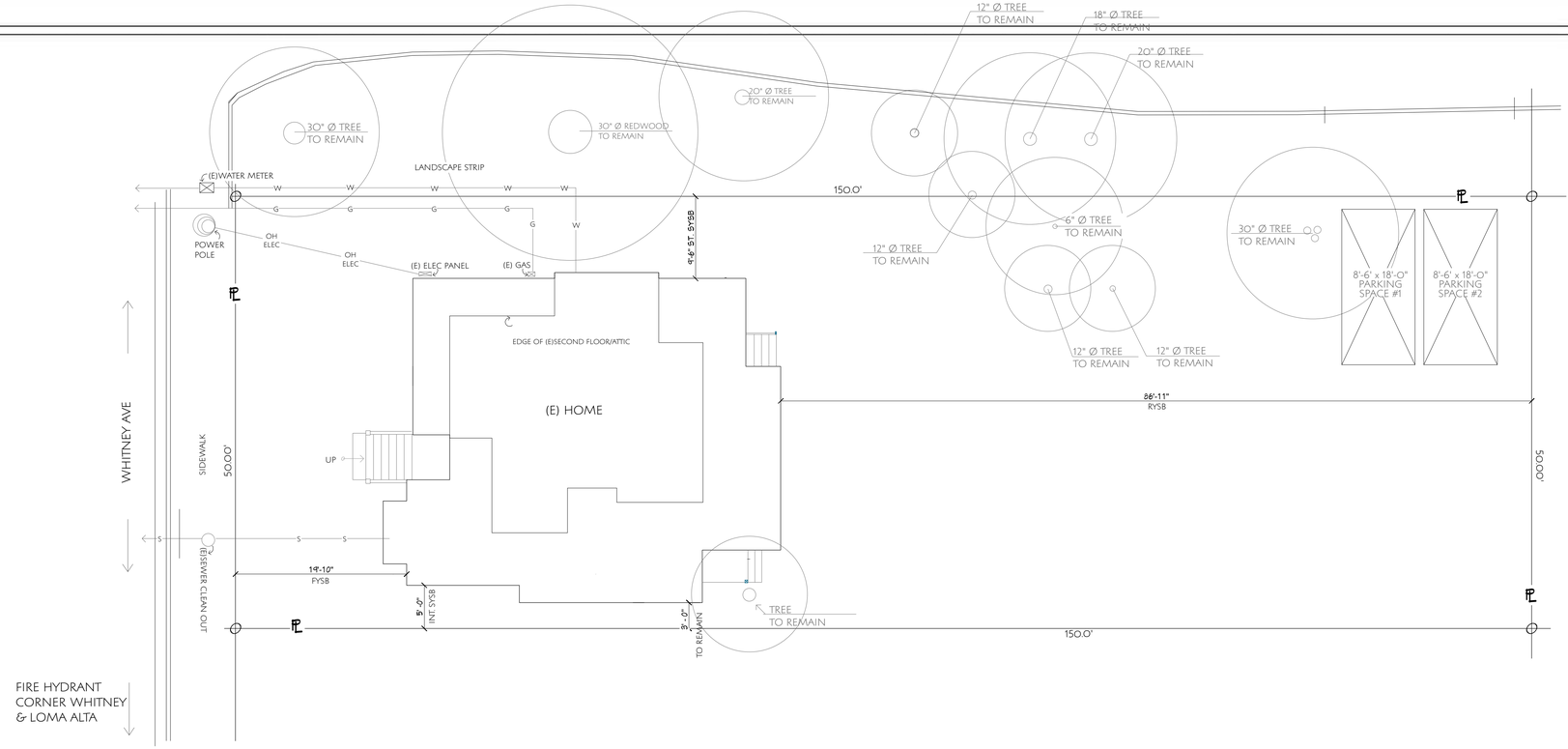
KRULEVITCH
ARCHITECTURE, P.C
408. 806. 8650

54 WHITNEY AVE
LOS GATOS, CALIFORNIA

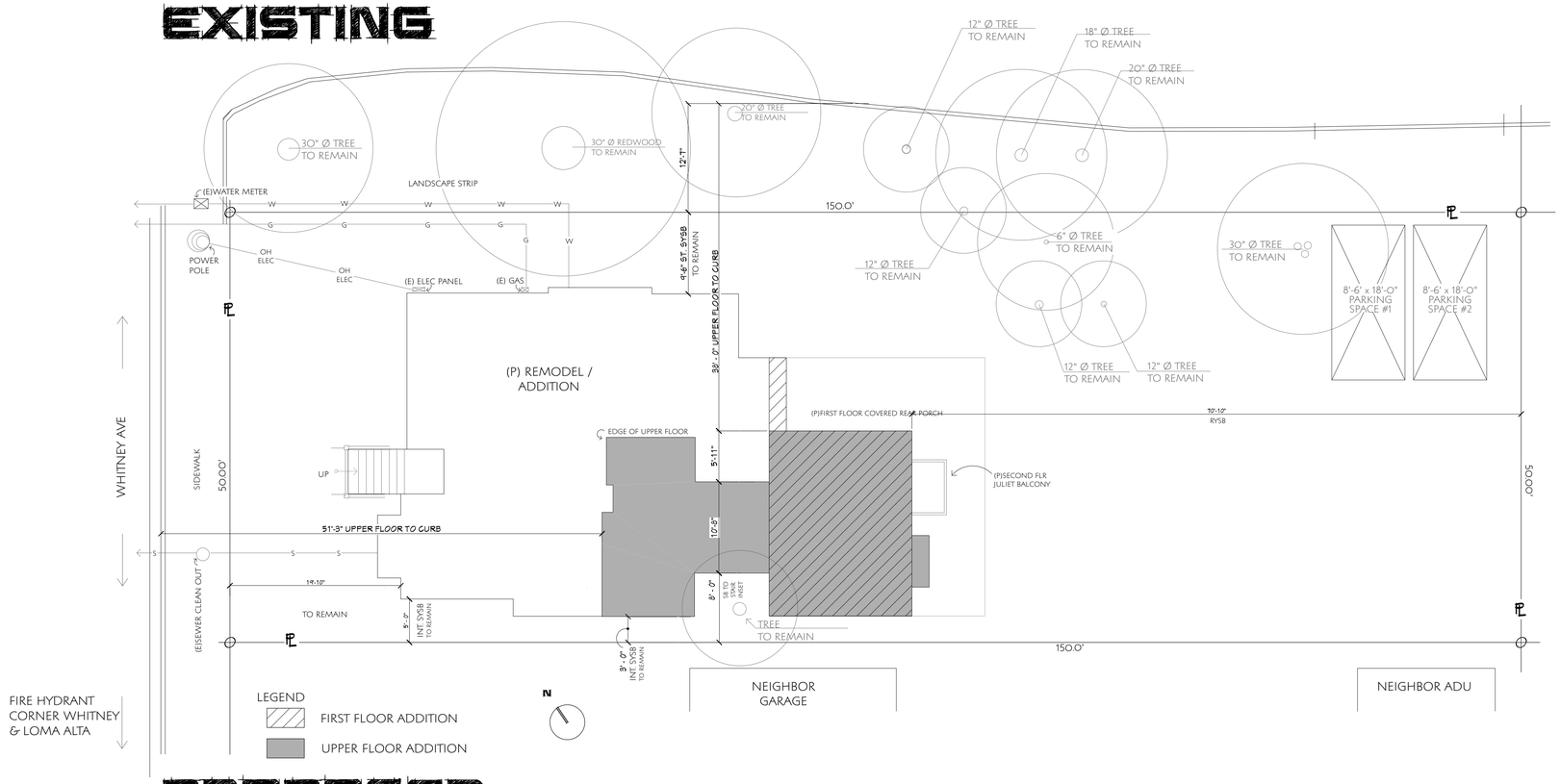
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☐ PLAN CHK
☐ PRICING
☐ CONSTR

DRAWN BY:
VAIDEHI DAVDA

A-1



EXISTING



PROPOSED

SITE PLANS

1/8" = 1'-0"

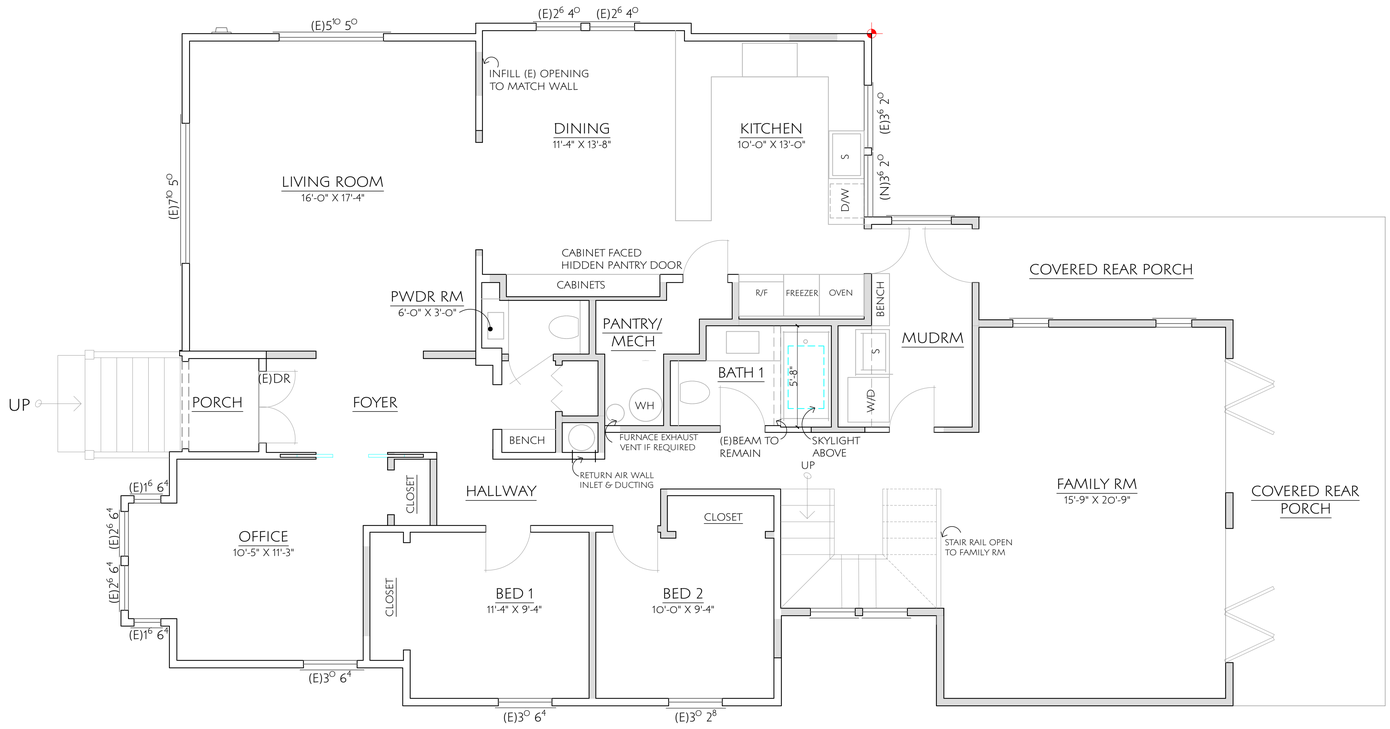
PRINT DATE:
10.21.2026

ARCHITECT:
T. KRULEVITCH
408.806.8850

54 WHITNEY AVE
LOS GATOS, CALIFORNIA

- [X] PRELIM
- [ ] PLAN CHK
- [ ] PRICING
- [ ] CONSTR

A-1.1



LEGEND

- (E)WALLS
- (N)WALLS

FIRST FLOOR PLAN

1/4" = 1'-0"

PROPOSED / PHASE 2

PRINT DATE:
10.7.2026

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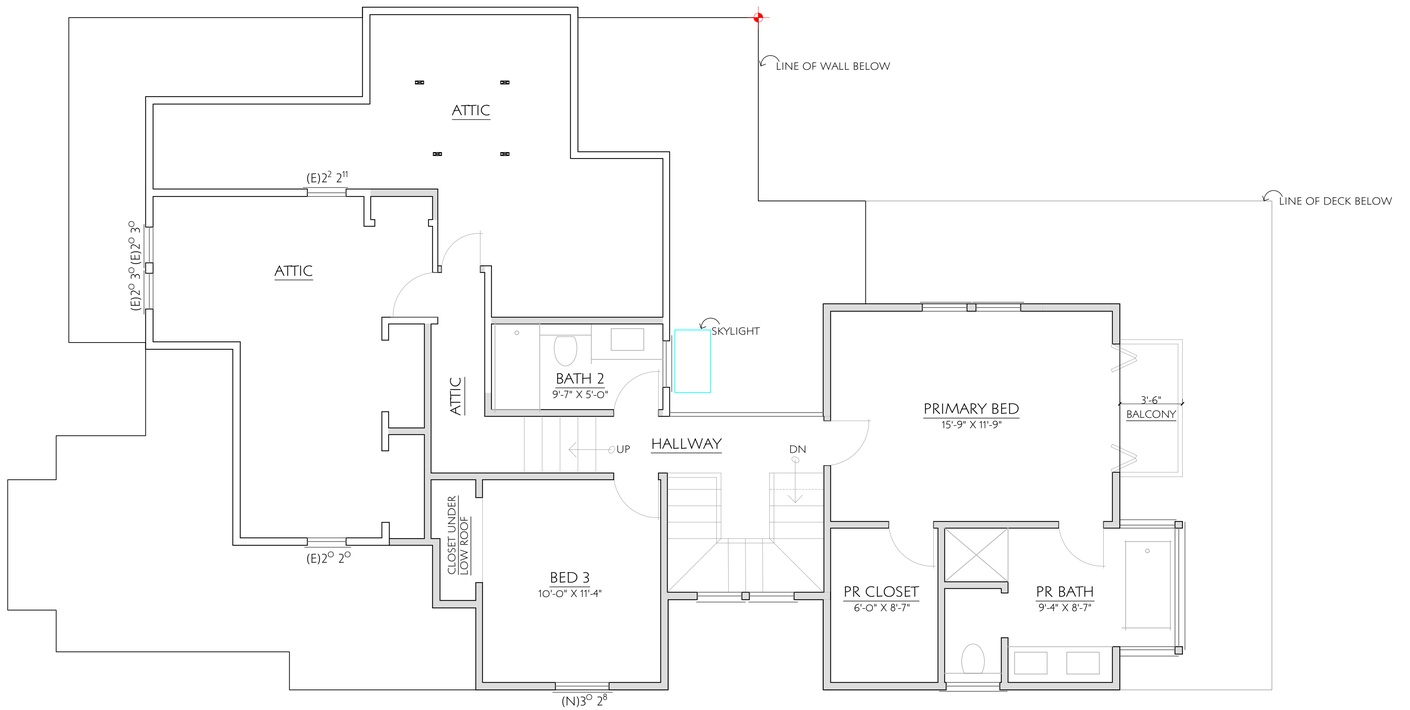
54 WHITNEY AVE

LOS GATOS, CALIFORNIA

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- [ ] PLAN CHK
- [ ] PRICING
- [ ] CONSTR

DRAWN BY:
VAIDEHI DAVDA

A-2.1



LEGEND

- (E)WALLS
- (N)WALLS

SECOND FLOOR PLAN

1/4" = 1'-0"

PROPOSED / PHASE 2

PRINT DATE:
10.7.2026

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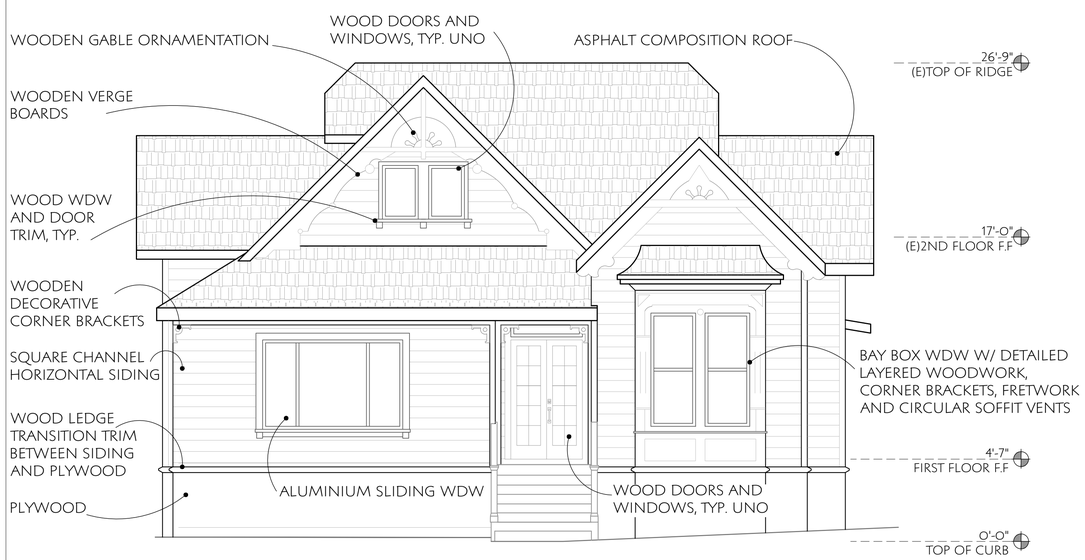
54 WHITNEY AVE

LOS GATOS, CALIFORNIA

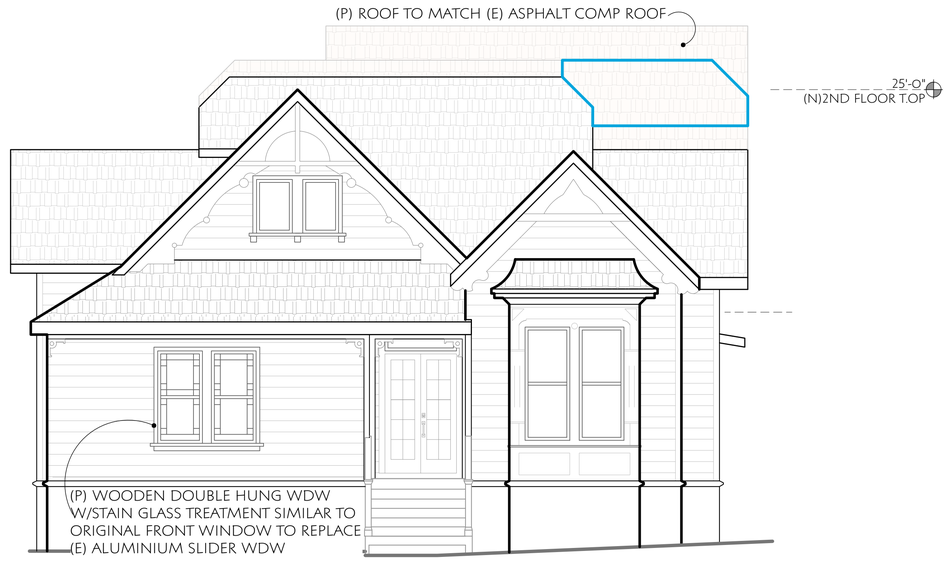
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DRAWN BY:
VAIDEHI DAVDA

A-2.2



EXISTING / PHASE 1
1/4" = 1'-0"



PROPOSED / PHASE 2

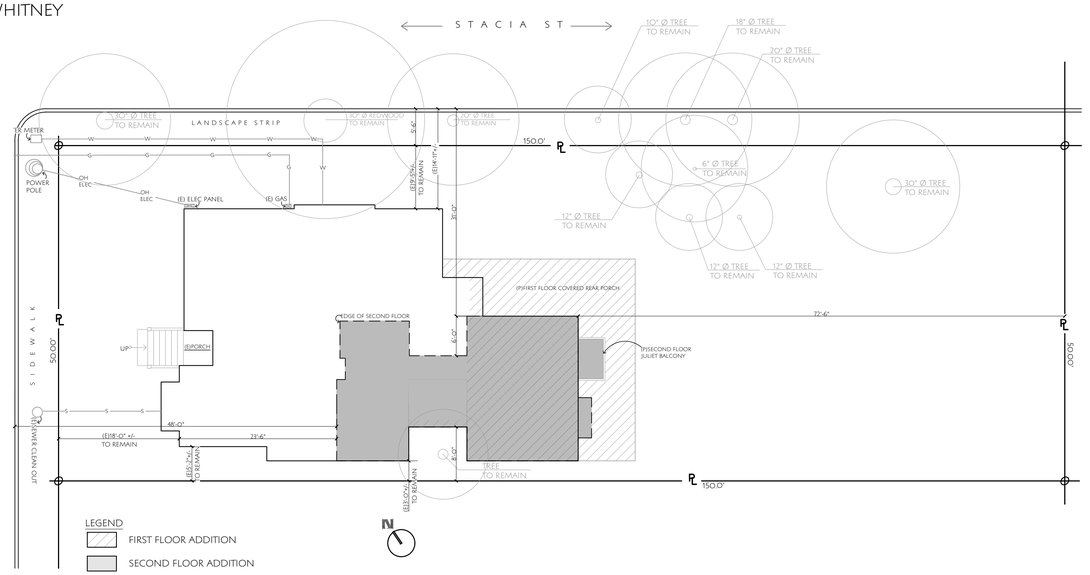
LEGEND

- (E)STRUCTURE
- (N)STRUCTURE
- VISIBLE FROM SIDEWALK OTHER SIDE OF WHITNEY

NOTE: ALL MEASUREMENTS TO ADJACENT GRADE



EXISTING / PHASE 1 AND PROPOSED PHASE 2



SITE PLAN

FRONT / WHITNEY AVE ELEVATIONS AND PLAN

PRINT DATE:
10.7.2026

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54 WHITNEY AVE
LOS GATOS, CALIFORNIA

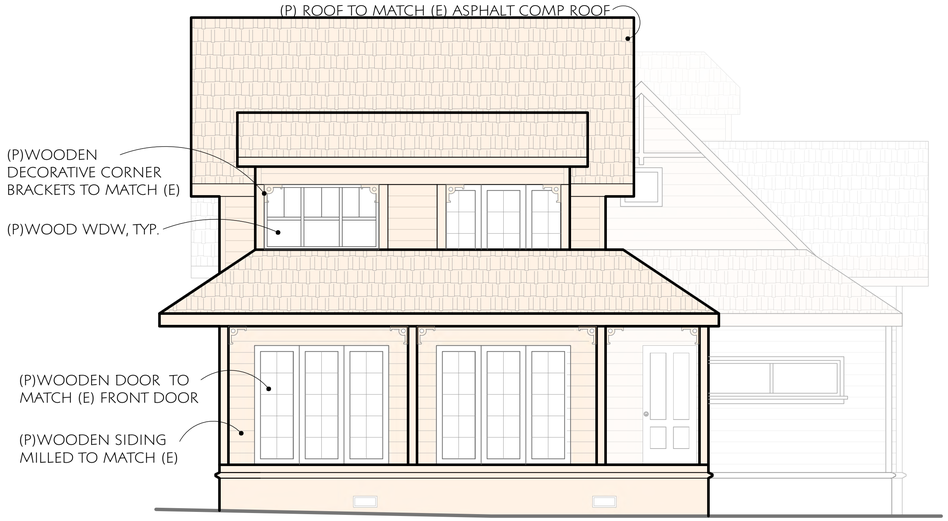
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- [ ] PLAN CHK
- [ ] PRICING
- [ ] CONSTR

DRAWN BY:
VAIDEHI DAVDA

A-3.1



EXISTING / PHASE 1



PROPOSED / PHASE 2

LEGEND

- (E)STRUCTURE
- (N)STRUCTURE

REAR ELEVATIONS

1/4" = 1'-0"

PRINT DATE:
10.7.2026

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54 WHITNEY AVE
LOS GATOS, CALIFORNIA

- [x] PRELIM
- [ ] PLAN CHK
- [ ] PRICING
- [ ] CONSTR

DRAWN BY:
VAIDEHI DAVDA

A-3.2



NEIGHBOR SIDE



STACIA ST SIDE

EXISTING / PHASE 1 ELEVATIONS

1/4" = 1'-0"



PRINT DATE:
10.7.2026

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54 WHITNEY AVE
LOS GATOS, CALIFORNIA

- [x] PRELIM
- [ ] PLAN CHK
- [ ] PRICING
- [ ] CONSTR

DRAWN BY:
VAIDEHI DAVDA

A-3.3

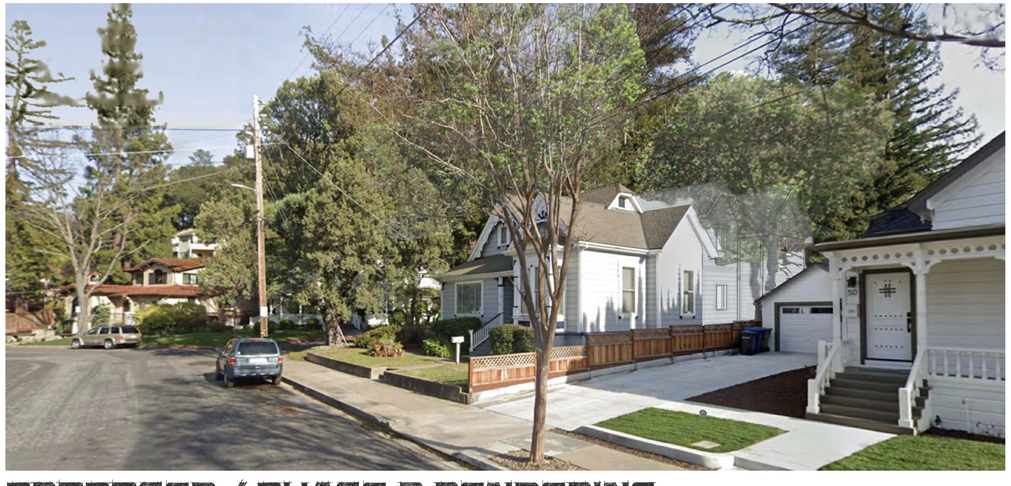


WHITNEY AVE - PROPOSED ELEVATION
3/16" = 1'-0"

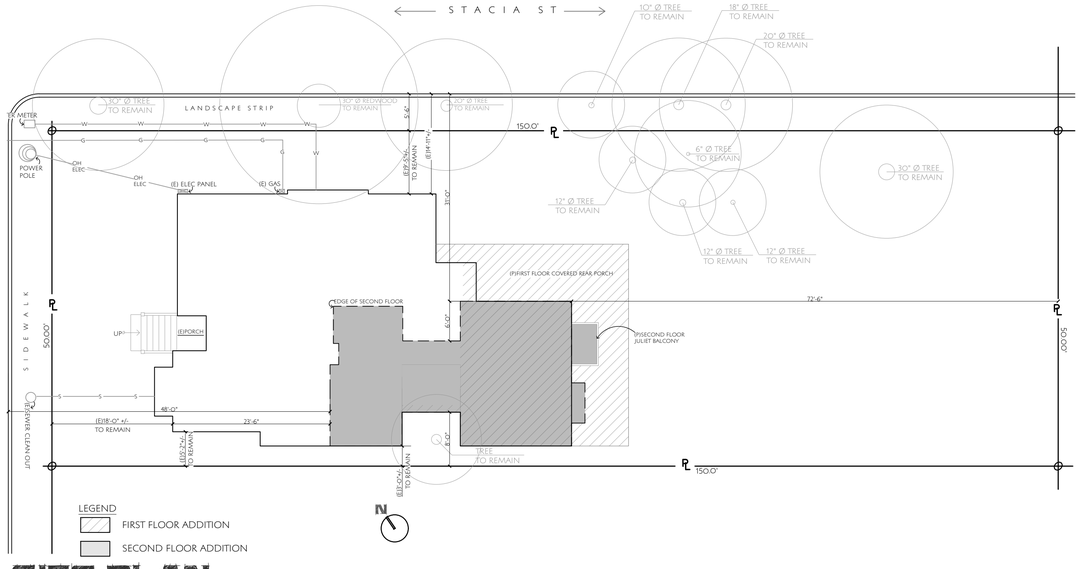
LEGEND

- (E)STRUCTURE
- (N)STRUCTURE
- VISIBLE FROM SIDEWALK OTHER SIDE OF WHITNEY

PROPOSED / PHASE 2 ELEVATION
1/4" = 1'-0"



PROPOSED / PHASE 2 RENDERING



SITE PLAN

NEIGHBOR SIDE ELEVATION AND PLAN

PRINT DATE:
10.7.2026

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54 WHITNEY AVE
LOS GATOS, CALIFORNIA

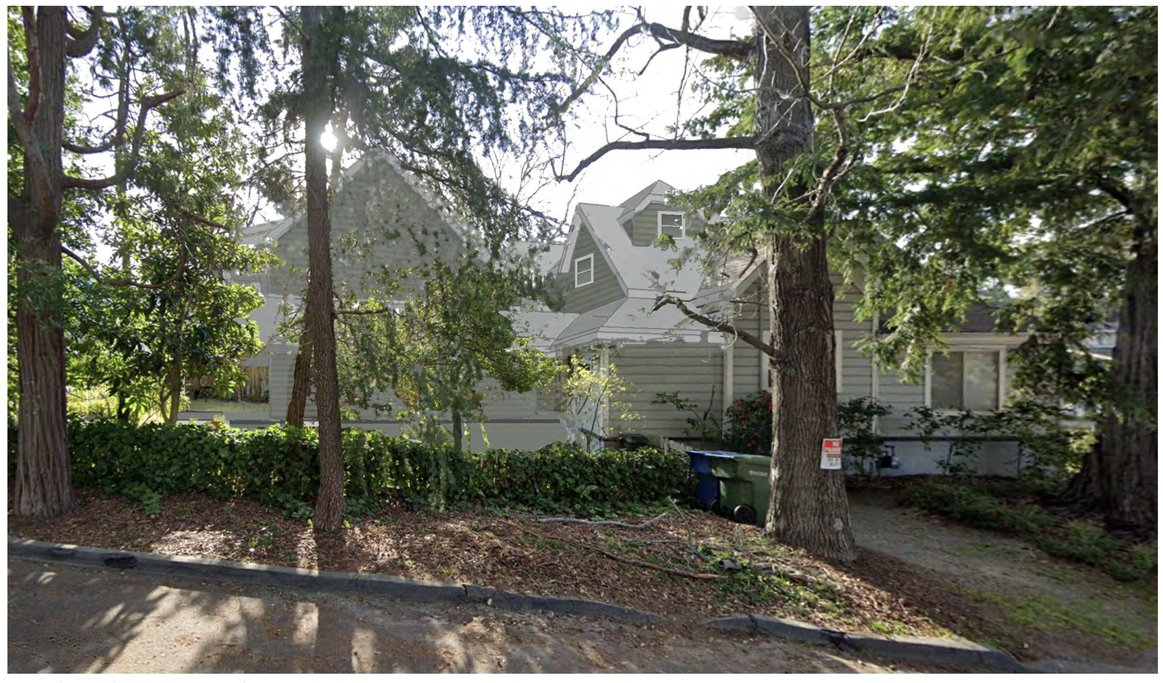
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- [ ] PRICING
- [ ] CONSTR

DRAWN BY:
VAIDEHI DAVDA

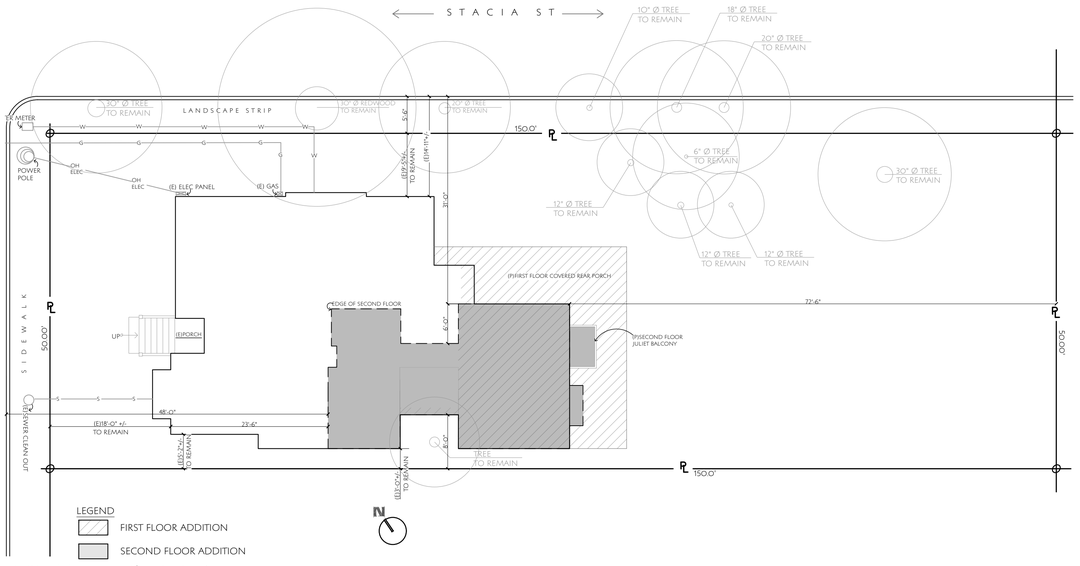
A-3.4



PROPOSED / PHASE 2 ELEVATION
1/4" = 1'-0"



PROPOSED / PHASE 2 RENDERING



SITE PLAN

STACIA ST SIDE ELEVATIONS AND PLAN

PRINT DATE:
10.7.2026

KRULEVITCH
ARCHITECTURE, P.C
408. 806. 8650

54 WHITNEY AVE
LOS GATOS, CALIFORNIA

- [x] PRELIM
- [ ] PLAN CHK
- [ ] PRICING
- [ ] CONSTR

DRAWN BY:
VAIDEHI DAVDA

A-3.5



FRONT / WHITNEY AVE SIDE



NEIGHBOR SIDE



REAR



STACIA ST SIDE

FACADES	EXTERIOR WALL AREA	EXTERIOR DEMO AREA
FRONT / WHITNEY AVE	517 SF	0 SF
NEIGHBOR SIDE:	564 SF	69 SF
REAR SIDE:	290 SF	183 SF
STACIA ST SIDE:	565 SF	59 SF
TOTAL:	1936 SF	311 SF

CONCLUSION

1. 0% < 50% REQUIREMENT. OK
2. 16% < 25% REQUIREMENT. OK

THEREFORE NOT A TECHNICAL DEMO

DEMO ELEVATIONS

1/4" = 1'-0"

PRINT DATE:
10.7.2026

KRULEVITCH
ARCHITECTURE, P.C
408. 806. 8650

54 WHITNEY AVE

LOS GATOS, CALIFORNIA

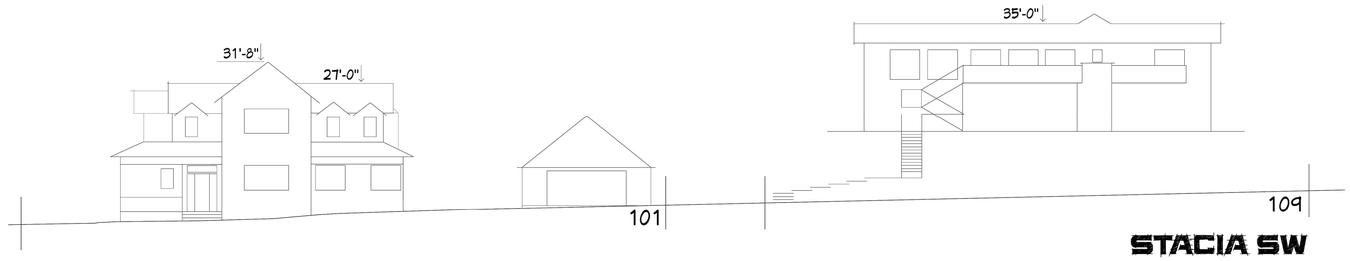
☒ PRELIM
☐ PLAN CHK
☐ PRICING
☐ CONSTR

DRAWN BY:
VAIDEHI DAVDA

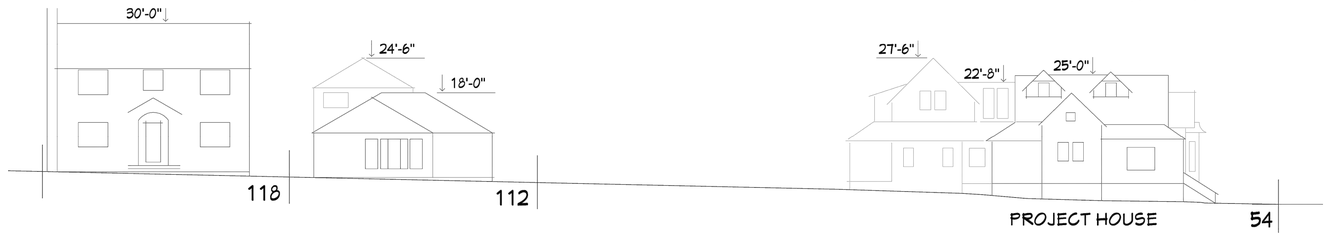
A-4



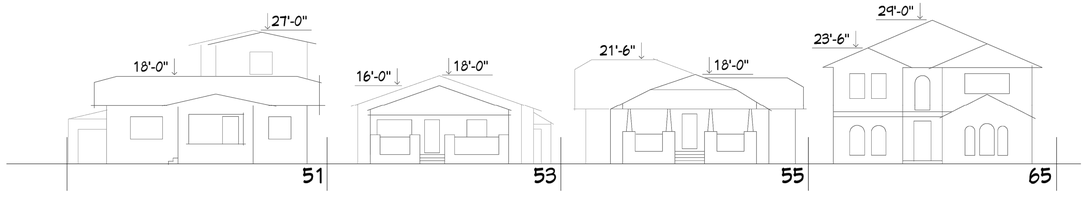
NEIGHBORHOOD PLAN
NOT TO SCALE



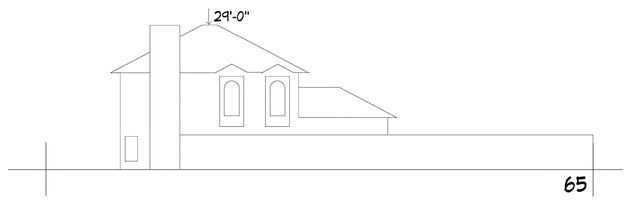
STACIA SW



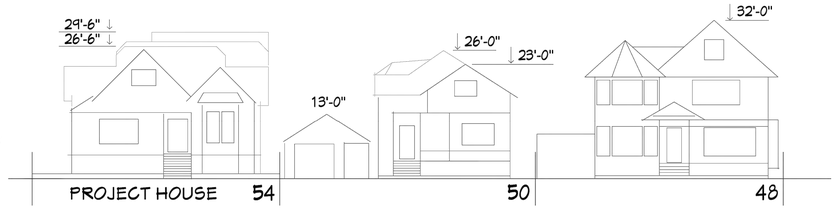
STACIA NE



WHITNEY SE



WHITNEY E



WHITNEY NW

SUMMARY

FLOOR AREA (SF): 4 HOUSES HAVE LARGER SF AND 2 ARE SIMILAR

BLDG FAR: 2 HOUSES HAVE LARGER FAR AND 3 ARE SIMILAR

HEIGHT*: 3 HOUSES ARE HIGHER AND 2 ARE SIMILAR

2 STORY: 10 OF 15 HOUSES ARE 2 STORY

*ELEVATIONS MEASURED TO TOP OF CURB (NOT TO ADJACENT GRADE)

54 Whitney Avenue - FAR Comparison- Immediate Neighborhood

Address	Zoning	APN	Bldg SF	Garage SF	Site SF	Bldg FAR	Stories	Yr Built
118 Stacia Street	R-1:8	532-29-094	2,188	441	7,500	**0.29**	2	1987
112 Stacia Street	R-1:8	532-29-063	1,820	280	7,500	**0.24**	2	1951
50 Whitney Avenue	R-1:8	532-29-061	2,966	400	8,276	**0.36**	2	1900
48 Whitney Avenue	R-1:8	532-29-060	2,837	0	6,795	**0.42**	2	1955
101 Stacia Street	R-1:10	532-37-052	2,651	480	8,400	**0.32**	2	1994
109 Stacia Street	R-1:10	532-31-019	1,470	450	13,800	**0.11**	1	1965
51 Whitney Avenue	R-1:8	532-29-069	1,416	400	7,878	**0.18**	1	1924
53 Whitney Avenue	R-1:8	532-29-068	1,793	494	7,125	**0.25**	1	1925
55 Whitney Avenue	R-1:8	532-29-100	2,445	400	7,500	**0.33**	1	1925
65 Whitney Avenue	R-1:8	532-29-099	2,475	525	7,500	**0.33**	2	2000
Ex. 54 Whitney Avenue	**R-1:8**	**532-29-062**	**2,114**	**0**	**7,500**	**0.28**	**2**	**1900**
P- 54 Whitney Avenue	**R-1:8**	**532-29-062**	**2,474**		**7,500**	**0.33**	**2**	**1900**

SF & FAR TABLE

NEIGHBORHOOD ANALYSIS

STREET ELEVATIONS
NOT TO SCALE

PRINT DATE:
10.7.2026

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ARCHITECTURE, P.C
408. 806. 8650

54 WHITNEY AVE
LOS GATOS, CALIFORNIA

- [x] PRELIM
- [ ] PLAN CHK
- [ ] PRICING
- [ ] CONSTR

DRAWN BY:
VAIDEHI DAVDA

A-5

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TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 10/28/2026

ITEM NO: 6

DATE: October 23, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Construct Additions and Exterior Alterations to an Existing Noncontributing Single-Family Residence Located in the Broadway Historic District on Property Zoned R-1:D:LHP. **Located at 4 Tait Avenue**. APN 510-44-054. Request for Review Application PHST-25-021. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Branislav Vajdic. Applicant: Davide Giannella, Arcadia Architecture. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request for a preliminary review to construct additions and exterior alterations to an existing noncontributing single-family residence located in the Broadway Historic District on property zoned R-1:D:LHP, located at 4 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1927 per Anne Bloomfield Survey
2. Bloomfield Preliminary Rating: +, historic and intact or worthy of special note
3. Does the property have an LHP Overlay? Yes
4. Is the structure in a historic district? Yes, Broadway Historic District
5. If yes, is it a contributor? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The subject property, which was formerly owned by the Town, is located at the northeast corner of Tait Avenue and West Main Street in the Broadway Historic District. The property is currently addressed at 4 Tait Avenue but has previously used the address of 248 West Main Street. The property is developed with an approximately 2,574-square foot primary building, originally built as a fire station with an attached residence. The building was later used as a museum. The museum use was discontinued several years ago. An accessory building is located

PREPARED BY: Sean Mullin, AICP
Planning Manager

in the northeast corner of the property. The primary building and outbuilding are currently unoccupied.

The 1990 Anne Bloomfield Survey indicates that the residence was constructed in the Mediterranean Revival style in 1927 and assigns the property a preliminary rating of historic and intact or worthy of special note (Attachment 1). The Town's Residential Design Guidelines do not list the property as a contributor to the Broadway Historic District (Attachment 2). The building first appears on the 1928 Sanborn Fire Insurance Map (Attachment 3). The footprint of the main building remains consistent through the 1956 map; however, the current footprint shows that a small addition was made to the north side of the building, visible along Tait Avenue sometime after 1956. This area is highlighted on Sheet A2.0 of the project plans (Attachment 6). The Town's permit history for the property is very brief, including a 1983 approval for the wrought iron railings lining the walkway to the main entrance and a 2012 plumbing permit.

Sale of the property to the current owner was finalized in 2026. The current owner now seeks a preliminary review by the HPC to construct an addition and exterior alterations to the building.

DISCUSSION:

The applicant provided historic research for the property and project plans (Attachments 4 and 6). Sheet A2.3 of the project plans provides an analysis of the proposed design by the applicant, which details the proposed changes and enhancements that would support the existing architectural style. This analysis describes the residence as a textbook example of a Spanish Colonial Revival residence, a style prevalent in the early 20th century. The building exhibits the primary characteristics of Spanish Revival style, including: low-pitched roof with little to no eave overhang, red tile roof, prominent arched openings at the main entrance and principal window, stucco siding, wall surfaces that extend into gable ends without a break, and an asymmetrical façade. The building also exhibits characteristic architectural details such as cast stone decorative gable vents, deep set windows, expose wood beams (vigas), and proportional wood shutters.

The applicant is requesting a preliminary review by the Committee to obtain feedback on a proposed addition to the north side of the building and exterior modifications (Attachment 6). The proposed 412-square foot addition would be constructed on the north side of the building behind the street-facing façade along Tait Avenue. All exterior materials would match those existing. To accommodate the addition and support the style of the building, the existing flat roofs would be replaced with new gable roof forms (Attachment 6, Sheet A2.2).

The proposed exterior modifications are designed to be compatible with and enhance the existing architectural character of the building (Attachment 6). Modifications include replacement of all existing windows with aluminum-clad wood windows with grids and

proportions to match the existing windows. All new windows would be recessed into the wall in-keeping with the original architecture. Several windows and a door on the interior-facing elevations of the existing garage would be filled in and new windows added at the new kitchen and Suite 2. The garage doors, which are currently infilled with stucco siding, would be replaced with heavy timber carriage doors to serve the two-car garage. Cast stone gable vents would be replicated in the new gable roof sections to match existing. A new shed roof would be added on the east wall of the proposed addition above a new porch. Lastly, the existing vargas would be replicated and continued across the west elevation for a more cohesive look.

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:

__X__ 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

Sections 3.9 and 3.10 of the Town's Residential Design Guidelines provide recommendations for additions to existing residences and architectural detailing (Attachment 5).

CONCLUSION:

The applicant is requesting a preliminary review from the Committee on a proposal to construct additions and exterior alterations to an existing noncontributing single-family residence located in the Broadway Historic District on property zoned R-1:D:LHP, located at 4 Tait Avenue. This application would return to the Committee for a formal recommendation to be forwarded to the Community Development Director.

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Residential Design Guidelines, Appendix B, Broadway Historic District
3. Sanborn Exhibit
4. Applicant's Research
5. Residential Design Guidelines Sections 3.9 and 3.10
6. Development Plan

LS

Anne Bloomfield

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

Los Gatos Fire House/Museum

968

File address c. 4 Tait — Los Gatos Museum

PARCEL MAP INFORMATION

Parcel # 510-44-054 Lot size: 80 front ft. x ? ft. deep

Lot shape: Rectangle X L___ Rectangle with small rear jog___ Other___

Location: N__ S__ E X W__ side of Tait St___ Ave___ Other___

distance to cross st: ____ ft. N___ S___ E___ W___ from___

at NE X NW___ SE___ SW___ corner of W Main

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name J W Lyndon's Sub Old Block # 2 Old lot # 3 & 4

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age ~~+1905~~ 1927 Style Mediter. Rev. # stories___

Alterations___

Other Los Gatos Museum 1941: "Fire House Site" No improve. shown

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 8993 EFFective date 12-87

APN 510-44-054 ADDRESS 000004 TAIT AV
MISCELLANEOUS TRA 3-001 WIDTH
USE CODE 0 DEPTH
YR BUILT ACRES

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891		Lyndon Subd. Block 2, Lots 3 & 4	~~¼~~ 34 x 150+/- ~~¾~~ 50 x 150+/-	illegible (owner had both lots together)
Blk Book	1908				
Survey	1944	Block 76 lot 3 & 4	N.E. Cor. Main & Tait		Town of Los Gatos

MISCELLANEOUS

PHOTOS: Roll/frame # 020/15 Date 25-1-90

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey___



4 Tait

EVALUATION Date 1927 (Haw) Contributor X

Lyndon Sub District Non-contrib___

Unknown

Resident X: LG Fire House for volunteer Fire Dept. now LG Museum

Alterations: E Moved___ Raised___ Porch encl___ Addition___ Siding___ Windows___ Condition___

Designer: a X b___ d___ Couchot + Rosenwald

ATTACHMENT 1

File address 4 Hart

Anne Loomfield

ARCHITECTURAL SURVEY
BUILDING RESEARCH

ARCHITECTURAL HISTORY
(415) 922-1063
22 WEBSTER STREET
SAN FRANCISCO, CA 94115

PUBLISHED ANNOUNCEMENTS

Source: ___A&E ___Bulletin ___CA&BN ___Call ___Chron ___DPB ___Ed AB ___EX ___News ___PCA _____Other
Volume_____ Date _____ Page_____

Nature of announcement: ___Contract notice ___Notice of completion ___BP issued ___Photo ___Elev/sketch/rend'g ___Floor plan ___Arch't/cont'r pub ___Real est

Copy exactly:

Owner	Builder/Contractor	Architect/Engineer	Location	Nature of work	Cost

Initials Date

BUILDING PERMITS Address requested _____

Source: Permit Register, Press-Dem., or . . .	Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/ contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials

Initials date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu, gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Misc.	Date of constr.	Describe or sketch plan
1888	2	d.ff.											
1895	8	"											
1904	"	"											
1908	9	"		yell?									
1928	16	this	250-52 W Main	2 colors blue?? gold	D west 25' LGFD east 25'	N	1 1		0 0	0 0	reinf conc. fireprf const.	1927	D LGFD

Initials Date

File address J. Main & Tait – Firehouse / LG Museum

Anne Bloomfield
ARCHITECTURAL SURVEY
BUILDING RESEARCH

(415) 922-1063
2229 FOSTER STREET
SAN FRANCISCO, CA 94115

PUBLISHED ANNOUNCEMENTS
Source: ___A&E ___Bulletin ___CA&BN ___Call ___Chron ___DPB ___Ed AB ___EX ___News ___PCA _____Other
Volume_____ Date _____ Page____
Nature of announcement: ___Contract notice ___Notice of completion ___BP issued ___Photo ___Elev/sketch/rend'g ___Floor plan ___Arch't/cont'r pub ___Real est.
Copy exactly:

Owner	Builder/Contractor	Architect/Engineer	Location	Nature of work	Cost

Initials Date

BUILDING PERMITS Address requested _____

Source: Permit Register, Press-Dem., or . . .	Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/ contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials

Initials date

OTHER SOURCE (specify thoroughly)
Bob Lee – Russell Sund built it

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu, gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Differences from today in: Use	Stories	Footprint	Date of constr.	Describe or sketch plan

Initials Date

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

ARCHITECTURAL HISTORY
(415) 922-1063
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

Name (person, building, organization, etc)_____

Addresses associated with Name 4 Tait (Fire House / L.G. Museum)

Relevant dates: construction_____. birth_____. death_____. other_____

I. DIRECTORY SEARCH (City Directories, County Directories, Telephone Books, society directories, etc.)

Year	Book	Name/Classified Heading	Listing (copy entire, exactly as shown; use * for boldface)
30	LGD	Sullivan, John M	chief Los Gatos Fire Dept 256 W. Main h 80
"	LGD	Lord Alfd L	(Leona M) firemn LGFD h 4 Tait Oakland
25	"	Lord Alfd L	(Leona) tmstr h 500 N Santa Cruz

/initials date

BIOGRAPHICAL SEARCH, indexes & other alphabetical listings.
Mark 'X' (infd or 'Ø' (nothing found) at each source you try. List findings below.

Los Gatos Library:
- X City directories (name & street index)
- ___ Historic Collection Index (green boxes)
- ___ Thompson & West, 1876 (bio index)
- ___ Pen Pictures, 1888 (bio index)
- ___ Sunshine Fruit & Flowers, 1895 (bio index)
- ___ Guinn, 1904 (bio index)
- ___ Sawyer, 1922 (bio index)
- ___ Extended index to Bruntz
- ___ Bio index of Munroe Frazer, 1881 (Survey box)
- ___ Photo collection (2 boxes)

Los Gatos Museum (Forbes Mill):
- ___ Death records by year
- ___ Funeral records (index cards to big books)
- ___ Photo collection

California History Center, De Anza College:
- ___ Biographical file
- ___ Photo collection

San Jose Historical Museum:
- ___ Great Registers (of voters)
- ___ Indexes
- ___ Photo collection

Other sources:
- ___ Indexes, California Historical Quarterly
- ___ State Library Information Index (fiche)
- ___ State Library-S.F. Newspaper Index (")

III. LIST ALL REFERENCES FROM ABOVE. Find them. Copy good material & attach. Or copy below if only a few words. Or explain why not relevant (as, wrong person).

Continued on Reverse

4 Tait

Feb. 10

MODERN FIRE APPARATUS IS COMING HERE

AMERICAN LA FRANCE CO TO HAVE ENGINE READY IN 90 DAYS

Combination Ladder

WILL FORCE THREE STREAMS OF 250 GALLONS EACH MINUTE

Purchase of a 750-gallon pumping engine and hose car at the price of $12,720 will be made by the City of Los Gatos for the fire department, according to decision of the Town Board Monday night when the bid of the American La France company was accepted. The Seagraves company was the only other fire engine company submitting a bid.

This fire engine, which will be made by the manufacturer of the one now in use in Los Gatos, can throw three large streams of 250 gallons each per minute, and it has an 80 gallon auxiliary tank which forces water under high pressure taking the place of ordinary soda and acid tanks and does not do as much damage to property in smothering the fire. This equipment is complete and covers all working tools for the fire fighting trade.

The largest combination ladder that can be carried on a pumping engine truck is included, and with this ladder practically any building in Los Gatos can be ealed. There are special extinguishers on the truck for gasoline and oil fires, and masks for smoke, gas and ammonia will be a part of the accessories.

This equipment will be shipped within 90 days and will reach Los Gatos about the time the building at the corner of Tait Avenue and Main Street is completed.

May 13 1927

"Bud" Lord Appointed Fire Truck Driver

Excellent progress has been going on at West Main Street and Tait Avenue where Contractor R. H. Sund is erecting Los Gatos new Spanish Style Fire Station and Dwelling House. All the work except painting, finishing and furnishing has been completed, and the building will be ready for occupancy soon.

"Bud" Lord, Los Gatos young man, has been chosen Driver of the new Fire Truck. He and his family will live in the new apartment at the Fire House.

The new engine has arrived in San Francisco and will be delivered when the house is completed, according to Lewis H. Neumann, Chairman of the Fire Committee of the Town Board.

Fire Chief J. M. Sullivan cautions residents against building bonfires and grass fires in the city without a permit. "This is the dangerous time for grass fires," Mr. Sullivan said. "Property owners should see that their property is cleared of high grass, and should not permit fires to be built without first seeing the proper authority."

May 10

Sund Makes Rapid Progress on Fire House Construction

Pouring of concrete into forms for the walls of Los Gatos new Fire House has started, and the work is well ahead under direction of Contractor R. H. Sund, who secured the contract to finish the job in 70 days.

The Fire House will be of Spanish Style with a red tiled roof and will be solid concrete throughout. The Fireman's quarters and living quarters of the truck driver will be of reinforced concrete. A hose rack will be constructed in the rear.

May 26

Fire House Will Be Ready Before June 1

The new Spanish Style Fire House and Dwelling will be ready for occupancy before June 1st, Fire Chief J. M. Sullivan said yesterday. This week the painters are doing the finishing touches and General Contractor R. H. Sund is attending to details of

(Continued on page Sixteen)

NEW FIRE HOUSE

(Continued from Page One)

finishing both outside and in.

The architects for the building are Maurice C. Couchot and Jesse Rosenwald, and the building they designed is unique in Los Gatos. It is probably the finest fire house in any town the size of Los Gatos in the State. J. M. Sullivan is the painter, Fred Berryman the plumber, H. E. Howard, electrician, and the Dudfield Lumber Co. of Palo Alto furnished the redwood woodwork.

July 14

OPENING OF FIRE HOUSE IS SATURDAY

Formal opening of Los Gatos' new fire house will be given next Saturday, July 16, according to Fire Chief Jack Sullivan. The new fireman's club room has been beautifully furnished, and with its combed Redwood and unique mellow walls that give an appearance of rich castles in Spain.

At any time during the day Alfred Lord, in charge of the fire house, will be glad to show visitors through the building. In the evening the firemen will be on hand—probably the Los Gatos band will play—and the new building and equipment will be officially dedicated.

5A

July 30

Los Gatos Fire Department Has Fine Record of Efficiency

1931

In 1884 the first volunteer fire department was organized. In 1886 it was reorganized, and has functioned from then until the present day. The records prior to 1901 were destroyed in the fire of October of that year, which destroyed the entire business district, consisting of four blocks. It was impossible to check the fire due to the lack of water and high winds.

The equipment up until 1915 consisted of three hose carts and a hand-drawn hook-and-ladder wagon. In 1915 the city purchased a LaFrance combination chemical and hose truck, which is still in active service. In 1916 a $30,000 bond election for a new fire house and equipment was carried by a large majority. The equipment purchased was a 750-gallon American LaFrance pumper which is now installed with the old chemical in the new Spanish bungalow type fire house.

The department now consists of 25 volunteer members, the driver, "Bud" Lord, completing the membership of 26. Lord is on duty at the fire house at all times. The department is under the able direction of Chief J. M. Sullivan, who was re-elected for his eleventh year in office. Too much praise cannot be given Chief Sullivan for his untiring efforts to improve the efficiency of his department, and no man works harder in the interest of fire prevention and protection.

In over twenty years, Los Gatos has not suffered any big fire loss, and this is due largely to the efficiency of the department, which includes only one full time man. The rest of the personnel are volunteers who receive a nominal fee for every fire answered.

The following story of the department is by that man of fire and ice, grand-daddy and charter member of the department, J. D. Shore, who when he is not purveying ice, is planning for the department.

The old fire truck was stalled in the Bell store at Main street and Santa Cruz avenue.

Nate Baumgardner

The second chief was Nate Baumgardenr. Quite a hero Nate was, although he died young. He has a daughter and a son living in Los Gatos now. Rolly Baumgardner runs the Richfield service stataion. Nate was a member of the famous baseball team of Los Gatos; on this team were Frank Arellano, pitcher (afterwards with the Boston Red Socks, champion team for two years); Clarence Lyndon, Jack Sullivan, Hal Chase (the greatest first baseman that ever lived); Adolph Baer, Dick Shore, Charles Suydan, Nate Wilder, Charles Baker and many others. Nate Baumgardner played center fielder on this team.

Matt Doolin

Matt Doolin, the third chief, kept a saloon across from Green's drug store, on the property which now belongs to E. F. Robertson. Mr. Doolin belonged to the Los Gatos Sportsmen's club. This same club had a dancing platform and a skating rink in the then called Shore's park, better known as Bunker Hill park and now called Memorial park.

By J. D. SHORE

The following men have been fire chiefs in Los Gatos: Charles Dricoing, Nate Baumgardner, Matt Doolan, Lloyd Lyndon, J. D. Shore and Jack Sullivan.

Charles Dricoing

Charles Dricoing, who with his two brothers, were barbers in town in the early days was the first fire chief. The first fire to amount to anything occured when the Van Meter tin shop caught fire. Charles and his brothers lived in the old "Ten-Mile House," which is now called "Feather's Hotel." Their place of business was located on the spot where the Los Gatos hardware store is now. The Van Meter tin shop was situated where Davies' store stands. When the alarm sounded the brothers hurried to their home, donned their red shirts and red hats, but when they got to Van Meter's shop they found that the fire had already been put out by Dick Shore and Billy Mullen. Were they "burned up"?

Lloyd Lyndon

The fourth chief was Lloyd Lyndon, secretary and business manager of Lyndon's Lumber Yard, which was owned by his father, Jim Lyndon, sheriff of Santa Clara county. At present Lloyd Lyndon is in San Francisco.

J. D. Shore

J. D. Shore, the fifth fire chief came to Los Gatos in 1881, so saw all the good fun of those early days. One of the most exciting instances was the waterfight between the No. 1 and the No. 2 fire companies. The fight occurred in this way: La Montain's hay barn caught on fire, one company was on one side, and one on the other side. Ergo, each threw a stream of water on the barn, the play going over the top and striking the company on the other side. Department No. 1 won the fight. At this incident Nate Baumgardner was fire chief. Wildebrandt and Brown were the captains of No. 2 department.

Mr. Shore was fire chief for 18 years. He joined the outfit in 1886, and he is still a fireman. Also he is fire warden for the Los Gatos district.

Jack Sullivan

The sixth and present chief is Jack Sullivan, member of the famous baseball team. He has been chief for a number of years, and has been a credit to the department and to his predecessors.

When the fire bell rings all the volunteer firemen forget that they are business men, and become minute-men, "Johnny on the spot." A fire isn't a good sight, but seeing a group of men forget their own interests for the common good is a fine thing.

The fire company has always entered whole heartedly into community activities. On Christmas it used to decorate the tree and give entertainments. Years ago, one day every May, it would hold a great outdoor picnic which included all the trimmings, a barbecue, dancing, races, catching a greased pig race, tugs of war, and all forms of sport.

5A

APPENDIX B
Historic Districts

111	Edelen	1880-90s
118	Edelen	1890s
129	Edelen	1890s
130	Edelen	1886
260	Edelen	1880s
115	University	1910s
118	University	1880s ,
122	University	1870.80's
126	University	1880s
128	University	1890s
201	University	1890s
202	University	1870s
215	University	1880-90s
221	University	1920s
231	University	1930s
232	University	1920s
237	University	1880s
256	University	1880s
262	University	1890s
301	University	1910s
303	University.	1910s
315	University	c.1895
321	University	1890s
350	University	N/A
611	University	1950s

Source : Historic Inventory Survey conducted by Anne Bloomfield.

BROADWAY HISTORIC DISTRICT

Historical

The Broadway area was the first residential subdivision, and Broadway was the first residential street in the Town of Los Gatos.

A 100-acre tract of land including what is now the Broadway area was purchased by a Henry D. McCobb in 1863. McCobb planned to subdivide the land into city lots and name the new city Cobbsville.

The land was ultimately sold to ex-Vermonter John W. Lyndon, one of the most well-known names in early Los Gatos history, and it was Lyndon who, on September 24, 1881, subdivided the area into 48 lots, selling for $125 and up. On January 5, 1883 Broadway, was opened up to access the Lyndon subdivision. Broadway was the first plotted street in Los Gatos. Scattered houses and businesses such as Forbes Mill preceded Broadway, but this subdivision marked the beginnings of a formally laid-out Town.

In addition to founding Broadway, John Lyndon, one of the original Town Trustees (equivalent to Town Councilmen), was a stockholder in the new Los Gatos Fruit Packing Co., organized a gas company, started a bank, built a new hotel (Ten Mile House, predecessor to the Lyndon Hotel) and deeded the land for the Southern Pacific Coast Railway depot, where the post office now stands.

Among the first land purchasers was William L. Lingley, once a sailor from Maine, who bought the Lyndon Subdivision All for $600 in gold coin in September, 1881. Part of the original Lingley home still stands near what are now the apartments at 350 W. Main Street. The creek running through that area and # 1 Bayview (original location of the Victorian Abbey Inn) is called Lingley Creek.

The historic John W. Lyndon home, which later became the Farwell home, was a Victorian mansion at 55 Broadway.

John's brother James built a stately two-story residence at the southwest corner of Broadway and S. Santa Cruz Avenue when Broadway was still a dirt road.

The cottages built in 1887 for Mr. Thomas Hayselden still stand. Clifton Avenue was once called Hayselden Avenue.

Among memorable people who have dwelt on Broadway was Marion Mace Lyndon, second wife of John Lyndon. Her mother was a minor poet and friend of Longfellow. The Mace home still stands on Clifton Avenue.

According to neighbors, the present Bruce Berryman residence at 89 Broadway was once rented by writer Jack London's first wife.

Contributors to the District

Street Address		Estimated Date of Construction
29	Broadway	1870s
37	Broadway	1890s
42	Broadway	1910s
44	Broadway	1870s
45	Broadway	1870s
47	Broadway	1930s
50	Broadway	1900s
56	Broadway	1910s
62	Broadway	1880s
65	Broadway	1910s
68	Broadway	1980s
72	Broadway	1880s
74	Broadway	1920s
81	Broadway	1930s
84	Broadway	1900s
85	Broadway	1880s

APPENDIX B
Historic Districts

86	Broadway	1930s
93	Broadway	1880s
107	Broadway	1870s
131	Broadway	1870s
16	Clifton	1910s
24	Clifton	1910s
249	W Main	1880s
251	W Main	1870s
253	W Main	1910s
325	W Main	1920s

Source: Historic Inventory Survey conducted by Anne Bloomfield

Architectural

The proposed district contains approximately 51 structures, many of which were built before 1900 and are significant both historically and architecturally. A variety of architectural styles are represented in the area, including Victorian, Craftsman/Bungalow, Colonial Revival and one Norman French. The Norman French is unique, not only to the district, but to the Town of that era. Although it is not as old as many of the other houses, it was designed by Henry Crall, whose family has been in Los Gatos since the late nineteenth century. The house was originally an exact replica of a house Mr. Crall had seen in Normandy, France. The exterior remains unchanged.

The structure located on the corner of Tait and Main Street was the first fire house built in Los Gatos for that specific purpose. It was constructed in 1927 with funds raised through a bond issue and housed a 750-gallon American LaFrance pumper. The building now houses the Los Gatos Museum.

One of the architectural gems of the area, the Waterman House, built in 1883 at 45 Broadway, is a superb and excellently preserved example of Victorian Italianate style.

Taken together, the homes in the Broadway and Main Street area offer a diverse and irreplaceable sample of architectural styles, including some of Los Gatos' oldest and most distinctive buildings.

Listed below are Town features recommended for preservation. Review by the Historic Preservation Committee is required for any changes to these features.

1. Roads are concrete and should be repaired to maintain appearance as of the year 1992.
2. Date stamps in concrete sidewalks.

FAIRVIEW PLAZA HISTORIC DISTRICT

Historical

"Fairview Plaza" was the original name given the cul-de-sac termination of Pennsylvania Avenue in the subdivision known as "Fairview Addition", surveyed in June, 1885 by Herrmann Brothers, Land Surveyors, San Jose, California, for Mr. F. H.McCullagh and recorded in County of Santa Clara, Book 5 of Maps, page 26.

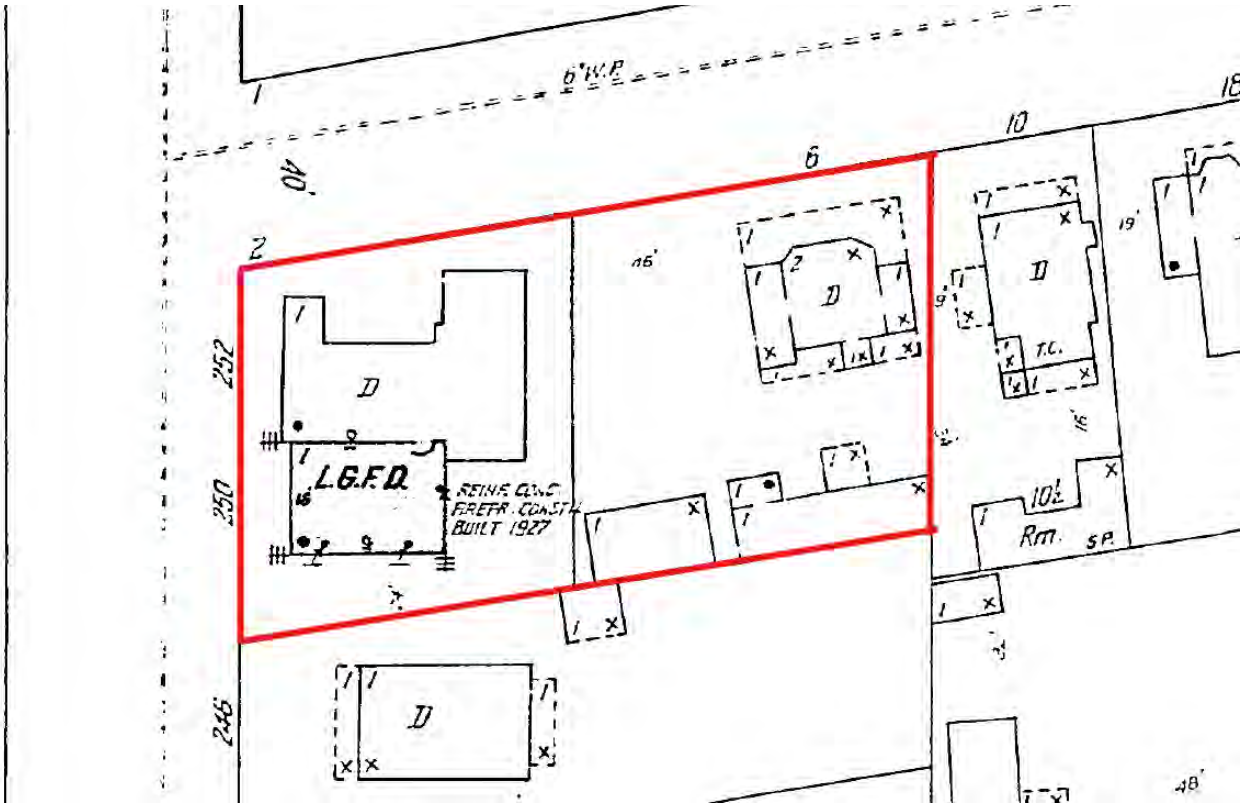
"Fairview Plaza" retains the same configuration as originally mapped and contains a landscaped island as a focal point. Approximately three quarters of the homes within the subdivision were built prior to 1900 and retain the character of that era. The pedestrian walk labeled "Turnstile Walk" on the original map remains essentially unchanged and is located at the eastern end of the cul-de-sac.

While originally named "Pennsylvania Avenue," that portion of the street within the "Fairview Addition" subdivision has been renamed Fairview Plaza (from the cul-de-sac west to the intersection with Oak Knoll Road, Manzanita Avenue, and Wadsworth Avenue). Both the street and adjoining houses are popularly referred to as "Fairview Plaza."

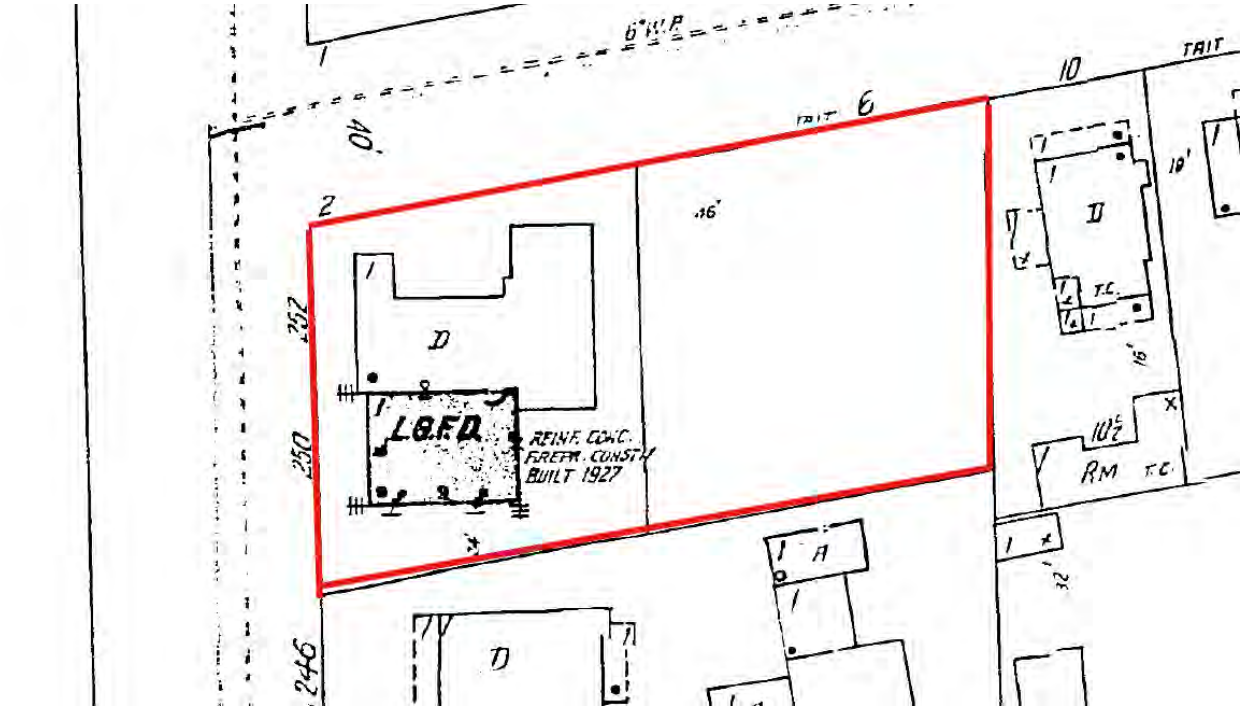
"Fairview Plaza" is a rare and unique neighborhood because of the authentic, well-maintained Victorian and Craftsman houses in close proximity with one another. The atmosphere is enhanced because the street is not a "through street," thus allowing a scale and sense of "apparitions" which is not found in most other neighborhoods.

Contributors to the District

Street Address	Estimated Date of Construction
44 Fairview Plaza	19108
48 Fairview Plaza	1900s
52 Fairview Plaza	1890s
57 Fairview Plaza	18908
63 Fairview Plaza	1890s
75 Fairview Plaza	1880s
78 Fairview Plaza	1890s
80 Fairview Plaza	1860-1890s
89 Fairview Plaza	18708
90 Fairview Plaza	1890s
91 Fairview Plaza	19008
92 Fairview Plaza	19008
95 Fairview Plaza	1890s
98 Fairview Plaza	1890s
99 Fairview Plaza	1910s

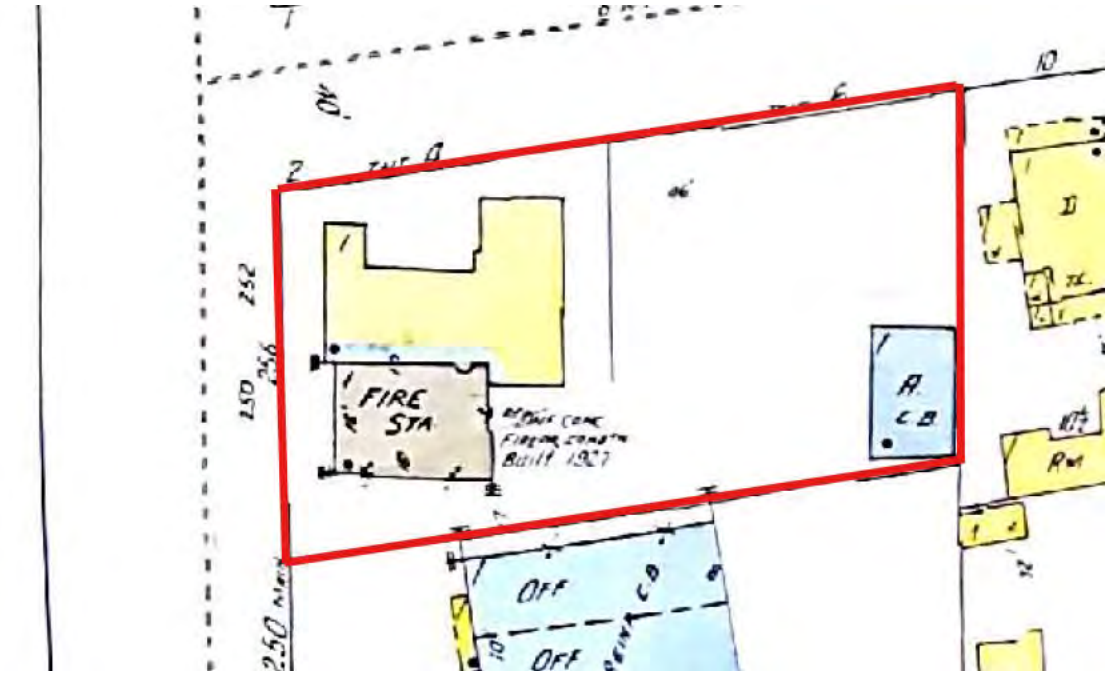


1928



1944

ATTACHMENT 3



1956

Form 1

BUILDING CLASSIFICATION AND COMPUTATION RECORD

ADDRESS LOCATION N.E. Cor. Main + Tait ST. AVE. | CITY OF Los Gatos | CALIFORNIA

BLOCK NUMBER 76 | LOT NUMBER 3-4 | OWNERSHIP Town of Los Gatos

SUBDIVISION OR TRACT, Lyndon's Sub.-

DESCRIPTION Fire House Site.-

Sect.	Dimensions			Area or Cubage	Unit Cost	Repro.Cost	Out'bldgs	Pres.Value
(A)	X	X	=	cu.ft sq.ft	@$.	$		$
(B)	X	X	=	cu.ft sq.ft	@$.			
(C)	X	X	=	cu.ft sq.ft	@$.		Miscel.	
(D)	X	X	=	cu.ft sq.ft	@$.		Retain.Wall	
	X	X	=	cu.ft sq.ft	@$.		Tank	
	X	X	=	cu.ft sq.ft	@$.		Pool	
				Reproduction Cost of Main Building		$	% Good	$
Garage	X	X	=	cu.ft sq.ft	@$.	$	% Good	$
Depreciation %				Pct. Good %		TOTAL DEPRECIATED VALUE		$

BUILDING DIAGRAM AND DETAILS.

Scale 1" = 50' HEIGHT.....FT.

STREET FRONT

PRICED BY DATE

CLASSIFICATION 1 2 3 4 A B C D

QUALITY: Cheap....; Medium....; Good....; Special....

OCCUPANCY Owner Occupied Vacant Tenant Not Home

Age Yrs. Remodeled Age Yrs.

Condition: New Good Medium Poor

Obsolescence Yes No Functional Defects.....%

Special Depreciation For: Lack of Utility.....%

Over....% Under....% Improvement: Location.....%

DESIGN: Good....; Acceptable....; Poor....; Freak....

FLOOR PLAN: Good....; Acceptable....; Awkward.....

Perimeter of Walls.....ft; Number of angles.....

RENT $ Per Mo. Source of Information: Tenant Agent Estimated

EXTERIOR DESCRIPTION

COMMERCIAL BLDGS
Stories
Stores
Office Bldg
Aparts
Rms. Hotel
Rmg. House
Rms. Hosp.
Bank Hall
Wrhse. Loft
Car Garage
Seat Theatre
Mill Factory
Gas Station
Green House
School

RESID'L BUILDINGS
Stories
Rooms
Apts
Family
Duplex Flat
Dwlg Bung.
Cottage Shack

CONSTRUCTION
Lt. Med. Hvy.
Masonry
Reinfd.Conc. Fr. Fl.
Steel Frame
Wood Frame
Mill Frame
Single Wall
Double Wall

FOUNDATION
Deep Shallow
Concrete
Brick Stone
Posts Piers
Mudsill
Piles

ROOF
Gable Flat
Hip Gambrel
Mansard Dmr
Plain Cut up

ROOFING
Wood Shingle
Pat. Shingle
Tar & Gravel
Tile
Composition
Metal
Cor. Iron
Good Med. Chp

PORCHES: NUMBER
Front Rear
Open Roofed
Screened
Glassed In

OUTBUILDINGS
Garage Cars
Detchd; Attached
Shed Barn
Poultry House

EXTERIOR WALLS
Brick
Stone
Terra Cotta
Tile
Stucco
On Wood Lath
On ChickWire
Rustic OP RW
Resawed
Brd. & Bat.
Shiplap
Novelty T&G
Corr. Iron
Painted
Stained

EXTERIOR TRIM
Masonry
Metal
Plastic
Tile
Wood
Glass
Ornamental
Plain

STORE FRONT
Bulkhead
Plate in Met.
Plate in Wood
Plate Mit'red
Sheet Glass

INTERIOR DESCRIPTION

INSIDE TRIM
Stock Spec.
Pine Hdwd.
Painted Enam.

WALLS & CEILINGS
Plastered Rms
Plast. Bd. Rms
Compo. Bd. Rms
Stucco Rms
Wainscot
Paneled
Beamed Ceiling

DECORATING
Papered Rms
Tinted Rms
Canvas Rms
Sanitas Rms
Cloth & Pap. Rms
Rms Unfin.
Plain Med. Good

FLOORS
Number of Rooms.
Pine
Hardwood
Cement
Tile
Marble
Terrazzo
Composition
Earth

PLUMBING
No.of Fixt.
Old Style
Modern
Good Med. Chp.

BATH ROOMS
Large Small
Rooms NO.
Good
Medium
Cheap
Shower
Tile Floor
Tile Wall

LIGHTING
No. of Fixt.
Electric
Old Style
Modern
Gas Oil
Good Med. Chp.
Special

HEATING
Firepl. Stove
Hot.Air Furn.
Ducts: Pipeless
Gas or Oil Fire
Radiant Fire
Steam or Hot Wat.
Arcola System
Thermostat
Floor or Wall Furn.

BUILT-IN FEATURES.
Kitch.Cab. Ft
Buffet Ft
Book Cases
Lockers
Patent Beds
Refrigerator
Open Shelvg.

MISCELLANEOUS
Sidewalk Lights
Fire Escapes
Plate Glass

BASEMENT
Garage Cars
Full Part None
Floor: Cm. St. Wd. Dt
Walls: Cm. St. Wd. Dt
Un Finished

ELEVATORS
Speed: Hi Low
Elec. Hyd. Auto
Pass. Frt. Dmh Wt.
Height Ft
Sidewalk

MECHANICAL EQUIPMENT - Pres.Val.
Ventilating System $
Sprinkler System $
Automatic Fire Alarm $
Vacuum Cleaning System $
Water Heater Storage Automatic
Air Conditioning $
Well Windmill Elec.Pump
Tank Pressure System

OUTBUILDINGS-VALUE Under $400
Dimen. X Ft: Age
Walls Roof Floor
Area SqFt @ $
Repro.Cost $
% Good: PRES.VALUE $

Miscellaneous Remarks
See Reverse

ATTACHMENT 4

MARSHALL SYSTEM THE MODERN METHOD OF REALTY VALUATION—JAMES G. STAFFORD & ASSOCIATES, OAKLAND AND SAN FRANCISCO, CALIF.

REAL ESTATE APPRAISAL COMPUTATION.

BLOCK NO. | LOT NO. | BLOCK BOOK PAGE

Description, Dimensions and Ownership of Real Property Described herein, conforms with Official Block Book, and Assessment Map of The City Named on Reverse. No accountability Assumed for Matters Legal in Character. Computation of Values of Land and Buildings in Accordance with Contract Provisions for Equatax System Valuation.

SYMBOL	FRONT		DEPTH	PCT.	COEF.	UNIT	COMPUTED VALUE
	80	x	70	85.6	68.48	.15	$ 1027.
	80	x	80	90.9	72.72	13	945.
		x					
		x					
10%	Added For Corner		50 x 150		Lot Value		86
	Added For Alley						
					TOTAL		$ 2058.

SYMBOLS
F.T.=Front Triangle. R.T.=Rear Triangle. B.L.=Back Lot Comp.
C.I.=Corner Influence. ♂ = Reverse Corner Comp.

VALUATION RECORD

YEAR	1940	19	19	19
Land Value	$ 2060	$	$	$
Building Value	$ —	$	$	$
Number of Bldgs	—			

OWNERSHIP RECORD

1940
1941
1942
1943
1944
1945
1946
1947

Retail Business ☐ Residence ☐
Semi Business ☐ Industrial ☐

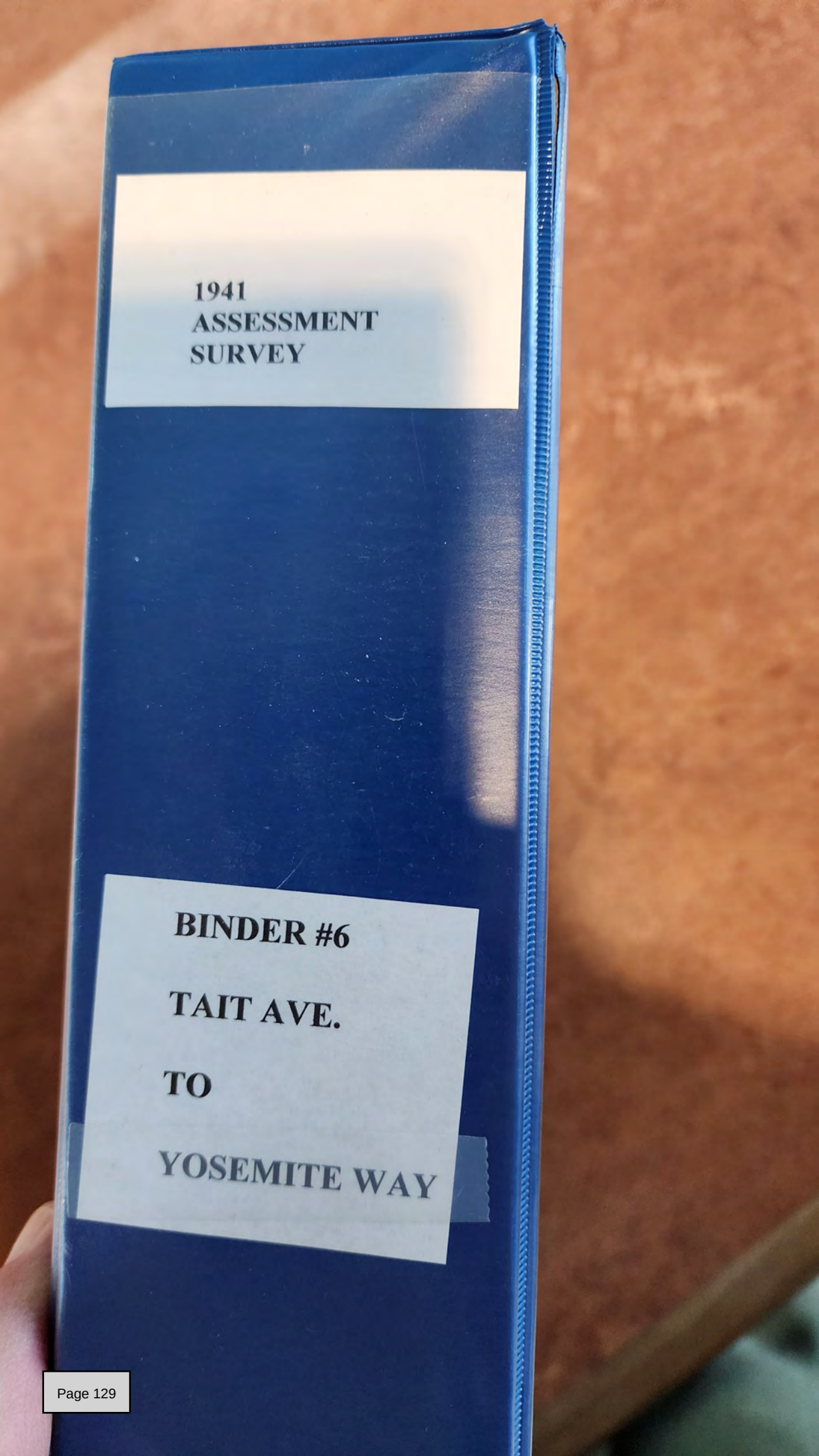
SPECIAL REMARKS

SKETCHES OR REMARKS, OR METES AND BOUNDS DESCRIPTION

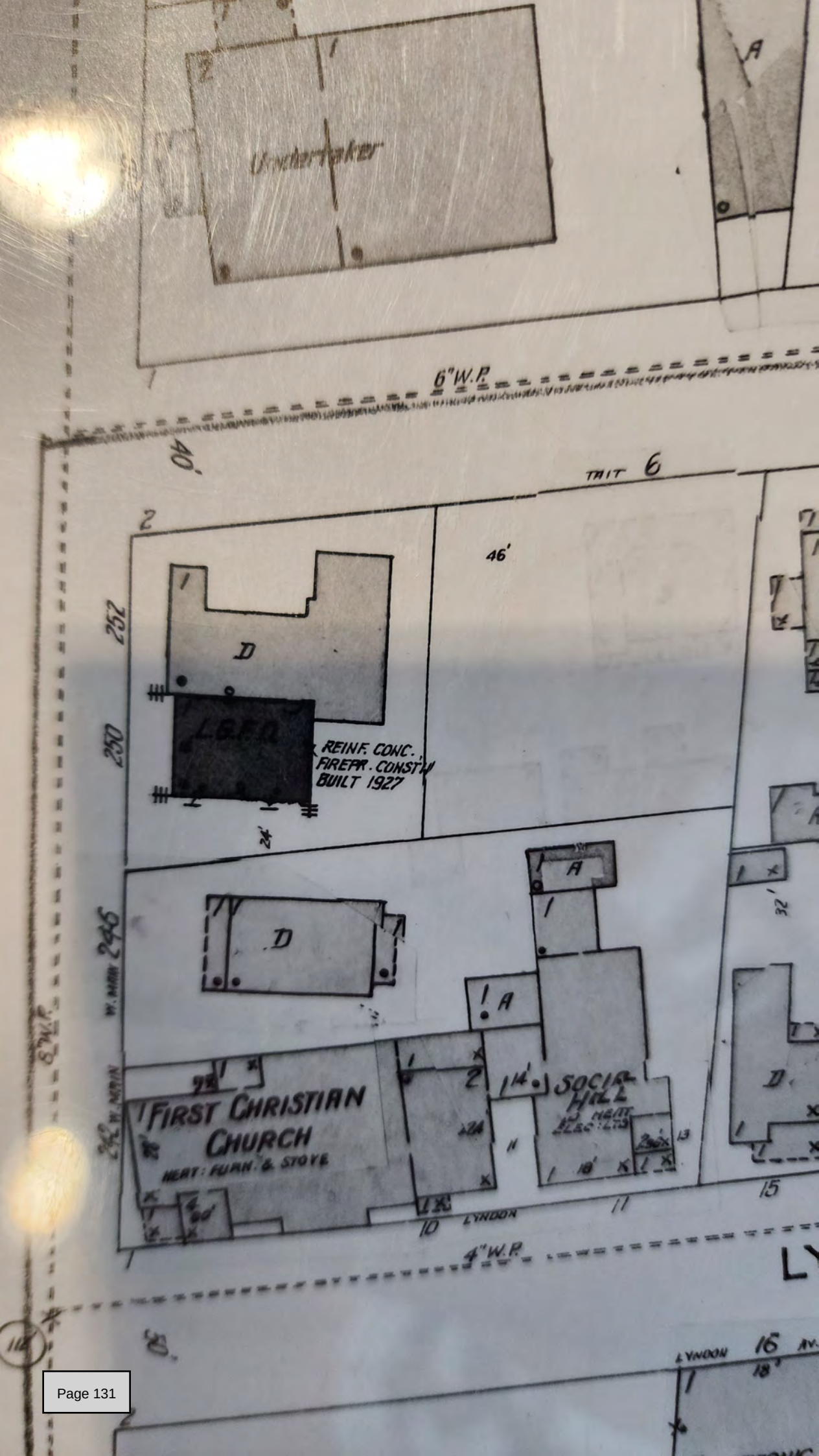
Fire house Site

REVISIONS AND ADJUSTMENTS: Record Below Subsequent Changes in Value due to Re-appraisal. Indicate Reason for Action Such as Additions, Alterations, Rebuilding, Fire Loss, Demolition, or Removal of Buildings.

DATE	Reason for Action	BY	COST FACTOR	REPRO. COST	DEPRECIATION	REVISED VALUE


1941
ASSESSMENT
SURVEY
BINDER #6
TAIT AVE.
TO
YOSEMITE WAY


15
BAY VIEW
PENNSYLVANIA AV.
TAIT
LYNDON AV.
W. MAIN
Undertaker
L.G.F.A.
REINF. CONC. FIREPR. CONSTN BUILT 1927
FIRST CHRISTIAN CHURCH
MEAT: FURN. & STOVE
SOCIAL HALL
ELECTRONIC MFG.
PILASTD WALLS ELEC. HEAT WOOD FL. WOOD TRUSS RF. REINF. CONC.
BOARDED UP
W. HO.
FRENCH LAUNDRY
BOILER
BR. FILLED
65
67
168
(28)


Undertaker
A
6" W.P.
40'
TRIT 6
2
46'
252
D
250
L.G.F.D.
REINF. CONC.
FIREPR. CONST'N
BUILT 1927
24'
D
A
A
W. MAIN 246
32'
FIRST CHRISTIAN
CHURCH
HEAT: FURN. & STOVE
SOCIAL
HALL
HEAT
ELEC. LTG
14'
24'
18'
13
15
11
10
LYNDON
4" W.P.
LYNDON
16
18'

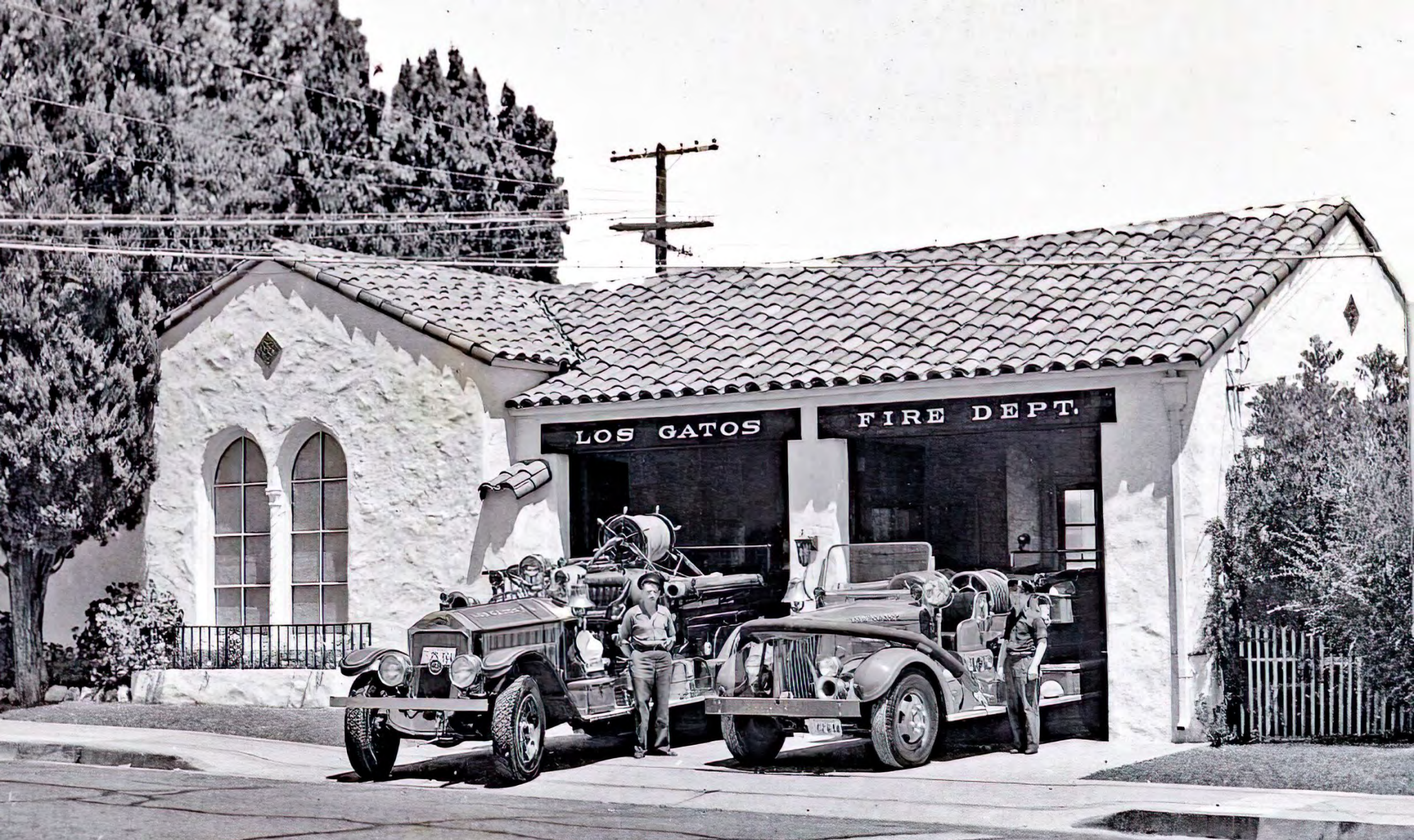
Town of Los Gatos
Historical Resources Survey - Contributors to Lyndon Subdivision



PUGH HOUSE
28 Pennsylvania Parcel: 510-42-015 Style: Craftsman
Built 1908-17 Source: Sanborn/Tax Rec.
Alt:Few or none apparent Own:Charles Pugh/Ellis
Lost chimney. Stone below vert.rustic; stone fence. Site of Fred Larder Hou



LOS GATOS FIREHOUSE
4 Tait Parcel: 510-44-054 Style: Mediterr. Reviv
Built 1927 Source: Ramsner Coll.
Alt:Few or none apparent Own/Res: Vol. Fire Dept.
Now Los Gatos Museum.



FIRE HOUSE - LOS GATOS CALIF

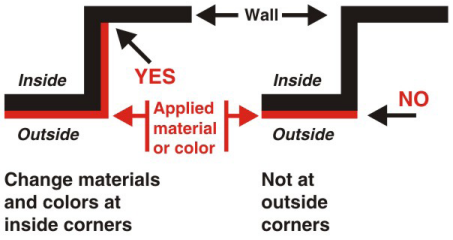
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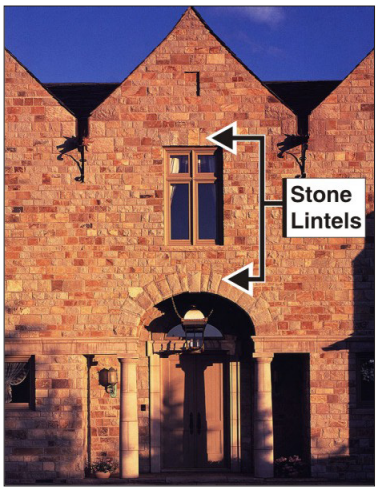
3.8.3 Use traditional detailing

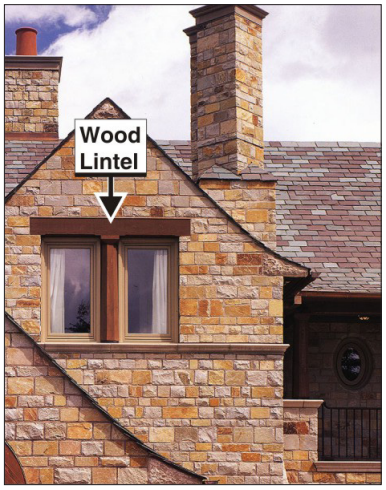
- Treat openings in walls as though they were constructed of the traditional material for the style. For example, be sure to provide substantial wall space above arches in stucco and stone walls. Traditionally, wall space above the arch would have been necessary to structurally span the opening, and 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



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.

3.10 ARCHITECTURAL DETAIL

3.10.1 Porches and Entries

- Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.
- Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. A common problem is to make this element of the porch too small or to face it with a material (e.g., siding) that would not carry the weight above if it were structural. For most architectural styles, molding and trim will divide the beam vertically into three major elements of varying height.
- Railings should generally be constructed of wood unless the specific architectural style allows for metal or stone. Provide both top and bottom rails with the bottom rail raised above the porch floor level.
- Vertical balusters should be appropriate to the architectural style. Some are quite simple while others may have special shapes.
- Take care in designing porch stairs. They generally should match the porch floor (e.g., wood) or the sidewalk material if other than concrete (e.g., brick).

Note: All porches are expected to be usable and have a minimum depth of 6 feet or preferably more.



Porch beam example with good depth and details



Some architectural styles suggest simple columns and railings



While others require much more refined details

3.10.2 Balconies

- Avoid balconies that project more than 3 feet from the face of the building unless they are typical of the architectural style.
- Provide supporting brackets or beams that are large enough to clearly appear to provide structural support for the balcony.
- Railings should be designed as discussed above for porch railings. For longer railings, intermediate posts with caps and bases should be used to break the railing into smaller increments.

3.10.3 Brackets

- Brackets at roof overhangs, balconies and bay windows should be designed to extend to fascia/balcony edge/projecting bay front or slightly beyond. Avoid stub brackets that do not appear substantial enough to support the element above.

3.10.4 Chimneys

- Chimneys should extend to ground level. Avoid cantilevers above the ground.
- Chimney materials, size, shape and height should be appropriate to the architectural style and to the scale of the house. Avoid undersized chimneys that are too narrow and too low. Add chimneys for gas fireplaces when the architectural style would normally feature chimneys.
- Provide chimney caps that are interesting and appropriate to the architectural style.

3.10.5 Roof flashing and vents

- Paint flashing and vents to match the color of the roof.

3.10.6 Skylights

- First, consider the use of roof dormers or clerestories instead of skylights.
- Use flat profile skylights rather than domed models.
- Select glazing to avoid the feeling of roof beacons or lanterns that are highly visible from the street or neighboring properties.

3.11 PRIVACY AND SOLAR ACCESS

3.11.1 Minimize shadow impacts on adjacent properties

- Locate structures to minimize blocking sun access to living spaces and actively used outdoor areas on adjacent homes.

3.11.2 Minimize privacy intrusions on adjacent residences

- Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes.
- When windows are needed and desired in side building walls, they should be modest in size and not directly opposite windows on adjacent homes.
- Where possible, second floor windows that might intrude on adjacent property privacy should have sill heights above eye level or have frosted or textured glass to reduce visual exposure.
- Bay windows should be avoided on side walls where they would intrude on adjacent residents' privacy.
- Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors.

ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

AC. TILE	ACOUSTIC TILE	LAV.	LAVATORY
ADJ.	ADJUSTABLE	LAM.	LAM NATE
ALUM.	ALUMINUM		
A B.	ANCHOR BOLT	M.B.	MACHINE BOLT
APPROX.	APPROX MATELY	M.H.	MANHOLE
A.C.	ASPHALTIC CONCRETE	MFG.	MANUFACTURER
A F.F.	ABOVE F NISHED FLOOR	M.O.	MASONRY OPENING
@	AT	MATL.	MATERIAL
BLKG.	BLOCKING	MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BOT.	BOTTOM	MTL.	METAL
BLDG.	BUILDING	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
CAB.	CABINET	MTD.	MOUNTED
C.I.	CAST IRON	(N)	NEW
C.B.	CATCH BASIN	N.I.C.	NOT `N CONTRACT
		N.T.S.	NOT TO SCALE
CLG.	CEILING	NO. or #	NUMBER
CEM.	CEMENT		
C.C or O.C.	CENTER TO CENTER	OBS.	OBSCURE
CL	CENTERL NE	O.C.	ON CENTER
CER. TILE	CERAMIC T LE	OPNG.	OPENING
C.O.	CLEANOUT	OPP.	OPPOSITE
C.O.T.G.	CLEANOUT TO GRADE	O.H.	OPPOSITE HAND
CLR.	CLEAR	O.F.O.S.	OUTSIDE FACE OF STUD
RDW	REDWOOD	O.D.	OVERFLOW DRAIN and/or
C.W.	COLD WATER		OUTSIDE DIAMETER
COL.	COLUMN	O.F.C.I.	OWNER FURNISHED and
CONC.	CONCRETE		CONTRACTOR INSTALLED
C.P.	CONCRETE PIPE		
CONST.	CONSTRUCTION	PART.	PARTITION
C.H.	CONSTRUCTION HEART	P.A.F.	POWDER ACTUATED
C.J.	CONSTRUCTION JOINT		FASTENER
CONT.	CONT NUOUS	PL.	PLATE
CTR.	COUNTER	PLAS.	PLASTER
CTSK.	COUNTER SUNK	PW/PLYWD.	PLYWOOD
		PR.	PAIR
D.A.	DISABLED ACCESS	P.L.	PROPERTY LINE
DTL.	DETA L	d	PENNY (NAILS)
DIA. or Ø	DIAMETER	P.V.C.	POLY VINYL CHLORIDE
DIM.	DIMENSION		
DW	DISHWASHER	Q	
DISP.	DISPOSAL		
DO	DITTO	R. or RAD.	RADIUS
DR.	DOOR	R.W.L.	RA N WATER LEADER
D.S.	DOWNSPOUT	RWD./R.W.	REDWOOD
DWG.	DRAWING	R.C.P.	RE NFORCED CONCRETE
D.F.	DRINKING FOUNTAIN and/or DOUGLAS FIR		PIPE
		RE NF.	RE NFORC NG
EA.	EACH	REQ'D	REQU RED
E.W.	EACH WAY	R.D.	ROOF DRAIN
ELECT.	ELECTRIC or ELECTRICAL	RM.	ROOM
E.W.C.	ELECTRIC WATER COOLER	R.O.	ROUGH OPENING
		RND. or Ø	ROUND
EL. or ELEV.	ELEVATION	R H.M.S.	ROUND HEAD METAL SCREW
ENCL.	ENCLOSE and/or ENCLOSURE	R H.W.S.	ROUND HEAD WOOD SCREW
EQ.	EQUAL	S.T.S.M.S.	SELF TAPP NG SHEET METAL SCREW
EQU P.	EQU PMENT		
(E)	EXISTING	SHEATH.	SHEATH NG
EX.	EXPANSION	SHT.	SHEET
E.J.	EXPANSION JOINT	S.M.S.	SHEET METAL SCREW
EXP.	EXPOSED	S.O.V.	SHUT OFF VALVE
EXT.	EXTERIOR	SIM.	SIMILAR
		S.C.	SOLID CORE
F.O.C.	FACE OF CONCRETE	SPEC.	SPEC FICATIONS
F.O.M.	FACE OF MASONRY	SQ. or Ø	SQUARE
F.O.S.	FACE OF STUD	S.S.	STAINLESS STEEL
FIN.	FINISH	STD.	STANDARD
F.E.	FIRE EXT NGUISHER	STL.	STEEL
F.E.C.	FIRE EXT NGUISHER CABINET	STRUCT.	STRUCTURAL
F.H.C.	FIRE HOSE CABINET	TEL.	TELEPHONE
F.H.M.S.	FLAT HEAD METAL SCREW	T.T.B.	TELEPHONE TERMINAL BOARD
F.H.W.S.	FLAT HEAD WOOD SCREW	TERR.	TERRAZZO
FL. or FLR.	FLOOR	T.&G.	TONGUE & GROOVE
F.D.	FLOOR DRA N	T.J.	TOOLED JOINT
FTG.	FOOTING	T.O.B.	TOP OF BEAM
FND.	FOUNDATION	T.O.C.	TOP OF CURB or CONCRETE
GALV.	GALVANIZED	T.O.S.	TOP OF STEEL or SHEATH NG
G.I.	GALVANIZED IRON		
GA.	GAUGE	T.O.W.	TOP OF WALK
GL.	GLASS	TYP.	TYPICAL
GLU-LAM	GLUE-LAMINATED		
GRD.	GRADE	U.O.N.	UNLESS OTHERWISE
GYP. BD.	GYPSUM BOARD		NOTED
HDW.	HARDWARE	V.T.R.	VENT THROUGH ROOF
HT.	HEIGHT	VERT.	VERTICAL
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
H.M.	HOLLOW METAL	V.C.T.	VINYL COMPOSITION TILE
HORIZ.	HORIZONTAL	V.C.P.	VITRIFIED CLAY PIPE
H.B.	HOSE BIBB	V.W.C.	VINYL WALL COVER NG
HR.	HOUR		
INSUL.	NSULATION	W.C.	WATER CLOSET
INT.	NTERIOR	W.H.	WATER HEATER
INV.	NVERT	WP.	WATERPROOF
		W/	WITH
JT	JOINT	W/O	WITHOUT
		WD.	WOOD
		W.W.M.	WELDED WIRE MESH

SYMBOLS

REFER TO ARCHITECTURAL FLOOR PLAN SHEETS AND CONSULTANT DRAWINGS FOR ADDITIONAL SYMBOLS AND REFERENCE DESIGNATIONS

DIMENSION REFERENCE

FACE OF OBJECT

CENTERLINE OF OBJECT

SECTION REFERENCE

01 / A9.1 — SECTION NUMBER; SHEET WHERE APPEARS

DETAIL REFERENCE

01 / A9.1 — DETAIL NUMBER; SHEET WHERE APPEARS

SCHEDULE REFERENCE

A — PLAN REF. GRID

10 — DOOR ID

A — WINDOW ID

1 — REVISION MARKER

01 — PLAN KEY NOTES

MATERIALS REFERENCE

EARTH

GRAVEL / ROCK

CONCRETE

CONCRETE BLOCK

SAND, GROUT OR PLASTER

STEEL

WOOD, FINISH GRADE

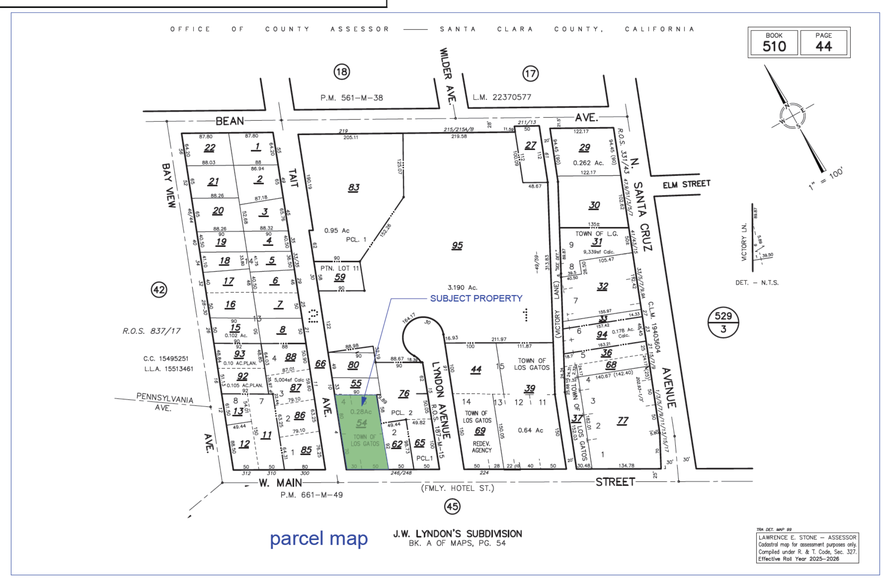
PLY-WOOD

WOOD, CONTINUOUS MEMBER

WOOD, BLOCKING

DEFERRED APPROVAL ITEMS

DEFERRED SUBMITTAL ITEMS: STAIRS AND HANDRAILS AND GUARDRAILS



parcel map

PROJECT TEAM

OWNER

Branislav Vajdic
4 Tait Ave, Los Gatos, CA 95030
T [redacted]

ENERGY COMPLIANCE

NICK BIGNARDI CEPE
408-866-1620
Nick@FRIconsulting.com
21 N. Harrison Ave, Suite 210
Campbell CA 95008

STRUCTURAL ENGINEER

EFE SOZKEEN MS. PE.
4X ENGINEERING INC.
4340 STEVENS CREEK BLVD
SUITE # 240
SAN JOSE CA, 95129
T: (408) 642-5464

SURVEYOR

Ken Wilson
Professional Land Surveyor
Wilson Land Surveys Inc.
805.703.0273
kenw@wilsonlandsurveys.com

SOIL REPORT

CIVIL ENGINEER

DRAWINGS INDEX

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1	TOPOGRAPHIC SURVEY
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A-3.4	WINDOWS DETAILS
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APN: 510-44-054
COUNTY: SANTA CLARA
ZONING DISTRICT: R-1D:LHP

FAR= 0.35- (LOT AREA IN THOUSANDS-5) X 0.20 / 25

LOT AREA: 6,239 (6,239:1,000) = 6.239

FAR= 0.35- (6,239-5) X 0.20 / 25

FAR= 0.35- 1,239 X 0.20= 0.35-0.0099 = 0.3401 / 25

Maximum Allowable Gross Floor Area (GFA): 2,121 sq. ft. (calculated as 6,239 sq.ft. × 0.3401)

Garage FAR = 0.10 − ((A − 5) × 0.07) / 25

Garage FAR= 0.10- (6,239-5) X 0.07 / 25

Garage FAR= 0.10- 1,239 X 0.07 / 25 = 0.10-3.4692= 0.096531

(0.097 rounded to 3 decimal places)

Maximum Allowable Gross Garage Area (GFA): 605 sq.ft. (calculated as 6,239 sq.ft. × 0.097)

LOCATION MAP



SCOPE OF WORK

Conversion of 412 sq.ft. into a Junior ADU.

Rear Addition for a new bedroom and bathroom suite of 412 sq.ft.

New Gable roof to replace existing flat roof.

No Removal Of Trees

APPLICABLE CODES

2025 California Building Code
2025 California Residential Building Code
2025 California Mechanical Code
2025 California Plumbing Code
2025 California Electrical Code
2025 California Energy Code
2025 Calgreen
2025 California Fire Code
& Local Ordinance

Los Gatos Current Ordinances

Existing first floor= 2,574 s.f. (With garage)

Existing Livable area = 2,574- 1,006= 1,568 s.f.

Proposed first floor= 2,574 + 412 (JADU) =2,986 s.f. (With garage)

Proposed Livable area main house= 2,574- 412 (Jadu) - 556.6 (garage)= 1,605.4 s.f.

Maximum allowable s.f. House= ___2,121 s.f.

Existing Garage= __1,006_____s.f.

Proposed Garage= __556.6_____s.f.

Maximum allowable s.f. Garage= ____605__s.f.

Existing Lot Coverage= House with porch 2,345 + garage 446.9+shed 259.03= 3,050.93 sq.ft. 3,050.93 / 10,310 = 29.6%

Proposed Lot Coverage= House with porch 2,596 + garage 446.9+shed 259.03= 3,050.93 sq.ft. 3,301.93 / 10,310 = 32%

Maximum Allowable Lot Coverage = 40%



VAJDIC Residence Addition

4 Tait Ave Los Gatos CA 95030

CITY STAMPS

Revision	Revision	Revision	Revision

Vajdic Residence
4 TAIT AVENUE LOS GATOS CA 95030

PROJECT INFO

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	10/6/2026

Davide Giannella
acadia architecture
644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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LICENSED ARCHITECT — DAVIDE GIANNELLA — C-31293 — REN.12-31-27 — STATE OF CALIFORNIA

A 1.0

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

SITE BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF LOS GATOS BENCHMARK, A BRASS DISC LS34, HAVING AN ELEVATION OF 418.37' NAVD88. LOCATED IN MONUMNET WELL STAMPED "LG#34" IN CUL DE SAC OF LYNDON AVENUE.

GENERAL NOTES

1. TREE SIZES ARE MEASURED AT CHEST HEIGHT BUT MAY NOT MATCH THE MEASUREMENTS MADE BY A CERTIFIED ARBORIST. DRIP LINES ARE AVERAGES OF THE TOTAL CANOPY TO A PRECISION OF 5 FEET. LOCATIONS OF TREES ARE WHERE THE BASE OF THE TREE ENTERS THE GROUND.

2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.

3. BUILDING WALLS WERE LOCATED AT FINISH SURFACES (STUCCO, BRICK OR WOOD SIDING) AS IT EXISTS IN THE FIELD.

4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.

5. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

6. LINES ON LAYER "X-BOUNDARY" SHOULD BE USED AS BASIS OF DESIGN FOR BOUNDARY.

7. LINES ON LAYER "X-BLDG" SHOULD BE USED AS BASIS OF DESIGN FOR BUILDING LOCATION (SEE GENERAL NOTE 3).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

EASEMENT NOTE

A TITLE REPORT WAS PROVIDED BY THE CLIENT. THE REPORT WAS PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND IS DATED FEBRUARY 5, 2026 WITH AN ORDER NUMBER OF FBSC26013277. ALL ITEMS LISTED IN THAT REPORT HAVE BEEN ADDRESSED.

SETBACK LINES NOTE

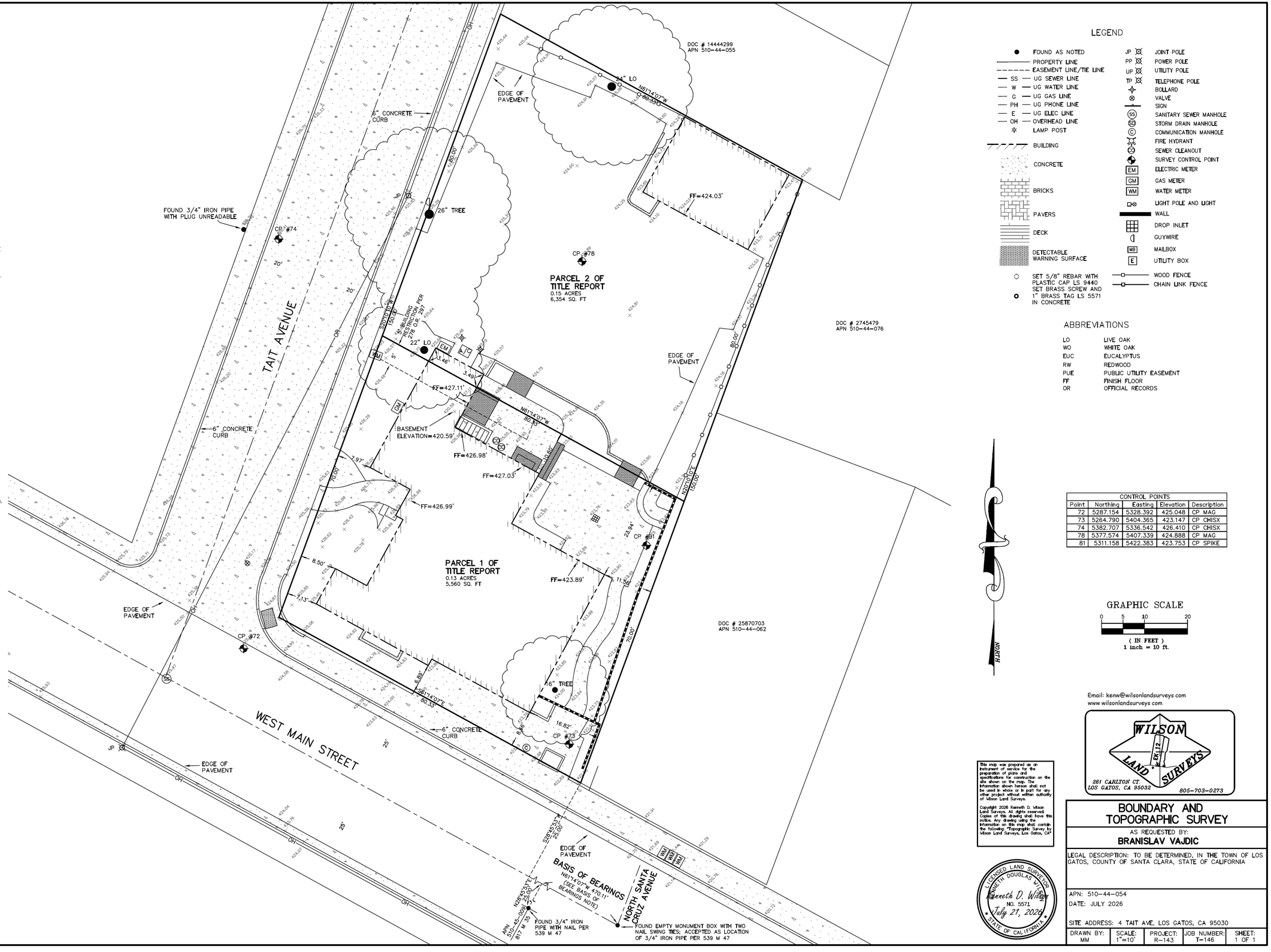
BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

FLOOD NOTE

THIS PARCEL IS LOCATED IN SPECIAL FLOOD HAZARD ZONE X AS SHOWN ON THE CURRENT FEMA FLOOD INSURANCE RATE MAP NUMBER 06085C0237H DATED MAY 18, 2009. 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N61°14'07"W BEING THE CENTERLINE OF MAIN STREET PER AN UNRECORDED RECORD OF SURVEY BY WILSON LAND SURVEYS.



LEGEND

- FOUND AS NOTED
- PROPERTY LINE
- EASEMENT LINE/TIE LINE
- SS — UG SEWER LINE
- W — UG WATER LINE
- G — UG GAS LINE
- PH — UG PHONE LINE
- E — UG ELEC LINE
- OH — OVERHEAD LINE
- LAMP POST
- BUILDING
- CONCRETE
- BRICKS
- PAVERS
- DECK
- DETECTABLE WARNING SURFACE
- SET 5/8" REBAR WITH PLASTIC CAP LS 9440 SET BRASS SCREW AND 1" BRASS TAG LS 5571 IN CONCRETE
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- SIGN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- LIGHT POLE AND LIGHT
- WALL
- DROP INLET
- GUYWIRE
- MB MAILBOX
- E UTILITY BOX
- WOOD FENCE
- CHAIN LINK FENCE

ABBREVIATIONS

LO	LIVE OAK
WO	WHITE OAK
EUC	EUCALYPTUS
RW	REDWOOD
PUE	PUBLIC UTILITY EASEMENT
FF	FINISH FLOOR
OR	OFFICIAL RECORDS

CONTROL POINTS				
Point	Northing	Easting	Elevation	Description
72	5287.154	5328.392	425.048	CP MAG
73	5264.790	5404.365	423.147	CP CHISX
74	5382.707	5336.542	426.410	CP CHISX
78	5377.574	5407.339	424.888	CP MAG
81	5311.158	5422.383	423.753	CP SPIKE

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

Email: kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

WILSON LAND SURVEYS
261 CARLTON CT.
LOS GATOS, CA 95032
805-703-0273

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

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LICENSED LAND SURVEYOR
KENNETH DOUGLAS WILSON
Kenneth D. Wilson
NO. 5571
July 21, 2026
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

AS REQUESTED BY:
BRANISLAV VAJDIC

LEGAL DESCRIPTION: TO BE DETERMINED, IN THE TOWN OF LOS GATOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APN: 510-44-054
DATE: JULY 2026

SITE ADDRESS: 4 TAIT AVE, LOS GATOS, CA 95030

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
MM	1"=10'	R-143	T-146	1 OF 1

























Revision	Revision	Revision	Revision

Vajdic Residence

4 TAIT AVENUE LOS GATOS CA 95030

EXTERIOR PHOTOS

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	10/6/2026

Davide Giannella

acadia architecture

644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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DAVIDE GIANNELLA
C-31293
REN 12-31-27
STATE OF CALIFORNIA

A 1.P



1 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

Revision	Revision	Revision	Revision
11/8/2023 Interior wall changes at first floor			

Vajdic Residence

4 TAIT AVENUE LOS GATOS CA 95030

PROPOSED SITE PLAN

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	10/6/2026

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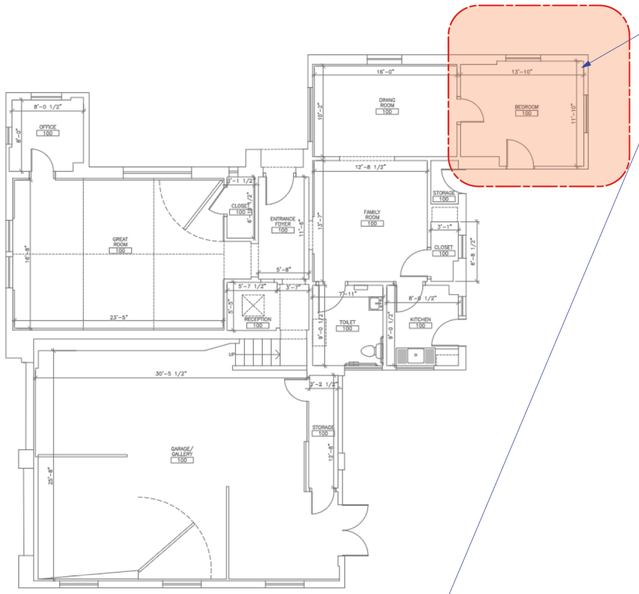
644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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DAVIDE GIANNELLA
C-31293
REN 12-31-27
STATE OF CALIFORNIA

A 1.1



02 EXISTING FLOOR PLAN
Scale: 1/8" = 1'-0"

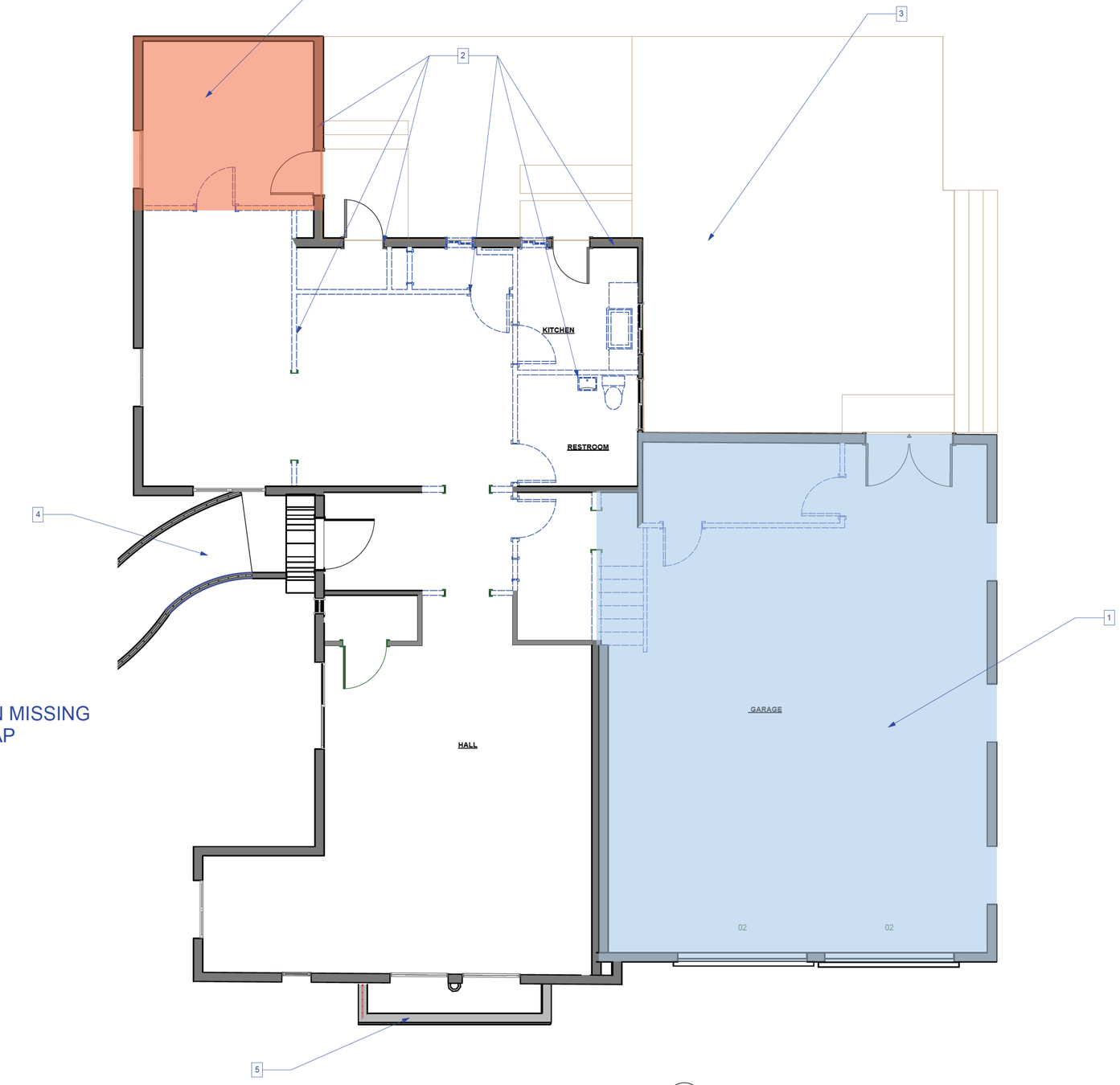
AREA THAT WAS ADDED AFTER 1941

ADDITION MISSING FROM MAP

EXTRACT MAP FROM THE SANBORN FIRE INSURANCE MAPS DATED 1941

AREA THAT WAS ADDED AFTER 1941

FLOOR PLAN NOTES
1. EXISTING GARAGE AREA
2. DEMOLISHED WALLS, TYP.
3. EXISTING PATIO
4. EXISTING RAMP TO REMAIN
5. EXISTING PLANTER TO REMAIN



01 EXISTING/ DEMOLITION FLOOR PLAN
Scale: 1/4" = 1'-0"

Revision #1 11/8/2023 Interior wall changes at first floor	Revision	Revision	Revision

Vajdic Residence

4 TAIT AVENUE LOS GATOS CA 95030

EXISTING / DEMOLITION FLOOR PLAN

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	10/6/2026

Davide Giannella

acadia architecture

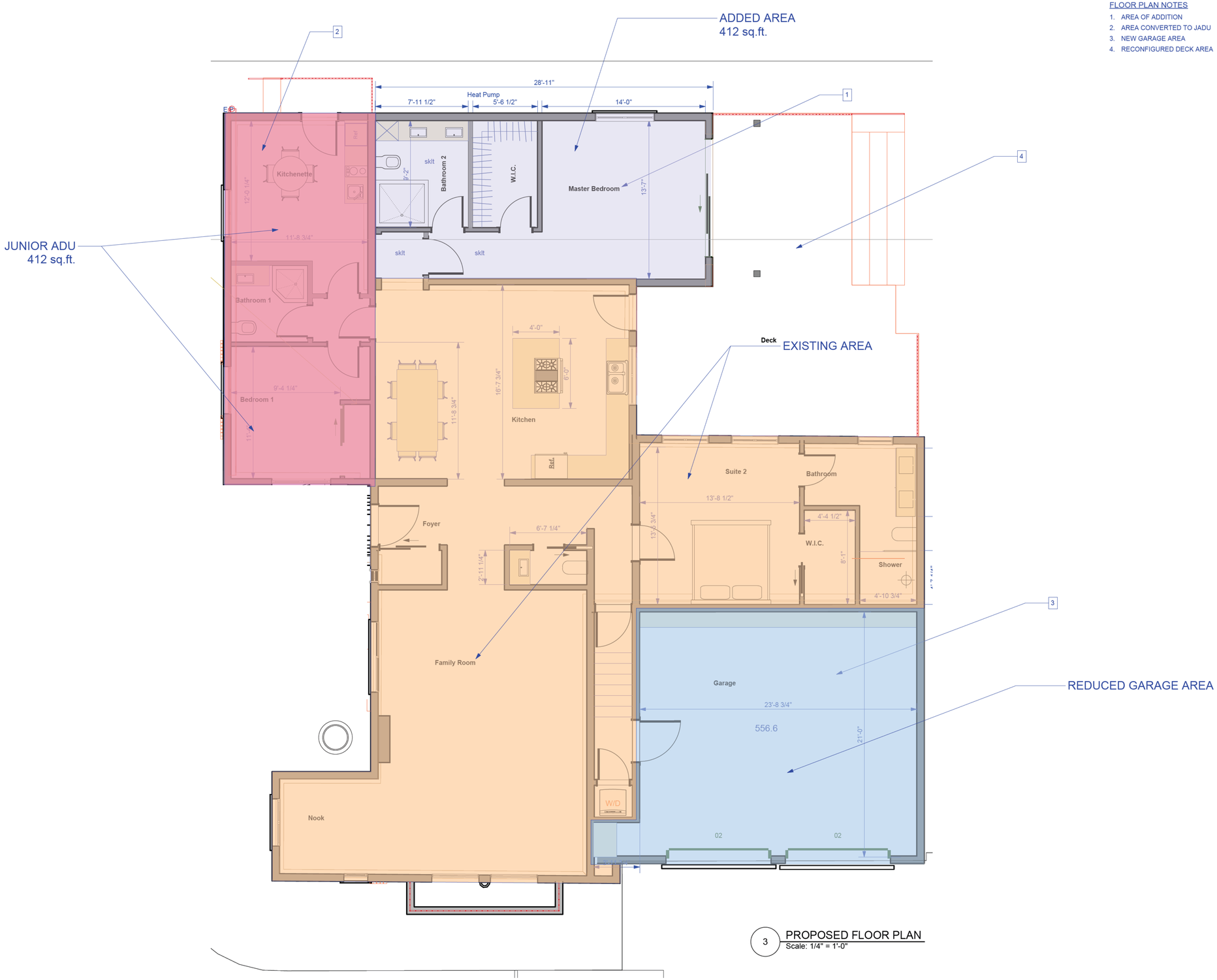
644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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LICENSED ARCHITECT DAVIDE GIANNELLA C-31293 REN 12-31-27 STATE OF CALIFORNIA

A 2.0



3 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

FLOOR PLAN NOTES

1. AREA OF ADDITION
2. AREA CONVERTED TO JADU
3. NEW GARAGE AREA
4. RECONFIGURED DECK AREA

Revision	Revision	Revision	Revision

Vajdic Residence
4 TAIT AVENUE LOS GATOS CA 95030

PROPOSED FLOOR PLAN

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	10/6/2026

Davide Giannella
acadia architecture

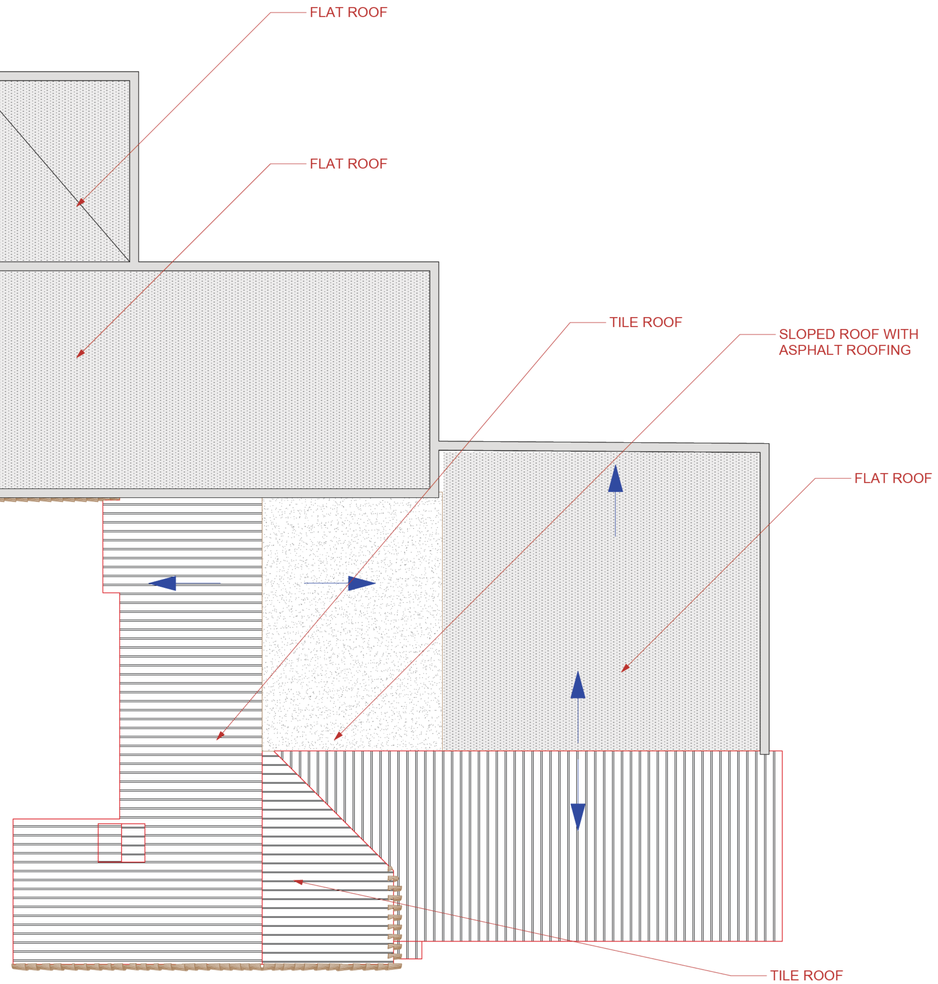
644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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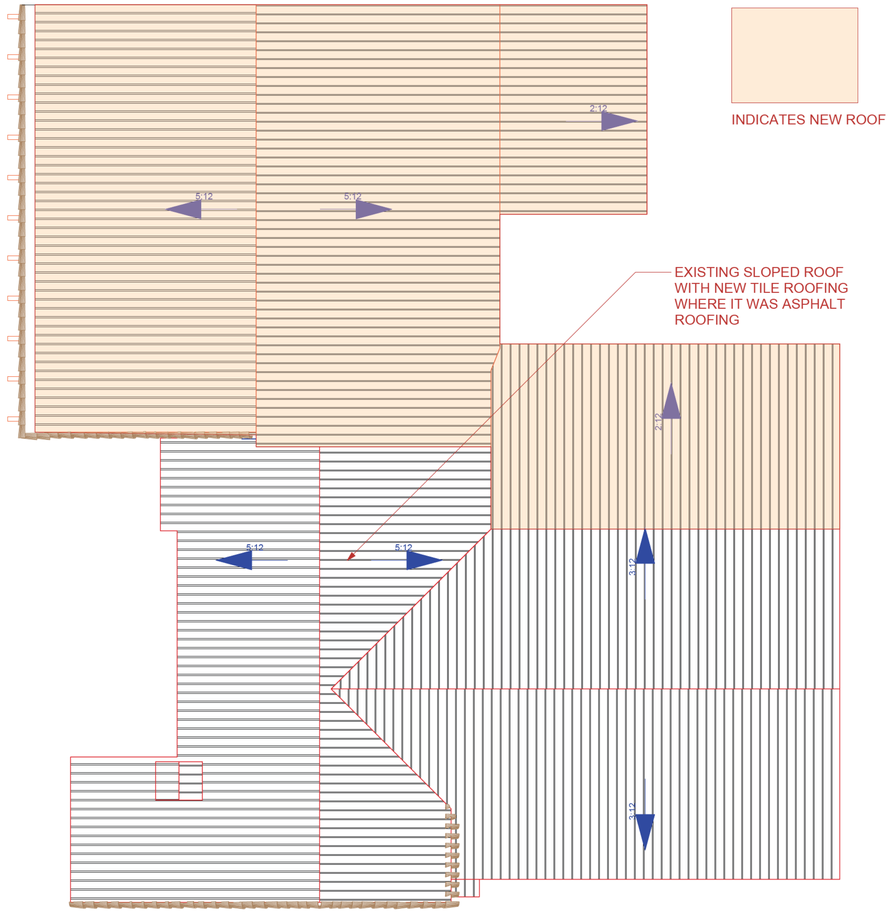
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LICENSED ARCHITECT
DAVIDE GIANNELLA
C-31293
REN 12-31-27
STATE OF CALIFORNIA

A 2.1



01 EXISTING ROOF PLAN
Scale: 3/16" = 1'-0"



02 PROPOSED ROOF PLAN
Scale: 3/16" = 1'-0"

Revision	Revision	Revision	Revision

Vajdic Residence
4 TAIT AVENUE LOS GATOS CA 95030

EXISTING AND NEW ROOF PLANS

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	10/6/2026

Davide Giannella
acadia architecture
644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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DAVIDE GIANNELLA
C-31293
REN 12-31-23
STATE OF CALIFORNIA

A 2.2



RECESSED WINDOWS DETAIL TO BE MATCHED, SEE SHEET A3.4

The building is a textbook example of the Spanish Colonial Revival style, a highly popular historical movement in the American Southwest and California during the early 20th century (primarily the 1910s through the 1930s).

The key defining features of this style:

• Red Clay Tile Roofs: The multi-level gabled and flat roof sections are covered in distinctive semi-cylindrical terracotta tile shingles.

• Stucco Exterior: The thick, textured, sandy-pink stucco walls mimic the traditional adobe construction of early Spanish missions.

• Arched Openings: Notice the prominent arched entryway leading to the front door, as well as the elegant paired arched windows on the right side of the house.

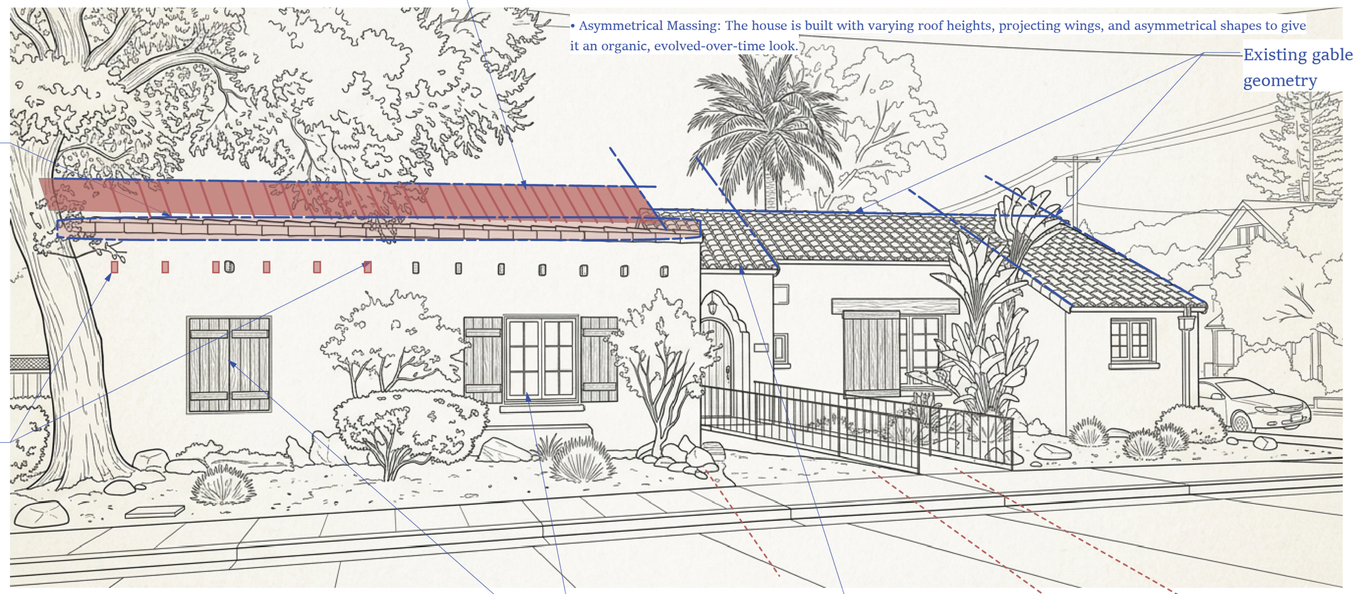
• Wrought Iron Details: The decorative handrails lining the entry walkway are made of dark wrought iron, a classic Mediterranean ornamental feature.

• Asymmetrical Massing: The house is built with varying roof heights, projecting wings, and asymmetrical shapes to give it an organic, evolved-over-time look.

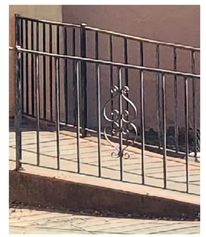
Proposed new gable roof, same slope as existing, same materials, recessed compared to tile coping

Existing gable lines. New gable to match existing geometry

Cornice clay tile coping, its horizontality defines the facade



Proposed continuation of vigas pattern for uniformity



EXISTING WROUGHT IRON RAILING

NEW RAILINGS TO MATCH IT

Proposed new gable roof, same slope as existing, same materials, recessed before tile coping with a new hidden gutter behind existing horizontal coping

Porch over main exterior doors

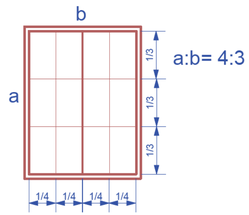
Existing recessed windows with +- 4:3 ratio



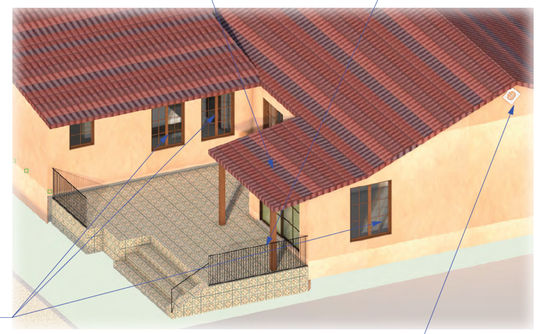
PROPOSED REAR GABLE ROOF WITH TROUGH DETAIL BEHIND COPING

EXISTING FRONT GABLE DETAIL





New Recessed windows with +- 4:3 ratio



PROPOSED REAR ADDITION

Existing cast stone gable vent decorative medallion to be replicated at new gables

Revision	Revision	Revision	Revision
11/8/2023 Interior wall changes at first floor			
	#1		

Vajdic Residence

4 TAIT AVENUE LOS GATOS CA 95030

EXTERIOR DESIGN ANALYSIS

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	10/6/2026

Davide Giannella

acadia architecture

644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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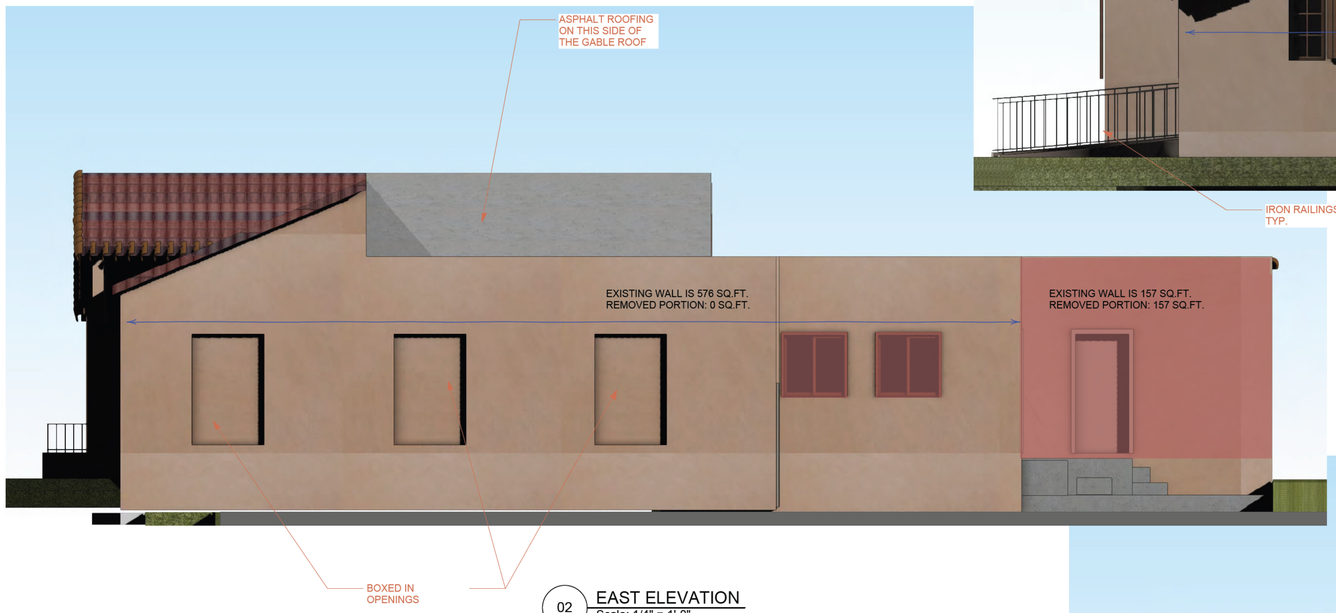
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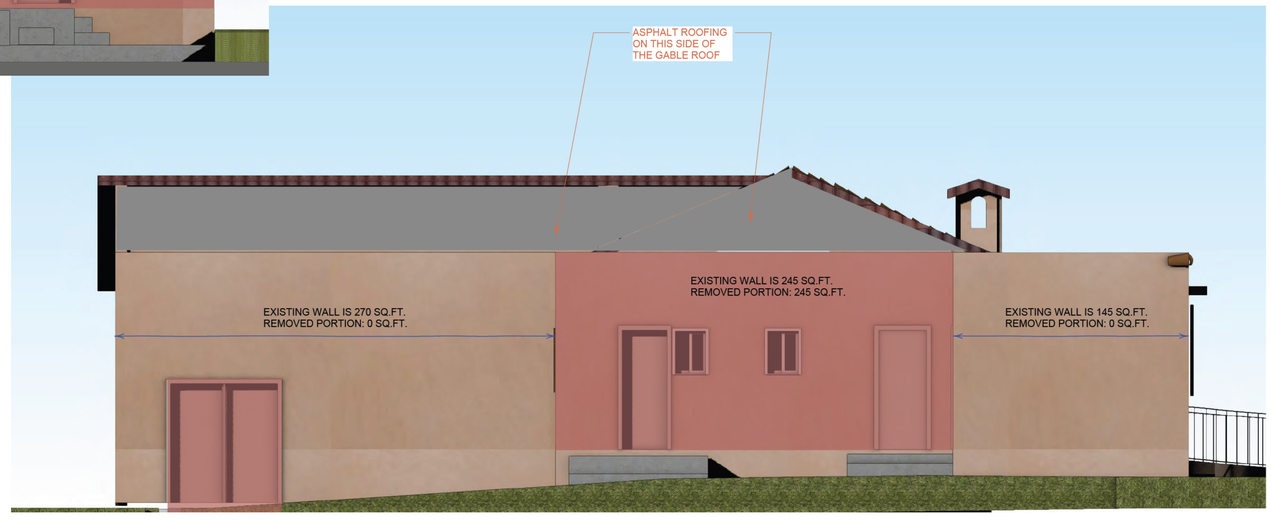
A 2.3



01 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



02 EAST ELEVATION
Scale: 1/4" = 1'-0"



03 NORTH ELEVATION
Scale: 1/4" = 1'-0"



04 WEST ELEVATION
Scale: 1/4" = 1'-0"

INDICATES REMOVED WALLS OR DOORS/WINDOWS

TOTAL EXISTING EXTERIOR WALLS SURFACE:

629+ 576 + 157+ 270+245+145+662 = 2,684 Sq.Ft.

REMOVED WALLS: 245+157= 402 Sq.Ft.

402 / 2,684 = 15% Exterior walls removal

1 EXISTING EXTERIOR ELEVATIONS and DEMOLITION CALCULATION
Scale: 1/4" = 1'-0"

Revision	#1 Plan Check Corrections 6/20/2023
Revision	
Revision	
Revision	

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EXISTING EXTERIOR ELEVATIONS AND DEMOLITION CALCULATION

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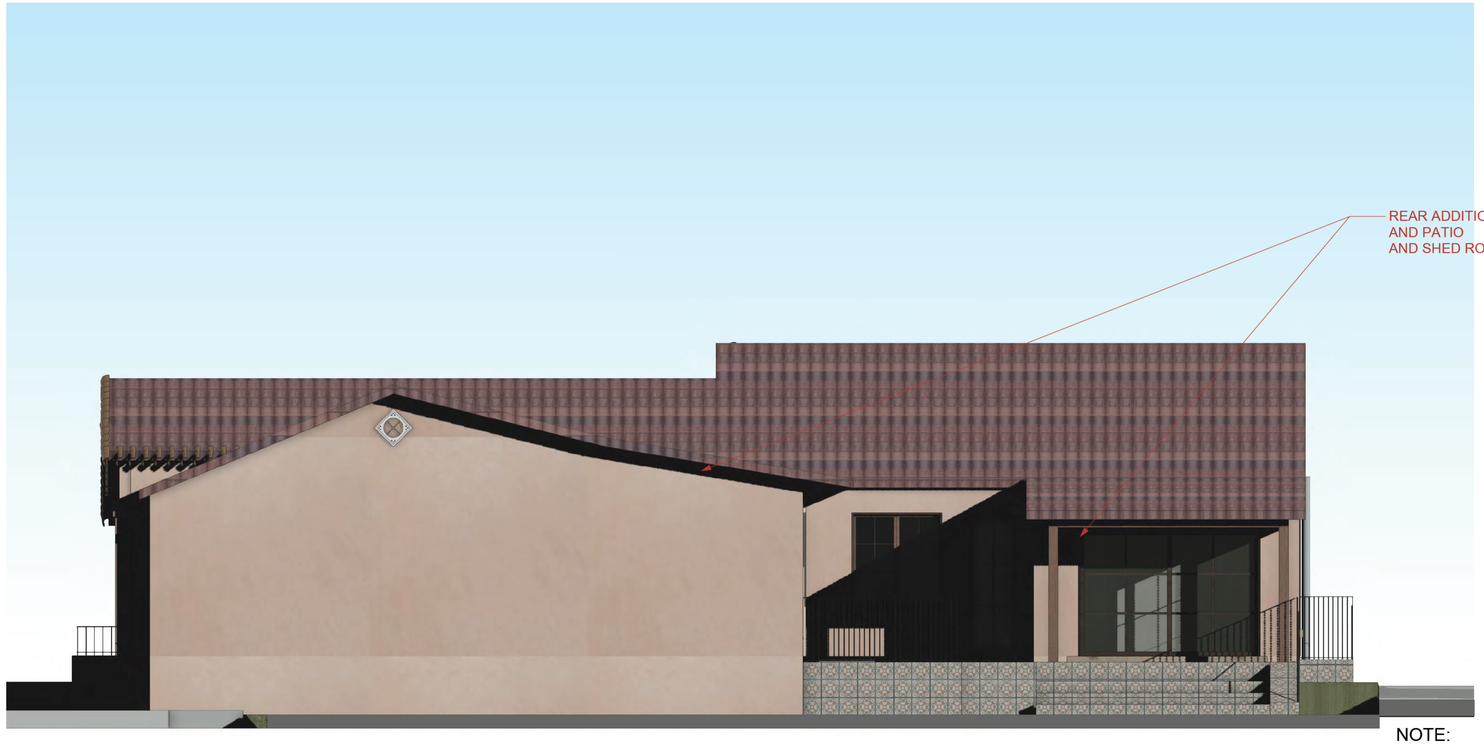
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T. 408-219-0601
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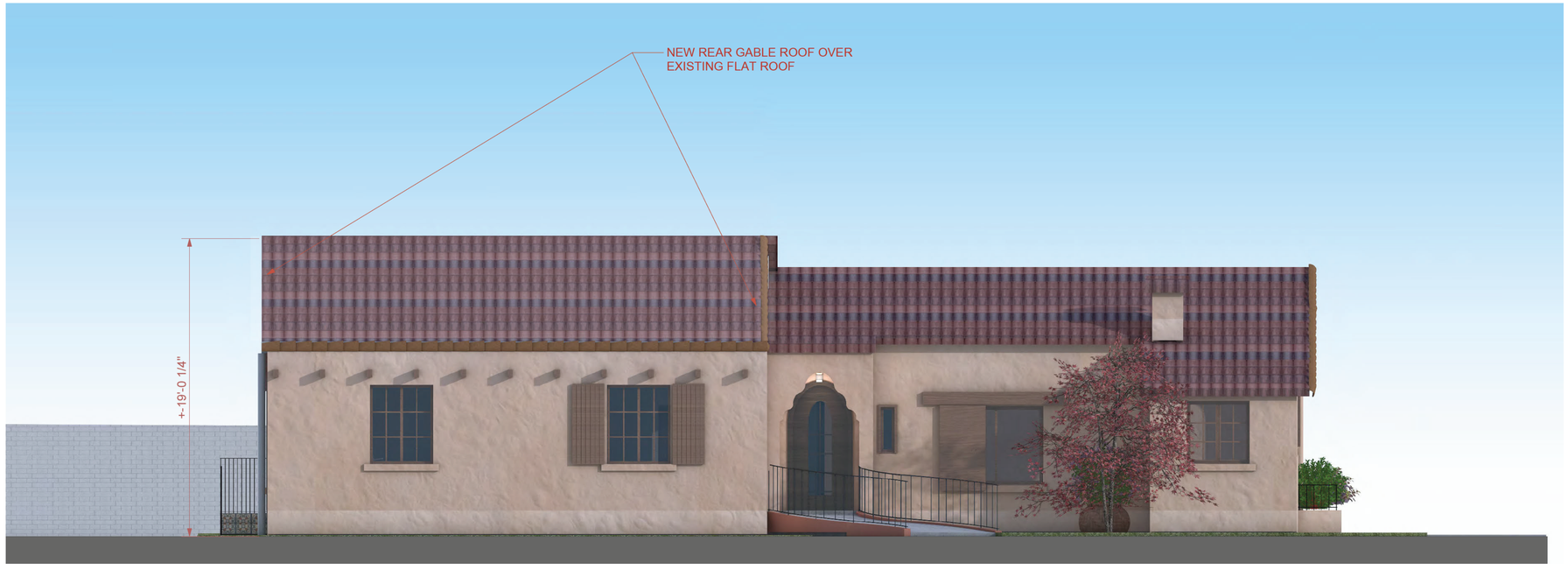
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A 3.0



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

NOTE:
ALL COLORS AND TEXTURED TO MATCH EXISTING ONES



02 WEST ELEVATION
Scale: 1/4" = 1'-0"

Revision	Revision	Revision
	#2 owner requested changes 2/4/2020	

Vajdic Residence
4 TAIT AVENUE LOS GATOS CA 95030

PROPOSED EXTERIOR ELEVATIONS

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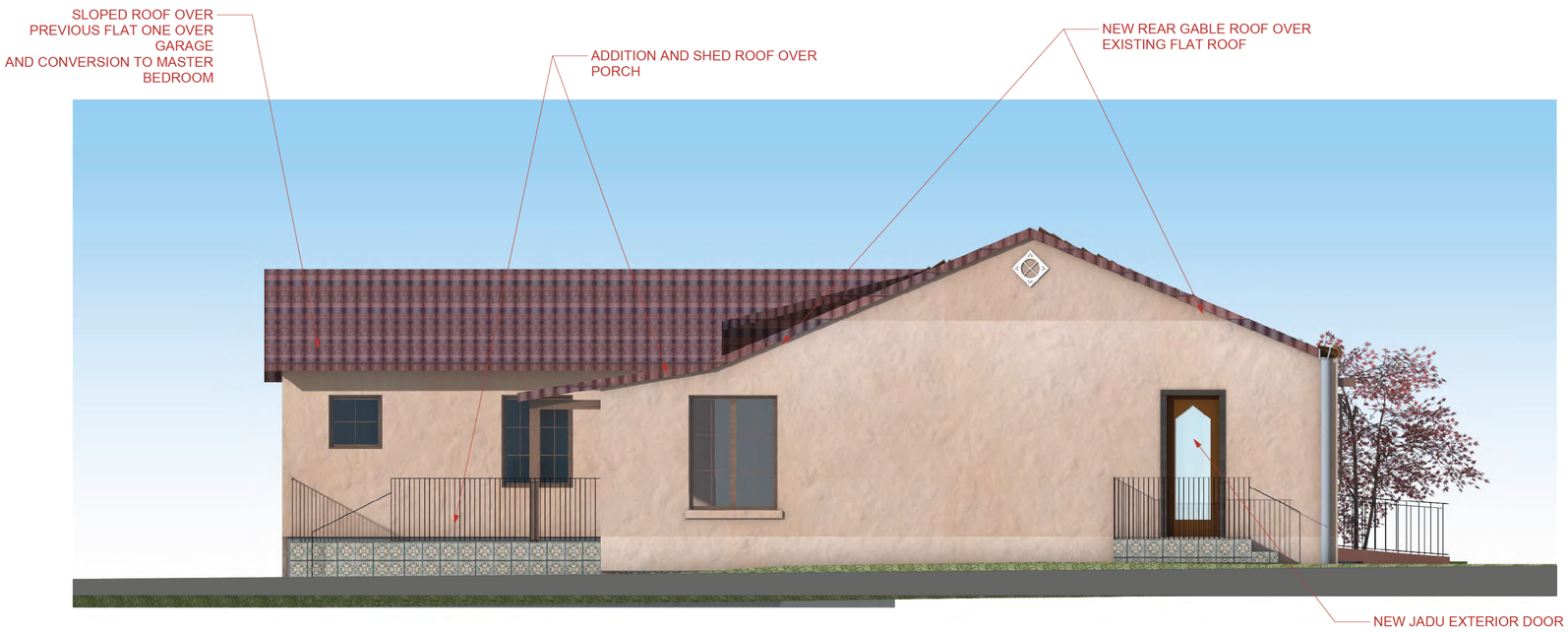
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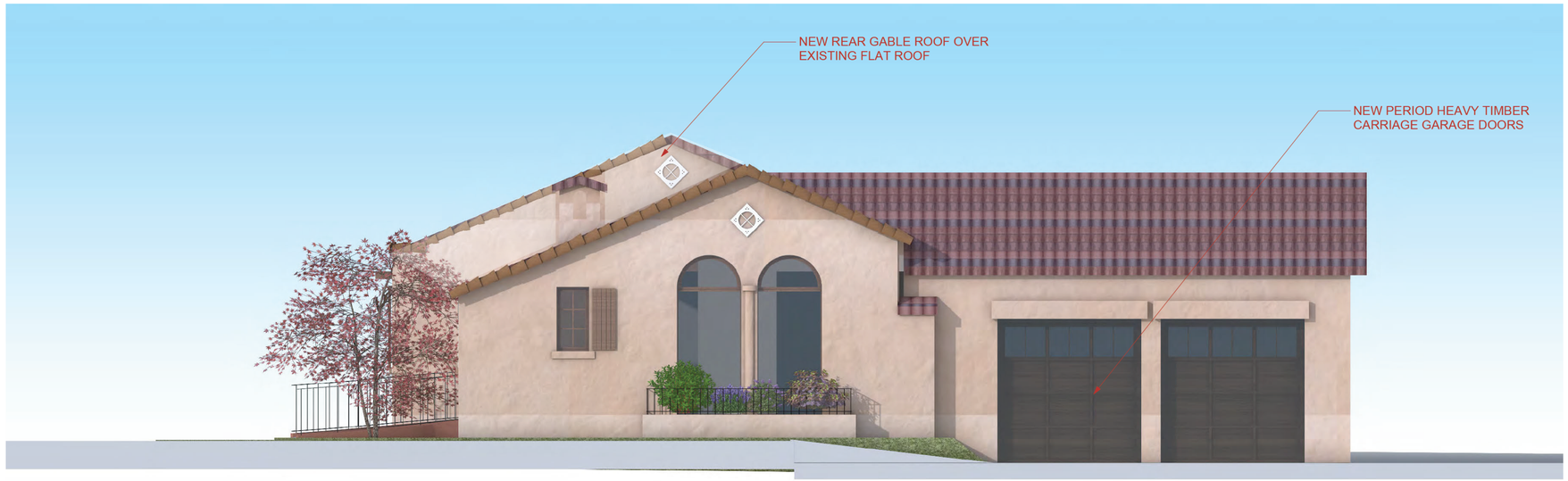
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A 3.1



01 NORTH ELEVATION
Scale: 1/4" = 1'-0"



02 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

NOTE:
ALL COLORS AND TEXTURED TO MATCH EXISTING ONES

Revision

Revision #2 owner requested changes 2/4/2020

Revision

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PROPOSED EXTERIOR ELEVATIONS

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Davide Giannella A.I.A.

acadia
architecture

644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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A 3.2

Patterns

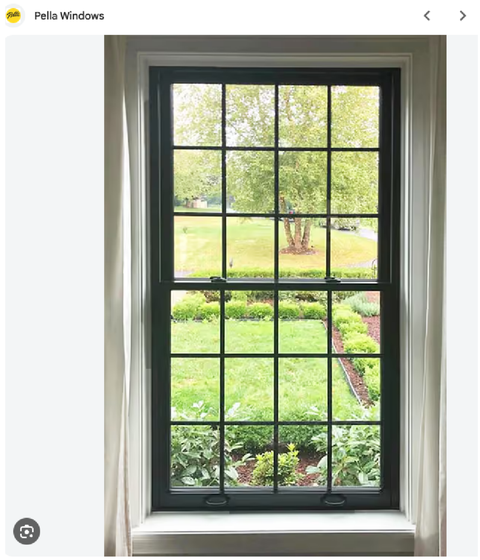


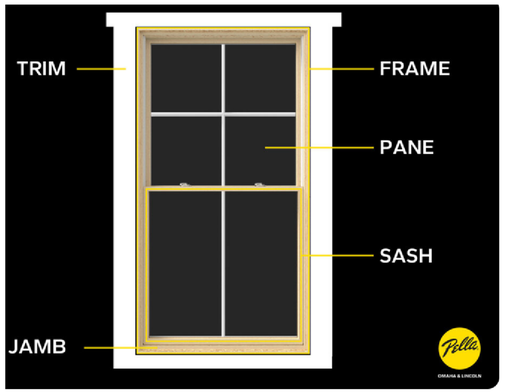
Traditional

TIPS FOR PROS

Grille Profiles

Integral Light Technology® (ILT) Grilles - Combine the performance. Grilles are adhered to the outside of the with the interior and exterior grilles, replicate the app





Grilles

Integral Light Technology®

Choose the look of true divided light without sacrificing energy performance.

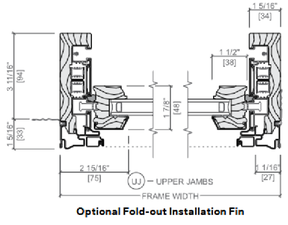
Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"

Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"

Ogee Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

[1,4] See back cover for disclosures.





Dark Mahogany

WINDOWS TO BE PELLA HISTORICAL REPLACEMENT WOOD-ALUMINUL MODELS WITH GRIDS TO MATCH THE EXISTING ONES

Revision
Revision
Revision

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WINDOWS TYPE

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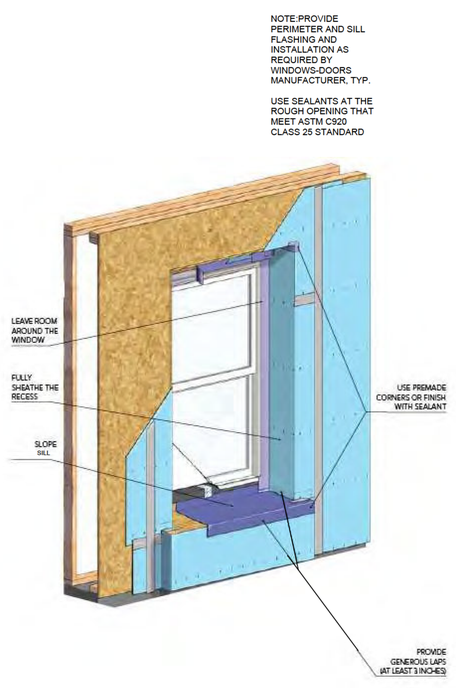
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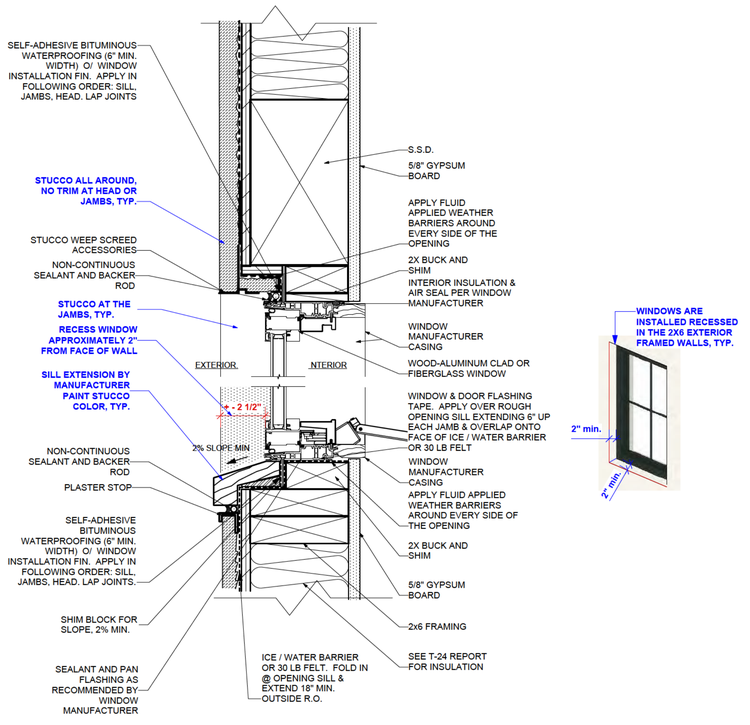
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A 3.3





04 WINDOW SILL AND HEAD DETAIL (RECESSED)
Scale: 3" = 1'-0"
JAMB S MILAR TO HEAD

Revision
Revision
Revision

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WINDOWS DETAILS

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Davide Giannella A.I.A.
acadia architecture
644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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A 3.4



VIEW FROM THE OUTSIDE CORNER



VIEW FROM THE REAR CORNER

Revision	Revision	Revision	Revision

Vajdic Residence
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3D VIEWS / MATERIALS

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Davide Giannella
acadia architecture

644 N. Santa Cruz Ave. Suite 6
Los Gatos, California 95030
T. 408-219-0601
dg@acadia-architecture.com

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C-31293
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3D-1