TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
MAY 27, 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

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. Draft Minutes of the April 22, 2026, Historic Preservation Committee Meeting

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.)*

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.)*

2. Consider a Request for Approval to Construct Exterior Alterations (Window Modifications) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 9 Peralta Avenue**. APN 510-42-040. Request for Review Application PHST-26-012. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: John and Donna Fox. Project Planner: Maria Chavarin.

3. Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-014. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

4. Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. **Located at 142 Wheeler Avenue.** APN 532-37-034. Request for Review PHST-26-011. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Rodd and Wendy Rowalt. Project Planner: Erin Walters.

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

5. Consider a Request for Preliminary Review to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 25 Hernandez Avenue.** APN: 510-42-071. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.
Request for Review Application PHST-26-007. Property Owner: Chiara Zuniga and Karl Petre. Applicant: Davide Giannella. Project Planner: Erin Walters.

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 a.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.

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DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
APRIL 22, 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, Vice Chair Martha Queiroz, Planning Commissioner Susan Burnett, Committee Member Alan Feinberg, and Committee Member Lee Quintana.
Absent: None.

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

1. Draft Minutes of the March 25, 2026, Historic Preservation Committee Meeting

(Audio time: 00:04:36)

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

VOTE: **Motion passed unanimously (4-0-1). Chair Thomas was not present at that meeting and abstained.**

VERBAL COMMUNICATIONS

The following individual spoke:

1. Member of the Public

OTHER BUSINESS

2. **<u>312 W. Main Street</u>**
   Request for Review PHST-26-008
   APN 510-44-012
   Property Owner/Applicant: Chelsea Bedard
   Project Planner: Erin Walters

Consider a Request for Preliminary Review to Demolish an Existing Attached Garage and Construct a New Deck and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:
1. Mark Behl, Contractor

Committee members asked questions of the applicant.

Committee members asked questions of staff.

Committee members discussed the matter and provided feedback.

PUBLIC HEARING

3. <u>91 W. Main Street</u>
Request for Review Application PHST-26-005
APN 529-01-025
Property Owner Sue Farwell, Vermont Building LLC
Applicant: Gary Kohlsaat
Project Planner: Sean Mullin

Consider a request for approval to construct exterior alterations to a Contributing Building in the Downtown Historic Commercial District on property zoned C-2:LHP. Requests for Review Application PHST-26-005. Exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner Sue Farwell. Applicant Gary Kohlsaat. Project Planner: Sean Mullin.

Sean Mullin, Planning Manager, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:
1. Dylan Phillips, Owner
2. Gary Kohlsaat, Applicant
3. Craig Leiker, Customer
4. John Eichinger, Customer and Music Host
5. Jason Farwell, Part Owner/Landlord

Committee members asked questions of the applicant and staff.

Chair Thomas closed Public Comment.

Committee members discussed the matter.

(Audio time: 01:16:42)

MOTION: **Motion** by **Committee Member Feinberg** to recommend approval to the Community Development Director to construct exterior alterations to a Contributing Building in the Downtown Historic Commercial District on property zoned C-2:LHP. Located at 91 W. Main Street. APN 529-01-025. Request for Review Application PHST-26-005. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. **Seconded** by **Vice Chair Queiroz**.

Committee members discussed the matter.

VOTE: **Motion passed (3-2). Quintana and Burnett opposed.**

4. **<u>142 Wheeler Avenue</u>**
   Request for Review Application PHST-26-011
   APN 532-37-034
   Property Owner/Applicant: Rodd and Wendy Rowalt
   Project Planner: Erin Walters

   Consider a request for approval to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:10. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3).

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Rodd and Wendy Rowalt, Owners

Committee members asked questions of the applicant.

Committee members asked questions of staff.

Chair Thomas closed Public Comment.

Committee members discussed the matter.
Committee members asked questions of staff.

(Audio time: 01:41:01)

MOTION: **Motion** by **Chair Queiroz** to recommend denial to the Community Development to Remove a Pre-1941 Property from the Historic Resources Inventory for property zoned R-1:10. Located at 142 Wheeler Avenue. APN 532-37-034. Request for Review PHST-26-011. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). **Seconded** by **Commissioner Burnett.**

Committee members discussed the matter.

Committee members asked questions of staff.

VOTE: **Motion passed (3 -2). Thomas and Feinberg opposed.**

OTHER BUSINESS

5. **<u>150 Tait Avenue</u>**
   Request for Review Application PHST-26-004.
   APN 510-18-026
   Applicant: Su-Ling Cheah
   Property Owner: Taraneah Moayed
   Project Planner: Erin Walters

   Consider a request for preliminary review to construct a one-story addition and exterior alterations to an existing contributing single-family residence located in the Almond Grove Historic District on property zoned R-1D:LHP. Exempt pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Vice Chair Queiroz was recused due to owning property within 500 feet of the subject site.

Erin Walters, Senior Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:
1. Taraneah Moayed, Owner

Committee members asked questions of the owner.

Committee members asked questions of staff.

(Audio time: 01:58:47)
MOTION: **Motion** by **Chair Thomas** to extend the meeting for 5 minutes. **Seconded** by **Commissioner Burnett**.

VOTE: **Motion passed unanimously (4-0). Vice Chair Queiroz was recused.**

Committee members discussed the matter

Chair Thomas closed Public Comment.

(Audio time: 02:02:45)
MOTION: **Motion** by **Commissioner Burnett** to approve. **Seconded** by **Committee Member Feinberg**.

VOTE: **Motion passed unanimously (3-1). Quintana opposed.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Sean Mullin, Planning Manager, presented the report:

1. Tonight's Planning Commission meeting will be discussing the HPC workplan items. No action will be taken.

ADJOURNMENT

The meeting adjourned at 6:05 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 22, 2026 meeting as approved by the Historic Preservation Committee.

_____
Sean Mullin, AICP, Planning Manager

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DATE: May 22, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Construct Exterior Alterations (Window Modifications) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 9 Peralta Avenue**. APN 510-42-040. Request for Review Application PHST-26-012. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: John and Donna Fox. Project Planner: Maria Chavarin.

RECOMMENDATION:

Consider a request for approval to construct exterior alterations (window modifications) to an existing pre-1941 single-family residence on property zoned R-1:8, located at 9 Peralta Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1900 per County Assessor's Database; 1880's per Anne Bloomfield Survey
2. Bloomfield Preliminary Rating: +, historic and intact or worthy of 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? No
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara Assessor's database lists a construction date of 1900 for the existing residence. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1880s and assigns a preliminary rating of historic and intact or worthy of special note (Attachment 1). The Sanborn Fire Insurance Maps show the residence on the subject property in 1904 through 1956, showing a consistent building footprint through that period (Attachment 2). The applicant provided a Letter of Justification stating that the original home was two separate buildings joined together

PREPARED BY: Maria Chavarin
Assistant Planner

between 1900-1906 (Attachment 3). The first house was a wood framed cottage from 1887 making up the rear half of the current home. The front half of the home (Peralta) was constructed in 1900. A primary feature of the home was its sandstone walls. A second floor was added after 1906, on top of the stone walls. These walls are covered in wood shingles in a random laid pattern. Minor alterations occurred prior to current record keeping and include the removal of a screen porch on the upper floor balcony (over the front entry) and other minor changes. The 1989 Loma Prieta earthquake damaged the northwest corner of the residence, including the windows on the west wall and window repairs were recommended at that time. The Letter of Justification indicates that the residence has been modified and repaired both before and after the earthquake, which corresponds to the Town records documenting pre-earthquake modifications and significant post-earthquake restoration (Attachment 4).

DISCUSSION:

The existing two-story Victorian style residence is located on the west side of Peralta Avenue between Hernandez Avenue and Pennsylvania Avenue. The applicant requests approval to modify two second-floor windows on the rear (west) elevation and add a window on the second floor of the left elevation (Attachment 5). Proposed changes include reducing the size of one existing double-hung window and removing a second window and in filling it with shingles to match the existing exterior. A new double-hung window is proposed adjacent to the reduced window. Additionally, a new oval window is proposed on the left (south) second floor elevation. All new windows will be wood framed to match the existing materials. No changes are proposed to the remaining windows (Attachment 5).

The Residential Design Guidelines provides the following recommendations related to window and building materials:

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

- Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance.

4.8.2 Building Materials

- Use natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) which match and are consistent with the existing materials of the structure. The use of faux rocks or stone is prohibited.
- New materials should identically match original materials in shape, size, dimension, texture and pattern. Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable.

4.8.4 Windows and Glass in doors

- Windows should be constructed of real glass, and window frames should be constructed of real wood - not vinyl, metal, or plastic. Wood sashes may be vinyl or metal clad if the window frame and dressing is designed consistent with the historic context of the building.

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.

CONCLUSION:

The applicant is seeking a recommendation of approval to add and modify three windows on the second floor. Should the Committee find merit in the request, the recommendation would be forwarded to the Community Development Director, and the project would require approval through a building permit application. The project would not return to the Committee.

ATTACHMENTS:

1. 1990 Anne Bloomfield Survey
2. Sanborn Fire Insurance Maps
3. Letter of Justification
4. Town Records
5. Development Plans

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

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 9 Peralta Av

PARCEL MAP INFORMATION

Parcel # 510-42-040 Lot size: 125 front ft. x 197-160 ft. deep

Lot shape: Rectangle__ L___ Rectangle with small rear jog___ Other_____

Location: N__ S__ E__ W✓ side of P St___ Ave✓ Other_____

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

at NE___ NW___ SE___ SW___ corner of Pennsylvania

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name McCullagh Tract Old Block # 3 Old lot # 1

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1880s Style Stick / 2 stories or 1 & B

Alterations lower floor virtually gone — raised in the past?

Other stone fence

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) EFFective date_____

APN 510-42-040	ADDRESS	9 PERALTA		AV LG 95030											
MULTI FAMILY	TRA	3-001	WIDTH	08	NO. UNITS	4	POOL				DISHWASH		TOT AREA	3,144	
	USE CODE	03	DEPTH	117	SAUNA		FIREPLACE	YES			REC RM		ELEVATOR		
	YR BUILT		ACRES	.24	LEASABLE	3,144	NO. FLOORS	2			TENNIS				

OWNERSHIP SHOWN ON MAPS

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

TED

G - stone rebilt '90
Alterations: Moved__ Raised__ Porch encl__ Addition__ Siding__ Windows__ Condition__
Designer: a__ b✗ d__ J.A. Crosby





MISCELLANEOUS

National Register listed date_____

County Inventory 1979_____

Town of Los Gatos: Designation____ Recognition_____

District Name_____

C.A.R. pre 1900 — A.E.6. 1880

Butler/Junior League 76 Survey

Gebhard: page #_____ illustration page #_____

Bu[illegible]ior League_____

PHOTOS: Roll/Frame # 008/21314 Date 9 Nov 89





'55 Sanb: 14 — yel. D, 2-st.

ATTACHMENT 1

PAINTED LADIES OF LOS GATOS



Denise Billheimer and her daughter Margo survey their grounds at 9 Peralta, a Victorian that started out half its size. Originally it was made of stone, purchased from a man transporting it to build Stanford University.

Photos by Dan Honda

Everywhere you look, there is something beautiful to see'

Duane Billheimer shows a visitor into the entry of his Victorian at 9 Peralta and immediately points out where the new stairway is going to be placed. It's the exact spot where an old stairway once existed. "Apparently it was removed to make more room, but we're going to put it back in," he says.

Billheimer's mind brims with projects as he gives a tour of the house and grounds. Currently he's hand-building a wrought iron fence to line the yard, while laying hardwood flooring upstairs. On the "to do" list are the new stairway and redoing the aging, cracking plaster upstairs.

Recently he's regraded the yard, shoving earth from one side to the other to make a gentler slope and he's put in a new brick walkway. "I was out here working on the tractor until 2 a.m. one Sunday morning when the police made me quit," says Billheimer, with a sweep of his arm toward his newly graded yard.

Billheimer has Victorian fever. "I really enjoy working on the house," he says with enthusiasm. "It's therapy for me to use my hands."

He's so dedicated that he has skipped vacation for the past two years.

He, wife Denise and their three children, Gretchen, 7, Heidi, 5 and Margo, 2½, have lived in the elegant house since November, 1984.

Billheimer has carefully researched the house's history. "In 1888, it was part of the McCullough Tract," he explains. "The person who bought the property was James C. Crosby. He was a mason who lived on Main Street and he used the stone from a quarry in Almaden. The stone was the same that was used at Stanford University." Part of the house is of sandstone and part is of wood. The wood portion was added sometime before 1898, says Billheimer.

During the 1930s, the house was converted to a boarding house for Los Gatos High School teachers and later it was converted into apartments. At one point, it was considered impossible to maintain because of its size and plumbing problems, says Billehimer.

Though still in the process of being remodelled, today the house is elegant and liveable. A velvet settee faces a cheerful fire burning in the parlor stove and bathrooms are equipped with clawfoot tubs and turn-of-the-century fixtures.

"We'd always seen ourselves in a Victorian house with lots of antiques," says Billheimer, director of quality assurance for Sytek in Mountain View. "As an artist, I used to paint Victorian houses and I was always admiring their architecture. Everywhere you look, you're supposed to be able to see something of beauty."

ARCHITECTURAL HISTORY
(415) 922-1063
2229 W[illow] STREET
SAN FRANCISCO, CA 94115

Anne Bloomfield

ARCHITECTURAL SURVEY
ASSESSMENT ROLL RESEARCH

File Address 9 PERALTA Tract/Block/Lot McCULLOUGH/3/1

Assessments are filed by last name of property owner, but not necessarily in alphabetical order. Some years there is an index inside the volume or in a separate book. The goal of a search is to find the years when the assessed value of "improvements" (buildings) changed from 0 to over $500, or when that figure rose by $500 or mroe. Write down every year and name you try, including the years when you find nothing. Ditto marks are fine.

Date	Page	Name	Tract/ Acres	N Bdy	Block/ E Bdy	Lot/ S Bdy	W Bdy	Land	Improvements	Other Info.
1891	4	CROSBY, J.C.						$200	$500	
		Will documented address — confirms that it appears on earliest Tax Record in 1891								
1895	57	PIERCE, Mary M						200	1600	
		Pierce on tax records at least up to 1907								
1905	74	PIERCE, [illegible] Mary						260	2070	
1908	65	Pierce Mrs May D	W. Peralta 135 3/4 f.f.		Block		PA Ave	300	2000	

R. H. SCHUMACHER
90 CLELAND AVENUE
LOS GATOS, CA 95032

/initials date

AGENDA
TOWN OF LOS GATOS
EARTHQUAKE RESTORATION COMMITTEE
THURSDAY, NOVEMBER 30, 1989
10:30 A.M. -- TOWN COUNCIL CHAMBERS
110 EAST MAIN STREET -- TOWN HALL
(408) 354-6872

I. REVIEW OF RESTORATION APPLICATIONS

612 University Avenue
Architecture and Site Application ES-74-31A

Requesting approval of plans to demolish and reconstruct an office building building significantly damaged by the earthquake on property in the LM zone.

PROPERTY OWNER: Thomas and Elenor Shafer

9 Peralta Avenue
Architecture and Site Application ES-89-72

Requesting approval of plans to reconstruct portions of a single-family residence significantly damaged by the earthyquake on property in the R-1:8 zone.

PROPERTY OWNER: Duane Billheimer
APPLICANT: Gary Schloh

II. REVIEW OF RELOCATION APPLICATIONS

140 N. Santa Cruz Avenue
Conditional Use Permit Application U-77-24C

Requesting permission to relocate an existing restaurant from 15 North Santa Cruz Avenue to this new location on property in the C-2 zone. This relocation is requested due to significant physical damage suffered by the recent earthquake or aftershocks at the previous location.
PROPERTY OWNER: Dennis Varni
BUSINESS OWNER: Jeff Brigham

DISTRIBUTION:
Earthquake Restoration Committee
Development Review Committee
Historic Preservation Committee
Mardi Bennett
Laura Taylor
Bruce A. Spotswood Friesen
Planning Commission
Town Council

PL04\Agendas\ERC11-30

REVISED

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
NAME RESEARCH

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

Name (person, building, organization, etc) Pierce

Addresses associated with Name 9 Peralta

Relevant dates: construction 1888-91 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)
1887		NL	
1892			E.F. Pierce, Pierce & Higbee Stationery, r. Glen Ridge
1903			MRS. E.F. Pierce, r. Glen Ridge
1902			MRS. M.D. Pierce, 9 Peralta ←
1888	SClara C.H.D	Crosby, JA	mason, Main St. (per D. Billheimer)
24# 1927	SJD	McEachren, Neil	(May) [no occ] h 9 Peralta
1912	"	"	ϕ
1914	SJD	Pierce EF or Mary	ϕ

_____ /initials date

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

Los Gatos Library
- ____Directories, 1919+
- ____Historic Collection Index
- ____Thompson & West, 1876
- ____Photo collection
- ____County history 1888, Pen Pictures
- ____County history 1922, Sawyer
- ____L.G. history 1971, Bruntz

ϕ Crosby Pierce

Los Gatos Museum (Forbes Mill)
- ____Death records/obituaries
- ____Directory, 1902 or 1903
- ____Photo collection

California History Center, De Anza College
- ____Biographical file
- ____Photo collection

San Jose Historical Museum
- ____Great Registers (of voters)
- ____Indexes
- ____Photo Collection

General sources, unknown location(s)
- ____Indexes, California Historical Quarterly
- ____State Library Information Index (fiche)
- ____State Library-S.F. Newspaper Index
- ____Census (microfilm)
- ____County history 1881, Monroe Fraser
- ____Brainard maps

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

_____ /initials date

CHRONOLOGICAL HISTORY OF 9 PERALTA AVE, LOS GATOS, CALIFORNIA

by Duane Billheimer

9 September 1986

1888 OCTOBER 24 - Saratoga Los Gatos Real Estate Association conveyed the property to James C. Crosby. This was a subdivided property at the time, a subdivision of the Mcullough Tract. The McCullough property was one of the largest pieces of properties in the town foothills area. Map book D, page 37, shows the lot (1), block (3) designation of the Mc Cullough tract, still used today in modern maps.

1891 NOVEMBER 19 - James C. Crosby and his wife Sarah J. conveyed the property with improvements to Mary M. Pierce. She was the wife of E. F. Pierce. It is known that improvements existed on the property at the time because of the outline of a house and water tower showing on a Sanborn Insurance company map. At this time, the house was stone, and two stories. There was a cellar just outside the back door. The stones used to make the home came from a quarry in the Almaden Valley, and were transported and sold by a Dutchman by mule team and cart. These same stones were used on a few other Los Gatos and San Jose structures, as well as Stanford University. Mr. J. A. Crosby was a mason. He lived on Main street according to the 1888 Santa Clara Cty directory. The masonry work is very well done and has endured the elements and the big earthquake very well.

q Peralta

McCullough Tract
?, Reservoir Rd
?, LGB (227)

.

1891	pg 4	Crosby J. C. (or J. A.)	200	1500	1650	.88
1892	pg 31	Pierce, Mrs Mary M.	200	1600	1750	2.89

.

1897	pg	Pierce, Mary M.	200	1600
1898		Pierce, Mrs Mary M.	225	1485
1902	pg 68	Pierce, Mrs M. D.	245	1890
1903		Pierce, Mrs M. D.	260	2070
1905		Pierce, Mrs Mary D.	260	2070
1906	pg 52	Pearce Mary D.	260	2070

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Harwood.....Dorothy Case was daughter...?

.

19--, McEachren, Neil and May

1931 28 Oct McEachren, Niel from Son, William, (Sons share of Deceased Mother's Estate)

1933 13 Feb McEachren, Whiliam H. and Hazel

1937 Zell Lewis Bought

1942 3 Sept Hitt, Fredrick G. Bought

195- Hitt, Fredrick G & Mary J Transfer Z-4135

195- Blankenbaker, Charles R. & R. E. Transfer 682988

1954 Dec 16 Hoefer. Bruce D & Berry Transfer 1035687

1957 Feb 14 Slater, George T et al Transfer 1307118

1957 Apr 30 Jantze, Harry et al Transfer 1334322

1957 Dec 20 Phelan, Forest D. & Rita Transfer 1417851

1958 Sep 17 Nawrocki, John T & Theodore 1517992

1959 Jul 9 Graff, Gordon W. & Florence Transfer 1660347

1963?

In the Los Gatos Museum, there is a large original map of the town, and this shows "Pierce" as the builder of the house at 9 Peralta. According to the Sandborn maps, an addition to the house was completed sometime before 1895. This addition is the wood frame structure added beside the stone "square" original structure. It is interesting to note that there exists a photo of the water tower showing on the Sandborn map. This picture was taken of the Lois Chapson family when Lois was a young girl. The water tower can be reconstructed from this photo if ever desired.

When the Crosby's first paid taxes on the property, (earliest available recorded history) they paid $0.88 on an appraised value of $1500.00 house, 200.00 lot, in 1891. Taxes paid in 1892 by Mrs Mary M. Pierce were $2.89 on an appraised value of $1600.00 house, and 200.00 lot. The record of taxes paid is available in the Town Clerk's office. A brief summary is included as an exhibit, showing the owners through present (1986).

1906 thru 1931 - At some time the property was owned by a Mr. Harwood, whose daughter was a historic figure in the town, Dorothy Case. Dorothy used to play with Dora Rankin, who has told a lot of the history about these old homes in Los Gatos over the years. Documents were not found to determine the exact changes of ownership during this period, however and exhaustive search was not conducted.

1931 OCTOBER 28 - Neil and May McEachren had owned the house. They had a new and second hand furniture business called McEachren and son in the town of Los Gatos, at 23 West Main. Their telephone number was 412. Apparently, on this day, the son, William conveyed his share of his recently deceased Mother's willed property, 9 Peralta, to his father. It is interesting that most homes were actually deeded to the women in these days. The taxes were paid by women also, perhaps because they were the legal owners. Anyway, two years later, the son, William McEachren must have just gotten married, because the house was deeded back to William and his wife Hazel, from the Father Niel.

1937 FEBRUARY 13 - Zella Lewis purchased the house. It is believed that during the Zella Lewis era, the house was converted to several rooms for boarders. The boarders were interestingly enough the Los Gatos High School teachers. The Principal during the 70's, Mr. , also lived there at the time. Other teachers who lived there were

It is also during this time that booze was purchased and hidden. A bottle dated of was found behind a built in buffet. It was probably kept on top of this buffet. It could only be accessed through another closet. The bottle was empty. Also found in this vicinity was a box of shredded wheat (empty) and an old cake box with a string around it that had a dull rattle . Hoping there was money or bonds in the cake box, but fearing a dried up carcass of some rodent, the box was carefully opened.

To our surprise, we found ice cream and cottage cheese containers, like the Chinese-food-to-go type.
The containers are from a very popular dairy downtown which is no longer there. At least there will be one keepsake for the museums of the future.
When Zella Lewis owned the house, there were still two stairways, (1941 appraisal by Santa Clara County). There were 15 plumbing fixtures and it still had its original wood shingle roofing. It had 2 fireplaces and 4 bathrooms. It is shown as owner occupied, with a number of tennants.

1942 SEPTEMBER 3 - The property was conveyed to Fredrick G. Hitt. It is believed that this period was also multi-apartment usage. After this period, through 1963, the ownership involved may owners, perhaps unhappy ones, because as many as seven people owned it in 1950 through 1959.

1975 It is known that the Maloneys owned it and sold it to the Ethridges sometime in the late seventies. A very nice article, but not historically accurate, was written while the Maloneys lived in the home.
Mrs Maloney loved pink, and there are several signs that many things were painted pink, like a mantel which is no longer used in the house, (stored in the garage).
There are nice oak supports for this mantel also painted pink. The Maloneys owned several antiques as well. This was the start of the popularity of owning Victorian homes and stuffing them with antiques from the period.

1981 - The Moores, John and Muffet, bought the home. It is believed that the Ethridges fixed the home up quite a bit inside. The Moores have some historic furniture that has been in the town since its original purchase by Mrs. of . The furniture fits so well in the house, it was offered for sale to the Billheimer's as part of the house. The furniture should remain as a cherished part of the house because of the historical background and the uniqueness of the circumstances behind how it came to stay at 9 Peralta.

1975 Maloney,

197- Ethridge

1981 Moore, John and Muffet

1984 Billheimer, Duane A. & Denise

State of California, } ss.
County of Santa Clara. }

On this Nineteenth day of November A.D. one thousand eight hundred and ninety one, before me, L. C. Trailer, a Notary Public, in and for said County of Santa Clara, duly commissioned and sworn, personally appeared J. C. Crow, and Sarah J. Crosby (wife of said J. C. Crosby) who's names are subscribed to the within instrument, witness to me to be the same persons described in, and who executed the said instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day and year in this Certificate first above written.

{Seal.}

L. C. Trailer, Notary Public.

Recorded at the Request of Grantee, Janry. 4th 1892, at 45 min. past 9 o'clock, A. M.

Chas. P. Ouery
County Recorder.

THIS INDENTURE, Made the Nineteenth (19) day of November, in the year of our Lord one thousand eight hundred and ninety-one, Between James E. Crosby and Sarah J. Crosby, his wife, of the County of Santa Clara, State of California, the parties of the first part, and Mary M. Pierce, wife of C. F. Pierce, of the County of Santa Clara, State of California, the party of the second part, WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten (10) Dollars, Gold Coin, of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm, unto the said party of the second part, and to her heirs and assigns forever, all that certain lot piece or parcel of land, situate, lying and being in the County of Santa Clara, State of California, and bounded and particularly described as follows, to wit:

Lot number one (1) in Block number three (3), as shown upon the Map of said Block number three (3) of the Mc Cullough tract of record in the County Recorder's Office of said County, in book "D" of Maps, page 5, being the same property conveyed to James E. Crosby by the Santa Clara and San Jose Real Estate Associates, a corporation, by Deed dated Oct. 24th 1888.

G-PERALTA

Blank [illegible] of the McCullough tract of Record in the County Recorder's Office of said County, in book "D" of Maps, page 34, being the same property conveyed to James F. Crosby by the Southern Pacific Land & Los Gatos Real Estate Associates, a corporation, by Deed dated Oct. 24th 1888.

9-PERALTA

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

[illegible]

J. C. Crosby

Sarah J. Crosby

THIS INDENTURE, Made the Nineteenth (19) day of November, in the year of our Lord one thousand eight hundred and ninety-one, Between James L. Crosby and Sarah J. Crosby, his wife, of the County of Santa Clara State of California, the parties of the first part, and Mary M. Pierce, wife of E. F. Pierce, of the County of Santa Clara, State of California, the party of the second part, WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten (10) Dollars, Gold Coin, of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm, unto the said party of the second part, and to her heirs and assigns forever, all that certain lot piece or parcel of land, situate, lying and being in the County of Santa Clara, State of California, and bounded and particularly described as follows, to wit:

Lot number one (1) in Block number three (3), as shown upon the Map of said Block number three (3) of the Millerick Tract of Record in the County Recorder's Office of said County, in book "A" of Maps, page 7, being the same premises conveyed to James L. Crosby by the Surburban and Sea Shore Real Estate Associates, a corporation, by Deed dated Oct. 24th 1886.

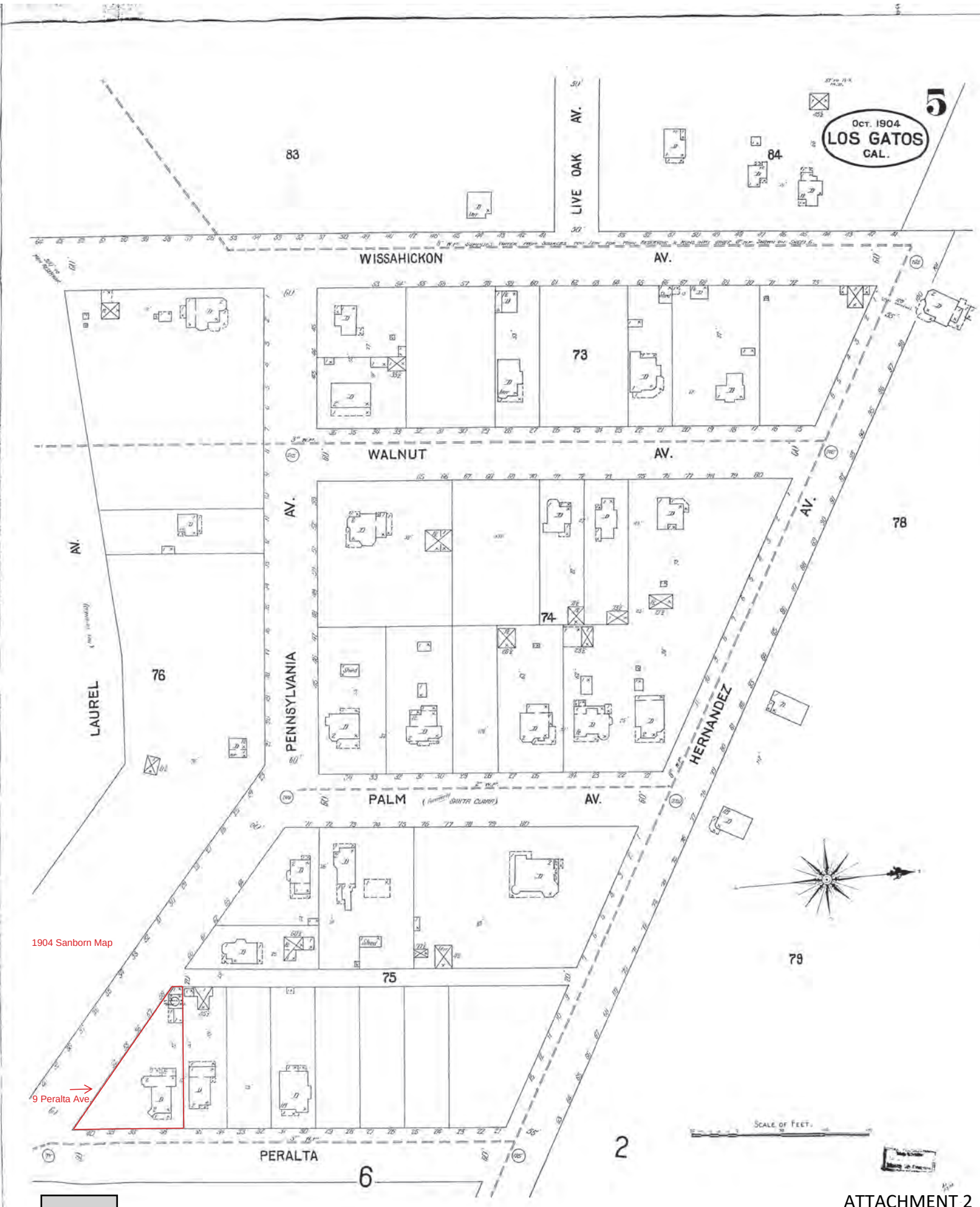
9-PERMIT

Summary on 9 Peralta (ca. 1888-1891, Pierce):

This "Crosby/Pierce House" is well documented from earlier surveys and by the present owner. I verified the tax records and ownership. The first extant tax record with a structure is in 1891. In 1895, ownership shows as Pierce, formerly being Crosby. The 1902 city directory lists Mrs. M.D. Pierce at 9 Peralta. No prior directory listing found.

Heavily damaged in the 1989 quake, a major restoration was done in 1990.

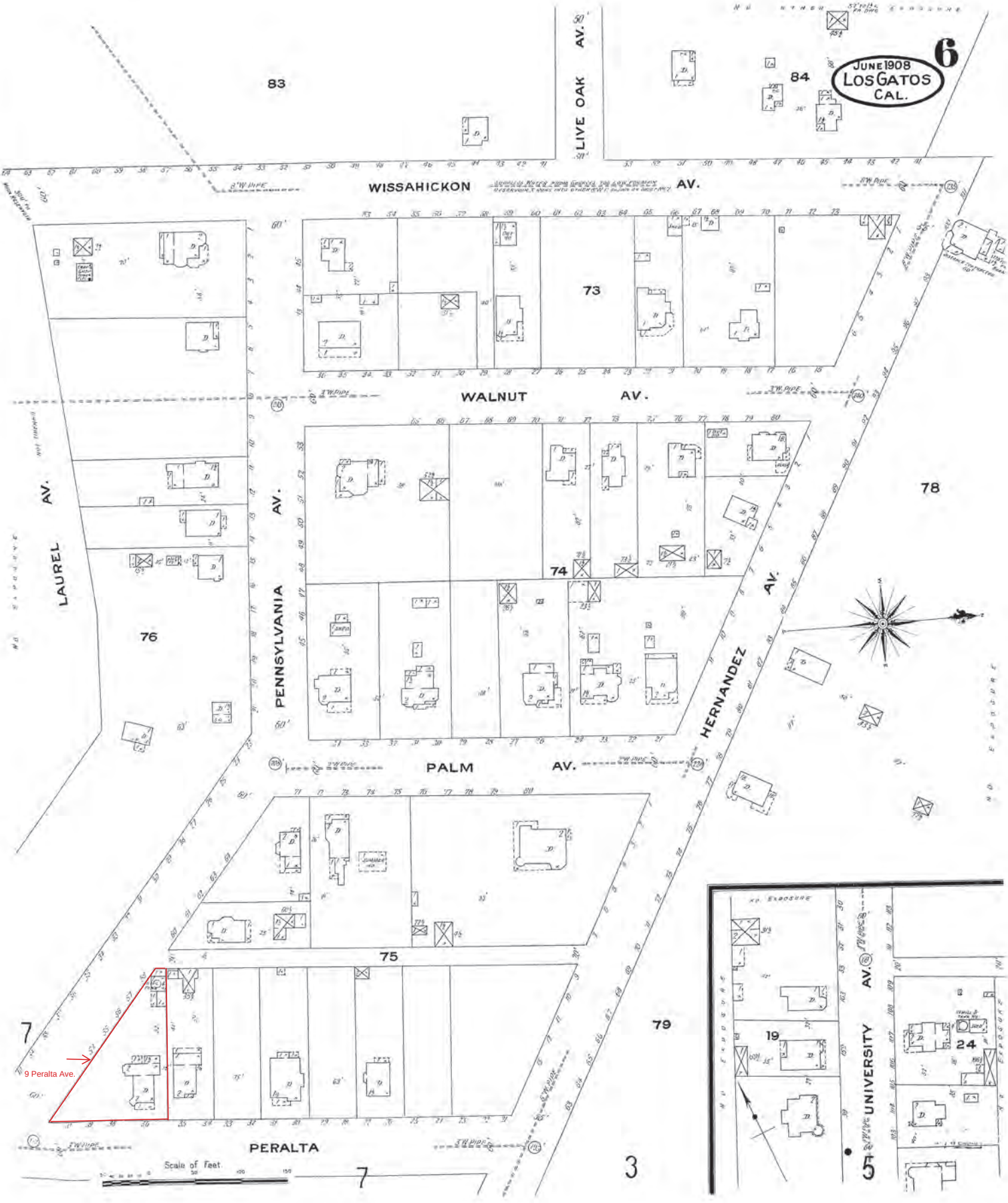
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1904 Sanborn Map

ATTACHMENT 2

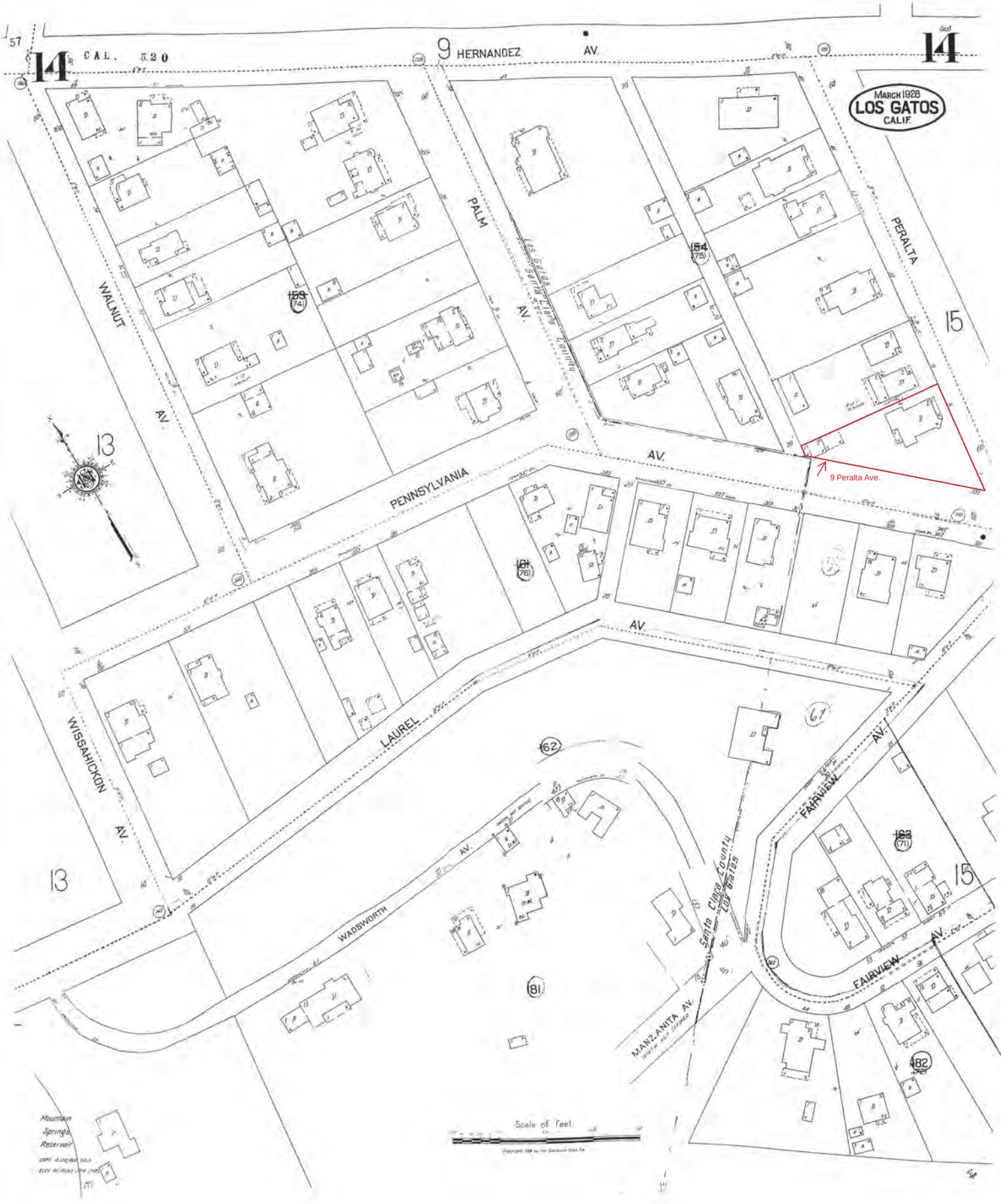
1908 Sanborn Map



1928 Sanborn Map



1928-1944 Sanborn Map



1928-1956 Sanborn Map



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KOHLSAAT & ASSOCIATES
ARCHITECTURE

Planning Department
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

April 15, 2026

Re: The Fox Residence, 9 Peralta Ave, Los Gatos
Window Alterations

Dear Mr Mullin,

John and Donna Fox, owners of 9 Peralta since 1996, are planning an interior remodel of the second floor. As a result, a few windows are being added/modified. This letter of justification accompanies the project plans.

Building History:
The original home was actually two separate buildings joined together sometime between 1900-1906. The first house was a wood framed cottage from 1887; this makes up the rear half of the current home. The front half of the home (Peralta) was constructed in 1900. A primary feature of the home was its sandstone walls sourced from the same quarries as Stanford University, as well as a few buildings in town. A second floor was added after 1906, on top of the stone walls. These walls are covered in wood shingles in a random laid pattern. Minor alterations occurred prior to current record keeping and include the removal of a screen porch on the upper floor balcony (over the front entry) among other minor changes.

Owner Duane Billheimer made several modifications and repairs to the home over the years, starting in 1984 (screen room converted into breakfast nook, gazebo removed, etc.), again in 1989-1991 after the 1989 Loma Prieta earthquake, as there was significant damage: the house underwent significant seismic retrofitting as well as replacement of the stone walls on the Main Floor. Between 1994-1997, the entire rear portion of the home was reconstructed, albeit in an extremely poor and dangerous manner that required major reworking by John and Donna.

The detached garage was constructed in 1991 to replace an old garage that had a redwood water tower above it.

More current work includes window and roof replacements and general maintenance.

Proposed Window Alterations:
1. On the second floor, a new bathroom is being added between bedrooms 2 & 3, with a proposed window added to the South Elevation. The shape proposed is an oval window that matches an existing window on the detached garage. The window will be in a shower so the typical tall double hung unit is entirely impractical for this use.
2. Revisions being made to the Primary Bathroom affect windows on the West Elevation. One existing tall double hung window is being shortened by 50% with a matching unit added to

51 University Avenue, Suite L • Los Gatos, CA 95030 • 408.395-2555

the right side (as viewed from the exterior). The existing tall window is located in a walk-in closet and severely affects the usability of said closet, and we are seeking a compromise rather than proposing a complete elimination. The second window is symmetrical on the ridge and will be in the WC. The existing short window is being removed as it would be in the new shower at waist height. A window here not only won't comply with building codes but it's also as a simple matter of practicality.

Note: All new windows will be wood (painted) that match the existing- both in size/scale of the sash frames, but also match the detailing of the special trim on the upper half. The shingle siding infill will match in shape and pattern.







In Summary
These minor alterations pay respect to the historical roots and character of the original (and remodeled) residence by using matching wood windows and details. By allowing these changes, the owners will be able to more fully enjoy living in this home for years to come.

Regards,



Gary Kohlsaat
Architect C19245

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Search Applications Schedule a

Search for Records

Enter information below to search the Town's permitting database. Permits can be searched for by entering any of the following inf

- General Search
- Site Address
- Contractor License Information (NOTE: Contractor must have a current Town of Los Gatos Business License)
- Parcel Number (Example: 00000000 not 000-00-000)
- Permit Information

Use the dropdown menu to change the Search type.

General Search

General Search

Permit Number:

Record Type: --Select--

Start Date: 11/29/1998

End Date1: 04/16/2026

State License Number:

Street No.: 9 - To

Street Name: peralta

Street Type: --Select--

Unit No.:

Parcel No.:

Search Clear

18 Record results matching your search results

Click any of the results below to view more details.

Showing 11-18 of 18 | Download results

Date	Permit #	Record Type	Description	Status	Address
04/25/2006	H06-158	Building/Mechanical/Residential/Other	NEW A/C IN EXERCISE ROOM	Finaled	9 PERALTA AVE, Los Gatos CA 95030
01/10/2005	E05-013	Building/Electrical/Residential/Alteration	CHANGE SUBPANEL, REPLACE CEILING FAN AND MOVE TWO OUTLETS	Finaled	9 PERALTA AVE, Los Gatos CA 95030
03/18/2004	B04-000168	Building/Building/Residential/Alteration	MODIFY 2ND STORY WINDOW TO MEET EGRESS, REMODEL DOWNSTAIRS BATHROOM 72 SF	Finaled	9 PERALTA AVE, Los Gatos CA 95030
03/18/2004	P04-000094	Building/Plumbing/Residential/Miscellaneous	MODIFY 2ND STORY WINDOW TO MEET EGRESS, REMODEL DOWNSTAIRS BATHROOM 72 SF	Finaled	9 PERALTA AVE, Los Gatos CA 95030
10/23/2000	E00-000704	Building/Electrical/Residential/Alteration	ELEC FOR REMODEL/REPAIRS	Finaled	9 PERALTA AVE, Los Gatos CA 95030
08/09/2000	P00-000458	Building/Plumbing/Residential/Miscellaneous	PLUM FOR HOUSE SEWER AND WATER SYSTEM	Finaled	9 PERALTA AVE, Los Gatos CA 95030
07/20/2000	B00-000698	Building/Building/Residential/Alteration	FOUNDATION REPAIR (VIOO-012)	Finaled	9 PERALTA AVE, Los Gatos CA 95030
06/29/2000	VIOO0-012	Building/Violation/Residential/Stop Work	EXTENSIVE EXT SIDEWALL & FOUNDATION REPAIR W/O PERMITS (B00-698)	Resolved	9 PERALTA AVE, Los Gatos CA 95030

< Prev 1 2 Next >

18 Record results matching your search results

Click any of the results below to view more details.

Showing 1-10 of 18 | Download results

Date	Permit #	Record Type	Description	Status	Address	Ac
08/20/2020	[redacted]	Online Pre-aplication	1. addition of washer/dryer with grey water system (permit previously submitted, inspection performed virtually and conditionally approved) 2. replacement of old hot water heater (located in a closet on second floor behind the existing kitchen) (permit previously submitted, inspection performed virtually and conditionally approved) 3. addition of new wall between garage and apartment as noted on plans 4. renovation of existing kitchen with addition of new cabinets, sink, countertop and new appliances including: - refrigerator - stove - microwave/hood ventilation - disposal - dishwasher 5. upgrade electrical as needed to meet Code requirements in kitchen 6. install vinyl flooring	Void	9 PERALTA AVE, LOS GATOS CA 95030	
06/06/2020	P20-092	Residential - Water Heater	Replace existing water heater. Ran new pex lines to washer/dryer location	Finaled	9 PERALTA AVE, LOS GATOS CA 95030	
12/14/2017	B17-0923	Residential - Alteration	REPLACE VANITY, TOILET AND TUB.	Finaled	9 PERALTA AVE, LOS GATOS CA 95030	
12/05/2014	E14-090	Residential - E - Alteration	INSTALL 1 NEW CIRCUIT FOR ABOVE GROUND SPA.	Finaled	9 PERALTA AVE, LOS GATOS CA 95030	
05/15/2013	B13-0316	Residential - Repair	REPLACE LIKE FOR LIKE RAILING AT UPPER DECK AND ENTRY PORCH 60 SF. (E) RAILING IS ROTTEN AND FAILING	Finaled	9 PERALTA AVE, LOS GATOS CA 95030	
05/27/2010	P10-066	Building/Plumbing/Residential/Sanitary Sewer Line	REPLACE SEWER LATERAL ON PROPERTY (WVSD 39202)	Finaled	9 PERALTA AVE, LOS GATOS CA 95030	
05/05/2008	B08-0271	Building/Building/Residential/Reroof	T/O SHAKE R/R HEAVY SHAKE 4700 SF	Finaled	9 PERALTA AVE, LOS GATOS CA 95030	
03/11/2008	E08-018	Building/Electrical/Residential/Repair-Replace	REPLACE (E) WIRE TO THREE GATE LIGHTS LOCATED AT THE SIDEWALK	Finaled	9 PERALTA AVE, LOS GATOS CA 95030	
07/25/2006	B06-0995	Building/Building/Residential/Repair	REPAIR CHIMNEY (LIKE FOR LIKE)	Finaled	9 PERALTA AVE, Los Gatos CA 95030	
04/25/2006	E06-220	Building/Electrical/Residential/Alteration	NEW A/C IN EXERCISE ROOM	Finaled	9 PERALTA AVE, Los Gatos CA 95030	

< Prev 1 2 Next >



TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

June 6, 1990

Mr. Duane Billheimer
9 Peralta Avenue
Los Gatos, CA 95030

RE: 9 PERALTA AVENUE

Dear Mr. Billheimer:

The Los Gatos Earthquake Demolition Committee has reconsidered your request to demolish the detached garage on the subject property. The Committee's original decision to deny the demolition stands. It is the opinion of the Committee that there is not substantial damage caused by the earthquake, and the structure can be successfully repaired.

If you wish to appeal this decision, it must be submitted to the Town Clerk in writing no later than ten days from the date of this letter.

If you have any questions, please contact Sue Gyorey of this office.

Very truly yours,

Lee E. Bowman
Planning Director/Deputy Town Manager

LEB:SG:cher

PL09:LETTERS:DUANE

TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

May 7, 1990

Mr. Duane Billhelmer
9 Peralta Avenue
Los Gatos, CA 95030

RE: 9 Peralta Avenue
Architecture and Site Application ES-89-72A

Requesting approval of plans to demolish and reconstruct a detached garage damaged by the earthquake on property in the R-1:8 zone.
PROPERTY OWNER: Duane Billhelmer

Dear Mr. Billhelmer:

On May 2, 1990, the Los Gatos Earthquake Demolition Committee considered the above application requesting approval to demolish a three-car garage at the above address. The Committee determined that there is not significant earthquake damage, and that a demolition is not warranted based on such. Therefore the request has been denied pursuant to Section 5.30.010 of the Zoning Ordinance.

This decision may be appealed to the Town Council if submitted in writing to the Town Clerk no later than ten days from the date of this letter.

If you have any questions, please contact Sue Gyorey of this department.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:SG:lkj

11j01\letters\schloh.2

ARCHIE WATSON

MAY 16, 1990

9 PERALTA AVE
LOS GATOS, CA 95030

TOWN OF LOS GATOS
PLANNING DEPARTMENT ATTN: LEE E. BOWMAN
OR SUE GYOREY

RE: 9 PERALTA AVE
ARCHITECTURE AND SITE APPLICATION ES-89-72A

DEAR SIR or MADAM:

THIS IS A REQUEST FOR RECONSIDERATION OF MY MAY 1ST APPLICATION. ENCLOSED IS AN ENGINEERING EVALUATION BY MACHIE WATSON. THE BASIS FOR RECONSIDERATION IS THE CONDITION OF THE NORTH WALL OF UNREINFORCED MASONRY. THIS WALL IS NOW

HINGED AT THE TOP PLATE, AND POSES A THREAT OF FALLING. THE RISK TO MY AUTOMOBILES, WHICH ARE WORTH MORE THAN THE COST TO REPLACE THE GARAGE, MAKES THE GARAGE UNUSABLE.

SINCE THE HINGED, OUT OF PLUMB, UNREINFORCED MASONRY WALL SHOULD BE REMOVED TO BE CONSISTENT WITH THE TOWN POLICY TO REDUCE EXISTING SEISMIC RISKS, I REQUEST MY APPLICATION BE RECONSIDERED.

I WILL BE WILLING TO PAY APPROPRIATE FEES FOR THE APPROVAL OF THE REPLACEMENT STRUCTURE IF IT IS DETERMINED THAT THE UPGRADING IS BEYOND SIMPLE REPAIR OR REPLACEMENT OF THE PRE-EARTHQUAKE STRUCTURE.

YOURS TRULY,

Duane A. Billheimer

DUANE A. BILLHEIMER

1 enclosure

ENCLOSURE, 9 PERALTA, M[illegible]6, 1950

TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

May 7, 1990

Mr. Duane Billhelmer
9 Peralta Avenue
Los Gatos, CA 95030

RE: 9 Peralta Avenue
Architecture and Site Application ES-89-72A

Requesting approval of plans to demolish and reconstruct a detached garage damaged by the earthquake on property in the R-1:8 zone.
PROPERTY OWNER: Duane Billhelmer

Dear Mr. Billhelmer:

On May 2, 1990, the Los Gatos Earthquake Demolition Committee considered the above application requesting approval to demolish a three-car garage at the above address. The Committee determined that there is not significant earthquake damage, and that a demolition is not warranted based on such. Therefore the request has been denied pursuant to Section 5.30.010 of the Zoning Ordinance.

This decision may be appealed to the Town Council if submitted in writing to the Town Clerk no later than ten days from the date of this letter.

If you have any questions, please contact Sue Gyorey of this department.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:SG:lkj

lkj01\letters\schloh.2

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

B 18236

1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS	9 PERALTA AVE	DATE	4/30/90
LOT NO.	TRACT	SIZE OF LOT	
USE OF EXISTING BUILDING	GARAGE, 3-CAR, WOOD SHOP	NO. OF BUILDINGS NOW ON LOT	2
OWNER	DUANE BILLHEIMER	PH	354-3604
ADDRESS	9 PERALTA AVE. L.G.	CITY	(415) 780-5875
ARCHITECT OR ENGINEER		PH	
ADDRESS		CITY	
CONTRACTOR	MIKE GRABILL	PH	358-7806
ADDRESS		CITY	
STATE LICENSE	YES	TOWN LICENSE	YES

DESCRIPTION OF WORK

NEW | ADD | ALTER | REPAIR | (DEMOLISH)

AREAS

1st FL | 2nd FL | (GAR) | BSMT | OTHER

TOTAL FLOOR AREA 18'9" X 23'2" | NO. OF STORIES ONE | NO. OF LIVING UNITS ----

USE OF STRUCTURE | **DESCRIPTION OF WORK**

ESTIMATE VALUATION

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

☐ NOT APPLICABLE

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.

BUILDING PERMIT APPROVAL	DATE
PLAN DEPT.	/ /
ENGINEERING DEPT.	/ /
FIRE DEPT.	/ /
BUILDING DEPT.	/ /
SEWER CONNECT	

FR. SB	TYPE CONST.
REAR SB	OCC. GROUP
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR.

VALUATION $

FEES & TAXES

BUILDING PERMIT	$
SIESMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL	$

INSPECTION RECORD

VALIDATION

APPROVALS

	DATE	INSPECTOR'S SIG.
FOUNDATION LOCATION FORMS, MATERIALS		
FRAME: FIRE STOPS BRACING, BOLTS		
FURNACE: LOCATION GAS VENT, DUCTS		
INSULATION		
LATH EXT		
INSULATION CERT		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL		

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK



TOWN of LOS GATOS

PLANNING DEPARTMENT
(408) 354-6872

December 4, 1989

Mr. Gary Schloh
213 Bean Avenue
Los Gatos, CA 95030

RE: 9 Peralta Avenue
Architecture and Site Application ES-89-72

Requesting approval of plans to restore a single-family residence significantly damaged by the earthquake on property in the R-1:8 zone.
PROPERTY OWNER: Duane Billheimer
APPLICANT: Gary Schloh

Dear Mr. Schloh:

On November 30, 1989, the Los Gatos Earthquake Restoration Committee considered the above application. The Committee found the application to be in compliance with the Guidelines for Repair and Reconstruction of Earthquake Damaged Buildings. The plans for restoration of the single-family residence at the above address may be submitted to the Building Department for plan check.

If you have any questions, please contact Sue Gyorey of this department.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:SG:cher

cc: Mr. and Mrs. Duane Billheimer, 9 Peralta Avenue, Los Gatos, CA 95030

P1C6\Letters\schloh

APPLICATION FOR DEVELOPMENT PERMITS

TOWN OF LOS GATOS
PLANNING DEPARTMENT

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95032

MAILING ADDRESS:
P.O. BOX 949
LOS GATOS, CA 95031

PLEASE TYPE OR PRINT CLEARLY (PRESS FIRMLY)

1. APPLICANT REQUEST: *(Check appropriate boxes)*
   - ENVIRONMENTAL IMPACT ASSESSMENT
   - X ARCHITECTURE AND SITE
   - CONDITIONAL USE PERMIT
   - ZONE CHANGE (Rezone from _____ to _____)
   - VARIANCE
   - SUBDIVISION
   - OTHER

2. PROPERTY DETAIL:
   - SITE AREA 11600 SF
   - # OF LOTS EXISTING one
   - EXISTING/LAST PREVIOUS USE RES.

3. PROPERTY LOCATION:
   - ADDRESS OF SUBJECT PROPERTY 9 Peralta Los Gatos.
   - ZONING R-1:8
   - ASSESSOR'S PARCEL NUMBER 510-42-40

4. REQUESTED ACTION: *(Attach separate sheet if necessary.)*
   - DESCRIPTION OF REQUESTED ACTION: Repair earthquake damage on house.

5. APPLICANT: *(Only applicant will be notified of meetings, hearings, or action taken)*
   - NAME GARY ZOHLOH
   - PHONE 354-1551
   - ADDRESS 213 BEAN AV.
   - CITY LOS GATOS CA. STATE CA ZIP 95030
   - SIGNATURE OF APPLICANT [signature] DATE 27 Nov 89

6. PROPERTY OWNER: *(If same as above, check here ( ))*
   - NAME Duane Billheimer
   - PHONE 395 2209
   - ADDRESS 9 Peralta
   - CITY Los Gatos STATE CA ZIP 95030

   I hereby certify that I am the owner of record of the property described in box #3 above and that I approve of the action requested herein.

   SIGNATURE OF OWNER _____ DATE _____

7. OTHERS INVOLVED: *List persons or firms involved in the design of the project (architect, engineer, planner, landscape architect, etc.)*

CAPACITY	NAME (Please Print)	FIRM & ADDRESS (Zip Code)	TELEPHONE
ENGR.	HUNG NGUYEN		257-1883
ARCH	GARY ZOHLOH		354-1551

DO NOT WRITE BELOW THIS LINE

8. RECEIVED BY S.G. 11-28-89 GDRC AGENDA ASSIGNED 11-30-89
   APPLICATION NUMBERS ASSIGNED:
   - ES- 89-72.
   - U-
   - V-
   - M-
   - EIR-
   - Z-
   - OTHER

9. ITEMS RECEIVED:
   - 1 SETS OF PLANS
   - FILING FEES OF $ N/A
   - LETTER OF JUSTIFICATION
   - PRELIMINARY TITLE REPORT
   - WELLS QUESTIONNAIRE
   - OTHERS:

ARTHQUAKE

EARTHQUAKE RESTORATION PROGRAM

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

B 17481 **1**

FOR APPLICANT TO FILL IN

BUILDING ADDRESS	9 PERALTA AVE	DATE	10-30-89
LOT NO.	1, SUBD'D/BLOCK 3	TRACT	McCULLAGH
SIZE OF LOT	X 10,900 □'		
USE OF EXISTING BUILDING	SINGLE F. R.	NO. OF BUILDINGS NOW ON LOT	2
OWNER	D. A. BILLHEIMER	PH	378 4669
ADDRESS	9 PERALTA AVE	CITY	LOS GATOS, CA.
ARCHITECT OR ENGINEER	GARY SCHLOH	PH	(408) 354-4551
ADDRESS	213 BEAN AVE	CITY	L.G.
CONTRACTOR	MIKE GRABILL	PH	3587806
ADDRESS	16768 CORCEL Ct.	CITY	LOS GATOS
STATE LICENSE	397403	TOWN LICENSE	

DESCRIPTION OF WORK

NEW | ADD | ALTER | REPAIR | DEMOLISH

AREAS

1st FL	2nd FL	GAR	BSMT	OTHER
TOTAL FLOOR AREA		NO. OF STORIES		NO. OF LIVING UNITS

USE OF STRUCTURE	DESCRIPTION OF WORK
S.F. RES	DEMO 1ST FLOOR STONE WALLS FOUND, FLOOR, ALL QUAKE DAM.

ESTIMATE VALUATION

BUILDING PERMIT APPROVAL — **DATE**

PLAN DEPT.	Lee E. Bowman	10/31/89
ENGINEERING DEPT		/ /
FIRE DEPT.		/ /
BUILDING DEPT.	Scott R. Baker	10/31/89
~~SEWER~~ CORRECT	DeMaris Surveying	10/31/89

FR. SB	TYPE CONST.
REAR SB	OCC. GROUP
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR.

VALUATION $

FEES & TAXES

BUILDING PERMIT	$
SIESMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL	$ EQ

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

☐ NOT APPLICABLE

CONTRACTORS DECLARATION

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

SIGNATURE X Michael J. Grabill

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE X Michael J. Grabill

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.

Michael J. Grabill

INSPECTION RECORD

VALIDATION NO FEE - EARTHQUAKE RESTORATION 10/31/89

APPROVALS

	DATE	INSPECTOR'S SIG.
FOUNDATION: LOCATION, FORMS, MATERIALS		
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION GAS VENT, DUCTS		
INSULATION		
LATH, EXT		
INSURATION CERT.		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL		

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK



TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

January 2, 1991

Mr. Duane Billhelmer
9 Peralta Avenue
Los Gatos, CA 95030

RE: **9 Peralta Avenue**
Architecture and Site Application ES-89-72B

Requesting approval of plans to reconstruct a detached garage which will be demolished due to earthquake damage on property in the R-1:8 zone.
PROPERTY OWNER: Duane Billhelmer

Dear Mr. Billhelmer:

On December 13, 1990 the Los Gatos Earthquake Restoration Committee considered the above referenced application. The Committee determined that the plans are in conformance with the Town Council's Guidelines for Repair and Reconstruction of Earthquake Damaged Buildings and approved the application. The location of the garage may be modified provided that the following conditions are met:

1. The side street setback must be a minimum of ten feet.

2. The backup area must be a minimum of 26 feet, including the alley.

3. No openings will be allowed on the side wall if located closer than three feet to the property line.

The side wall on the property line will be required to be of one hour construction and no portion of the wall may extend over the property line.

You may submit your construction drawings for the new garage to the Building Department for plan check.

If you have any questions regarding this approval, please contact Suzanne Gyorey of this office.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:SG:lkj

cc: Gary Schloh

L6\letters\ES-89-72b

EARTHQUAKE RESTORATION PROGRAM #1 2

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

B 17481

FOR APPLICANT TO FILL IN

BUILDING ADDRESS	9 PERALTA AVE	DATE	10-30-89
LOT NO.	1, SUBD of BLOCK 3	TRACT	McCULLAGH
SIZE OF LOT	X 10,900 □'		
USE OF EXISTING BUILDING	SINGLE F. R.	NO. OF BUILDINGS NOW ON LOT	2
OWNER	D. A. BILLHEIMER	PH	378 4669
ADDRESS	9 PERALTA AVE	LOS GATOS, CA.	
ARCHITECT OR ENGINEER	GARY SCHLOH	PH	(408) 354-4551
ADDRESS	213 BEAN AVE	CITY	L.G.
CONTRACTOR	MIKE GRABILL	PH	3587806
ADDRESS	16766 LORCEY, CA.	CITY	LOS GATOS
STATE LICENSE	397403	TOWN LICENSE	

DESCRIPTION OF WORK

NEW | ADD | ALTER | REPAIR | DEMOLISH

AREAS

1st FL	2nd FL	GAR	BSMT	OTHER
TOTAL FLOOR AREA		NO. OF STORIES		NO. OF LIVING UNITS

USE OF STRUCTURE	DESCRIPTION OF WORK
S.F. RES	REMOVE 1ST FLOOR STONE WALLS FOUND, FLOOR, ALL QUAKE DAM.

ESTIMATE VALUATION

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

☐ NOT APPLICABLE

CONTRACTORS DECLARATION

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

SIGNATURE X Michael D. Grabill

COMPLETE A OR B

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SIGNATURE X

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Michael D. Grabill

BUILDING PERMIT APPROVAL — **DATE**

PLAN DEPT.	Lu E. Bowman	10/31/89
ENGINEERING DEPT.		/ /
FIRE DEPT.		/ /
BUILDING DEPT.	Scott E. Baker	10/31/89
SEWER CONNECT	Deborah Swafford	10/31/89

FR. SB	TYPE CONST.
REAR SB	OCC. GROUP
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR.

VALUATION $

FEES & TAXES

BUILDING PERMIT	$
SIESMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL	$ EQ

INSPECTION RECORD

VALIDATION NO FEE - EARTHQUAKE RESTORATION 10/31/89

APPROVALS

	DATE	INSPECTOR'S INITIALS
FOUNDATION, LOCATION, FORMS, MATERIALS		
FRAME, FIRE STOPS, BRACING, BOLTS		
FURNACE, LOCATION, GAS VENT, DUCTS		
INSULATION		
LATH, EXT.		
INSULATION CERT.		
LANDSCAPING, PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL		

(4) COPIES 1. INSPECTION RECORD 2. PERMIT RECORD 3. PERMITTEE 4. TOWN COPY

TOWN OF LOS GATOS PLANNING DEPARTMENT
P.O. Box 949 - Los Gatos, California 95031
Phone: (408) 354-6872

TOWN OF LOS GATOS
PAID OCT - 4 1993
Per #19666

FEE: $80.00

HO-93-87

HOME OCCUPATION PERMIT

Section 29.10.020 of the Los Gatos Town Code defines a home occupation as "The use of a dwelling unit for a non-residential purpose, but in a limited manner both subordinate to the residential use and not discernible from the exterior of the dwelling unit so used." The Planning Director, following investigation of this request for approval of a Home Occupation Permit, including but not limited to, the following information, shall not approve such request where he finds that the Home Occupation will not comply with this definition as well as the provisions of Section 29.10.09025 of the Town Code.

1. Full name of applicant: DUANE A. BILLHEIMER

   Address: 9 PERALTA AVE LG Phone: (408) 395-2209
2. Is the application for use of a single family residence, duplex or apartment? YES, SF
3. Describe the nature of the occupation applied for in a complete and detailed manner: CONSULTING SERVICES FOR BUSINESSES; WORK USUALLY PERFORMED AT SITE OF CUSTOMER'S BUSINESS.
4. Describe the nature and amount of equipment, vehicles, machinery and other items which will be used in the home occupation: COMPUTER, PRINTER, BOOKSHELVES, FILES, COPY MACHINE, FAX MACHINE, PHONES DATABASE FILES.
5. If articles of services are to be sold, describe the nature of such sales and methods of delivery: SOLD AT SITE OF CUSTOMER BUSINESS
6. Will vehicles (other than passenger cars) to be used in this home occupation, be parked on the premises or on the street adjacent? If so, describe the number and nature of such vehicles, their use and where they will be parked. NO
7. Describe the nature and amount of any storage of anything used in connection with the home occupation and where on the premises such storage will be: 400 SQ FT OF STORAGE; ABOVE GARAGE, ATTIC OF HOME OFFICE ON GROUND FLOOR
8. Describe the rooms or area (including square footage) of the premises which will be devoted to the home occupation: OFFICE; 90 SQ. FT; ATTIC OVER GARAGE.
9. Will anyone be employed in the home occupation who is not a member of your immediate family residing regularly in the home? If so, state the number of employees and describe the type of work to be performed by them: NOT ANTICIPATED AT THIS TIME.
10. Describe the nature and extent of any maintenance or repairs of equipment or vehicles which will occur on these premises in connection with the home occupation and the exact location on the premises where such maintenance and repairs will be made: NONE
11. Will any portion of the operation of the home occupation be visible from neighboring properties or from the streets or other public right-of-way adjacent to the premises? If so, describe in detail: NO
12. I certify under penalty of perjury that I have read and understand Section 29.10.020 and Section 29.10.09025 of the Los Gatos Town Code regarding the regulation of home occupations and I agree that upon approval of the application I shall abide fully by these regulations as well as any additional special conditions, requirements or restrictions which may be attached to and made a part thereof. I hereby authorize the Town Planning Director, the Director of Building Services, Town Fire Marshall, or any other official designated by the Town Manager to inspect the premises for which application is hereby made, both within the residence and any part of the exterior premises, prior to the approval of this application and at any time during the duration of the approval, between the hours of 9 A.M. and 6 P.M. I further understand and agree that any violation of the regulations governing home occupations, or violation of any building, electrical, mechanical, or fire code or statute or any other code, ordinance or statute applicable thereto, is ground for the revocation of this approval by the Town Planning Director, and I agree that upon receipt of written notification of such revocation that I will cease the home occupation immediately.

10/4/93 — Date

Signature of Applicant

Comments:

APPROVED
TOWN OF LOS GATOS PLANNING DEPARTMENT

10/4/93 — Date

Planning Director

L27\misc\homeocc.pmt

ARTICLE I, DIVISION 1.
Home Occupations

Section 29.10.09025: SCOPE

Home occupations are allowed in any dwelling, in any zone, even if the dwelling is nonconforming subject to the following regulations:

(1) No premises shall be used for a home occupation unless the user has a home occupation permit.

(2) There shall be no employees other than members of the resident family.

(3) There shall be no materials or mechanical equipment used which are not such as would be employed in normal household or hobby activities.

(4) The home occupation shall not involve the presence of more than one customer on the premises at any time.

(5) The home occupation shall not cause pedestrian or vehicular traffic or the parking of vehicles either on the premises or on public or private streets or sidewalks adjacent to the premises in numbers or volumes which exceed that which is usual in Los Gatos at comparable places of residences where there is no home occupation.

(6) There shall be no use of commercial vehicles for delivery of materials to or from the premises.

(7) There shall be no storage of materials or supplies indoors or outdoors in a manner which is visible from adjacent premises or public ways.

(8) There shall be no advertising signs or structures.

(9) The home occupation shall not be conducted in such way as to decrease the total number of required or available off-street parking spaces for the premises.

(10) The home occupation shall not alter the single family residential character of any portion of the premises.

(11) The home occupation shall not result in the emission of noise, dust, smoke, odor or radiation which results in interference with radio or television reception.

(12) The foregoing subsections (2) through (11) expressly prohibiting acts and conditions, are not an exclusive listing of the limitations on the conduct of home occupations, and no home occupations shall be conducted in a manner inconsistent with the definition of "home occupation" set out in Section 29.10.020 of the Town Code to the effect that the use shall not be discernible from the exterior of the dwelling unit.

(Amended by Ord. 1337, 11-1-76)

DAB.



TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

June 17, 1992

Duane A. Billheimer
9 Peralta Avenue
Los Gatos, CA 95030

RE: 9 PERALTA AVENUE

Dear Mr. Billh:imer:

In response to your letters dated June 13, 1992, the Town will approve your request for a shower and a toilet in the garage if the enclosed deed restriction is recorded and the required building permits are obtained. The Town must, however, deny your request for a sink in the storage loft of the garage since the Zoning Ordinance restricts the use of the upper portion of a detached structure for storage only. In terms of the deed restriction, all persons listed on the deed for the above referenced property must sign the deed restrictions. Both deed restrictions must be completed. The Town will not issue any permits pertaining to the requested use until the deeds have been recorded and proof of recordation is supplied to the Town. It will be your responsibility in recording the deed restriction.

As for your request to install the skylights, please contact the Building Department to determine what building permits are required to be filed.

If you have any questions, please contact Sandy Baily at 354-6873.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:SLB:cher

Enclosure

C21\LETTERS\9PERAL

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
Town Clerk - Town of Los Gatos
Post Office Box 949
Los Gatos, CA 95031

DEED RESTRICTION

The undersigned, being the owner(s) of the property shown in the Santa Clara County Assessor's Roll and identified as Parcel 510-42-040 commonly known as 9 Peralta Avenue, Los Gatos, California, hereby agree(s) that the detached structure shall not be converted or used as a Secondary Dwelling Unit by the persons related or unrelated to the owner. This declaration is binding on successors and assigns of the owner(s).

DATED:_____ _____

_____

Approved and accepted by the Town of Los Gatos.

DATED:_____ _____

Lee. E. Bowman, Planning Director

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

On , before me, the undersigned a Notary Public in and for said State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person __ who__ name is subscribed to this instrument, and acknowledged that __he executed the same.

_____
NOTARY PUBLIC
My Commission Expires _____, 19__

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

On before me, MARIAN V. COSGROVE, Town Clerk of the Town of Los Gatos, personally appeared LEE E. BOWMAN, personally known to me to be the person who executed this instrument as PLANNING DIRECTOR of the Town of Los Gatos, and acknowledged to me that the Town of Los Gatos executed it.

_____
MARIAN V. COSGROVE
Town Clerk, Town of Los Gatos

C21\AGREEMEN\9PERAL

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
Town Clerk - Town of Los Gatos
Post Office Box 949
Los Gatos, CA 95031

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DATED:_____ _____

_____

Approved and accepted by the Town of Los Gatos.

DATED:_____ _____

Lee. E. Bowman, Planning Director

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On , before me, the undersigned a Notary Public in and for said State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person __ who__ name is subscribed to this instrument, and acknowledged that __he executed the same.

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My Commission Expires _____, 19__

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_____
MARIAN V. COSGROVE
Town Clerk, Town of Los Gatos

C21\AGREEMEN\SPERAL

DUANE A. BILLHEIMER

9 Peralta Avenue • Los Gatos, California 95030
Business (415) 594-3535 • Residence (408) 395-2209

13 June 1992

Mr. Lee Bowman
Town of Los Gatos
Planning Department
Los Gatos, California 95030

Dear Mr. Bowman:

This is a request to install amenities in a detached garage now being rebuilt after it was damaged beyond repair by the 1989 earthquake.

This letter also serves to document the fact that this detatched building will not be used now nor will it ever be used as a rental income unit. This agreement will be deeded to subsequent owners.

The garage is next to a spa intalled with permit and it would be very convenient to install a shower and toilet in the corner of the garage immediately adjacent to the spa location since the only other shower is upstairs in the house 25 feet away. It is also requested that a sink be installed in the upstairs storage area for cleaning art brushes, since this area will be used to paint and repair and store paintings and frames.

Thank you for understanding this situation and granting this request.

Yours truly,

Duane A. Billheimer

DUANE A. BILLHEIMER

9 Peralta Avenue • Los Gatos, California 95030
Business (415) 594-3535 • Residence (408) 395-2209

13 June 1992

Mr. Lee Bowman
Town of Los Gatos
Planning Department
Los Gatos, California 95030

Dear Mr. Bowman:

This is a request to install amenities in a detached garage now being rebuilt after it was damaged beyond repair by the 1989 earthquake.

I request permission to be able to install a flat Velux type skylight in the garage roof in such a way that is is not noticeable from the street. This will give adequate light for working in the loft storage area.

There are skylights on the main structure. They are also done in such a way as not to be noticeable from the street because of two large pepper trees that disguise their location.

Thank you for understanding this situation and granting this request.

Yours truly,

Duane A. Billheimer

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT
INSPECTION REQUESTS PHONE 354-6877

B 20435 **1**

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: STREET, AVE., BLVD., ETC.	SUITE OR APT. NO.
9 PERALTA AVE	
USE OF EXISTING BUILDING: GARAGE / WORKSHOP	DATE: 12/28/90
OWNER: BILLHEIMER, DUANE.	PH.: 395-7209
ADDRESS: 9 PERALTA. AVE	SUITE OR APT. NO.
CITY: LOS GATOS, CA	ZIP: 95030
ARCHITECT ☐ ENGINEER ☐ DESIGNER ☐	PH
ADDRESS	SUITE OR APT. NO.
CITY	ZIP
CONTRACTOR	PH.
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	☐	☐	1st FLOOR	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	SIZE OF LOT	NO. OF LIVING UNITS
APN	EXISTING SQUARE FOOTAGE	

DESCRIPTION OF WORK: RETAINING WALL ON MY SIDE OF PROPERTY LINE W/ PART OF WALL USED AS FOUNDATION FOR PROPOSED GARAGE.

ESTIMATE VALUATION: $2000.00

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

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SIGNATURE X Duane L. Billheimer

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.

Duane L. Billheimer

REQ. FINAL INSP.	P.W. DEPT.	PERMIT APPROVALS	DATE
☐			
REQ. FINAL INSP. ☐	PLAN DEPT	Ruth Finnell	1/4/91
REQ. FINAL INSP. ☐	ENGINEERING DEPT	N/A	/ /
REQ. FINAL INSP. ☐	FIRE DEPT		/ /
	BUILDING DEPT	C. Wilcox	1/7/1991

FEES AND TAXES

FRONT S.B.			
REAR S.B.	PERMIT ISSUANCE	10-4230	$ 15 00
LEFT S.B.	BUILDING PERMIT	10-4230	45 00
RIGHT S.B.	TITLE - 24	10-4231	
USE ZONE	SEISMIC TAX	56-4810	0 50
	PLAN CHECK		
SEWER NO.	MICRO BUILDING	10-4592	1 50
TYPE GROUP			
TYPE CONST.	CONSTRUCTION TAX	33-4110	
FIRE SPRINKLER ☐	UTILITY TAX	34-4110	
P.C.A. ☐	PARK TAX	35-4110	
P.C.E. ☐			
P.C.H.C. ☐			
P.C. NEW RES. BLDG. ☐	MICRO. PLANNING	10-4591	
P.C. NEW COMM. BLDG. ☐	MICRO. ENG	10-4593	
P.C. RES. ADD. ☐	STORM DRAIN ENG.		
C OF O TYPICALLY ☐	TOTAL $		61 50

INSPECTION RECORD

VALIDATION

1341A111 01/31/91TOTAL 61.50
10:31 APPROVALS

	DATE	INSPECTOR'S SIG.
FOUNDATION LOCATION, FORMS, MATERIALS		
UNDERFLOOR GIRDERS, JOISTS, U.F. INTERIOR SHEAR		
EXTERIOR SHEAR WALL & ROOF NAIL		
ROUGH FRAME		
EXTERIOR LATH		
INSULATION		
SHEETROCK		
BUILDING CODE FINAL		
BUILDING PERMIT FINAL		

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

#75

1

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

B 19255

FOR APPLICANT TO FILL IN

BUILDING ADDRESS	9 PERALTA AVE, LOS GATOS	DATE 12-8-90
LOT NO.	TRACT	SIZE OF LOT
USE OF EXISTING BUILDING	GARAGE / STORAGE	NO. OF BUILDINGS NOW ON LOT 2.
OWNER	D. BILLHEIMER	PH 354-3604
ADDRESS	9 PERALTA AVE	CITY LOS GATOS
ARCHITECT OR ENGINEER	G. SCHLOH	PH
ADDRESS		CITY
CONTRACTOR	[illegible]	PH
ADDRESS		CITY
STATE LICENSE		TOWN LICENSE

DESCRIPTION OF WORK

NEW | ADD | ALTER | REPAIR | DEMOLISH

AREAS

1st FL | 2nd FL | GAR | BSMT | OTHER

TOTAL FLOOR AREA | NO. OF STORIES 1 1/2 | NO. OF LIVING UNITS

USE OF STRUCTURE / **DESCRIPTION OF WORK**

GARAGE - MODIFY FOOTINGS, HEIGHT, AND ROOF PITCH TO ACCOMODATE GARAGE DOOR. SIDING AND LOOK OF STRUCTURE TO REMAIN.

ESTIMATE VALUATION

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

☐ NOT APPLICABLE

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.

BUILDING PERMIT APPROVAL — DATE

PLAN DEPT.	[signature]	12/13/90	
ENGINEERING DEPT.		/ /	
FIRE DEPT.		/ /	
BUILDING DEPT.	[signature]	12/10/90	
SEWER CONNECT	DUDL	12/28/90	

FR. SB	TYPE CONST.
REAR SB	OCC. GROUP
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR.

VALUATION $

FEES & TAXES

BUILDING PERMIT	$
SIESMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL	$ E-Q

INSPECTION RECORD

Issued BP # 12555 2/14/91 Pd

VALIDATION 1833A111 02/14/91 09:31 TOTAL 0.00

APPROVALS

	DATE	INSPECTOR'S SIG.
FOUNDATION: LOCATION, FORMS, MATERIALS		
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
INSULATION		
LATH, EXT.		
INSULATION CERT.		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL		

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

Box 748

LOS GATOS EARTHQUAKE RESTORATION PROGRAM #1

DEMOLITION DATA SHEET FOR BUILDINGS AFFECTED BY THE EARTHQUAKE

Date: 10/30/89



Address 9 Peralta Ave APN 510-42-040

Use Single Family Zoning: R-1:8

Setbacks: Front 10'6" Rear _____ Side 7'6" Side _____

Total Area of Building ~3,144 ☐ No. of Stories 2 Height _____

Basement: _____ 1st Floor: _____ 2nd Floor: _____

Year Built _____ Foundation Being Removed? Yes

Exterior Materials: Stone Veneer

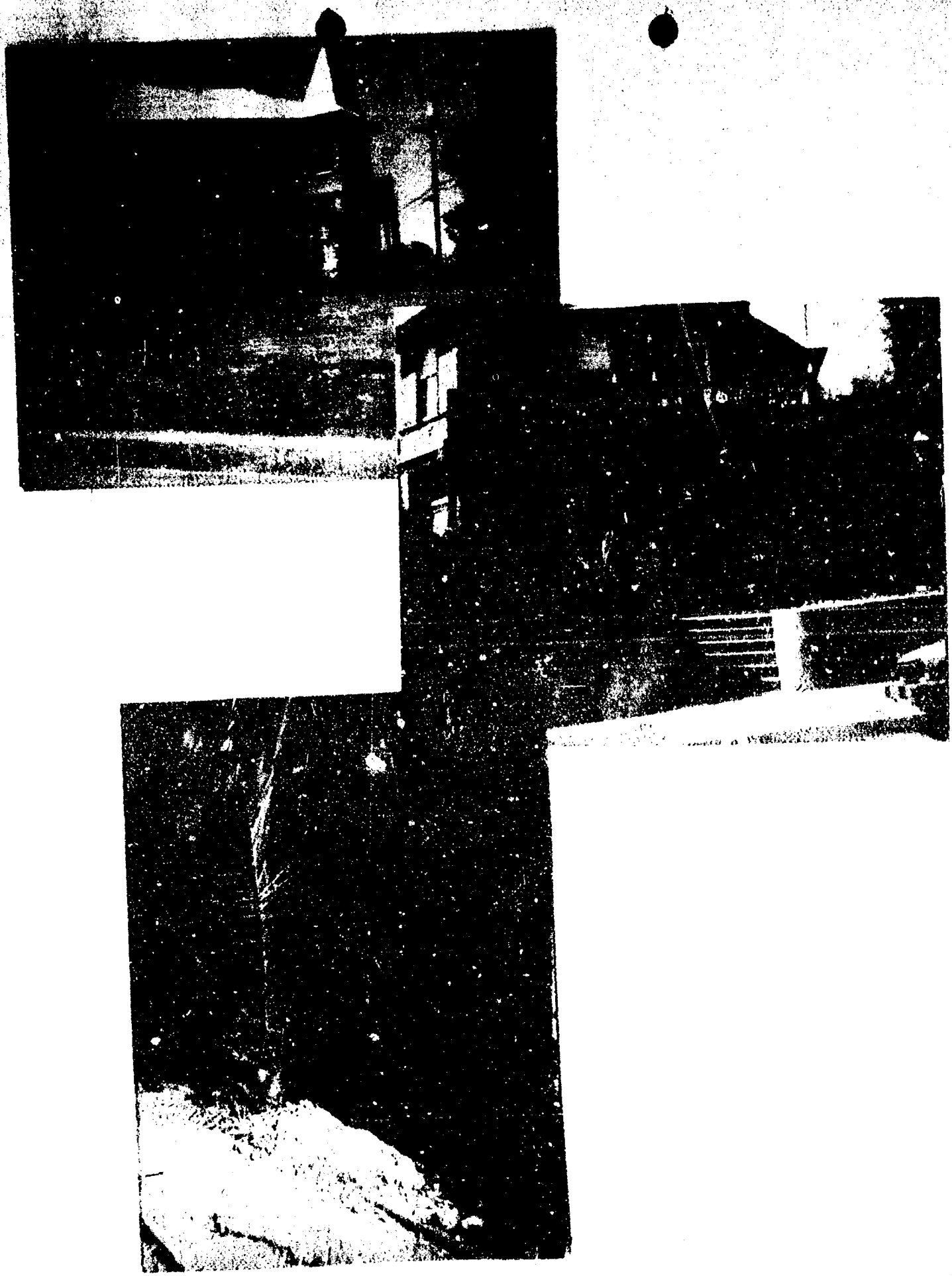
Special Architectural Features: _____

_____

_____

_____

FLOS\Forms\Demo1.EQ

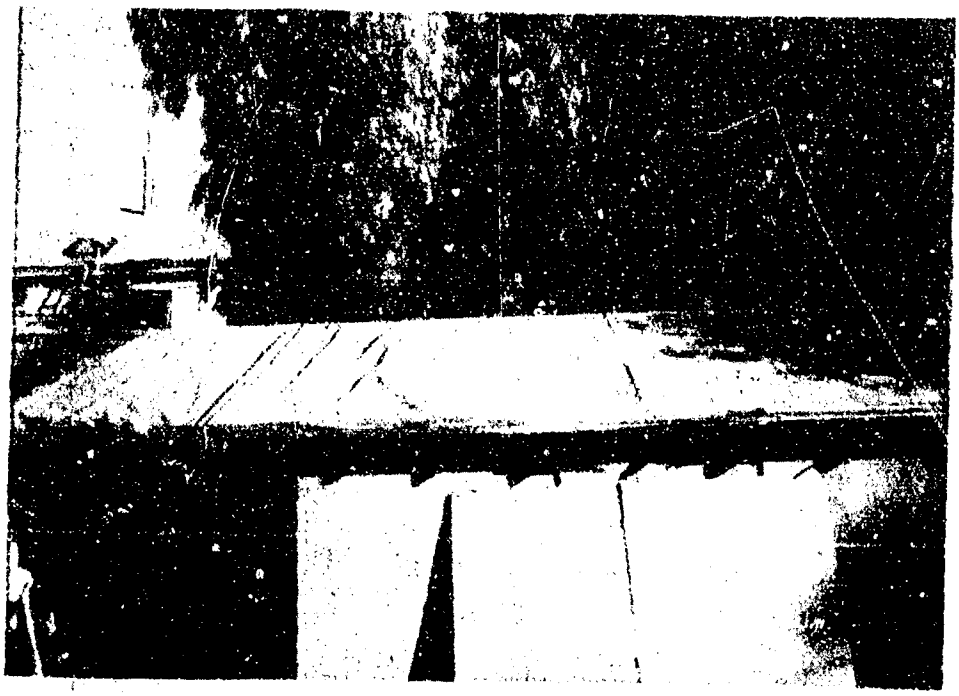




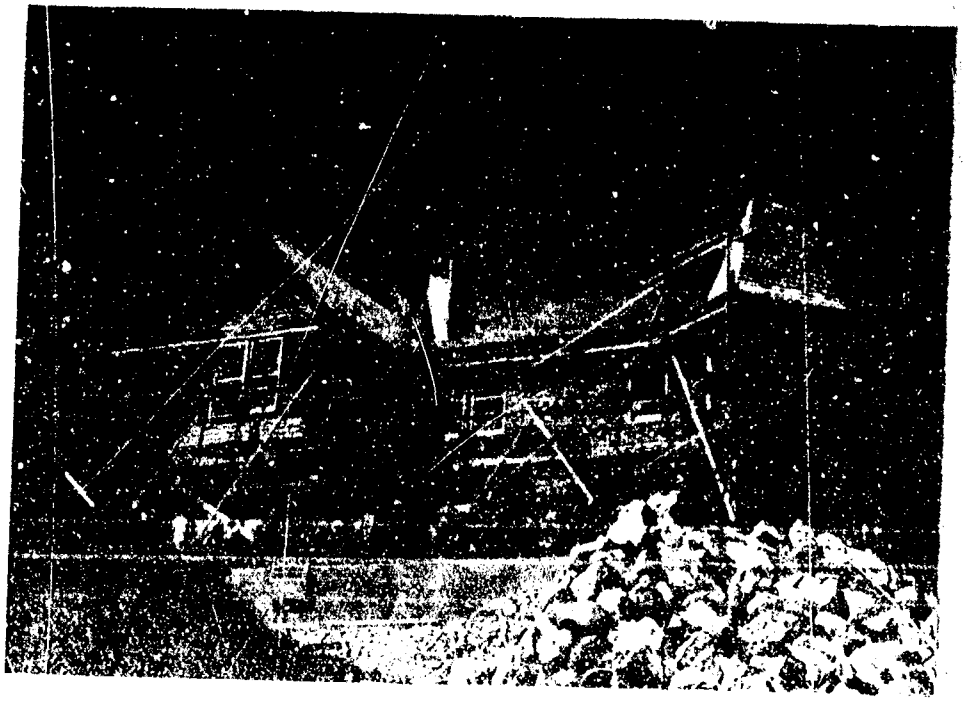


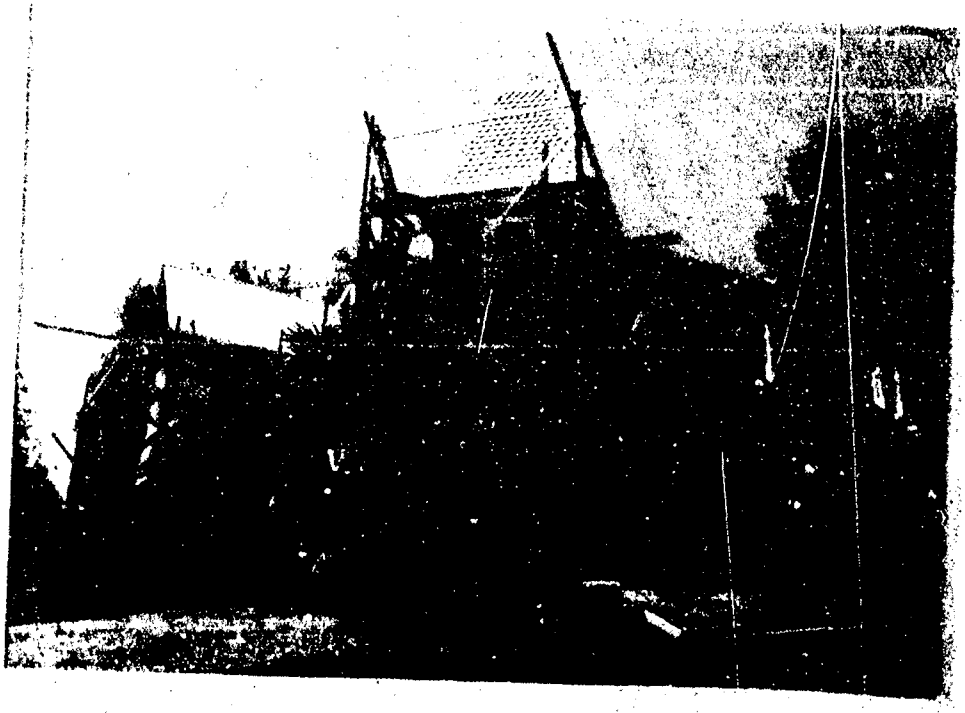
9 Peralta Avenue.





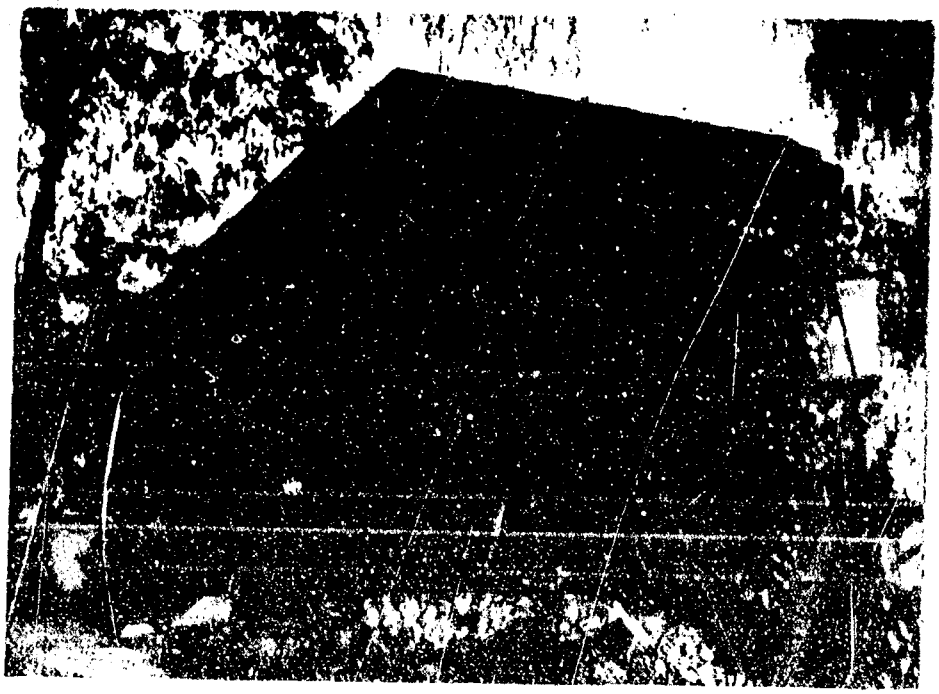
9 Peralta Avenue





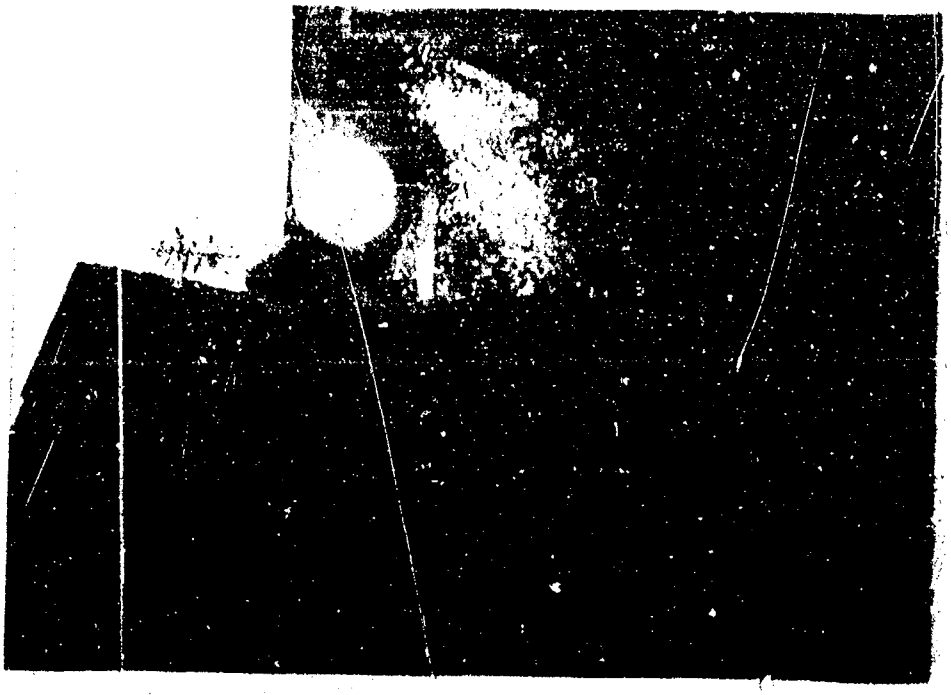


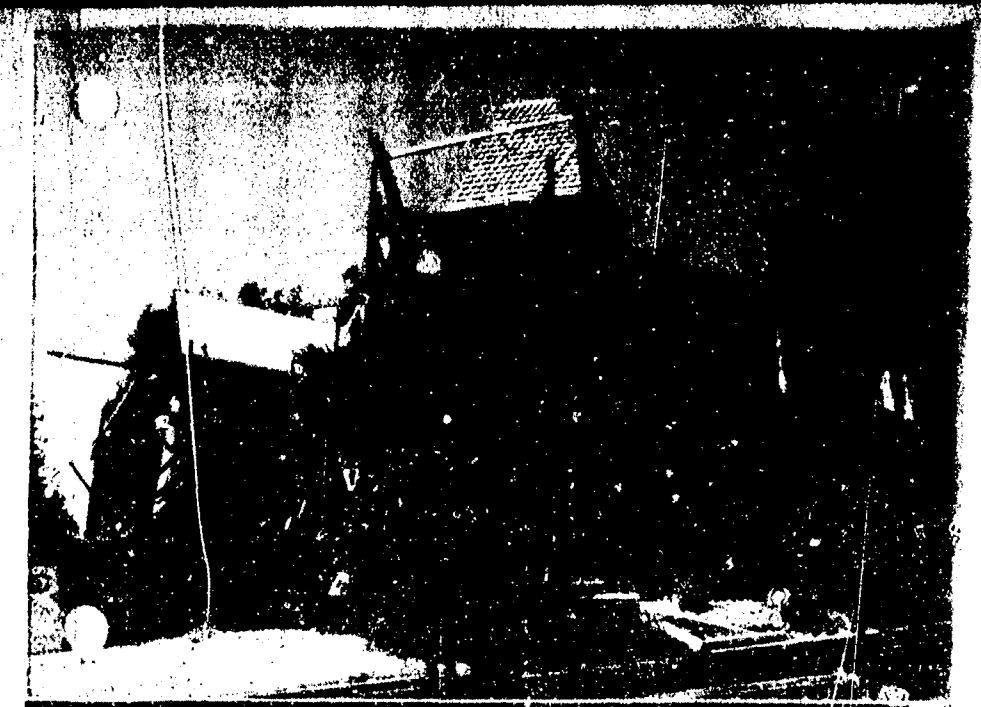




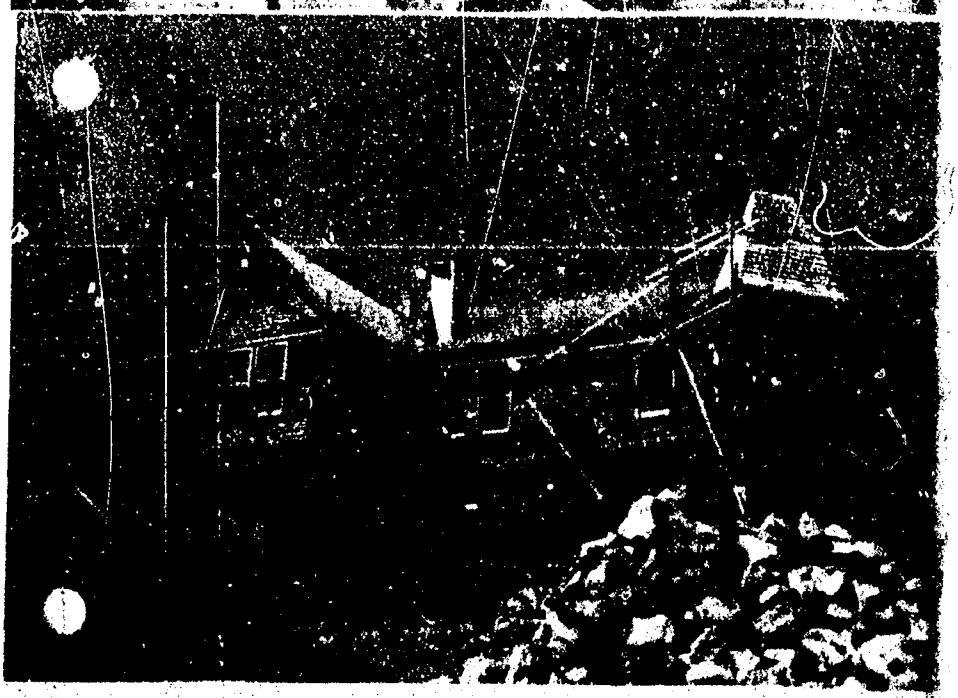












FILE

4 JUNE 1990

9 PERALTA AVE.
LOS GATOS, CA 95030

A lady left this at the counter for you
Bud

PLANNING DEPARTMENT
TOWN OF LOS GATOS
ATTN: SCOTT BAKER
P.O. BOX 949
LOS GATOS, CA 95030

REF: GARAGE DEMOLITION & RECONSTRUCTION PERMIT

DEAR MR. BAKER,

I HAVE SUBMITTED AN APPLICATION FOR PERMIT TO DEMOLISH SUBJECT GARAGE ALONG WITH ENGINEERING AND INSPECTION REPORTS BY GARY SCHOOH / HUNG NGUYEN, AND ARCHIE WATSON. IT MAY BE THAT ONLY ONE WALL, THE BRICK & MORTAR WALL, IS PERMITTED TO BE DEMOLISHED UNDER THE PROVISIONS OF THE EARTHQUAKE ORDINANCES.

I WOULD LIKE TO APPLY FOR THE DEMOLITION OF THE REMAINING PORTIONS OF THE STRUCTURE IN ACCORDANCE WITH ORDINANCE 1789, SECTION 2, SEC 2.00.456 page 3, PART 4 "... RECONSTRUCTION MAY ONLY BE ALLOWED IF THE BUILDING OFFICIAL DETERMINES THAT THE PORTION OF THE BUILDING PROPOSED TO BE DEMOLISHED HAS DETERIORATED TO A POINT THAT RECONSTRUCTION IS NECESSARY."

THE GARAGE POSES A THREAT TO MY AUTOMOBILES, AND I REQUEST PERMISSION TO DEMOLISH IT AND REPLACE IT PER THIS ORDINANCE. I WILL BE SUBMITTING FRAMING AND ROOFING PLANS, AND A FLOOR PLAN, INCLUDING ENGINEERING OF A RETAINING WALL ON THE PROPERTY-LINE COMMON WALL, (NOW BRICK & MORTAR, OUT OF PLUMB).

PLEASE ADVISE ON THE STATUS OF MY DEMOLITION PERMIT BASED ON THIS LETTER AS SOON AS POSSIBLE.

YOURS TRULY,

DUANE A. BILLHEIMER, PROPERTY OWNER
(408) 354-3604

A Report for:

Mr. and Mrs. Duane A. Billheimer
9 Peralta Avenue
Los Gatos, California 95030

SITE OBSERVATIONS AND REVIEW OF REPORTED EARTHQUAKE DAMAGES

on

The Billheimer Residence
9 Peralta Avenue, Los Gatos, California

15 November 1989

Prepared by:

E. GARY SCHLOH Architect
HUNG NGUYEN, P. E.
213 Bean Avenue
Los Gatos, CA 95030

15 November, 1989

Mr. Duane A. Billhelmer
9 Peralta Avenue
Los Gatos, California 95030

Subject: Site observations and review of reported earthquake damages

Dear Mr. Billhelmer:

In accordance with your request, we have made site observations of the above referenced residence in order to determine the cause and extent of damages that reportedly occurred as a result of the earthquake on 17 October, 1989. The site observations were performed on 19,20, 26, and 27 October, and 1, 8, 9 and 15 November, by Mr. Hung Nguyen, P. E., and myself. Mr. Duane Billhelmer, owner, was present for the October visits, and he provided access to the crawl spaces and supplemental information. Michael Grabill, licensed Contractor, of Mike Grabill Construction, was present for the two of the site visits, and provided qualified repair and restoration guidance and concerns. Photographs were taken during the site visits, and these are filed and available for review. The result of the site observation and subsequent review are as follows:

The two-story house is constructed in two modules, (1) solid stone and mortar walls, approximately two feet thick, around the entire perimeter, with wood frame floors and ceiling joists, and second floor wood frame walls and roof system supported by the stone walls, and (2) an addition built entirely of wood frame construction along the west side of the stone structure, and incorporated into the original structure, such that the common walls appear as one wall, and the roof appears as one roof. The addition is built on a concrete foundation. For both modules, the roof assembly consists of two composition shingle roofs over cedar shingles over redwood skip-sheathing. The interior walls ore of redwood construction, with lath and plaster in all rooms except the kitchen and four of the upstairs bedrooms which have been remodelled with gypsum board. The floor construction is fir tongue and groove over floor joists throughout. The ceilings are lath and plaster throughout except in four remodeled bedrooms upstairs, and portions of the living room. The kitchen and dining room have tin ceilings over lath and plaster. The downstairs is partially carpeted, and the service stairway and hall is carpeted, as is one upstairs bedroom and bathroom. The exterior walls are of redwood siding over wood frame and stone with finely detailed convex mortar joints.

During the site visit, the owner pointed out documents confirming the age of the structure, (built in 1888) and its special architectural features. He directed our attention to the damages and or deficiencies that were believed to be the result of the earthquake. The items are as follows:

1. HOUSE EXTERIOR:

A. The stone and mortar walls have several major failures on the east face resulting in large openings three feet wide in the structure. The southeast corner of the stone is seriously out of plumb and the support from two stone columns is compromised. There is a major crack in the south wall extending the entire length of the wall as well as other indications of failure of the south wall. The northwest corner of the stone wall also showed major cracks and complete failure where stones had fallen inside the structure.

B. The porch supports and porch roof system are out of plumb and twisted compromising the structural integrity and water-tight seal with the main structure. The porch tie-in system shows signs of separation.

Recommendations:
The stone structure and porch have completely failed and are posing a threat to residents and passers-by. Tape off a fifty foot perimeter around the structure, and deny access until the structure can be safely demolished. We recommend consultation with a house moving company to provide temporary support while demolition proceeds. We recommend replacement of the failed lower floor with a wood frame structure, on a foundation of reinforced concrete, with a stone veneer on the exterior to preserve the historic esthetics of the structure. Insulate and replace lath and plaster with gypsum board as applicable.

C. The side porch (south) overhang has been destroyed by portions of the brick and mortar chimney that fell from the room.

Recommendations:
Dismantle the porch overhang and rebuild the support framing, tie the waterproofing into the existing shingle side wall, and reshingle with step flashing at the end abutting to the stone wall.

D. The concrete foundation at the south wall bay has a vertical crack at the right convex corner, which may extend the whole length of the footing.

Recommendation:
Expose entire bay footing for further inspection. If necessary, repair by demolishing entire bay footing, form and pour new footing with anchor bolts , and tie new footing to existing.using reinforcing bar.

E. The north- west corner of the structure shows indication of movement relative to the foundation retaining wall. Movement appears to be one inch in the southerly direction. There is contact between wood siding and the sidewalk in this area, resulting in faulty grade.

Recommendation:
Remove siding as required to examine the stem wall integrity, and plate interface with it. If necessary, remove internal wall material to inspect. We recommend anchor bolts be installed to tie plate to stem wall in this area. Eliminate wood/concrete contact, flash properly, and create proper grading of cement sidewalk to stem wall.

F. At the Northwest corner, the top of the structure in this area shows a slight out-of-plumb condition; the entire north wall extends north by two to three inches. Windows in the west wall appear to be racked.

Recommendation:
The out-of-plumb condition may not be structurally significant, but will have to be dealt with upon any re-framing of the lower floor of the stone structure, any roof framing, or when repairing widows in the west wall.

G. There are several broken windows from objects inside the house and outside the house striking glass and breaking it, as well as cracked pains due to racking. In one case it appears stones from the neighbor's chimney damaged the bevelled glass windows in the kitchen.

Recommendation:
Remove and repair windows that have been racked, reglaze as required. In the stone part of the structure, it will be necessary to remove all windows and frames and attempt to design around their sizes, or more economically, select standard depth wood double hung replacement windows for compatibility with the wood framing redesign.

2. HOUSE INTERIOR:

A. Foyer: The walls show signs of major failure on both sides of the stairway, the entry system is severely damaged by very large boulders, the lath and plaster walls have crumbled at all surfaces, and there are signs of interior walls separating from exterior walls. The stair framing has separated from the exterior wall. The ornate crown moulding has separated in two places.

Recommendation: See 1. B. on page 2.

B. Library, Living Room: There are many very large boulders and debris that have fallen in on the contents and carpeting in all corners and specifically along the east stone wall. Glass windows are broken, and there are signs of separation between the interior and exterior walls. The ceiling plaster has several severe failures. There is soot and bricks throughout on the floors indicating major failure of the chimneys. Victorian tile details on the hearths and surrounding the fire boxes have been chipped/damaged. There are boulders that have fallen on and damaged articles of furniture. Doorways in the common wall between the two modules of the house are racked and show signs of stone and mortar failure above and to each side.

Recommendation: See 1. B. on page 2.

C. Kitchen, Service Stairway: There are gypsum board buckles over every window and door and at the base of the north windows. contents of the cupboards have fallen out and spilled on the painted surfaces causing damage to the painted cabinets and wainscoting. The stairway walls are of lath and plaster and show several major failures in all walls and ceilings, and at the ornate wainscoting cap and crown mouldings. There is substantial plaster debris in the carpeting in the stair and hall. Wallpaper in both rooms is destroyed.

Recommendations:
Remove buckled gypsum board or plaster as required, install 1/4 inch plywood over and around doors and windows where possible for sheer, replace with new gypsum board, tape as smooth wall with rounded corners, prime and finish with wallpaper. Repair or replace damaged cabinet components or ornate details in kitchen and stair.

D. Dining room and Breakfast nook: The gypsum board over the doorways has buckled. There is a vertical area of gypsum board separation at the wall common to the bath and dining room, where an abandoned chimney is in the wall (2 ft by 4 ft). A door between the dining room and nook has a broken piece of glass. There are 3 broken windows, (one 4 ft x 5 ft), and there is separation of the crown mouldings casings, and chair rails with the walls in the nook area. The hanging light in the nook has a cracked lens, and a fish tank has fallen causing damage to the fir flooring, 1 1/4 by 1/2 inch deep, and water damage has resulted in the kitchen/nook flooring interface. Doors from the dining room to the exterior and to the adjoining bath are racked and inoperable. The large stained glass window appears undamaged.

Recommendations: Remove damaged gypsum board and plaster as required, install 1/4 inch plywood for sheer, and install gypsum board, smooth, rounded corners, prime and repaper. Reglaze as required. Recaulk the cracks in the nook area, sand, and reprime. Repair or replace antique hanging light, fish tank, and broken bevelled glass. Repair or replace water damaged and dented fir flooring, by locating material of the same dimensions, lacing in, sanding and staining to match if possible. Remove, case, and hang damaged doorways as applicable.

E. Bathroom, (downstairs): There are signs of separation of lath and plaster at the location of an abandoned chimney. There are signs of water damage due to a break in the toilet supply line and an apparent break behind the wall at the sink/ vanity washstand.

Recommendations: Repair lath and plaster separations by installing gypsum board, taping and wallpapering as required. Remove toilet, tub, and vanity, sand existing fir floor and refinish, reinstall fixtures. Repair plumbing as required.

F. Master Bedroom: There is evidence of gypsum board separation at the wall common to the master bedroom and master bath. Ceiling seams are separating in two places.

Recommendations: Repair gypsum board separations by applying fiber glass tape at all cracks, retexturing to smooth wall with rounded corners, paint or wallpaper as appropriate.

G. Master Bedroom: The fir flooring was gouged by heavy cabinets falling face down.

Recommendations:
Remove damaged fir boards and lace in replacement boards with original flooring, sand and refinish.

H. Master bath: There was evidence of the cold water pipe separating from the tub, and the tub curtain rail has fallen down against the mirrored wall, breaking glass. The wallpaper and carpeting, and wood trim around the double hung window apron were water damaged. There was evidence of lath and plaster failure above the window and in the ceiling. The ceiling light fixture had fallen and broken.

Recommendations:
Remove the tub and carpet to inspect the flooring, perform necessary repairs to the flooring. Remove lath and plaster walls as appropriate and replace with gypsum board. Recarpet, reinstall tub and curtain rail, and repair damaged mirror.
A licensed, bonded electrical contractor should be contacted to make appropriate electrical repairs. Replace wallpaper and paint trim.

I. Northwest bedroom: The lath and plaster failed around the window and in the ceiling at the northwest corner. There was damage to the wallpaper in several corners and the carpeting was full of plaster debris.

Recommendations:
Repair lath and plaster separations by removing lath and plaster. Install 1/4 inch plywood sheer over and around window and door openings, and on the entire west wall if possible, apply gypsum board, tape and texture as smooth wall, with rounded corners, and paint or wallpaper as required.

J. Southern middle bedroom and laundry room / hall closet: the hardwood flooring in this area exhibited an out of level condition, with the entry to the bedroom being about 1 inch lower than the floor at the start of the adjacent hallway. The doorway to the bedroom was racked and the door did not operate. There were several areas where the crown, picture, and base mouldings are separated from the gypsum board and out of alignment. The gypsum board has buckled (5 inch long buckles) in the area of the windows and at the intersection of the two walls. There was evidence of separation of the wall common to this room and the south east bedroom from the exterior wall, and the interior wall appeared to have fallen one inch. There was water damage to the ceiling and separation of a taped gypsum board joint.

Recommendations:
After licensed house movers have leveled the structure, examine the condition of the flooring to determine if the out-of-level condition in the flooring is corrected. It may be necessary to remove and replace the door casing and rehang the door. Determine the cause of the relative movement between the interior and exterior wall, and correct. Repair or replace mouldings and caulk as required. Repair ceiling gypsum board with fiberglass tape, seal, and repaint.

K. Southeast bedroom: There were several plaster failures in the ceiling. Lath and plaster failed and over the doorway, and gypsum board/plaster unions in this area buckled. There are separations in the base board mouldings and a window is racked and inoperable.

Recommendations:
Remove lath and plaster ceiling and replace with gypsum board. Repair gypsum board separations by applying fiber glass tape at all cracks, retexturing to smooth wall with rounded corners, paint or wallpaper as appropriate. Repair base board and mouldings. After house levelling, if required, remove window casings and window, repair, and reinstall, install new casing, paint.

L. Bathroom, upstairs:
There is a leak in the tub enclosure at the drain. There are lath and plaster failures in the exterior wall and ceiling.

Recommendations:
Remove tub, repair and replace. Remove lath and plaster ceiling and walls and replace with gypsum board.

M. Northern-middle bedroom:
There is separation of the hardwood flooring at the corners, and evidence of some water damage to the flooring and ceiling. The cause of the roof leak should be investigated and repaired. It is suspected that some of the water is from the patch in the roof at the hole caused by the south chimney failure. There is also evidence of a water leak in the laundry room ceiling area, (along the south wall of this room).

GENERAL STATEMENT PERTAINING TO THE HOUSE INTERIOR:
We have most likely missed observing some fractures in walls, ceilings, floors, counter tops and trims. There should be a contingency fund established to cover costs of repairing items that were not observed in our visits.

3. HOUSE BASEMENT / CRAWL SPACE:

A. There is insufficient clearance to crawl the space under the stone portion of the house, but it appears that the stone wall is continuous to a point twelve inches below grade, becoming the only foundation. There are several major cracks and failures of the stone wall.

B. The crawl space under the west side of the house was inspected where possible. There were two piers showing cracks at the top corners.

C. There was a water pipe leak at beneath the bathroom at the common wall with the dining room.

D. There was s cold water leak under the kitchen beneath the island.

E. The heater susponded from the floor appears to have taken on four inches of water from a leak in the main line to the sprinkler system (owner states this was caused by demolition of the stone wall).

F. The cellar has several indications of surface plaster cracks in the arched ceiling. There was concern about wall integrity when the adjacent stone wall was demolished. The cellar rubble stone wall was compromised during the demolition process on the east side.

Recommendations:
See 1. B., page 2. Contact a licensed, bonded plumber for recommendations on repairs to the plumbing and heating systems. The moisture should be removed from beneath the structure as soon as possible, using heaters and fans. The walls to the cellar should be reinforced with steel reinforced concrete along the east side wall, entire length. The load carried by the north wall should be distributed over the arched cellar structure by pouring a steel reinforced beam over the eight foot length of the foundation stem wall in this area. Modify the wood frame wall as required over this beam, and attach the new framed wall using anchor bolts. Drainage should be improved to keep moisture from collecting against the cellar walls. There may be other cellar wall cracks that are not detectable at this time. Replace all pier blocks that show damage. The areas involved should be properly supported while repair work is being executed.

GENERAL STATEMENT PERTAINING TO CRAWL SPACE: The house floor may not be in a level position due to foundation walls cracking and failure of the stone walls. Further investigation is needed to ascertain whether a leveling of the entire house is needed.

5. DRIVEWAY, FENCES, AND RETAINING WALLS:

A. There is a crack from the base to the top of the retaining wall at the east side of the property. There is an additional crack, the full height, at a distance of approximately 20 feet away. The section of retaining wall between these two cracks has moved about 1/2 inch out of alignment with the rest of the wall. The surface concrete has cracked in several places, and large portions of the wall, measuring 20 inches square have separated from the surface. There is evidence of some cracks prior to the earthquake that were filled with mortar by the owner. The retaining wall on the south side of the property shows seven minor cracks in the plaster, eight to twenty inches in length, indicating failure, separation and movement of the cinder block joint in the wall. several wall cap pieces have moved or shifted.

Recommendations:
Remove the 20 foot portion of the failed retaining wall and excavate three feet behind the wall at the opening and for a distance of twenty feet uphill. Form a wall and footing , reinforce with steel bar, and tie the steel into the existing wall. Provide a gravel drainage system with weep holes every eight feet. Add weep holes every eight feet along the east wall. Plaster the wall to blend with the existing plaster and pattern. Fill and landscape. Repair other major full length cracks by removing wall sections three feet on each side of the crack and tie in reinforcing steel, provide footing and drainage, plaster to blend, fill and landscape. Fill portions of the broken away plaster, seal and texture to match with existing design. Repair plaster cracks in the south wall by clearing away plaster to the scribed lines, and replastering to match, seal and paint as required to match.

6. GARAGE:

A. The garage has two major signs of earthquake damage, (1) the brick and mortar built between the 2 x 4 stud wall along the property line has hinged at the top plate, and is severely out of plumb, (2) the columns along the driveway side of the building are out of plumb by four inches . The columns have separated from the beams by 1/8 inch. The original structure consisted of a redwood sill on the dirt with redwood 4x4 and 2x4 framing. A slab has been poured over he existing sill to a height of six inches. The slab is in good condition. It is not possible to inspect the condition of the sill or the studs, but wood rot is highly suspected due to the faulty grade and wood to earth contact. The sliding doors do not operate due to the out of plumb condition

Recommendations:

Support the structure while demolishing the wall along the property line, at minimum, and depending on the condition of the structure after careful inspection, it may be recommended to demolish the entire structure. It would be feasible and economical to utilize the existing slab by excavating around it and tieing the foundation footing of the new structure to the freshly sawed / drilled edge of slab and paving to blend.

With the exception of the damages and deficiencies previously outlined, it is our opinion that the structural systems of the building are in the equivalent state of repair that pre-existed the 17 October 1989 earthquake.

Please call if you have any questions or require additional information.

Very truly yours,

E. Gary Schloh, Architect, and C9420

Hung Nguyen, P.E. 33394

The results, opinions, and conclusions presented in this report are statements of engineering judgements based solely on visual observations of the subject building, and without the utilization of exploratory soil borings, destructive testing, or load testing procedures.

All structural repair recommendations are to be verified and performed by a qualified, licensed, and bonded contractor with experience in repair and restoration construction. Concealed structural damages may be encountered during repair efforts, and such damages should be called to our attention prior to repair. We were not retained to review mechanical, electrical, HVAC, and plumbing components of the building. These components and systems should be checked for earthquake damages and tested for operation by the contractor.

This report, and our services on these damaged buildings, do not represent any warranty, either certified or implied, as to the existing structural state of repair of the building, or with respect to the performance of the buildings during any future events.

TO EQRC

FROM: Lou Van Jon-Tonell DFM

SUBJECT E-S-89-72

CENTRAL FIRE PROTECTION DISTRICT
3071 DRIFTWOOD DRIVE
SAN JOSE, CA 95128
SERVICE SINCE 1947 (408) 378-4010

MESSAGE

DATE 11/30/89

no comment.

ok to issue bldg permit

SIGNED

Form #24 G7467 Patersons

9 Peralta Avenue — ERC 11-30-89

reconstruct portions of SFR damaged by earthquake.

will add some sq. footage to 2nd floor in order to make floor plan more functional (no hallway in current floor plan) - 98 sq. ft.

stone veneer will be used instead of original river rock. (will be attached to wood frame)

entire lower floor: new foundation, but no change in footprint

Oak tree in vicinity of construction: (tree on neighbor's property)

close enough to the house that some of the roots are probably in proximity of area to be excavated all roots which are cut will need to be sealed

bldg. permit can be applied for

plans approved by Committee as proposed



TOWN of LOS GATOS

PLANNING DEPARTMENT
(408) 354-6872

November 9, 1989

D. A. Billheimer
9 Peralta Avenue
Los Gatos, CA 95030

RE: 9 PERALTA AVENUE

Dear Mr. Billheimer:

The Town has approved your request for the demolition of the first floor including store walls and the foundation of the residence at the above referenced address under the provisions of the Los Gatos Earthquake Restoration Program. Replacement of the structure with the floor area, setbacks and exterior identical to the previous structure will require no Town fees and will not require a public hearing process. According to our records and the information you have provided, the following data has been documented for the subject site:

Setbacks: Front 10' 6" Side 7' 6"
Total Area of Building: 3,144 sq. ft. No. of Stories: 2
Exterior Materials: Stone Veneer, Horizontal Wood Siding

If you believe that there are any discrepancies with the above data, please contact this department prior to the demolition. Once the structure has been demolished, the above data cannot be modified.

You are also advised that you must comply with the applicable requirements of the Bay Area Air Pollution Control District concerning the demolition of buildings. A copy of their requirements and application procedures are enclosed.

Attached is a copy of the preliminary Town guidelines for reconstruction of Earthquake Damage Buildings.

If you have any questions, please contact Sandy Baily of this department.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:SLB:cher

Enclosure

cc: Scott Baker, Director of Building Services
PLOT\LETTERS\BILHEIME

30 OCTOBER 1989

9 PERALTA AVE
LOS GATOS, CA 95030

REF: LETER OF JUSTIFICATION FOR DEMOLITION (PARTIAL) OF 9 PERALTA AVE.

DEAR PLANNING COMMISSION / TOWN OF LOS GATOS:

THE EARTHQUAKE OF 17 OCTOBER CAUSED MAJOR STRUCTURAL FAILURE OF THE 2-FOOT THICK STONE WALL AROUND 50% OF THE DOWNSTAIRS FLOOR.

THE ENTIRE 360° PERIMETER OF THE FRONT (S/E) CORNER NEEDS TO BE DEMOLISHED & REBUILT WITH WOOD FRAME ON FOUNDATION, FOLLOWED WITH STONE VENEER TO REPLACE "LOOK" OF SOLID STONE. HOUSE IS CURRENTLY NOT INHABITABLE, FAMILY OF SIX WITH SMALL INFANT CHILDREN, DISPLACED PENDING COMPLETION. TIME IS OF THE ESSENCE.

GARY SCHLOH WITH STRUCTURAL ENGINEER, HUNG NYGUEN (SP)? WILL COMPLETE RECONSTRUCTION PLANS WITHIN 10 DAYS.

SEE ATTACHED PHOTOS & PLANS.

SINCERELY,
DUANE BILLHEIMER,
OWNER.

TOWN of LOS GATOS

CIVIC CENTER • 110 EAST MAIN STREET • P.O. BOX 949 • LOS GATOS, CALIFORNIA 95031

PLANNING DEPARTMENT
(408) 354-6872

February 19, 1985

Denise A. Billheimer
9 Peralta Ave.
Los Gatos, CA 95030

Re: Tree Removal Permit for 9 Peralta Avenue

Dear Ms. Billheimer:

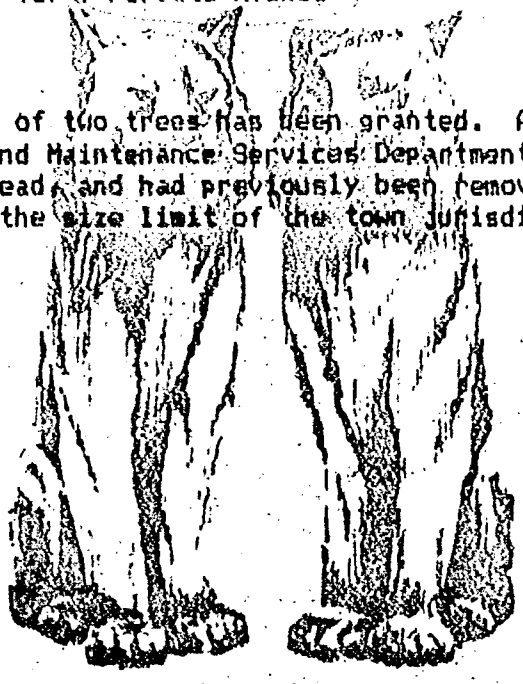
Your request for removal of two trees has been granted. An inspection by the Town's Parks, Forestry and Maintenance Services Department found one 12" plum tree which was already dead, and had previously been removed. The other tree, a 4" oak tree, is under the size limit of the town jurisdiction.

Very truly yours,

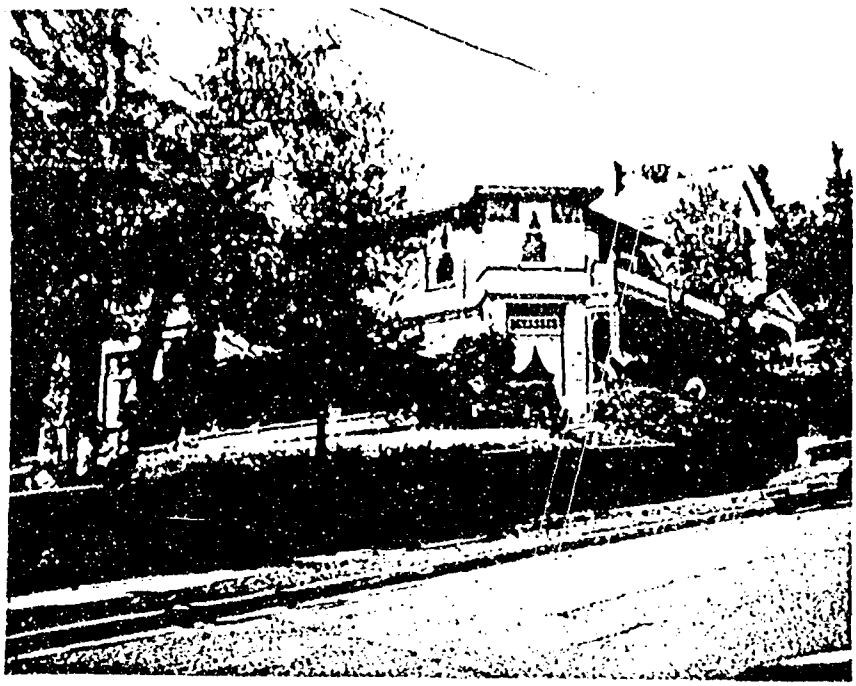
LEE E. BOWMAN
Planning Director

LEB:DRR:dg

PLN01 (BILLHEIMER)



TOWN of LOS GATOS



TOWN OF LOS GATOS · PLANNING DEPT.
P. O. BOX 949 · LOS GATOS, CALIFORNIA 354-6872

MESSAGE REPLY

TO

DATE

FOLD

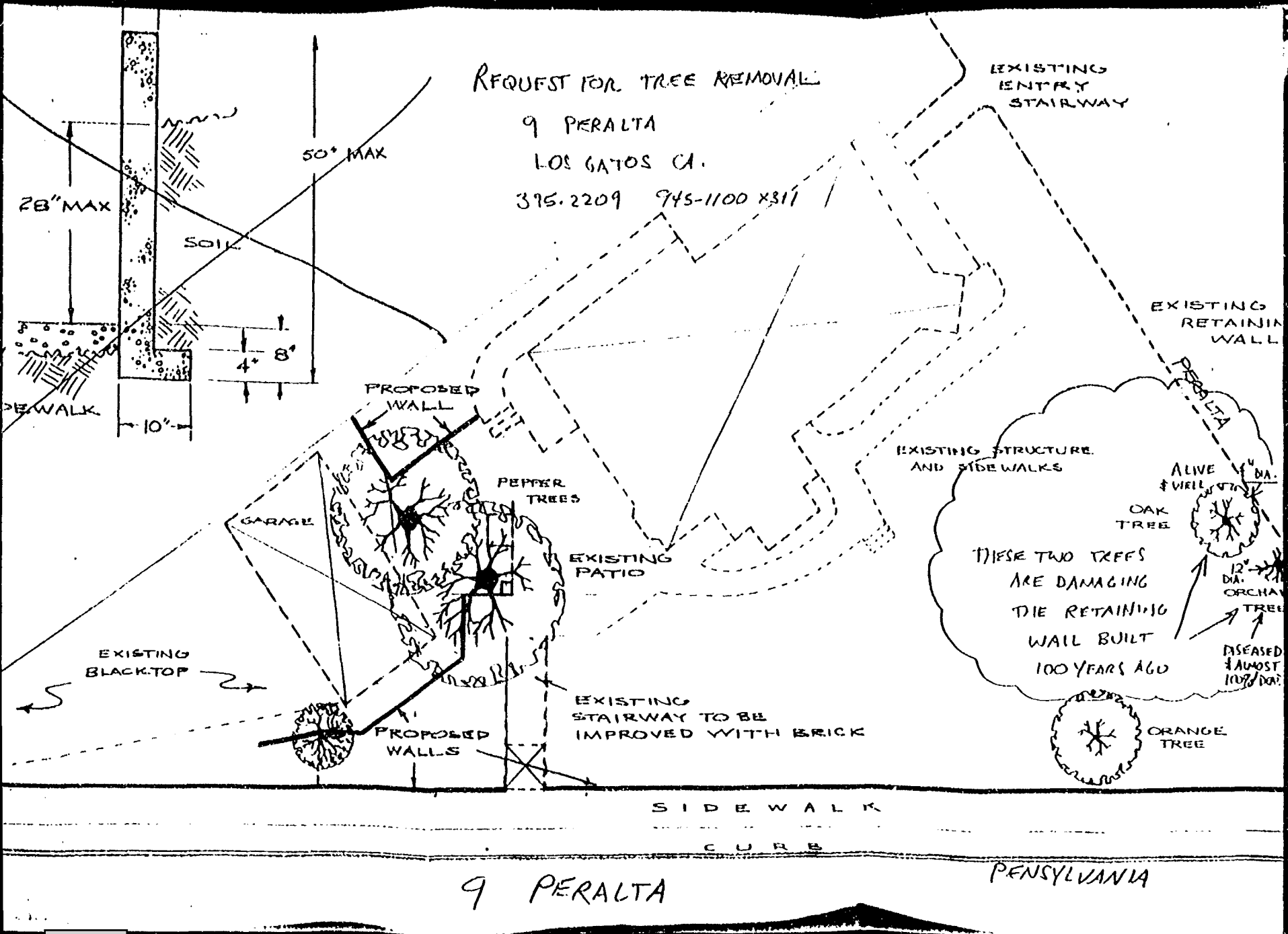
SIGNED

DATE

SIGNED

FORM AVAILABLE FROM GRAYARC CO., INC
662 THIRD AVE., BKLYN., N. Y. 11232

PERSON ADDRESSED RETURN THIS COPY TO SENDER


REQUEST FOR TREE REMOVAL
9 PERALTA
LOS GATOS CA.
395.2209 945-1100 X311
28" MAX
50" MAX
SOIL
4"
8"
10"
WALK
PROPOSED WALL
PEPPER TREES
GARAGE
EXISTING PATIO
EXISTING BLACK-TOP
PROPOSED WALLS
EXISTING STAIRWAY TO BE IMPROVED WITH BRICK
EXISTING ENTRY STAIRWAY
EXISTING RETAINING WALL
PERALTA
EXISTING STRUCTURE AND SIDEWALKS
ALIVE & WELL
OAK TREE
THESE TWO TREES ARE DAMAGING THE RETAINING WALL BUILT 100 YEARS AGO
DISEASED & ALMOST
ORANGE TREE
SIDEWALK
CURB
PENSYLVANIA
9 PERALTA

1/31/85

Request for tree removal on 9 Peralta Avenue

These two trees are damaging to the retaining wall built 100 years ago.

One tree, Oak is 4" dia.

Other tree, Orchard is 12" dia. - tree is diseased & almost dead.

We would like to pour cement for retaining wall on Saturday, February 2nd & would like trees to come down same day if possible.

Denise Abiebenner

RECEIVED
JAN 31 1985
TOWN OF LOS GATOS
PLANNING DEPARTMENT
By

23 March 1991

RECEIVED
1991
TOWN OF LOS GATOS
PLANNING DEPARTMENT

Neighbors of Duane and Denise Billheimer
Area of 9 Peralta Avenue
Los Gatos, California 95030

Town Of Los Gatos
Planning Department
Earthquake Reconstruction Section
Los Gatos, California 95030

To Whom It May Concern:

This is to acknowledge that we, as adjacent or nearby neighbors, are aware of the plans for Mr. Billheimer's garage, and approve of the plans as they relate to the aesthetics of our area. We understand the height is the maximum allowable, which is the average between the highest peak and the eaves, and that this average is no more than the building code limit of fifteen feet for this type of structure.

Yours truly,
Neighbors of the Billheimers

Name	Address
Stuart Goldberg	18 Peralta, Los Gatos
Jim Browning	309 Pennsylvania Ave, Los Gatos
Lara Chapman	323 Pennsylvania Los Gatos
Pat Bates	324 Pennsylvania Los Gatos
Donna Quinones	11 & 15 Peralta

9 Peralta Avenue. ERC 12/13/90
Duane Billheimer

1. side street setback - must keep min. 10 ft. setback
2. backup area to be min. 26 ft.
3. no openings allowed on side wall (@ prop. line)
4. garage must be single-story (storage loft OK)
5. one hour firewall on side wall on prop. line
6. no portion of the structure may extend over the N. prop. line

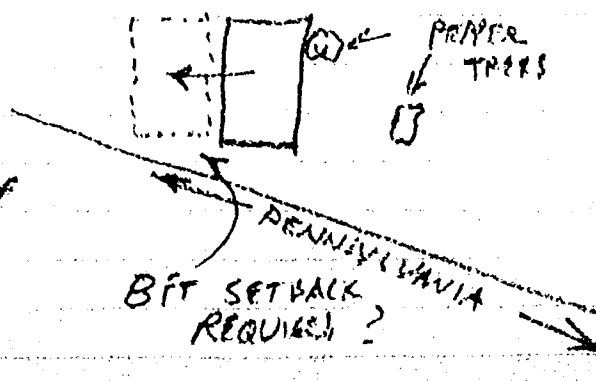
GARAGE RECONSTRUCTION @ 9 PERALTA

DUANE BILLHEIMER
9 PERALTA AVE
LOS GATOS

408 395-2209
415 780-5875

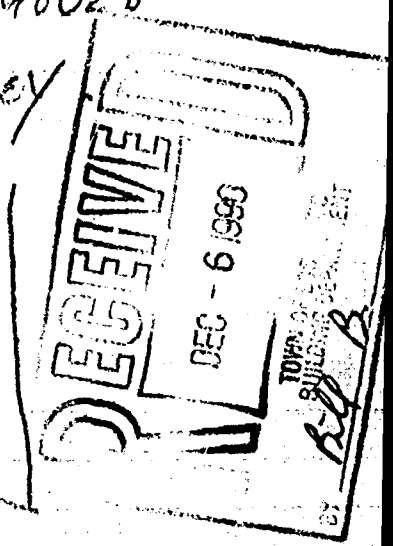
ENCLOSED ARE 4 PHOTOS OF THE GARAGE SHOWING THE RACKED & SAGGING SIDING AS WELL AS HOW THE SLAB IS POURED OVER THE SILL/STUDS DIRECTLY ON THE EARTH. ALSO THE EVIDENCE OF DAMAGED ROOF SHEATHING. PLEASE ENCLOSE THESE WITH MY APPLICATION.

ALSO, MY NEIGHBOR, LOIS CHAPMAN (SPELLING?) SUGGESTS THE GARAGE COULD LOOK BETTER & ADD FUNCTIONALITY TO THE LOT IF IT WAS MOVED AWAY FROM THE HOUSE, TOWARD THE ALLEY



WOULD THIS INVOLVE A SIDE YARD SETBACK VARIANCE ??

8FT SETBACK REQUIRED ?



From the desk of:

SCOTT BAKER, C.B.O.
Director of Building Services

TOWN of LOS GATOS

Scott:

A find for slight earthquake damage and support the demolition.

Scott

NOV 29 1990

June 20, 1990
Edited version submitted Nov ember 30, 1990

Town of Los Gatos
Attn: Town Clerk
Civic Center
110 East Main Street
Los Gatos, California 95031

RE: 9 Peralta Avenue
Architecture and Site Application ES-89-72A

Requesting approval of plans to demolish and reconstruct a detached garage damaged by the earthquake on property in the R-1:8 zone.

Request TO APPEAL the Los Gatos Earthquake Demolition Committee decision to deny approval of the above application, with consideration that the application be modified such that only one wall is demolished.

Dear Sir or Madam:

I request that the decision to deny Site Application ES-89-72A be reversed. In support of this appeal, I submit the following set of facts and circumstances:

1.1. **Time period for appeal**
1.2. **Engineer's Report**
1.3. **Inspection Report**
1.4. **Tax Assessor Opinion**
1.5. **FEMA Opinion**
1.6. **Insurance and liability**
1.7 **Mortgage Agreement jeopardized**
1.8. **Personal appeal to justice and fairness**

In addition, I am submitting the application in a more thorough manner, with more substantial explanation of the process used to restore and improve the existing structure, instead of demolishing it. Any demolition will be done in a manner unperceptable by the neighbors. The following discussions are included:

2.1. **Use of structure before and after the earthquake.**
2.2. **Non-conforming nature of building and site peculiarities.**
2.3. **Need to preserve building location on the lot.**
2.4. **Method to be used to restore instead of demolish**
2.5. **Personal appeal for approval given the special circumstances**
2.6 **Fees**

Arguments:

1.1 Time Period For Appeal:

I request that the time period for appeal of 10 days be waived in this case due to the pressures and constraints caused by the disruption of the earthquake disaster. Ten days is just not long enough to prepare an appeal. I did write a follow-up letter with the guidance of Scott Baker and Kirk Hendricks within the the ten day period, and as soon as word was received on the phone about the status of this follow-up attempt, this appeal was formulated and submitted.

1.2 Engineer's Report:

The enclosed Engineer report by Hung Nguyen, P. E., recommends demolishing the wall along the property line at minimum. He also states that after careful inspection of the sill and studs at the mud sill, he might recommend demolition of the entire structure. (see para 6A. of "Site Observations and Review of Reported Damages", dated 15 November 1989, exhibit 1. It is brought to the Town's attention that an analysis of this wall and the weight of the soul behind it, especially in a rain soaked condition, could definitely cause the structure to collapse in the event of a similar future earthquake.

1.3 Inspection Report:

The inspection report from code consultant Archie Watson recommends complete removal of the structure and rebuilding it. It points out the potential hazard during a future quake. At minimum, tearing down the unreinforced masonry wall is consistent with the Town's policy to reduce seismic risks. See exhibit 2.

1.4 Tax Assessor Opinion:

After review of the improvements, the Tax Assessor's office entered the value of the improvements as zero value, see exhibit 3. While this is not substantial evidence on its own, it ties in with the other findings that the garage is now a total loss due to the quake.

1.5 FEMA Opinion:

After review of the structures by the Federal Emergency Management Agency representative, it was determined that the house and garage both needed to be demolished and built from scratch. The property was considered a total loss, as documented in exhibit 4.

1.6 Insurance and Liability:

Copies of the above documents have been made available to my insurance company. At this point, in the event of a future quake, the claims for auto damage or personal property damage may be difficult to settle. I have been warned of the hazards and am now perhaps liable if I do not correct the problems satisfactorily for an Engineering Inspection. My household goods, hazard, and auto premiums could be adversely effected.

1.7 Mortgage Agreement Jeopardized:

The enclosed paragraph from my mortgage modification agreement specifies that the structures must be repaired and restored back to the pre-earthquake condition. As pointed out by my contractor, given the current racked condition of the garage, all of the nails (100 years old) have been strained and loosened, so there is effectively very little holding the garage together. I could face difficulties with my lender if the garage damage is not repaired correctly, and they could withhold any payments from my insurance company against my claim until such repairs are completed. See exhibit 5.

1.8 Personal Appeal to justice and fairness

In todays litigious society, full disclosure is required. The resale value of my property will be effected if the structure is not repaired. It must be according to code. It is not fair that I be denied the right to restore the full functionality of this space with the Town's permission, conforming to required codes. The red tape of a conforming or nonconforming wall (within 1 foot of a property line) should be set aside in favor of fairness given the circumstances of the earthquake, the cosmetic improvements being made, the permission of my neighbors, and the fact that many of these neighbors have been allowed to improve structures with similarly nonconforming walls that have been in existence for 80 to 100 years. I should be able to enjoy the same amenities on my lot as other neighbors enjoy on their lots. In addition, I have set a "working man's" example of how to work within the system to achieve results consistent with the Town's objectives for historic preservation, floor area ratio, and the economic constraints of a very unfortunate disaster. I appeal to you to mitigate the financial impact this has already had on my family of six, by allowing me to proceed in the most economical means possible to preserve my asset, its full utility, safety, and aesthetics.

Request for Appeal, Site Application ES-89-72A, Continued Discussions Accompanying Plans as resubmitted

2.1 Use of structure before and after the earthquake:

Before the earthquake, the structure was used as a three car garage. There was space for storage and tools. The third "cell" was used for a small woodshop, arts and crafts work, other hobbies, and storage at times. After renovation, it will be a two car garage with a cell for storage of a small recreational vehicle or storage for tools, arts, and a place to work on hobbies. If there is attic space sufficient for storage, this will be used strictly for storage, and current building codes will be complied with for that space usage. It is desirable that plans for an adjacent gazebo over an installed spa be incorporated into the roof plan. This is to manage the prolific leaf fall from the two giant pepper trees over the garage to prevent leaf build-up in hard to access spots. This build up in the past has been promoting infestations and rot.

2.2 Nonconforming nature of the building and site peculiarities:

The garage is situated in the rear of the lot as close to the alley as possible for the peculiar shape of this lot, a triangle. All of the other neighbors on this alley enjoy garages off of the alley, many of them with nonconforming side walls. In this case, the garage must be located where it is, against the neighbors property line, or there will not be any room for a garage at all, because the tip of the triangle is constraining on both sides, and two giant pepper trees limit moving the structure away from the alley.

2.3 Need to preserve building location on lot:

I have consulted with an architect about having the garage face Pennsylvania, but it was expressed that this is less desirable than a driveway off of the alley. It is not desirable or allowed to destroy the pepper trees. It is not feasible to meet setbacks and still enjoy a three car garage necessitated by a five bedroom house. I should be able to enjoy the same space after the quake as before. In justification for keeping the structure and improving it as it sits, I offer the following arguments:

Impact on neighbors:

The current and proposed garage location does not impose on the neighbor's use of their back yard because the garage is nestled beneath the giant pepper tree, which drapes over it like a weeping willow. In the process of rebuilding the property line wall, a rotted wooden retaining wall, 3 feet tall, will be replaced by one built to code, which is good news to the neighbor. There are no structures on the adjacent property that would be threatened by fire. The way this garage and driveway are situated makes them very visible to several neighbors, along Pennsylvania, from their front porches and living rooms. They all desire that this "shack" be made into something aesthetically beautiful, consistent with the Victorian theme of the lot. The following neighbors would petition you to allow this renovation or reconstruction according to my plans, if asked: the Bakers, Brownings, and Gunnings on Pennsylvania, and the Penkoff's on Palm.

2.4 Method to be used to restore instead of demolish:

It would be most economical to demolish the structure and start from scratch on a footprint allowing a minimum of 20 feet of depth. This project will not involve a total demolition. At no time will any two walls be visibly demolished. Currently, the things that require correction are as follows:

Brick and mortar wall hazard
Structural integrity of nailed members
Termite infestation at the sills and roof material
Faulty grading
Building too shallow to permit standard vehicles with standard garage door.
Pitch of roof is to shallow considering the leaf fall, collection, and roof rot problems
Building is not aesthetically consistent with the Victorian theme of the lot.

The following process will be followed to restore the garage, correcting the above, without the perception that the garage is being demolished:

1. Prepare and pour new footings two walls and their corner posts as well as the posts supporting the garage door header beam.

2. Build and finish exterior of the wall along the property line with its appropriate retaining wall (just outside the existing wall, tie footing stem to slab)

3. Build and finish exterior of the opposite wall facing Pennsylvania, as above.

4. Install columns and beams to support garage door, and tie this framing into the two side walls while framing the door to the third call.

5. Modify the rear wall, opposite the garage door, to allow a new footing under it and to boost its height. Tie it into the two side wall posts in its new configuration.

6. Take down the existing side wall and side mortar wall, which are now fully hidden from view.

7. Complete the framing of the ceiling and roof rafters, demolishing the old roof as required.

8. Install new roof, new exterior siding on the back wall, and garage door.

Request for Appeal, Site Application ES-89-72A, Continued Discussions Accompanying Plans as resubmitted

2.5 Personal appeal for approval given the special circumstances:

In view of the fact that extra effort has been made to keep the original beauty of this residence and fully convert it back to a single family home from an apartment house, at much personal expense (for example, putting the stone veneer back cost several thousands of dollars) I plead with the town to allow me to preserve the asset value of the garage as it sits and make these unobtrusive improvements in the best interest of the neighborhood and the town, with the complete blessing of the town under permit. I am determined to accomplish this. It is one more way to turn this disaster into something less devastating.

2.6 Fees:

If the town feels that the run down condition of the garage is not solely due to the earthquake, fine. There may not be enough of a case to qualify its renovation for the waiver of fees. With the expenses so far to date on this reconstruction, over $500,000 ($100,000 not covered by FEMA or by insurance) the Town's fees will not be overwhelming, and I do not mind paying them because they go toward the salaries of the inspectors, who do an excellent job.

Thankyou for considering this appeal.

Yours truly,

Duane A. Billheimer

Enclosures:

5 exhibits
Town of Los Gatos Letter dated 7 May 1990
Plans, 2 pages

EXHIBIT 1

A Report for:

Mr. and Mrs. Duane A. Billheimer
9 Peralta Avenue
Los Gatos, California 95030

SITE OBSERVATIONS AND REVIEW OF REPORTED EARTHQUAKE DAMAGES

on

The Billheimer Residence
9 Peralta Avenue, Los Gatos, California

15 November 1989

Prepared by:

E. GARY SCHLOH Architect
HUNG NGUYEN, P. E.
213 Bean Avenue
Los Gatos, CA 95030

15 November, 1989

Mr. Duane A. Billheimer
9 Peralta Avenue
Los Gatos, California 95030

Subject: Site observations and review of reported earthquake damages

Dear Mr. Billheimer:

In accordance with your request, we have made site observations of the above referenced residence in order to determine the cause and extent of damages that reportedly occurred as a result of the earthquake on 17 October, 1989. The site observations were performed on 19,20, 26, and 27 October, and 1, 8, 9 and 15 November, by Mr. Hung Nguyen, P. E., and myself. Mr. Duane Billheimer, owner, was present for the October visits, and he provided access to the crawl spaces and supplemental information. Michael Grabill, licensed Contractor, of Mike Grabill Construction, was present for the two of the site visits, and provided qualified repair and restoration guidance and concerns. Photographs were taken during the site visits, and these are filed and available for review. The result of the site observation and subsequent review are as follows:

The two-story house is constructed in two modules, (1) solid stone and mortar walls, approximately two feet thick, around the entire perimeter, with wood frame floors and ceiling joists, and second floor wood frame walls and roof system supported by the stone walls, and (2) an addition built entirely of wood frame construction along the west side of the stone structure, and incorporated into the original structure, such that the common walls appear as one wall, and the roof appears as one roof. The addition is built on a concrete foundation. For both modules, the roof assembly consists of two composition shingle roofs over cedar shingles over redwood skip-sheathing. The interior walls are of redwood construction, with lath and plaster in all rooms except the kitchen and four of the upstairs bedrooms which have been remodelled with gypsum board. The floor construction is fir tongue and groove over floor joists throughout. The ceilings are lath and plaster throughout except in four remodeled bedrooms upstairs, and portions of the living room. The kitchen and dining room have tin ceilings over lath and plaster. The downstairs is partially carpeted, and the service stairway and hall is carpeted, as is one upstairs bedroom and bathroom. The exterior walls are of redwood siding over wood frame and stone with finely detailed convex mortar joints.

During the site visit, the owner pointed out documents confirming the age of the structure, (built in 1888) and its special architectural features. He directed our attention to the damages and or deficiencies that were believed to be the result of the earthquake. The items are as follows:

1. HOUSE EXTERIOR:

A. The stone and mortar walls have several major failures on the east face resulting in large openings three feet wide in the structure. The southeast corner of the stone is seriously out of plumb and the support from two stone columns is compromised. There is a major crack in the south wall extending the entire length of the wall as well as other indications of failure of the south wall. The northwest corner of the stone wall also showed major cracks and complete failure where stones had fallen inside the structure.

B. The porch supports and porch roof system are out of plumb and twisted compromising the structural integrity and water-tight seal with the main structure. The porch tie-in system shows signs of separation.

Recommendations:
The stone structure and porch have completely failed and are posing a threat to residents and passers-by. Tape off a fifty foot perimeter around the structure, and deny access until the structure can be safely demolished. We recommend consultation with a house moving company to provide temporary support while demolition proceeds. We recommend replacement of the failed lower floor with a wood frame structure, on a foundation of reinforced concrete, with a stone veneer on the exterior to preserve the historic esthetics of the structure. Insulate and replace lath and plaster with gypsum board as applicable.

C. The side porch (south) overhang has been destroyed by portions of the brick and mortar chimney that fell from the room.

Recommendations:
Dismantle the porch overhang and rebuild the support framing, tie the waterproofing into the existing shingle side wall, and reshingle with step flashing at the end abutting to the stone wall.

D. The concrete foundation at the south wall bay has a vertical crack at the right convex corner, which may extend the whole length of the footing.

Recommendation:
Expose entire bay footing for further inspection. If necessary, repair by demolishing entire bay footing, form and pour new footing with anchor bolts , and tie new footing to existing.using reinforcing bar.

E. The north- west corner of the structure shows indication of movement relative to the foundation retaining wall. Movement appears to be one inch in the southerly direction. There is contact between wood siding and the sidewalk in this area, resulting in faulty grade.

Recommendation:
Remove siding as required to examine the stem wall integrity, and plate interface with it. If necessary, remove internal wall material to inspect. We recommend anchor bolts be installed to tie plate to stem wall in this area. Eliminate wood/concrete contact, flash properly, and create proper grading of cement sidewalk to stem wall.

F. At the Northwest corner, the top of the structure in this area shows a slight out-of-plumb condition; the entire north wall extends north by two to three inches. Windows in the west wall appear to be racked.

Recommendation:
The out-of-plumb condition may not be structurally significant, but will have to be dealt with upon any re-framing of the lower floor of the stone structure, any roof framing, or when repairing widows in the west wall.

G. There are several broken windows from objects inside the house and outside the house striking glass and breaking it, as well as cracked pains due to racking. In one case it appears stones from the neighbor's chimney damaged the bevelled glass windows in the kitchen.

Recommendation:
Remove and repair windows that have been racked, reglaze as required. In the stone part of the structure, it will be necessary to remove all windows and frames and attempt to design around their sizes, or more economically, select standard depth wood double hung replacement windows for compatibility with the wood framing redesign.

2. HOUSE INTERIOR:

A. Foyer: The walls show signs of major failure on both sides of the stairway, the entry system is severely damaged by very large boulders, the lath and plaster walls have crumbled at all surfaces, and there are signs of interior walls separating from exterior walls. The stair framing has separated from the exterior wall. The ornate crown moulding has separated in two places.

Recommendation: See 1. B. on page 2.

B. Library, Living Room: There are many very large boulders and debris that have fallen in on the contents and carpeting in all corners and specifically along the east stone wall. Glass windows are broken, and there are signs of separation between the interior and exterior walls. The ceiling plaster has several severe failures. There is soot and bricks throughout on the floors indicating major failure of the chimneys. Victorian tile details on the hearths and surrounding the fire boxes have been chipped/damaged. There are boulders that have fallen on and damaged articles of furniture. Doorways in the common wall between the two modules of the house are racked and show signs of stone and mortar failure above and to each side.

Recommendation: See 1. B. on page 2.

C. Kitchen, Service Stairway: There are gypsum board buckles over every window and door and at the base of the north windows. contents of the cupboards have fallen out and spilled on the painted surfaces causing damage to the painted cabinets and wainscoting. The stairway walls are of lath and plaster and show several major failures in all walls and ceilings, and at the ornate wainscoting cap and crown mouldings. There is substantial plaster debris in the carpeting in the stair and hall. Wallpaper in both rooms is destroyed.

Recommendations:
Remove buckled gypsum board or plaster as required, install 1/4 inch plywood over and around doors and windows where possible for sheer, replace with new gypsum board, tape as smooth wall with rounded corners, prime and finish with wallpaper. Repair or replace damaged cabinet components or ornate details in kitchen and stair.

D. Dining room and Breakfast nook: The gypsum board over the doorways has buckled. There is a vertical area of gypsum board separation at the wall common to the bath and dining room, where an abandoned chimney is in the wall (2 ft by 4 ft). A door between the dining room and nook has a broken piece of glass. There are 3 broken windows, (one 4 ft x 5 ft), and there is separation of the crown mouldings casings, and chair rails with the walls in the nook area. The hanging light in the nook has a cracked lens, and a fish tank has fallen causing damage to the fir flooring, 1 1/4 by 1/2 inch deep, and water damage has resulted in the kitchen/nook flooring interface. Doors from the dining room to the exterior and to the adjoining bath are racked and inoperable. The large stained glass window appears undamaged.

Recommendations: Remove damaged gypsum board and plaster as required, install 1/4 inch plywood for sheer, and install gypsum board, smooth, rounded corners, prime and repaper. Reglaze as required. Recaulk the cracks in the nook area, sand, and reprime. Repair or replace antique hanging light, fish tank, and broken bevelled glass. Repair or replace water damaged and dented fir flooring, by locating material of the same dimensions, lacing in, sanding and staining to match if possible. Remove, case, and hang damaged doorways as applicable.

E. Bathroom, (downstairs): There are signs of separation of lath and plaster at the location of an abandoned chimney. There are signs of water damage due to a break in the toilet supply line and an apparent break behind the wall at the sink/ vanity washstand.

Recommendations: Repair lath and plaster separations by installing gypsum board, taping and wallpapering as required. Remove toilet, tub, and vanity, sand existing fir floor and refinish, reinstall fixtures. Repair plumbing as required.

F. Master Bedroom: There is evidence of gypsum board separation at the wall common to the master bedroom and master bath. Ceiling seams are separating in two places.

Recommendations: Repair gypsum board separations by applying fiber glass tape at all cracks, retexturing to smooth wall with rounded corners, paint or wallpaper as appropriate.

G. Master Bedroom: The fir flooring was gouged by heavy cabinets falling face down.

Recommendations:
Remove damaged fir boards and lace in replacement boards with original flooring, sand and refinish.

H. Master bath: There was evidence of the cold water pipe separating from the tub, and the tub curtain rail has fallen down against the mirrored wall, breaking glass. The wallpaper and carpeting, and wood trim around the double hung window apron were water damaged. There was evidence of lath and plaster failure above the window and in the ceiling. The ceiling light fixture had fallen and broken.

Recommendations:
Remove the tub and carpet to inspect the flooring, perform necessary repairs to the flooring. Remove lath and plaster walls as appropriate and replace with gypsum board. Recarpet, reinstall tub and curtain rail, and repair damaged mirror.
A licensed, bonded electrical contractor should be contacted to make appropriate electrical repairs. Replace wallpaper and paint trim.

I. Northwest bedroom: The lath and plaster failed around the window and in the ceiling at the northwest corner. There was damage to the wallpaper in several corners and the carpeting was full of plaster debris.

Recommendations:
Repair lath and plaster separations by removing lath and plaster. Install 1/4 inch plywood sheer over and around window and door openings, and on the entire west wall if possible, apply gypsum board, tape and texture as smooth wall, with rounded corners, and paint or wallpaper as required.

J. Southern middle bedroom and laundry room / hall closet: the hardwood flooring in this area exhibited an out of level condition, with the entry to the bedroom being about 1 inch lower than the floor at the start of the adjacent hallway. The doorway to the bedroom was racked and the door did not operate. There were several areas where the crown, picture, and base mouldings are separated from the gypsum board and out of alignment. The gypsum board has buckled (5 inch long buckles) in the area of the windows and at the intersection of the two walls. There was evidence of separation of the wall common to this room and the south east bedroom from the exterior wall, and the interior wall appeared to have fallen one inch. There was water damage to the ceiling and separation of a taped gypsum board joint.

Recommendations:
After licensed house movers have leveled the structure, examine the condition of the flooring to determine if the out-of-level condition in the flooring is corrected. It may be necessary to remove and replace the door casing and rehang the door. Determine the cause of the relative movement between the interior and exterior wall, and correct. Repair or replace mouldings and caulk as required. Repair ceiling gypsum board with fiberglass tape, seal, and repaint.

K. Southeast bedroom: There were several plaster failures in the ceiling. Lath and plaster failed and over the doorway, and gypsum board/plaster unions in this area buckled. There are separations in the base board mouldings and a window is racked and inoperable.

Recommendations:
Remove lath and plaster ceiling and replace with gypsum board. Repair gypsum board separations by applying fiber glass tape at all cracks, retexturing to smooth wall with rounded corners, paint or wallpaper as appropriate. Repair base board and mouldings. After house levelling, if required, remove window casings and window, repair, and reinstall, install new casing, paint.

L. Bathroom, upstairs:
There is a leak in the tub enclosure at the drain. There are lath and plaster failures in the exterior wall and ceiling.

Recommendations:
Remove tub, repair and replace. Remove lath and plaster ceiling and walls and replace with gypsum board.

M. Northern-middle bedroom:
There is separation of the hardwood flooring at the corners, and evidence of some water damage to the flooring and ceiling. The cause of the roof leak should be investigated and repaired. It is suspected that some of the water is from the patch in the roof at the hole caused by the south chimney failure. There is also evidence of a water leak in the laundry room ceiling area, (along the south wall of this room).

GENERAL STATEMENT PERTAINING TO THE HOUSE INTERIOR:
We have most likely missed observing some fractures in walls, ceilings, floors, counter tops and trims. There should be a contingency fund established to cover costs of repairing items that were not observed in our visits.

3. HOUSE BASEMENT / CRAWL SPACE:

A. There is insufficient clearance to crawl the space under the stone portion of the house, but it appears that the stone wall is continuous to a point twelve inches below grade, becoming the only foundation. There are several major cracks and failures of the stone wall.

B. The crawl space under the west side of the house was inspected where possible. There were two piers showing cracks at the top corners.

C. There was a water pipe leak at beneath the bathroom at the common wall with the dining room.

D. There was s cold water leak under the kitchen beneath the island.

E. The heater suspended from the floor appears to have taken on four inches of water from a leak in the main line to the sprinkler system (owner states this was caused by demolition of the stone wall).

F. The cellar has several indications of surface plaster cracks in the arched ceiling. There was concern about wall integrity when the adjacent stone wall was demolished. The cellar rubble stone wall was compromised during the demolition process on the east side.

Recommendations:
See 1. B. , page 2. Contact a licensed, bonded plumber for recommendations on repairs to the plumbing and heating systems. The moisture should be removed from beneath the structure as soon as possible, using heaters and fans. The walls to the cellar should be reinforced with steel reinforced concrete along the east side wall, entire length. The load carried by the north wall should be distributed over the arched cellar structure by pouring a steel reinforced beam over the eight foot length of the foundation stem wall in this area. Modify the wood frame wall as required over this beam, and attach the new framed wall using anchor bolts. Drainage should be improved to keep moisture from collecting against the cellar walls. There may be other cellar wall cracks that are not detectable at this time. Replace all pier blocks that show damage. The areas involved should be properly supported while repair work is being executed.

GENERAL STATEMENT PERTAINING TO CRAWL SPACE: The house floor may not be in a level position due to foundation walls cracking and failure of the stone walls. Further investigation is needed to ascertain whether a leveling of the entire house is needed.

5. DRIVEWAY, FENCES, AND RETAINING WALLS:

A. There is a crack from the base to the top of the retaining wall at the east side of the property. There is an additional crack, the full height, at a distance of approximately 20 feet away. The section of retaining wall between these two cracks has moved about 1/2 inch out of alignment with the rest of the wall. The surface concrete has cracked in several places, and large portions of the wall, measuring 20 inches square have separated from the surface. There is evidence of some cracks prior to the earthquake that were filled with mortar by the owner. The retaining wall on the south side of the property shows seven minor cracks in the plaster, eight to twenty inches in length, indicating failure, separation and movement of the cinder block joint in the wall. several wall cap pieces have moved or shifted.

Recommendations:
Remove the 20 foot portion of the failed retaining wall and excavate three feet behind the wall at the opening and for a distance of twenty feet uphill. Form a wall and footing , reinforce with steel bar, and tie the steel into the existing wall. Provide a gravel drainage system with weep holes every eight feet. Add weep holes every eight feet along the east wall. Plaster the wall to blend with the existing plaster and pattern. Fill and landscape. Repair other major full length cracks by removing wall sections three feet on each side of the crack and tie in reinforcing steel, provide footing and drainage, plaster to blend, fill and landscape. Fill portions of the broken away plaster, seal and texture to match with existing design. Repair plaster cracks in the south wall by clearing away plaster to the scribed lines, and replastering to match, seal and paint as required to match.

6. GARAGE:

A. The garage has two major signs of earthquake damage, (1) the brick and mortar built between the 2 x 4 stud wall along the property line has hinged at the top plate, and is severely out of plumb, (2) the columns along the driveway side of the building are out of plumb by four inches . The columns have separated from the beams by 1/8 inch. The original structure consisted of a redwood sill on the dirt with redwood 4x4 and 2x4 framing. A slab has been poured over he existing sill to a height of six inches. The slab is in good condition. It is not possible to inspect the condition of the sill or the studs, but wood rot is highly suspected due to the faulty grade and wood to earth contact. The sliding doors do not operate due to the out of plumb condition

Recommendations:

Support the structure while demolishing the wall along the property line, at minimum, and depending on the condition of the structure after careful inspection, it may be recommended to demolish the entire structure. It would be feasible and economical to utilize the existing slab by excavating around it and tieing the foundation footing of the new structure to the freshly sawed / drilled edge of slab and paving to blend.

With the exception of the damages and deficiencies previously outlined, it is our opinion that the structural systems of the building are in the equivalent state of repair that pre-existed the 17 October 1989 earthquake.

Please call if you have any questions or require additional information.

Very truly yours,

E. Gary Schloh, Architect, and C9420

Hung Nguyen, P.E. 33394

The results, opinions, and conclusions presented in this report are statements of engineering judgements based solely on visual observations of the subject building, and without the utilization of exploratory soil borings, destructive testing, or load testing procedures.

All structural repair recommendations are to be verified and performed by a qualified, licensed, and bonded contractor with experience in repair and restoration construction. Concealed structural damages may be encountered during repair efforts, and such damages should be called to our attention prior to repair. We were not retained to review mechanical, electrical, HVAC, and plumbing components of the building. These components and systems should be checked for earthquake damages and tested for operation by the contractor.

This report, and our services on these damaged buildings, do not represent any warranty, either certified or implied, as to the existing structural state of repair of the building, or with respect to the performance of the buildings during any future events.

ENCLOSURE, 9 PERALTA MAY 16, 1990

EXHIBIT 2

ARCHIE WATSON
CODE CONSULTANT - INSPECTION SERVICES
18437 Clemson Ave. Saratoga, Ca. 95070
(408) 379-5017

INSPECTION REPORT

9 Peralta Ave.
May 10, 1990

BUILDING DIICRIPTION

One story wood frame garage structure approx.600 Sq.Ft.

INSPECTION FINDINGS

Inspection of the structure revealed the following structural elements that appear to be damaged by an earthquake:

1. Wood posts supporting beams at front wall are out of plumb.
2. North wall constructed of 2x6 wood studs and brick infill is out of plumb.

DISSCUSSION

The structure does not appear to have suffered major damage, however the tilting of the north wall creates a potential hazard that could collapse in the event of a future quake.

During inspection it was also noted that original structure is supported on wood sill directly on earth and wood members below grade and roof rafters show evidence of termite and dry rot damage.

RECOMENDATION

Completely remove structure and replace with new foundation and wood frame construction with fire resistive materials on the exterior side of the north wall to meet current construction codes.

EXHIBIT 3

BILLHEIMER DUANE AND DENISE A

9 PERALTA AV
LOS GATOS CA 95030

PROPERTY ADDRESS
9 PERALTA AV
LOS GATOS 95030

ASSESSED MARCH 1, 1990
BILLHEIMER DUANE AND DENISE A

ASSESSMENT NO 8240861

IMPORTANT-RETURN THE PROPER PAYMENT STUB WITH YOUR PAYMENT TO ENSURE CREDIT TO YOUR ACCOUNT SINCE TAX PAYMENTS ARE APPLIED BY AUTOMATIC PROCESSING EQUIPMENT.

CHANGE OF ADDRESS-SEE REVERSE.

1990-1991
SECURED PROPERTY TAX BILL
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
FOR FISCAL YEAR JULY 1, 1990 TO JUNE 30, 1991

TAX COLLECTOR SANTA CLARA COUNTY
COUNTY GOVERNMENT CENTER EAST WING
70 W. HEDDING ST. SAN JOSE, CA 95110-1767
408 299 2241

TAX RATE AREA: 03-001
PARCEL NUMBER: 510-42-040

TAXING AGENCY	TAX RATE
847 SC CO VECTOR CONTRO	$10.08
882 SCVWD FLOOD CONTR	28.40
890 WEST VALLEY SAN DIS	283.20
TOT DIRECT ASSESSMENTS	$321.68
1% MAXIMUM TAX LEVY	1.00000
CO RETIREMENT LEVY	.03880
ELEM OR UNIF SCH BONDS	.00030
TOT ASSESSED VAL RATE	1.03910
CO SAN DIST NO 4 BOND 3	.00520
SCVWD-STATE WATER PROJ	.00780
SCVWD-ZONE W-1 BOND	.00340
TOT LAND & IMPR RATE	.01640

H33 09/08/90

DESCRIPTION	FULL CASH VALUE	TAX RATE AREA	TAX AMOUNTS		1st INSTALLMENT DUE NOV 1, 1990 10% PENALTY AFTER DEC 10,1990	2nd INSTALLMENT DUE FEB 1, 1991 10% PENALTY + COST AFTER APR 10,1991	TOTAL TAX
LAND	$226,334						
IMPROVEMENTS	226,334	.01640	$37.10				
TOTAL R E							
PERSONAL PROPERTY	$226,334	1.03910	$2,351.61				
TOTAL FULL CASH VALUE			321.68				
DIRECT ASSESSMENTS			$2,710.59	TAX →	$1,318.93	$1,318.93	$2,637.86
GROSS TAX	$7,000	1.03910	72.73	10% PENALTY			
LESS HOMEOWNERS EXEMPTION				COST			
OTHER EXEMPTION				10% →			
TOTAL TAXES			$2,637.86				

970P090093

PLEASE READ THE ENCLOSED LEAFLET
KEEP THIS PORTION OF THE BILL FOR YOUR RECORDS • SEE REVERSE SIDE FOR IMPORTANT INFORMATION

EXHIBIT 4

FEDERAL EMERGENCY MANAGEMENT AGENCY
DISASTER ASSISTANCE REGISTRATION/APPLICATION

See Privacy Act on Reverse ☒ | CONTROL No. B 2863 | O.M.B. No. 3067-0063 Expires June 30, 1990

A APPLICANT INFORMATION

1. NAME OF APPLICANT (Last, First, MI)	2. NAME OF SPOUSE/Co-Applicant (Last, First, MI)	3. SSN
BILLHEIMER, DUANE A.	BILLHEIMER, DENISE A	APPLICANT 563-86-4412 SPOUSE 030-90-0993

4. GIVE A BRIEF SUMMARY OF HOW YOU WERE AFFECTED BY THE DISASTER: THE HOUSE HAS MAJOR STRUCTURAL DAMAGE, ALL STONEWORK (2 FT. THICK) WALL AROUND PERIMETER OF HOUSE DESTROYED, WATER DAMAGE, CHEMICAL SPILLS, PERSONAL EFFECTS-ANTIQUE FURNITURE

5. DATE OF LOSS	6. ADDRESS OF DAMAGED PROPERTY (No. / Dir. / Street / City / State / Zip)	7. COUNTY
10-17-89 NO AUTO DAMAGED	# 9 PERALTA AVE, LOS GATOS, CA 95030	SANTA CLARA

8. PRIMARY RESIDENCE: ☐ NO, go to 9 ☒ YES → ☒ Own ☐ Rent Free ☐ Rent | ☒ House ☐ Mobile Home ☐ Apartment/Duplex ☐ Other

9. CURRENT MAILING ADDRESS (Same as above ☒): No. / Dir. / Street / City / State / Zip

10. PHONE NUMBER(S): CURRENT PHONE (415) 395-2209 | WORK PHONE APPT. (415) 780-5575 | ALTERNATE PHONE FRIENDS (408) 395-3362

	YES	NO
11. Was your BUSINESS damaged (includes rental property you own, but not farm property)?	☒ Check D2, 6, 8	☐
12. Was your FARM damaged (includes crops, livestock, farm bldgs., machinery, but not FARM HOME)?	☐ Check D2, 7, 8	☒
13. Have you lost time at work or become UNEMPLOYED due to this disaster (includes Self-Employed)?	☒ Check D5	☐
14. Are your disaster-related needs LIMITED to BUSINESS or FARM damage or UNEMPLOYMENT?	☐ STOP, skip to D9, 11	☒
15. Do you have EMERGENCY need for CLOTHING, SHELTER or FOOD?	☐ Check D3, 4	☒
16. Do you have disaster related ☐ MEDICAL, ☐ DENTAL, or ☐ FUNERAL EXPENSES?	☐ Check D9, C[4]	☒
17. Was your HOME or PERSONAL PROPERTY affected (includes vehicles)?	☒ Check D2, 8	☐
18. Do you need any services related to items D9 through D16?	☐ Check as Appropriate	☒

19. HOUSEHOLD

NAMES OF ALL PERSONS LIVING IN HOME AT THE TIME OF DISASTER	RELATION TO HEAD OF HOUSEHOLD	SEX	AGE	DEP. Y/N	continued				
DUANE A. BILLHEIMER	HOH	M	38	Y	MARGO BILLHEIMER	DAU	F	3	F
DENISE A BILLHEIMER	WIFE	F	38	Y	PAIGE BILLHEIMER	DAU	F	2	1
KRETCHEN BILLHEIMER	DAU		10	Y					
HEIDI BILLHEI	DAU	F	8	Y					

20. Has anyone listed above also visited a DAC and applied for assistance? (Name): NO

B INSURANCE/HOUSING INFORMATION (Registrar: Advise applicant on disaster housing assistance ☐)

1. DAMAGE OR LOSSES CAUSED BY: ☐ Flood ☐ Wind ☐ Other ☐ Rain ☐ Fire ☐ EARTHQUAKE

2. INSURANCE COVERAGE: ☐ NO INSURANCE ☒ Homeowner/Renter ☐ Mobile Home — NO EARTHQUAKE COVERAGE
☐ FLOOD – Policy No. & Company ALLSTATE INS CO./LOS GATOS

REGISTRAR: If damage is limited to wind, rain and/or fire and applicant has homeowners/renters insurance, check B[2], skip to C.

3. Have any of the following items been SO SEVERELY affected that you and your family SHOULD NOT LIVE IN your primary residence?
☒ Foundation/Outside Walls ☒ Roof ☐ Only Access (Bridge/Road)
☒ Debris/Standing Water/Mud ☒ Utility ☐ Furnace (Season) ☐ Other
☒ YES, check B[1] and continue ☐ NO, continue

4. Have you made any repairs to the above items at your own expense TO ENABLE YOU TO LIVE THERE?
☐ YES, check B[1] ☒ NO – If B3 and B4 above are NO, check B[3] below

APPLICATION DECISION: B
B[1] ☒ Temporary Housing Application B[3] ☐ No Application-Insufficient Damage/Expense
B[2] ☐ No Application – Insurance

5. CURRENT LOCATION: ☒ Friend/Family ☐ Mass Shelter ☐ Hotel/Motel ☐ Rental Unit

6. PAID FOR BY: ☐ Applicant ☐ Red Cross ☒ No Cost ☐ Other

C INCOME INFORMATION (Registrar: Advise applicant on SBA and IFG programs ☐)

1. DAMAGE ESTIMATE

Real Estate	$ 150,000
Personal Property	15,000
Other	

NUMBER OF DEPENDENTS IN HOUSEHOLD INCLUDING APPLICANT: 6

3. INCOME TEST ☐ Week ☐ Month ☐ Year

a. Gross Income of Applicant	$ 80,000
b. Other gross income (include spouse's income, interest, dividends)	3000
c. Total (a + b)	83,000
d. SBA minimum cost of living amount for this size household	17,163

If 3d is LESS than 3c: – Check C[1] below, issue SBA Application
If 3d is GREATER than 3c: – Check D1 and go to Section E

APPLICATION DECISION: C
C[1] ☒ SBA Application Issued C[3] ☐ SBA Decline Issued - This IS an IFG Application for Housing, Personal Property and Transportation
C[2] ☐ SBA Application Refused C[4] ☐ MEDICAL, DENTAL, FUNERAL EXPENSES-This IS an IFG Application

D REFERRALS (Initial in blank spaces)

☐ 1. Summary Decision (SBA)	☒ 6. Business Loans (SBA)	☐ 11. Legal Services
☐ 2. Map Reader	☐ 7. Agricultural Aid	☐ 12. Social Security
☐ 3. American Red Cross	☒ 8. Tax Assistance 1-800-424-1040	☐ 13. Veterans Services
☐ 4. Vol. Agency	☐ 9. Local Officials	☐ 14. Food Stamps
☒ 5. Unempl. Assistance	☐ 10. Insurance Services	☐ 15. Consumer Svc.

☐ 16. Aging Services	
☒ 17. SBA	
☐ 18.	
☐ 19.	
☒ 20. Exit Interview	

COMMENTS: MARGO'S C/O, [illegible] SAVINGS AND LOAN [illegible] SAN JOSE, CA
[illegible] MR. NEWBURN C/O MOVEMENT TECHNOLOGIES 500 SAN MATEO AVE REDWOOD CITY, CA ART WORKS DISABLED AND VALUABLE CAN BE
NOTE: CHANGE MRS - ALL UNDERLINED IS WRONG

E CERTIFICATION

REGISTRAR: Ask APPLICANT to read the CERTIFICATION/AUTHORIZATION on the reverse side and SIGN below.
APPLICANT: I have read or had read to me and understand the Certification on the reverse of this form. ☒

1. SIGNATURE OF APPLICANT	2. DATE	3. DAC No.	4. NAME OF REGISTRAR (Print)	5. Lead Registrar (Init.)
	10-17-89	99	CHARLENE MILLER	

F FLOOD HAZARD DETERMINATION (This section to be completed by map reader)

1. COMMUNITY-PANEL NO.	2. MAP DATE	3. ZONES ☐ Zone A ☐ Zone V ☐ Other ☐ Not Mapped ☐ No Map ☐ Floodway

G. DAMAGED PROPERTY (Original construction and other location aids (sketch map if necessary)) [illegible]

FEMA Form 90-69, DEC 87 REPLACES EDITION OF APR 85, WHICH IS OBSOLETE. Applicant

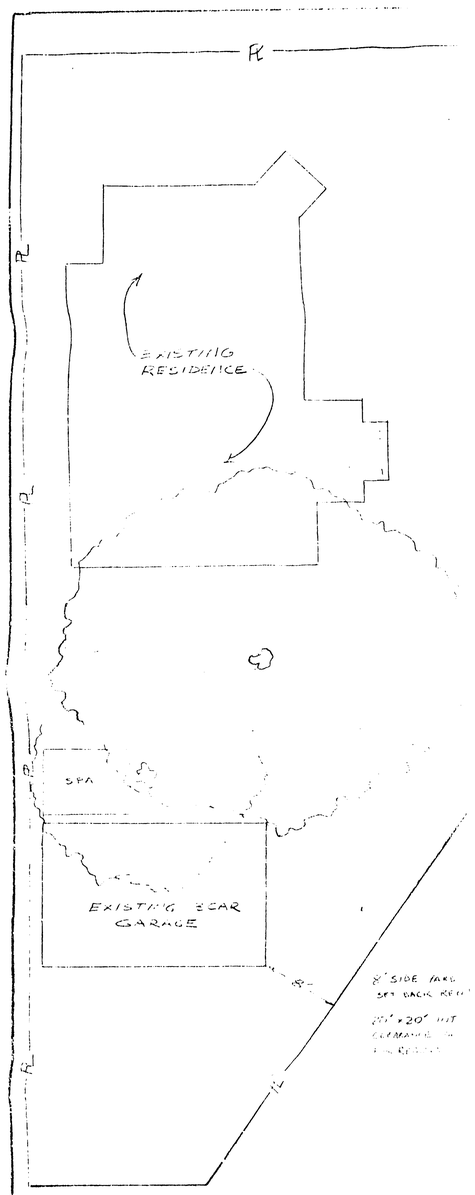
EXHIBIT 5

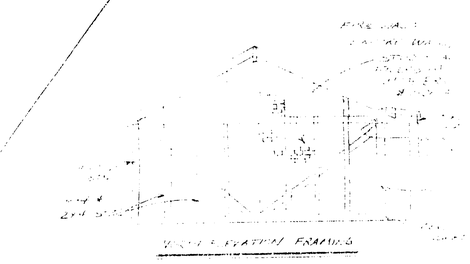
OPTIONAL PARAGRAPH

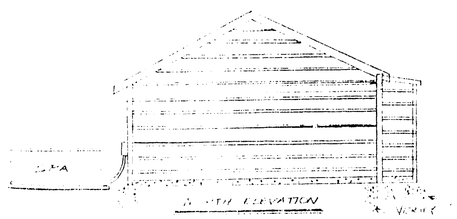
1.5 Early Termination. This Agreement shall terminate on the date specified above, upon a change in ownership of the real property subject to the Security Documents, or as provided in Paragraph 1.7 below, whichever is earlier.

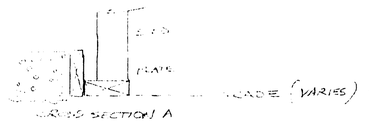
1.7 Failure to Repair. It is specifically understood by Borrower that Home Savings has entered into this Agreement in reliance upon Borrower's assurance that the real property encumbered by the Trust Deed will be repaired. Home Savings reserves the right to monitor Borrower's efforts to repair the said real property. If Home Savings, in its sole discretion, determines that Borrower has failed to repair satisfactorily the said real property, Home Savings may terminate this Agreement by giving written notice thereof to Borrower. In determining whether such repairs have been completed satisfactorily, Home Savings will be deemed to be acting solely for its benefit and not for Borrower, and such a determination will in no way constitute a warranty or representation as to the quality or workmanlike character of such repairs. If notice of termination of this Agreement is given pursuant to this Paragraph 1.7, monthly payments shall be readjusted pursuant to Paragraph 1.3, and all accruals of interest, principal and impounds, if any, pursuant to Paragraph 1.2 shall then be immediately due and payable.

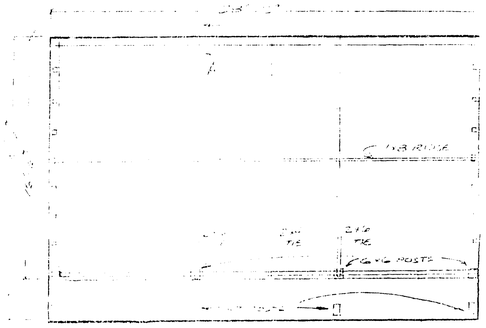
Plans for **Reconstruction of garage**
for **residence of**
Duane and Denise Billheimer
9 Peralta Avenue
Los Gatos, California 95030

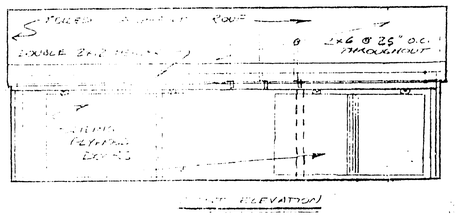










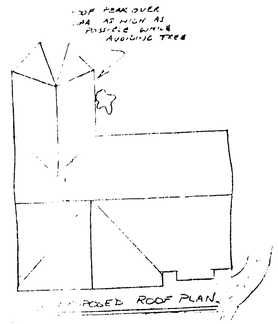


Site Plan, Existing Elevations, *framing and Floor Plan* *page 1*
Project Elevations, Floor Plan, Roof Plan, *and details* *page 2*

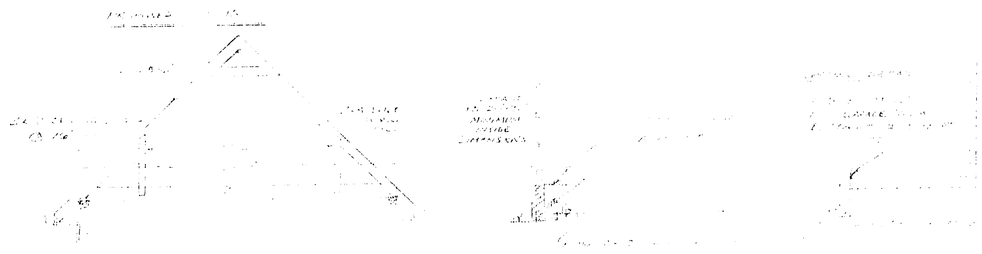
Site Plan Explanation:

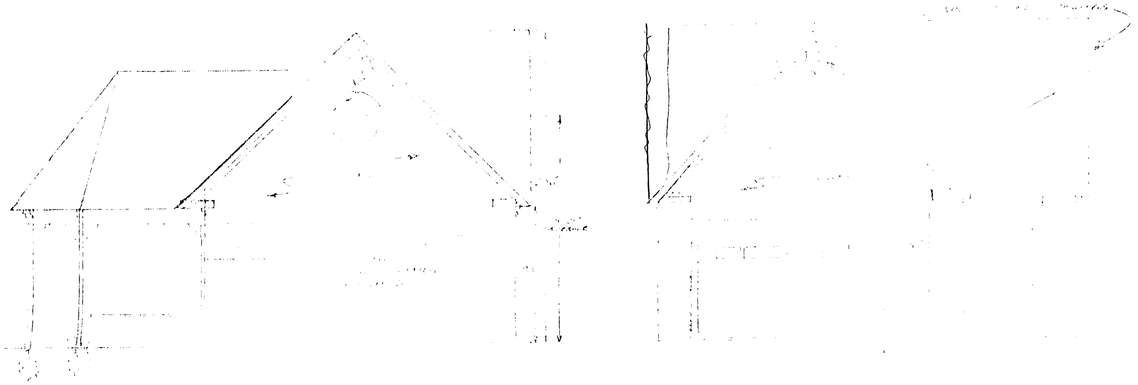
The garage structure was seriously weakened by the October 17,1990 earthquake resulting in recommendations to demolish it and rebuild. The plans indicate that reconstruction of certain walls and the roof may be all that is required, combined with new footings and foundation improvements. The slab is intact, and other than improved dimensions for access by standard automobiles with standard doors and an improved roof pitch, the structure will remain as it stands.

24X



POWER ROOF PLAN.

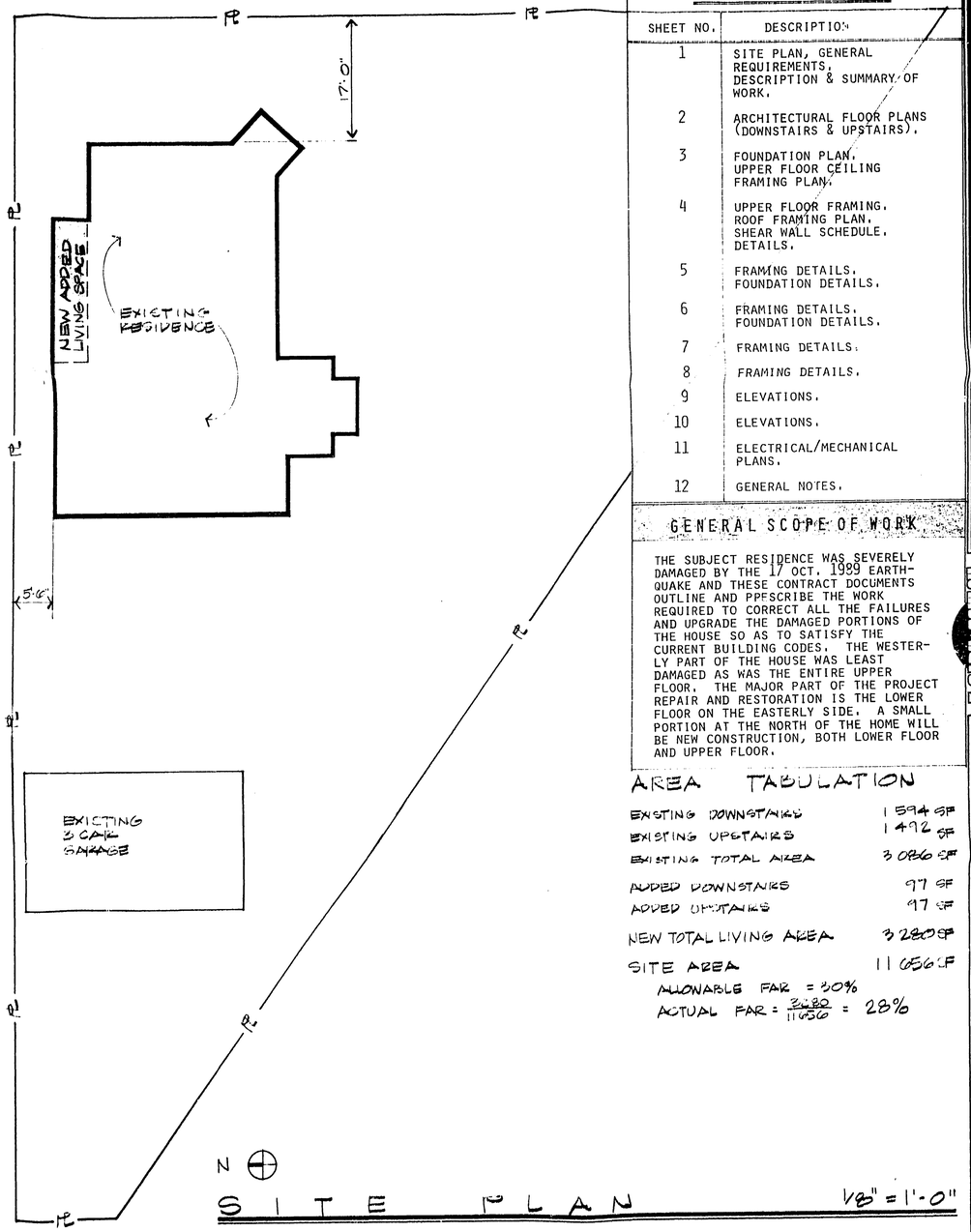




ERC... Dec 13, 1990

Ellie Cyprus

24X



INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN, GENERAL REQUIREMENTS, DESCRIPTION & SUMMARY OF WORK.
2	ARCHITECTURAL FLOOR PLANS (DOWNSTAIRS & UPSTAIRS).
3	FOUNDATION PLAN, UPPER FLOOR CEILING FRAMING PLAN.
4	UPPER FLOOR FRAMING, ROOF FRAMING PLAN, SHEAR WALL SCHEDULE, DETAILS.
5	FRAMING DETAILS, FOUNDATION DETAILS.
6	FRAMING DETAILS, FOUNDATION DETAILS.
7	FRAMING DETAILS.
8	FRAMING DETAILS.
9	ELEVATIONS.
10	ELEVATIONS.
11	ELECTRICAL/MECHANICAL PLANS.
12	GENERAL NOTES.

GENERAL SCOPE OF WORK

THE SUBJECT RESIDENCE WAS SEVERELY DAMAGED BY THE 17 OCT. 1989 EARTHQUAKE AND THESE CONTRACT DOCUMENTS OUTLINE AND PRESCRIBE THE WORK REQUIRED TO CORRECT ALL THE FAILURES AND UPGRADE THE DAMAGED PORTIONS OF THE HOUSE SO AS TO SATISFY THE CURRENT BUILDING CODES. THE WESTERLY PART OF THE HOUSE WAS LEAST DAMAGED AS WAS THE ENTIRE UPPER FLOOR. THE MAJOR PART OF THE PROJECT REPAIR AND RESTORATION IS THE LOWER FLOOR ON THE EASTERLY SIDE. A SMALL PORTION AT THE NORTH OF THE HOME WILL BE NEW CONSTRUCTION, BOTH LOWER FLOOR AND UPPER FLOOR.

AREA TABULATION

EXISTING DOWNSTAIRS	1 594 SF
EXISTING UPSTAIRS	1 492 SF
EXISTING TOTAL AREA	3 086 SF
ADDED DOWNSTAIRS	97 SF
ADDED UPSTAIRS	97 SF
NEW TOTAL LIVING AREA	3 280 SF
SITE AREA	11 656 SF

ALLOWABLE FAR = 30%

ACTUAL FAR = $\frac{3280}{11656}$ = 28%

27 NOV 89 PRINTING

NO.	DATE	REVISION

These plans, ideas and designs shown herein are the property of the architect and shall not be used for any purpose other than the purpose for which they are intended without the written permission of the architect.

BARRY SWENSON BUILDER ARCHITECT
213 BEAN AVE. LOS GATOS, CA 95030 408-354-4551

EARTHQUAKE REPAIR - RESTORATION

BILLHEIMER RESIDENCE

LOS GATOS

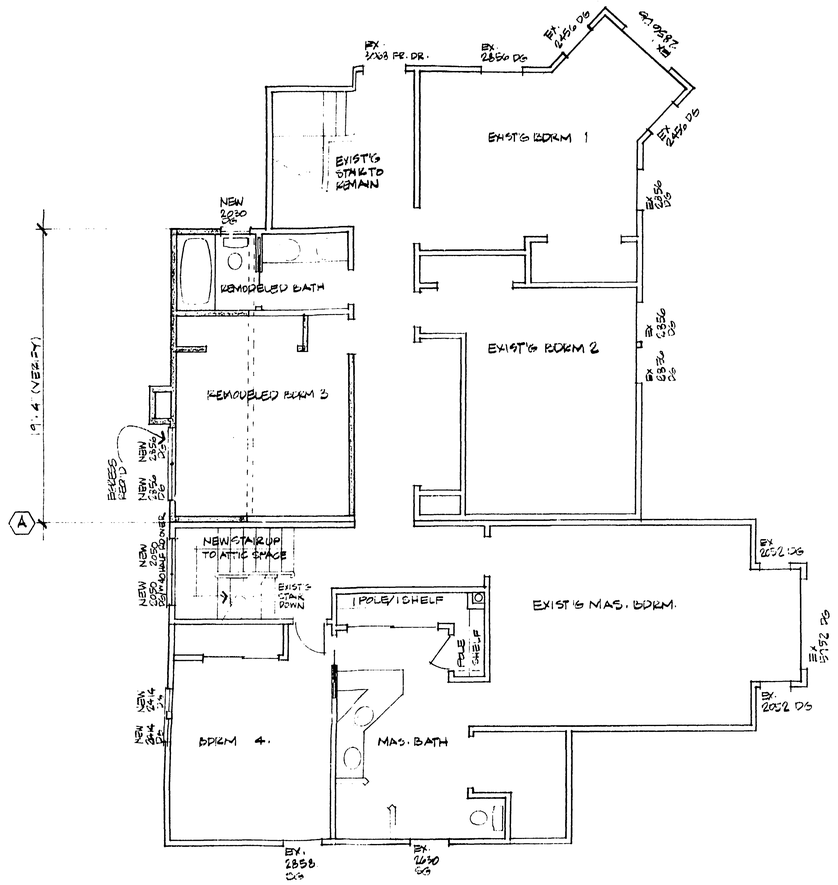
9 PERALTA

DATE 23 NOV 89
DRAWN JP
CHECK BSS
JOB NO 89X1089
SHEET 1 OF

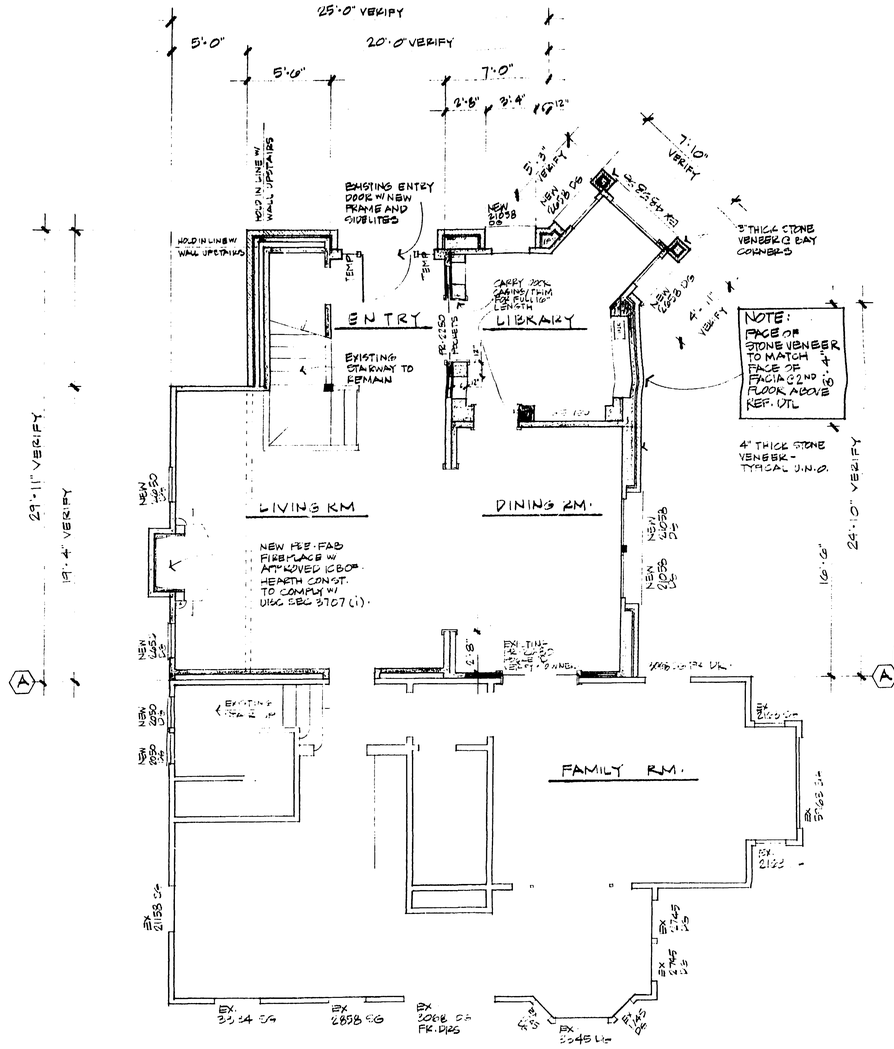
BISHOP GRAPHICS/COURTESY REORDER NO. 14648



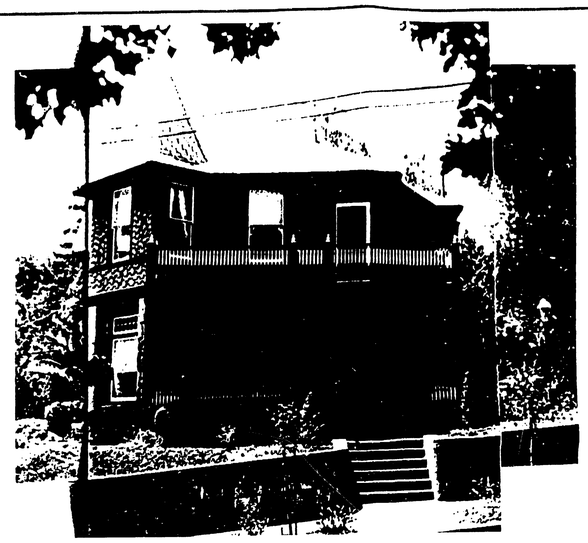
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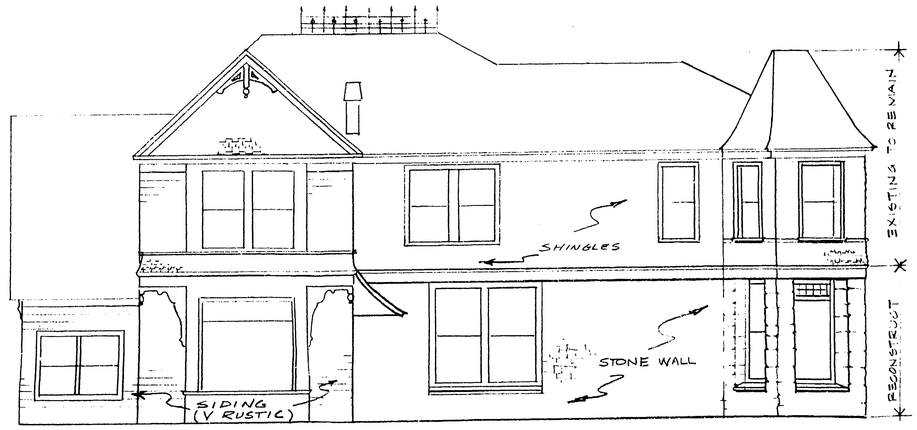


UPSTAIRS FLOOR PLAN 1/4"=1'-0"

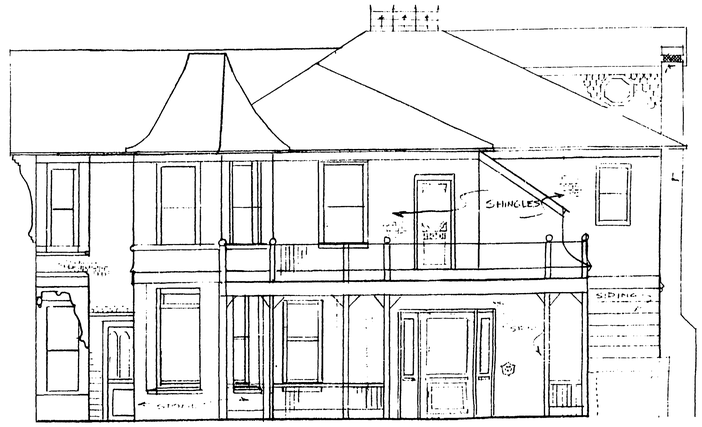

25'-0" VERIFY
20'-0" VERIFY
5'-0"
5'-6"
7'-0"
2'-8"
2'-4"
HOLD IN LINE W/ WALL UPSTAIRS
EXISTING ENTRY DOOR W/ NEW FRAME AND SIDELITES
NEW 2128 DS
NEW 4068 DS
7'-10" VERIFY
3" THICK STONE VENEER @ BAY CORNERS
HOLD IN LINE W/ WALL UPSTAIRS
ENTRY
LIBRARY
CARRY 2CK BASEBOARD TRIM FOR FULL 10" LENGTH
EXISTING STAIRWAY TO REMAIN
NEW 2068 DS
4'-11" VERIFY
NOTE: FACE OF STONE VENEER TO MATCH FACE OF FACIA @ 2ND FLOOR ABOVE REF. DTL
4" THICK STONE VENEER - TYPICAL U.N.O.
29'-11" VERIFY
19'-4" VERIFY
LIVING RM.
DINING RM.
NEW FEE-FAB FIREPLACE W/ APPROVED ICBO HEARTH CONST. TO COMPLY W/ UBC SEC 3707 (i).
NEW 4068 DS
NEW 2068 DS
NEW 4068 DS
NEW 4068 DS
NEW 4068 DS
NEW 4068 DS
NEW 2068 DS
NEW 2068 DS
EXISTING STAIR TO REMAIN
FAMILY RM.
EX 2152 DS
EX 2152 DS
EX 2145 DS
EX 2145 DS
EX 2145







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



NEW PREMANUFACTURED FIREPLACE + CHIMNEY CHASE - INSTALLATION AS PER MFG. RECOMMENDATIONS + PROVIDE SPARK ARRESTOR

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

ALL NEW BUILDING MATERIALS SHALL MATCH EXISTING MATLS & COLORS		
DESCRIPTION	MATL	COLOR
ROOF	CEDAR SHINGLES	NATURAL
SIDING	SHINGES 'V' RUSTIC STONE	LT. BR. LT. BR. NATURAL
TRIM	WOOD	DK. BR.
WINDOWS	WOOD	DK. BR.

NOV 27 1989

BILLHEIMER RESIDENCE

SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED

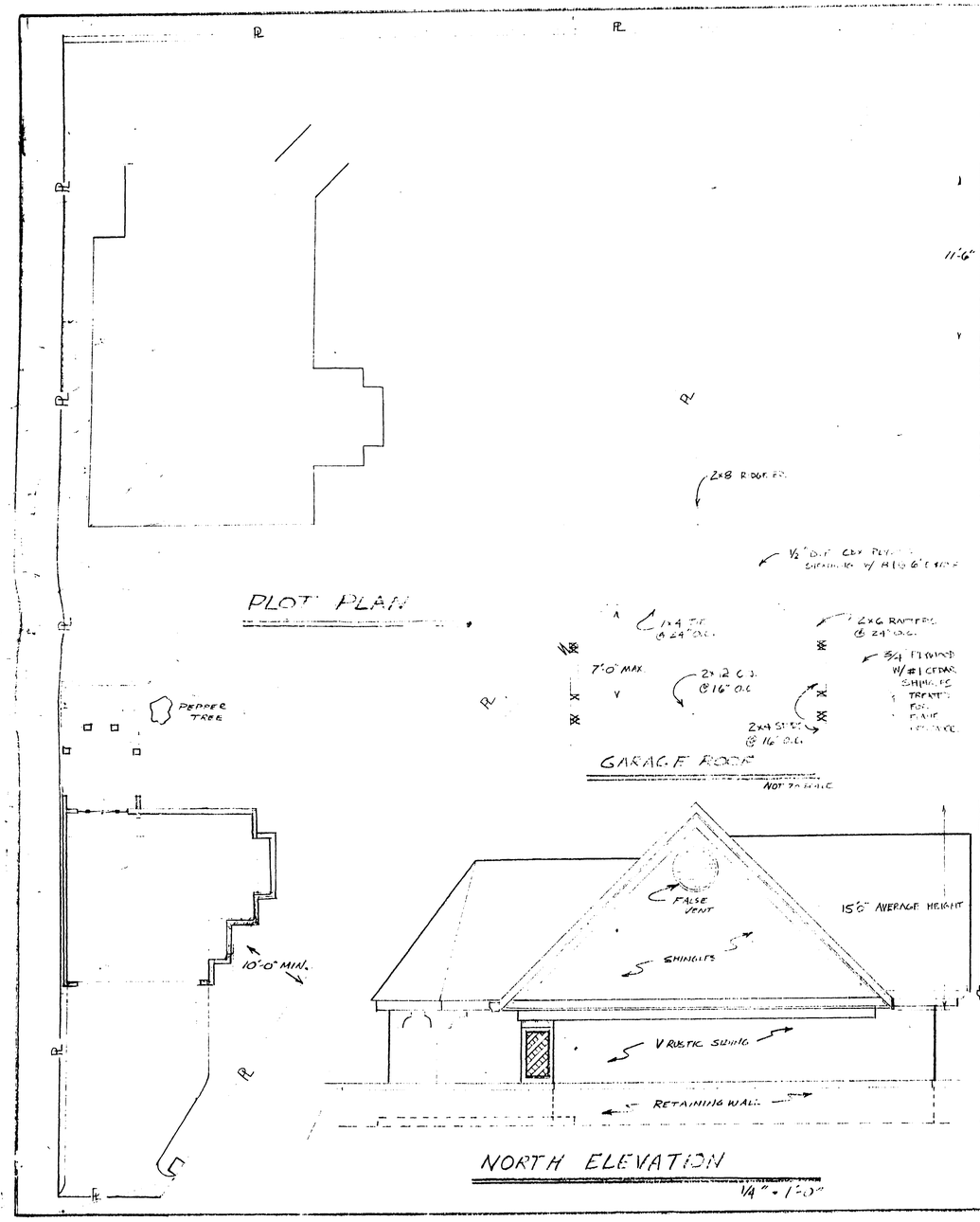
9 PERALTA AVE. LOS GATOS, CA

DRAWING NUMBER 9

24 X 36 PRINTED ON NO 1000H CLEARPRINT +

24X

Plans for Reconstruction of garage
for residence of
Duane and Denise Billheimer
9 Peralta Avenue
Los Gatos, California 95030



RECEIVED
MAR 13 1992
TOWN OF LOS GATOS BLDG. DEPT.

Scope of Work Planned:

The garage structure was seriously weakened by the October 17,1989 earthquake, resulting in recommendations to demolish it and rebuild.

An asphalt driveway will be replaced with a concrete driveway. No grading changes required.

AREA TABULATIONS:

= 26 x 16.5 + 20 x 4.5 + 9 x 2 + 5 x 2.5

= 629.5 SQ FT IN REPLACEMENT GARAGE

- 600 SQ FT IN EXISTING GARAGE

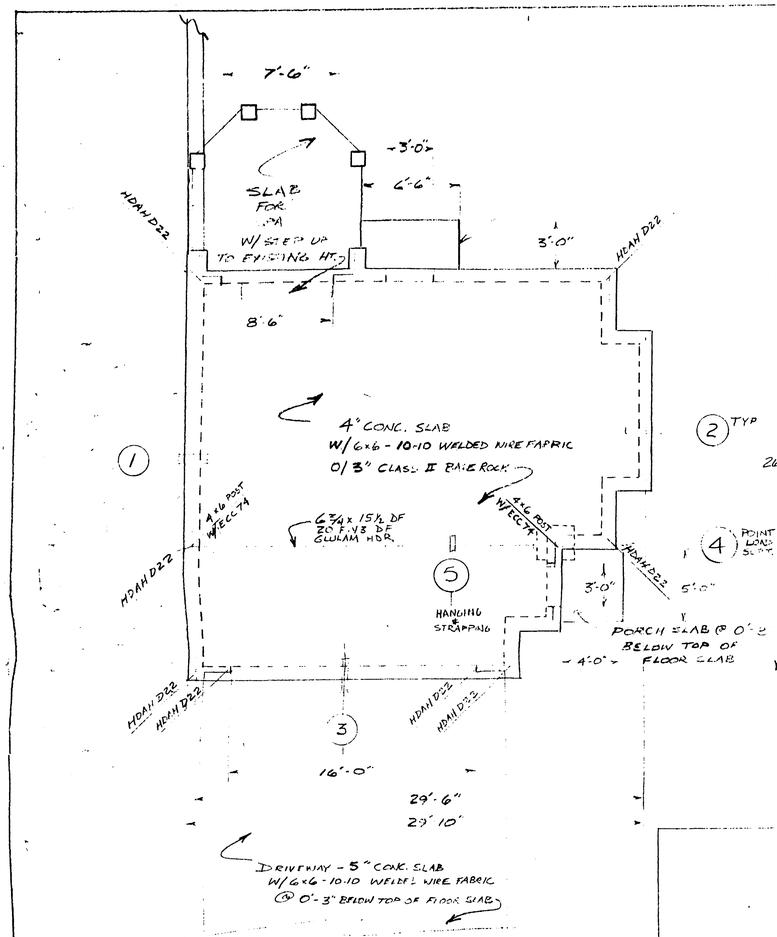
29.5 SQ FT ADDITIONAL ENCLOSED AREA.

9 PERALTA AVE.
LOS GATOS, CA 95030

DRAWN BY DUANE BILLHEIMER 356-4227

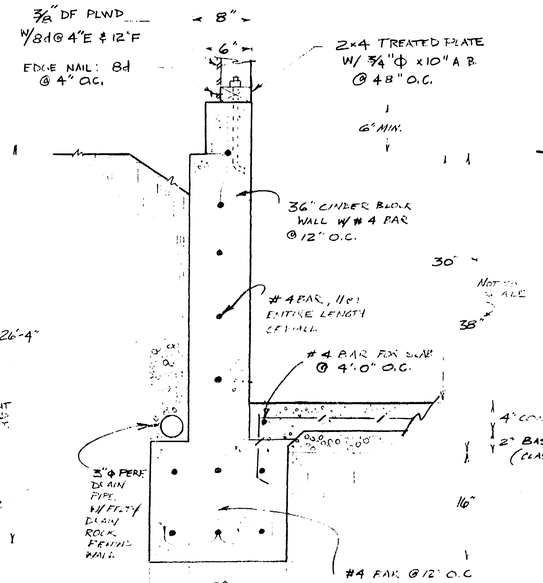
PAGE 1 OF 2

24X



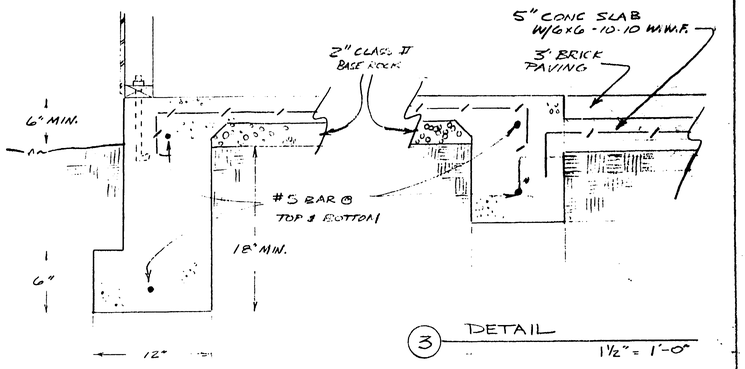
FOUNDATION PLAN

1/4" = 1'-0"



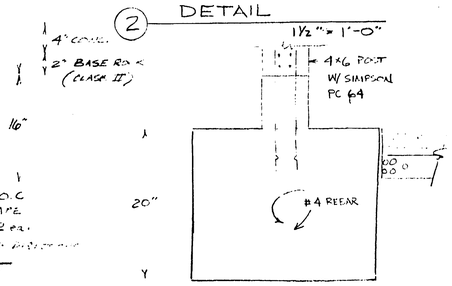
1 DETAIL

1 1/2" = 1'-0"



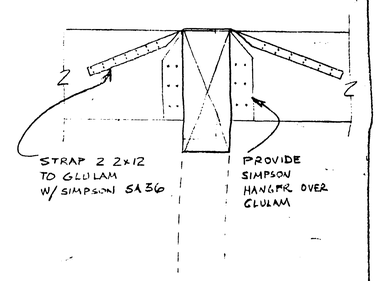
3 DETAIL

1 1/2" = 1'-0"



2 DETAIL

1 1/2" = 1'-0"

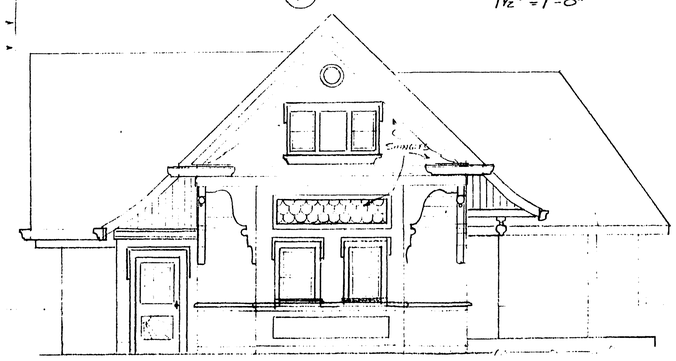


5

1 1/2" = 1'-0"

4

1 1/2" = 1'-0"

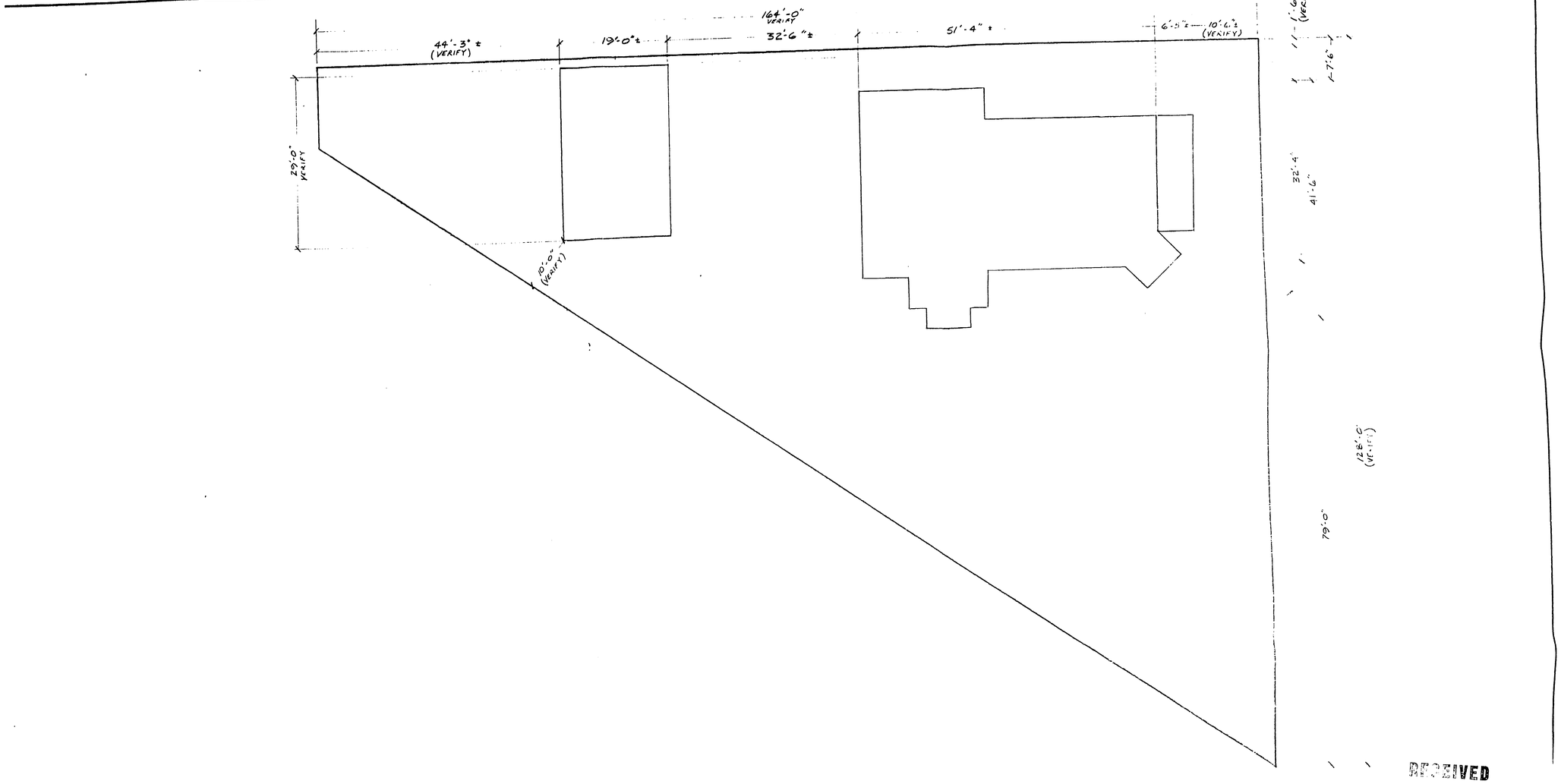


SOUTH ELEVATION

1/4" = 1'-0"

DRAWN BY: DUANE PLEMMER 385-2209

24X



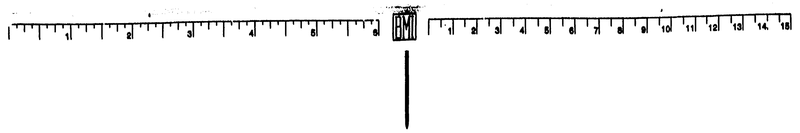
SITE PLAN 1/8" = 1'-0"

RECEIVED
OCT 30 1989
TOWN OF LOS GATOS
PLANNING DEPARTMENT

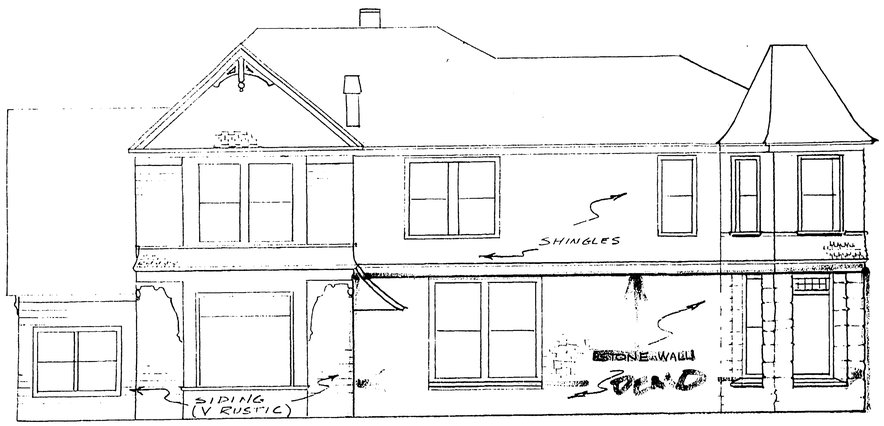
CONTRACTOR:
MIKE GRABILL
16768 COLLEGE CT
LOS GATOS CA.
95032 PH. 358 7866

#9 PERALTA, LOS GATOS
BILLHEIMER RESIDENCE

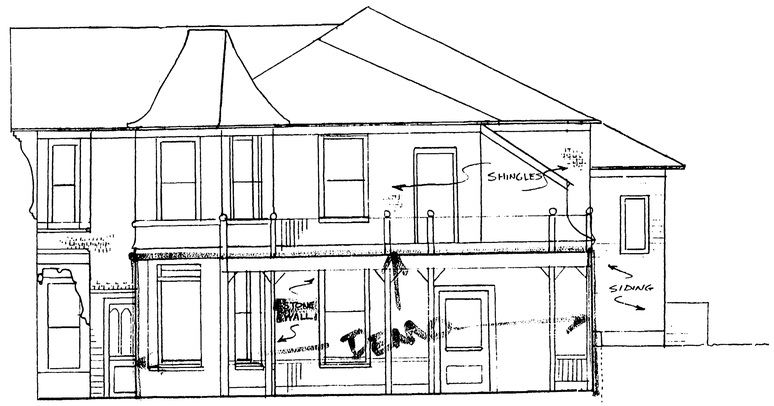
SCALE	APPROVED BY:	DRAWN BY
		REVISED



24X



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

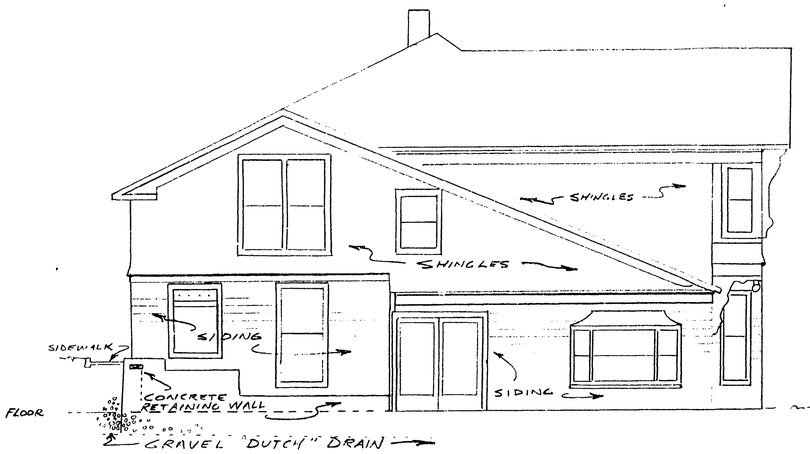


EAST ELEVATION 1/4" = 1'-0"

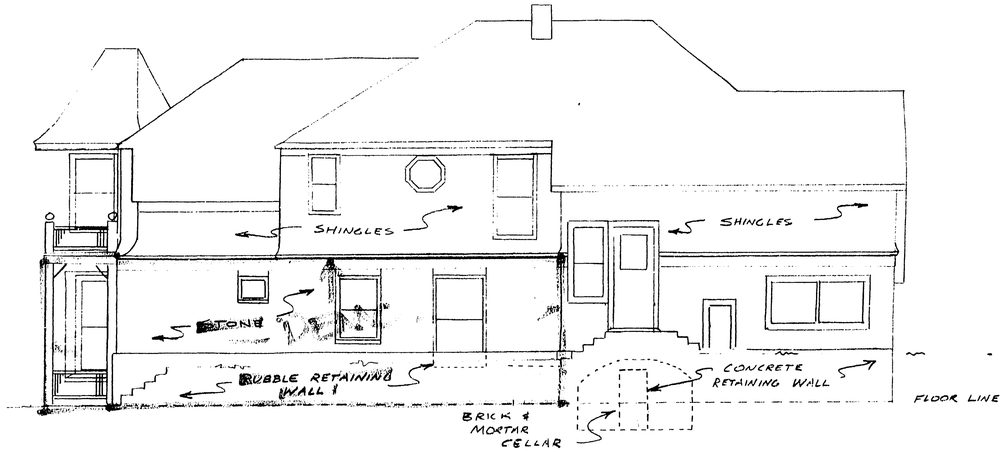
BILLHEIMER RESIDENCE

SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
9 PERALTA AVE. LOS GATOS, CA.		DRAWING NUMBER

2
NO 100th CLEARPRINT a
24X



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



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

BILLHEIMER RESIDENCE

SCALE:	APPROVED BY:	DRAWN BY D.B.
DATE:		REVISED

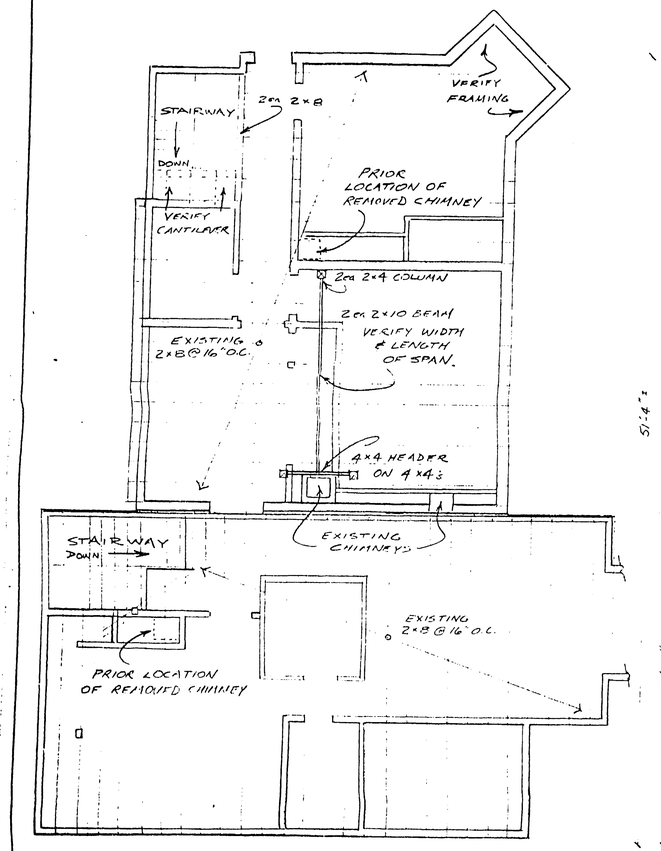
9 PERALTA AVE LOS GATOS, CA.

DRAWING NUMBER

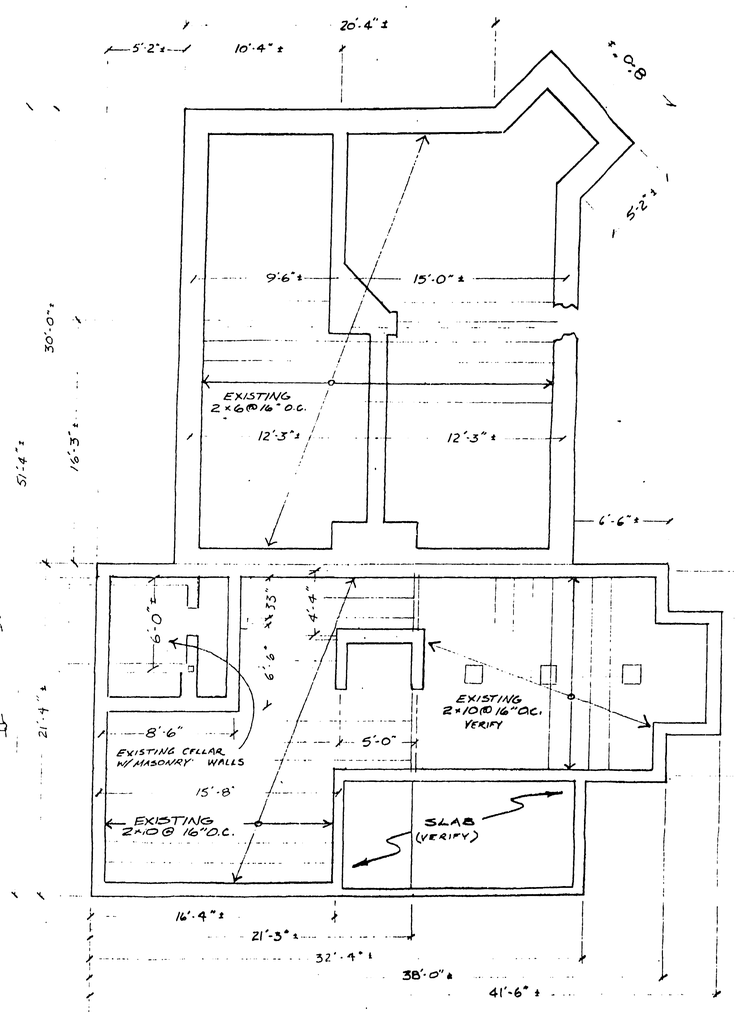
3

PRINTED OR NO. 1000K CLEARPRINT ®

24X

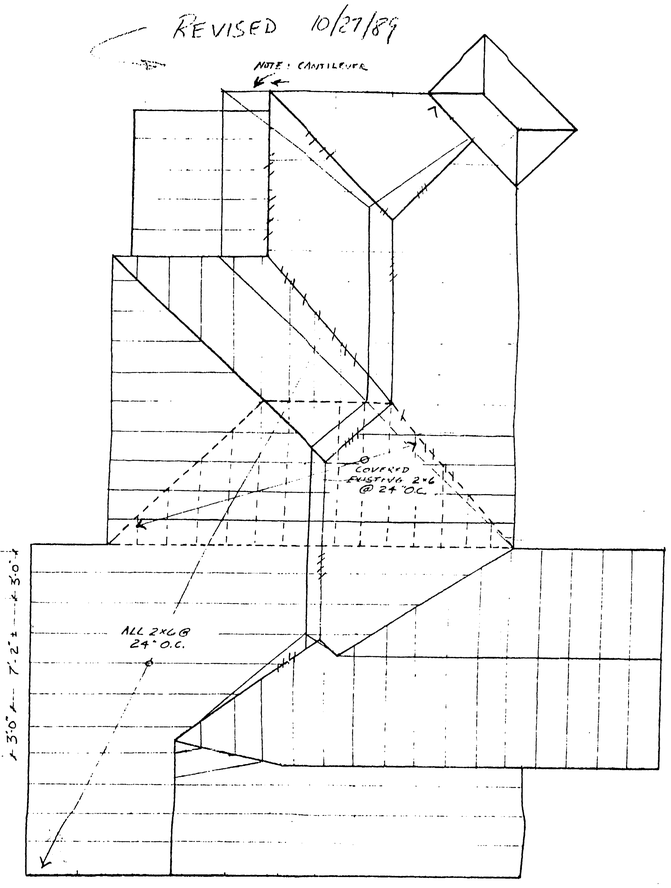


UPPER FLOOR FRAMING



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

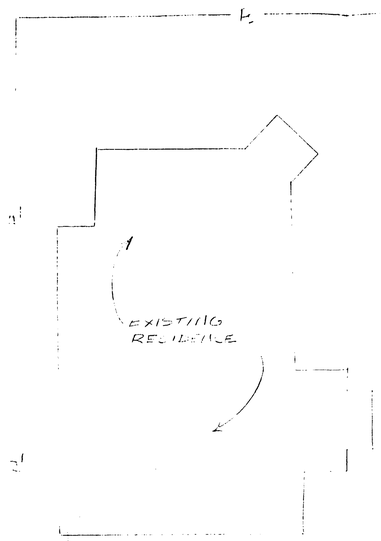
REVISED 10/27/89

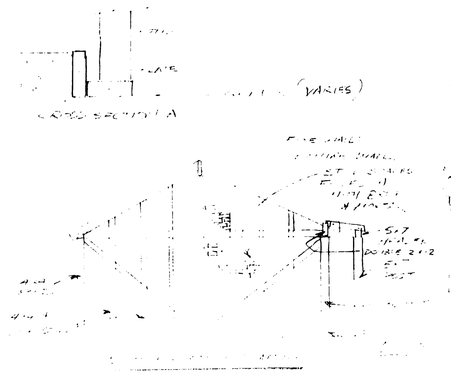


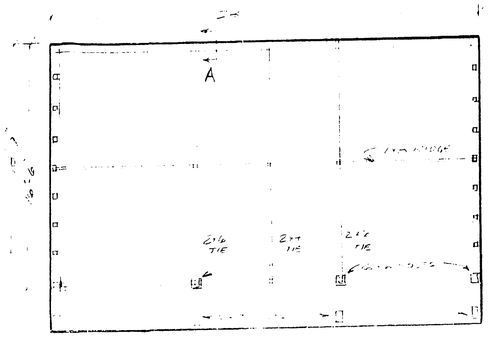
ROOF FRAMING PLAN 1/4" = 1'-0"

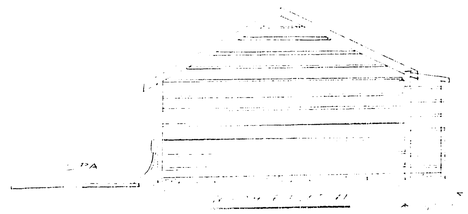
BILLHEIMER RE
SCALE 1/4" = 1'
APPROVED BY:
DATE
9 PERALTA AVE. 20

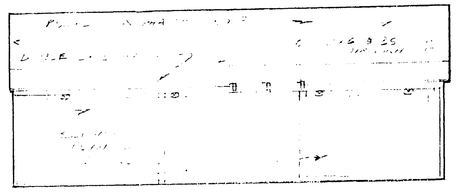
24X











SITE PLAN 1/2" = 1'-0"

GARAGE REMARK/RESIDE		
SCALE	APPROVED BY	DRAWN BY JAC
DATE		REVISED
PILLHEIMER RESIDENCE		
PERALTA AVE L.G.		DRAWING NUMBER

24X



TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B98-000653

Work Description: REVISION TO APPROVED PERMIT B98-000653-RECONFIGURE

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C & DONNA E
  Address.....: 9 PERALTA AVE
  City.....: LOS GATOS CA
Contractor.....: BRUNS BELMONT CONSTRUCTION
  License.....: 519624
  Address.....: P.O.Box 24739
  City.....: San Jose, CA
  Business Lic..: 96090055
Arch\Eng\Design.:
  License.....:
  Address.....:
  City.....:
Valuation.....: 11,000.00
Total Sq.Ft.....: Livable Sq.Ft.:
Class Code.....: 434 Bldg Count: 001 Unit Count: 000

Status..: ISSUED
Applied.: 07/06/1998
Approved: 07/20/1998
Issued..: 07/20/1998
Expires.: 01/16/1999

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

Permit Issuance.:	25.00	Park Tax.....:	.00
Building Permit.:	175.50	Planning Plan Ck.:	.00
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	1.11	Storm Drain Eng..:	.00
Plan Check.....:	114.08	Road Impact Fee..:	.00
Micro Building..:	6.00	Computer Services:	7.02
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt....:	.00	Mechanical Fee...:	

Total Calculated Fees:	328.71
Total Additional Fees:	.00
Total Fees Due.....:	328.71
Total Payments.....:	114.08
BALANCE DUE.....:	214.63

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X_____

COMPLETE A or B

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

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X_____

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



TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B98-000875

Work Description: ADD STONE VENEER OVER (E) BLOCK WALL, NEW MASONRY

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C & DONNA E
  Address.....: 9 PERALTA AVE
  City.....: LOS GATOS CA
Contractor.....: BRUNS BELMONT CONSTRUCTION
  License.....: 519624
  Address.....: P.O.Box 24739
  City.....: San Jose, CA
  Business Lic..: 96090055
Arch\Eng\Design.:
  License.....:
  Address.....:
  City.....:
Valuation.....: 2,500.00
Total Sq.Ft.....: Livable Sq.Ft.:
Class Code.....: 434 Bldg Count: 001 Unit Count: 000

Status..: ISSUED
Applied.: 08/27/1998
Approved: 09/02/1998
Issued..: 09/02/1998
Expires.: 02/27/1999

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

Permit Issuance.:	25.00	Park Tax.....:	.00
Building Permit.:	75.50	Planning Plan Ck.:	15.10
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	.50	Storm Drain Eng..:	.00
Plan Check.....:	49.08	Road Impact Fee..:	3.00
Micro Building..:	6.00	Computer Services:	3.02
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt....:	.00	Mechanical Fee...:	

Total Calculated Fees:	177.20
Total Additional Fees:	.00
Total Fees Due.....:	177.20
Total Payments.....:	.00
BALANCE DUE.....:	177.20

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X_____

COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.
Signature X_____
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X_____
CERTIFICATION OF PERMIT ISSUANCE
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.
Signature X_____

Permit Number: M98-000312

Work Description: MECH FOR GAS BBQ

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C & DONNA E
Address.....: 9 PERALTA AVE
City.....: LOS GATOS CA
Zip.....: 95030
Contractor.....: ~~UNKNOWN AT THIS TIME~~ Bruns Belmont Const.
License.....: ~~0000000~~ 519624
Address.....: P.O. Box 24737
City.....: SAN JOSE, CA
Zip.....:
Business Lic..: 96090055

Status..: ISSUED
Applied.: 08/27/1998
Approved: 09/02/1998
Issued..: 09/02/1998
Expires.: 03/01/1999

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

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

Permit Issuance.....:	25.00
Plan Check Fee.....:	2.50
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Mechanical Fee:	10.00

Total Calculated Fees:	37.50
Total Additional Fees:	.00
Total Fees Due.....:	37.50
Total Payments.....:	.00
BALANCE DUE.....:	37.50

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X_____

COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.
Signature X_____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X_____

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

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





TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT
PHONE (408) 354-6881 FAX (408) 354-7593

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

NOTICE OF EXPIRATION ON BUILDING PERMIT

Expired

February 19, 1999

Mr. and Mrs. John Fox
9 Peralta Avenue
Los Gatos, CA 95030

JOB ADDRESS: 9 Peralta Avenue

APPLICATION NUMBER: B97-000401, B98-000653, 875 & M98-000312

APPLICATION DATE: 05/27/97 **EXPIRATION DATE:** 03/02/99

Dear Mr. and Mrs. Fox:

We are concerned about the status of your plan review application permit(s). Your application permit(s) shall expire if progress on the application and or an inspection is not made within 180 days following the date of application (1994 Uniform Building Code Section 107.4). One extension may be granted by the Director of Parks and Public Works Department upon written request.

If you wish to extend your application, an inspection must be done before the **EXPIRATION DATE** indicated above to final or to show progress for the permit(s). In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Department policy is to dispose of plans and submittal 30 days after the application is voided. If you do not wish to pursue the project or have any questions, please contact Ms. Cherie Strand or Mr. Chris Futimoto, Counter Technicians at (408)354-6881 of this office within the specified time period to make the appropriate arrangements.

Very truly yours,

Bill Bruckart

Bill Bruckart
Senior Building Inspector

SBB:CHER:JAC

S:\B&E\CHERIE\SHELEXPR.LOX.WPD

[redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number: B00-000698

Work Description: FOUNDATION REPAIR

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C AND DONNA E
  Address.....: 9 PERALTA AVE
  City.....: LOS GATOS CA
Contractor.....: SULLIVAN, S.T. CONSTRUCTION
  License.....: 709582
  Address.....: 9050 FREEMAN COURT
  City.....: GILROY, CA
  Business Lic..: 96030015
Arch\Eng\Design.: SCHLOH E GARY
  License.....: C20562
  Address.....: 213 BEAN AV
  City.....: LOS GATOS CA
Valuation.....: 30,000.00
Total Sq.Ft.....: Livable Sq.Ft.:
Class Code.....: 434 Bldg Count: 001 Unit Count: 000

Status..: ISSUED
Applied.: 07/20/2000
Approved: 07/25/2000
Issued..: 07/25/2000
Expires.: 01/21/2001

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

Permit Issuance.:	25.00	Park Tax.....:	.00
Building Permit.:	397.00	Planning Plan Ck.:	.00
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	3.00	Storm Drain Eng..:	.00
Plan Check.....:	258.05	Road Impact Fee..:	.00
Micro Building..:	6.00	Computer Services:	15.88
Construction Tax:	.00	Gen Pln Updt.....:	.00
Utility Tax.....:	.00		

Total Calculated Fees:	704.93
Total Additional Fees:	397.00
Total Fees Due.....:	1,101.93
Total Payments.....:	258.05
BALANCE DUE.....:	843.88

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 WORKERS' COMPENSATION COVERAGE 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_____

TOWN OF LOS GATOS

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

INSPECTION REQUESTS * PHONE 354-6877 (VOICE MAIL)

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT * PHONE 354-6881 FAX 354-7593

BUILDING ADDRESS: 9 Peralta AVE

HOMEOWNER'S ASSOCIATION (check): ☐

USE OF EXISTING BUILDING (Please mark): Single-family Residence X | Multi-family/Apartments | Commerical Building/ Parking Structure | Attached Garage or Detached Garage

DATE: 20 July 00

PROPERTY OWNER: John & Donna Fox

PHONE (Required): 395 . 5136

ADDRESS (If different from Building Address):

CITY: | ZIP:

ARCHITECT / ENGINEER / DESIGNER: E. Gary Schloh.

PHONE: 3544551

ADDRESS: 213 Bean Av.

CITY: Los Gatos CA. | ZIP: 95030

CONTRACTOR: | PHONE:

ADDRESS: | MUST SHOW CURRENT WORKER'S COMP

CITY: | ZIP:

STATE LICENSE: | CONTRACTOR'S EXPIRATION DATE:

SQUARE FOOTAGE

	REMODEL	NEW / ADDITION	OTHERS / RE-ROOF
1st Floor			
2nd Floor			SQ
BASE/3RD FLOOR			
SUBTOTAL			TOTAL
GARAGE			
IMPERVIOUS SQ FT			

NO OF STORIES: 1 & 2 | SIZE OF LOT: 11656 SF | NO OF LIVING UNITS: one.

APN: | ESTIMATE VALUATION: 30 000

DESCRIPTION OF WORK: Foundation repair.

CALCULATED VALUE:

LENDING AGENCY: | PHONE:

ADDRESS:

CITY: | ZIP:

For Official Use Only

B00- 6098
B00-
E00-
M00-
P00-

3 Plans _____ Energy Calcs

_____ Soil R. _____ Struc. Calcs

	Req.	Hold	Approved
Planning:			
SK [6807]			
CR [5720]			
SAND [6873]			X
SDAV [6875]			
JOEL [6879]			
TRIS [6860]			
SL [5702]			
Schools:			
Fire:			
WVSD:			
Health Dept:			
Hazardous Material Clearance:			

Comments: Shot & Wood-no

Historic or Pre - 1941 ☐

Plan Check Fee: 258.05

Town's Valuation:

Building Approved: [illegible]

Fire Sprinkler System ☐

Ready To Issue:

Contacted Owner / Contractor on: 7/25/00

Application Processed By: SN

TOWN OF LOS GATOS
110 E. Main Street
Los Gatos, CA 95030

CORRECTION NOTICE

B.P. No. None

Work Location: 9 Peralta Av.

Type of Inspection: On Going Work With Out Permit Date: 6-28-2000

This work has been inspected and the following items do not meet the Town and/or State laws governing the construction of same.

(1) Please Stop work on site that has No current Permit.

You must submit a plan of the proposed work for approvals by the Town Staff.

Thank you

John Munoz

Extensive Exterior side wall + foundation Repair.

You are hereby notified that no more work shall be done (unless specifically authorized) upon this structure until the above items are corrected. When corrections are completed, call Building Inspection for a reinspection. Phone: 354-6877.

John Munoz Inspector

V100-012

[redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLUMBING PERMIT

Permit Number: P00-000458

Work Description: PLUM FOR HOUSE SEWER AND WATER SYSTEM

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C AND DONNA E
  Address.....: 9 PERALTA AVE
  City.....: LOS GATOS CA
  Zip.....: 95030
Contractor.....: DRAIN PATROL
  License.....: 422136
  Address.....: 1701 S 7TH ST
  City.....: SAN JOSE, CA
  Zip.....: 95112
  Business Lic..: 0012165

Status..: ISSUED
Applied.: 08/09/2000
Approved: 08/09/2000
Issued..: 08/09/2000
Expires.: 02/05/2001

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

PERMIT FEES

Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Plumbing Fee..:	25.00
Total Calculated Fees:	50.00
Total Additional Fees:	.00
Total Fees Due.....:	50.00
Total Payments.....:	.00
BALANCE DUE.....:	50.00

LICENSED CONSTRACTOR'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 provsions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X_____
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE 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_____

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT * PHONE 354-6876 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

APPLICATION FOR PLUMBING PERMIT

P00-

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

BUILDING ADDRESS: 9 PERALTA — ☐ Historic - Pre-1941

USE OF EXISTING BUILDING (Please mark): Single-family Residence | Multi-family/Apartments | Commerical Building/ Parking Structure | Attached Garage or Detached Garage

PROPERTY OWNER: DAN FOX — PHONE:

MAIL ADDRESS: 9 PERALTA.

CITY: LOS GATOS CA ZIP: 95030

CONTRACTOR: DRAIN PATROL / RON TIPPIT CONSTRUCTION. — PHONE:

MAIL ADDRESS: 1701 SO. 7TH ST.

CITY: SAN JOSE CA ZIP: 95155

STATE LICENSE: A 22136

EXPIRE DATE: 9/99

MUST SHOW CURRENT WORKER'S COMP

DESCRIPTION OF WORK:

* REPLACE A SECTION OF SEWER LINE ABOUT 18' 4" C I TO 4" A.B.S.
* ROUGHING MAIN SPRINKLER FEED AND ALTERING PLUMBING.

[redacted]

[redacted]

[redacted]

9 Peralta Ave

THIS FILE WAS CONVERTED TO MICROFICHE
FEBRUARY, 1993

TOWN OF LOS GATOS
110 E. Main Street
Los Gatos, CA 95030

CORRECTION NOTICE

B.P. No. NONE

Work Location: 9 Peralta AV.
Type of Inspection: ON GOING WORK WITH OUT PERMIT **Date:** 6-28-2000

This work has been inspected and the following items do not meet the Town and/or State laws governing the construction of same.

(1) PLEASE STOP WORK ON SITE THAT HAS NO CURRENT PERMITS

YOU MUST SUBMIT A PLAN OF THE PROPOSED WORK FOR APPROVALS BY THE TOWN STAFF.

THANK YOU

John Munoz

You are hereby notified that no more work shall be done (unless specifically authorized) upon this structure until the above items are corrected. When corrections are completed, call Building Inspection for a reinspection. Phone: 354-6877.

John Munoz Inspector

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRICAL PERMIT

Permit Number: E00-000704

Work Description: ELEC FOR REMODEL/REPAIRS

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C AND DONNA E
  Address.....: 9 PERALTA AVE
  City.....: LOS GATOS CA
  Zip.....: 95030
Contractor.....: ADVANTAGE ELECTRIC
  License.....: 711643
  Address.....: 265 G SOBRANTE WAY
  City.....: SUNNYVALE CA
  Zip.....: 94086
  Business Lic..: Also is Applicant

Status..: ISSUED
Applied.: 10/23/2000
Approved:
Issued..: 10/23/2000
Expires.: 04/21/2001

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

PERMIT FEES	
Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Resident.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Electrical Fee:	27.50
Total Calculated Fees:	52.50
Total Additional Fees:	.00
Total Fees Due.....:	52.50
Total Payments.....:	.00
BALANCE DUE.....:	52.50

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 workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X_____
WARNING: FAILURE TO SECURE WORKERS' COMPENATION COVERAGE 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 that above mentioned property for inspections.
Signature X_____

NOTICE:

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

TOWN OF LOS GATOS

BUILDING DEPARTMENT * PHONE 354-6874 FAX (408) 354-7593
INSPECTION REQUESTS PHONE 354-6877

[redacted] E00-

UNIT FEE	No. of Units	AMOUNT	$	FEE
OUTDOOR LIGHTS	4	1.25 EA		
INDOOR LIGHTS	48	1.25 EA		
SWITCHES	8	1.25 EA		
RECEPTACLES, OUTLETS	6	1.25 EA		
RESIDENTIAL: OVEN, COOK TOP, WALL, AIR-COND, SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1KW OR LESS		6.00 EA		
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1KW OR LESS		6.00 EA		
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR-COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS UP TO 19 KW		8.00 EA		
OVER 19 KW		16.00 EA		
OVER 50 KW		30.00 EA		
OVER 100 KW		45.00 EA		
BUSWAY (PER 100 FEET)		6.00 EA		
SIGNS		30.00 EA		
SERVICE EQUIP., NOT OVER 200 AMPS		30.00 EA		
SERVICE EQUIP., 201 TO 999 AMPS		60.00 EA		
SERVICE EQUIP., OVER 1000 AMPS		75.00 EA		
SUBPANEL		11.00 EA		
MISC. APPARATUS, CONDUITS, RUNS & CONDUCTORS		15.00 EA		
TEMPORARY POWER POLE		20.00 EA		
TEMPORARY LIGHTING SYSTEM		15.00 EA		
SWIMMING POOL SYSTEM		30.00 EA		
NEW CONST. _____ SQ. FT. X $0.06 =				
		SUBTOTAL		
IF PLANS ARE REVIEWED, ADD PLAN CHECK FEE 65%				
ISSUANCE OF PERMIT		25.00		
TOTAL FEES				

BUILDING ADDRESS _____ ☐ Historic - Pre-1941

USE OF EXISTING BUILDING (Please mark) Commercial Building/ Parking Structure

Single-family Residence | Condo/Apartment/ Townhome | Attached Garage or Detached Garage

PROPERTY OWNER John Fox PHONE (REQUIRED)

MAIL ADDRESS 119 Peralta

CITY Los Gatos ZIP

CONTRACTOR Advantage Electric PHONE

MAIL ADDRESS 265 Sobrante Way #9

CITY Sunnyvale ZIP 94086

STATE LICENSE C10 711643 MUST SHOW CURRENT WORKER'S COMP

EXPIRE DATE Aug 24 2002

NOTICE:

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

DESCRIPTION OF WORK:

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT
PHONE (408) 354-6881 FAX (408) 354-7593

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

REQUEST FOR EXTENSION ON BUILDING PERMIT

B00-698
E00-704

JOB ADDRESS: #9 PERALTA PERMIT NUMBER: B00-458

OWNER'S NAME: JOHN FOX ISSUED DATE: 7-25-00

PHONE NUMBER: (650) 858-7144 EXPIRATION DATE: 4-23-01

MAILING ADDRESS: #9 PERALTA, LOS GATOS, CA. 95033

Please review and extend my building permit.

DESCRIPTION OF WORK: REPAIR KITCHEN AREA

EXPLANATION OF CONDITIONS (OUT OF MY CONTROL) WHICH NECESSITATE REQUEST:

BACK ORDERED MATERIALS DIRECT CAUSE OF DELAY

PERMITTEE SIGNATURE: JOHN FOX by [signature] DATE: 4-19-01

NOTE TO PERMITTEE:

(1) A building permit\application process may be extended only once. An extension is valid for 180 days.

(2) Return this form to: Community Development, Counter Technician, 110 E. Main Street, Los Gatos, CA 95030

****

FOR OFFICE USE ONLY

****

☒ APPROVED BY: [signature] DATE: 4/20/01 EXTEND TO: 10/23/01

Counter Technician

☐ DISAPPROVED

REASONS:

N:\B&E\FORMS\BLOG\BLOGEXT.WPD ★REV 12/29/99★

[redacted]

[redacted]

[redacted]

TOWN OF LOS GATOS

ENGINEERING DEPARTMENT

Permit Number: EN01-004 Utility Job No.: 2425

The undersigned applicant, in accordance with Chapter 23, Town of Los Gatos Code, applies for permission to:
EMERGENCY MAIN REPAIR-LAST NIGHT-3X5 IN ASPHALT

Location of Work: **9 PERALTA AV - CROSS STREET PENNSYVANIA (CALLED IN BY JANE)**

Job Address(Or nearest Address): 9 PERALTA AV

Applicant.....: SAN JOSE WATER COMPANY
Address.....: 1221 S BASCOM AV
City.....: SAN JOSE CA

Applied.: 01/03/2001
Approved:
Issued..: 01/05/2001
Expires.: 05/01/2001

Contractor.....: SAN JOSE WATER COMPANY
Address.....: 1221 S BASCOM AV
City.....: SAN JOSE CA

Status..: **ISSUED**

Est. Date of Completion: Maximum Depth of Trench:*

*If the maximum depth of trench is five (5') feet or greater, the construction saftey orders of the State of California Division of Industrial Saftey shall be followed.

The undersigned applicant hereby agrees to execute the work in accordance and in strict conformity with the provisions of Chapter 23 of the Town Code, and the applicant agrees to protect and hold the Town of Los Gatos, its Council members, its Boards, itws Commissions, and its employees, acting in their capacity as such, harmless against any and all suits and claims on account of any injuries or damages alleged to have been sustained in or arising from the work described herein.

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

Permit Issuance..:
Micro Engineering: Computer Services:

Total Calculated Fees:	212.00
Total Additional Fees:	.00
Total Fees Due.....:	212.00
Total Payments.....:	.00
BALANCE DUE.....:	212.00

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 work in the public right-of-way.

Signature X Joel Lemberger

SPECIAL CONDITIONS:

TOWN OF LOS GATOS
PARKS & PUBLIC WORKS DEPARTMENT
ENCROACHMENT PERMIT CONDITIONS
TO SCHEDULE INSPECTIONS CALL: 354-6877 1 DAY PRIOR

PERMIT NUMBER: EN01-004 APPLICANT NAME: SAN JOSE WATER COMPANY

****

1. All work shall be in accordance with the Standard Plans and Specifications approved by the Town Engineer of the Town of Los Gatos, available and on file in the Office of the Town Engineer.

2. A pre-job meeting will be required with the Town Engineering Inspector prior to the start of any construction work. Inspector can be contacted at: 399-5760.

3. All contractors will be responsible for verification of location of all existing utilities in the field. Locations shown on plans are approximate and for general information only. It is the sole responsibility of the contractor to verify existence of and protect all existing surface and underground facilities and to bear any and all expense for the repair of such facilities.

4. In paved streets, all cuts shall be saw cut to a smooth and vertical surface with the excavation area being generally rectangular. Slurry shall be used as backfill material on all excavations.

5. All concrete used for curb, gutter and sidewalk must be Class "A" (six sacks per cubic yard) as per State of Calif. Specifications and must attain a strength of 3,000 p.s.i. minimum in 28 days. Exposed concrete shall include one pound lamp black per cubic yard of concrete. New concrete shall be doweled to existing concrete where condition occurs.

6. Town Engineering Inspector shall be notified 24 hours in advance of any construction work at 399-5760.

7. Four-inch sanitary sewer laterals shall be installed at a minimum of 2% grade (.25 inch. per foot) and shall have a minimum cover of three feet at the property line. A clean-out shall be installed at the property line. Sanitary sewer laterals must be the same material as main from the main to the clean-out. Contractor shall keep an accurate record of the distance from the previously set manhole to each and every wye branch. Cast iron pipe shall be used where cover is less than three-feet to finished grade. All clean-outs shall be installed per W.V.S.D. specifications. (West Valley Sanitation District shall be contacted and connection fee paid before work commences.)

8. It is the responsibility of the developer/contractor to protect and preserve all survey monuments set or found during the construction of this project. Any monument destroyed shall be reset by permittee at their sole expense.

9. Changes or deviations from approved plans shall be submitted to and approved by the Town Engineer prior to actual work being performed in the field. Should work be performed beyond approved plans without approval, a stop work notice will ba issued. Work done without prior approval shall be subject to rejection and possible removal.

10. Approved pedestrian and vehicular traffic control shall be used and maintained at all times.

11. All work related to this permit shall be done according to "Best Management Practices for the Construction Industry" as published by the Santa Clara Valley Nonpoint Source Pollution Control Program. Published recommended practices are available at the Community Development Department Public Service counter at Town Hall, lower level.

DECLARATION OF UNDERSTANDING:

I certify that I have read and understand the following conditions of work. I further declare that I will fulfill all the conditions to the satisfaction of the Director of Building and Engineering Services or his authorized agents.

Signature: Joel Leinberger Date: 6/1/01

E-W DIRECTION

NORTH SIDE: $V = 5678/2 = 2840^{\#}$

$C = 25' \rightarrow v = 114^{\#/'} < (6)$

$W = (.667)\left[15\times 6 + 12\times 57 + 10\times 11\right] = 170^{\#/'}$
(Roof, Wall, Cable)

$M_{OUT} = 2840\times 5' = 14200'^{\#}$; $M_{REST.} = 170\times\frac{25^2}{2} = 53{,}120'^{\#} > M_{OUT}$

NO UPLIFT (OK!)

SOUTH SIDE:

$V = 2840$

$C = 2\times 4.66 + 3' = 12.3' \rightarrow v = \frac{2840}{12.3} = 230^{\#/'} < (6)$ OK! $= 264^{\#/'}$

$W_D = (.67)\left[15\times 6 + 12\times 11 + 10\times\frac{18}{2}\right] = 210^{\#/'}$

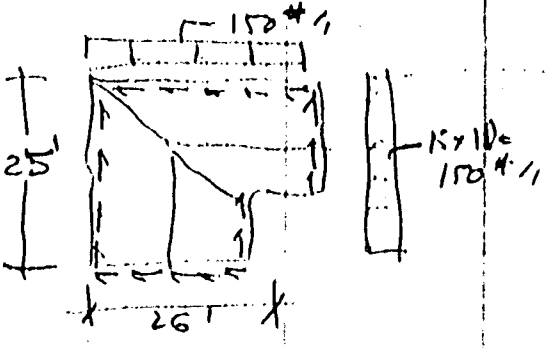
$T_{4.67} = \frac{230\times 4.67\times 11 - 210\times\frac{4.67^2}{3}}{4} = 2{,}380^{\#}$ — USE HD7 OR PHD5 HOLDOWN

ROOF DIAPHRAGM

$v^{Max} = 150\times\frac{26}{2\times 25} = 78^{\#/'}$

USE 1/2" CDX PLYWOOD W/ 8d @ 6"/12

$180^{\#/'} > 78^{\#/'}$ OK!



BILLHEIMER GARAGE	SHEAR WALLS DESIGN
JOB #	91AA-2
DATE	10.91
DES/CHK	AB/
SHEET	21

ALMADEN STRUCTURE AND ENGINEERING, INC.
3575 Stevens Creek Blvd. , Suite J San Jose, CA 95117 Ph. (408) 241-1490

COVERED AREA ATTACH TO GARAGE

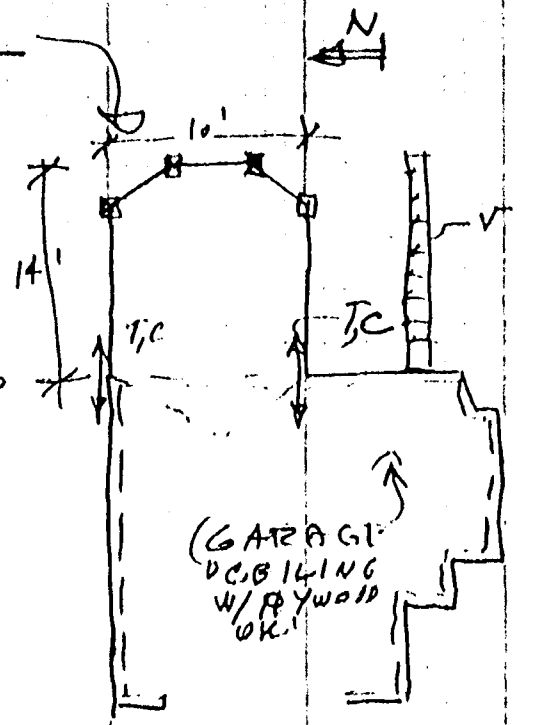
$V = (15 \times 1.5) \times 8' = 180\#/'$
WIND

SF ANCHORAGE DESIGN

EAST PORTION NO BRACES
TAKE LATERAL LOAD W/ ROTATION
OF DIAPHROGM -R/C = $\frac{14}{10} = 1.4 << 4$ OK!

$T \text{ or } C = \frac{180 \times 14^2/2}{10'} = 1{,}764\#$

OSE MET 48 STRAP



BILLHEIMER GARAGE	COVERED AREA LAT. ANALYSIS	JOB #	91A142
		DATE	10-91
ALMADEN STRUCTURE AND ENGINEERING, INC.		DES/CHK	AE/
3575 Stevens Creek Blvd. . Suite J San Jose, CA 95117 Ph. (408) 241-1490		SHEET	22

C M A
CARL MILEFF & ASSOCIATES
Consulting Plan Checking Services for Municipal Agencies
20380 Town Center Lane, Suite 220, Cupertino, CA 95014
(408) 255-6705 FAX (408) 255-4670

CMA PLAN CHECK NUMBER:	13133.LG	DATE:	3/27/91
CITY B.P.#:	20731	BY:	MBM

TO: Allen Lang
Building Department
City of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

PROJECT: Garage reconstruction for
Mr. & Mrs. Billheimer
@ 9 Peralta Ave.

DESIGNER: Duane Billheimer (Owner)

PROJECT DATA

1. Occupancy Group:	M1
2. Construction Type:	VN
3. Floor Area:	706 SF
4. Stories:	1
5. Energy Method:	Not required (Unconditioned space)
6. UBC Edition:	1988
7. Documents Rec'vd.:	One set of plans.

PLANCHECK REVIEW COMMENTS

1. Obtain review and approval from the planning department.

2. Wet Signature of Designer should be shown on each print of the plans.

3. Plot plan: Show public streets, North arrow, Scale, Legal description and/or address, and yard dimensions, the distance between the garage and the house on all property lines, drainage away from the garage foundations.

4. Separate permit required for the spa. Please not on the plans and make application at the Building Department.

5. Show how the site drainage will be accomplished at the north side of the garage.

6. Specify the materials used in the 2 hour north property line fire-wall i.e. (stud spacing, nailing, gypsum board thickness, exterior wall material, etc.) per UBC Table 43-B.

7. Sheet 1: Identify the type of roof underlayment per UBC Table 32-B-2.

8. Detail 1/2 & west elevation: Please show on the retaining wall detail and west elevation the exact location of the property line. No part of the building (foundation) may infringe onto the property line.

9. Incomplete submittal:
   a. Please provide the following plans and sections:
      1) Roof framing plan
      2) East-west building section from the large garage door to the back of the building.
      3) Full height section of the gable end wall.
   b. The garage does not meet conventional construction standards of UBC 2517 for the following reasons: walls over 10 feet high, shear panels less than 4 feet wide, unusual roof framing system.
      1) Please provide structural calculations, with sections and details on the drawings, stamped and wet-signed by a California Registered Civil or Structural Engineer.
      2) Specify the anchor bolt spacing for the short shear walls.
   c. The plans are required to show electrical devices, panels, feeders, etc.

10. The following minimum specifications shall be noted on the plans:
    a. Concrete strength
    b. Reinforcement grade and minimum lap
    c. All wood grades including gullam beams.

11. Note on the plans that all Glue Laminated beams and timbers shall be manufactured in accordance with A.I.T.C.. Standards and certificate shall be provided to the Building Department.

12. Detail 3/2: Please dimension the width and depth of the footing.

13. Detail 1/2, Retaining wall detail:
    a. Retaining wall should be designed by a registered Civil or Structural Engineer.
    b. Show the location of the property line. No part of the retaining wall\foundation shall infringe onto the property line.
    c. Provide water-proofing for the retaining wall. UBC 1707.

14. If the gable end walls are not balloon framed, show how the walls will be braced at the top plates.

Notes to Designer/Applicant:
* Please return two complete sets of the revised plans and documents to the Building Department for recheck. Additional plans sets may be required by the jurisdiction. Please contact the Building Department.

* Please provide an itemized list which clearly indicates how each plan review comment is addressed and which specific plan sheet, detail, specification or calculation shows the necessary information.
* Return to CMA any original documentation (plans, calculations, etc.) sent as a result of the initial plan review.
* Be sure that all plans and documents are signed by the designer(s) with an original signature with revision dates on each sheet.
* Separate review and clearances are required from Planning, Engineering/Public Works, Fire and Health Departments.
* Please contact CMA at (408) 255-6705 for any question regarding this review.

TOWN of LOS GATOS
BUILDING DEPARTMENT
(408) 354-6876

REQUEST FOR EXTENSION

PLAN REVIEW APPLICATION

APPLICATION NUMBER: 20731

APPLICATION DATE: MARCH 13, 1991

EXPIRATION DATE: SEPT. 13, 1991

PHONE NUMBER: (408) 395-2209
(415) 594-3535

JOB ADDRESS: 9 PERALTA AVE

OWNER NAME: DUANE BILLHEIMER

MAILING ADDRESS: 9 PERALTA AVE

LOS GATOS, CA 95030

DESCRIPTION OF WORK: CONSTRUCTION OF REPLACEMENT GARAGE FOR EARTHQUAKE DESTRUCTION, RETAINING WALL AS REQUIRED.

Please review and extend my application. The following is an explanation of the conditions (out of my control) which necessitate this request: SURVEY STILL BEING DISPUTED OF PROPERTY LINE (SURVEYOR WILL NOT PROVIDE REQUESTED MAP OF SURVEY) AND MEDICAL PROBLEMS HINDER THE ATTENTION REQUIRED TO BRING THIS ISSUE TO CLOSURE IN A TIMELY MANNER.

APPLICANT SIGNATURE: [signature] DATE: 9-4-91

NOTE TO APPLICANT:
1. An application may be extended only once. An extension is valid for 180 days. In order to renew on an application after expiration date, the applicant shall re-submit plans and pay a new plan review fee.
2. Return to:

Building Department
110 E. Main Street
Los Gatos, CA 95032

DO NOT WRITE BELOW THIS LINE

☒ APPROVAL ☐ DISAPPROVAL

EXTEND TO: 3/13/92

REASONS:

APPROVED BY: Scott R. Baker
Director of Building Services

DATE: 9/13/91

REMARKS:

RECEIVED
AUG - 3 1992
TOWN

SUMMARY OF CHANGES:

- DELETE 18x24 ATTIC ACCESS
- ADD 36" STAIRWAY
- ADD NOTE FOR 1 HR FIREWALL TOP FLOOR
- DELETE GAZEBO
- FLAIR OVERHANGS ADDED.
- ADD 2 SKYLIGHTS
- DELETE 2 2245 WINDOWS.
- ADD 24x24 OCTAGONAL WINDOW
- CHANGE WINDOW/VENT DETAIL AT GABLE ENDS.
- DELETE 2 2645 WINDOWS
- ADD PICTURE WINDOW

REVISION 5 29 AUG 1922
GARAGE, 9 PERALTA AVE.

RELOCATE EXISTING SPA. SEPARATE PERMIT FOR SPA IS REQUIRED. VERIFY LOCATION W/ OWNER.

PR 2070 FRENCH DRS (TEMP)

PROVIDE 5/8" TYPE "X" GYPSUM @ WALL, CEILING & ATTIC SPACE WITH-IN 3'-0" OF PROPERTY LINE (TYPICAL)

GARAGE

DELETE 2 @ 2245

ADD 24x24 OCTAGONAL 38" OFF TOP OF STAIR LANDING

DELETE

ATTIC ACCESS 18"x24" MIN.

CHANGE DOOR WIDTH

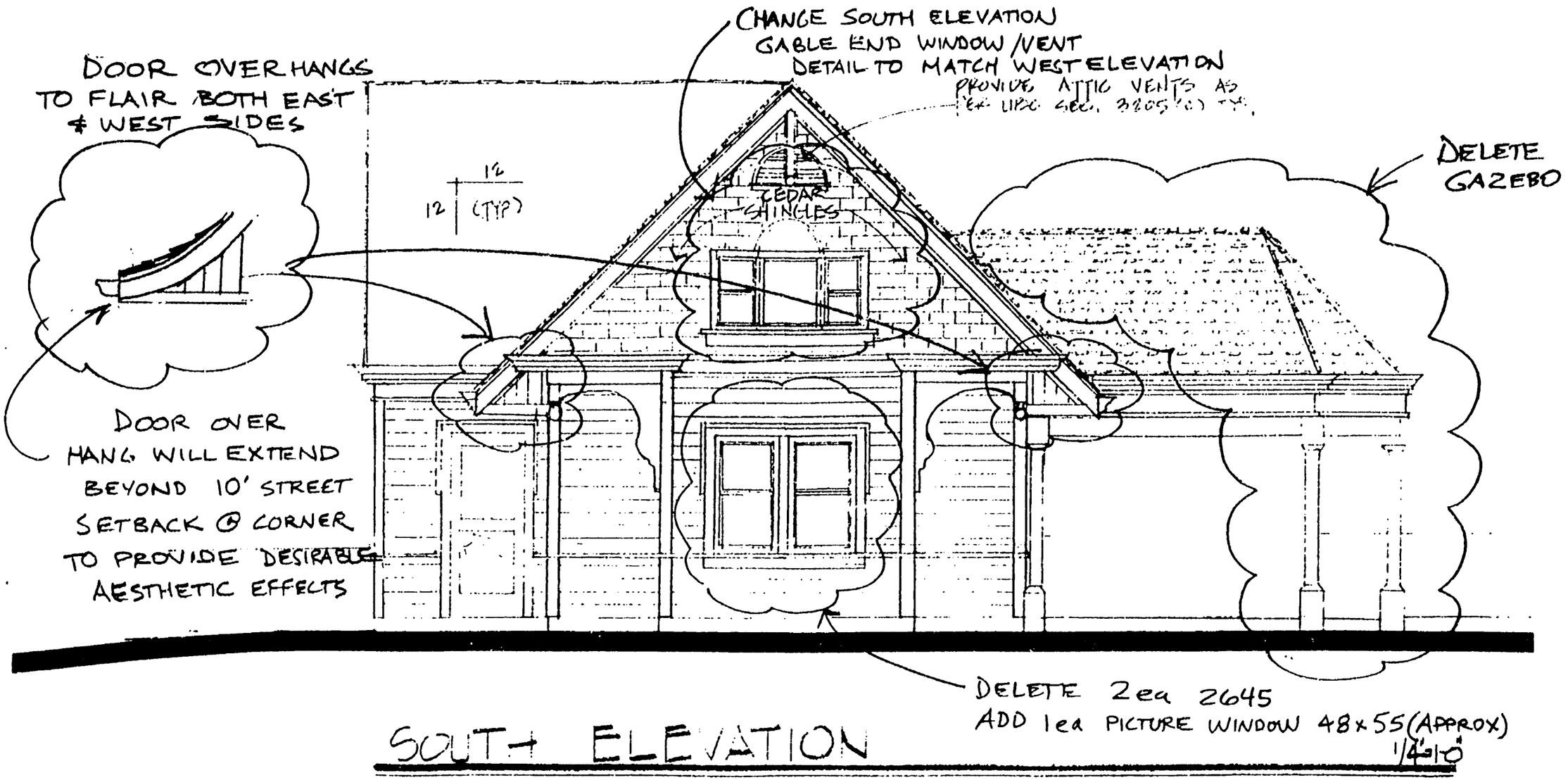
OVERHANGS BEYOND 10' STREET SET-BACK TO PROVIDE DESIRABLE AESTHETIC EFFECTS

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
8-4-92

FILE COPY

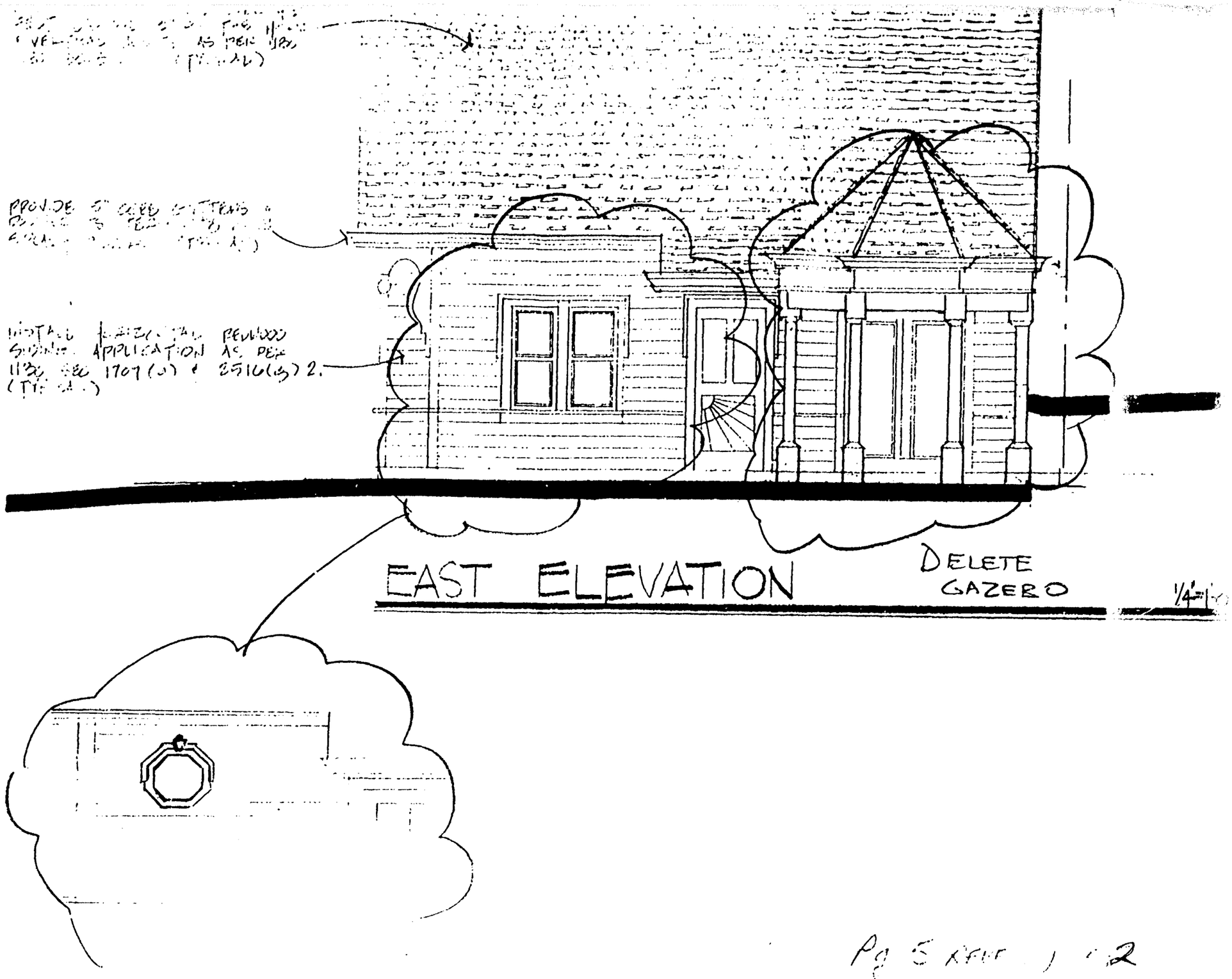
Pg 1 of 5

ANY CHANGES MAY REQUIRE



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

Pg 2 of 5 (SEE REVERSE)



EAST ELEVATION

DELETE GAZEBO

1/4"=1'-0"

Pg 5 of 12

WEST ELEVATION
STAIRWAY ELEVATION (NORTH)
DELETE GAZEBO
ADD TWO SKYLIGHTS 21½ × 46½
ADD STAIRS







PERALTA AVENUE - 9

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
PHONE (408) 354-6881 OR (408) 399-5711
www.losgatosca.gov

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

Permit Extension
Fee: $53.00 for EACH Permit

Site Address: 9 PERALTA AVE Expiration Date: 9-14-04

Owner's Name: JOHN FOX Phone: 408-395-5136

Mailing Address: 9 PERALTA, LOS GATOS, CA 95030

Permit Number(s): B B04-000166 $53.00 ea

E — $53.00 ea

M — $53.00 ea

P P04-000094 $53.00 ea

Description of Permitted Work:

REMODEL BATH

Reason for extension request: MATERIAL DELAY

Signature: [signature] Date: 08-31-04

Note: A building permit may be extended only once. This extension is valid for 180 days.

★★★

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number: **B04-000166**
Work Description: MODIFY 2ND STORY WINDOW TO MEET EGRESS, REMODEL DOWNSTAIRS BATHROOM 72 SF
Building Address: 9 PERALTA AV LG Status: ISSUED
Applied: 03/18/2004 Issued: 03/18/2004
Approved: 03/18/2004 Expires: 09/14/2004

OWNER FOX JOHN C/DONNA E 03/18/2004 Phone: 408-395-5136
9 PERALTA AVE
LOS GATOS, CA
95030-5832
License:

CONTRACTOR RJ STEVENS 03/18/2004 Phone: 408-353-5900
17895 OGALLALA WARPATH
LOS GATOS CA
95030
License: 300982

Valuation: $4,631.04
Total Sq. Ft.: 72 Liveable Sq.Ft.: 0
Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	145.00
Building Plan Check Fees	74.10
Computer Services Fee	4.56
Microfilm Fees - Bldg.	5.50
Planning Plan Check Fees	22.00
Road Impact Basin #2	2.86
Seismic Tax 5%	.03
Seismic Tax 95%	.47

Total Calculated Fees:	$255.34
Total Additional Fees:	$0.00
Total Fees Due:	$255.34
Total Payments:	$0.00
Balance Due:	$255.34

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 DECLARTION
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 _____

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLUMBING PERMIT

Permit Number: **P04-000094**
Work Description: MODIFY 2ND STORY WINDOW TO MEET EGRESS, REMODEL DOWNSTAIRS BATHROOM 72 SF
Building Address: 9 PERALTA AV LG — Status: ISSUED
Applied: 03/18/2004 — Issued: 03/18/2004
Approved: 03/18/2004 — Expires: 09/14/2004

OWNER FOX JOHN C;DONNA E 03/18/2004 Phone: 408-395-5136
9 PERALTA AVE
LOS GATOS, CA
95030-5832
License:

CONTRACTOR RJ STEVENS 03/18/2004 Phone: 408-353-5900
17895 OGALLALA WARPATH
LOS GATOS CA
95030
License: 300982

--Square Footage--

New Residence: 0 Remodel: 0 Commercial: 0

Description	Tot Fee
Building Plan Check Fees	5.00
Plumbing Permit Fees	51.00

Total Calculated Fees:	$56.00
Total Additional Fees:	$0.00
Total Fees Due:	$56.00
Total Payments:	$0.00
Balance Due:	$56.00

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 DECLARTION
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.
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Signature X_____

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

M04 _____ B04 1660

P04 94

PERMIT APPLICATION FOR PLAN REVIEW/BUILDING PERMIT

E04 _____

SITE ADDRESS 9 Peralta Av. Suite -- Today's Date 17 Mar 04

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

DETAILED DESCRIPTION OF WORK TO BE DONE Modify window (not the size) to meet secondary egress. Modify bathroom fixtures

PROJECT AREA	New/Add	Alteration	Reroof/Pool/Spa/Deck	Retaining Wall
1st Floor	42	162		
2nd Floor	42			
Attic/Basement/Cellar/Porch				
Attached/Detached Garage				

CONSTRUCTION VALUATION: 5,000 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: Garage / living Construction Type V Occupancy Type _____

CONTACT NAME Gary Schlob. Phone 3544551 Fax 3544557

Address 612 Bean Av. City Los Gatos Zip 95030

Property Owner Name John & Donna Fox Phone (Required) 395-5136

Address ~~612~~ 9 Peralta Av. City Los Gatos Zip 95030

Architect/Engineer/Designer E. Gary Schlob. License # C 20562 Phone 3544551

Address _____ City _____ Zip _____

Contractor Name Jim Stevens

State License No. 300982 License Type A-B Expires 2006 Town Business Lic. No. _____

Commercial 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 E. Gary Schlob. Date 17 Mar 04

N:\DEV\FORMS\BldgApplication.wpd Rev 12/12/03

INCORPORATED AUGUST 10, 1887

TOWN OF LOS GATOS

BUILDING DEPARTMENT * PHONE 354-6881 FAX (408) 354-7693

INSPECTION REQUESTS PHONE 354-6877

APPLICATION FOR PLUMBING PERMIT

P04-94

UNIT FEE	NO OF ITEMS	AMOUNT	$ FEE
EACH PLUMBING FIXTURE OR TRAP OR SET OF FIXTURES ON ONE TRAP EACH SEWER CLEANOUT AND OR BACKFLOW DEVICE	2	10.00	
SEPTIC SYSTEM ABATEMENT		77.00 EA	
RAINWATER SYSTEM - PER DRAIN (INSIDE BUILDING)		10.00	
WATER HEATER, WATER SOFTNER		21.00 EA	
EACH GREASE INTERCEPTOR (750 GALLON CAPACITY)		52.00	
GREASE TRAP (4 FIXTURES)		31.00 EA	
RESIDENTIAL WATER REPIPING		77.00	
EJECTOR SUMP PUMP		26.00 EA	
VACUUM BREAKER HOSE B.F.B.		10.00 EA	
WATER PIPING SYSTEM REPAIR OR REPLACEMENT		15.00 EA	
PRIVATE SWIMMING POOL		67.00 EA	
PUBLIC SWIMMING POOL		93.00 EA	
SEWER REPAIR OR GAS PIPING SYSTEM		46.00 EA SYS	
ADDITIONAL GAS OUTLET		15.00 EA	
LAWN SPRINKLER SYSTEM (ONE METER)		26.00 EA SYS	
DRAINAGE SEWER SYSTEM		26.00 EA SYS	
RADIANT FLOOR HEATING SYSTEM		77.00 EA SYS	
NEW SFR MFR ONLY	SQ FT X $0.10 =		
PERMIT ISSUANCE		31.00 EA	
ADDITIONS TO EXISTING PERMIT		10.00 EA	
PLAN CHECK FEE (25% OF PLUMBING FEE)			
		TOTAL FEES	

SITE ADDRESS & SUITE # 9 Peralta — Historic - Pre-1941

USE OF EXISTING BUILDING (Please Circle): Single-family Residence | Condo/Apartments/Townhome | Commercial Building, Parking Structure | Attached Garage or Detached Garage

PROPERTY OWNER: John Fox — PHONE (REQUIRED)

MAIL ADDRESS: 9 Peralta Av.

CITY: Los Gatos — ZIP: 95030

CONTRACTOR: Jim Stevens — PHONE: 353-5900

MAIL ADDRESS: 17895 Ogallala War Path

CITY: Los Gatos CA. — ZIP: 95033

STATE LICENSE: 300982 — TOWN LICENSE: — MUST SHOW CURRENT WORKER'S COMP

COMMERCIAL TENANT — PHONE (REQUIRED)

MAIL ADDRESS

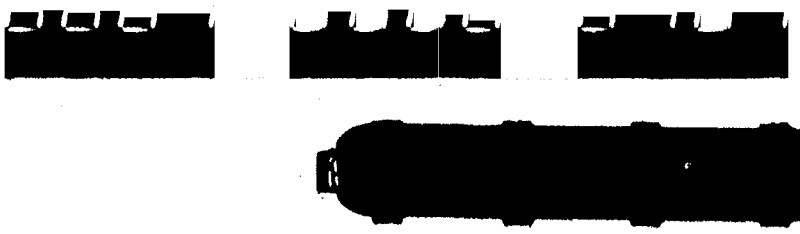
CITY — ZIP

DESCRIPTION OF WORK:

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.

Signed _____ Date _____

N Dev\Forms\PLUMBAPP.XLS Rev 7/03



TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRICAL PERMIT

Permit Number: E05-018
Work Description: CHANGE SUBPANEL, REPLACE CEILING FAN AND MOVE TWO OUTLETS
Building Address: 9 PERALTA AV LG
Applied: 01/10/2005
Approved:
Status: ISSUED
Issued: 01/10/2005
Expired: 07/09/2005

OWNER FOX JOHN C;DONNA E 01/10/2005 Phone: 395 5136
9 PERALTA AVE
LOS GATOS, CA
95030

CONTRACTOR EJ STEVENS 01/10/2005 Phone: 408 353-5900
17895 OGALLALA WARPATH
LOS GATOS CA
95030
License: 300982

Square Footage

Res Residences: 0 Remodel: 0 Commercial: 0

Description	Tot Fee
Electical Permit Fees	63.00

Total Calculated Fees:	$63.00
Total Additional Fees:	$0.00
Total Fees Due:	$63.00
Total Payments:	$0.00
Balance Due:	$63.00

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class A-B Lic. No 300982. Exp. Date Oct, 1 - 2005 Contractor Name Jim Stevens

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Professions Code)
( ) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).
( ) I, an owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).
( ) I am exempt under Sec. _____, B.& P.C. for this reason _____

WORKER'S COMPENSATION DECLARTION
I hereby affirm under penalty of perjury one of the following declarations:
( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy Number _____
(X) 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 workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____ Lender's Address _____
I certify that I have read this application and state that the above information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.
Signature of Applicant or Agent _____ Date 01/10/05

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

INFORMATION SHEET

THE FOLLOWING DRAWING'S IS TO LARGE FOR THIS MICROFILM FORMAT.

IT IS MICROFILMED IN SECTIONS , RIGHT READING TOP LEFT TO RIGHT, THEN BOTTOM LEFT TO RIGHT

1	2	3
4	5	6
7	8	9

(IF NECESSARY)

DataBank IMX of California

INFORMATION SHEET

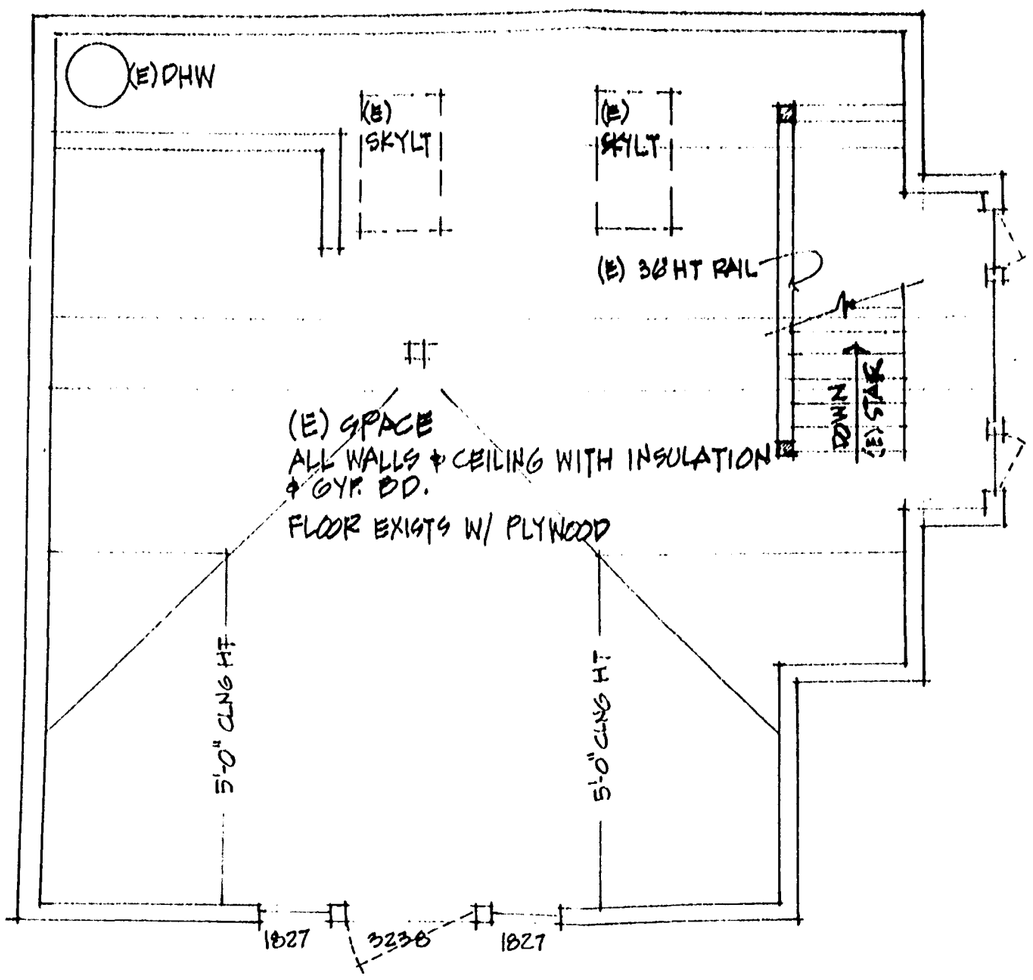
THE FOLLOWING DRAWING'S IS TO LARGE FOR THIS MICROFILM FORMAT.

IT IS MICROFILMED IN SECTIONS , RIGHT READING TOP LEFT TO RIGHT, THEN BOTTOM LEFT TO RIGHT

1	2	3
4	5	6
7	8	9

(IF NECESSARY)

DataBank IMX of California



SECOND FLOOR

1/4"=1'-0"

SCOPE OF WORK:

1. INSTALL NEW WINDOWS W/ SIZE AS INDICATED - PROVIDE SECONDARY EGRESS (WINDOW STYLE TO MATCH EXISTG NOW)

Smoke detectors shall be installed in each sleeping room AND at a point centrally located in the corridor or area giving access to each separate sleeping area.
UBC 310.9.1.4

Non-bearing walls to be removed are subject to field verification. Structural calculations may be required by the building inspector.

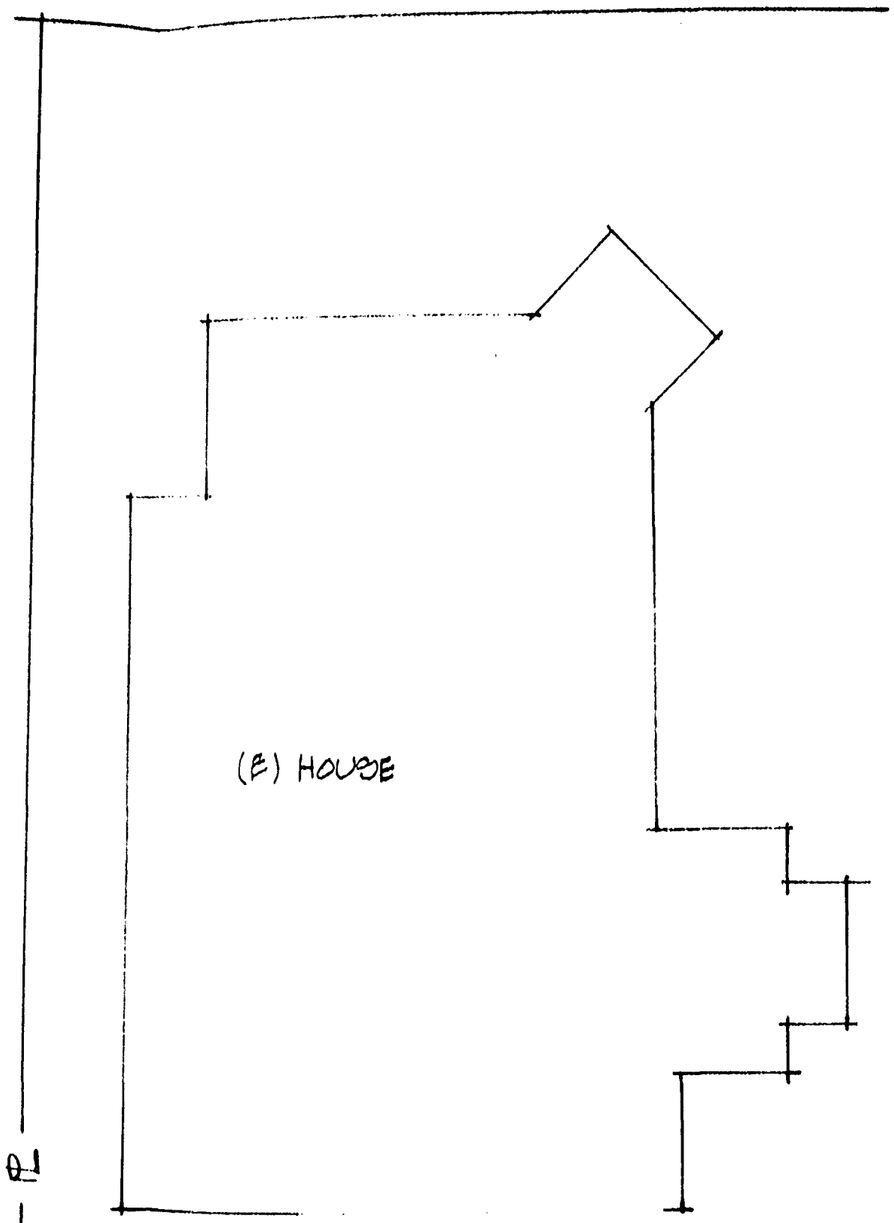
~~Two (2) or more 20-amp small appliance branch circuits in the kitchen shall be required.~~ ~~NEC 210-52(b)(1)~~

Bathroom receptacle outlets shall be supplied by at least one 20-amp branch circuit. Such circuits shall have no other outlets.
NEC 210-52(3)(d)

GFCI protection required for all bathroom outlet receptacles.
NEC 210-8(a)(1)

Each room with a shower or bathtub must have at least one luminaire lamp with an efficacy of at least 40 lumines/watt AND must be switched at an entrance to the room.

(E) HOUS



· AREA TABULATION ·

APN 510·42·39
ZONE R·1;8000

EXISTING HOUSE	3280 SF
SITE AREA	11686 SF
MAX. AREA ALLOWED BY 'FAR' (30%)	3500 SF
GARAGE AREA (EXISTG)	648 SF
UPPER GARAGE (EXISTG)	410 SF

e installed in each sleeping room
ly located in the corridor or area
parate sleeping area.
UBC 310.9.1.4

be removed are subject to field
calculations may be required by

small appliance branch circuits in the
NEC 210-52(b)(1)

ets shall be supplied by at least one
Such circuits shall have no other
NEC 210-52(3)(d)

l for all bathroom outlet receptacles.
NEC 210-8(a)(1)

r or bathtub must have at least one
efficacy of at least 40 lumines/watt
at an entrance to the room.

LICENSED ARCHITECT
GARY SCHLO

· AREA TABULATION ·

APN 510·42·39
ZONE R·1;8000

EXISTING HOUSE	3280 SF
SITE AREA	11686 SF
MAX. AREA ALLOWED BY 'FAR' (30%)	3500 SF
GARAGE AREA (EXISTG)	648 SF
UPPER GARAGE (EXISTG)	410 SF

15 MAR 03
10 APR 03
PRINTING

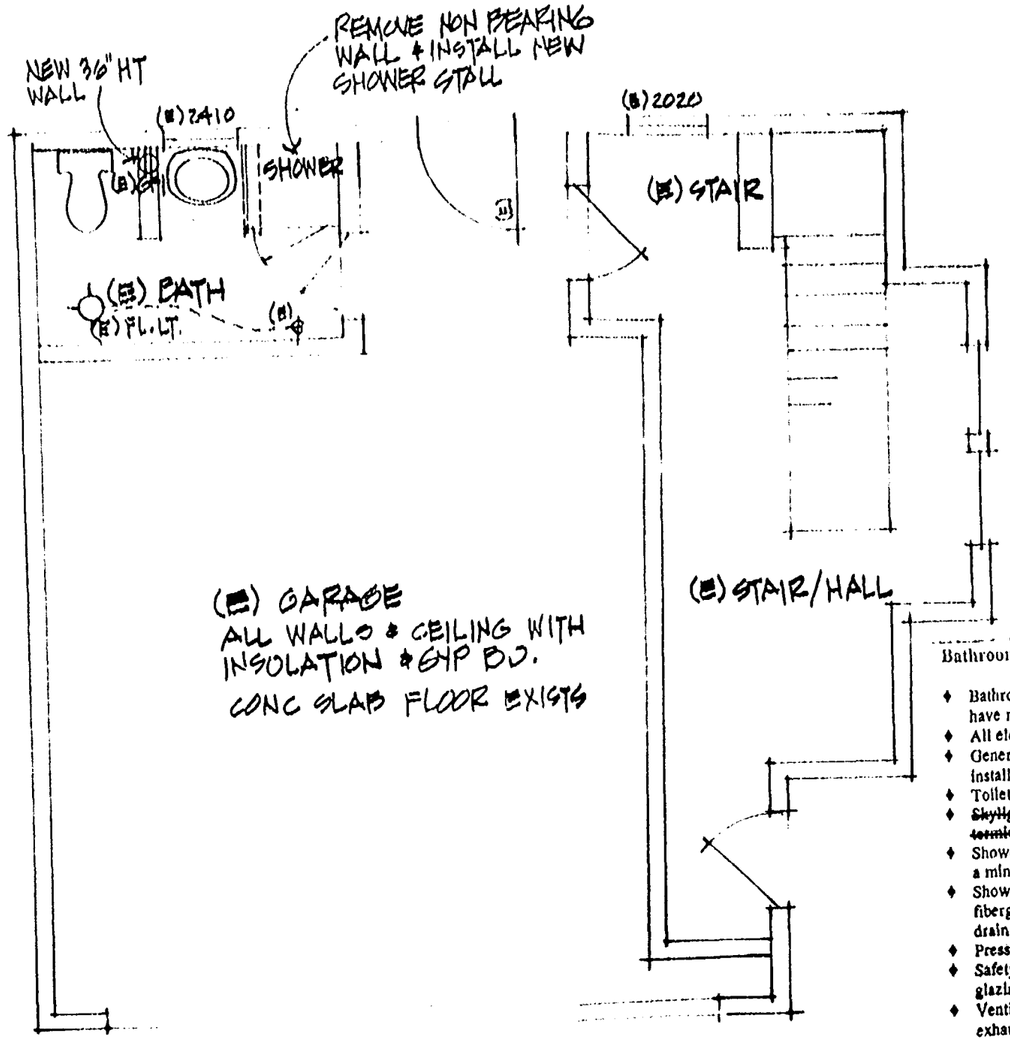
REVISION

NO.	DATE

These plans, ideas and designs shown herein are the property of the architect and shall not be used, whole or in part for any purpose for which they are not intended without the written permission of the architect.

ria 95030 (408) 354-4551

LICENSED ARCHITECT
GARY SCHL



FIRST FLOOR

1/4"=1'0"

SCOPE OF WORK:

1. REALIGN BATH FIXTURES TO FIT NEW PLAN.

Title 24 Efficiency Standards Section 2.5

Showers and tub shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. UPC 420.0

All shower compartments shall have a minimum finished interior of 1024 sq. in. AND shall be capable of encompassing a 30" circle. UPC 412.7

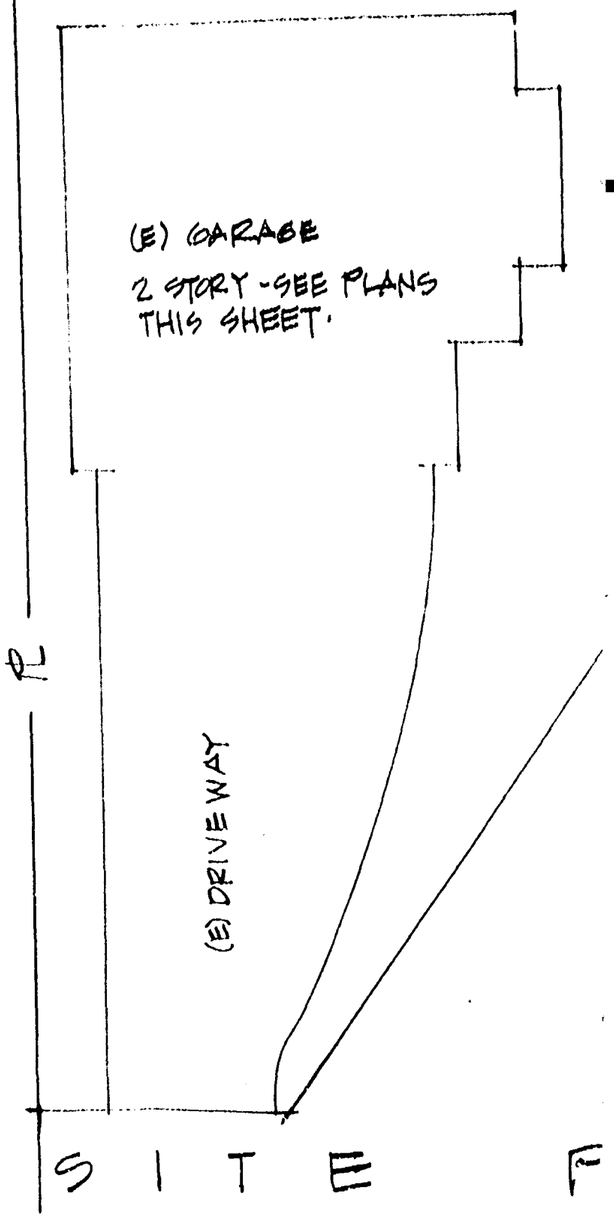
At least one wall receptacle outlet shall be installed in bathrooms adjacent to EACH basin location.

Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops in a bathroom basin location. NEC 210-52(3)(d)

Glazing in doors & enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs & showers. Glazing in any portion of the building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface & drain inlet. CUC 2406.3.5

Bathroom Remodel

- Bathroom receptacle outlets shall be supplied by at least one 20 amp branch circuit. Such circuits shall have no other outlets.
- All electrical receptacles shall be GFCI protected.
- General lighting must be fluorescent with a minimum 40 lumens per watt (if new lighting will be installed).
- Toilet clearance - 24" in front of toilet and 15" on each side.
- ~~Skylights - operable skylights need to be 10 feet from plumbing vents or 3 feet below the vent termination. Provide ICBO Evaluation Report Number.~~
- Shower compartment must have a finished interior no less than 1024 square inches and shall encompass a minimum thirty-inch circle.
- Shower and tub/shower shall have a smooth, hard, non absorbent surface (i.e. ceramic tile or fiberglass) over a moisture resistant underlayment (e.g. W.R. Gyp.) to a height of 70-inches above the drain inlet.
- Pressure balanced or thermostatic mixing valve required for shower and shower tub combinations.
- Safety glazing is required on windows within tub or shower area when the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
- Ventilation required either through natural means (operable window) or by mechanical ventilation (i.e. exhaust fan).



Showers and tub shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. UPC 420.0

All shower compartments shall have a minimum finished interior of 1024 sq. in. AND shall be capable of encompassing a 30" circle. UPC 412.7

At least one wall receptacle outlet shall be installed in bathrooms adjacent to EACH basin location.

Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops in a bathroom basin location. NEC 210-52(3)(d)

Glazing in doors & enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs & showers. Glazing in any portion of the building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface & drain inlet. CUC 2406.3.5

om Remodel

hroom receptacle outlets shall be supplied by at least one 20 amp branch circuit. Such circuits shall e no other outlets.

electrical receptacles shall be GFCI protected.

neral lighting must be fluorescent with a minimum 40 lumens per watt (if new lighting will be talled).

ilet clearance - 24" in front of toilet and 15" on each side.

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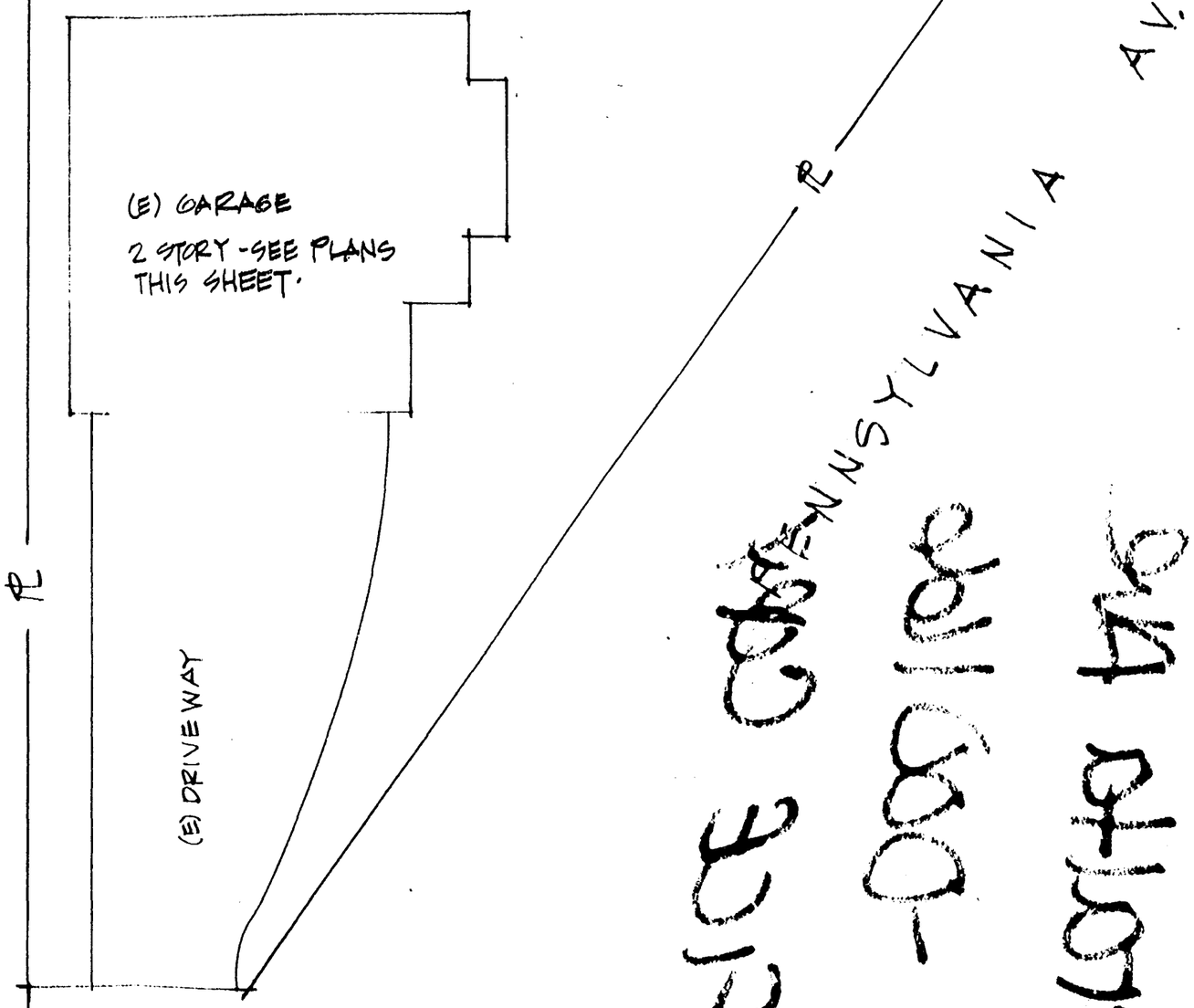
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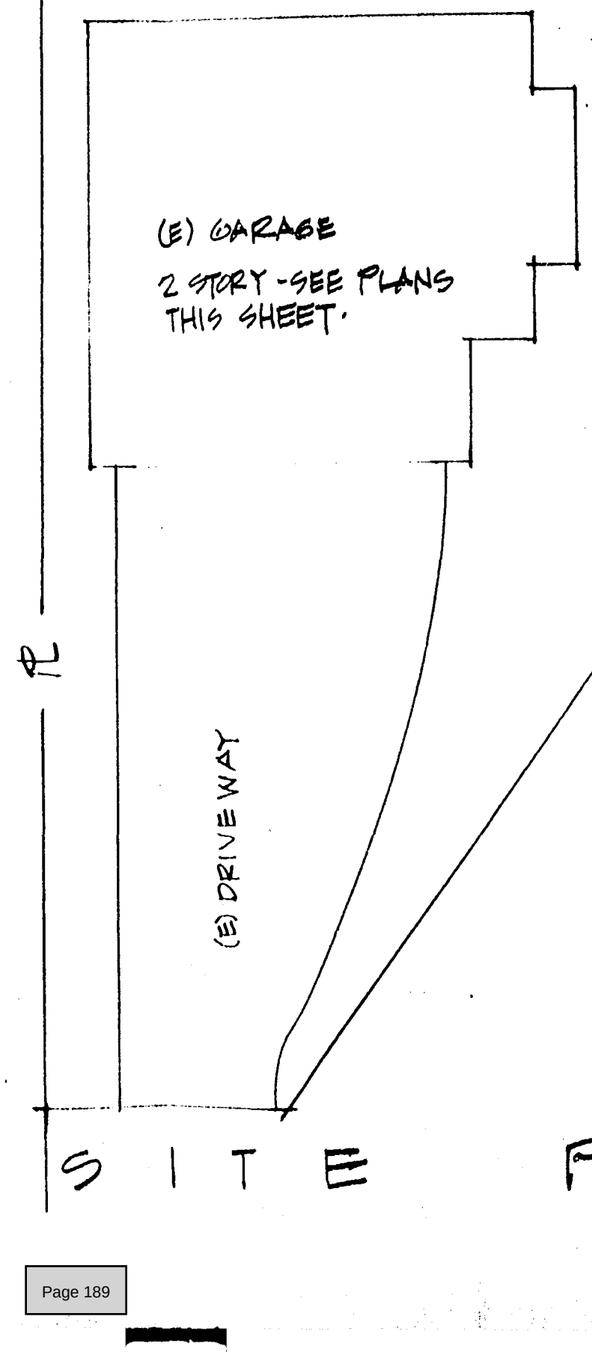


SITE PLAN

ADD BEDROOM & BATH
ADD 1ST FLOOR

THESE SHOW... BEEN P... EXISTING APPROVA...

OFFICE
Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY SCO/SN DATE 3/18/04
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VALIDATION OF ANY TOWN OR STATE LAW. B04-0001616



NO. C [illegible]
REN. 31 JAN. 05
STATE OF CALIFORNIA

MAR 16 2004

B. GIBBS ARCHITECT

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.
[signature] 3/18/04

OFFICE
Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY [signature] DATE 3/18/04
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. B04-0001166

RECEIVED
MAR 18
TOWN OF LOS GATOS
BUILDING DIVISION

THE FOX RESIDENCE
The Garage Modifications

DATE
DRAWN
CHECK
JOB NO.
SHEET A-1
OF

PENNSYLVANIA AV.

existing garage

proposed garage addition

STATE OF CALIFORNIA
REN. 31 JAN '05

MAR 16 2004

COMMUNITY DEVELOPMENT
PLANNING DIVISION
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFCATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.
3/18/04

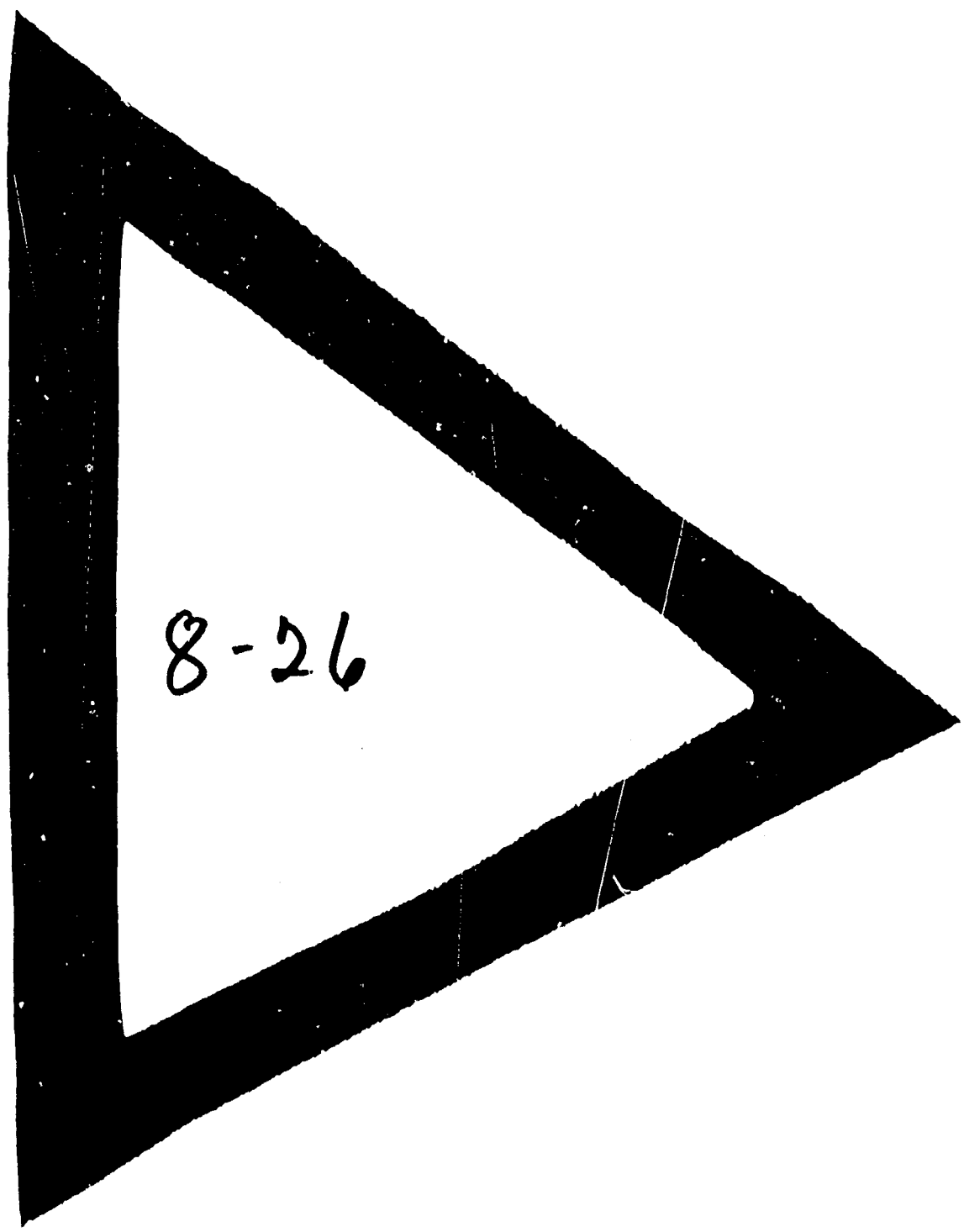
OFFICE
Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY [illegible] DATE 3/18/04
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VALIDATION OF ANY TOWN OR STATE LAW. B04-0001166

RECEIVED
MAR 18
TOWN OF LOS GATOS
BUILDING DIVISION

213 Bean Avenue Los Gatos, Calif

THE FOX RESIDENCE
the Garage Modification
9 PERALTA AV. LOS GATOS

DATE
DRAWN
CHECK
JOB NO.
SHEET A-1
OF


8-26



PERALTA AVE - 9

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
MECHANICAL PERMIT

Permit Number: **M06-158**
Work Description: NEW A/C IN EXERCISE ROOM
Building Address: 9 PERALTA AV LG

Status: ISSUED
Applied: 04/25/2006 Issued: 06/27/2006
Approved: 06/27/2006 Expires: 12/24/2006

OWNER FOX JOHN C;DONNA E 04/22/2005 Phone:
9 PERALTA AVE
LOS GATOS, CA
95030

CONTRACTOR JIM STEVENS 06/27/2006 Phone: 354-5457
496 WRAIGHT AV
LOS GATOS CA
95030
License: 300982

--Square Footage--

New Residence: 0 Remodel: 0 Commercial: 0

Description	Tot Fee
Mechanical Permit Fees	59.00

Total Calculated Fees:	$59.00
Total Additional Fees:	$0.00
Total Fees Due:	$59.00
Total Payments:	$0.00
Balance Due:	$59.00

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class _____ License No. 300782 Exp. Date 10/31/07 Contractor Name Jim Stevens

OWNER-BUILDER DELCARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business & Professions Code)
( ) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Busines and Professions Code).
( ) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).
( ) I am exempt under Sec. _____, B.& P.C. for this reason _____

WORKER'S COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:
( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy Number _____
(X) 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 workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).
Lender's Name _____ Lender's Address _____
I certify that I have read this application and state that the above information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.
Signature of Applicant or Agent _____ Date 6-27-06

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

[redacted] [redacted] [redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRICAL PERMIT

Permit Number: **E06-226**
Work Description: NEW A/C IN EXERCISE ROOM
Building Address: 9 PERALTA AV LG
Applied: 04/25/2006
Approved:

Status: ISSUED
Issued: 06/27/2006
Expired: 12/24/2006

OWNER FOX JOHN C;DONNA E 04/22/2005 Phone:
9 PERALTA AVE
LOS GATOS, CA
95030

CONTRACTOR JIM STEVENS 06/27/2006 Phone: 354-5457
496 WRAIGHT AV
LOS GATOS CA
95030
License: 300982

--Square Footage--

New Residence: 0 Remodel: 0 Commercial: 0

Description	Tot Fee
Electical Permit Fees	40.00

Total Calculated Fees:	$40.00
Total Additional Fees:	$0.00
Total Fees Due:	$40.00
Total Payments:	$0.00
Balance Due:	$40.00

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class _____ Lic. No. 300982 Exp. Date 10/31/07 Contractor Name Jim Stevens

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Professions Code)
( ) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).
( ) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).
(X) I am exempt under Sec. _____, B.& P.C. for this reason _____

WORKER'S COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:
( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy Number _____
(X) 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 workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____ Lender's Address _____
I certify that I have read this application and state that the above information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.
Signature of Applicant or Agent _____ Date 6-27-06

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

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number: **B06-0605**

Work Description: REPAIR CHIMNEY (LIKE FOR LIKE)

Building Address: 9 PERALTA AV LG

Status: ISSUED

Applied: 07/25/2006 Issued: 07/25/2006

Approved: 07/25/2006 Expires: 01/21/2007

OWNER FOX JOHN C;DONNA E 07/25/2006 Phone:
9 PERALTA AVE
LOS GATOS, CA
95030
License:

CONTRACTOR JIM STEVENS 07/25/2006 Phone: 354-5457
496 WRAIGHT AV
LOS GATOS CA
95030
License: 300982

Valuation: $5,000.00

Total Sq. Ft.: 0 Liveable Sq.Ft.: 0

Class Code: 434 Bldg Count: 1 House Count: 0

Description	Tot Fee
Building Permit Fees	159.49
Computer Services Fee	5.06
Microfilm Fees - Bldg.	2.20
NPDES Fee	50.00
Seismic Tax 5%	.03
Seismic Tax 95%	.47

Total Calculated Fees:	$217.25
Total Additional Fees:	$0.00
Total Fees Due:	$217.25
Total Payments:	$0.00
Balance Due:	$217.25

LICENSED CONTRACTOR'S DECLARATION

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

License Class A-B License No. 300982 Exp. Date 10/07 Contractor Name Jim STEVENS

OWNER-BUILDER DELCARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason: (Sec. 7031.5, Business and Profession Code)

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

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

(X) I am exempt under Sec. _____, B.& P.C. for this reason _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

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

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy No. _____

(X) 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.

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

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

Lender's Name _____ Lender's Address _____

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

Signature of Applicant or Agent _____ Date 7/25/06

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 OR REROOF PERMIT

SITE ADDRESS #9 PENNETTA AVE, L.G. 95030 Suite _____ Today's Date 7/25/06

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

DETAILED DESCRIPTION OF WORK TO BE DONE REPAIR CHIMNEY

PROJECT AREA	New/Add Sq. Ft.	Alteration Sq. Ft	Reroof/Pool/Spa/Deck SF	Retaining Wall LF
1st Floor				
2nd Floor				
Attic/Basement/Cellar/Porch				
Attached/Detached Garage				

CONSTRUCTION VALUATION: 5000 – 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: RES. Construction Type _____ Occupancy Type _____

CONTACT NAME JIM STEVENS Phone 354-5457 Fax 354-5423

Address 496 WRIGHT AVE City LOS GATOS Zip 95032

Property Owner Name JOHN & DONNA FOX Phone (Required) 395-5136

Address #9 PENNETTA AVE City LOS GATOS, CA. Zip 95030

Architect/Engineer/Designer _____ License # _____ Phone _____

Address _____ City _____ Zip _____

Contractor Name JIM STEVENS

State License No. 300982 License Type A-B Expires OCT. 2007 Town Business Lic. No. 15378

Commercial 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 _____ Date 7/25/06

N:\Dev\Forms\BldgApplication.wpd Rev 4/8/04



TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B98-000653

Work Description: REVISION TO APPROVED PERMIT B98-000653-RECONFIGURE

Building Address:	9 PERALTA AV	Status..:	ISSUED
Owner.....:	FOX JOHN C & DONNA E	Applied.:	07/06/1998
Address.....:	9 PERALTA AVE	Approved:	07/20/1998
City.....:	LOS GATOS CA	Issued..:	07/20/1998
Contractor.....:	BRUNS BELMONT CONSTRUCTION	Expires.:	01/16/1999
License.....:	519624		
Address.....:	P.O.Box 24739		
City.....:	San Jose, CA		
Business Lic..:	96090055		
Arch\Eng\Design.:			
License.....:			
Address.....:			
City.....:			
Valuation.....:	11,000.00		
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.:	175.50	Planning Plan Ck.:	.00
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	1.11	Storm Drain Eng..:	.00
Plan Check.....:	114.08	Road Impact Fee..:	.00
Micro Building..:	6.00	Computer Services:	7.02
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt....:	.00	Mechanical Fee...:	

****

Total Calculated Fees:	328.71
Total Additional Fees:	.00
Total Fees Due.....:	328.71
Total Payments.....:	114.08
BALANCE DUE.....:	214.63

CONTRACTORS DECLARATION

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

Signature X _____

COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

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

Signature X _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Signature X _____

CERTIFICATION OF PERMIT ISSUANCE

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

Signature X _____



TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT

Permit Number: B98-000875

Work Description: ADD STONE VENEER OVER (E) BLOCK WALL, NEW MASONRY

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C & DONNA E
  Address.....: 9 PERALTA AVE
  City.....: LOS GATOS CA
Contractor.....: BRUNS BELMONT CONSTRUCTION
  License.....: 519624
  Address.....: P.O.Box 24739
  City.....: San Jose, CA
  Business Lic..: 96090055
Arch\Eng\Design.:
  License.....:
  Address.....:
  City.....:
Valuation.....: 2,500.00
Total Sq.Ft.....: Livable Sq.Ft.:
Class Code.....: 434 Bldg Count: 001 Unit Count: 000

Status..: ISSUED
Applied.: 08/27/1998
Approved: 09/02/1998
Issued..: 09/02/1998
Expires.: 02/27/1999

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

Permit Issuance.:	25.00	Park Tax.....:	.00
Building Permit.:	75.50	Planning Plan Ck.:	15.10
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	.50	Storm Drain Eng..:	.00
Plan Check.....:	49.08	Road Impact Fee..:	3.00
Micro Building..:	6.00	Computer Services:	3.02
Construction Tax:	.00	Electrical Fee...:	
Utility Tax.....:	.00	Plumbing Fee.....:	
Gen Pln Updt....:	.00	Mechanical Fee...:	

Total Calculated Fees:	177.20
Total Additional Fees:	.00
Total Fees Due.....:	177.20
Total Payments.....:	.00
BALANCE DUE.....:	177.20

CONTRACTOPS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X_____

COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished, and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.
Signature X_____
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X_____
CERTIFICATION OF PERMIT ISSUANCE
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.
Signature X_____

Permit Number: M98-000312

Work Description: MECH FOR GAS BBQ

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C & DONNA E
Address.....: 9 PERALTA AVE
City.....: LOS GATOS CA
Zip.....: 95030
Contractor.....: ~~UNKNOWN AT THIS TIME~~ Bruns Belmont Const.
License.....: ~~0000000~~ 519624
Address.....: P.O. Box 24739
City.....: SAN JOSE, CA
Zip.....:
Business Lic..: 96090055

Status..: ISSUED
Applied.: 08/27/1998
Approved: 09/02/1998
Issued..: 09/02/1998
Expires.: 03/01/1999

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

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

Permit Issuance.....:	25.00
Plan Check Fee.....:	2.50
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Mechanical Fee:	10.00

Total Calculated Fees:	37.50
Total Additional Fees:	.00
Total Fees Due.....:	37.50
Total Payments.....:	.00
BALANCE DUE.....:	37.50

CONTRACTORS DECLARATION
I certify that I am properly licensed by the State of California Contractors License Law.
Signature X_____
COMPLETE A or B
WORKER'S COMPENSATION DECLARATION
A I hereby affirm that I have a policy of Worker's Compensation insurance. A certified copy of a certificate of that insurance is herewith furnished and on file with the Town. I further affirm that I shall keep the insurance in effect throughout the job.
Signature X_____
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
B I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of the State of California.
Signature X_____
CERTIFICATION OF PERMIT ISSUANCE
I certify that I have read this application and state that the above information is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspection purposes.
Signature X_____

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





TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS DEPARTMENT
PHONE (408) 354-6881 FAX (408) 354-7593

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

NOTICE OF EXPIRATION ON BUILDING PERMIT

Expired

February 19, 1999

Mr. and Mrs. John Fox
9 Peralta Avenue
Los Gatos, CA 95030

JOB ADDRESS: 9 Peralta Avenue

APPLICATION NUMBER: B97-000401, B98-000653, 875 & M98-000312

APPLICATION DATE: 05/27/97 **EXPIRATION DATE:** 03/02/99

Dear Mr. and Mrs. Fox:

We are concerned about the status of your plan review application permit(s). Your application permit(s) shall expire if progress on the application and or an inspection is not made within 180 days following the date of application (1994 Uniform Building Code Section 107.4). One extension may be granted by the Director of Parks and Public Works Department upon written request

If you wish to extend your application, an inspection must be done before the **EXPIRATION DATE** indicated above to final or to show progress for the permit(s). In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Department policy is to dispose of plans and submittal 30 days after the application is voided. If you do not wish to pursue the project or have any questions, please contact Ms. Cherie Strand or Mr. Chris Futimoto, Counter Technicians at (408)354-6881 of this office within the specified time period to make the appropriate arrangements.

Very truly yours,

Bill Bruckart

Bill Bruckart
Senior Building Inspector

SRD:CHER:cso

S:\B&E\CHERIE\SHELNPR.CON.WPD

[redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT

Permit Number: B00-000698

Work Description: FOUNDATION REPAIR

Building Address:	9 PERALTA AV	Status..:	ISSUED
Owner.....:	FOX JOHN C AND DONNA E	Applied.:	07/20/2000
Address.....:	9 PERALTA AVE	Approved:	07/25/2000
City.....:	LOS GATOS CA	Issued..:	07/25/2000
Contractor.....:	SULLIVAN, S.T. CONSTRUCTION	Expires.:	01/21/2001
License.....:	709582		
Address.....:	9050 FREEMAN COURT		
City.....:	GILROY, CA		
Business Lic..:	96030015		
Arch\Eng\Design.:	SCHLOH E GARY		
License.....:	C20562		
Address.....:	213 BEAN AV		
City.....:	LOS GATOS CA		
Valuation.....:	30,000.00		
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.:	397.00	Planning Plan Ck.:	.00
Title-24.....:	.00	Micro Planning...:	.00
Seismic Tax.....:	3.00	Storm Drain Eng..:	.00
Plan Check.....:	258.05	Road Impact Fee..:	.00
Micro Building..:	6.00	Computer Services:	15.88
Construction Tax:	.00	Gen Pln Updt.....:	.00
Utility Tax.....:	.00		

Total Calculated Fees:	704.93
Total Additional Fees:	397.00
Total Fees Due.....:	1,101.93
Total Payments.....:	258.05
BALANCE DUE.....:	843.88

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 WORKERS' COMPENSATION COVERAGE 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_____

TOWN OF LOS GATOS

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

INSPECTION REQUESTS * PHONE 354-6877 (VOICE MAIL)

[redacted]

BUILDING DEPARTMENT * PHONE 354-6881 FAX 354-7593

BUILDING ADDRESS: 9 Peralta Ave

HOMEOWNER'S ASSOCIATION (check)

USE OF EXISTING BUILDING (Please mark): Single-family Residence X | Multi-family/Apartments | Commercial Building/ Parking Structure | Attached Garage or Detached Garage

DATE: 20 July 00

PROPERTY OWNER: John & Donna Fox

PHONE (Required): 395 . 5136

ADDRESS (If different from Building Address):

CITY: | ZIP:

ARCHITECT / ENGINEER / DESIGNER: E. Gary Schloh.

PHONE: 3544551

ADDRESS: 213 Bean Av.

CITY: Los Gatos CA. | ZIP: 95030

CONTRACTOR: | PHONE:

ADDRESS: | MUST SHOW CURRENT WORKER'S COMP

CITY: | ZIP:

STATE LICENSE: | CONTRACTOR'S EXPIRATION DATE:

SQUARE FOOTAGE

	REMODEL	NEW / ADDITION	OTHERS / RE-ROOF
1st Floor			
2nd Floor			SQ
BASE/3RD FLOOR			
SUBTOTAL			TOTAL
GARAGE			
IMPERVIOUS SQ FT			

NO OF STORIES: 1 & 2 | SIZE OF LOT: 11656 SF | NO OF LIVING UNITS: one.

APN: | ESTIMATE VALUATION: 30 000

DESCRIPTION OF WORK: Foundation repair.

CALCULATED VALUE:

LEADING AGENCY: | PHONE:

ADDRESS:

CITY: | ZIP:

For Official Use Only

B00- 698
B00-
E00-
M00-
P00-

3 Plans _____ Energy Calcs

_____ Soil R. _____ Struc. Calcs

	Req.	Hold	Approved
Planning:			
SK [6807]			
CR [5720]			
SAND [6873]			x1
SDAV [6875]			
JOEL [6879]			
TRIS [6860]			
SL [5702]			
Schools:			
Fire:			
WVSD:			
Health Dept:			
Hazardous Material Clearance:			

Comments: VIOL * UNDO-DB

Historic or Pre - 1941

Plan Check Fee: 258.05

Town's Valuation:

Building Approved: DMON

Fire Sprinkler System

Ready To Issue:

Contacted Owner / Contractor on: 7/25/00

Application Processed By: SN

TOWN OF LOS GATOS
110 E. Main Street
Los Gatos, CA 95030

CORRECTION NOTICE

B.P. No. NONE

Work Location: 9 Peralta AV.

Type of Inspection: ON GOING WORK WITH OUT PERMIT Date: 6-28-2000

This work has been inspected and the following items do not meet the Town and/or State laws governing the construction of same.

(1) Please STOP work on site that has NO current Permit.

You must submit a plan of the proposed work for approvals by the Town Staff.

Thank you

John Munoz

Extensive Exterior side wood & foundation Repairs

You are hereby notified that no more work shall be done (unless specifically authorized) upon this structure until the above items are corrected. When corrections are completed, call Building Inspection for a reinspection. Phone: 354-6877.

John Munoz Inspector

V100-012

[redacted]

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
PLUMBING PERMIT

Permit Number: P00-000458

Work Description: PLUM FOR HOUSE SEWER AND WATER SYSTEM

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C AND DONNA E
  Address.....: 9 PERALTA AVE
  City.....: LOS GATOS CA
  Zip.....: 95030
Contractor.....: DRAIN PATROL
  License.....: 422136
  Address.....: 1701 S 7TH ST
  City.....: SAN JOSE, CA
  Zip.....: 95112
  Business Lic..: 0012165

Status..: ISSUED
Applied.: 08/09/2000
Approved: 08/09/2000
Issued..: 08/09/2000
Expires.: 02/05/2001

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

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

Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Residential.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Plumbing Fee..:	25.00
Total Calculated Fees:	50.00
Total Additional Fees:	.00
Total Fees Due.....:	50.00
Total Payments.....:	.00
BALANCE DUE.....:	50.00

LICENSED CONSTRACTOR'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 provsions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X_____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE 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 authorise representatives of this Town to enter upon the above mentioned property for inspections.
Signature X_____

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT * PHONE 354-6876 FAX (408) 354-7593

INSPECTION REQUESTS PHONE 354-6877

P00-

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

BUILDING ADDRESS: 9 PERALTA — Historic - Pre-1941

USE OF EXISTING BUILDING (Please mark): Single-family Residence | Multi-family/Apartments | Commerical Building/ Parking Structure | Attached Garage or Detached Garage

PROPERTY OWNER: DAN FOX — PHONE

MAIL ADDRESS: 9 PERALTA.

CITY: LOS GATOS CA 95030 — ZIP

CONTRACTOR: DIVIN PATROL / RON TIPPIT CONSTRUCTION. — PHONE

MAIL ADDRESS: 1701 SO. 7TH ST.

CITY: SAN JOSE CA. 95155 — ZIP

STATE LICENSE: A 22136

EXPIRE DATE: 9/99

MUST SHOW CURRENT WORKER'S COMP

DESCRIPTION OF WORK:
* REPLACE A SECTION OF SEWER LINE ABOUT 18' 4" CI TO 4" ABS.
* ROUGHING MAIN SPRINKLER FEED AND ALTERING PLUMBING.

[redacted]

[redacted]

[redacted]

9 Peralta Ave

THIS FILE WAS CONVERTED TO MICROFICHE
FEBRUARY, 1993

TOWN OF LOS GATOS
110 E. Main Street
Los Gatos, CA 95030

CORRECTION NOTICE

B.P. No. NONE

Work Location: 9 Peralta Av.

Type of Inspection: ON GOING WORK WITH OUT PERMIT Date: 6-28-2000

This work has been inspected and the following items do not meet the Town and/or State laws governing the construction of same.

(1) PLEASE STOP WORK ON SITE THAT HAS NO CURRENT PERMITS.

YOU MUST SUBMIT A PLAN OF THE PROPOSED WORK FOR APPROVALS BY THE TOWN STAFF.

THANK YOU

John Munoz

You are hereby notified that no more work shall be done (unless specifically authorized) upon this structure until the above items are corrected. When corrections are completed, call Building Inspection for a reinspection. Phone: 354-6877.

John Munoz Inspector

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRICAL PERMIT

Permit Number: E00-000704

Work Description: ELEC FOR REMODEL/REPAIRS

Building Address: 9 PERALTA AV
Owner.....: FOX JOHN C AND DONNA E
  Address.....: 9 PERALTA AVE
  City.....: LOS GATOS CA
  Zip.....: 95030
Contractor.....: ADVANTAGE ELECTRIC
  License.....: 711643
  Address.....: 265 G SOBRANTE WAY
  City.....: SUNNYVALE CA
  Zip.....: 94086
  Business Lic..: Also is Applicant

Status..: ISSUED
Applied.: 10/23/2000
Approved:
Issued..: 10/23/2000
Expires.: 04/21/2001

--Square Footage--

New Residence:	Remodel:	Commercial:

PERMIT FEES	
Permit Issuance.....:	25.00
Plan Check Fee.....:	.00
New Resident.....:	.00
Remodel.....:	.00
Commercial.....:	.00
Detail Electrical Fee:	27.50
Total Calculated Fees:	52.50
Total Additional Fees:	.00
Total Fees Due.....:	52.50
Total Payments.....:	.00
BALANCE DUE.....:	52.50

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 workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Signature X_____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE 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 that above mentioned property for inspections.
Signature X_____

NOTICE:

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

TOWN OF LOS GATOS

BUILDING DEPARTMENT * PHONE 354-6874 FAX (408) 354-7593
INSPECTION REQUESTS PHONE 354-6877

[redacted] E00-

UNIT FEE	No. OF UNITS	AMOUNT	$	FEE
OUTDOOR LIGHTS	4	1.25 EA.		
INDOOR LIGHTS	4	1.25 EA.		
SWITCHES	8	1.25 EA.		
RECEPTACLES, OUTLETS	6	1.25 EA.		
RESIDENTIAL: OVEN, COOK TOP, WALL AIR-COND, SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1KW OR LESS		5.00 EA.		
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1KW OR LESS		5.00 EA.		
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR-COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS UP TO 10 KW		8.00 EA.		
OVER 10 KW		10.00 EA.		
OVER 50 KW		30.00 EA.		
OVER 100 KW		45.00 EA.		
BUSWAY (PER 100 FEET)		5.00 EA.		
SIGNS		30.00 EA.		
SERVICE EQUIP., NOT OVER 200 AMPS		30.00 EA.		
SERVICE EQUIP., 201 TO 600 AMPS		60.00 EA.		
SERVICE EQUIP., OVER 1000 AMPS		75.00 EA.		
SUBPANEL		11.00 EA.		
MISC. APPARATUS, CONDUITS, RACEWAYS & CONDUCTORS		15.00 EA.		
TEMPORARY POWER POLE		30.00 EA.		
TEMPORARY LIGHTING SYSTEM		15.00 EA.		
SWIMMING POOL SYSTEM		30.00 EA.		
NEW CONST. SQ. FT. X 60.06 =				
		SUBTOTAL		
IF PLANS ARE REVIEWED, ADD PLAN CHECK FEE 65%				
BALANCE OF PERMIT		$85.00		
TOTAL FEES				

BUILDING ADDRESS [redacted] ☐ Historic - Pre-1941

USE OF EXISTING BUILDING (Please mark) Commercial Building/ Parking Structure

Single-family Residence | Condo/Apartment/Townhouse | Attached Garage or Detached Garage

PROPERTY OWNER John Fox PHONE (REQUIRED)

MAIL ADDRESS 19 Peralta

CITY Los Gatos ZIP

CONTRACTOR Advantage Electric PHONE

MAIL ADDRESS 265 Sobrante Way #9

CITY Sunnyvale ZIP 94086

STATE LICENSE C10 711643

EXPIRE DATE Aug 24 2002

MUST SHOW CURRENT WORKER'S COMP

NOTICE:

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

DESCRIPTION OF WORK:

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT
PHONE (408) 354-6881 FAX (408) 354-7593

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

REQUEST FOR EXTENSION ON BUILDING PERMIT

B00-698
B00-704

JOB ADDRESS: #9 PERALTA PERMIT NUMBER: B00-458

OWNER'S NAME: JOHN FOX ISSUED DATE: 7-25-00

PHONE NUMBER: (650) 858-7144 EXPIRATION DATE: 4-23-01

MAILING ADDRESS: #9 PERALTA, LOS GATOS, CA. 95033

Please review and extend my building permit.

DESCRIPTION OF WORK: REPAIR KITCHEN AREA

EXPLANATION OF CONDITIONS (OUT OF MY CONTROL) WHICH NECESSITATE REQUEST:

BACK ORDERED MATERIALS DIRECT CAUSE OF DELAY

PERMITTEE SIGNATURE: JOHN FOX by [signature] DATE: 4-19-01

NOTE TO PERMITTEE:

(1) A building permit\application process may be extended only once. An extension is valid for 180 days.

(2) Return this form to: Community Development, Counter Technician, 110 E. Main Street, Los Gatos, CA 95030

****

FOR OFFICE USE ONLY

****

☒ APPROVED BY: [signature] DATE: 4/20/01 EXTEND TO: 10/23/01
Counter Technician

☐ DISAPPROVED

REASONS:

N:\B&E\FORMS\BLDGBLOGEXT.WPD REV 12/28/99

STRUCTURAL CALCULATION

EARTHQUAKE REPAIR & RESTORATION

@

9 PERALTA AVENUE

LOS GATOS, CALIFORNIA

DUANE BIALIK'S RESIDENCE

12-1-89

EXP. 6-30-90

NOV 21 89

NOVEMBER 1989

LOAD.

ROOF (8/12 PITCH) - BUILDING.

COMPOSITION SHINGLE	6 #/SQ.FT.
PLYWOOD SHEATHING	2
FRAMING	3
CEILING	2
MISC	2
	15 #/SQ.FT.

D.L. + L.L. = 15(1.2) + 16 = 34 #/SQ.FT.

FLOOR.

FINISH	3 #/SQ.FT.
PLYWOOD	3
FRAMING	3
CEILING	2
MISC	3
	14 #/SQ.FT.

D.L. + L.L. = 14 + 40 = 54 #/SQ.FT.

ROOF FRAMING.

ROOF RAFTER 2X10 @ 16" O.C. EXPAND AT DRIVEWAY - $\ell = 12'-0"$ MAX

@ 16" O.C. $W = 20\#/ft\left(\frac{16}{12}\right) = 40\#/ft$

$S = \frac{40(12)^2/12}{8 \times 1.5 \times 0} = 6.75 in^3$

$A = \frac{1.5(45)/2}{2 \times 15} = 1.76 in^2$

2X6.

$\Delta = .27" = \ell/551$ -

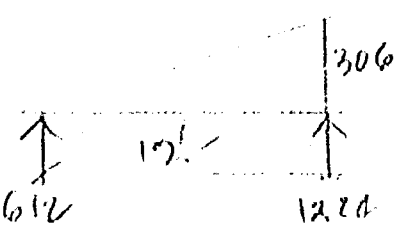
USE 2X6 DF #2 RAFTERS @ 16" O.C.

(7.56 in^3, 8.25 in^2).

CHECK HIP AT BREAKFAST ROOM

$\ell = 17'-0"$

$W = 36\#/ft\left(\frac{9}{2}\right)12 = 306\#/ft$



$M = 2827 ft\text{-}\#$

$S = \frac{2827(12)}{1850(1.25)} = 18.72 in^3$

$A = 19.3 in^2$

USE 2-2X8 HIP W/ POST @ 10' O.C. @ FOOT. NOT. & SEAT.

(26.24 in^3, 21.6 in^2)

NEW CEILING BM. SUPPORT ROOF @ MASTER BATH.

$\ell = 5'-0"$ (REPLACE BEARING WALL).

$W = 20\#/ft\left(\frac{14'}{2}\right) = 238\#/ft$

$A = \frac{1.5(238)5/2}{95} = 9.4 in^2$

$S = 16.16 in^3$

USE 4X6 DF #1 BM

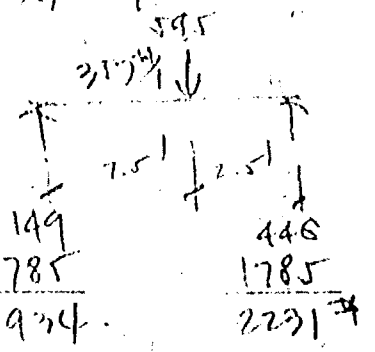
(19.25 in^3, 17.6 in^2)

NEW CEILING BEAM SUPPORT CEILING BM / ROOF @ MASTER BATH REPLACE BEARING WALL.

$\ell = 10'$

$W = 20\#/ft\left(\frac{21'}{2}\right) = 357\#/ft$

$P = 238(5/2) = 595\#$



$M = 9298.6 ft\text{-}\#$

$S = 63.35 in^3$ $A = 35.2 in^2$

4X10

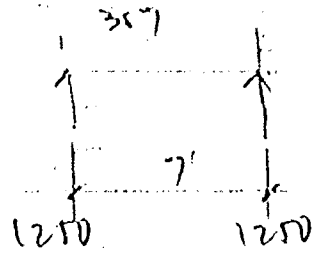
$\Delta = .21" + .06" = \ell/456$

USE 4X10 DF #1 BM FLUSH.

121.9 in^3 (OK) 77%, 49.91 in^2)

ROOF BEAM @ ATTIC.

$W_1 = 34^{\#}/_{SF}\left(\frac{21}{2}\right) = 357^{\#}/_{'}$



$V_{MAX} = 1250$

$A = 19.72\ in^2$

$M = 2187\ \#\ FT.$

$S = 18.10\ in^3$

$4\times6 \Rightarrow \Delta = .25'' = l/359$

USE 4X6 DF #1 BM.

(19.3 in^2, 17.65 in^3) -97% (WSH) (9.16)

RIDGE BM @ GABLE WALL.

$l = 12'$

$W = 34^{\#}/_{LF}\left(\frac{6}{2}\right) = 102^{\#}/_{'}$

$S = 15.2\ in^3 \quad A = 9.67\ in^2$

$4\times6\ \ \Delta = .58'' = l/249$

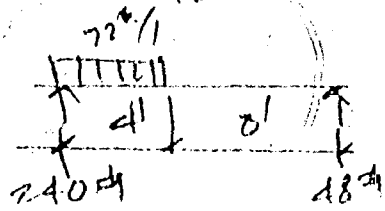
USE 4X6 DF #1 RIDGE BM.

(19.3 in^2, 17.65 in^3)

CEILING JOIST @ BEDRM.

$l = 12'.0''$

$W = 34^{\#}/_{SF}\left(\frac{16}{12}\right) = 72^{\#}/_{'}$



$S = 3.31\ in^3 \quad A = 3.8\ in^2$

USE 2X6 DF #2 C.J. @ 16" O.C.

$l = 7'6''$

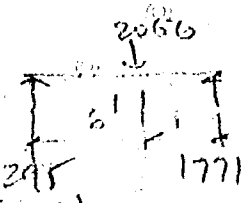
$W = 34^{\#}/_{SF}\left(\frac{16}{12}\right) = 72^{\#}/_{'}$

$S = \frac{72(7.5)^2 12}{8\times1250} = 4.19\ in^3$

USE 2X6 DF #2 C.J. @ 16" O.C.

CEILING JOIST SUPPORT POST @ ATTIC.

$P = 1200^{\#} + 34\left(\frac{12}{2}\right)2\left(\frac{6}{12}\right) = 2066^{\#}$



$A = \frac{6.5(1771)}{95(1.25)} = 77.34\ in^3$

USE 3-2X6 C.J. W/20 K @ 16" O.C. (@ 20 FT. OR GREATER)

(24.75 in^2)

UPPER FLOOR FRAMING.

FLOOR JOIST @ LIVING RM.

$\ell = 10'.5''$

@ 16" O.C. $W = 54\left(\frac{16}{12}\right) = 72^{\#}/_{'}$

$S = \frac{72(10.5)^2 12}{8 \times 1450} = 8.21 in^3$

$A = \frac{1.5(72)10.5}{2 \times 95} = 5.97 in^2$

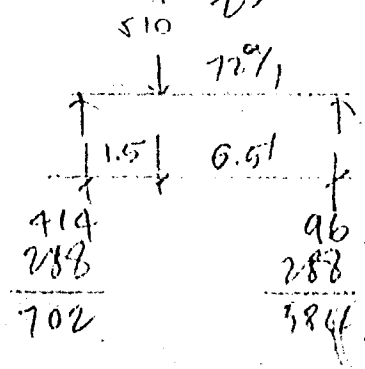
2X8 $\Delta = .24'' = \ell/516$

USE 2X8 DF #2 F.J. @ 16" O.C.
(10.88 in^2, 13.14 in^3)

CHECK EXISTING FLOOR JOIST @ LIVING RM.

@ 16" O.C. $W = 72^{\#}/_{'}$

$P = 240^{\#} + 72^{\#}/_{'}\left(\frac{7.5}{2}\right) = 510^{\#}$



$A = \frac{1.5(702)}{95} = 11.08 in^2$

$M = 1024 ft\#$

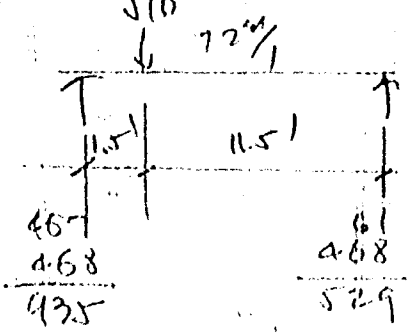
$S = 2.47 in^3$

EXISTING 2" X 7½" F.J. @ 16" O.C. IS (O.K.)

CHECK EXISTING FLOOR JOIST @ DINING RM.

@ 16" O.C. $W = 72^{\#}/_{'}$

$P = 510^{\#}$



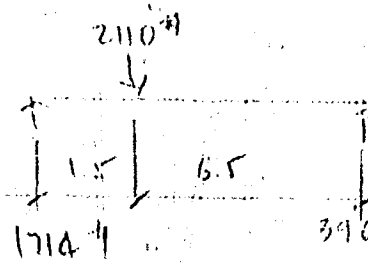
$A = 14.76 in^2$

$S = \frac{1935(12)}{1410} = 16.1 in^3$

EXISTING 2" X 7½" F.J. @ 16" O.C. IS (O.K.) (18.75 in^3, 15 in^2)

FLOOR JOIST SUPPORT CONCENTRATION LOAD @ LIVING RM.

$P = \left(1250 + 34\left(\frac{12}{2}\right)2\left(\frac{9}{2}\right) + 24\left(\frac{12}{2}\right)\frac{7}{1.25}\right) = 2110^{\#}$



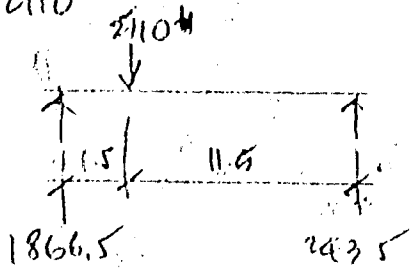
$A = 29.07 in^2$ $S = 71.78 in^3$

USE 3-2X8 W/ 2nd @ 16" O.C. @ TOP FOR DIST.

(39.4 in^3, 32.6 in^2)

FLOOR JOIST SUPPORT CONCENT LOAD O/ DINING

P = 2110#



A = 29.47 in²

USE 3.2x8 W/20d @ 16" O.C. @ TOP. BOT. & STAG.

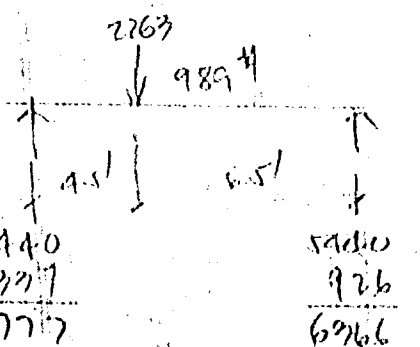
(32.63 in²)

FLOOR BM/ HDR @ LIVING & DINING - ℓ = 11'-0" -

$W = 384\left(\frac{12}{16}\right) + 935\left(\frac{12}{16}\right)$

= 989 #/FT -

P = 1866.5 + 396 = 2262.5# -



$A = \frac{6777(1.5)}{5} = 61.61\ in^2$

$M = \frac{20488(12)}{2000} = 122.93\ in^3$

6 3/4 X 13 1/2 $\Delta = 13'' + .04'' = \ell/757$

USE 6 3/4 X 13 1/2 DF 2&BTR GLULAM -

(91.13 in², 201.31 in³).

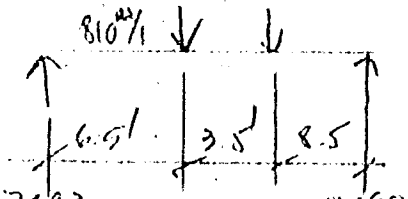
FLUSH FLOOR STEEL BM @ LIVING BM - ℓ = 18'-6" -

$W = 702\left(\frac{12}{16}\right) + 54\#/ft\left(\frac{10.5}{2}\right)$

= 810 #/' -

P = 1714#

P = 2000 1714 1000



M = 48793 IN-LB -

A-36 STEEL BM -

$S = \frac{48793(12)}{22000} = 26.61\ in^3$ -

M 8 X 24.3 -

S = 29.1 in³ -

$\Delta = .64'' + .25'' = \ell/251$ (0.1") -

USE M 8 X 24.3 A36 STEEL FLUSH BM -

(29.1 in³)

HEADER @ ENTRY & LIBRARY -

$l = 9'-0"$

$w = 54^{\#}/_{ft}\left(\frac{21'}{2}\right) = 567^{\#}/_{l}$

$w_{mf} = 600^{\#}/_{l}$

$A = \frac{1.5(600)\,9/2}{95} = 42.63 in^2$

$S = 50.27 in^3$

USE 4X14 DF-H HDR.

(46.4 in², 102.41 in³).

HEADER TYPICAL - $l = 9'-0"$ @ DINING

$W = 34^{\#}/_{ft}\left(\frac{12'}{2}+1\right) = 238$

$12^{\#}/_{ft}(8') = 96$

$729\left(\frac{12}{16}\right) = 397$

$731^{\#}/_{l}$

$A = \frac{1.5(731)\,9}{2\times 8.5} = 58.05 in^2$

USE 6X12 OR 8X10 HDR.

(69.25 in²)

@ LIVING RM $l = 3'-$

$W = 34^{\#}/_{ft}\left(\frac{12}{2}+1\right) = 238$

$12^{\#}/_{ft}(8') = 96$

$852\left(\frac{12}{16}\right) = 639$

$973^{\#}/_{l}$

$A = \frac{1.5(973^{\#}\,3/2)}{95} = 23.05 in^2$

USE 4X12 DF #1 HDR.

(39.4 in²)

LOWER FLOOR FRAMING

FLOOR JOIST TYPICAL - $l = 13'0"$

@ 16" O.C. $W = 72^{\#}/_{l}$

$S = \frac{72(13)^2(12)}{8\times 1500} = 12.58 in^3$

$A = \frac{1.5(72)(13)}{2\times 95} = 7.4 in^2$

$\Delta = .57" = l/273$ — 2X8

USE 2X8 DF-H 2-F.J. @ 16" O.C.

GIRDER - $l = 5'-0"$

$W = 54^{\#}/_{ft}\left(\frac{19}{2}\right) = 513^{\#}/_{l}$

$A = \frac{1.5(513)\,5}{2\times 9.5} = 20.25 in^2$

USE 6X6 DF-H GIRDER

18" X 18" X 18" DEEP CONC. FOOTING.

QLM 89PM | 9 PERALTA AVE LOS GATOS, CA. | NOV 1989. | 8/16

FOUNDATION:

SAY 1250 # PSF ALLOWABLE BEARING

EXTERIOR CONTINUOUS FOOTING TYP. @ LIVING RM -

ROOF 24#/LF (12/2 + 2) = 272#/'
12#/LF (17.5) = 210
FLOOR 52#/LF X (6/2) = 162
852 (12/16) = 639
FOOT'G SAY = 300#/'
1583#/'

$a = \frac{1583}{1250} = 1.27' \times 12 = 15.2''$

USE 18" WIDE STANDARD 1'-0" FOOT'G TYPICAL W/ 4 #5 @ TOP & BOTTOM -

EXTERIOR CONTINUOUS FOOT'G @ ENTRY & DINING.

ROOF - 24#/LF (12/2 + 2) = 272#/'
WALL 12#/LF (17.5') = 210
FLOOR 44#/LF (12/2') = 351
527 (12/16) = 397
VENEER 75#/SF (9.5') = 713
FOOT'G SAY = 450
2393#/'

$a = \frac{2393}{1250} = 1.91' \times 12 = 23''$

USE 2'-0" WIDE STANDARD 1'-0" FOOTING W/ 2 #5 BARS @ TOP & BOT.

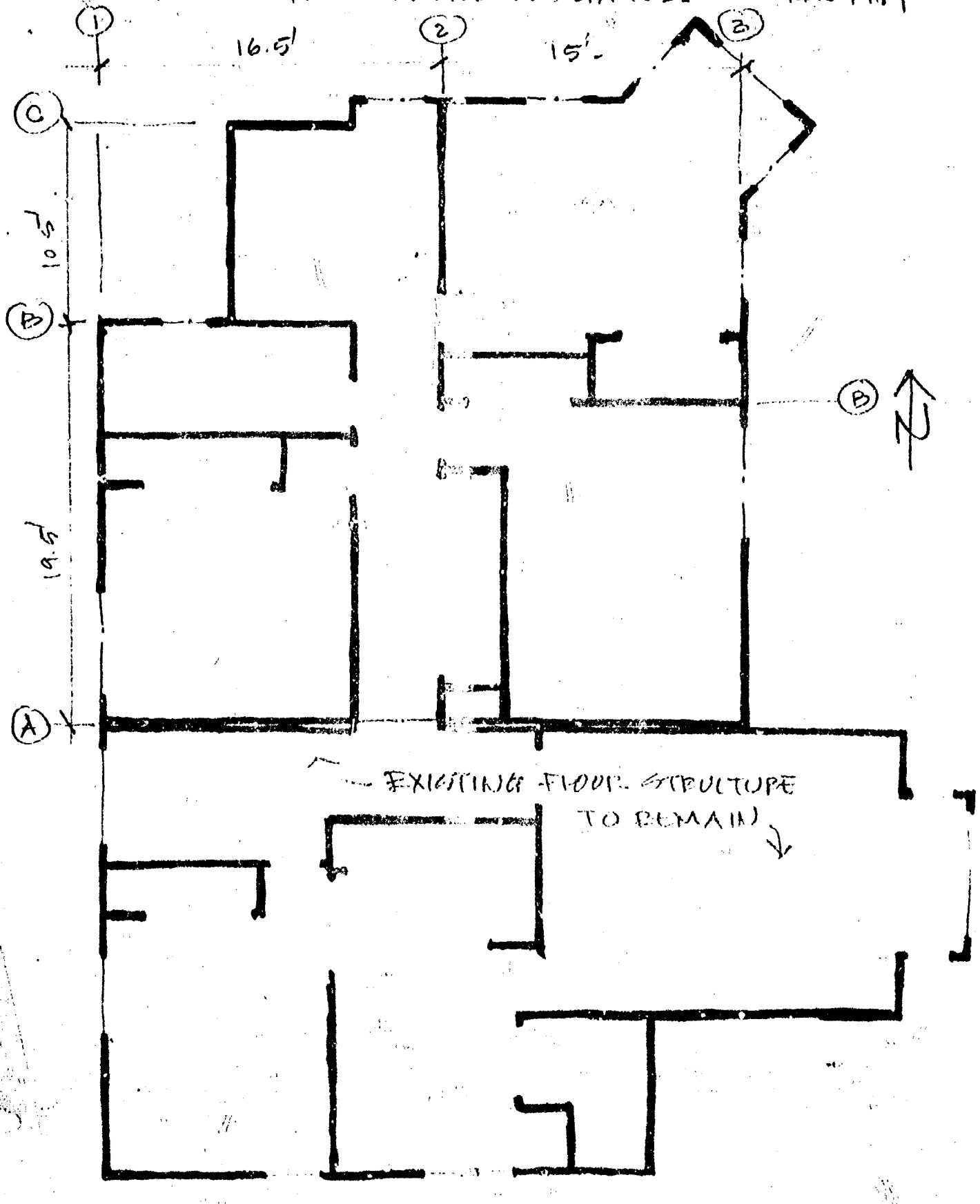
INTERIOR CONTINUOUS FOOTING

1009 (12/16) = 757
.975 (12/16) = 701
10#/SF (18') = 180
54#/SF ($\frac{26}{2}$) = 702
FOOTING CAP = 300
2640#

$a = \frac{2640}{1250} = 2.11' \times 12 = 25.3''$

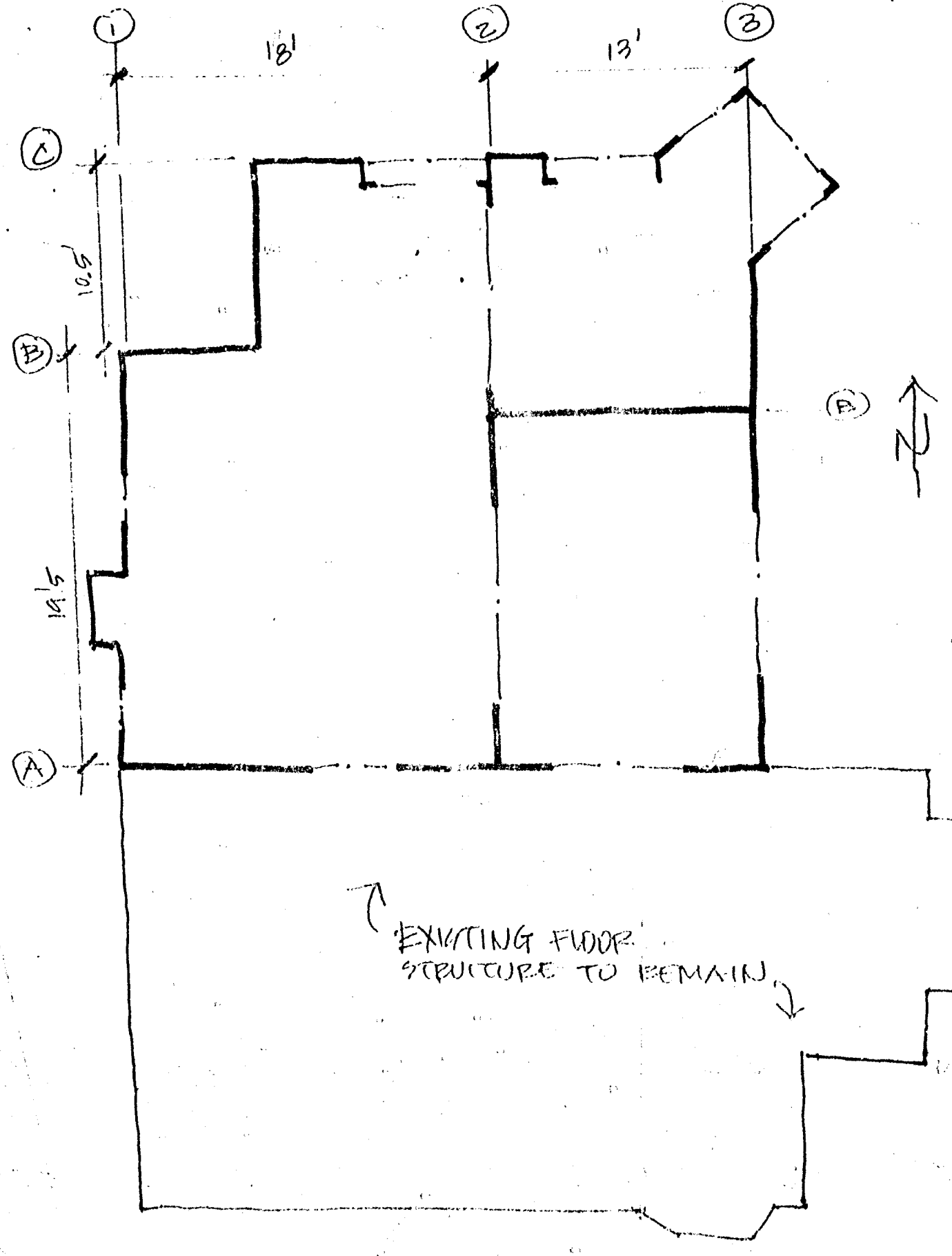
USE 24" WIDE CONTINUOUS FOOTING W/ 2 #5 @ TOP & BOT.

QUMBYBH — 9PERALTA AVE. LOS GATOS — NOW 1989 10/16



UPPER LEVEL

QLM 89BH. 9 PERALTA AVE. LOS GATOS - NOV 1989



LOWER LEVEL

LATERAL ANALYSIS –

NORTH & SOUTH DIRECTION

UPPER LEVEL

WIND.

$p = C_e C_q q_s 2$.

$p = 0.8(1.3)\,13.1) = 13.5\#/ft$

$W = 13.5\left(\frac{8}{2}+8\right) = 162\#/-$

SEISMIC.

$W = 18(30+1) = 540$

$12\#/ft\left(\frac{8}{2}\right)2 = 96$

$10\#/ft\left(\frac{8}{2}\right)2 = 80$

$.186(716) = 133\#/-$

WIND GOVERNS –

HORIZONTAL DIAPHRAGM –

$162\left(\frac{20}{2}\right)\left(\frac{1}{30}\right) = 52\#/-$

ANY EXISTING WOOD SHEATHING W/ (0.E) –

$V_1 = 162\left(\frac{20}{2}\right)\frac{1}{20} = 81\#/-$

USE ½" PLYWOOD W/ NAILING @ 6" O.C. (100#/-)

$V_2 = 162\left(\frac{21}{2}\right) = 2511\#$

$v_2 = \frac{2511}{24} = 105\#/-$

ANY EXISTING HORIZONTAL LATH PLASTER IS 0.E (100#/- + 100#/-).

$V_3 = 162\left(\frac{14}{2}\right) = 1134\#$

$v_3 = \frac{1134}{15} = 76\#/-$

EXISTING HORIZONTAL LATH PLASTER IS (0.E) (100#/-) –

LOWER LEVEL.

$W = 13.5\left(\frac{8}{2}+\frac{9.5}{2}\right) = 118\#/-$

$W = 14(31) = 434$

$12\left(\frac{8}{2}+\frac{9.5}{2}\right)2 = 210$

$10\left(\frac{9.5}{2}\right)+80 = 128$

$.186(772) = 143\#$

$V_1 = 1620 + 143\left(\frac{20}{2}\right) = 3050-$

$v_1 = \frac{3050}{15} = 205\#/-$

USE 7/8" DF PLYWOOD W/ 8d @ 4" E.N. & 12" F.

5/8"ϕ X 10" A.B. @ 32" O.C.

$V_2 = 2511 + 143\left(\frac{21}{2}\right) = 4728\#$

$v_2 = \frac{4728}{7.5} = 630\#/-$

USE 7/8" DF PLYWOOD W/ 8d @ 4" E.N. & 12" F. EACH SIDE (768#/-).

5/8"ϕ X 10" A.B. @ 32" O.C.

$V_D = 1174 + 143\left(\frac{14}{2}\right) = 2175^{\#}$

$v_D = \frac{2175}{16} = 133^{\#/1}$

USE 3/8" DF PLYWOOD W/ 8d @ 4"E & 12"F. (788 #/1)

(5/8"ϕ X 10" A.B. @ 48" O.C.

EAST WEST DIRECTION.

UPPER LEVEL

WIND NORTH W = 162 #/1

$V_A = 162\left(\frac{20}{2}\right) = 1620^{\#}$

$+ 162\left(\frac{22}{2}\right) = 1782$

$v_A = \frac{1620}{27} + \frac{1782}{27} = 126^{\#/1}$

ANY EXISTING HORIZONTAL LATH - CEMENT PLASTER IS O.K. TO EACH SIDE (200 #/1)

$V_B = 162\left(\frac{32}{2}\right) = 2435^{\#}$

$v_B = \frac{2430}{24} = 101^{\#/1}$

ANY EXISTING HORIZONTAL LATH - CEMENT PLASTER IS O.K.

$V_C = 162\left(\frac{12}{2}\right) = 972^{\#}$

$v_C = \frac{972}{11} = 88^{\#/1}$

EXISTING HORIZONTAL LATH. CEMENT PLASTER IS O.K.

LOWER LEVEL.

10" CMU (131) = 434

10"/HF $\left(\frac{9.5}{2}\right)3$ = 143

12"/HF $\left(\frac{8}{2}\right)$ = 48

10"/HF $\left(\frac{8}{2}\right)3$ = 120

75#/HF $\left(\frac{9.5}{2}\right)$ = 356

.186 (1101 #/1) = 205 #/1

HORIZONTAL DIAPHRAGM -

$205\left(\frac{22}{2}\right)\frac{1}{30} = 68^{\#/1}$

ANY EXISTING SUBFLOOR IS O.K.

ALLOWED $\frac{205(30)^2}{8 \times 30} = 384^{\#}$

DBL TOP PLATE - 4" CAP NAIL W/16 d @ 6" O.C. (1136 #)

$V_A = 205\left(\frac{30}{2}\right) + 1620^{\#} = 3670^{\#}$

$143\left(\frac{22}{2}\right) + 1782 = 3350^{\#}$

$v_A = \frac{3670 + 3350}{16} = 420^{\#/1}$

USE 1/2" DEGLUCI PWD W/ 8d @ 4" E & 12" F.

5/8" ϕ X 10" A.B. @ 16" O.C.

$V_B = 2435^{\#} + 205\left(\frac{32}{2}\right) =$
$= 5510^{\#}$

$v_B = \frac{5510}{14.5} = 380^{\#}/'$

USE 3/8" DF PWD W/ 8d @ 4" E
& 12" F. ($378^{\#}/'$) –

$V_A = 972 + 205\left(\frac{17}{2}\right) =$
$= 2202^{\#}$

$v_c = \frac{2202}{7} = 315^{\#}/'$

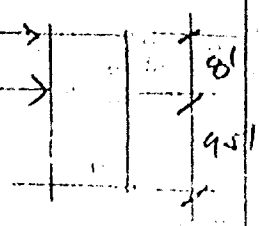
USE 3/8" DF PWD W/ 8d @ 4" E
& 12" F. ($378^{\#}/'$) –

3/8" ϕ X 10" A.B @ 16" O.C

CHECK OVERTURNING.

LINE (1).

$V_1 = 1620^{\#}$
$V_1 = 1492.5^{\#}$



$M_{O.T.} = 1620(17.5) + 1492.5(9.5)$
$= 41935^{\#}/'$

$M_R = \frac{2}{3}\left[18(6) + 12^{\#}/_{1F}(17') + 14^{\#}/_{1F}(8')\right]\frac{X^2}{2}$

$= 141X^2$

$X_1 = 10'$ $Y_2 = 5'$ –
X-WALL = 15'

$P.O._1 = \frac{41935\left(\frac{10}{15}\right) - 141(10)^2}{9.5} =$

$P.O._1 = 1488^{\#}$

USE SIMPSON HPAHD22
($471^{\#}$) –

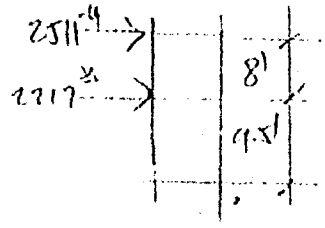
$P.O._2 = \frac{41935\left(\frac{5}{15}\right) - 141(5)^2}{9.5} = 2332.6^{\#}$ –

USE SIMPSON HPAHD22
($422.5^{\#}$)

LINE (2) -

$V_2 = 2511^{\#}$

$V_2 = 2217^{\#}$



$M_{0.1} = 6500 \#-FT$

$M_P = \frac{2}{3}\left[18^{\#}/_{FT}(6') + 10^{\#}/_{FT}(17') + 14^{\#}/_{FT}(8')\right]\frac{X^2}{2}$

$= 130 X^2$

$X_1 = 4.5'$ $X_2 = 3'$

$X_{TOTAL} = 7.5'$

$P.O._1 = \frac{6500\#\left(\frac{4.5}{7.5}\right) - 130(4.5^2)}{3.5}$

$= 1039^{\#}$

$P.O._2 = \frac{6500\#(3/7.5) - 130(3)^2}{2}$

$P.O._2 = 1246^{\#}$

USE SIMPSON HD20A W/ 4X4 POST. (1338 #)

LINE (3)

$V_3 = 1134^{\#}$

$V_3 = 1001^{\#}$

$M_{0.1} = 1134(17.5) + 1001(9.5)$

$= 29355 \#-FT$

$M_P = \frac{2}{3}\left[18(5') + 12(17') + 14(8')\right]\frac{X^2}{2}$

$= 141 X^2$

$X_1 = 12'$ $X_2 = 4'$

$X_{TOTAL} = 16'$

$P.O._1 = \frac{29355\left(\frac{12}{16}\right) - 141(12)^2}{11.5}$

$= 1991^{\#}$

$P.O._2 = \frac{29355(4/16) - 141(4)^2}{3.5}$

$= 1777^{\#}$

USE SIMPSON HPA HD22 (4275 #)

LINE (C)

$V_C = 972^{\#}$

$V_C = 1230^{\#}$

$M_{O.T} = 972(17.5) + 1230(9.5)$

$= 28695^{\#}$ —

$M_R = \frac{2}{3}\left[18^{\#}/_{FT}(6') + 12^{\#}/_{FT}(17') + 14^{\#}/_{FT}(4')\right]\frac{x^2}{2}$

$= 123x^2$

$X_1 = 0' \quad X_2 = 2' \Rightarrow X_{TOTAL} = 7'$

$P.O._1 = \frac{28695(^{\#}/_{7}) - 123(5)^2}{4.5}$

$P.O._1 = 3871^{\#}$ —

$P.O._2 = \frac{28695(^{2}/_{7}) - 123(2)^2}{1.5}$

$= 5138^{\#}$

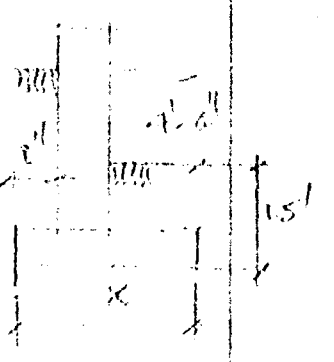
USE SIMPSON MST7 ($7570^{\#}$)

SHEAR DRAG @ LINE (1) —

$V = 1620 + 1430 = 3050^{\#}$

USE SIMPSON MST160 SCRAP BRACE TO BLOCKING & BOLT. ($3525^{\#}$) —

RETAINING WALL -



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B20435

9 PERALTA AVE.

RETAING WALL

1-31-91

BUILDING PERMIT APPLICATION COVER SHEET

PROJECT ADDRESS: 4 Peralta Ave. SUITE# _____ DATE: 12/28/90

OWNER: Billheimer TENANT _____

☒ RESIDENTIAL ☐ NON-RESIDENTIAL

DESCRIPTION: Retaining wall on my side of prop line w/pool

☒ 2 Copies of Plans ☐ Structural Calcs ☐ Soils Report ☐ Energy Calcs

Required	Hold	Approved		
✓		OK	Planning 354-6872	
✓		JH	Engineering 354-6864	
			Central Fire 378-4015	
			Sanitation District 378-2407	☐ Received
			Environmental Health Services 299-6060	☐ Received
			Parks, Forestry & Maintenance Svcs. 299-6982	☐ Received
			School District Clearance	☐ Received
			Hazardous Materials Declaration	☐ Received
			Water Pollution Control Clearance 945-5300	☐ Received

Increase in impervious surface ☒ No ☐ Yes ___ ___ sq. ft.

Structure is on sewer ☐ or septic ☐ ? N/A

Structure is on natural gas ☐ or propane ☐ ? N/A

School District: Los Gatos ☐ Campbell ☐ Cambrian ☐ Union ☐ Saratoga ☐

Owner\Builder declaration required? ☒ Yes ☐ No

Workman's Comp Required? ☐ Yes (Exp. Date: _____) ☒ No

Grading greater than 50 cubic yards? ☐ Yes ☒ No

Second story room addition? ☐ Yes ☒ No

If yes, do you have Planning Commission approval? (Date approved: _____)

Non-conforming setback reconstruction ☒ Yes ☐ No

Accessory structure greater than 450 sq.ft. ☒ Yes 600 sq.ft. NOW, WILL REMAIN < 600 sq.ft. ☐ No

BUILDING DEPARTMENT

PLAN APPROVED _____ HOLD FOR ~~Engineering~~ _____

CORRECTION SENT _____ BY _____ RESUBMITTAL _____

CORRECTION SENT _____ BY _____ RESUBMITTAL _____

CORRECTION SENT _____ BY _____ RESUBMITTAL _____

PLAN APPROVED, OK TO ISSUE _____

BLDG\Forms\Suppl



TOWN of LOS GATOS

BUILDING DEPARTMENT
(408) 354-6876

PLAN APPROVAL NOTICE

January 9, 1991

Duane Billheimer
9 Peralta Avenue
Los Gatos, CA 95030

JOB ADDRESS: 9 PERALTA AVENUE

Application Number: B20435

Application Date: December 28, 1990

Expiration Date: June 28, 1991

Building plans have been approved, and the building permit may be issued upon payment of fees in the amount of $61.60 and completion of the following:

1. Clearance from Engineering Department: 354-6864.

NOTE: 1. This application shall expire if a building permit is not issued within 180 days of the application date. Contact Building Department for extension procedures.
2. Obtain additional electrical, plumbing and mechanical permits before commencing any sub-trade work.
3. Additional storm drainage and microfiche fees may be assessed at time of permit issuance.

Sincerely,

Allen Lang
Plan Check Engineer

AL:wm

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

ATTENTION OWNER-BUILDERS!

IF YOU PLAN TO IMPROVE YOUR PROPERTY AND EMPLOY PERSONS OTHER THAN YOUR IMMEDIATE FAMILY, THE FOLLOWING INFORMATION WILL BE OF BENEFIT TO YOU. STATE AND FEDERAL LAWS REQUIRE THAT YOU:

1. REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.
2. WITHHOLD AND REMIT INCOME TAX FOR EACH EMPLOYEE.
3. PAY SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
4. WITHHOLD AND REMIT SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
5. PAY WORKER'S COMPENSATION INSURANCE COSTS ON EACH EMPLOYEE.
6. WITHHOLD AND REMIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE.
7. PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

YOU MAY CONSTRUCT IMPROVEMENTS FOR SALE ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY SUBCONTRACT PORTIONS OF THE CONSTRUCTION TO ANY PERSON OR FIRM, BUT THEY MUST BE LICENSED BY THE STATE OF CALIFORNIA.

INFORMATION ABOUT INSURANCE, LIEN LAWS, AND OTHER CONSTRUCTION MATTERS MAY BE OBTAINED FROM THE CONTRACTORS STATE LICENSE BOARD AND VARIOUS BUSINESS AND TRADE ASSOCIATIONS.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your Building Permit.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: X (yes) or _____ (no).

2. I have signed an application for a Building permit for the proposed work: X (yes) or _____ (no).

I AGREE TO CHECK THAT EACH SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN WORK. (YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT 354-6835).

Duane L. Billheimer
(SIGNATURE)

12-28-90
(DATE)

Property Owner: DUANE BILLHEIMER

Address: 9 PERALTA AVE LOS GATOS,
(Of job site)

BLDI:FORMS\OWNER.ES

Bldg File

23 March 1991

RECEIVED
1991
TOWN OF LOS GATOS
PLANNING DEPARTMENT

Neighbors of Duane and Denise Billheimer
Area of 9 Peralta Avenue
Los Gatos, California 95030

Town Of Los Gatos
Planning Department
Earthquake Reconstruction Section
Los Gatos, California 95030

To Whom It May Concern:

This is to acknowledge that we, as adjacent or nearby neighbors, are aware of the plans for Mr. Billheimer's garage, and approve of the plans as they relate to the aesthetics of our area. We understand the height is the maximum allowable, which is the average between the highest peak and the eaves, and that this average is no more than the building code limit of fifteen feet for this type of structure.

Yours truly,
Neighbors of the Billheimers

Name	Address
Stuart Goldberg	18 Peralta, Los Gatos
Jim Browning	309 Pennsylvania Ave, Los Gatos
Lois Chapman	323 Pennsylvania Los Gatos
Pat Baker	324 Pennsylvania Los Gatos
Donna Quinn	11410 Peralta

← 7004 EARTHQUAKE RESTORATION PROGRAM

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

Ms Foreman: Jim

B 17481 1

TO BE FILLED IN BY APPLICANT

BUILDING ADDRESS	9 PERALTA AVE	DATE	10-30-89
LOT NO.	1, SUBD of BLOCK 3	TRACT	McCULLAGH
SIZE OF LOT	X 10,9:00 D'		
USE OF EXISTING BUILDING	SINGLE F. R.	NO OF BUILDINGS NOW ON LOT	1
OWNER	D. A. BILLHEIMER	PH	378 4669
ADDRESS	9 PERALTA AVE	LOS GATOS, CA.	
ARCHITECT OR ENGINEER	CARY SCHLOH	PH	(408) 354-4551
ADDRESS	213 BEAN AVE	CITY	L.G.
CONTRACTOR	MIKE GRABILL	PH	358 7566
ADDRESS	16765 CORCEL CT.	CITY	LOS GATOS
STATE LICENSE	317403	TOWN LICENSE	

DESCRIPTION OF WORK

NEW ADD ALTER REPAIR DEMOLISH

AREAS				
1st FL	2nd FL	GAR	BSMT	OTHER
TOTAL FLOOR AREA		NO OF STORIES		NO OF LIVING UNITS

USE OF STRUCTURE	DESCRIPTION OF WORK
S.F. RES	DEMO 1ST FLOOR STONE WALLS FOUND, FLOOR, ALL CRUMBLE PARTS.

ESTIMATE VALUATION

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

☐ NOT APPLICABLE

CONTRACTORS DECLARATION

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

SIGNATURE X Michael J. Grabill

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE. A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE X Michael J. Grabill

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.

X Michael J. Grabill

BUILDING PERMIT APPROVAL

		DATE
PLAN DEPT.	L. E. Bowman	10/31/89
ENGINEERING DEPT		/ /
FIRE DEPT.		/ /
BUILDING DEPT.	Scott R. Baker	10/31/89
SEWER-CONNECT.	Deborah Sorensen (for)	10/31/89

FR. SB		TYPE CONST	
REAR SB		OCC GROUP	
LEFT SB		USE ZONE	
RIGHT SB		FIRE SPR	

VALUATION $

FEES & TAXES

BUILDING PERMIT	$
SIESMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL	$ EQ

INSPECTION RECORD

Work Commence before 1st Inspection
(Min Accel Running Time)

5

VALIDATION NO FEE - EARTHQUAKE RESTORATION 10/31/89 Cynthia Armijo

APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION FORMS MATERIALS		
FRAME FIRE STOPS BRACING, BOLTS	4/2/90	
FURNACE LOCATION GAS VENT, DUCTS		
INSULATION		
LATH EXT		
INSULATION CERT		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL	11-2-90	

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

7004

TOWN OF LOS GATOS

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

APPLICATION FOR BUILDING PERMIT

B 17733 1

APPLICANT

BUILDING ADDRESS: 9 Peralta	DATE: 27 Nov 89
LOT NO / TRACT	SIZE OF LOT: 11600 SF
USE OF EXISTING BUILDING: res.	NO OF BUILDINGS NOW ON LOT: two.
OWNER: Duane Billheimer	PH: 395-2209
ADDRESS: 9 Peralta	CITY: L.G.
ARCHITECT OR ENGINEER: Gary Schloh.	PH: 354-1551
ADDRESS: 213 Bean Av.	CITY: L.G.
CONTRACTOR: Mike Tebbell	PH: 358-7806
ADDRESS: 16768 Corell Ct	CITY: L.G.
STATE LICENSE: # 397403	TOWN LICENSE: 0252.

DESCRIPTION OF WORK

NEW | ADD | ALTER | REPAIR X | DEMOLISH

AREAS: 1st FL | 2nd FL | GAR | BSMT | OTHER

TOTAL FLOOR AREA | NO OF STORIES | NO OF LIVING UNITS

USE OF STRUCTURE	DESCRIPTION OF WORK
residence	– earthquake repair
LOWER FLOOR, EAST SIDE	

ESTIMATE VALUATION

CONSTRUCTION LENDING AGENCY

NAME

ADDRESS

☐ NOT APPLICABLE

CONTRACTORS DECLARATION

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SIGNATURE X Michael J Tebbell

COMPLETE A OR B

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SIGNATURE X Michael J Tebbell

BUILDING PERMIT APPROVAL

		DATE
PLAN DEPT.	Ken Fenn	12/11/89
ENGINEERING DEPT		/ /
FIRE DEPT.		/ /
BUILDING DEPT.	Allyn Lee	12/11/89
SEWER CONNECT		

FR SB	TYPE CONST.
REAR SB	OCC GROUP
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR

VALUATION $

FEES & TAXES

BUILDING PERMIT	$
SIESMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL	$ EQ.

INSPECTION RECORD

See ATTACHED plans
PARTIAL North Footings – 12-15-89 RRW.
[illegible]
5/2/90 Partial Occupancy FP (JW)
5/2/90 Partial Occupancy Denied (JW)

VALIDATION NO FEE –
Earthquake damage Repair Allen 12-1-89

APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION, FORMS MATERIALS	12-15-89	RRW
FRAME FIRE STOPS, BRACING, BOLTS	4/2/90	(JW)
FURNACE LOCATION GAS VENT, DUCTS	4/2/90	(JW)
INSULATION		
LATH EXT		
INSULATION CERT		
LANDSCAPING PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL	4-2-90	(JW)

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

TOWN OF LOS GATOS

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

E 17655 1

ITEM		EA.	$ FEES
FOR ISSUANCE OF PERMIT	X	X	[redacted] 00
FIXTURES, SOCKETS OR OTHER LAMP HOLDING DEVICES		[redacted] A	
OUTLETS, RECEPTACLES, SWITCHES AT WHICH CURRENT IS CONTROLLED		A	
RANGE / OVEN / COOK-TOP / DRYER (EA)		0	
WATER HEATER		0	
ELECTRICAL SIGN		0	
FOR HEATING & MISC. APPLIANCES & EQUIPMENT, GENERATOR, WELDER, TRANSFORMER, MOTORS PER H.P., K.W., K.V.A. RATING			
NOT OVER 2		0	
OVER 1 BUT NOT OVER 10		0	
OVER 10 BUT NOT OVER 50		0	
OVER 50		0	
SERVICE EQUIPMENT			
NOT OVER 200 AMP		0	
OVER 200 AMP		0	
TEMPORARY POLE		0	
MERCURY VAPOR LAMP			
SWIM POOL (INCLUDING EQUIPMENT AND GROUND)		0	
REWIRE RESIDENCE			
			EQ

BUILDING ADDRESS: #9 PERALTA
USE OF BUILDING: SFR
OWNER: DUANE BILLHEIMER
MAIL ADDRESS: #9 PERALTA
CITY: LOS GATOS PH: 395-2209
CONTRACTOR: MIKE GRABILL
ADDRESS: 16768 COREL CT
CITY: LOS GATOS PH: 358-7806
STATE LICENSE: C 397403 TOWN LICENSE: 8911446

GROUP: R | USE ZONE: | PROCESSED BY: CA 3/27/90

INSPECTION RECORD

EARTHQUAKE
RE-BUILD

CONTRACTORS DECLARATION

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

SIGNATURE X [signature]

COMPLETE A OR B

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SIGNATURE X [signature]

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 ELECTRICAL WIRING, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

X [signature]

VALIDATION 9694A111 03/27/90 11:29 TOTAL 0.00

APPROVALS

	DATE	INSPECTOR'S S-G
CONDUIT		
ROUGH WIRING	4/2/90	SW
SERVICE EQUIP	4/30/90	[illegible]
FIXTURES	4-2-90	[illegible]
GROUNDING	4/30/90	[illegible]
UTILITY CO. NOTIFIED	4/30/90	[illegible]
FINAL	11-2-90	[illegible]

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT · PHONE 354-6874

M 10062

ITEM	NO.	AMT.	$ FEE
FOR ISSUANCE OF PERMIT	X	X	10 00
EA FURNACE TO 100,000 BTU		10 00	
EA FURNACE OVER 100,000 BTU		20 00	
REPAIR OR ALTERATION EA HEATING UNIT		10 00	
VENT OR FLUE NOT INCLUDED IN PERMIT		5 00	
BOILER OR COMPRESSOR TO 3 HP ABSORPTION UNIT TO 100,000 BTU		10 00	
BOILER OR COMPRESSOR 3 HP TO 15 HP ABSORPTION UNIT 100,000 TO 500,000 BTU		20 50	
DUCT OUTLET OR REGISTER EA		50	
BOILER OR COMPRESSOR OVER 15 HP ABSORPTION UNIT OVER 500,000 BTU		50 00	
AIR HANDLING SYSTEM TO 10,000 CFM		10 00	
AIR HANDLING SYSTEM OVER 10,000 CFM		20 00	
EVAPORATIVE COOLER		10 00	
VENT FAN SINGLE DUCT		5 00	
HOOD MECHANICAL EXHAUST DOMESTIC		10 00	
HOOD MECHANICAL EXHAUST COMMERCIAL		20 00	
VENTILATION SYSTEM NOT PART OF A AIR CONDITIONING SYSTEM		5 00	
APPLIANCE NOT LISTED		10 00	
SOLAR SYSTEM		20 00	
INSTALL MECHANICAL			
INSTALL PLUMBING			
GAS SYSTEM		10 00	
TOTAL FEES			$ 10 00

BUILDING ADDRESS # 9 PERALTA

USE OF BUILDING RESIDENCE

OWNER DUANE, PALLHELMER

MAIL ADDRESS #9 PERALTA

CITY LG PH 3952209

CONTRACTOR MIKE GRABILL

ADDRESS 16768 COREL CT.

CITY LOS GATOS PH 358 7806

STATE LICENSE 397403 TOWN LICENSE 891416

GROUP	USE ZONE	PROCESSED BY
R		CA 3/27/90

INSPECTION RECORD

CONTRACTORS DECLARATION

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

SIGNATURE X M Grabill

COMPLETE A OR B

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SIGNATURE X

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SIGNATURE X M Grabill

VALIDATION

9695A111 03/27/90 TOTAL 0.00
11:29

APPROVALS

	DATE	INSPECTOR'S SIG
UNDERFLOOR WORK		
DUCT WORK		
GAS VENTS		
COMBUSTION AIR		
COMPARTMENT AREA		
CIRCULATION AIR		
FIRE DAMPERS		
ACCESS		
FINAL	11-2-90	

DISTRIBUTION: 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

M 9841

ITEM	NO.	AMT.	$ FEE
FOR ISSUANCE OF PERMIT			10 00
EA FURNACE TO 100,000 BTU	1	10.00	10 —
EA FURNACE OVER 100,000 BTU		20 00	
REPAIR OR ALTERATION EA HEATING UNIT		10 00	
VENT OR FLUE NOT INCLUDED IN PERMIT		5 00	
BOILER OR COMPRESSOR TO 3 HP ABSORPTION UNIT TO 100,000 BTU		10 00	
BOILER OR COMPRESSOR 3 HP TO 15 HP ABSORPTION UNIT 100,000 TO 500,000 BTU		20 50	
DUCT OUTLET OR REGISTER (EA)		50	
BOILER OR COMPRESSOR OVER 15 HP ABSORPTION UNIT OVER 500,000 BTU		50 00	
AIR HANDLING SYSTEM UP TO 10,000 CFM		10 00	
AIR HANDLING SYSTEM OVER 10,000 CFM		20 00	
EVAPORATIVE COOLER		10 00	
VENT FANS FLUE TYPE		5 00	
HOOD MECHANICAL EXHAUST - DOMESTIC		10 00	
HOOD MECHANICAL EXHAUST - COMMERCIAL		20 00	
VENT AIR SYSTEM NOT PART OF AIR CONDITIONING SYSTEM		5 00	
APPLIANCE NOT LISTED		10 00	
SOLAR SYSTEM		20 00	
GAS SYSTEM		10 00	
TOTAL FEES			$ 20 —

BUILDING ADDRESS 9 Rondo

USE OF BUILDING SFD

OWNER Dunne Billheimer

MAIL ADDRESS

CITY PH 395-2209

CONTRACTOR

ADDRESS

CITY PH

STATE LICENSE TOWN LICENSE

GROUP USE ZONE PROCESSED BY 2-11-80

INSPECTION RECORD

CONTRACTORS DECLARATION

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

SIGNATURE X

COMPLETE A OR B

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SIGNATURE X

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SIGNATURE X D A Billheimer

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 MECHANICAL CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X D A Billheimer

VALIDATION

1386111 07/11/89 10 NL 20.00
12:59

APPROVALS	DATE	INSPECTOR'S SIG
UNDERFLOOR WORK	9/3/90	
DUCT WORK	9/5/90	
GAS VENTS		
COMBUSTION AIR		
COMPARTMENT AREA		
CIRCULATION AIR		
FIRE DAMPERS		
ACCESS		
FINAL	11-2-90	

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

Team 9 RED2 DUP

Block ____ Parcel No. ____

ATC-20 Detailed Evaluation Safety Assessment Form

BUILDING DESCRIPTION:
Name: 395-3951
Address: 1 Peralta

No. of Stories: 2
Basement: Yes ☒ No ☐ Unknown ☐
Approximate Age: 1001 Years
Approximate Area: 2,700 Square feet

Structural System: Stone
Wood Frame ☒ Unreinforced Masonry ☒
Reinforced Masonry ☐ Tilt-up ☐
Concrete Frame ☐ Concrete Shear Wall ☐
Steel Frame ☐ Other Combined

Primary Occupancy:
Dwelling ☒ Other Residential ☐ Commercial ☐
Office ☐ Industrial ☐ Public Assembly ☐
School ☐ Government ☐ Emer. Serv. ☐
Historic ☒ Other ____

OVERALL RATING: *(Check One)*
INSPECTED (Green) ☐
LIMITED ENTRY (Yellow) ☐
UNSAFE (Red) ☒

INSPECTOR:
Inspector ID Ron Hamal
Affiliation OCS/Seismic

INSPECTION DATE:
Mo/day/year 10/21/89
Time 1:15 am (pm)

Exterior inspection only.

Instructions: Complete building evaluation and checklist on next page and then summarize results below.

Posting:	*Existing*	*Recommended*
None	☐	
Inspected *(Green)*	☐	☐
Limited Entry *(Yellow)*	☐	☐
Unsafe *(Red)*	☒	☐

Posted at this Assessment:
☐ Yes ☒ No
Existing posting by: S. Becker [illegible]

Recommendations:
☐ No further action required
☐ Engineering Evaluation required (circle one) Structural Geotechnical Other ____
☒ Barricades needed in the following areas: Surrounding property at curb to avoid failed structure collapse envelope.
☐ Other *(falling hazard removal, shoring/bracing required, etc.):* ____

Comments *(Why posted Unsafe, etc.):* ____

Gas off / Electricity shut off

Sheet ____ *of* ____

Instructions: Examine [redacted] building to determine if any hazardous conditions exist. A "yes" answer in categories 1, 2, or 4 is grounds for posting building UNSAFE. If condition is suspected to be unsafe and more review is needed, check appropriate Unknown box(es) and post LIMITED ENTRY. A "yes" answer in category 3 requires posting and/or barricading to indicate AREA UNSAFE. Explain "Yes", "Unknown" findings and extent of damage under "Comments."

Condition	Hazardous Condition Exists: Yes	No	Unknown	Comments
1. *Structure Hazardous Overall*				
Collapse/partial collapse	☒	☐	☐	Danger of full collapse
Building or story leaning	☐	☐	☐	Load bearing rock walls
Other _____	☐	☐	☐	(uneven floors) have
_____	☐	☐	☐	major displacements &
				bldg out.
2. *Hazardous Structural Elements*				
Foundations	☒	☐	☐	Mortar and stone foundation,
Roof/floors (vertical loads)	☐	☐	☐	with no apparent lateral ties
Columns/pilasters/corbels	☐	☐	☐	in front of house
Diaphragms/horizontal bracing	☐	☐	☐	
Walls/vertical bracing	☐	☐	☒	Wood framing at back
Moment frames	☐	☐	☐	of structure does
Precast connections	☐	☐	☐	not appear to have
Other _____	☐	☐	☐	much damage but
_____	☐	☐	☐	some portion of house
				would appear to jeopardize
3. *Nonstructural Hazards*				rest of structure
Parapets/ornamentation	☒	☐	☐	Chimney down
Cladding/glazing	☐	☐	☐	
Ceilings/light fixtures	☐	☐	☐	
Interior walls/partitions	☐	☐	☐	
Elevators	☐	☐	☐	
Stairs/exits	☐	☐	☐	
Electric/gas	☐	☐	☐	
Other Construction	☐	☒	☐	Lack of structural
_____	☐	☐	☐	ties of front
				gable
4. *Geotechnical Hazards*				
Slope failure/debris	☐	☒	☐	
Ground movement, fissures	☐	☐	☐	
Other _____	☐	☐	☐	
_____	☐	☐	☐	

SKETCH:

Sheet ____ of ____

TOWN of LOS GATOS

PLANNING DEPARTMENT
(408) 354-6872

November 9, 1989

D. A. Billheimer
9 Peralta Avenue
Los Gatos, CA 95030

RE: 9 PERALTA AVENUE

Dear Mr. Billheimer:

The Town has approved your request for the demolition of the first floor including store walls and the foundation of the residence at the above referenced address under the provisions of the Los Gatos Earthquake Restoration Program. Replacement of the structure with the floor area, setbacks and exterior identical to the previous structure will require no Town fees and will not require a public hearing process. According to our records and the information you have provided, the following data has been documented for the subject site:

Setbacks: Front 10' 6" Side 7' 6"
Total Area of Building: 3,144 sq. ft. No. of Stories: 2
Exterior Materials: Stone Veneer, Horizontal Wood Siding

If you believe that there are any discrepancies with the above data, please contact this department prior to the demolition. Once the structure has been demolished, the above data cannot be modified.

You are also advised that you must comply with the applicable requirements of the Bay Area Air Pollution Control District concerning the demolition of buildings. A copy of their requirements and application procedures are enclosed.

Attached is a copy of the preliminary Town guidelines for reconstruction of Earthquake Damage Buildings.

If you have any questions, please contact Sandy Baily of this department.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:SLB:cher

Enclosure

cc: Scott Baker, Director of Building Services
PL01\LETTERS\BILHEIME

CIVIC CENTER • 110 EAST MAIN STREET • P.O. BOX 949 • LOS GATOS, CALIFORNIA 95031

Occupancy Clearance

☑ BUILDING DEPARTMENT
☑ PLANNING DEPARTMENT
☑ ENGINEERING DEPARTMENT
☐ CENTRAL FIRE PROTECTION DISTRICT
☑ PARKS & FORESTRY

11-6-90
Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON
MON 11-12 '90
Day Date

Job Address 7 PIRRUA NW Plan No. [redacted] 1722

Description (2) STORY W/ BSMT & GAR. ADDITIONS

Final inspection has been made of the above building and Certificate of Occupancy is to be issued _____, _____ 19___, unless advised otherwise within 48 hours.

☒ Certificate of Occupancy may be issued. ☐ Hold issuance of Certificate of Occupancy.

By Sue Gyorey Date 11/14/90

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

ATTACHED WILL MAILED PLS. N.S.I.

ENGINEERING DEPARTMENT

BUILDING OCCUPANCY COMMENTARY

#9 Peralta

	OK	HOLD	COMMENTS
Inspection By: K. C. F.	X		
	OK	HOLD	COMMENTS
Development/ Construction By: 11/8/90	✓		
	OK	HOLD	COMMENTS
TOWN ENGINEER 12/9/90	√		

(ENG02/BLD.COMMEN)

Occupancy Clearance

☐ BUILDING DEPARTMENT
☐ PLANNING DEPARTMENT
☐ ENGINEERING DEPARTMENT
☐ CENTRAL FIRE PROTECTION DISTRICT
☐ PARKS & FORESTRY

4-6-70
Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON

MON 11-12-70
Day Date

Job Address 1 [redacted] Rd Plan No. [redacted] 1972

Description [redacted]

Final inspection has been made of the above building and Certificate of Occupancy is to be issued _____, _____ 19___, unless advised otherwise within 48 hours.

☑ Certificate of Occupancy may be issued. ☐ Hold issuance of Certificate of Occupancy.

By _____ Date _____

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

Occupancy Clearance

☑ BUILDING DEPARTMENT
☑ PLANNING DEPARTMENT
☑ ENGINEERING DEPARTMENT
☐ CENTRAL FIRE PROTECTION DISTRICT
☑ PARKS & FORESTRY

4-6-90
Date

RETURN TO BUILDING DEPARTMENT
PRIOR TO 11:00 A.M. ON
MON 11-12-90
Day Date

Job Address 9 PERALTA AVE Plan No. [redacted] 172333

Description (2) STORY VICTORIAN E.Q. REPAIR

Final inspection has been made of the above building and Certificate of Occupancy is to be issued _____, _____ 19___, unless advised otherwise within 48 hours.

☐ Certificate of Occupancy may be issued. ☐ Hold issuance of Certificate of Occupancy.

By _____ Date _____

Note: If not approved, suggest keep a copy for future clearance. Issuance of Certificate of Occupancy shall be withheld until clearance is received.

INSPECTION John Munoz BLD. DEP'T.

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

ATTENTION OWNER-BUILDERS!

IF YOU PLAN TO IMPROVE YOUR PROPERTY AND EMPLOY PERSONS OTHER THAN YOUR IMMEDIATE FAMILY, THE FOLLOWING INFORMATION WILL BE OF BENEFIT TO YOU. STATE AND FEDERAL LAWS REQUIRE THAT YOU:

1. REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.
2. WITHHOLD AND REMIT INCOME TAX FOR EACH EMPLOYEE.
3. PAY SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
4. WITHHOLD AND REMIT SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
5. PAY WORKER'S COMPENSATION INSURANCE COSTS ON EACH EMPLOYEE.
6. WITHHOLD AND REMIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE.
7. PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

YOU MAY CONSTRUCT IMPROVEMENTS FOR SALE ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY SUBCONTRACT PORTIONS OF THE CONSTRUCTION TO ANY PERSON OR FIRM, BUT THEY MUST BE LICENSED BY THE STATE OF CALIFORNIA.

INFORMATION ABOUT INSURANCE, LIEN LAWS, AND OTHER CONSTRUCTION MATTERS MAY BE OBTAINED FROM THE CONTRACTORS STATE LICENSE BOARD AND VARIOUS BUSINESS AND TRADE ASSOCIATIONS.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your Building Permit.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: X (yes) or _____ (no).

2. I have signed an application for a Building permit for the proposed work: X (yes) or _____ (no).

I AGREE TO CHECK THAT EACH SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN WORK. (YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT 354-6835).

_____ 2/14/91
(SIGNATURE) (DATE)

Property Owner: D. A. BILLHEIMER

Address: 9 PERALTA AVE LOS GATOS, CA 95030
(Of job site)

BL01:FORMS\OWNERVER

CERTIFICATE CONCERNING WORKER'S COMPENSATION

I, RONALD W EDINGER, certify that I am the applicant for permit, 9 PERALTA AVE (job address), that I understand that all construction employees are required to be covered by worker's compensation insurance.

I further 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.

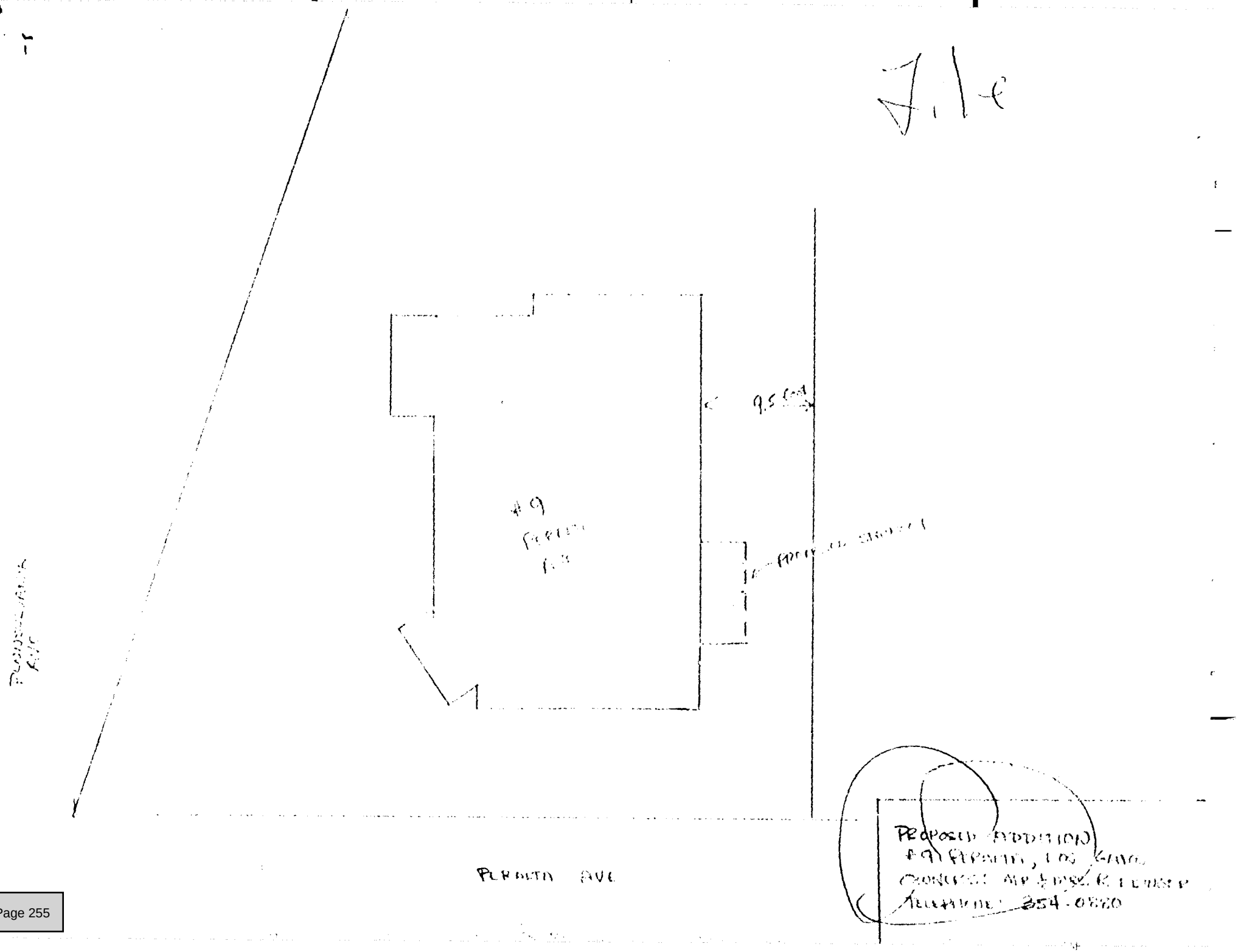
I HEREBY CERTIFY THAT THERE WILL BE NO PERSONS WHO ARE EMPLOYEES WITHIN THE MEANING OF THE WORKERS' COMPENSATION LAWS OF CALIFORNIA WORKING IN ANY CAPACITY REGARDLESS OF WHO EMPLOYS THEM OR THE JOB FOR WHICH THE PERMIT IS ISSUED.

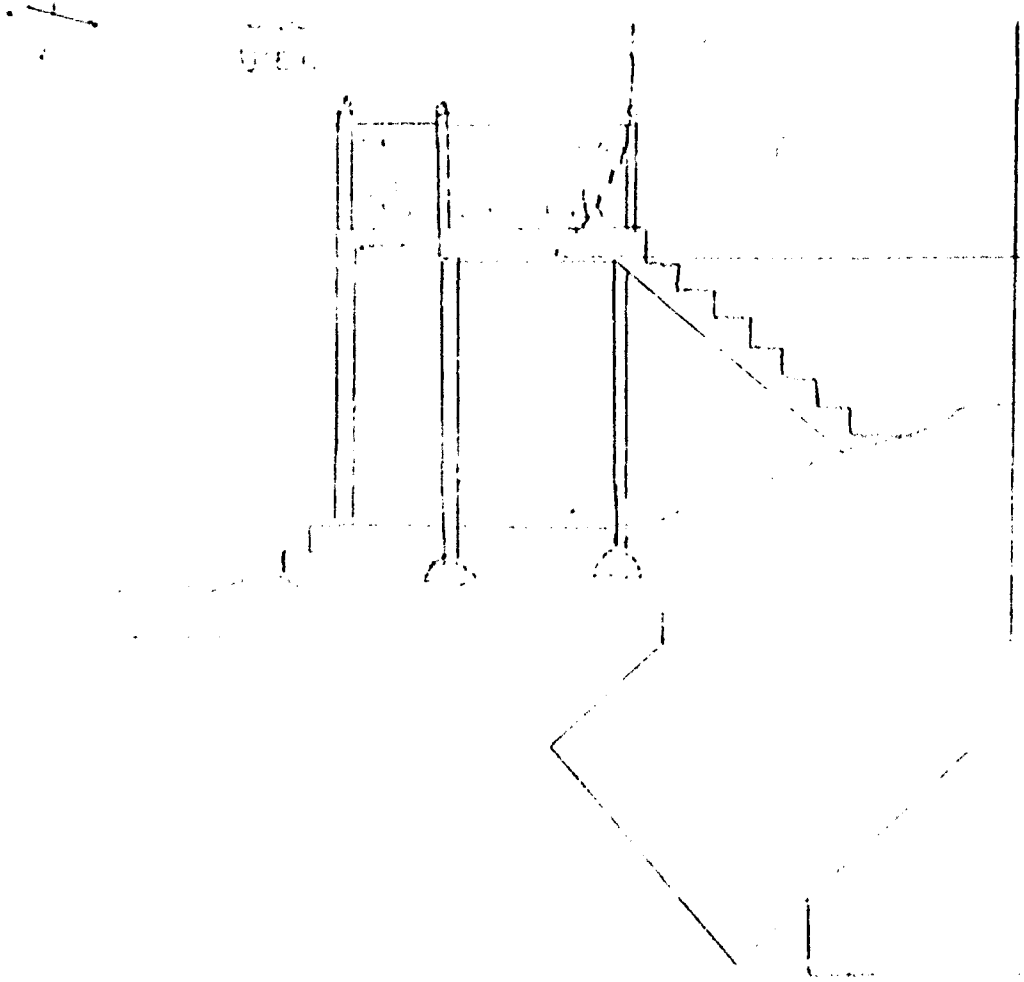
I FURTHER CERTIFY THAT I HAVE AND WILL RETAIN THROUGHOUT THE COURSE OF THE WORK CONTROL OVER WHO IS PRESENT AND WHO WORKS AT THE JOB SITE.

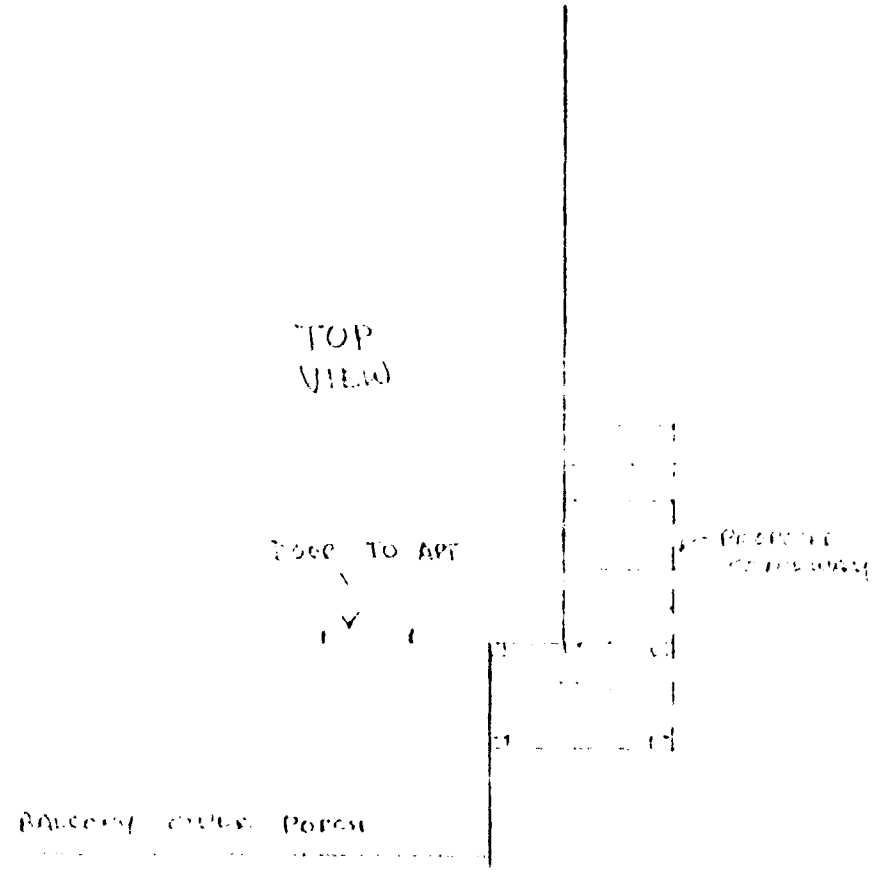
I declare under penalty of perjury that the foregoing is true and correct.

DATED Aug 29, 1977 LOS [illegible] CALIFORNIA

Ronald W Edinger


7.1-c
9.5 (m)
#9
PERMIT
PERMIT AVE
PROPOSED ADDITION
#9 PERMIT, LOS GATOS
TELEPHONE: 354-0660

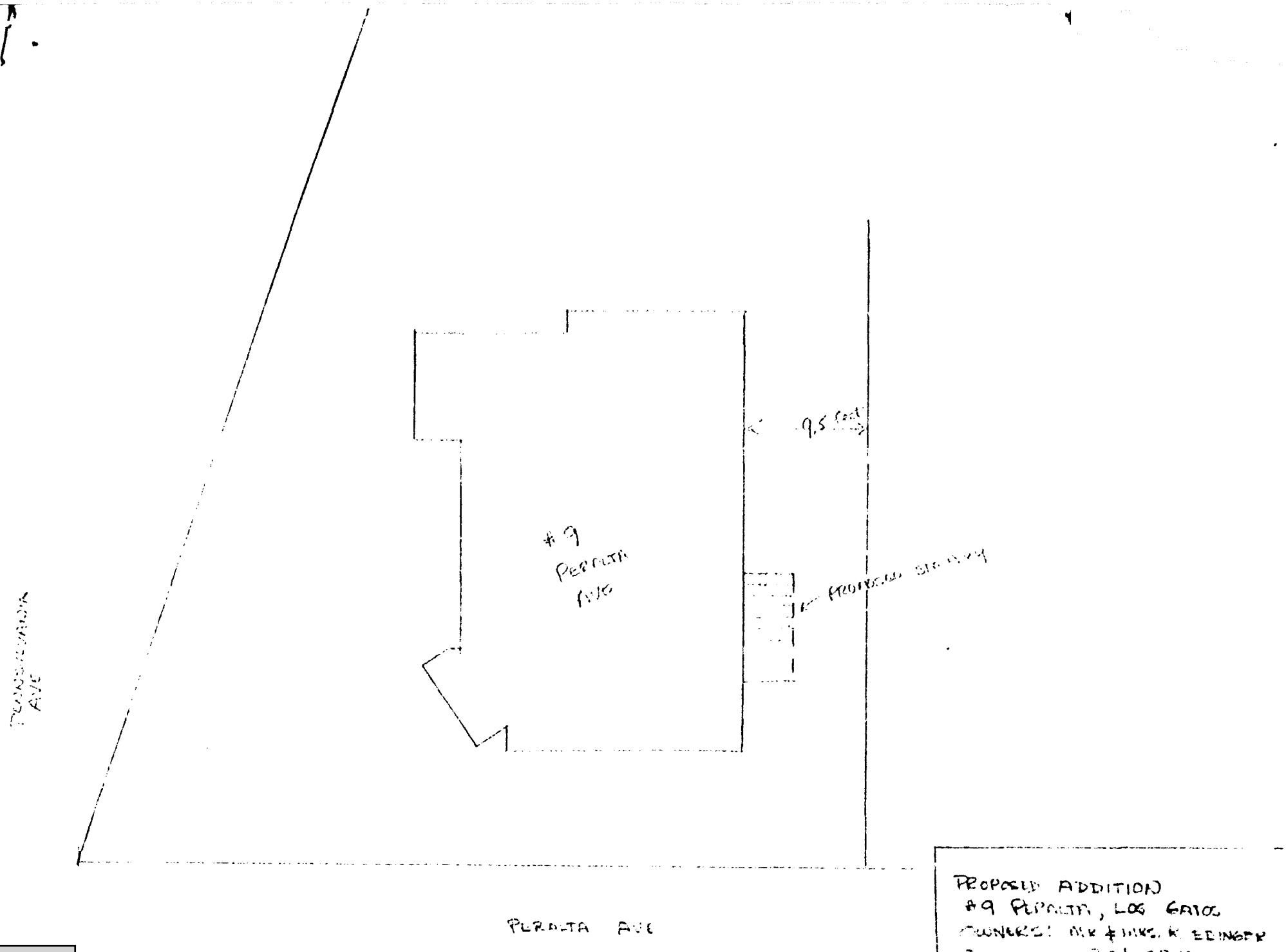




SCALE: 1/4" = 1 FOOT

PERALTA AVENUE

PROPOSED ADDITION
#9 PERALTA AVE
OWNERS: MR & MRS R EDINGER
TELE: 339-0880



PROPOSED ADDITION
#9 PERALTA, LOS GATOS
OWNERS: MR & MRS. K EDINGER
TEL: 354-0[illegible]

OWNER-BUILDER VERIFICATION

An "owner-builder" building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement ___>___ or _____.
   (yes) (no)

2. I (have/have not) _____ signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

   Name _____

   Address _____ City _____

   Phone _____ Contractor's License # _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

   Name _____

   Address _____ City _____

   Phone _____ Contractor's License # _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work
[illegible]	[illegible]	[illegible]	[illegible]

_____ _____
(Signature) (Date)

Property Owner [illegible]

Social Security Number [illegible]

9 Peralta

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT · PHONE 354-6876

APPLICATION FOR ELECTRIC PERMIT

E 5055

FOR APPLICANT TO FILL IN

ITEM	EA	FEES
		3 00
		3.00

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

B 12422

BUILDING ADDRESS	9 PECALTA
DATE	1-11-85
LOT NO	TRACT
SIZE OF LOT	
USE OF EXISTING BUILDINGS	NO. OF BUILDINGS NOW ON LOT
OWNER	BILLHIMER, DUANE
PH	395-2207
ADDRESS	
ARCHITECT OR ENGINEER	PH
ADDRESS	
CONTRACTOR	OWNER
PH	
ADDRESS	
STATE LICENSE	TOWN LICENSE

DESCRIPTION OF WORK

NEW (ADD) ALTER REPAIR DEMOLISH

AREAS

1ST FL 2ND FL GAR BSMT OTHER 600

USE OF STRUCTURE: Residence

DESCRIPTION OF WORK: Remove wall

CONSTRUCTION LENDING AGENCY

NAME N/A

ADDRESS

X NOT APPLICABLE

CONTRACTORS DECLARATION

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

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.

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.

X

BUILDING PERMIT APPROVAL

	DATE
PLAN DEPT	1/14/85
PUBLIC WORKS	1/14/85
FIRE DEPT	1/14/85
BUILDING DEPT	1/14/85
SEWER CONNECT	

FR SB	TYPE CONST V-N
REAR SB	OCC GROUP
LEFT SB	USE ZONE
RIGHT SB	FIRE SPR

VALUATION $ 2,000

FEES & TAXES

BUILDING PERMIT	$ 32.50
SEISMIC TAX	.50
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL	$ 33

INSPECTION RECORD

Job ok to grout JDM

VALIDATION JAN 17 85 2162 ** 0033.00

APPROVALS

	DATE	INSPECTOR'S
FOUNDATION LOCATION FORMS, WATER PIPE	3-5-85	JDM
FRAME, FIRE STOPS, BRACING, BOLTS		
FURNACE LOCATION, GAS VENT, DUCTS		
INSULATION		
LATH, ETC		
INSULATION CERT		
LANDSCAPING, PARKING, IRRIGATION		
IMPROVEMENTS COMPLETED		
FINAL	4-9-85	DM

WHITE: 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

P 15453

NO.	ITEM @ $4.00 EA.	NO.	ITEM @ $4.00 EA.
	WATER CLOSET		LAUNDRY TUB
	BATH TUB		CLOTHES WASHER
	SHOWER		DISPOSER
	LAVATORY		FLOOR DRAIN
	SINK		FLOOR SINK
	DISHWASHER		DRINKING FTN

ADDRESS 9 PERALTA AVE
USE OF BUILDING HOME
OWNER DUANE BILHEIMER
MAIL ADDRESS 9 PERALTA AVE
CITY PH
CONTRACTOR S.C.O.
ADDRESS
CITY PH
STATE LICENSE TOWN LICENSE

NO.	MISCELLANEOUS ITEMS		FEE
	ABOVE TOTAL X $4.00 =		
	HOUSE SEWER	10.00	
	WATER HEATER	5.00	
1	WATER SYSTEM	5.00	$ 5 00
	WATER SOFTENER	5.00	
	LAWN SPRINKLER	6.00	
	PRIVATE SEWAGE DISPOSAL	30.00	
	RAINWATER SYSTEM (DRAIN)	2.00	
	GAS SYSTEM	10.00	
	ADDITIONAL OUTLETS (OVER 5) .50 EA		
	PERMIT		10 00
	TOTAL FEE		$ 15 00

GROUP 10-3 | USE ZONE | PROCESSED BY

INSPECTION RECORD

2-21-88 Temp

6-22-88

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

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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 PLUMBING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X

VALIDATION

0169A111 06/16/89 TOTAL 15.00
12:06

APPROVALS	DATE	INSPECTOR'S SIG
UNDER FLOOR WORK		
ROUGH PLUMBING		
GAS PIPING		
GAS VENTS		
HOT WATER HEATER		
HOUSE SEWER		
PLUMBING FIXTURES		
GAS TEST		
UTILITY CO. NOTIFIED		
FINAL	6-22-88	

DISTRIBUTION: 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

E 16835

ITEM		EA.	$	FEES
FOR ISSUANCE OF PERMIT	X	X	10	00
FIXTURES, SOCKETS OR OTHER LAMP HOLDING DEVICES	5	30 EA	1	50
OUTLETS, RECEPTACLES, SWITCHES AT WHICH CURRENT IS CONTROLLED	7	30 EA	2	70
RANGE, OVEN/COOK TOP/GRILL EA		2 00		
WATER HEATER		2 00		
ELECTRICAL SIGN		10 00		
FOR HEATING & MISC APPLIANCES & EQUIPMENT GENERATOR, WELDER, TRANSFORMER, MOTORS PER H.P. K.W. K.V.A. RATING				
NOT OVER 2		2 00		
OVER 2 BUT NOT OVER 5		5 00		
OVER 10 BUT NOT OVER 50		10 00		
OVER 50		20 00		
SERVICE EQUIPMENT				
NOT OVER 200 AMP	200 -	1	12	
OVER 200 AMP				
TEMPORARY POLE		10 00		
ARC/DC VARIABLE LAMP		2 00		
SWIMMING POOL INCLUDING EQUIPMENT AND GROUNDING				
Misc Sub-panel				
			25	20

BUILDING ADDRESS: 9 - PERALTA AVE
USE OF BUILDING: Residential -
OWNER: DU ANE - BILLHIMER
MAIL ADDRESS: SAME -
CITY: Los Gatos - PH
CONTRACTOR: BellROSE ELECTRIC
ADDRESS: P.O. Box 1375
CITY: LOS Gatos PH 354-1854
STATE LICENSE: H28850 TOWN LICENSE: 2285

INSPECTION RECORD

VALIDATION 9135A111 05/04/88 13:33 TOTAL 25.20

CONTRACTORS DECLARATION

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

SIGNATURE X [signature]

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

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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

NO - Employees

SIGNATURE X [signature]

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 ELECTRICAL WIRING, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X [signature]

APPROVALS

	DATE	INSPECTOR'S SIG.
CONDUIT		
ROUGH WIRING		
SERVICE EQUIP		
FIXTURES		
GROUNDING		
UTILITY CO. NOTIFIED		
FINAL	5-9-88	

DISTRIBUTION: 1. INSPECTION RECORD 2. PERMIT RECORD 3. PERMITTEE 4. TOWN CLERK

E 18457

ITEMS		EA.	$ FEES	
FOR ISSUANCE OF PERMIT			10	00
FIXTURES SOCKETS OR OTHER LAMP HOLDING DEVICES		30 EA		
OUTLETS RECEPTACLES SWITCHES AT WHICH CURRENT IS CONTROLLED		30 EA		
RANGE OVEN COOKTOP UNIT EA		2 00		
WATER HEATER		2 00		
ELECTRIC SIGN		10 00		
FOR HEATING VENTILATING APPLIANCES & EQUIPMENT GENERATORS WELDERS TRANSFORMER MOTORS ETC H.P. K.W. K.V.A. RATING				
[illegible]	1	[illegible]	2	00
[illegible]		[illegible]		
[illegible]		[illegible]		
[illegible]		[illegible]		
FOR EQUIPMENT				
[illegible]		12 00		
[illegible]		25 00		
TEMPORARY SERVICE		10 00		
MERCURY VAPOR LAMP		2 00		
SWIMMING POOL HEATING EQUIPMENT AND CONTROLS		[illegible]		
SUBPANEL	1	5 00	5	00
			17	00

BUILDING ADDRESS 9 - PERALTA -

USE OF BUILDING Res - SINGE-FAMILY

OWNER ~~Bell~~ -DUALE- BILHEIMER

MAIL ADDRESS 9 - PERALTA -

CITY Los GATOS PH

CONTRACTOR BELLROSE ELECT.

ADDRESS P.O. BOX 1575

CITY Los Gatos PH 354-1854

STATE LIC. # 428850 TOWN LIC. # 1933

GROUP | USE ZONE | PREPARED BY CA

INSPECTION RECORD

CONTRACTORS DECLARATION

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

SIGNATURE X Michael Bellrose

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 Michael Bellrose

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 ELECTRICAL WIRING, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

X Michael Bellrose

VALIDATION

APPROVALS

	DATE	INSPECTOR'S SIG
CONDUIT		
ROUGH WIRING		
SERVICE EQUIP		
FIXTURES		
GROUNDING		
UTILITY CO. NOTIFIED		
FINAL	9-19-89	

1. INSPECTION 2. INSPECTION RECORD 3. INTERIM RECORD 4. PERMITTEE 5. TOWN CLERK

REQUEST FOR ELECTRICAL POWER BEFORE FINAL INSPECTION

I, MICHAEL GRASILLA, owner, occupant, or
(print name)
general contractor of building located at 11 9 PERALTA
request temporary electrical power, for above building, to be used for testing equipment and illuminating the interior to facilitate the completion of the building. I assume all responsibility for using said power in a safe manner and I will assume responsibility for disconnecting power and keeping switches locked in an open position when not in use by qualified personnel.

I also assure the Building Department that the building will not be occupied until the building is accepted as complete by the Building Department of the Town of Los Gatos and Use and Occupancy has been approved by the Town of Los Gatos.

Michael Grasilla
(Signature)

4-10-90
(Date)

Approved by	DATE

TOWN OF LOS GATOS
110 E. Main Street
Los Gatos, CA 95030

CORRECTION NOTICE

B.P. No. B 20731

Work Location: 9 PERALTA AVE

Type of Inspection: R.O. FRAME Date: 4/9/93

This work has been inspected and the following items do not meet the Town and/or State laws governing the construction of same.

(1) NEED ~~THE~~ APPROVED PLANS ON JOB SITE-

(2) NEED TO COMPLETE R.O. ELEC. WIRE FOR INSP.

You are hereby notified that no more work shall be done (unless specifically authorized) upon this structure until the above items are corrected. When corrections are completed, call Building Inspection for a reinspection. Phone: 354-6877 or 354-6876.

Inspector

OF LOS GATOS

(415)377-6000

INSPECTION REQUESTS PHONE 354-6877

B 20731 1

REQ FINAL INSP ☐	PW DEPT	PERMIT APPROVALS — DATE
REQ FINAL INSP ☐	PLAN DEPT	3/12/92
REQ FINAL INSP ☐	ENGINEERING DEPT	3/11/92
REQ FINAL INSP ☐	FIRE DEPT OK	3/19/91
OMA	BUILDING DEPT	11/26/91

ADDRESS 9 PERALTA AVE (STREET, AVE, BLVD, ETC) (SUITE OR APT NO)

USE OF EXISTING BUILDING: GARAGE/WORKSHOP — DATE: 3/13/91

OWNER: DUANE A. BILLHEIMER — PH: 395-9401

ADDRESS: 9 PERALTA AVE — SUITE OR APT NO

CITY: LOS GATOS, CA — ZIP: 95030

ARCHITECT ( ) ENGINEER ( ) DESIGNER ( ) — PH

ADDRESS — SUITE OR APT NO

CITY — ZIP

CONTRACTOR: D. A. BILLHEIMER — PH

ADDRESS: 9 PERALTA AVE. — SUITE OR APT NO

CITY: LOS GATOS, CA — ZIP: 95030

STATE LICENSE — TOWN LICENSE

TYPE OF WORK	RES.	COMM.
NEW BUILDING	X	( )
ROOM ADDITION	( )	( )
2nd STORY ROOM ADDITION	( )	( )
ALTER/REPAIR/REMODEL	( )	( )
POOL ( ) GARAGE ( )	( )	( )
DEMOLITION	( )	( )
OTHER (Concrete Reinforced Comp)		

ADDING SQUARE FOOTAGE	
BASEMENT	SQ FT
1st FLOOR	SQ FT
2nd FLOOR	SQ FT
GARAGE 687	SQ FT
	SQ FT
TOTAL	SQ FT

NO OF STORIES: 1 — SIZE OF LOT — NO OF LIVING UNITS

APN — EXISTING SQUARE FOOTAGE

DESCRIPTION OF WORK: BUILD NEW GARAGE TO REPLACE GARAGE WEAKENED/DESTROYED BY OCT 89 EARTHQUAKE.

DETACHED GARAGE — ESTIMATE VALUATION: 13170

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 CONTRACTORS LICENSE LAW

SIGNATURE X

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A — I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED AND ON FILE WITH THE TOWN I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB.

SIGNATURE X

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B — I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA.

SIGNATURE X Duane A Billheimer

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 Duane A Billheimer

FEES AND TAXES

PERMIT ISSUANCE	10-4230	$ 30.00 ~~10.00~~
BUILDING PERMIT	10-4230	170.00
TITLE - 24	10-4231	
SEISMIC TAX	56-4810	1.40
PLAN CHECK	10-4510	110.50
MICRO BUILDING	10-4592	27.50
CONSTRUCTION TAX	33-4110	
UTILITY TAX	34-4110	
PARK TAX	35-4110	
Plan Check	10-4510	31.00
MICRO PLANNING	10-4591	
MICRO ENG	10-4593	
STORM DRAIN ENG		
TOTAL $		360.40

FRONT SB — REAR SB — LEFT SB — RIGHT SB — USE ZONE — SEWER NO — TYPE GROUP M — TYPE CONST V-N — FIRE SPRINKLER ( ) — P.C.A. ( ) — P.C.E. ( ) — P.C.H.C. ( ) — P.C. NEW RES BLDG ( ) — P.C. NEW COMM BLDG ( ) — P.C. RES ADD ( ) — C.O.O. TYPICALLY ( )

INSPECTION RECORD

7-1-92 GRADE FOOTING 7-21-92 LTL
7-21-92 RETAIN FOUND. DRAIN ~~MEMBRANE~~ OK.
7-27-92 RETAIN WALL LOOKING TO ALLEY OK

VALIDATION

APPROVALS

	DATE	INSPECTOR'S S/O
FOUNDATION LOCATION, FORM MATERIALS	6-30-92	LTL
UNDER FLOOR GIRDERS, JOISTS, H/T INTERIOR SHEAR		
EXTERIOR SHEAR WALL & ROOF NAIL	8-6-92	(illegible)
ROUGH FRAME		
EXTERIOR LATH		
INSULATION		
SHEETROCK		
BUILDING CODE FINAL		
BUILDING PERMIT FINAL	expired	

TOWN OF LOS GATOS

OWNER-BUILDER VERIFICATION

B2073

ATTENTION OWNER-BUILDERS!

IF YOU PLAN TO IMPROVE YOUR PROPERTY AND EMPLOY PERSONS OTHER THAN YOUR IMMEDIATE FAMILY, THE FOLLOWING INFORMATION WILL BE OF BENEFIT TO YOU. STATE AND FEDERAL LAWS REQUIRE THAT YOU:

1. REGISTER WITH THE STATE AND FEDERAL GOVERNMENTS AS AN EMPLOYER.
2. WITHHOLD AND REMIT INCOME TAX FOR EACH EMPLOYEE.
3. PAY SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
4. WITHHOLD AND REMIT SOCIAL SECURITY COSTS ON EACH EMPLOYEE.
5. PAY WORKER'S COMPENSATION INSURANCE COSTS ON EACH EMPLOYEE.
6. WITHHOLD AND REMIT DISABILITY INSURANCE COSTS FOR EACH EMPLOYEE.
7. PAY UNEMPLOYMENT INSURANCE COSTS ON EACH EMPLOYEE.

YOU MAY CONSTRUCT IMPROVEMENTS FOR SALE ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY CONSTRUCT IMPROVEMENTS FOR RENTAL-OCCUPANCY ONLY UNDER SPECIFIC, LIMITED CONDITIONS.

YOU MAY SUBCONTRACT PORTIONS OF THE CONSTRUCTION TO ANY PERSON OR FIRM, BUT THEY MUST BE LICENSED BY THE STATE OF CALIFORNIA.

INFORMATION ABOUT INSURANCE, LIEN LAWS, AND OTHER CONSTRUCTION MATTERS MAY BE OBTAINED FROM THE CONTRACTORS STATE LICENSE BOARD AND VARIOUS BUSINESS AND TRADE ASSOCIATIONS.

Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your Building Permit.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement: ✓ (yes) or _____ (no).

2. I have signed an application for a Building permit for the proposed work: ✓ (yes) or _____ (no).

I AGREE TO CHECK THAT EACH SUBCONTRACTOR HAS A VALID TOWN OF LOS GATOS BUSINESS LICENSE BEFORE THEY BEGIN WORK. (YOU MAY VERIFY BUSINESS LICENSE STATUS WITH THE FINANCE DEPARTMENT AT 354-6835).

Denise A Billheimer (SIGNATURE) 3-18-92 (DATE)

Property Owner: Denise A Billheimer

Address: 9 Peralta Ave Los Gatos
(Of job site)

BL01:FORMS\OWNERVER

[redacted]WN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030

BUILDING INSPECTION DEPARTMENT • PHONE 354-6875 INSPECTION REQUESTS PHONE 354-6877

B 20435 **1**

BUILDING ADDRESS: 9 PERALTA AVE — STREET AVE, BLVD, ETC — SUITE OR APT NO

USE OF EXISTING BUILDING: GARAGE / WORKSHOP

DATE: 12/28/90

OWNER: BILLHEIMER, DUANE — PH: 354-2161

ADDRESS: 9 PERALTA AVE

CITY: LOS GATOS, CA — ZIP: 95030

ARCHITECT — ENGINEER — DESIGNER — PH

ADDRESS — SUITE OR APT NO

CITY — ZIP

CONTRACTOR — PH

ADDRESS — SUITE OR APT NO

CITY — ZIP

STATE LIC. NO. — TOWN LIC. NO.

TYPE OF WORK	RES.	COMM.	ADDING SQUARE FOOTAGE	
NEW CONSTRUCTION	( )	( )	BASEMENT	SQ FT
ROOM ADDITION	( )	( )	LIVING AREA	SQ FT
2ND STORY ADDITION	( )	( )	GARAGE	SQ FT
ALTER/REMODEL	( )	( )		SQ FT
NEW ( ) GARAGE	X	X	TOTAL	SQ FT
DEMOLITION	( )	( )		
OTHER				

NO. OF STORIES — SIZE OF LOT — NO. OF DWELLING UNITS

AGE — ENGINEER CONTRACT BOND AMT

DESCRIPTION OF WORK: RETAINING WALL ON MY SIDE OF PROPERTY LINE W/ PART OF WALL USED AS FOUNDATION FOR PROPOSED GARAGE.

ESTIMATE VALUATION: $2000.00

LENDING AGENCY — ADDRESS

HAZARDOUS MATERIALS DECLARATION (If this application is for commercial use and any activity will use hazardous materials) ( ) Yes ( ) NO

CONTRACTORS DECLARATION

I CERTIFY THAT I AM PROPERLY LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS LICENSE LAW

SIGNATURE X

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

A I HEREBY AFFIRM THAT I HAVE A POLICY OF WORKER'S COMPENSATION INSURANCE A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN. I FURTHER AFFIRM THAT I SHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB

SIGNATURE X

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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SIGNATURE X Duane L. Billheimer

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

SIGNATURE X Duane L. Billheimer

REQ. FINAL INSP.	DEPT	PERMIT APPROVALS	DATE
REQ. FINAL INSP.	PLAN DEPT	Kirk Grant	1/11/91
REQ. FINAL INSP.	ENGINEERING DEPT	[illegible]	/ /
REQ. FINAL INSP.	FIRE DEPT		/ /
	BUILDING DEPT	[illegible]	1/17/91

FEES AND TAXES

PERMIT ISSUANCE	10-4230	$ 15.00
BUILDING PERMIT	10-4230	45.00
TITLE 24	10-4231	
PLAN CHECK	56-4810	0.50
PLAN CHECK		30
SEWER CONNECTION	10-4592	
CONSTRUCTION TAX	33-4110	
SEWER TAX	34-4110	
PARK TAX	35-4110	
BOND CLEARANCE	10-4591	
MISCELLANEOUS	10-4593	
STORM DRAIN FEE		
TOTAL $		60.50

INSPECTION RECORD

1-29-92 RETAIN WALL & FD PRIOR TO FRAM & MEMBRANE

VALIDATION

APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION FORM MATERIALS		
UNDERFLOOR PLUMBING & UTILITIES PRIOR TO SLAB		
EXTERIOR SHEAR WALL & ROOF NAILING		
ROUGH FRAME		
EXTERIOR LATH		
INSULATION		
SHEETROCK		
BUILDING CODE FINAL		
BUILDING PERMIT FINAL		

EXPIRED

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

TOWN OF LOS GATOS

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

APPLICATION NO. B 19255

BUILDING ADDRESS	17 PERALTA AVE, LOS GATOS — DATE 12-5-90
LOT NO.	TRACT — SIZE OF LOT
USE OF EXISTING BUILDING	GARAGE & STORAGE — NO. OF BUILDINGS NOW ON LOT 1
OWNER	B. [illegible] — PH [illegible]
ADDRESS	17 PERALTA AVE — CITY LOS GATOS
ARCHITECT OR ENGINEER	— REG #
ADDRESS	— STATE
CONTRACTOR	[illegible] — PH [illegible]
ADDRESS	— CITY
STATE LICENSE	TOWN LICENSE

DESCRIPTION OF WORK

NEW | ADD | ALTER | REPAIR | DEMOLISH

AREAS: 1st FL | 2nd FL | GAR | BSMT | OTHER

TOTAL FLOOR AREA | NO. OF STORIES | NO. OF LIVING UNITS

USE OF STRUCTURE — **DESCRIPTION OF WORK**

ADDED FLOOR TO GARAGE, INCLUDE BATH AND SINK

CONSTRUCTION LOAN LENDING AGENCY — ESTIMATED VALUATION

LOAN

ADDRESS

[ ] NOT APPLICABLE

CONTRACTOR'S DECLARATION

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SIGNATURE X

COMPLETE A OR B

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SIGNATURE X [signature]

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X [signature]

BUILDING PERMIT APPROVAL — **DATE**

PLAN DEPT.	[signature]	12/13/90
ENGINEERING DEPT		1 1
FIRE DEPT.		1 1
BUILDING DEPT	[signature]	12/18/90
ZONING DEPARTMENT	DLOY	12/28/90

FRONT SB		TYPE CONST.	
REAR SB		OCC. GROUP	
LEFT SB		USE ZONE	
RIGHT SB		FIRE SEP.	

VALUATION $

FEES & TAXES

BUILDING PERMIT	$
SIESMIC TAX	
CONSTRUCTION TAX	
UTILITY TAX	
PARK TAX	
PLAN CHECK FEE	
TOTAL	$

INSPECTION RECORD

Issued per [illegible] with PM

VALIDATION 1633A111 12/18/90 [illegible] 09:31

APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION: LOCATION, FORMS, MATERIALS		
FRAME: FIRE STOPS, BRACING, BOLTS		
FURNACE: LOCATION, GAS VENT, DUCTS		
INSULATION		
LATH: EXT		
INSULATION: CERT		
LANDSCAPING, PARKING AND GRADING		
IMPROVEMENTS COMPLETED		
FINAL		

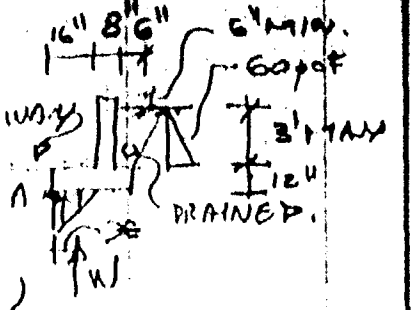
EXPIRED

DISTRIBUTION 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

8' HIGH RET. WALL ALTERATION

⚠ 6-30-92

⚠ - HEEL FROM 12" - TO 8"
STEM WALL & REINF. UNCHANGED



$P_{SLIDING} = 60 \times \frac{4^2}{2} \times (1.5 SF) = 720^{\#}/l.$

$M_{OVT} = 60 \times \frac{4^3}{6} = 640^{\#}/l.$

TRY 30" WIDE FOOTING (6" HEEL, 8" STEM, 16" TOE)

WEIGHTS:		ARM	RESTORING
SOIL $2.0 \times 8 \times (\frac{5.5}{12}) \times 60$	$360^{\#}$	x 2.33 =	$840^{\#}$
STEM $150 \times .66 \times 8.5'$	$= 533^{\#}$	x 1.67 =	$530^{\#}$
FOOTING $2.5 \times 150 \times 1'$	$= 375^{\#}$	x 1.25 =	$470^{\#}$
$W = 1,085^{\#}$			$M_{RES} = 1840^{\#}$

SF = $\frac{M_{RES}}{M_{OVT}}$ = 2.75 (OK!)

μ = $\frac{W}{P_{SLIDE}}$ = $\frac{1,085}{940}$ = 1.15

$q_{MAX}^{TOE} = \frac{2W}{3B} = \frac{2 \times 1,085}{3 \times 2.5} = 630 psf$

< 1200 psf OK!

FOOTING WIDTH 2'-6"

SLIDING FRICTION COEFFICIENT = .25
PASSIVE PRESSURE = 200 psf

DRIVEWAY SLAB WEIGHT = $\frac{4}{12} \times 150 \times 10' = 100^{\#}/l$ = W_2 = 1585 #/l

FRICTION P_F = .25 x 1585 = 396 #/l = A PASSIVE REQ = 720 - 400 = 320 #/l

L_{REQ} = $\sqrt{\frac{2,320}{200}}$ = 1.78' x 12 = 22" ... 4" SLAB 12" FOOT = 6" MIN CONCRETE REQ'D

M_{WALL} = 1,085 x (1.66' - 1.15') = 554 #-ft = 12" FOOTING ACTIVE PRESSURE = .04 ksf

A_{REQ}^{MIN} = .04 x 1.33 = .05" OF .0015 x 12 x 9 = .16 in² STEEL

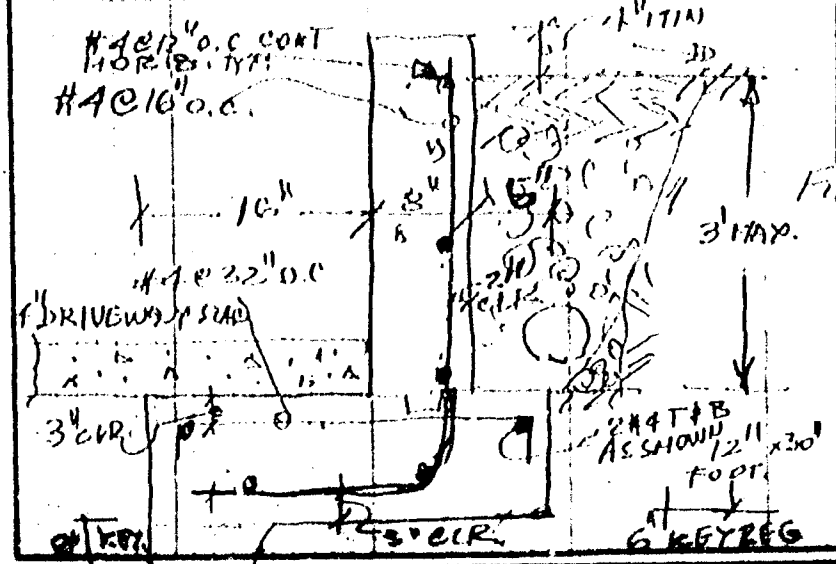
PLAN APPROVED

DMUMO 6-30-92

File Copy



6-30-92





DRIVEWAY RETAIN.

ALMADEN STRUCTURE AND ENGINEERING, INC.
3575 Stevens Creek Blvd. . Suite J San Jose, CA 95117 Ph. (408) 241-1490

JOB #	918142
DATE	6-92
DES/CHK	AE/
SHEET	1

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030
BUILDING INSPECTION DEPARTMENT • PHONE 354-6875 INSPECTION REQUESTS PHONE 354-6877

B 24205 1

BUILDING ADDRESS: 9 PERALTA AVE. | STREET, AVE, BLVD, ETC | SUITE OR APT. NO

USE OF EXISTING BUILDING: GARAGE. | DATE: 8/3/92.

OWNER: D. BILLHEIMER. | PH: 395-2209

ADDRESS: 9 PERALTA AVE. | SUITE OR APT NO

CITY: LOS GATOS CA | ZIP: 95030

ARCHITECT ( ) ENGINEER ( ) DESIGNER ( ) | PH

ADDRESS | SUITE OR APT NO

CITY | ZIP

CONTRACTOR: JOHN McCOY CONSTR. | PH: 395-7172

ADDRESS | SUITE OR APT NO

CITY: LOS GATOS CAL. | ZIP: 95030

STATE LICENSE | TOWN LICENSE

SQUARE FOOTAGE

	EXISTING	ADDITION
1st FL		
2nd FL		
BASEMENT		
SUBTOTAL		TOTAL
GARAGE		
OTHER		

NO OF STORIES | SIZE OF LOT | NO OF DWELLINGS

APN | ESTIMATE VALUATION

DESCRIPTION OF WORK: DELETE GAZEBO STRUCTURE & ADD STAIRWAY & OTHER MISC. CHANGES

CALCULATED VALUE | Reference to Pg. 2 #31

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 CONTRACTORS LICENSE LAW.

SIGNATURE X John McC

COMPLETE A OR B

WORKER'S COMPENSATION DECLARATION

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SIGNATURE X John McC

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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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 John McC

PERMIT APPROVALS

		DATE
REQ FINAL INSP. [ ]	FIRE DEPT	
REQ FINAL INSP. [ ]	PLAN DEPT Kate	8/5/92
REQ FINAL INSP. [ ]	ENGINEERING DEPT N/A	/ /
REQ FINAL INSP. [ ]	FIRE DEPT N/A	/ /
	BUILDING DEPT	8/4/92

FRONT SB | REAR SB | LEFT SB | RIGHT SB | USE ZONE | SEWER NO. | TREE GROUP | TREE CONST | FIRE SPRINKLERS [ ]

FEES AND TAXES

PERMIT ISSUANCE	10-4230	$ 20 00
BUILDING PERMIT	10-4230	250 00
TITLE - 24	10-4231	
SEISMIC TAX	56-4810	
PLAN CHECK		
MICRO BUILDING	10-4592	
CONSTRUCTION TAX	33-4110	
UTILITY TAX	34-4110	
PARK TAX	35-4110	
MICRO PLANNING	10-4591	
MICRO ENG	10-4593	
STORM DRAIN FEE		
TOTAL $		15 00

INSPECTION RECORD

VALIDATION

AUG 5 1992

15

APPROVALS

	DATE	INSPECTOR'S SIG.
FOUNDATION LOCATION		
FORMS, MATERIALS, UNDERFLOOR GARDENS, JOISTS, H/C ENTRIES INSPS.		
EXTERIOR LATH, SHEAR WALL & ROOF NAIL		
ROUGH FRAME		
INTERIOR LATH		
INSULATION		
SHEETROCK		
BUILDING CODE FINAL		
BUILDING PERMIT FINAL		

expired

DISTRIBUTION: 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

TOWN OF LOS GATOS

BUILDING INSPECTION DEPARTMENT • PHONE 354-6876
INSPECTION REQUESTS PHONE 354-6877

20546 1

UNIT FEE	NO. OF ITEMS	AMOUNT	$	FEE
OUTDOOR LIGHTS	2	.90 EA.	1	80
INDOOR LIGHTS	3	.90 EA.	2	70
SWITCHES	3	.90 EA.	2	70
RECEPTACLES, OUTLETS	17	.90 EA.	15	30
RESIDENTIAL: OVEN, COOK TOP, RANGE, WALL AIR COND., SPACE HEATER, DISPOSER, DISHWASHER, WATER HEATER, WASHING MACH., CLOTHES DRYERS, OTHER SMALL APPLIANCES, 1 KW OR LESS		3.00 EA.		
COMMERCIAL: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, ILLUMINATED SHOW CASES, DRINK FOUNTAINS, VENDING MACH., LAUNDRY MACH., OTHER SMALL APPLIANCES 1 KW OR LESS		6.00 EA.		
LARGE APPLIANCES, POWER APPARATUS, HEATING & AIR COND. EQUIP., COOKING & BAKING EQUIP., OTHER LARGE APPLIANCES & APPARATUS OVER 1 KW		8.00 EA.		
OVER 10 KW		15.00 EA.		
OVER 50 KW		30.00 EA.		
OVER 100 KW		45.00 EA.		
BUSWAY (PER 100 FEET)		6.00 EA.		
SIGNS		20.00 EA.		
SERVICE EQUIP. NOT OVER 200 AMPS		20.00 EA.		
SERVICE EQUIP. OVER 200 AMPS		40.00 EA.		
SERVICE EQUIP. OVER 600 VOLTS		75.00 EA.		
SUBPANEL	1	11.00 EA.	11	00
R.O. APPARATUS, CONDUITS & CONDUCTORS		12.00 EA.		
TEMPORARY POWER POLE		20.00 EA.		
TEMPORARY LIGHTING SYSTEM		10.00 EA.		
SWIMMING POOL SYSTEM		30.00 EA.		
NEW RESIDENTIAL CONST.	SQ. FT. X $0.03 =			
		SUBTOTAL	34	50
ELECTRICAL PLAN CHECK FEE 25% (SUBPANEL)			8	38
EXISTING POWER BOX USED, INSTALLED IN SAME PLACE IN NEW STRUCTURE AS ORIGINALLY CONNECTED. MK				
ISSUANCE OF PERMIT			20	00
TOTAL FEES $			61	88

BUILDING ADDRESS: 9 PERALTA AVE.

USE OF BUILDING: GARAGE

OWNER: BILLHEIMER, DUANE PHONE 395-2209

MAIL ADDRESS: 9 PERALTA AVE, LOS GATOS

CITY: LOS GATOS, CA. ZIP: 95030

CONTRACTOR: D. BILLHEIMER PHONE

MAIL ADDRESS: 9 PERALTA AVE

CITY: LOS GATOS, CA. ZIP: 95030

STATE LICENSE TOWN LICENSE

NOTICE:

1. SIGNS ARE REGULATED, SEE PLANNING DEPT.
2. OUTDOOR LIGHTS ARE REGULATED AGAINST SHINING ON OTHER PROPERTIES. SHOESTRING LIGHTING NOT PERMITTED.

GROUP	USE ZONE	APPROVED BY	DATE
		[illegible]	3/24/93

INSPECTION RECORD

CLEAR | Bldg ok to Elec...

TOWN OF LOS GATOS

VALIDATION

PAID MAR 24 1993

per [illegible]

CONTRACTORS DECLARATION

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

SIGNATURE X _____

COMPLETE A OR B

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CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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SIGNATURE X [signature]

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 MECHANICAL CONSTRUCTION AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE X [signature]

APPROVALS

	DATE	INSPECTOR'S INIT.
CONDUIT		
ROUGH WIRING	3/23/93	[signature]
SERVICE EQUIP.		
FIXTURES		
GROUNDING		
UTILITY CO. NOTIFIED		
FINAL		

expired

DISTRIBUTION: 1. INSPECTION RECORD 2. INTERIM RECORD 3. PERMITTEE 4. TOWN CLERK

DUANE A. BILLHEIMER
9 Peralta Avenue • Los Gatos, California 95030
Business (414) 594-3535 • Residence (408) 395-2209

23 March, 1993

Town Of Los Gatos
Building Inspections
Los Gatos, California 95030

Reference : Inspection lapse; Billheimer Garage at 9 Peralta Avenue

Dear Sir or Madam:

This is to request consideration of an extension in time between inspections for the garage project at 9 Peralta.

The next inspection should have been in February, but because of the unusual rainy season, certain phases of the construction were out of order, (roofing, siding and priming was done to protect the building, while finished framing inspection had not been accomplished due to fire wall and sheer wall requirements). Coordination of all of this with the contractor took the home owner more time than allowed considering the weather.

It is requested that the next inspections be conducted against the original permit even though the elapsed time limit of six months was exceeded during the rainy season.

Thank you for your courteous service.

Sincerely,

Duane A. Billheimer

TOWN of LOS GATOS
BUILDING DEPARTMENT
(408) 354-6878

REQUEST FOR EXTENSION

PLAN REVIEW APPLICATION

APPLICATION NUMBER: B9003126H35

APPLICATION DATE: 3/18/93, 3/19/93

EXPIRATION DATE: 9/16/93

PHONE NUMBER: 395-2209

JOB ADDRESS: 5 PERALTA AVE

OWNER NAME: D. BILLHEIMER

MAILING ADDRESS: 5 PERALTA AVE
LOS GATOS, CA 95030

DESCRIPTION OF WORK: GARAGE RECONSTRUCTION AREA 22 LINEAL FT
FOUR FOOTING INSPECTION ALREADY INSPECTED ON 3/23/93.

Please review and extend my application. The following is an explanation of the conditions (out of my control) which necessitate this request:

RAINY WEATHER DELAYS

APPLICANT SIGNATURE: Allan D. Billheimer DATE: 3/23/93

NOTE TO APPLICANT: 1. An application may be extended only once. An extension is valid for 180 days. In order to renew an application after expiration date, the applicant shall re-submit plans and pay a new plan review fee.

2. Return to:

Building Department
110 E. Main Street
Los Gatos, CA 95032

DO NOT WRITE BELOW THIS LINE

☒ APPROVAL

EXTEND TO: 9/6/93

APPROVED BY: Scott R. Baker
Director of Building Services

DATE: 3/24/93

☐ DISAPPROVAL

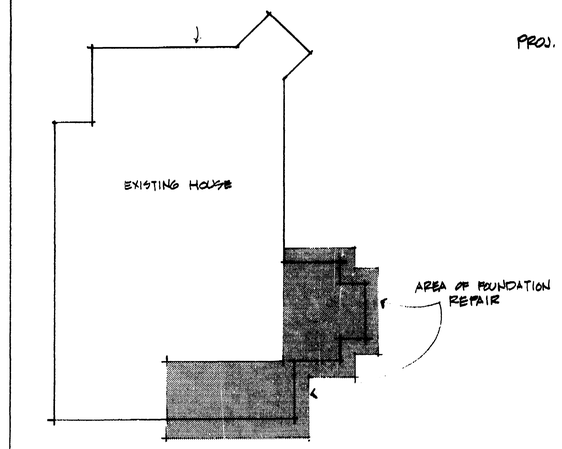
REASONS:

REMARKS:

CIVIC CENTER • 110 EAST MAIN STREET • P.O. BOX 949 • LOS GATOS, CALIFORNIA 95031

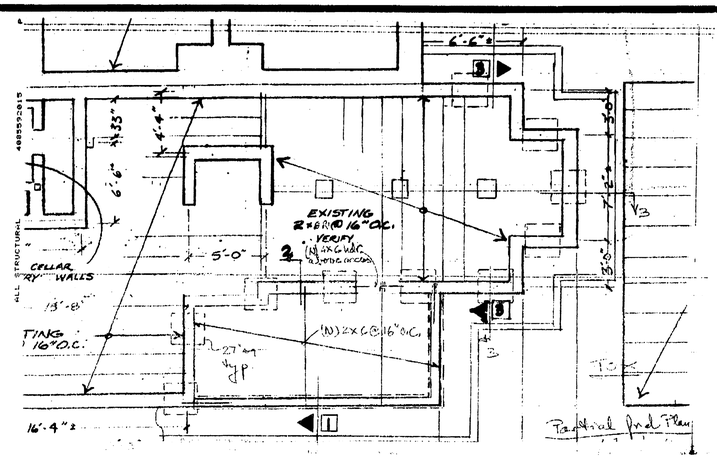
OWNER: JOHN & DONNA FOX
9 PERALTA AV.
LOS GATOS, CA
PH. 395-5126

PROJ. DATA:
ZONE 1:8000
GATE AREA 11,450 SF
EXISTING HOUSE 3280 SF

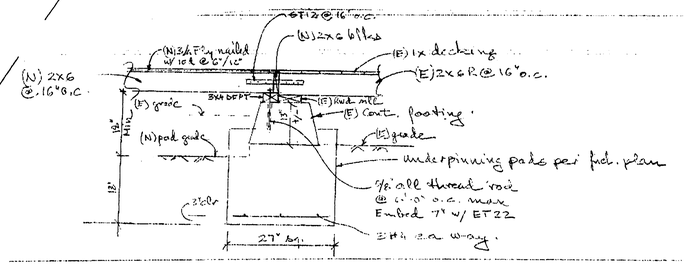


SITE PLAN 1/8"=1'0"

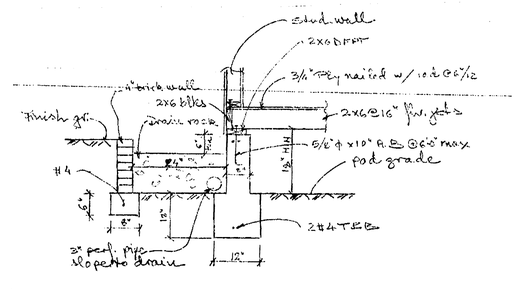
EXISTING 2 CAR GARAGE



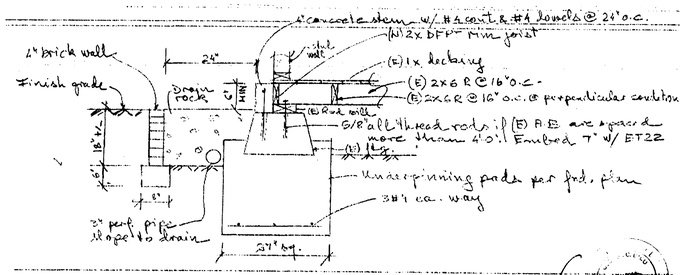
FOUNDATION PLAN 1/4"=1'0"



SECT. 2



SECT. 1



SECT. 3

Office
City of Los Gatos
APPROVED
7/26/00

PLANNING DEPARTMENT
APPROVED
THESE PLANS HAVE BEEN APPROVED AS SHOWN. ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN AS EXISTING, MAY REQUIRE A SEPARATE APPROVAL.
7/25/00

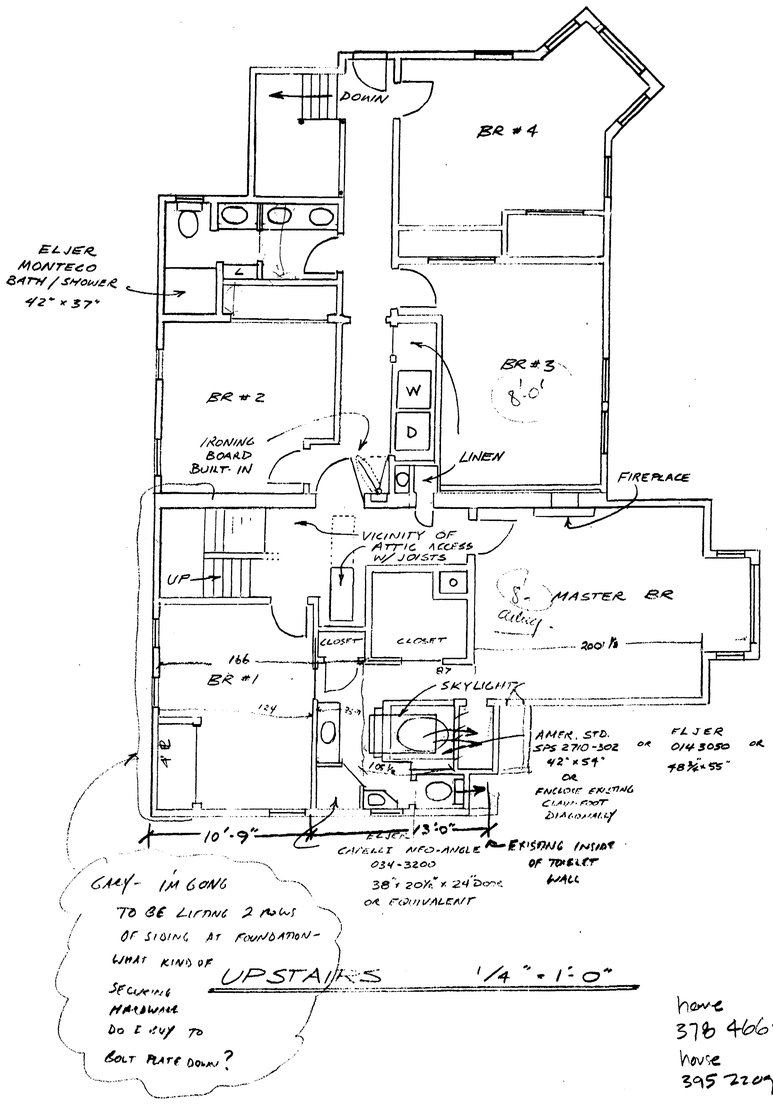
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JUL 20 2000
CITY OF LOS GATOS
COMMUNITY DEVELOPMENT
00 - 000698

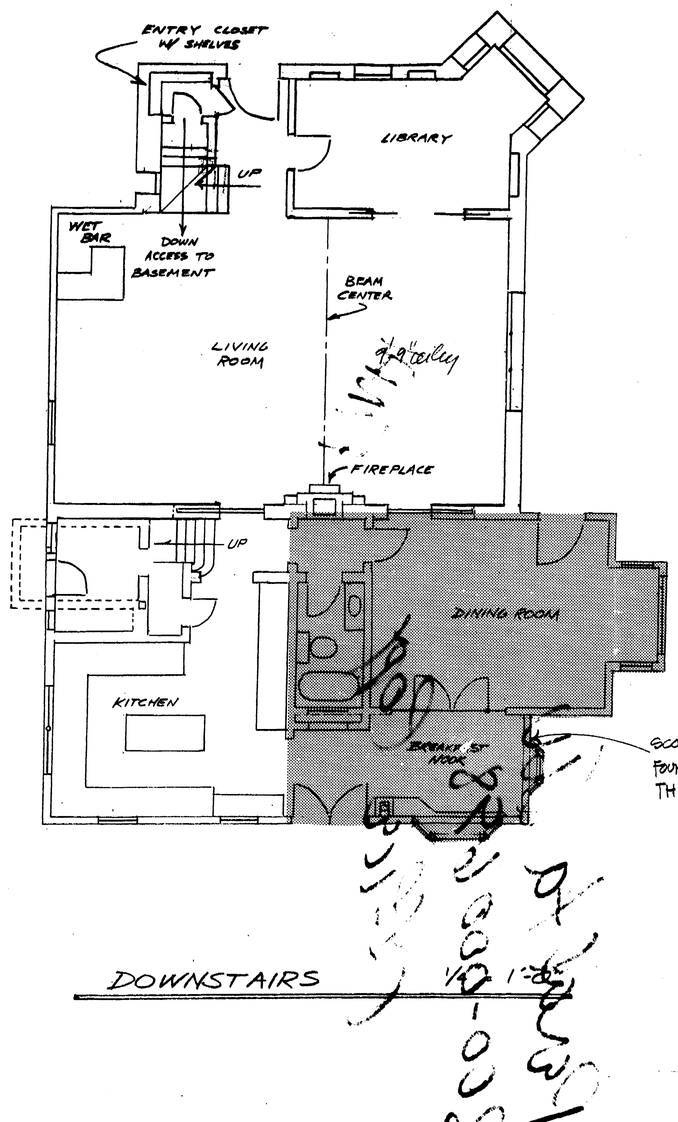
REVISIONS	BY
19 JULY 00	

FOX RESIDENCE - FOUNDATION REPAIR PROJECT.
9 PERALTA, LOS GATOS CA.

DRAWN	GD
CHECKED	
DATE	19 JULY 00
AS NOTED	
JOB NO.	
SHEET	1
OF	SHEETS

BLUEPRINT COPY - SEE CLARIFICATIONS BY JOHN MATTOS, C.A. 94062
Shapes/Drafting Plates no. 101-05 RC





have
378 4669
house
395 7209

Office Copy.

SDMan 7-24-00

REVISIONS	BY
19 JULY 00	

FOX RESIDENCE
9 PERALTA LOS GATOS, CA
FOUNDATION REPAIR.

DRAWN	DB.
CHECKED	
DATE	19 JULY 00
SCALE	AS NOTED.
JOB NO.	
SHEET	2
OF	SHEETS

9 Peralta Avenue
B98-000653 - revisions
office copy

Expired

RETAINING WALL @ 9 PERALTA - LOS GATOS - CALIFORNIA -

REGISTERED PROFESSIONAL ENGINEER
NILAS V. NOSTEN
No 33394
6-30-98
CIVIL
STATE OF CALIFORNIA

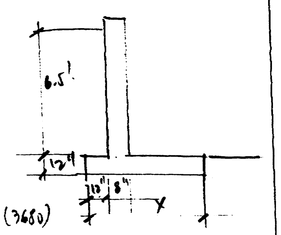
5-23-97

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY BJB DATE 6-1-97
THE STAMPING OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VALIDATION OF ANY TOWN OR STATE LAW.

RECEIVED
MAY 27 1997
TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES
BY

CHECK O.T. WALL @ 18" FROM FR.

$M_{O.T.} = 3680$ #-FT.



$M_R = 150(6.5)\left(\frac{6}{12}\right)\left(X - \frac{1.5}{12}\right) + 110(6.5)(1)\left(X - \frac{6}{12}\right) + \frac{150(X)^2}{2}$

$= 75X^2 + 1065X - 172X = 1.5(3680)$

$\Rightarrow X = 4'+$ USE 4'4" WIDE BASE.

- SLIDING -

$F_H = 45(6.5)\left(\frac{6.5}{2}\right) = 1162$ #-

$F_{RH} = \left[110(6.5) + 150(6.5)\frac{8}{12} + 150(4)\right].35$

$= (1965).35 = 688$ #-

KEY DEPTH $\Rightarrow d = 688 + 350\frac{(d)^2}{2} = 1.5(1162)$

key d = 2.45

Town of Los Gatos
BUILDING DEPARTMENT
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USE 18" DEEP KEY -

- WITH PLANTER.

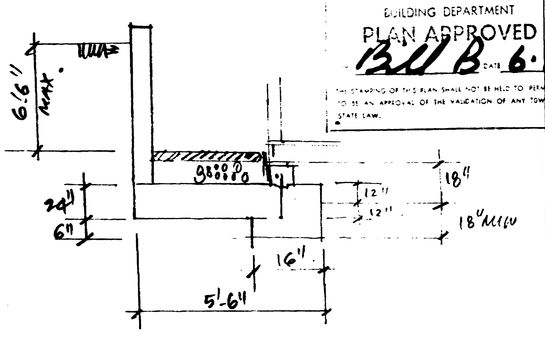
$F_{RH} = 110(2.5')(3') .35 + 688 =$

$d = \sqrt{\frac{1.5(1162) - 977}{350}}^2 = 2.09'$ - ✓

CHECK O.T. WALL @ FR.

$M_{O.T.} = 55\left(\frac{6.5}{2}\right)^2\left(\frac{6.5}{3} + 3\right) = 6693$ #-FT.

Town of Los Gatos
BUILDING DEPARTMENT
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$M_R = 150\left(\frac{6}{12}\right)7.5\left(5.5 - 4/12\right) = 3875$ #-FT.

$+ 150(5.5)2\left(\frac{5.5}{2}\right) = 4538$

$+ 110(1)(4)(5.5 - 2.67) = 1245$

9658 #-FT. $> 1.5 \times 6693 = 9005$ #-FT (0.1C)

CHECK SLIDING.

$M_S = 55(6.5)^2/2 = 1162$ -

$M_R = .35(750 + 1650 + 440) = 994$ #.

$d \Rightarrow 994 + 350\left(\frac{d^2}{2}\right) = 1.5(1162)$

$d = 2'$ - key depth $d = 2 - 1'$ -

USE 12" DEEP. key.

RETAINING 6'-6" OF DIRT.

FLAT BACK FILL - SAY 55 #/SF/FT FLUID PRESS.
350 #/FT³ PASSIVE
.35 FRICTION.

8" CONCRETE WALL

$M = 55(6.5)\left(\frac{6.5}{2}\right)\left(\frac{6.5}{3}\right) = 2517$ #-FT.

$A_S = \frac{2.52}{1.28 \times 5.5} = .36$ in² 2#4 @ 8'0.C. VERT. (.60 in²)

$f_c = \frac{2517(12)}{.28(12)5.5^2} = 308.2$ psi $< .45(2000) = 900$ psi.

$f_v = \frac{55(6.5)6.5/2}{12 \times 5.5} = 17.6$ psi $< 1.1\sqrt{2000} = 49$ psi -

USE 2#4 @ 8"O.C. VERTICAL -

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY BJB DATE 6-1-97
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SAY RETAINING 4'-0" OF DIRT -

8" MASONRY -

$M = \frac{55(4)^3}{6} = 587$ #-FT -

$A_S = \frac{.587}{1.48(3.81)} = 0.10$ in² #4 @ 16"O.C. (0.15 in²)

$\eta p = \frac{40\left(.15\right)}{12(3.81)} = .131 \Rightarrow j/k_j = 5.8$ -

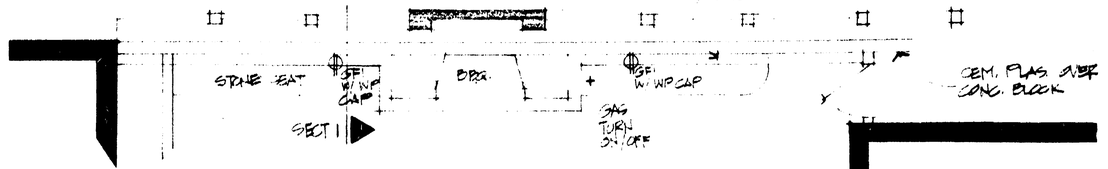
$f_m = \frac{587(12)}{12(3.81)^2} \times 5.80 = 236.5$ psi $< 1500 \times .166 = 250$ psi (0.E)

OK TO USE 8" CONCRETE MASONRY BLOCK WALL W/ #4 @ 16"O.C. VERTICAL.

PLANNING DEPARTMENT
APPROVED
AS NOTED ON THE PLAN. ANY CHANGE IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.
9/2/98

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY RMaddox DATE 8/31/98
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.

OFFICE COPY



PLAN 1/4"=1'-0"

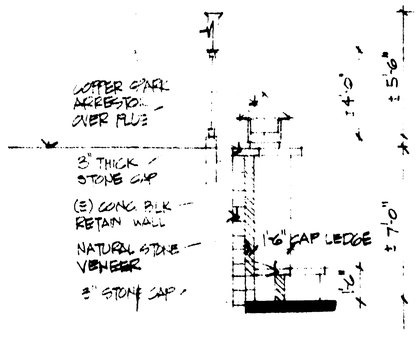
FENCE CONSTRUCTION:

6'x6 FEET (6) AS SHOWN W/ DECO CAP

LATTICE TOP FROM 6'x2 & 4"oc W/ BAND CUT 1'x RAIL SUPPORT

TOP RAIL FROM 3'x6 & 1'x4

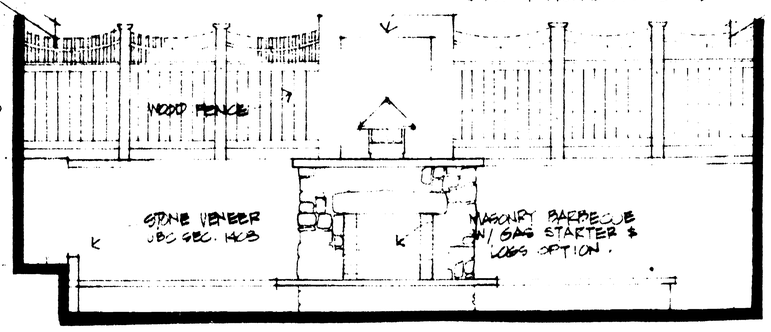
FENCE BODY FROM 1'x6 BD. TO BD.



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

CEMENT PLASTER WALL/FENCE W/ INSET PANEL (MAX. HT. FROM GRADE = 6'-0")

EXIST'G GRADE



EXISTING HOUSE

ELEVATION 1/4"=1'-0"

RECEIVED
AUG 27 1998
TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES
BY
B98-000975

LICENSED ARCHITECT
E. GARY SCHLOH
NO. C-19664
EXP. 31 JAN 99
STATE OF CALIFORNIA

AUG 25 1998

SHEET —
OF
JOB NO.
CHECK
DRAWN
DATE 7-4-98

FOX RESIDENCE - WALL & FENCE

9 PERALTA LOS GATOS, CA.

E. GARY SCHLOH ARCHITECT

These plans, ideas and designs shown herein are the property of the architect and shall not be used, whole or in part for any purpose for which they are not intended without the written permission of the architect.

NO.	DATE	REVISION

PRINTING

213 BEAN AVE. LOS GATOS, CA 95030 408-354-4551

GENERAL NOTES

1. All work shall conform to UNIFORM BUILDING CODE, 1994 EDITION.
2. Contractor will field verify/take shall verify all dimensions and conditions on the job and notify the architect of any discrepancies in same before proceeding with the work. Figured dimensions shall be followed and conflict with architectural and structural drawings and discrepancies shall be brought to the attention of the architect immediately. Contractor is responsible for all dimensions and conditions pertaining to his work, and this project's finished work accurate.
3. Unless specifically detailed on these drawings, Contractor shall furnish and install adequate shoring, bracing, etc. required for safety control of work and shall be fully responsible for the same.

CONCRETE

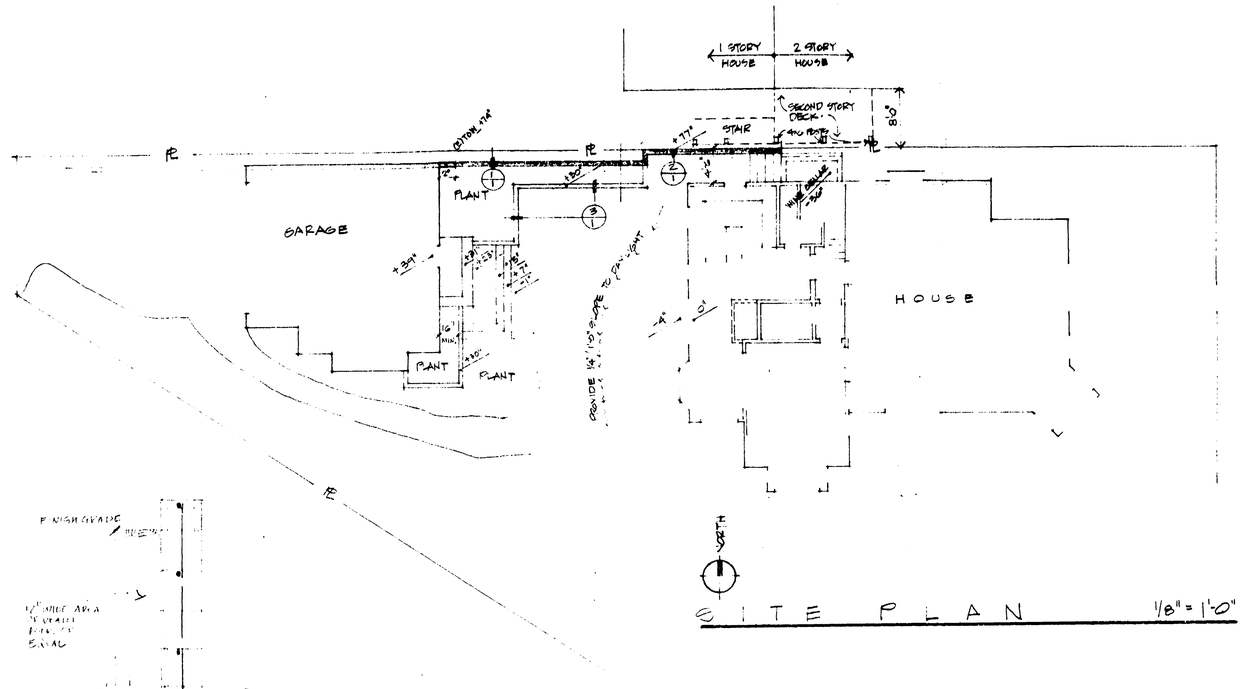
1. Portland Cement shall be Type I or II conforming to A S T M Specification C150. Aggregates shall be normal weight conforming to A S T M Specification C33.
2. All concrete shall be from design mix of 3000 P.S.I. @ 28 days. Contractor has the option to use 2500 P.S.I. concrete along shall be of 5 bags.
3. No pipes or ducts shall be placed or allowed in concrete unless specifically detailed. See mechanical and mechanical drawings for location of sleeves, outlets, pockets, floor drains, etc. to be cast into concrete.
4. Vibration of concrete shall be performed in accordance with the Portland Cement Association Specification Number 2.
5. Concrete shall be maintained at a moist condition for a minimum of seven days after its placement, approved curing compounds may be used in lieu of moist curing.
6. All planters or other pavements to be cast over shall be ultra rain a minimum of uniform cover to prevent saturation of soil under foundation.

REINFORCING STEEL

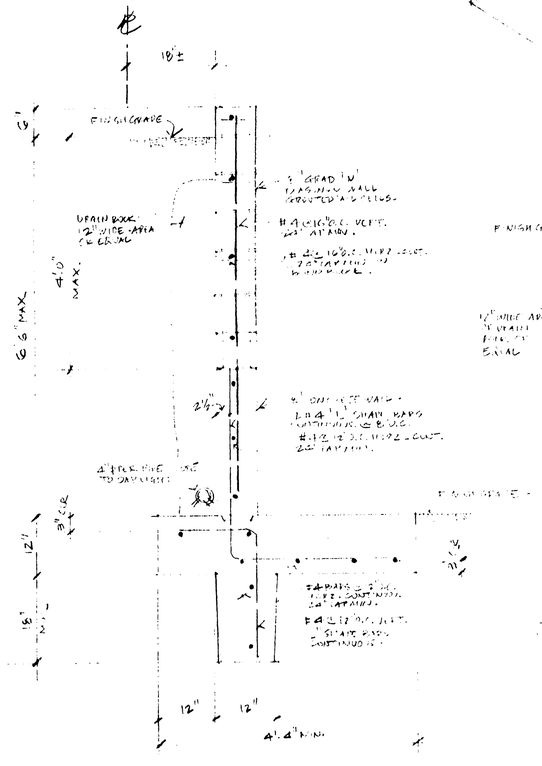
1. Reinforcing steel shall be deformed bars of intermediate grade conforming to A S T M Specification A615 grade 40 unless otherwise noted and shall be fabricated according to A S T M Specification A 305.
2. Reinforcement marked continuous may be spliced by lapping 24 bar diameters or stations. Corner reinforcing to conform with 2.20 inch minimum lap to each face unless noted otherwise.
3. Dowels to footings shall be of the same size and spacing as vertical walls and columns reinforcement, unless noted otherwise on plans.

MASONRY

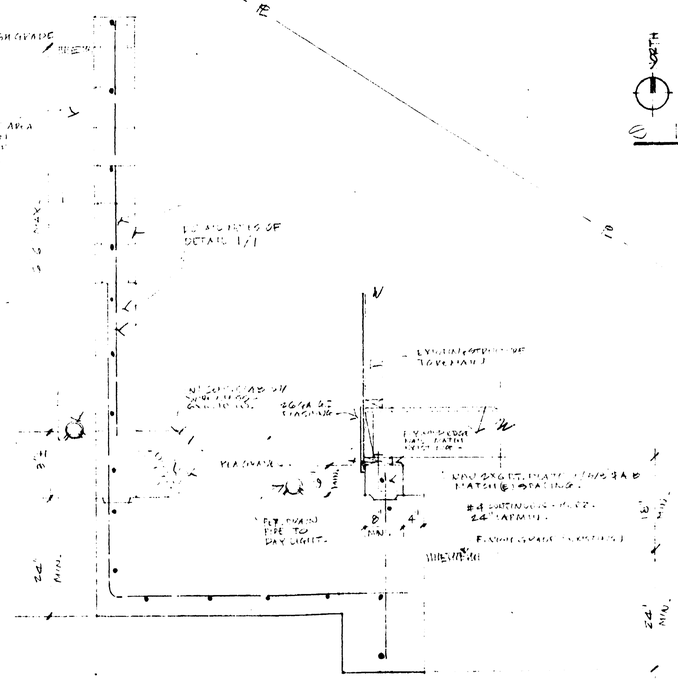
1. Concrete block units shall be grade "N" conforming to A S T M specification C90.
2. Brick masonry shall be standard size, grouted with grade lo/hi and conforming to A S T M C 62 or (ASTM F) whichever is more.
3. Aggregates for mortar shall conform to A S T M C144.
4. Cement for mortar shall be Type II conforming to part 1 Portland Cement, 1/2 part lime putty and 3 parts damp loose sand.
5. Grout shall consist of 1 part Portland Cement, 3 parts sand, and one upper three parts pea rock aggregate. For grout spaces of 2 inches or more, add 2 parts pea gravel. Grout shall obtain 2 min P.S.I. minimum at 28 days. Provide slump as required by Building Officials.



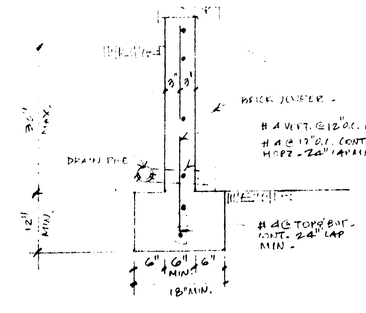
SITE PLAN 1/8" = 1'-0"



1 DETAIL 1"=1'-0"



2 DETAIL 1"=1'-0"



3 PLANTER WALL DETAIL 1"=1'-0"

5-23-97

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
Bill B 6-1-97
THE ISSUANCE OF THIS PERMIT DOES NOT BE HELD TO PREVENT OR TO BE AN OBSTACLE OF THE VIOLATION OF ANY TOWN OR STATE LAW

RECEIVED
MAY 27 1997
TOWN OF LOS GATOS
BUILDING/ENGINEERING SERVICES
BY

PRINTING

NO.	DATE	REVISION

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EGBERT SCHOOK ARCHITECT
213 BEAN AVE. LOS GATOS, CA 95030 408-354-4551

PERALTA
LOS GATOS - CALIFORNIA

DATE 5/27/97
DRAWN
CHECK
JOB NO.
SHEET 1
OF 1

GENERAL NOTES:

1. All work shall conform to California Building Code, 1994 Edition.
2. Contractor and Subcontractor shall verify all dimensions and conditions at the job site and notify the architect of any errors or discrepancies before commencing any work. Architectural and structural drawings are to be coordinated by the Contractor prior to construction. Any discrepancies shall be brought to the attention of the Structural Engineer before commencing work. No field changes executed until can be checked.
3. Unless specifically detailed or shown otherwise, Contractor shall furnish and install structural framing, bracing, etc. required to safely assemble all wood and shall be fully responsible for the same.

CONCRETE:

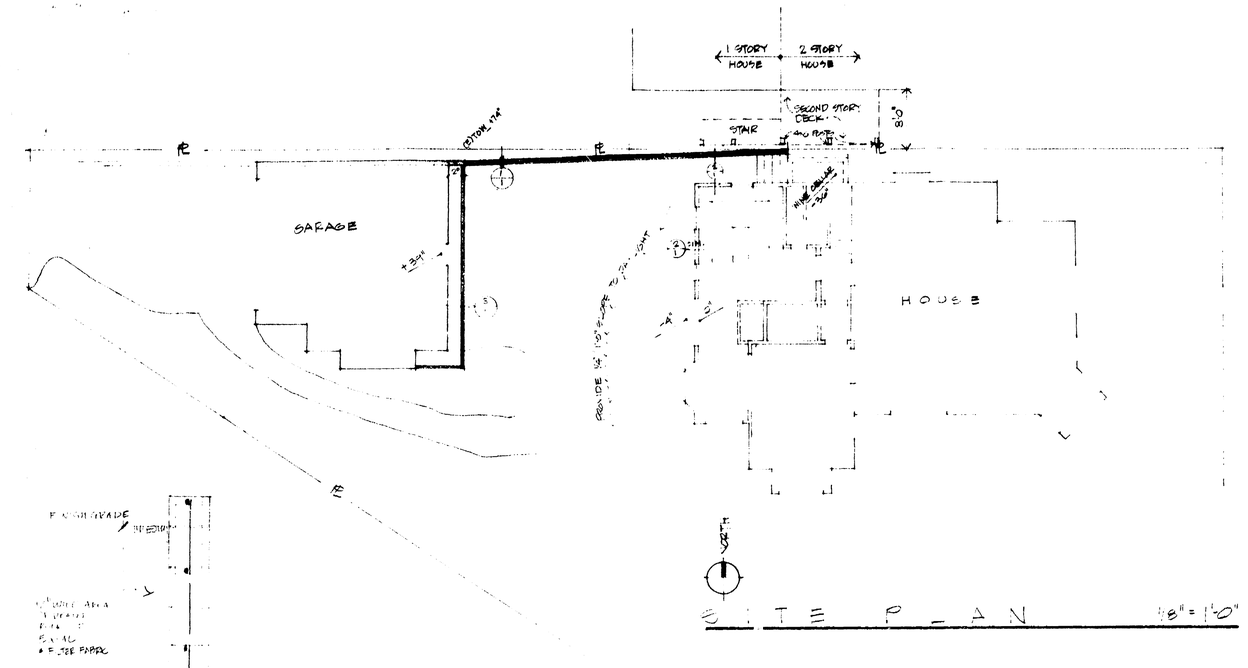
1. Portland Cement shall be Type I or II conforming to A.S.T.M. Specification C150 and aggregates shall be normal weight conforming to A.S.T.M. Specification C33.
2. All concrete shall develop design min. of 2500 P.S.I. @ 28 days. Contractor responsible to add required admixtures, slump shall be 4" Max.
3. No injurious chemicals shall be placed in concrete unless unless specifically detailed. Fine aggregate and coarse aggregate shall be free from injurious amounts of alkalies, chlorides, silts, organic, or other injurious substances.
4. Vibration of concrete shall be performed in accordance with the Portland Cement Association Specification "Guides to".
5. Curing shall be maintained in a moist condition for a minimum of seven days after the placement, approved curing compounds may be used in lieu of moist curing.
6. All planters or other concrete in the ground shall be adequately drained of surface water to prevent saturation of soil under foundation.

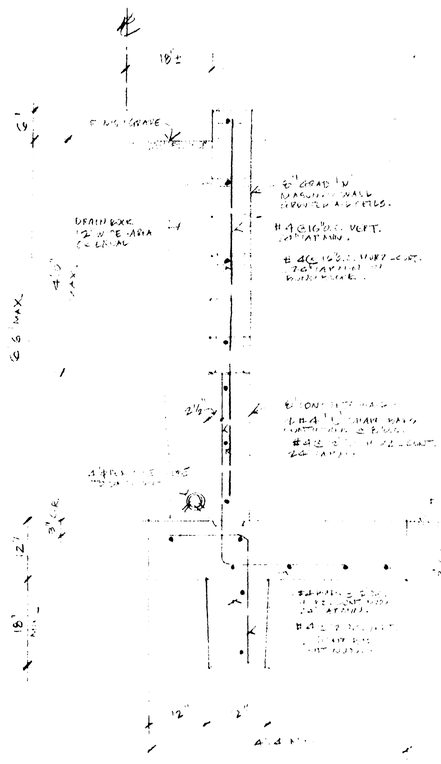
REINFORCING STEEL:

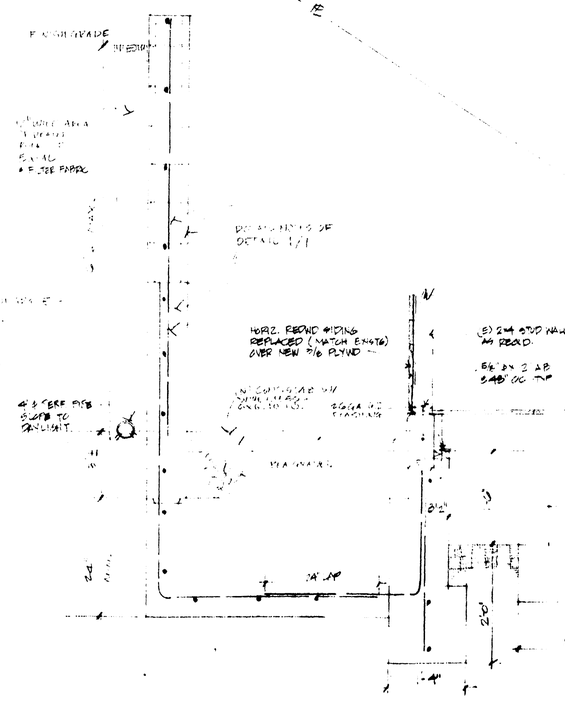
1. Reinforcing steel shall be deformed bars of new billet steel conforming to A.S.T.M. Specification A615 grade 40 or 60 as noted on drawings and shall be free of rust and scale.
2. Reinforcement welded construction may be used only by approval. All hand dressings to minimum. Welded attachment to maximum. No 90° bend reinforcement lap to reach main rebar unless noted otherwise.
3. Placement of Reinforcing shall be as per latest design standards of reinforced concrete institute and unless noted otherwise.

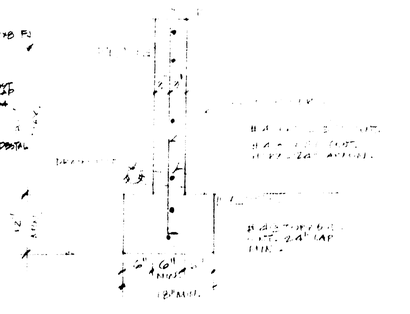
MASONRY:

1. Concrete block units shall be grade "N" made using A.S.T.M. specification C90
2. Block mortar shall be cement-lime, grouted with grade MIX mix conforming to A.S.T.M. C 476 and ASTM C 270 minimum strength.
3. Aggregate for mortar shall conform to A.S.T.M. C144 Aggregate for grout shall conform to A.S.T.M. C404.
4. Mortar shall be Type S conforming to A.S.T.M. C270 (1 part cement, 1/4 part lime putty and 3 parts damp loose sand.
5. Grout shall consist of 1 part Portland Cement, 3 parts sand, and two parts max 3/8 pea rock gravel. For grout spaces of 2" inches or more add 2 parts pea gravel. Grout shall obtain 2,000 P.S.I. minimum at 28 days. Proportions as required by Building Officials.









B98 6666 53

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
DATE 7/1/98

LICENSED ARCHITECT
E. GARY SCHOOL
NO. C-19192
EXP. 31 JAN 1999
STATE OF CALIFORNIA

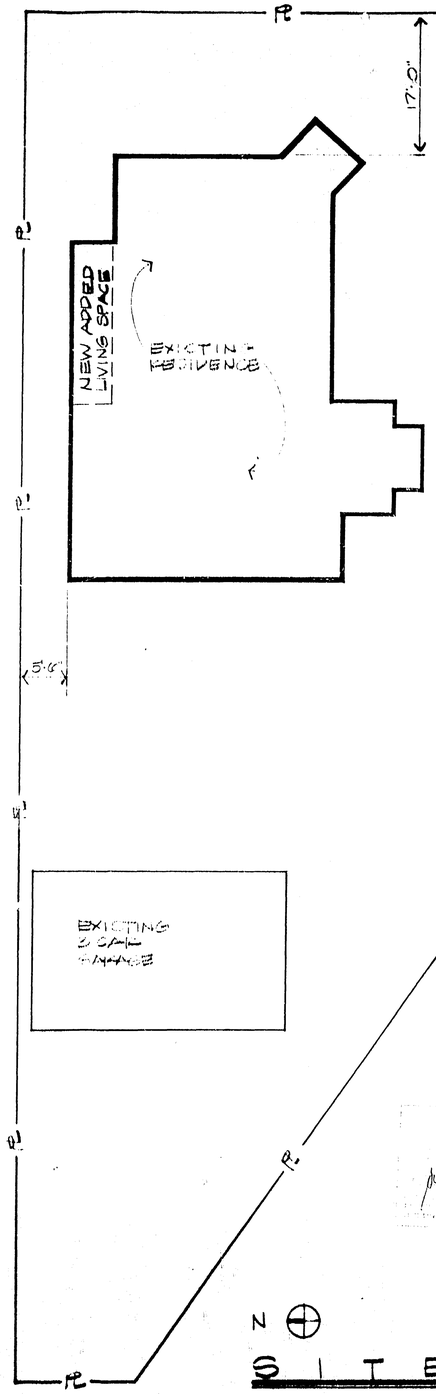
JUL 8 1998

Revisions
RECEIVED
JUL 06 1998
TOWN OF LOS GATOS
BUILDING/PLANNING SERVICES
B98-006653

E. GARY SCHOOL
ARCHITECT
253 BEAN AVE. LOS GATOS, CA 95030 408-354-4551

PERALTA
LOS GATOS - CALIFORNIA

DATE 12.22.97
DRAWN
CHECK
JOB NO.
SHEET 1



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

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	SITE PLAN, GENERAL REQUIREMENTS, DESCRIPTION & SUMMARY OF WORK.
2	ARCHITECTURAL FLOOR PLANS (DOWNSTAIRS & UPSTAIRS).
3	FOUNDATION PLAN, UPPER FLOOR CEILING FRAMING PLAN.
4	UPPER FLOOR FRAMING, ROOF FRAMING PLAN, SHEAR WALL SCHEDULE, DETAILS.
5	FRAMING DETAILS, FOUNDATION DETAILS.
6	FRAMING DETAILS, FOUNDATION DETAILS.
7	FRAMING DETAILS.
8	FRAMING DETAILS.
9	ELEVATIONS.
10	ELEVATIONS.
11	ELECTRICAL/MECHANICAL PLANS.
12	GENERAL NOTES.

GENERAL SCOPE OF WORK

THE SUBJECT RESIDENCE WAS SEVERELY DAMAGED BY THE 17 OCT. 1989 EARTHQUAKE AND THESE CONTRACT DOCUMENTS OUTLINE AND PRESCRIBE THE WORK REQUIRED TO CORRECT ALL THE FAILURES AND UPGRADE THE DAMAGED PORTIONS OF THE HOUSE SO AS TO SATISFY THE CURRENT BUILDING CODES. THE WESTERLY PART OF THE HOUSE WAS LEAST DAMAGED AS WAS THE ENTIRE UPPER FLOOR. THE MAJOR PART OF THE PROJECT REPAIR AND RESTORATION IS THE LOWER FLOOR ON THE EASTERLY SIDE. A SMALL PORTION AT THE NORTH OF THE HOME WILL BE NEW CONSTRUCTION, BOTH LOWER FLOOR AND UPPER FLOOR.

AREA TABULATION

EXISTING DOWNSTAIRS	1594 SF
EXISTING UPSTAIRS	1492 SF
EXISTING TOTAL AREA	3086 SF
ADDED DOWNSTAIRS	97 SF
ADDED UPSTAIRS	97 SF
NEW TOTAL LIVING AREA	3280 SF
SITE AREA	11656 SF

ALLOWABLE FAR = 30%

ACTUAL FAR = $\frac{3280}{11656}$ = 28%

RECEIVED
NOV 27 1989
TOWN OF LOS GATOS BUILDING

REGISTERED ARCHITECT
L. GARY SCHLOW
C-11-62
EXPIRES 31 NOV 91
STATE OF CALIFORNIA
NOV 27 1989

27 NOV 89
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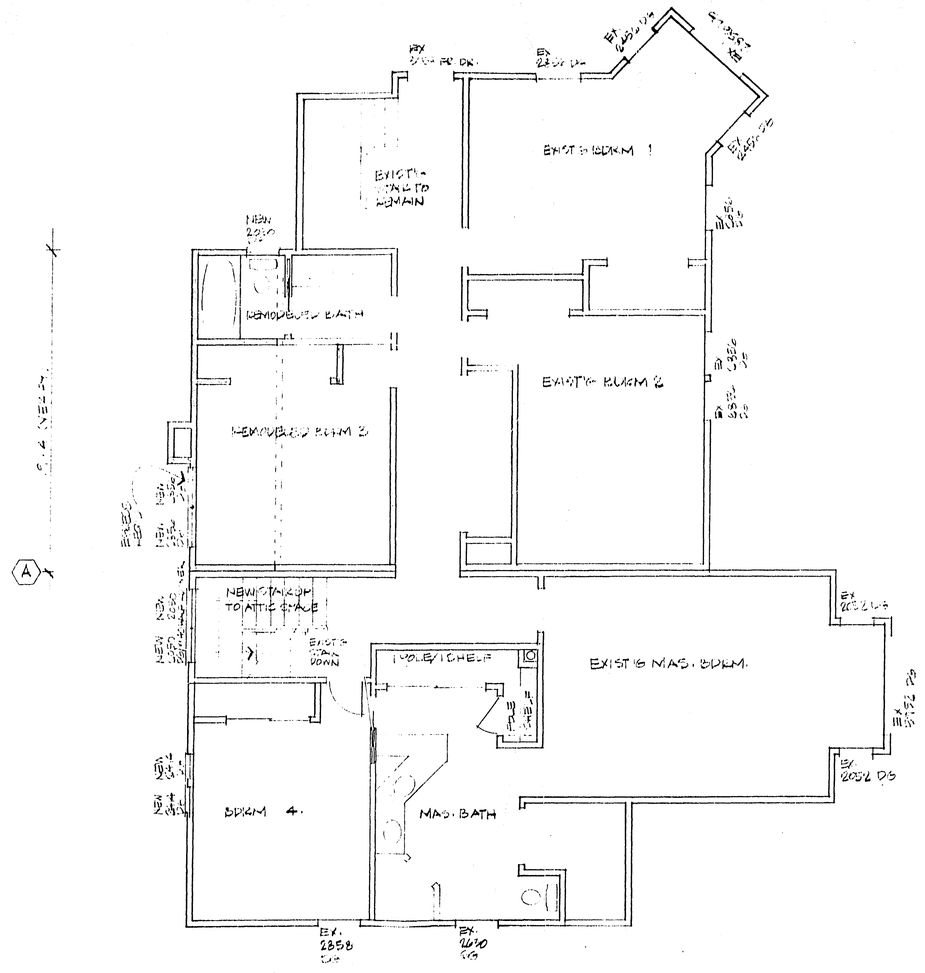
NO.	DATE	REVISION

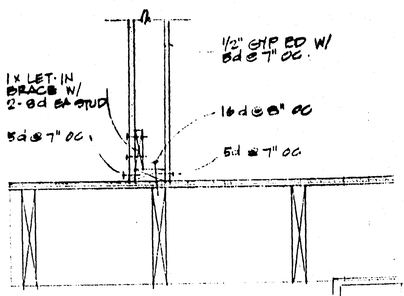
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L. Gary Schlow ARCHITECT
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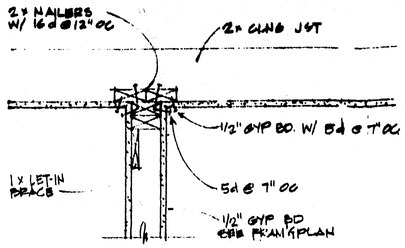
EARTHQUAKE REPAIR - RESTORATION
BILLHEIMER RESIDENCE
LOS GATOS
1 PERALTA

DATE 29 NOV 89
DRAWN JP
CHECK
JOB NO. 89-192
SHEET 1 OF

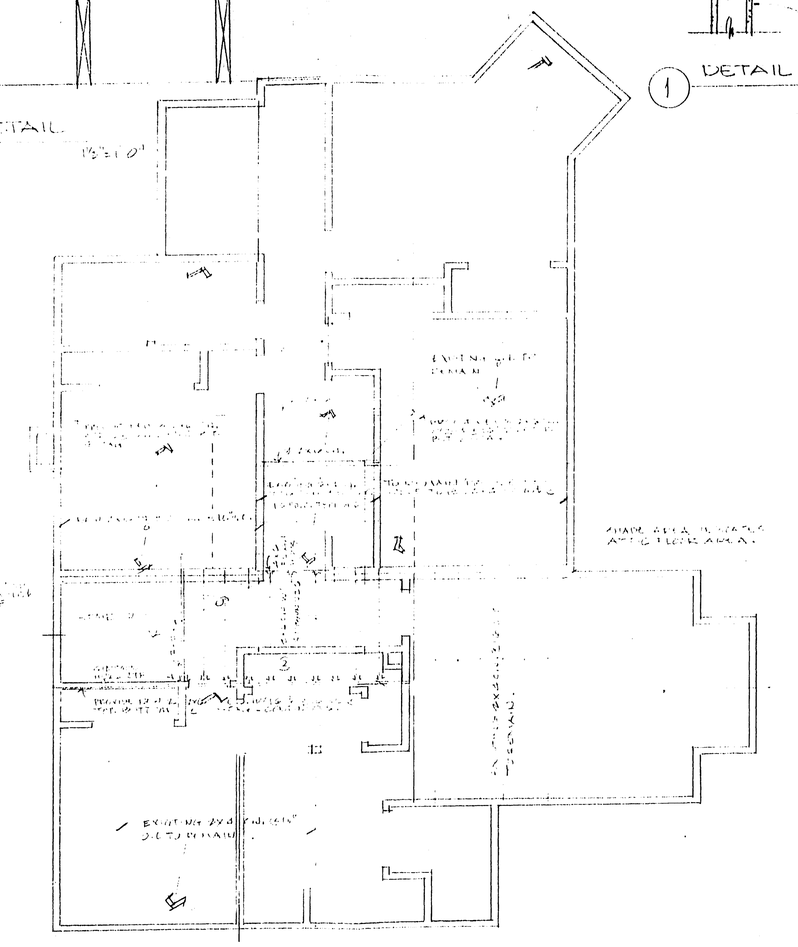

EXIST'G BDRM 1
EXIST'G TREE TO REMAIN
NEW 2250
REMODELED BATH
REMODELED ROOM 3
EXIST'G BDRM 2
NEW STAIR UP TO ATTIC SPACE
EXIST'G STAIR DOWN
TV/ELEVATOR
EXIST'G MAS. BDRM.
BDRM 4.
MAS. BATH
EX 2858 DF
EX 2670 DS
EX 2052 DS
EX 2152 DS
EX 2352 DS
EX 2352 DS
EX 2352



2 DETAIL
1½"=1'-0"



1 DETAIL
1½"=1'-0"

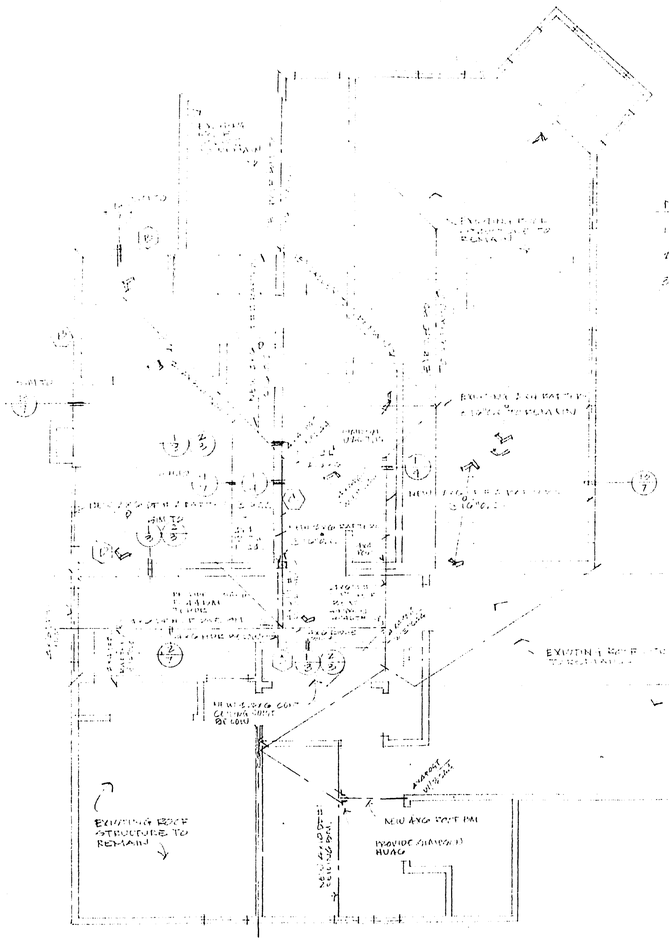

EXISTING 2x6 RAFTERS @ 24" O.C. TO REMAIN
EXISTING 2x6 CEILING JOISTS @ 24" O.C. TO REMAIN

SHEAR WALL SCHEDULE

TYPE	DESCRIPTION	NAILING	REMARKS
A	½" DF. STRUCTURAL I PLYWOOD	8d @ 4" EDGE, 12" F	
B	5/16" DF. STRUCTURAL II PLYWOOD	8d @ 4" EDGE, 12" F	
C	½" SHEET ROCK - EACH SIDE	6d @ 7" EDGE, 7" F	PROVIDE 1x GUSSET IN BRACE
D	½" GYPSUM LATH	6d @ 7" EDGE, 7" F	PROVIDE 1x GUSSET IN BRACE
E	5/16" DF STRUCTURAL II PLYWOOD EACH SIDE	8d @ 4" EDGE, 12" F	

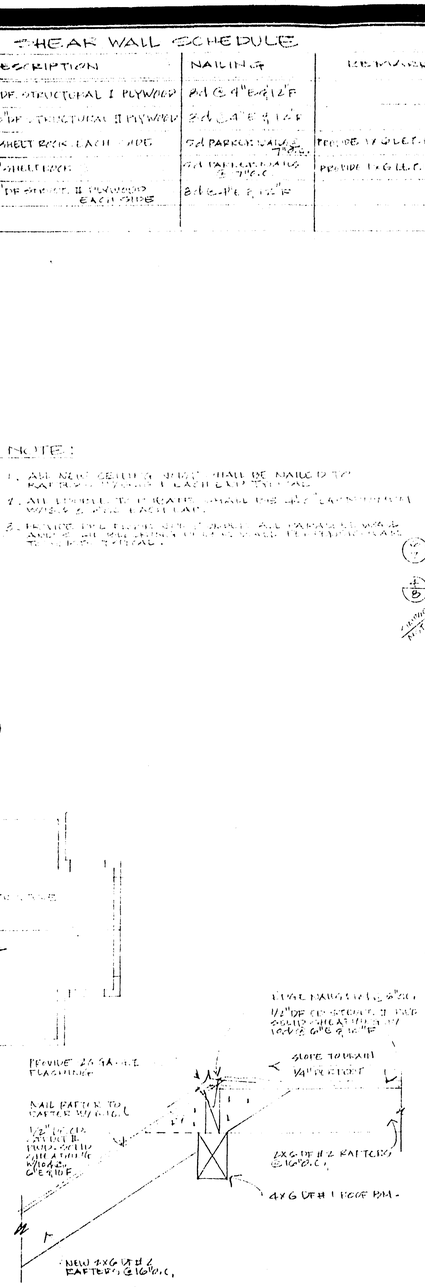
NOTE:

1. ALL NEW CEILING JOISTS SHALL BE NAILED TO EXISTING WITH (3) 16d TOE NAILS EACH END MINIMUM.
2. ALL UPPER FLOOR BEAMS SHALL BE LAG SCREWED WITH 2 - ½" LAG EACH END.
3. REMOVE ONE FLOOR JOIST AT EACH END OF WALL AND SPLICE NEW JOIST TO EXISTING JOIST AS SHOWN ON DETAIL 1.



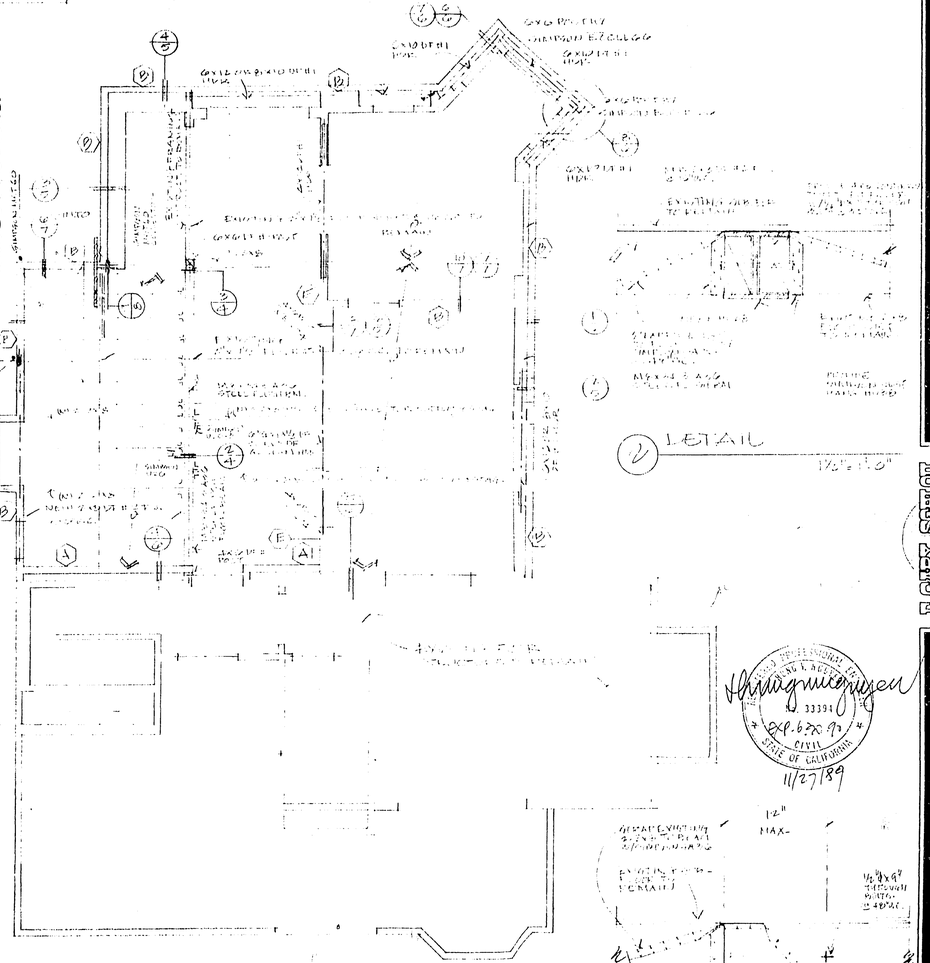
ROOF FRAMING PLAN

1/4" = 1'-0"



1 DETAIL

1½" = 1'-0"



UPPER FLOOR FRAMING

1/4" = 1'-0"

3 DETAIL

1½" = 1'-0"

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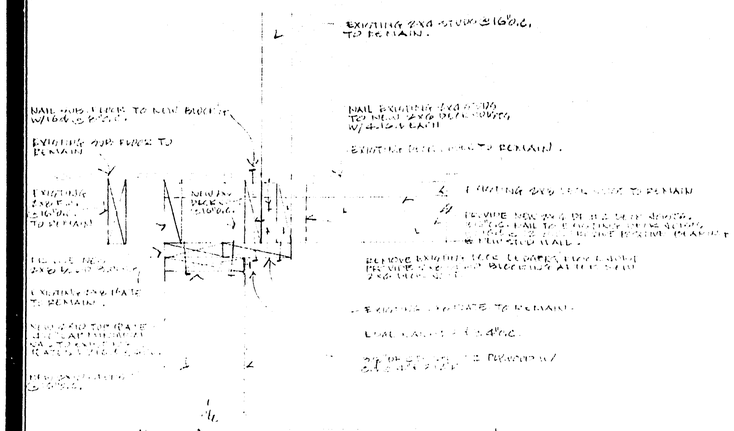
EARTHQUAKE REPAIR - RESTORATION

BILLHEIMER RESIDENCE

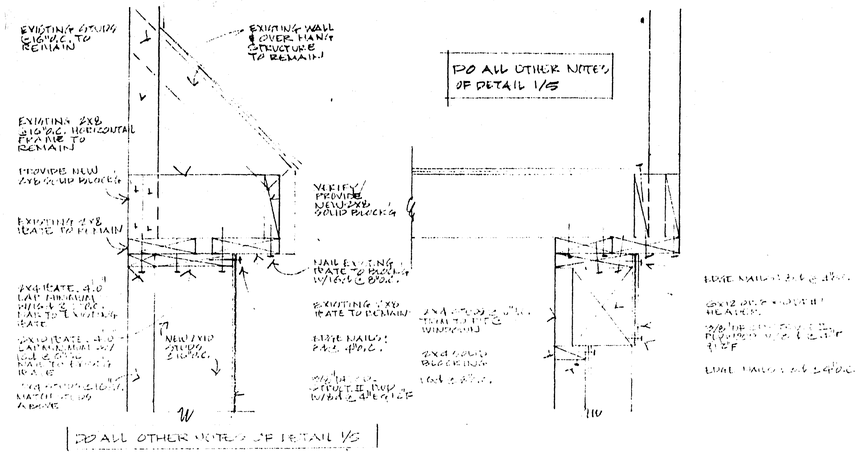
9 PERALTA LOS GATOS

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SHEET 4 OF

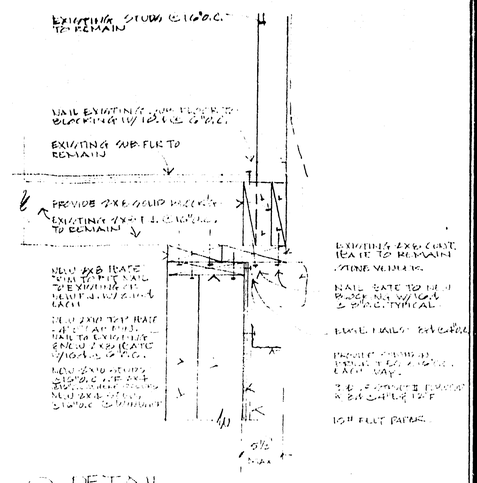
Page 286



4 DETAIL 1½"=1'0"

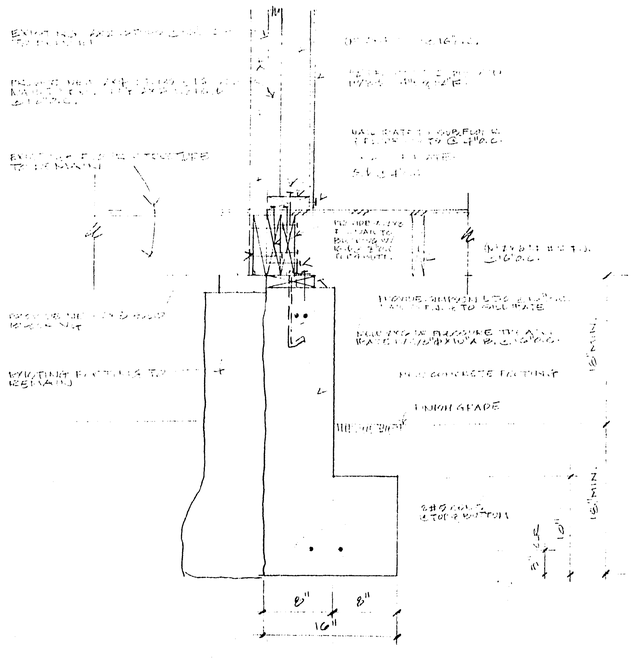


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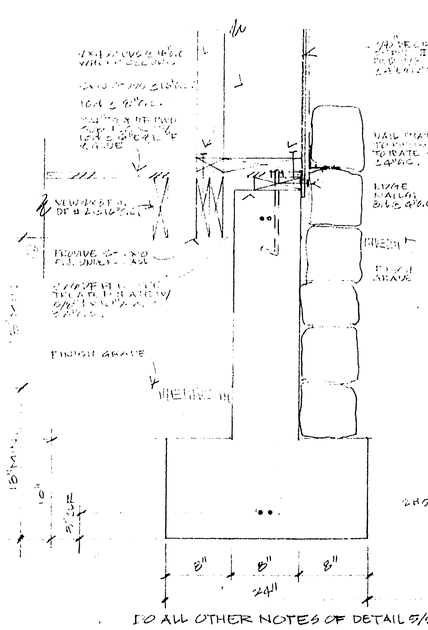


2 DETAIL 1½"=1'0"

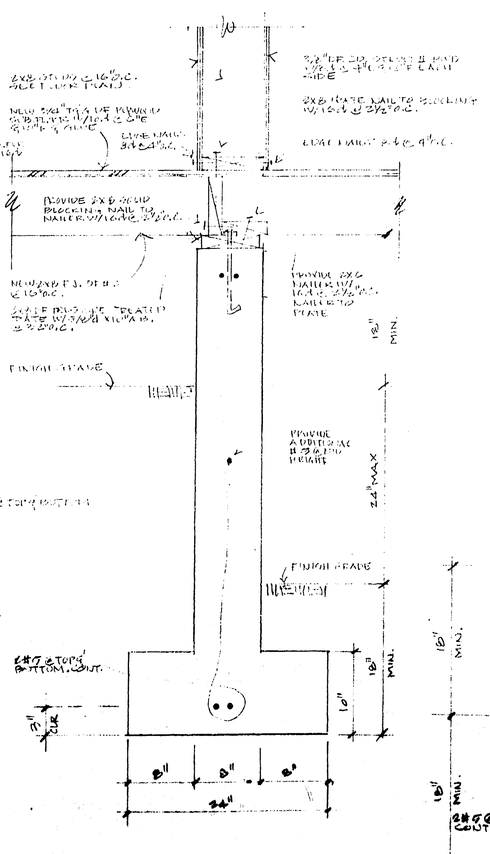
1 DETAIL 1½"=1'0"



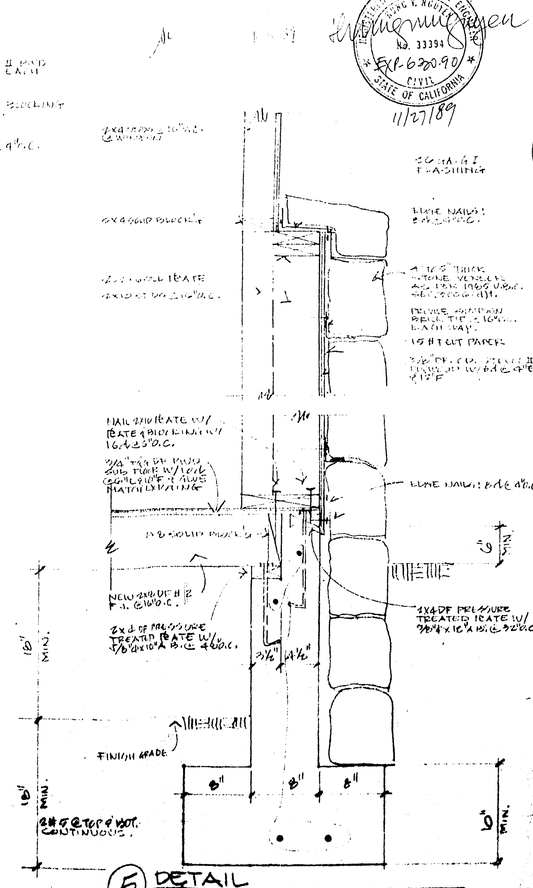
8 DETAIL 1½"=1'0"



7 DETAIL 1½"=1'0"



6 DETAIL 1½"=1'0"



5 DETAIL 1½"=1'0"

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REGISTERED PROFESSIONAL ENGINEER
No. 33394
EXP 6-30-90
CIVIL
STATE OF CALIFORNIA
11/27/89

BRIAN SCHMIDT ARCHITECT
213 BEAN AVE. LOS GATOS, CA 95030 408-354-4551

EARTHQUAKE REPAIR - RESTORATION
BILLHEIMER RESIDENCE
9 PERALTA
LOS GATOS

DATE 28 NOV 89
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CHECK BS
JOB NO. 89-16
SHEET
5
OF

EARTHQUAKE REPAIR - RESTORATION

BILLHEIMER RESIDENCE

9 PERALTA LOS GATOS

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JOB NO. 07-1163
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PLANNING

DO ALL OTHER NOTES OF DETAIL 1/6

1 DETAIL 1½" = 1'-0"

2 DETAIL 1½" = 1'-0"

3 DETAIL 1½" = 1'-0"

4 DETAIL 1½" = 1'-0"

5 DETAIL 1½" = 1'-0"

6 DETAIL 1½" = 1'-0"

7 DETAIL 1½" = 1'-0"

DO ALL OTHER NOTES OF DETAIL 1/6

DO ALL OTHER NOTES OF DETAIL 1/6

DO ALL OTHER NOTES OF DETAIL 1/6

DO ALL OTHER NOTES OF DETAIL 1/6

DO ALL OTHER NOTES OF DETAIL 1/6

DO ALL OTHER NOTES OF DETAIL 1/6

DO ALL OTHER NOTES OF DETAIL 1/6

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NOV 2 7 1989

2x CLNG J&T CONTINUOUS.

1/2" GYP BD. W/ 5d @ 7" OC

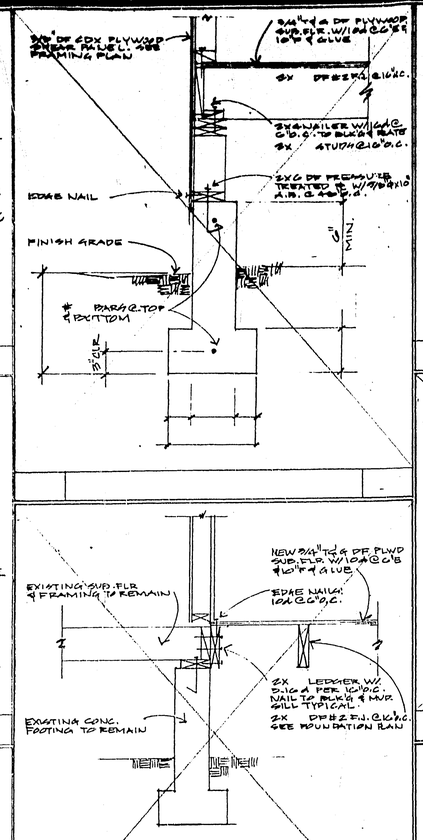
5d @ 7" OC

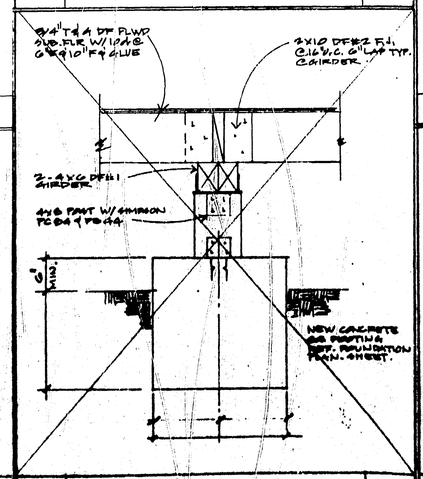
1/2" GYP BD @EE FLOOR PLAN

1/2" GYP BD W/ 8d @ 7" OC.

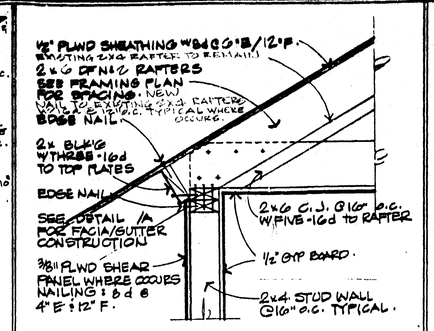
16d @ 8" OC

5d @ 7" OC

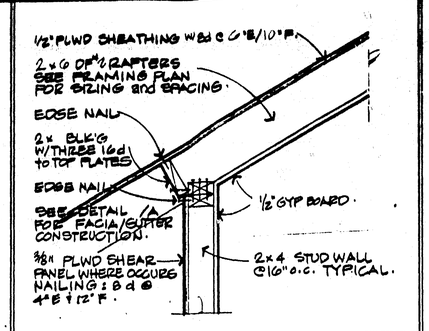




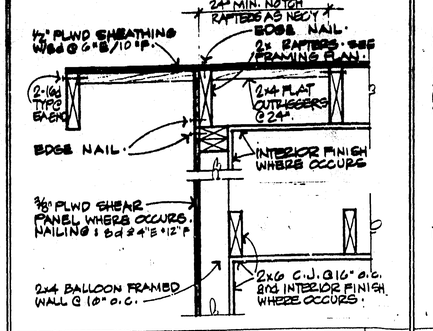
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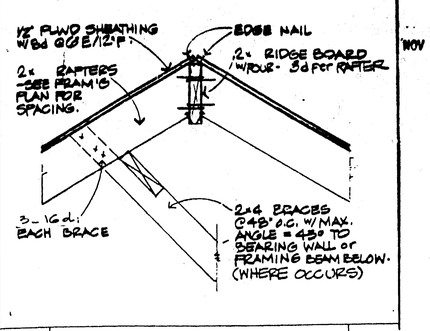
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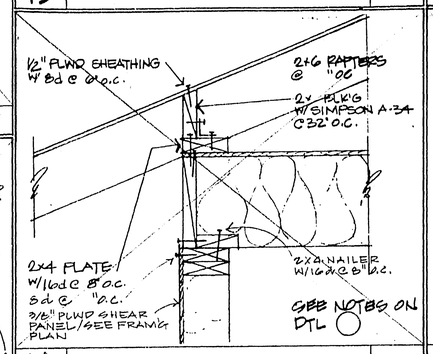
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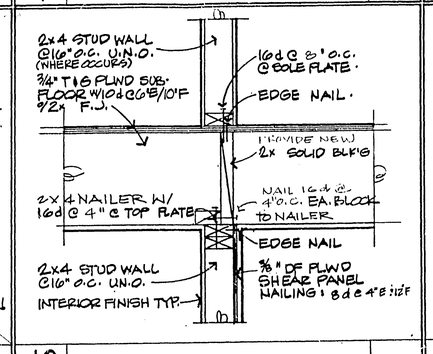
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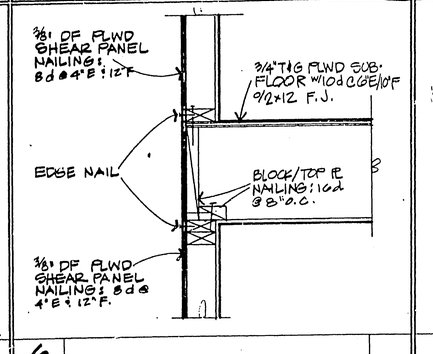
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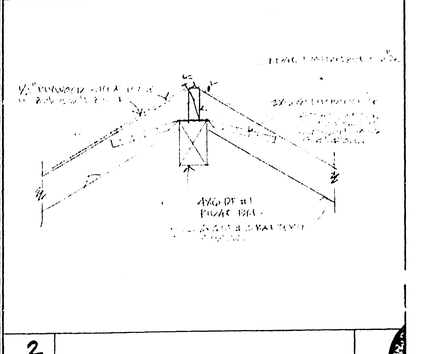
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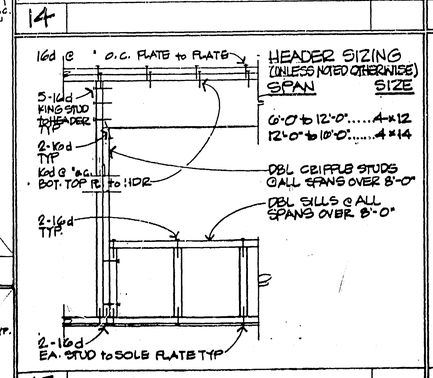
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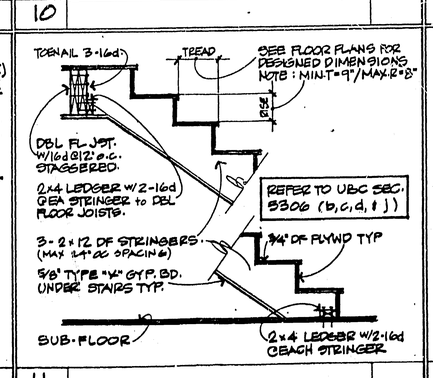
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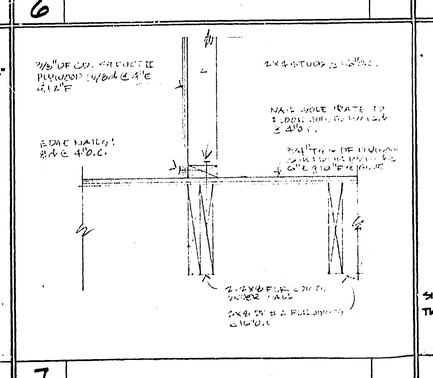
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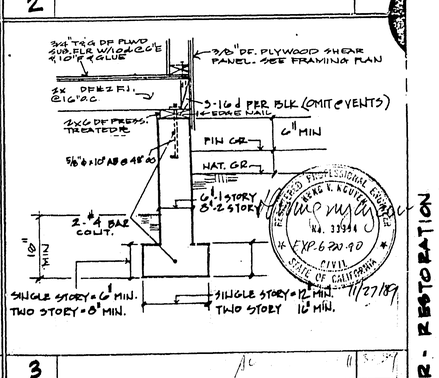
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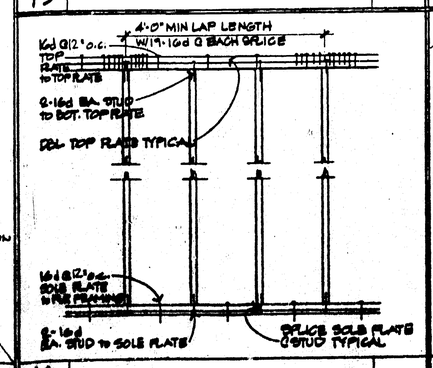
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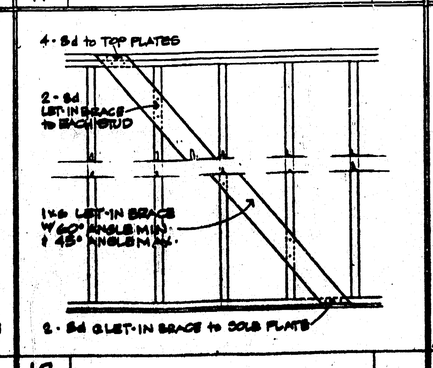
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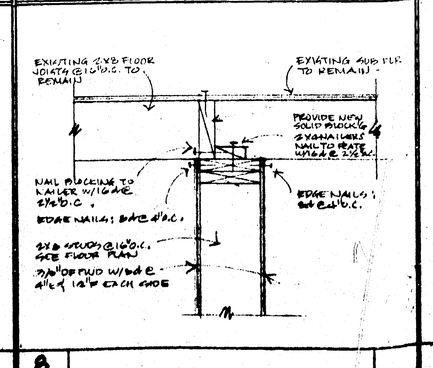
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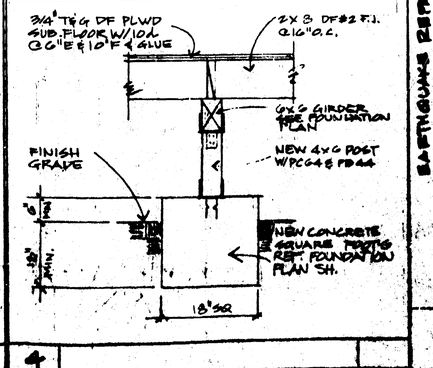
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8



4



EASTGUARD REPAIR - RESTORATION

BILLHEIMER RESIDENCE

9 PERALTA LOS GATOS

7

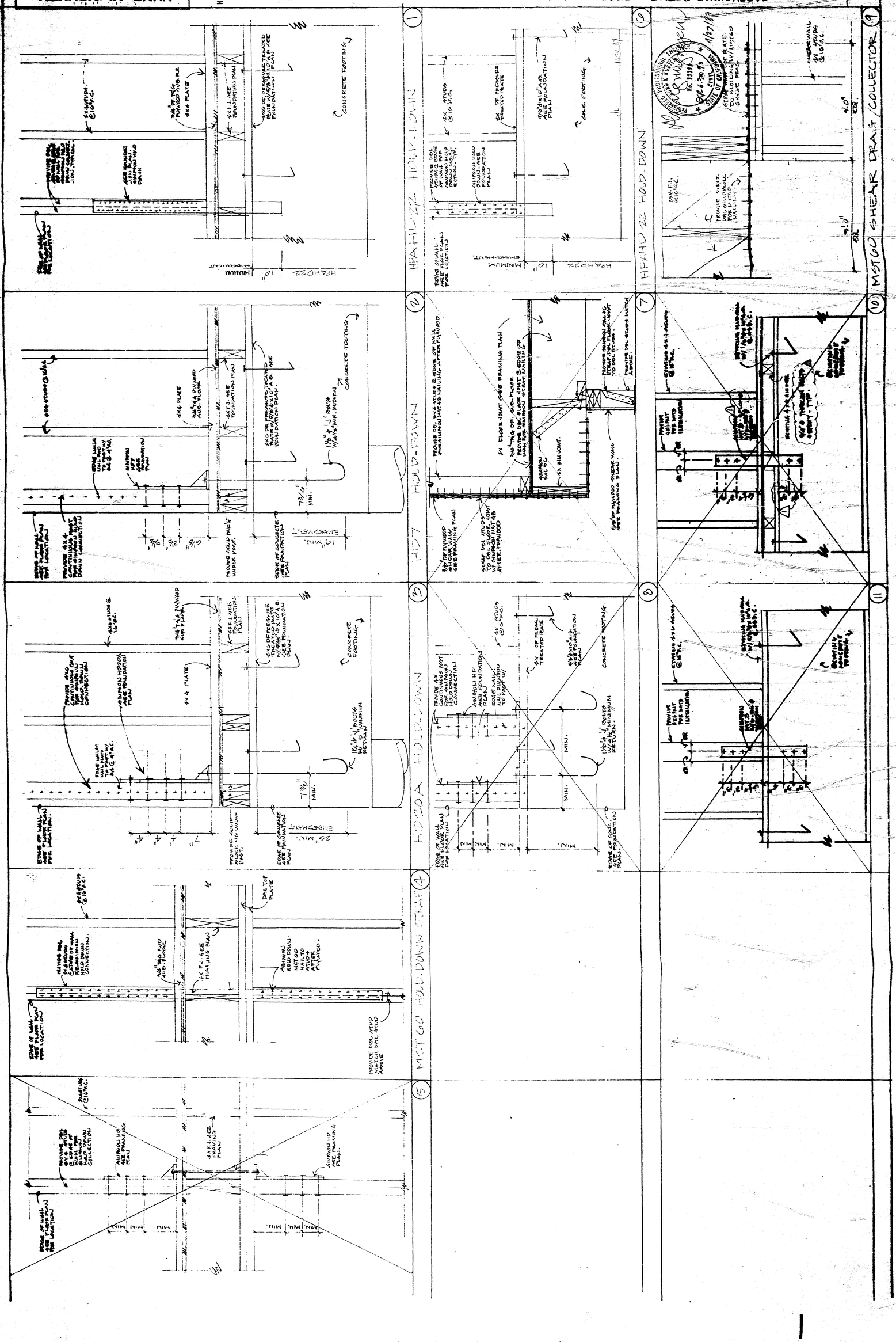
EARTHQUAKE REPAIR - RESTORATION

BILLHEIMER RESIDENCE

9 PERALTA LOS GATOS

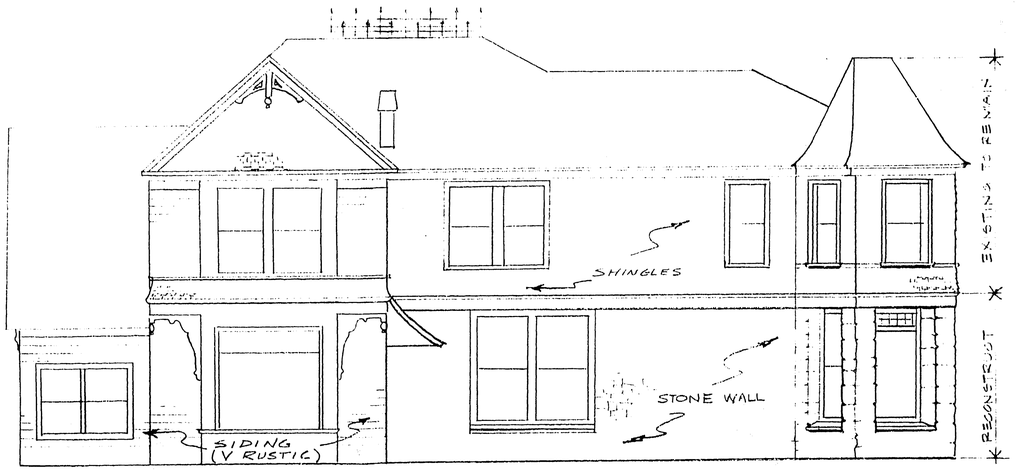
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HUNG VI NGUYEN
Civil Engineer
6555 DEVONSHIRE DRIVE
SAN JOSE, CALIFORNIA 95129
(408)-257-4685


1 HEADER TO FLOOR
2 HEADER TO FLOOR
3 HDR TO FLOOR
4 HEADER TO FLOOR
5 HEADER TO FLOOR
6 HEADER TO FLOOR
7 HEADER TO FLOOR
8 HEADER TO FLOOR
9 HEADER TO FLOOR
10 HEADER TO FLOOR
11 HEADER TO FLOOR
HEADER
HDR
FLOOR
HEADER TO FLOOR
HEADER TO HEADER
HEADER TO HOLD-DOWN
HDR TO HOLD-DOWN
FLOOR TO HOLD-DOWN
HEADER TO HOLD-DOWN
HEADER TO FLOOR
HEADER TO FLOOR
HEADER TO FLOOR







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



NEW PREMANUFACTURED FIREPLACE & CHIMNEY CHASE - INSTALLATION AS PER MFG. RECOMMENDATIONS & PROVIDE SPARK ARRESTOR

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

ALL NEW BUILDING MATERIALS SHALL MATCH EXISTING MATLS & COLORS		
DESCRIPTION	MATL	COLOR
ROOF	CEDAR SHINGLES	NATURAL
SIDING	SHINGES 'V' RUSTIC STONE	LT. BR. LT. BR. NATURAL
TRIM	WOOD	DK. BR.
WINDOWS	WOOD	DK. BR.

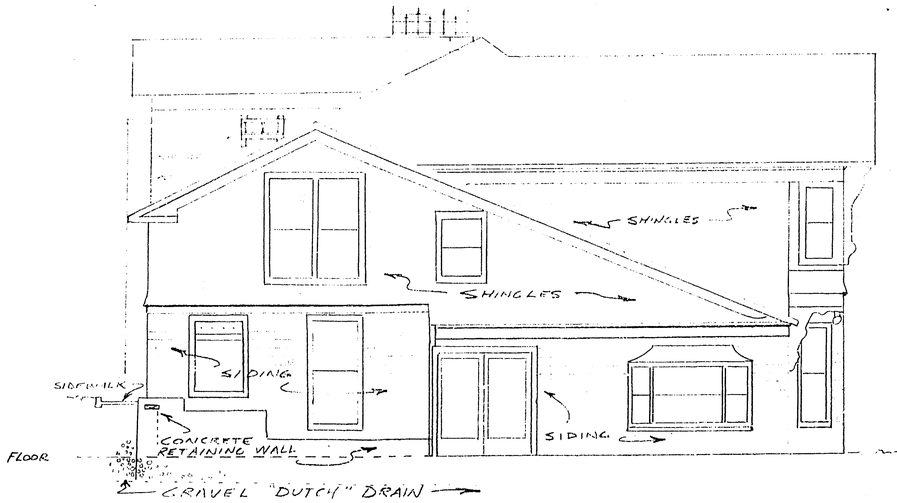
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BILLHEIMER RESIDENCE

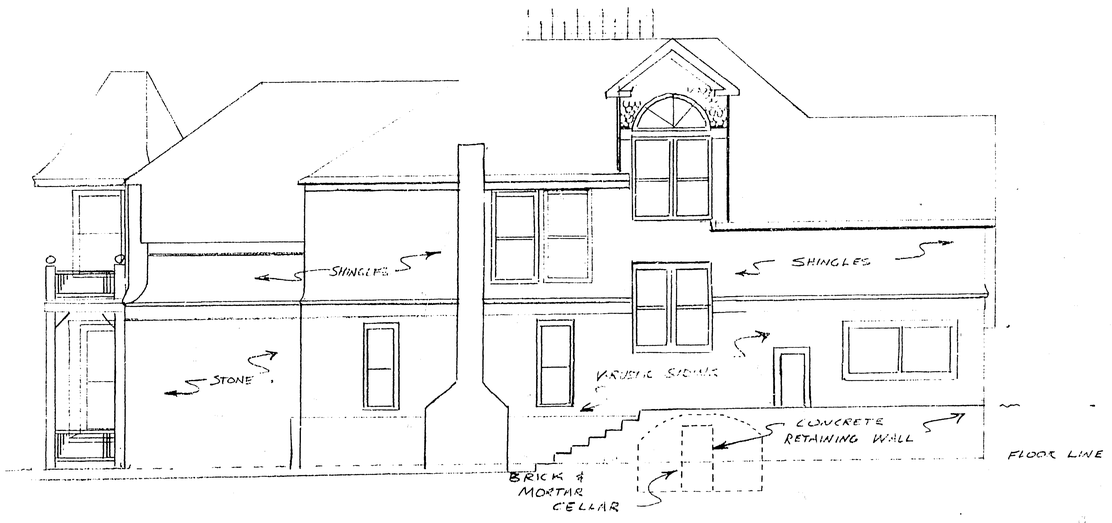
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DATE:		REVISED

9 PERALTA AVE. LOS GATOS, CA

DRAWING NUMBER 4



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

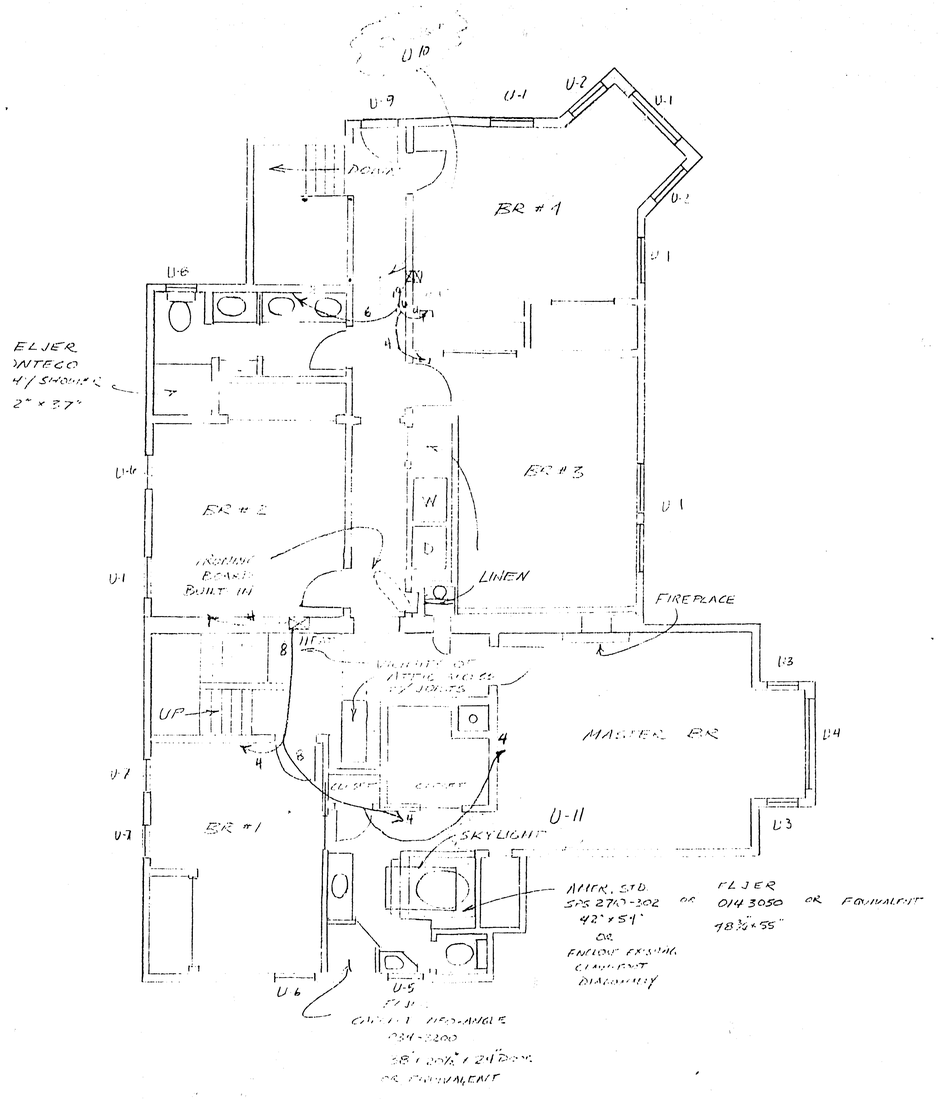


NORTH ELEVATION 1/4" = 1'-0"

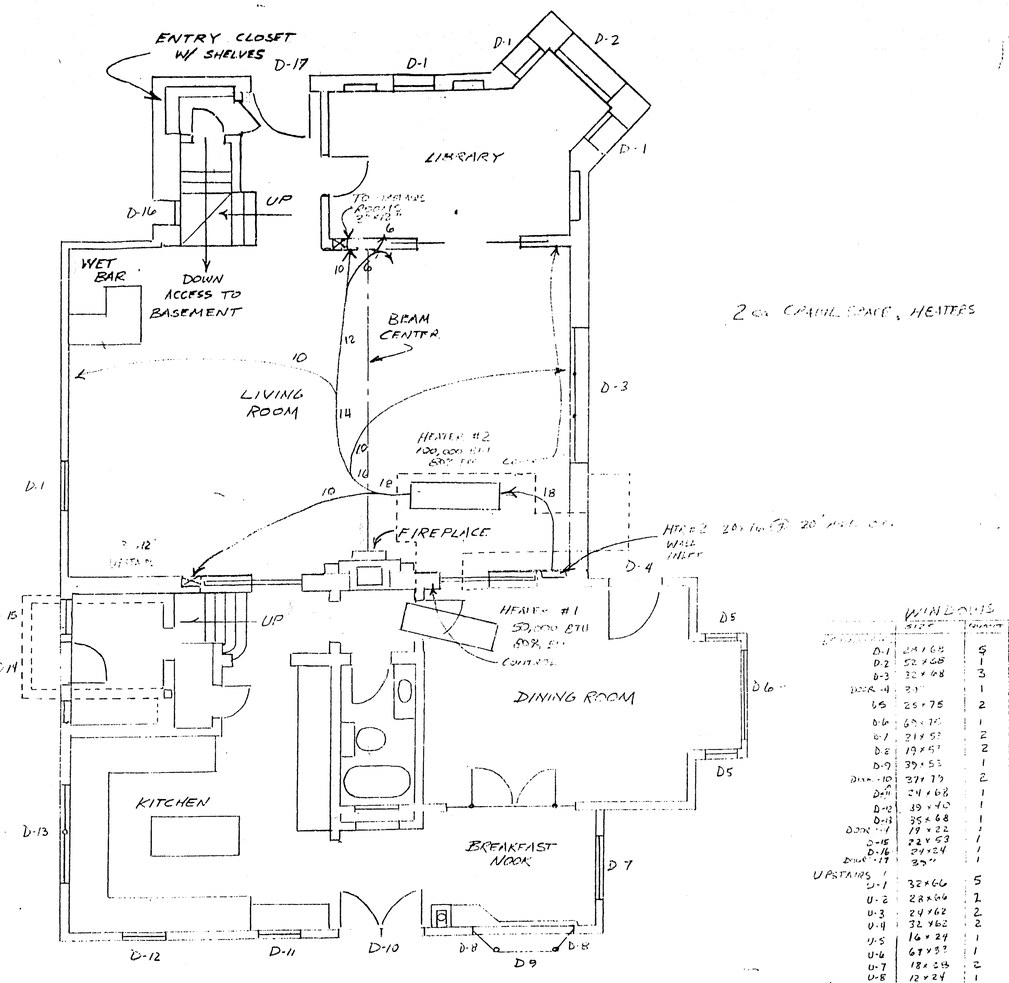
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NOV 27 1987

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DATE:		REVISED
9 PERALTA AVE	LOS GATOS, CA.	
		DRAWING NUMBER 10



UPSTAIRS 1/4" = 1'-0"



DOWNSTAIRS 1/4" = 1'-0"

2 cu. CRAWL SPACE, HEATERS

NOV 2 7 1989

WINDOWS

		SIZE	COUNT	GLASS	DBL. GLAZING
	D-1	24 x 68	5	1/2	NO → W YES
	D-2	52 x 68	1	NO	NO
	D-3	32 x 68	3	1/2	NO → YES
DOOR	D-4	80	1	SGL. CLEAR GLASS	NO
	D-5	25 x 75	2	1/2	NO
	D-6	69 x 75	1	NO	NO
	D-7	21 x 52	2	1/2	YES
	D-8	19 x 52	2	1/2	YES
	D-9	39 x 53	1	1/2	YES
DOOR	D-10	37 x 79	2	BEVEL'D CLASS	YES
DOOR	D-11	24 x 68	1	1/2	NO
	D-12	39 x 40	1	100%	NO
	D-13	35 x 68	1	1/2	NO
DOOR	D-14	19 x 22	1	NO	NO
	D-15	22 x 53	1	1/2	NO
	D-16	24 x 24	1	NO	NO
DOOR	D-17	30"	1	100% FIRE GLASS	NO
UPSTAIRS					
	U-1	32 x 66	5	1/2	YES
	U-2	28 x 66	2	1/2	YES
	U-3	24 x 62	2	1/2	YES
	U-4	32 x 62	2	1/2	YES
	U-5	16 x 24	1	1/2	YES
	U-6	67 x 37	1	1/2	NO
	U-7	18 x 54	2	100% FILT	YES
	U-8	12 x 24	1	1/2	YES
DOOR	U-9	32"	1	OBSCURE	NO
SKYLIGHT	U-10	12" x 12"	1	NO	YES: 92.18 SW/HB
SKYLIGHT	U-11	72 x 48	2	YES	YES: SW/HB

HEATING & ELECTRICAL PLAN (WITH WINDOW SIZES)

11-30-89

BILLHEIMER RESIDENCE

SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED

9 PERALTA AVE. LOS GATOS, CA

GENERAL REQUIREMENTS

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A 201-1987 IS HEREBY MADE A PART OF THIS SPECIFICATION AND SHALL APPLY TO EACH AND EVERY DIVISION AND SECTION OF THIS SPECIFICATION. SAID DOCUMENT MAY BE INSPECTED AT THE ARCHITECT'S OFFICE OR MAY BE PURCHASED DIRECTLY FROM THE AIA OFFICE IN SANTA CLARA, CALIFORNIA.

DESCRIPTION AND SUMMARY OF WORK

1. WORK OR MATERIAL SHOWN ON DRAWINGS OR SPECIFIED IN WRITING SHALL BE DONE AS THOUGH COVERED IN BOTH.
2. FIGURES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DETAILS OVER GENERAL DRAWINGS.
3. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO OUTLINE A PROPERLY EXECUTED AND FUNCTIONING BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR SEEING THAT THE BUILDING AND ALL ITS RELATED FUNCTIONS ARE COMPLETED AND WORK IN THE MANNER SPECIFIED OR IMPLIED IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL CHECK AND VERIFY THE ARCHITECT'S DRAWINGS TO SCALE AND DIMENSION AND IF ANY ERRORS APPEAR IN THE DRAWINGS OR CONFLICTS IN THE SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT (ESPECIALLY IF THE ITEMS INVOLVE COST). NO EXTRAS WILL BE ALLOWED NOR APPROVED UNLESS SUBMITTED IN WRITING AND AGREED TO BY OWNER, ARCHITECT AND CONTRACTOR.
5. PREPARE SITE AND GENERAL CONSTRUCTION OF WORK LEAVING ALL COMPLETE AND READY FOR USE EXCEPT AS OTHERWISE SPECIFICALLY STATED. THE WORK INCLUDED IS SHOWN ON THE DRAWINGS. ALL WORK IS SUBJECT TO THE GENERAL CONDITIONS.
6. BEFORE COMMENCING ANY WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL HAVE IN HIS POSSESSION THE NECESSARY AND REQUIRED INSURANCE AND LIABILITY AS GOVERNED BY THE STATE OF CALIFORNIA. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL ACQUIRE THE REQUIRED BUSINESS LICENSE, PAY BUSINESS TAX, AND MAINTAIN SUCH LICENSE THROUGHOUT BUILDING CONSTRUCTION, IN THE CITY OR COUNTY IN WHICH THE WORK IS TO BE PERFORMED.
7. THE GENERAL CONTRACTOR SHALL ACQUIRE THE NECESSARY PERMITS (BUILDING, ELECTRICAL, PLUMBING, TEMPORARY POWER POLE, ETC.) OR DIRECT SUB-CONTRACTORS TO OBTAIN PERMITS AND PAY FOR FEES FOR THEIR PORTION OF THE WORK. ALL WORK AND INSTALLATION OF MATERIAL SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE LATEST REGULATIONS OF THE STATE FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, DEPARTMENT OF INDUSTRIAL RELATIONS, THE 1985 VOLUME OF THE UNIFORM BUILDING CODE, REGULATIONS OF FEDERAL, STATE, COUNTY OR CITY ORDINANCES OR LAWS HAVING JURISDICTION. IF IN ANY WAY THE DRAWINGS AND/OR SPECIFICATIONS VIOLATE ANY OF THE CODES, THE CODES WILL BE FOLLOWED.

GENERAL NOTES

CODES AND STANDARDS

1. ALL WORK SHALL BE IN STRICT COMPLIANCE WITH THE FOLLOWING CODES:
   A. UNIFORM BUILDING CODE, 1985 EDITION.
   B. ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
2. DO NOT SCALE THE PLANS. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL GRID LINES RELATE TO STUD FACE.
4. PROVIDE REQUIRED TEMPORARY SANITARY FACILITIES ON THE JOB DURING CONSTRUCTION AS REQUIRED.

SITE WORK AND DEMOLITION

1. DEMOLITION MAY NOT BE THOROUGHLY DEFINED ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DEMOLITION REQUIRED TO ACCOMODATE THE FINAL PLAN.
2. THE GENERAL CONTRACTOR SHALL SHOW RESPECT FOR THE EXISTING STRUCTURE AND ITS DETAIL. ALL NEW WORK SHOULD MATCH THAT WHICH IS EXISTING.
3. REMOVE ALL ORGANIC MATERIAL AND TOP SOIL FROM AREAS UNDER THE BUILDING OR UNDER PAVED AREAS.
4. FILL MATERIAL TO CONSIST OF A FREE-DRAINING GRANULAR MATERIAL. PLACE FILL IN LIFTS NOT TO EXCEED 8" AND COMPACT TO 95%; STANDARD AASHO UNDER PAVED AREAS AND FLOOR SLABS.
5. SELECT FILL MATERIAL UNDER SLABS TO BE 4" LAYER 3/4" (±) CRUSHED ROCK OR COARSE SAND.

FOUNDATIONS

1. ALL FOOTINGS TO REAR ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL MINIMUM 18" BELOW FINAL GRADE. NOTIFY DESIGN AGENCY BEFORE PROCEEDING IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED IN FOOTING EXCAVATIONS.
2. DO NOT EXCAVATE CLOSER THAN A 2:1 SLOPE BELOW FOOTINGS.
3. CLEAN ALL FOOTING EXCAVATIONS OF LOOSE MATERIAL BY HAND.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO CHAP. 26, UBC, 1985 ED.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH TO BE 2000 PSI AT 28 DAYS. MINIMUM CEMENT CONTENT TO BE 5 SACKS PER YARD EXCEPT SLABS ON GRADE TO BE 5-1/2 SACKS PER YARD. MAXIMUM SLUMP: 4".
3. PLACE AND CURE ALL CONCRETE AS PER ACI STANDARDS AND CODES.
4. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE AT 25'-0" O.C. AND 1/8" PREMOLDED EXPANSION JOINTS AT 20'-0" O.C. IN ALL EXTERIOR WALKS AND SLABS.
5. MAINTAIN 6" MINIMUM CLEARANCE BETWEEN FINISH GRADE AND WOOD; 3" MINIMUM THICKNESS OF CONCRETE BETWEEN WOOD AND EARTH FILL; FINISH GRADE TO SLOPE AWAY FROM FOUNDATION.

STEEL REINFORCEMENT

1. ALL REINFORCING STEEL #5 AND SMALLER TO BE ASTM A-615 GRADE 40. ALL BARS #6 AND LARGER TO BE GRADE 60.
2. PLACE ALL REINFORCING PER ACI CODES AND STANDARDS.

WOOD

1. ALL LUMBER SPECIES AND GRADES TO BE AS FOLLOWS:
   A. JOISTS/BEAMS/STRINGERS: DF-L #2 OR BETTER
   B. 6" NOM. BEAMS/STRINGERS: DF-L #1 OR BETTER
   C. BLOCKS/BLOCKING/BRIDGING/MISC.: DF-L OR HEM-FIR #3 OR B
   D. STUDS: DF-L STUD GRADE
   E. SILLS/SLEEPERS/PLATES/NAILING BLOCKS EMBEDDED IN CONCRETE: DF-L PRESSURE TREATED
2. ALL JOISTS OR BEAMS FRAMING INTO (NOT BEARING ON) BEAMS, HEADERS OR GIRDERS SHALL BE SUPPORTED WITH SIMPSON U-TYPE JOIST OR BEAM HANGERS OR EQUAL.
3. CROSSBRIDGE AT 10'-0" O.C. MAXIMUM FOR SOLID SAWN JOIST CONDITIONS.
4. PLYWOOD TO BE STANDARD GRADE WITH EXTERIOR GLUE. MINIMUM PLYWOOD NAILING TO BE AT 6" O.C. AT EDGES AND 12" O.C. INTERMEDIATE BEARING. INSTALL ROOF SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS.
5. PLYWOOD UNLESS OTHERWISE NOTED: AT FLOORS 3/4" DOUGLAS FIR CDX T & G STRUCTURAL II, GLUE AND NAIL, 10d @ 6"-C, 10"F.
6. GLU-LAMS: DOUGLAS FIR IN ACCORDANCE WITH WCLA PS 56-73 STANDARD SPECIFICATIONS. COMB: 24F EXTERIOR GLUE; INDUSTRIAL APPEARANCE, END SEAL; PROTECT FROM MOISTURE AT ALL TIMES. PROVIDE ALTC CERTIFICATE TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.
7. BOLTS: DRILL HOLES 1/16" OVERSIZED. USE STANDARD MALLEABLE IRON WASHERS AND NUTS OR HEADS AGAINST WOOD.
8. METAL ANCHORS: SIMPSON OR APPROVED EQUAL/USE CONNECTORS AS SPECIFIED IN LATEST SIMPSON CATALOG.
9. NAILING TO CONFORM TO TABLE 25.Q, UBC. EXTERIOR NAILING TO BE GALVANIZED OR ALUMINUM FOR NATURAL FINISH WOODS. DRYWALL NAILING IN DWELLING: 50 7" O.C. MAXIMUM.
10. PROVIDE 3/8" PLYWOOD SHEAR PANELS AS CALLED FOR ON DRAWINGS.
11. LAP SPLICE PLATE A MINIMUM OF 48" WITH 16d @ 6" O.C. EACH SIDE, EACH LAP.
12. APPROVED 1/8" x 1-1/2" WIDE METAL STRAPS ARE REQUIRED WHERE PLATES ARE INTERRUPTED OR BROKEN. DO NOT NOTCH BEAMS.
13. FULL LENGTH TRIMMERS FROM HEAD TO SILL ON ALL OPENINGS OVER FOUR FEET.
14. 2 x 4 STUDS @ 16" O.C. WALL FRAMING AT ALL EXTERIOR WALLS.
15. 2 x 4 STUDS @ 16" O.C. WALL FRAMING AT ALL INTERIOR WALLS AND 2 x 6 STUDS @ 16" O.C. AT PLUMBING WALLS.
16. MUDSILLS SET LEVEL. ALL LUMBER IN CONTACT WITH CONCRETE AND WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED DF OR GRADE MARKED "FOUNDATION GRADE REDWOOD". ALL SILL PLATES TO CONCRETE SHALL BE SET IN A BEAD OF MASTIC. USE "VULKEM NO. 116", A POLYURETHANE CAULK.

THERMAL AND MOISTURE PROTECTION

1. MEMBRANE AT ALL RETAINING WALLS SHALL BE AS FOLLOWS: INSTALL "BITUTHENE WATERPROOFING SYSTEM" BY W.R. GRACE & CO. USE SYSTEM #3000. THE MANUFACTURER'S SPECIFICATIONS SHOULD BE STRICTLY FOLLOWED.
2. INSULATE WALLS, CEILINGS, AND FLOORS WITH FIBERGLASS BLANKETS; R-VALUE NOTED ON THE DRAWINGS.
3. INSTALL ALL INSULATION WITH THE VAPOR BARRIER TOWARD THE CONDITIONED SIDE.
4. APPLY WOOD CEDAR SHINGLES, NO. 1 BLUE LABEL, OVER ENTIRE ROOF. INSTALLATION METHOD SHALL BE AS PER SPECIFICATIONS BY THE RED CEDAR SHINGLE AND HANDSPLIT SHAKE BUREAU. SHINGLE LENGTH SHALL BE 18" WIDTH WITH EXPOSURE NO GREATER THAN 5½".
5. INSTALL GUTTER AND DOWNSPOUTS AT ALL EAVE LINES. USE OGEE GUTTERS 5" WIDTH X 3-3/4" HEIGHT (GIRTH = 12") OR MATCH EXISTING.
6. FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL OR APPROVED WATERPROOF BUILDING PAPER TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL COVERING.
7. SEAL AND CAULK ALL OPENINGS IN THE BUILDING ENVELOPE (WINDOWS, DOORS, PIPES, SOLE PLATES, ATTIC OPENINGS, ETC.)
8. EXTEND ALL ROOF VENTS AND FLUES THROUGH TO NEW ROOF AS PER CODE.
9. FLAT ROOF CONSTRUCTION: SLOPE 1/4" PER FOOT TOWARD PERIMETER. USE SPEC #400G OF MANVILLE AND PROVIDE 22 GA GI FORMED RIDGE FLASHING. EXTEND MINIMUM OF 9" AT ADJACENT SHINGLES/PLYS OF ROOFING.
10. INSTALL "TYVEC" HOUSE WRAP AT ALL NEW WALLS. EXCEPTION AT GARAGE WALLS.
11. INSTALL HORIZONTAL REDWOOD SIDING TO MATCH EXISTING (PRE-PRIME) (CLEAR 'A' GRADE AND FLAT GRAIN).
12. INSTALL SOFFIT BOARDS, TONGUE AND GROOVE 1x6 D.F. 'D' GRADE, FLAT GRAIN, OR MATCH EXISTING CONDITIONS.

DOORS AND WINDOWS

1. ALL WINDOWS SHALL BE WOOD SASH AND SHALL BE CERTIFIED AND LABELED INDICATING THAT THEY MEET THE STANDARDS LISTED IN TABLE 2-55V OF TITLE 24. ALL NEW WINDOWS SHALL BE THERMOPANE. EXIT REQUIREMENTS AT BEDROOMS AS PER UBC, SECTION 1204. SAFETY GLAZING AS PER UBC, CHAPTER 54.
2. FULLY WEATHER STRIP ALL DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE AS REQUIRE BY TITLE 24.
3. ALL NEW INTERIOR DOORS SHALL MATCH THE EXISTING INTERIOR DOORS.
4. THE MAIN ENTRY DOOR IS TO BE RE-INSTALLED WITH NEW SIDELIGHTS AS SHOWN ON THE DRAWINGS.

FINISHES

1. ALL INTERIOR WALLS SHALL RECEIVE ONE LAYER OF 1/2" GYPSUM WALLBOARD AS PER UBC SECTION 4711. TAPE AND TEXTURE ALL CEILINGS AND WALLS.
2. INSTALL WATERPROOF GYPSUM BOARD AT TUB/SHOWER WALLS AND CEILINGS AS PER UBC SECTION 5104(b) AND SHALL CONFORM TO UBC STANDARD NO. 47-34.
3. FURNISH AND INSTALL TILE AS FOLLOWS:
   A. VANITY TOPS AND SPLASHES (USE SYSTEM 511-86).
   B. SHOWER FLOOR AND WALLS (USE SYSTEM RW15-86).
   C. FLOORS, F142-86.

   SYSTEMS MAKE REFERENCE TO TILE APPLICATION REQUIREMENTS AS PER THE TILE COUNCIL OF AMERICA, INC., HANDBOOK 86.
4. INSTALL WOOD STRIP FLOOR (UNFINISHED) IN AREAS AS INDICATED ON FINISH SCHEDULE. USE "CHUCKAWAN HARDWOOD FLOOR" PRODUCT. INSTALLATION SHALL BE AS PER NOFMA STANDARDS, SECTION 3 (INSTALLATION ON WOOD JOISTS).
5. PAINT SCHEDULES AT INTERIOR AND EXTERIOR. ALL PREPARATION AND APPLICATION SHALL BE IN CONFORMANCE TO THE CURRENT STANDARDS SET FORTH IN THE PAINT AND WALL COVERINGS SPECIFICATION MANUAL AS PUBLISHED BY THE PENINSULA AREA PAINTING INDUSTRY FUND.

INTERIOR

A. GYPSUM BOARD
   1ST COAT - PRIMER SEALER.
   2ND COAT - ENAMEL UNDERCOATER (BATH ONLY).
   3RD COAT - VINYL LATEX.

B. WOOD DOORS, TRIM, BASE, SHELVING AND CABINETRY:
   1ST - #59 PASTE WOOD FILLER (STAIN TO MATCH WOOD).
   2ND - STAIN.
   3RD - HIGH GLOSS VARNISH (FOLLOW WITH LIGHT SANDING).
   4TH - SATIN VARNISH.

C. WOOD FLOORS:
   1ST - PENETRATING STAIN (COLOR AS SELECTED BY OWNER).
   2ND AND 3RD - STAIN URETHANE.

EXTERIOR

A. METALS:
   1ST COAT - METAL PRIMER.
   2ND COAT - EXTERIOR ENAMEL (RUST CONTROL).

B. WOOD FASCIA, TRIM, SOFFIT:
   1ST COAT - EXTERIOR ACRYLIC LATEX PRIMER.
   2ND AND 3RD COAT - EXTERIOR ACRYLIC LATEX SEMI-GLOSS.

C. NEW WOOD SIDING:
   1ST COAT - FACTORY PRIMED.
   2ND AND 3RD COAT - EXTERIOR ACRYLIC LATEX SEMI-GLOSS.

MECHANICAL

1. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF THE HVAC SYSTEM AS A "DESIGN/BUILD" CONTRACTOR. HE SHALL VERIFY ALL LOCAL REQUIREMENTS, PROVIDE ADDITIONAL DRAWING INFORMATION AS REQUIRED, AND OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO ACCOMPLISH THE WORK DESCRIBED. DRAWINGS INDICATE THE APPROXIMATE LOCATION OF DIFFUSERS AND AIR GRILLS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ITEMS TO BEST SUIT HIS DESIGN. INSULATE ALL DUCT WORK PER TITLE 24.
2. ALL MECHANICAL SHALL BE INSTALLED PER UNIFORM BUILDING CODE AND CITY ORDINANCES CURRENTLY IN USE.
3. SOLID FUEL, OIL, GAS REQUIRE OUTSIDE/ATTIC/UNDERFLOOR COMBUSTION AIR VENTS DETERMINED BY 602 AND 603, UMC.
4. FURNACE ROOMS SHALL COMPLY WITH CHAPTER 7, UMC.
5. PROVIDE AUTOMATIC NIGHT SETBACK THERMOSTATS ON ALL FURNACES; TOTAL OUTPUT FOR ALL FURNACES SHALL NOT EXCEED 125,000 BTU'S.
6. PROVIDE 6" CLEARANCE OR COMBUSTION AIR SIDE OF FURNACE ROOM AND 30" WORKING SPACE IN FRONT OF ALL HEATING CONTROLS, SEC. 604, 605 AND 703, UMC.
7. WHERE THERE IS A WATER HEATER OR GAS FURNACE LOCATED IN THE GARAGE AND A DOOR FROM THE GARAGE TO DWELLING, PROVIDE MIN. 1 SQUARE INCH OUTSIDE COMBUSTION AIR PER 1000 BTU WITH 1/2" HIGH AND 1/2" LOW VENTS FOR WATER HEATER.
8. GARAGE APPLIANCES SHALL HAVE IGNITION 18" ABOVE FLOOR AND PROTECTED FROM AUTO IMPACT, SEC. 504 UMC.
9. VENTING OF APPLIANCES SHALL COMPLY WITH CHAPTER 9, UMC.
10. PROVIDE CLEARANCE AT RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTION SEE UMC SECTION 1901(A). SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT, UMC SECTION 1901(b).
11. ALL APPLIANCES SHALL BE APPROVED BY A RECOGNIZED TESTING AGENCY.
12. PROVIDE SEISMIC STRAPPING FOR WATER HEATER (TYPICAL).
13. ALL INTERIOR BATHROOM FANS SHALL PROVIDE 5 AIR CHANGES PER HOUR.
14. PROVIDE AUTOMATIC DAMPENER AT ALL VENTILATION FANS.
15. GAS PIPING SHALL NOT BE EMBEDDED IN OR BELOW SLABS WITHIN BUILDING OR PASS UNDER FOUNDATION.
16. SHEET METAL TO BE A MINIMUM OF 26 GAUGE GALVANIZED IRON UNLESS OTHERWISE NOTED. VALLEY FLASHING PER SECTION 3208 & 1707(B), UMC.
17. PROVIDE SPARK ARRESTORS ON ALL CHIMNEYS.
18. PROVIDE GAS OUTLET @ CLOTHES DRYER AND COOKTOP.

ELECTRICAL

1. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF ELECTRICAL SYSTEM AS A "DESIGN/BUILD" CONTRACTOR. HE SHALL VERIFY ALL LOCAL REQUIREMENTS, PROVIDE ADDITIONAL DRAWING INFORMATION AS MAY BE REQUIRED. HE SHALL OBTAIN ALL APPROVALS AND PERMITS TO ACCOMPLISH THE WORK DESCRIBED. INSULATE HOT WATER LINES AS PER TITLE 24.
2. ALL ELECTRICAL SHALL BE INSTALLED PER ELECTRICAL CODE AND CITY ORDINANCES CURRENTLY IN USE.
3. VERIFY WITH SERVING UTILITY COMPANIES THE LOCATION OF ALL UTILITY METERS, TRANSFORMERS, PULL-STATIONS, BOXES, ETC. FOR LOCATIONS SHOWN.
4. MAIN GROUND WIRE SHALL CONNECT FOUNDATION REBAR TO MAIN WATER SERVICE.
5. ALL INTERIOR METALLIC WATER AND GAS PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER AND MADE ELECTRICALLY CONTINUOUS.
6. MAIN PANEL MUST BE LARGE ENOUGH TO CARRY ADDITIONAL LOAD.
7. PROVIDE AT LEAST TWO 20 AMPERE SMALL APPLIANCE CIRCUITS IN THE KITCHEN, DINING AND FAMILY ROOM AREAS.
8. PROVIDE A SEPARATE 20 AMPERE LAUNDRY CIRCUIT.
9. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION ON ALL OUTDOOR, BATHROOM AND GARAGE RECEPTACLES. 10FT
10. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET HORIZONTALLY FROM AN OPENING AND MAXIMUM DISTANCE BETWEEN RECEPTACLES TO BE 12 FEET.
11. IN KITCHEN AND DINING AREAS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12".
12. PROVIDE DUPLEX OUTLETS FOR BROILER OF 220V, OVEN OF 220V, DRYER OF 220V, COMPACTOR AND REFRIGERATOR.
13. CLOTHES DRYER LOADS SHALL BE DETERMINED ON A LOAD OF 5000 WATTS OR NAMEPLATE RATING.
14. FEEDER OVER CURRENT DEVICE SHALL BE RATED NOT LESS THAN 125% OF CONTINUOUS LOAD; CONDUCTORS MUST BE SIZED ON THE SAME BASIS TO ASSURE EFFECTIVE PROTECTION.
15. RESIDENCE TO HAVE LIMITED USE OF FLEXIBLE CONDUIT FOR GROUNDING.
16. AT LEAST ONE RECEPTACLE OUTLET IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE INSTALLED IN EACH GARAGE, AND ALSO OUTDOORS.

PLUMBING

1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF PLUMBING SYSTEM AS A "DESIGN/BUILD" CONTRACTOR. HE SHALL VERIFY ALL LOCAL REQUIREMENTS, PROVIDE ADDITIONAL DRAWING INFORMATION AS MAY BE REQUIRED. HE SHALL OBTAIN ALL APPROVALS AND PERMITS TO ACCOMPLISH THE WORK DESCRIBED. INSULATE HOT WATER LINES AS PER TITLE 24.
2. ALL PLUMBING INSTALLATION SHALL CONFORM TO THE UNIFORM PLUMBING CODE AND CITY ORDINANCES CURRENTLY IN USE.
3. PROVIDE APPROVAL FROM THE SANITARY DISTRICT.
4. PROVIDE A 6" SAND BED AND COVER IF PLASTIC OR VCP IS USED FOR SEWER LINE.
5. A 4" CLEANOUT TO GRADE SHALL BE INSTALLED WITHIN THE FIRST 4 FEET FROM PROPERTY LINE, WHERE LATERAL ENTERS PROPERTY AND SHALL BE HOUSED IN A CONCRETE BOX WITH REMOVABLE COVER.
6. BACKFLOW DEVICE SHALL BE INSTALLED IF REQUIRED BY SANITARY DISTRICT.
7. CONDENSATE DRAINS SHALL NOT ENTER SANITARY SYSTEM.
8. REGULATORS ARE REQUIRED FOR PRESSURES IN EXCESS OF 80 LBS.
9. FLOOR DRAINS SHALL BE EQUIPPED WITH TRAP PRIMERS.
10. WATER HEATERS LOCATED WITHIN THE BUILDING SHALL HAVE DRAIN FROM PRESSURE RELIEF VALVE TERMINATED AT THE EXTERIOR OF BUILDING.
11. WATER CLOSETS (TOILETS) INSTALLED IN ANY BUILDING WITHIN THE CITY SHALL BE EQUIPPED WITH WATER RESERVOIRS THAT LIMIT THE WATER USED TO NOT MORE THAN 3½ GALLONS PER FLUSH. WATER CLOSETS WITHOUT RESERVOIRS, THE FLUSHING DEVICE SHALL LIMIT THE FLOW TO 3½ GALLONS PER FLUSH.

    EXCEPTION: EXCESSIVELY LONG SEWER LATERALS OR OTHER UNFORESEEN CIRCUMSTANCES THAT WOULD IMPAIR THE PROPER REMOVAL OF WASTES NEED NOT COMPLY.
12. SHOWER HEADS SHALL BE DESIGNED TO INTRODUCE AIR INTO THE WATER FLOW REDUCING THE WATER USAGE TO 3½ GALLONS PER MINUTE.
13. FAUCET AERATORS SHALL BE DESIGNED TO INTRODUCE AIR INTO THE WATER FLOW REDUCING THE WATER USAGE TO 3½ GALLONS PER MINUTE.
14. TOILET DRAINS OVER LIVING, DINING, FAMILY ROOMS TO BE CAST IRON FOR SOUND CONTROL (OPTIONAL).

ENERGY

1. ALL GLAZING SHALL COMPLY WITH THE AIR INFILTRATION STANDARDS OF THE AMERICAN NATIONAL STANDARD 1972 INSTALLATION PER SECTION A-134-1.
2. ALL GLAZING SHALL BE LABELED FOR INFILTRATION WHETHER OR NOT THE GLASS AREA IS WITHIN THE ALLOWABLE 10%.
3. ALL EXTERIOR DOORS TO BE MINIMUM 1-3/8" SOLID CORE AND WEATHERSTRIPPED.
4. DOOR FROM GARAGE TO HOUSE TO BE 1-3/8" SOLID CORE AND WEATHERSTRIPPED WITH SELF CLOSING DEVICE.
5. EXTERIOR DOORS MOUNTED ON EITHER THE INSIDE OR THE OUTSIDE OF AN EXTERIOR WALL SHALL HAVE A MINIMUM OF ONE INCH LAP AT EACH JAMB.
6. ADD A BEAD OF CAULKING AROUND THE INTERIOR OF THE SOLE PLATE AT ALL EXTERIOR WALLS. THE BEAD SHOULD BE APPLIED AT THE JOINT OF SUBFLOOR AND SOLE PLATE JUST PRIOR TO SHEETROCK APPLICATION.
7. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
8. LIGHTING: LIGHTING FIXTURES INSTALLED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS WILL HAVE AN EFFICIENCY OF 25 LUMENS PER WATT OR GREATER.
9. EXTERIOR DOORS WILL BE PROVIDED WITH A SEAL, ASTRAGAL OR BAFFLE AT THE HEAD AND THE SILL.
10. CEILING INSULATION BETWEEN HEATED AND UNHEATED AREA SHALL RECEIVE R-30 BLANKETS.
11. ALL PERIMETER WALLS SHALL BE INSULATED WITH MINIMUM R-11 BLANKETS.
12. UNDERFLOOR SHALL BE INSULATED WITH MINIMUM R-19 BLANKETS.

ALL NEW RESIDENTIAL DEVELOPMENTS INCLUDING DETACHED SINGLE FAMILY DWELLINGS SHALL BE DESIGNED TO INCLUDE THE FOLLOWING FEATURES:

1. WHEELCHAIR REACHABLE LIGHT SWITCHES (3'-4"), THERMOSTAT CONTROLS (3'-4"), AND ELECTRICAL OUTLETS (1').
2. DOOR HANDLES RATHER THAN KNOBS.
3. WOODEN BACKING IN BATHROOM WALLS TO ALLOW STRUCTURAL STRENGTH FOR ADDITION OF GRAB BARS BY THE OCCUPANTS.
4. FAUCETS AND SHOWER CONTROLS OPERABLE WITH ONE HAND REQUIRING A MINIMAL AMOUNT OF GRASPING WITH THE EXCEPTION OF THOSE USED ON VANITY FAUCETS.
5. ALL DOORS AT LEAST 32 INCHES WIDE.
6. TWO OUTSIDE DOOR THRESHOLDS NO HIGHER THAN 1/2 INCH ABOVE LANDINGS. LANDINGS TO BE AT LEAST 5 FEET BY 5 FEET.

REGISTERED ARCHITECT E. GARY SCHLOTH C-17966 EXP. 8-31-91 STATE OF CALIFORNIA

NOV 27 1990

NO.	DATE	REVISION
		PRINTING

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GARY SCHLOTH ARCHITECT

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EARTHQUAKE REPAIR - RESTORATION

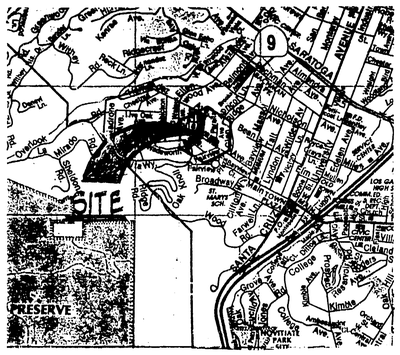
BILLHEIMER RESIDENCE

LOS GATOS

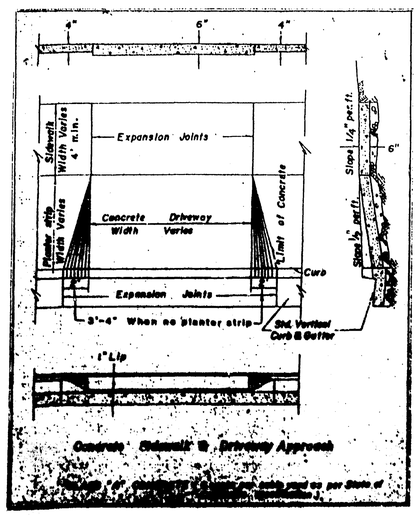
1 PERALTA

DATE
DRAWN RBB
CHECK RBB
JOB NO. 91
SHEET 12 OF

PROJECT DATA	
OWNERS: MR & MRS BILLHEIMER	
ADDRESS: 9 PERALTA LOS GATOS, CALIFORNIA 95030 408-395-2209	
APN 510-42-40 / ZONE R1:8	
SITE AREA	9720± S.F.
FORMER GARAGE (EQ. DAMAGE)	1000 S.F.
PROPOSED GARAGE (NEW CONST.)	627 S.F.
ALLOWABLE FAR 8.6% / ACTUAL FAR 6.46%	



VICINITY MAP NO SCALE



PERALTA AVENUE

124.90' R

EXISTING RESIDENCE

R

160.0'

EXIST. POWER POLE

31'-0" ±

EXIST. POWER POLE

PROPOSED GARAGE

S 10°E (TYP.)

NEW CONCRETE DRIVEWAY

7" Min. P.C.C.

½" RISE IN 1'-0" (TYPICAL)

CONST. NEW CONC. DRIVEWAY APPROACH AS PER TOWN OF LOS GATOS ENCROACHMENT PERMIT REQUIRED FOR ANY CONST. IN THE PUBLIC RIGHT OF WAY.

15.15'

N

SITE PLAN

1/8"=1'-0"

LOMA VISTA AVENUE

Office copy

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
By: _____ 11/18/91

B2073

Carl Mileff & Associates Inc.
REVIEWED FOR THE FOLLOWING CODES:
Building
Plumbing
Mechanical
Electric
Handicap
Energy
Structural
By: TJ
CMA File 7955-14 Date 11-14-91

RECEIVED NOV 8 1991 TOWN BUILDING DEPARTMENT Los Gatos

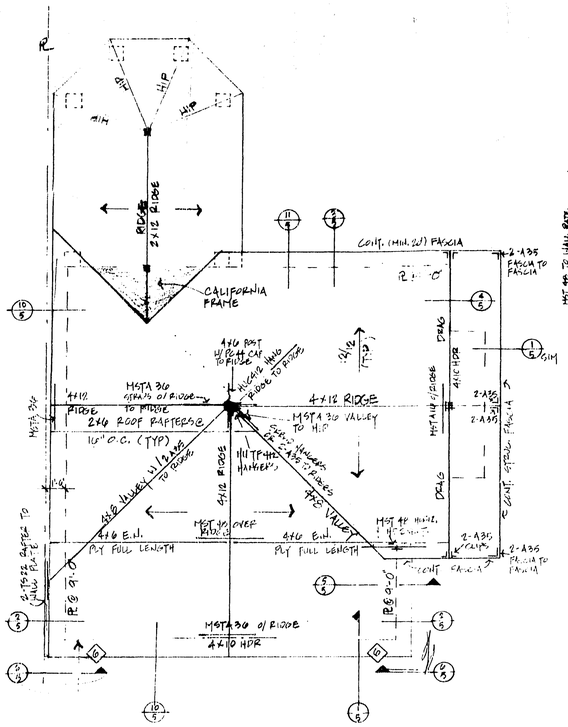
REGISTERED PROFESSIONAL ENGINEER ALEXANDER ANDRUS No. 24135 Exp. 6-30-92 CIVIL STATE OF CALIFORNIA 11-8-91

DRAWING BY: MAX ROGERS
1790 CONWAY AVE.
VILLPITAS, CALIFORNIA 95035
405-354-4551

Δ NOV. 4-91 / PLAN CHECK REVISIONS PRINTING NOV. 5-91

THE BILLHEIMER GARAGE
9 PERALTA AVENUE
LOS GATOS, CALIFORNIA
95030

24X



3310' TO R.I. (VERIFY IN SITE)

FRAMING NOTES :

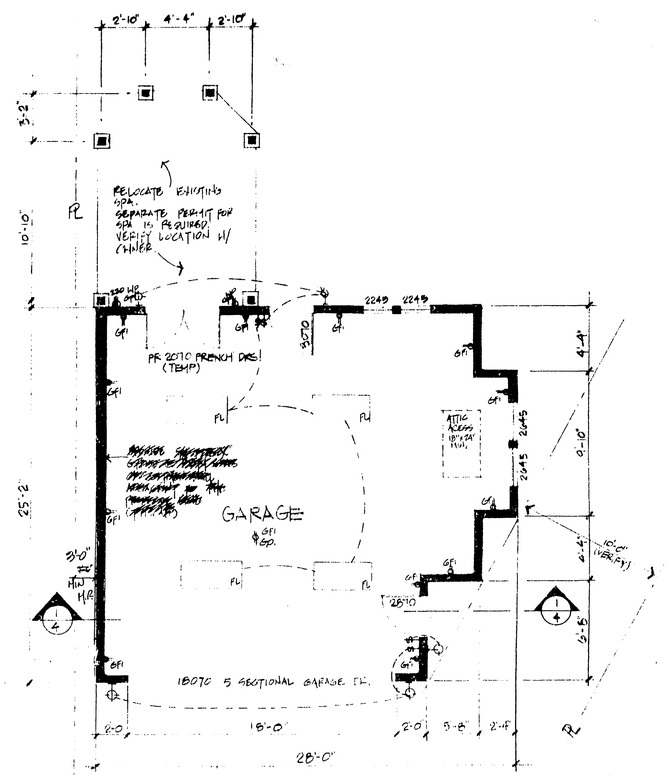
- ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER 2 & 4 MEMBER AND #1 4X MEMBERS TYPICAL (INCLUDES STUDS -DO NOT USE STUD QUALITY)
- GLUE LAMINATED BEAMS(GLB) SHALL BE DF/DF 22F-V3 ROOF AND 24F-FLOORS . IF PLAN DO NOT CALL OUT CAMBER . STADARD(MANUFT.) CAMBER REQD.
- FOR PLYWOOD NOTES SEE DETAILS AND NOTES.
- NAILS SHALL BE COMMON NAILS. BOLTS . LAGS A307.
- ALL HARDWARE (HANGERS,CLIPS STRAPS,POST CAPS ETC SHALL BE AS SUPPLIED BY "SIMPSON-COMP".
- ALL BEAM TO BEAM ,BEAM TO POSTS CONNECTION . IF NOT CALL OUT ON PLANS/DETAILS SHALL BE MIN. "U-HANGERS ,"TC" OR "BC" POST CAPS/BASE TYP.

◇ INDICATES M.N. SPACING (1"EDGE) & EDGE ; 12" FIELD (TYP)

- ALL GLUE LAMINATED BEAMS & TIMBER SHALL BE MANUFACTURED IN ACCORDANCE W/ A.I.T.C. STANDARDS & SHOP PLATES SHALL BE PROVIDED TO THE BUILDING DEPART

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

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



Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE 11/27/91
THE STAMPING OF THIS PLAN SHALL NOT BE DEEMED TO BE TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISION OF STATE LAW.

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

N

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
6-8-91

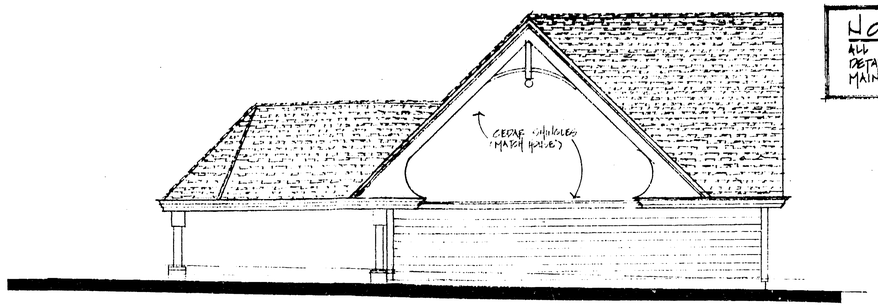
Δ NOV 4-91 PLAN CHECK
NOV. 5-91 PRINTING
REVISIONS

DRAWN BY: MAX ROGERS
1790 CONWAY ST.
MILPITAS, CALIFORNIA 95035
408. 354.4551

THE BILLHEIMER GARAGE
9 PERALTA AVENUE
LOS GATOS, CALIFORNIA
95030

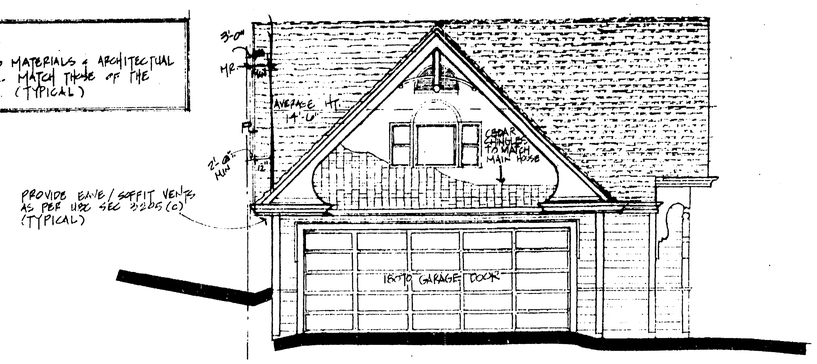
2
sheet #

24X

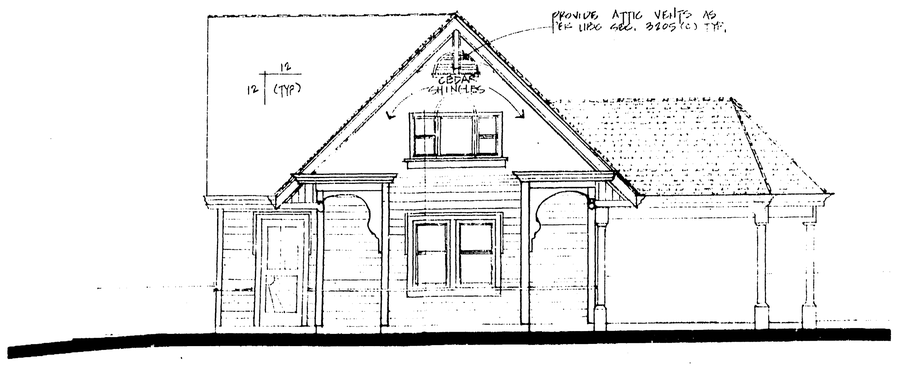


NORTH ELEVATION 1/4"=1'0"

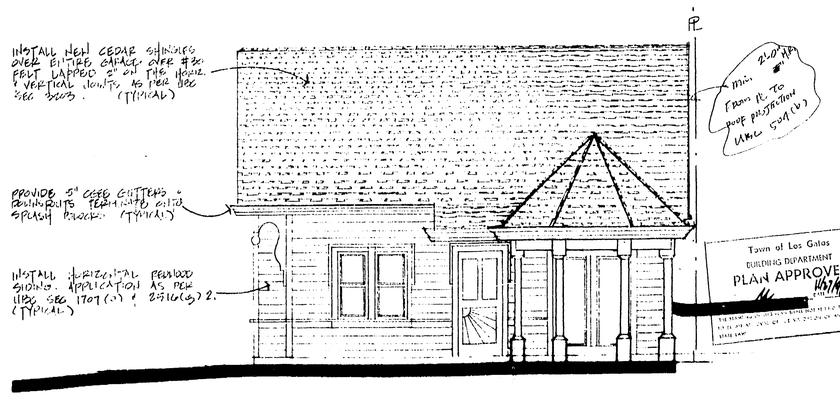
NOTE:
ALL BUILDING MATERIALS & ARCHITECTUAL DETAILS SHALL MATCH THOSE OF THE MAIN HOUSE. (TYPICAL)



WEST ELEVATION 1/4"=1'0"



SOUTH ELEVATION 1/4"=1'0"



EAST ELEVATION 1/4"=1'0"

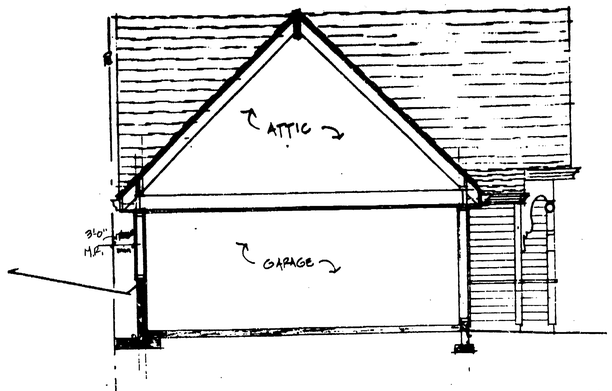
DRAWING BY: MAX ROGERS
1790 CONWAY AVE
MILPITAS, CA
408, 354-4551

THE BILLHEIMER GARAGE
9 PERALTA AVENUE
LOS GATOS, CALIFORNIA
95030

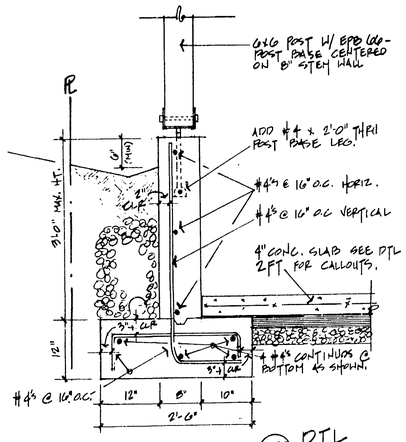
Nov. 5, '91

SHEET 2

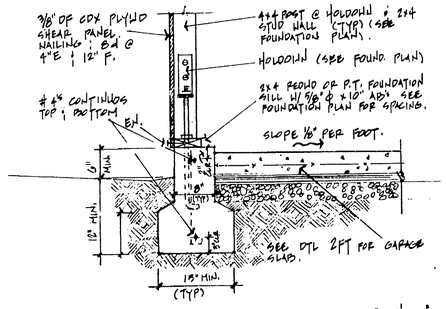
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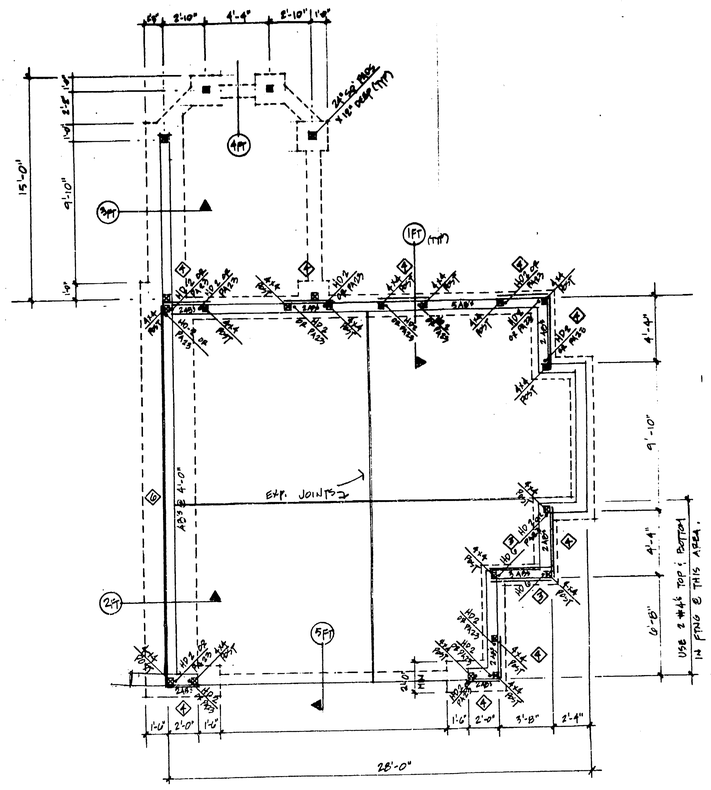
1 BUILDING SECTION 1/4"=1'-0"



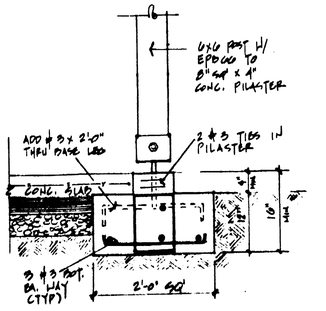
3FT DTL 1"=1'-0"



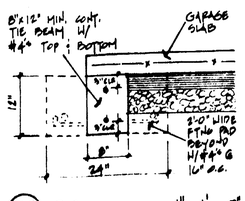
1FT DETAIL 1"=1'-0"



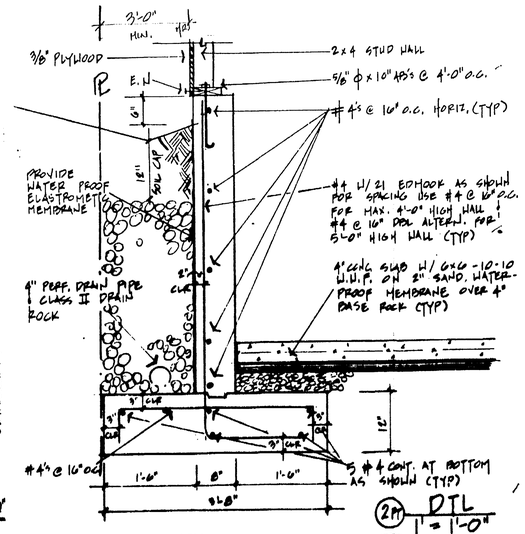
FOUNDATION PLAN 1/4"=1'-0"



4FT DETAIL 1"=1'-0"



5FT DTL 1"=1'-0"



2FT DTL 1"=1'-0"

FOUNDATION NOTES:

- CONCRETE SHALL BE 2,000 psi MIN. AT 28 DAYS. AND 5" SLUMP MAXIMUM. SHALL BE FULL DEPTH VIBRATE. SEE DETAILS FOR COLD JOINTS NOTES.
- REINFORCING STEEL SHALL BE A615 - GRADE 40. ALL REINFORCING SHALL HAVE MIN. STANDARD 12 DIAM. END HOOKS AND/OR SHALL HAVE 40 DIAM. MIN. OVERLAP
- ANCHOR BOLTS, BOLTS, HOLDOWN RODS SHALL BE OF A307 - QUALITY OR BETTER. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
- ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED TYP.
- SUBFLOOR SHALL BE OF 1/2" T&G STRUCTURAL II MIN. PLYWOOD PANEL SPAN RATING SHALL BE 24/0 TYPICAL. USE 10d COMMON NAILS 6" O.C. ALL SUPPORTED EDGES AND 6"@ 8" MIDS AND 10" O.C. IN FIELD TYPICAL.

Town of Los Gatos BUILDING DEPARTMENT PLAN APPROVED 1/8/96

REGISTERED PROFESSIONAL ENGINEER ALEXANDER BUKOVA C48008 EXP. 3-31-99 CIVIL STATE OF CALIFORNIA 8-6-96

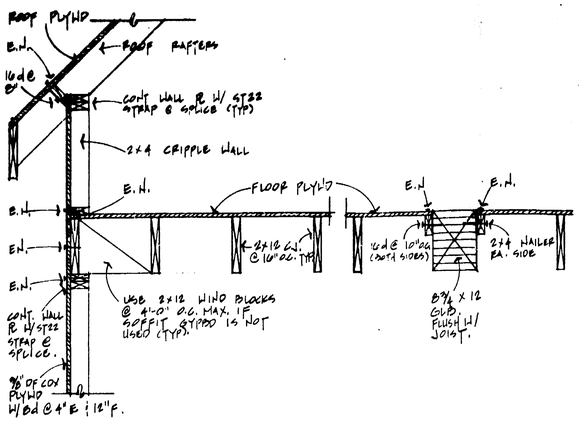
DRAWING BY: MAX ROGERS
1790 CONWAY AVE.
MILPITAS, CALIFORNIA 95035
408-954-4554

Nov. 5, '96 PRINTING
4 Nov 4-96 Parking Layout REVISIONS

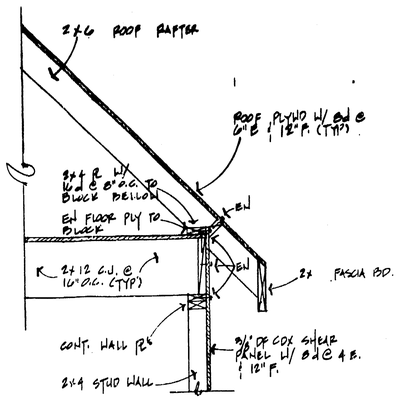
THE BILLMEIER GARAGE
9 PERALTA AVENUE
LOS GATOS CALIFORNIA 95030

SHEET NO. 4

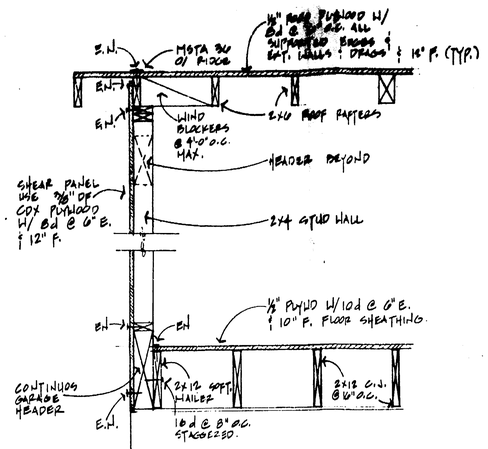
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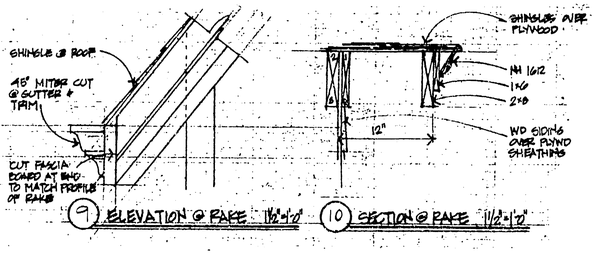
3 DETAIL 1" = 1'-0"



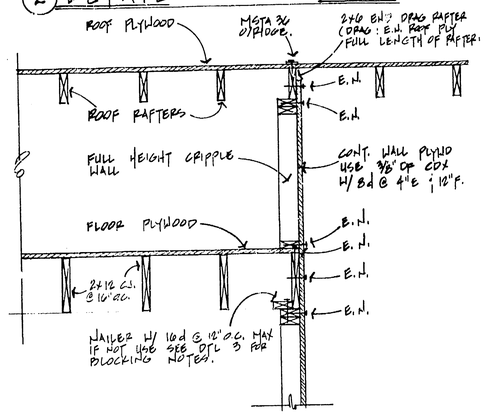
2 DETAIL 1" = 1'-0"



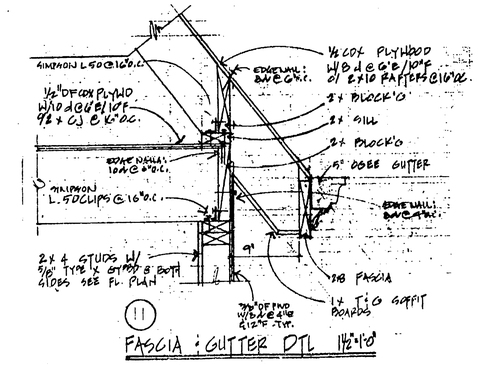
1 DETAIL 1" = 1'-0"



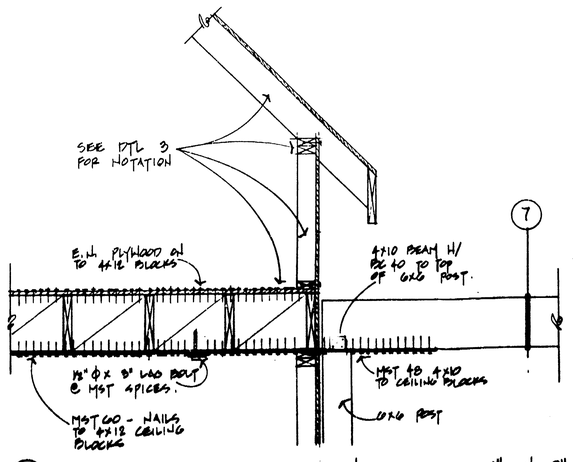
9 ELEVATION @ RAKE 1½"=1'-0" 10 SECTION @ RAKE 1½"=1'-0"



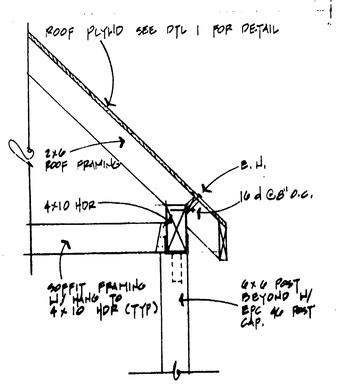
4 DETAIL 1" = 1'-0"



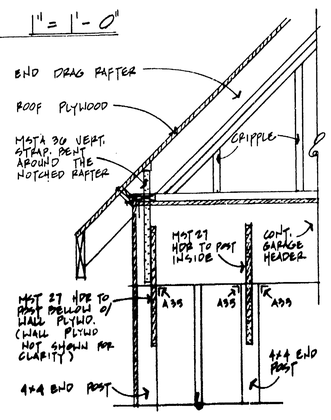
11 FASCIA & GUTTER DTL 1½"=1'-0"



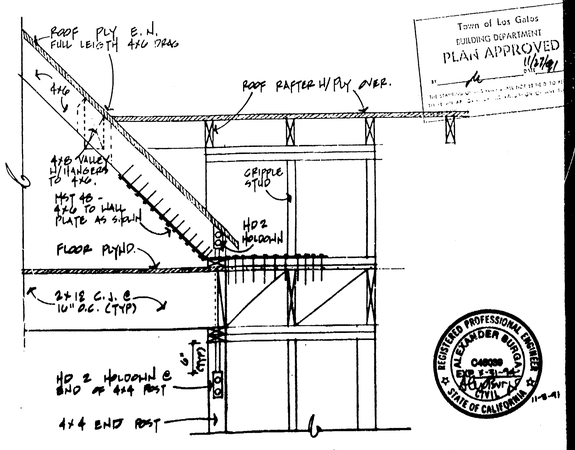
8 DETAIL / ELEVATION 1" = 1'-0"



7 DETAIL 1" = 1'-0"



6 DTL / ELEV. 1" = 1'-0"



5 DTL / ELEVATION 1" = 1'-0"

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
11/27/91

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER BURKO
C49599
EXP. 9-30-94
CIVIL
STATE OF CALIFORNIA

Nov. 5, '91 PRINTING
Nov. 4-91/Revised
REVISIONS

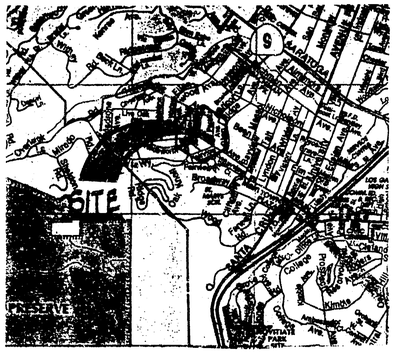
DRAWING BY: MAX ROGERS
1790 CONWAY AVE
MILPITAS, CALIFORNIA 95035
408-354-4551

THE BILLEMER GARAGE
9 PERALTA AVENUE
LOS GATOS, CALIFORNIA
95030

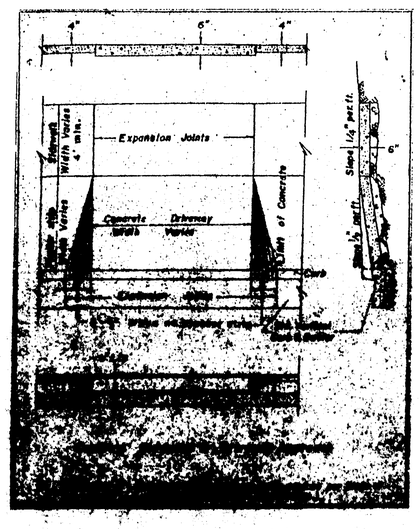
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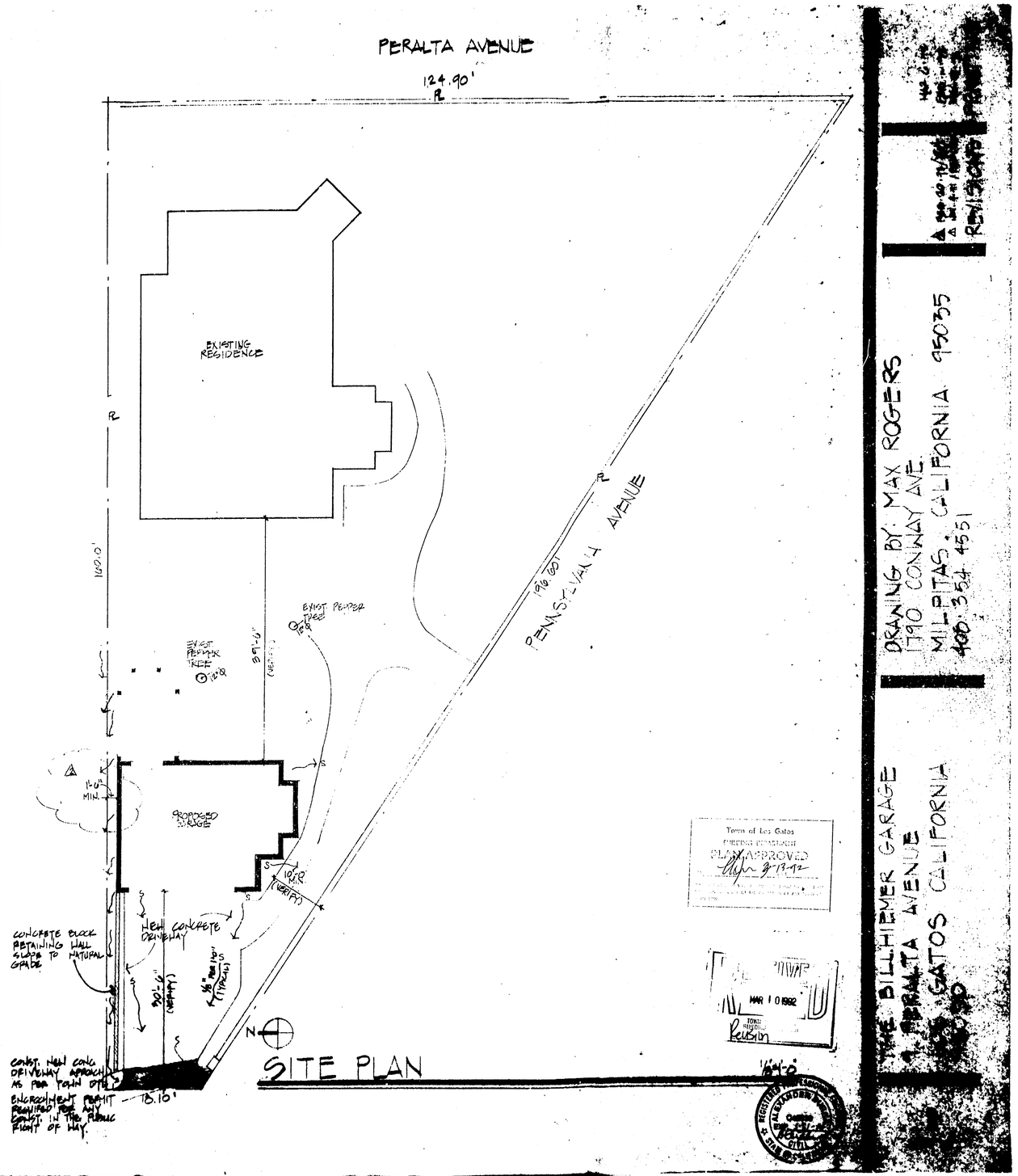
24X

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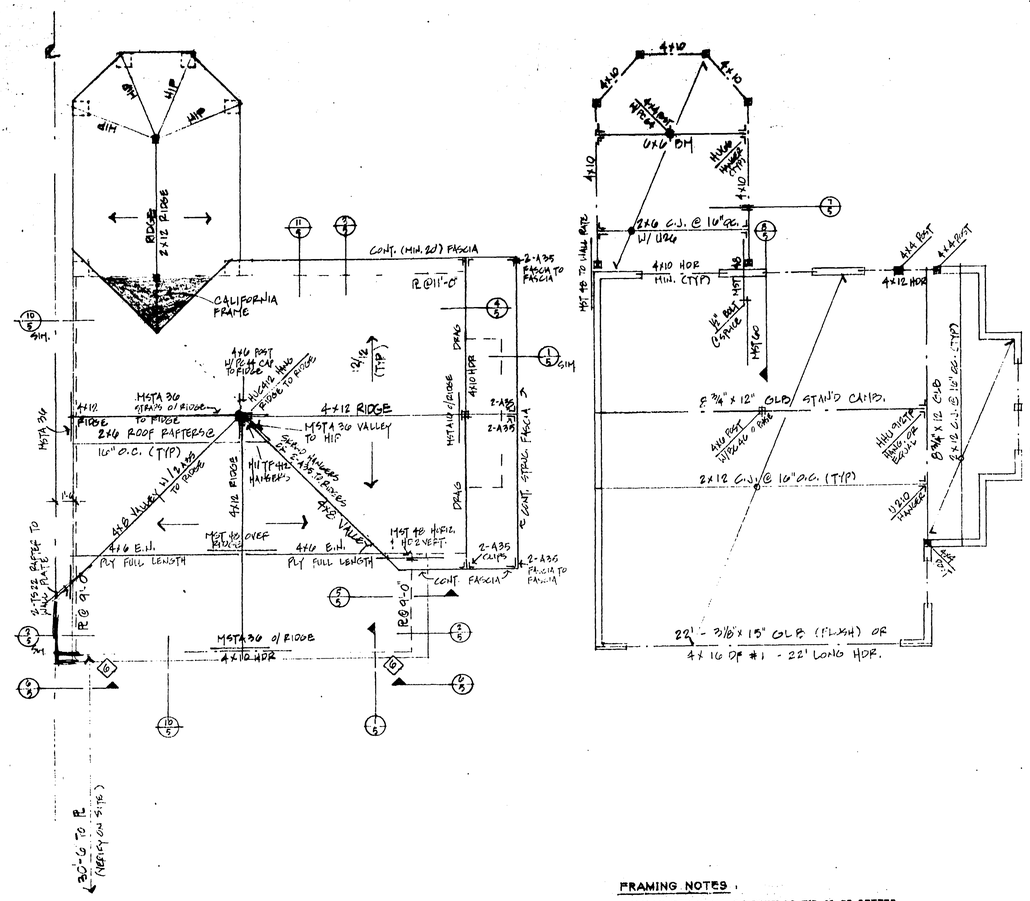


VICINITY MAP NO SCALE





24X



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

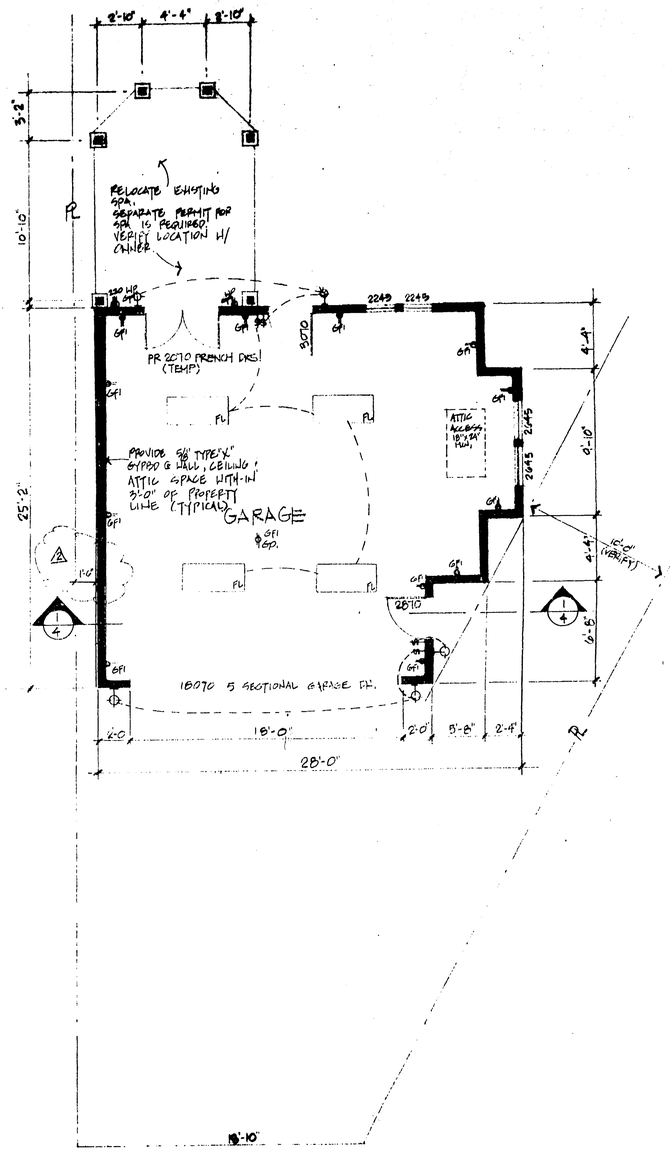
CEILING FRAMING PLAN 1/4"=1'-0"

FRAMING NOTES:

- ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER & 4 MEMBER AND #1 6X MEMBERS TYPICAL (INCLUDES STUDS - DO NOT USE STUD QUALITY)
- GLUE LAMINATED BEAMS(GLB) SHALL BE DF/DF 22F-V3 ROOF AND 24F-FLOORS IF PLAN DO NOT CALL OUT CAMBER - STADARD/MANUFT CAMBER REQD.
- FOR PLYWOOD NOTES SEE DETAILS AND NOTES.
- NAILS SHALL BE COMMON NAILS, BOLTS - LAGS A307.
- ALL HARDWARE HANGERS, CLIPS STRAPS, POST CAPS ETC SHALL BE AS SUPPLIED BY "SIMPSON-COMP."
- ALL BEAM TO BEAM, BEAM TO POSTS CONNECTION IF NOT CALL OUT ON PLANS/DETAILS SHALL BE MIN. "V" HANGERS .75"C OR 3/4" POST CAP & BASE TYP.

◇ INDICATES MIN. SPACING (INCHES) @ EDGE & 12" FIELD (TYP)

- ALL GLUE LAMINATED BEAMS & TIMBER SHALL BE MANUFACTURED IN ACCORDANCE W/ A.I.T.C. STANDARDS & CERTIFICATES SHALL BE PROVIDED TO THE BUILDING DEPART.

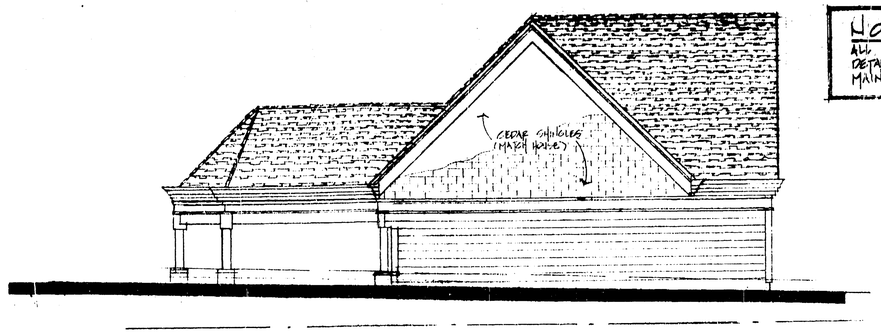


FLOOR PLAN 1/4"=1'-0"

DRAWN BY: MAX ROGERS
1790 GLENWAY ST.
MILPITAS, CALIFORNIA 95035
408. 354 4551

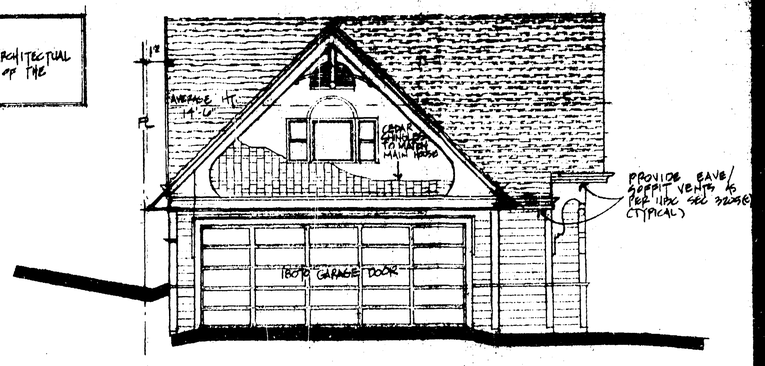
THE BILLHEIMER GARAGE
1 PERALTA AVENUE
LOS GATOS, CALIFORNIA
95030

24X

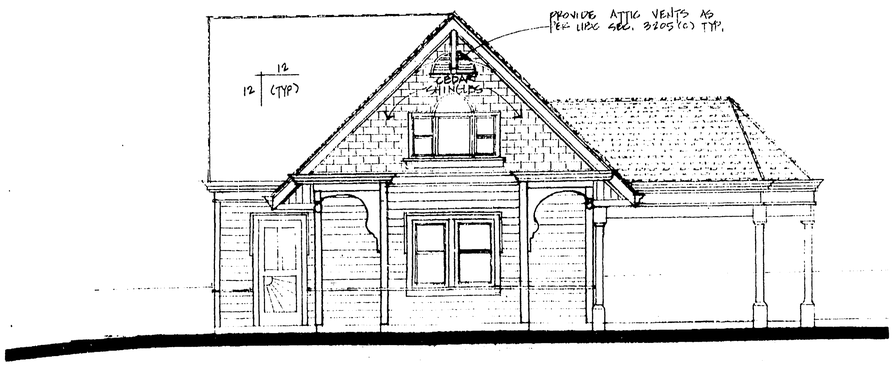


NORTH ELEVATION 1/4"=1'0"

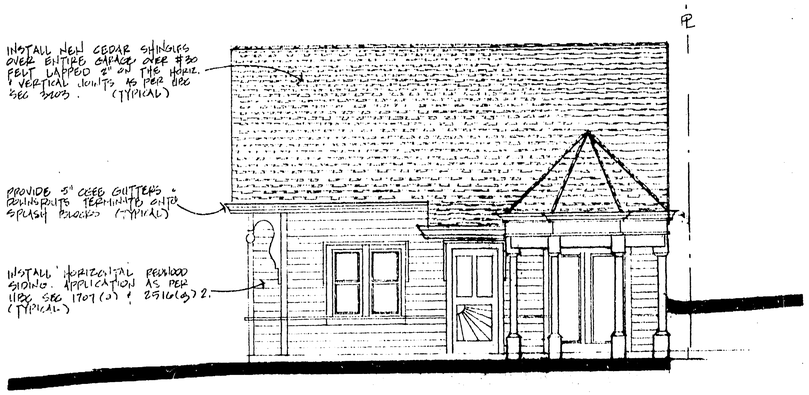
NOTE:
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WEST ELEVATION 1/4"=1'0"



SOUTH ELEVATION 1/4"=1'0"



EAST ELEVATION 1/4"=1'0"

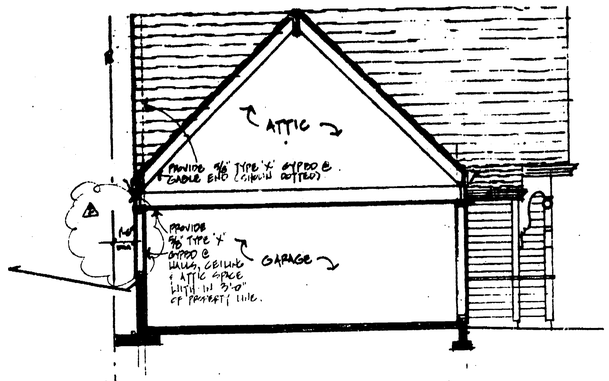
DRAWING BY: MAX ROGERS
1790 CONWAY AVE
MILPITAS, CALIFORNIA
408, 354-4551

THE BILLIMER GARAGE
9 PERALTA AVENUE
LOS GATOS, CALIFORNIA
95030

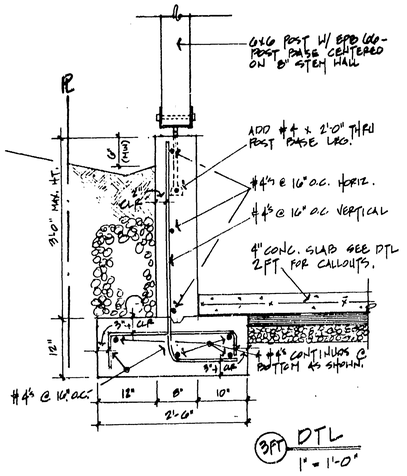
REGISTERED PROFESSIONAL ENGINEER
ALEXANDER BUSICK
CIVIL
STATE OF CALIFORNIA

SHEET #

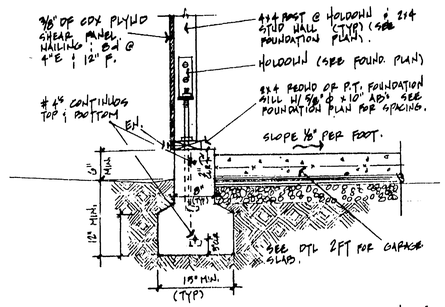
24X



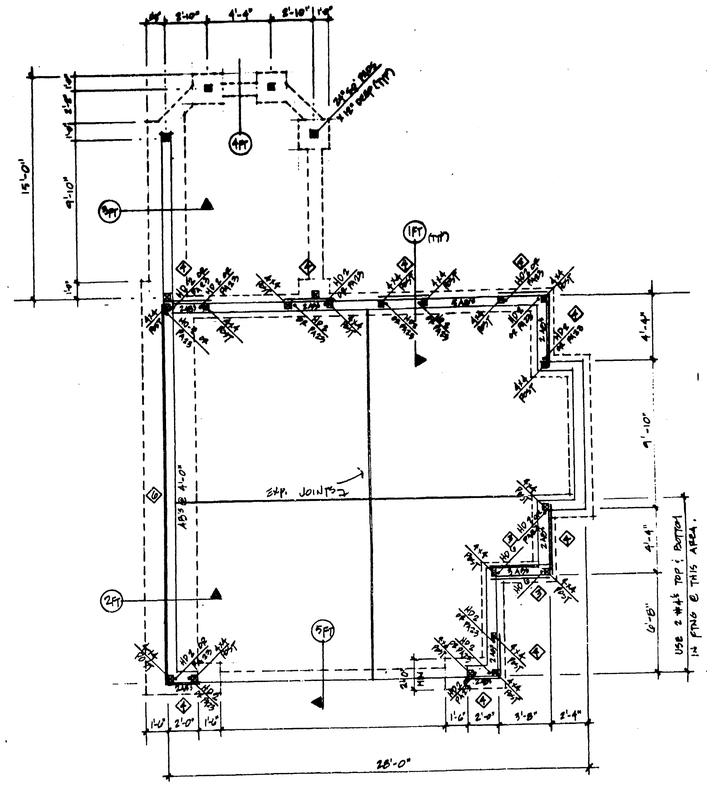
1 BUILDING SECTION 1/4"=1'-0"



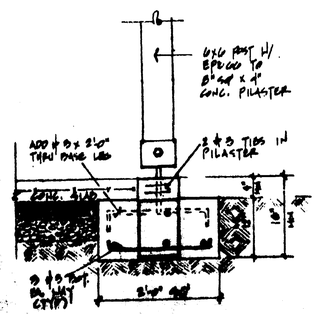
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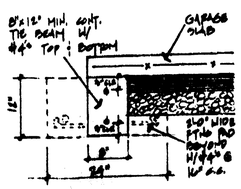
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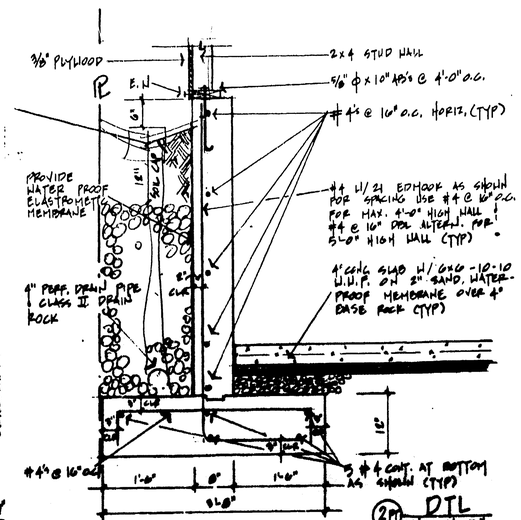
N FOUNDATION PLAN 1/4"=1'-0"



4PT DETAIL 1"=1'-0"



5PT DTL 1"=1'-0"



2PT DTL 1"=1'-0"

FOUNDATION NOTES:

- CONCRETE SHALL BE 3,000 psi MIN. AT 28 DAYS. AND 5" SLUMP MAXIMUM. SHALL BE FULL DEPTH VIBRATE. SEE DETAILS FOR COLD JOINTS NOTED.
- REINFORCING STEEL SHALL BE A615 - GRADE 40. ALL REINFORCING SHALL HAVE MIN. STANDARD 12 DIAM. END HOOKS AND/OR SHALL HAVE 40 DIAM. MIN. OVERLAP
- ANCHOR BOLTS. BOLTS HOLDOWN RODS SHALL BE OF A307 - QUALITY OR BETTER. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
- ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED TYP.
- SUBFLOOR SHALL BE OF 1/2" T&G STRUCTURAL II MIN. PLYWOOD PANEL SPAN RATING SHALL BE 24/0 TYPICAL USE 10d COMMON NAILS 6" O.C. ALL SUPPORTED EDGES AND 6"@ 12" O.C. IN FIELD TYPICAL.

REGISTERED PROFESSIONAL ENGINEER ALEXANDER BARNA No. C49599 EXP. 9-30-93 CIVIL STATE OF CALIFORNIA 3-10-92

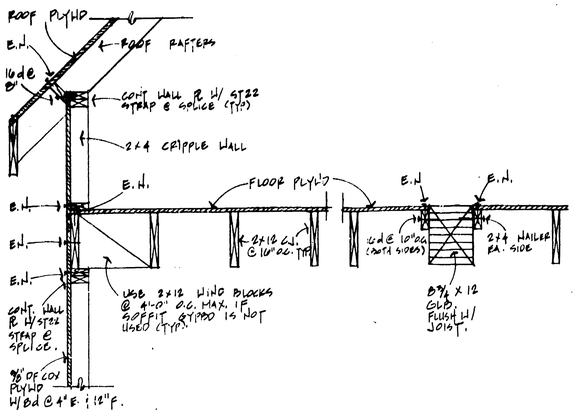
DRAWING BY: MAX ROGERS
1790 CONWAY AVE.
MILPITAS, CALIFORNIA 95035
408-262-4559

REVISIONS
4 PERMIT/ DTL 10-31-92
3 PERMIT/ PLANCHECK 10-8-92
PRINTING

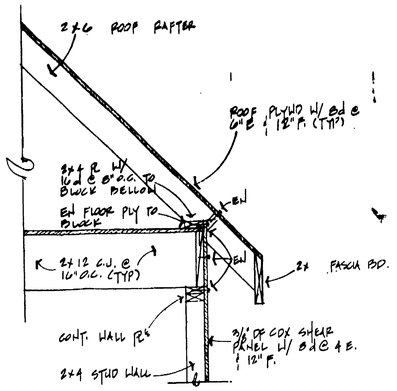
THE BILLHEIMER GARAGE
1 PERALTA AVENUE
LOS GATOS CALIFORNIA
95030

SHEET 4

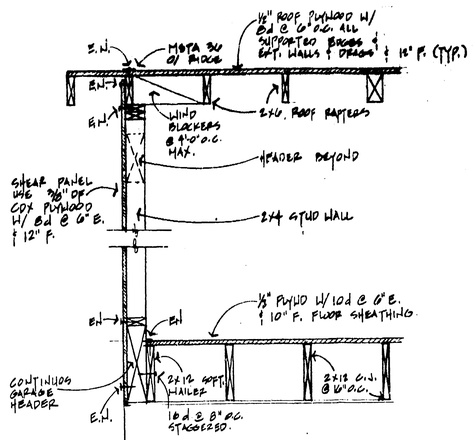
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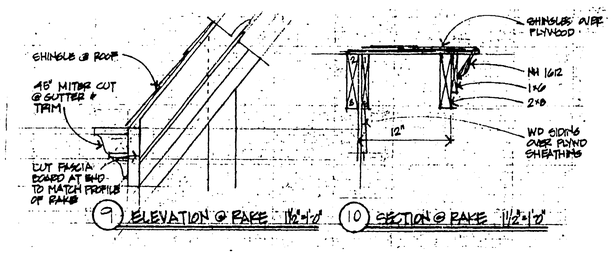
3 DETAIL 1" = 1'-0"



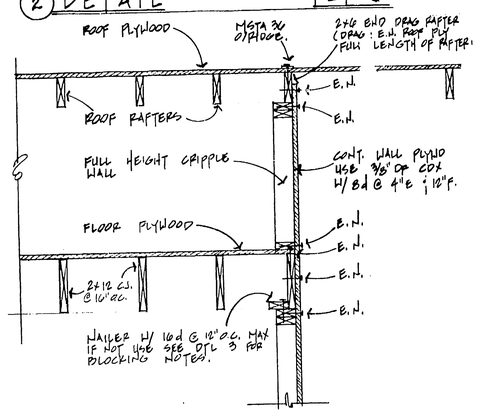
2 DETAIL 1" = 1'-0"



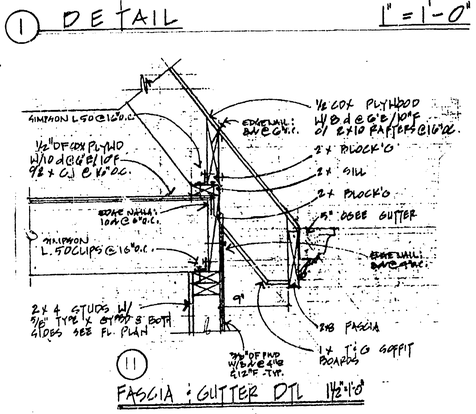
1 DETAIL 1" = 1'-0"



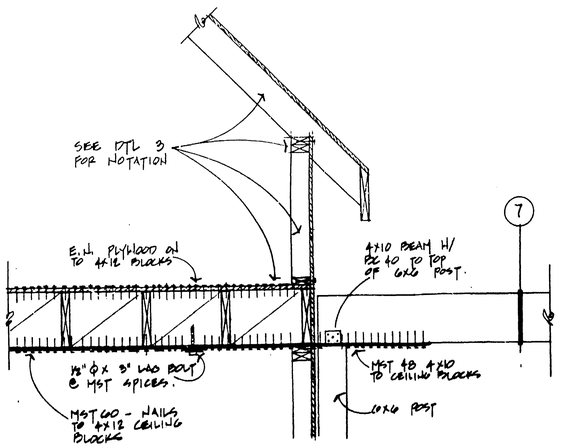
9 ELEVATION @ RAKE 1 1/2"=1'-0" 10 SECTION @ RAKE 1 1/2"=1'-0"



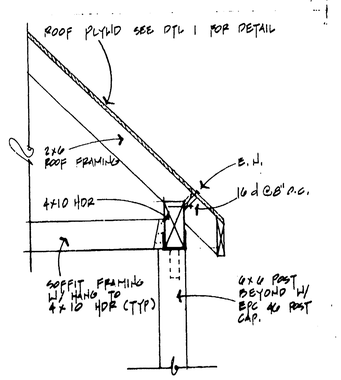
4 DETAIL 1" = 1'-0"



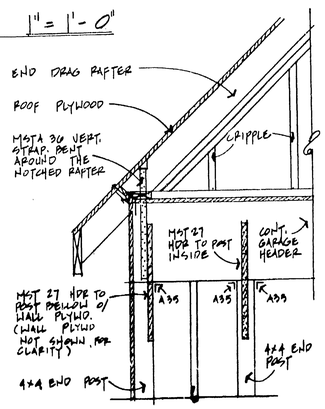
11 FASCIA & GUTTER DTL 1 1/2"=1'-0"



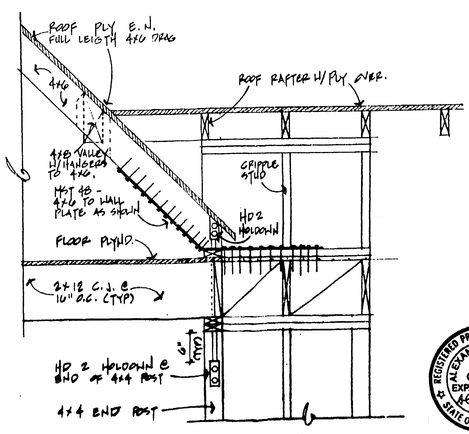
8 DETAIL / ELEVATION 1" = 1'-0"



7 DETAIL 1" = 1'-0"



6 DTL / ELEV. 1" = 1'-0"



5 DTL / ELEVATION 1" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER ALEXANDER BURGA C45039 EXP. 2-31-24 CIVIL STATE OF CALIFORNIA

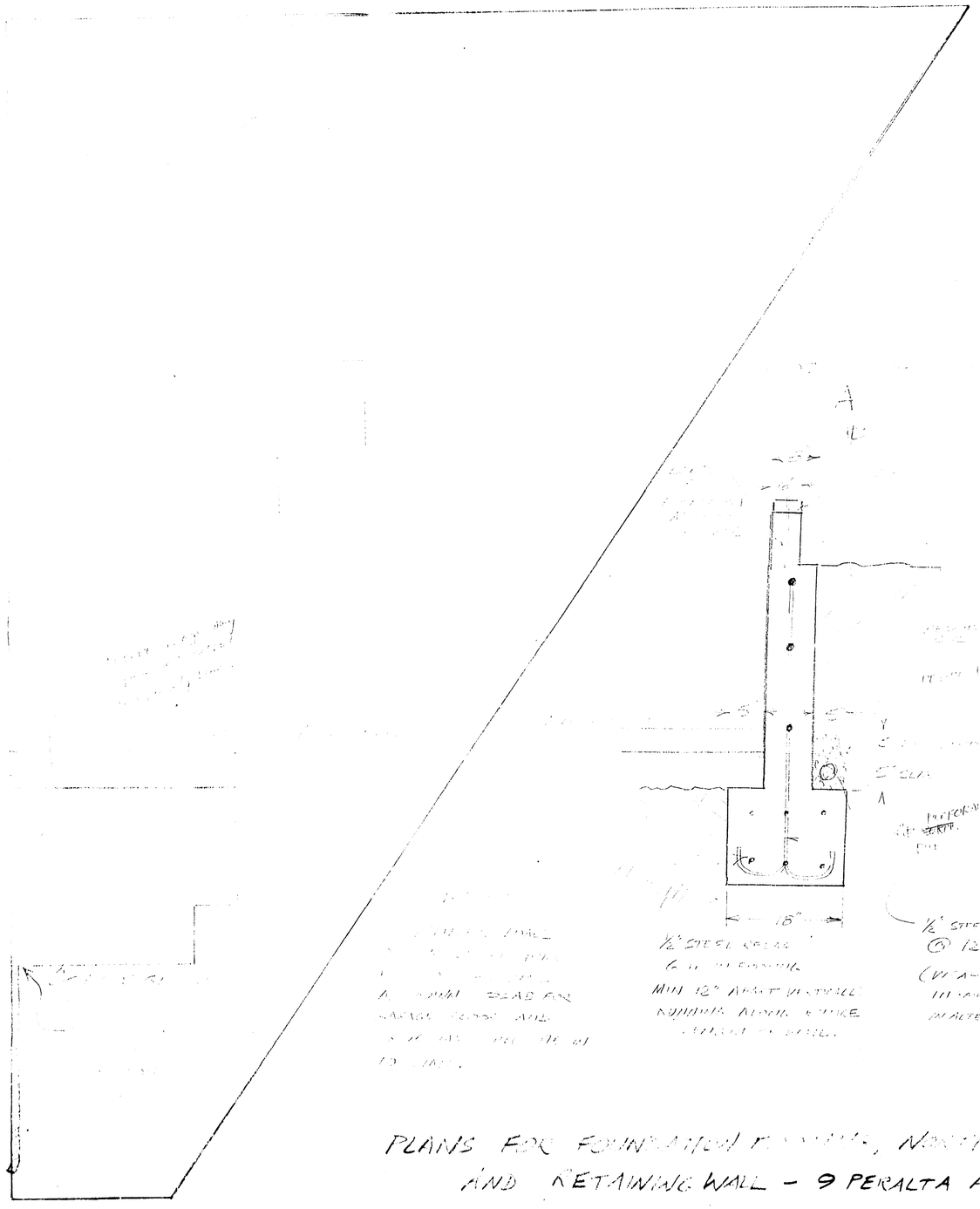
DRAWING BY: MAX ROGERS
1790 CONWAY AVE
MILPITAS, CALIFORNIA 95035
408 354 4551

THE BILLMEIER GARAGE
9 PERALTA AVENUE
LOS GATOS, CALIFORNIA
95030

REVISIONS PRINTING
REQ. 10-22
APPR. 6-23

SHEET NO.

24X



PLANS FOR FOUNDATION [illegible], NEW GARAGE WALL
AND RETAINING WALL - 9 PERALTA AVE LOS GATOS

DUANE A. SILLHEIMER



South Side Elevation

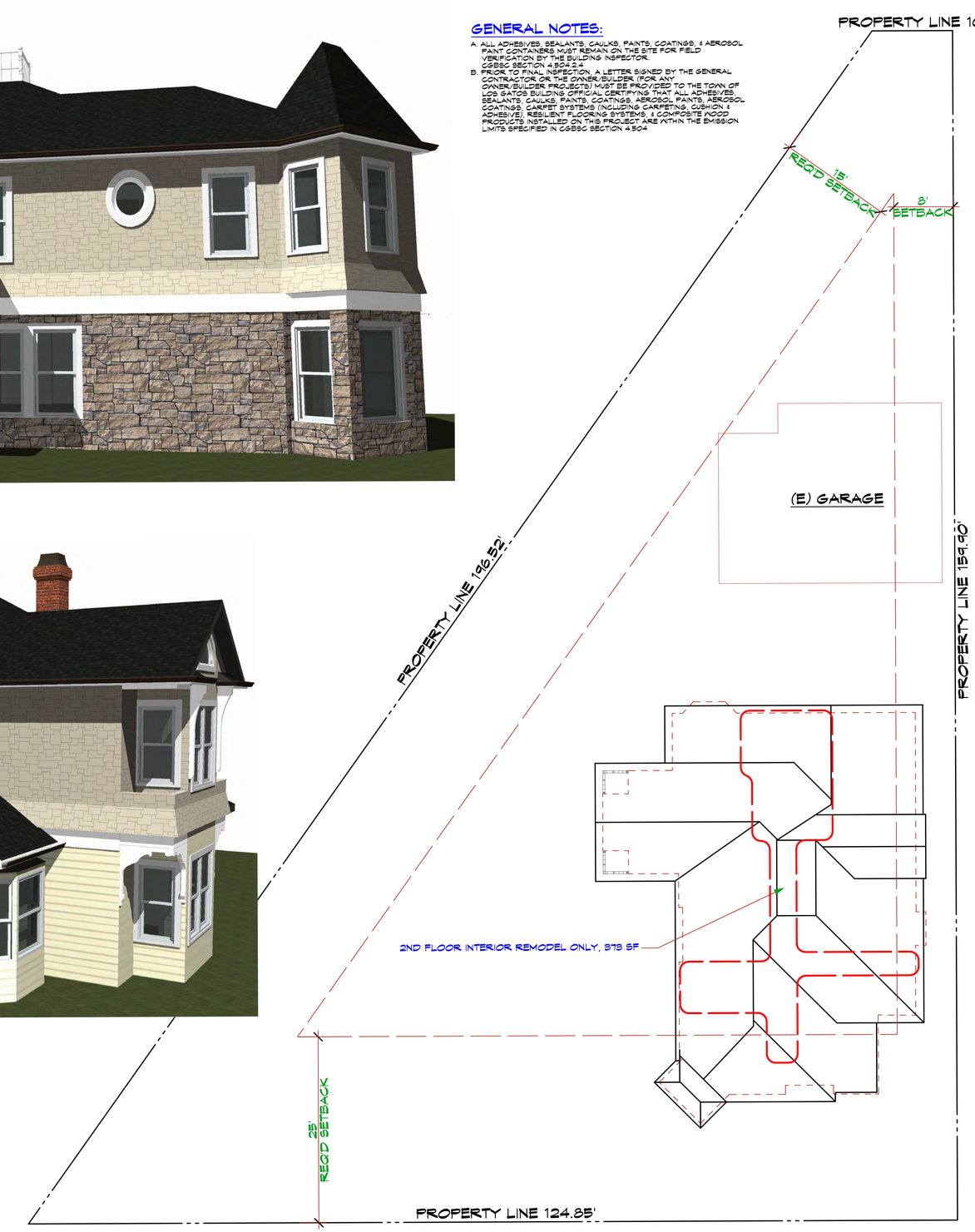


West Rear Elevation

GENERAL NOTES:

A. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, & AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGSBSC SECTION 4.504.2.4

B. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION & ADHESIVE), RESILIENT FLOORING SYSTEMS, & COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGSBSC SECTION 4.504

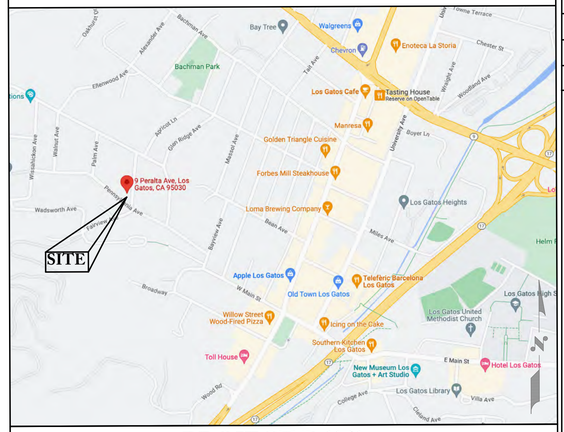


SITE PLAN

SCALE: 1/8" = 1'-0"

N

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS:	9 PERALTA AVE. LOS GATOS, CA 95030
OWNER:	JOHN & DONA FOX
APN#:	510-42-040
ZONING: OCCUPANCY GROUP: CONSTRUCTION TYPE:	R-1-8 R-3, U V-B, NON SPRINKLERED
SITE AREA:	10,848 SF
ALLOWABLE FLOOR AREA RESIDENCE:	= .35 - (10,745-5) / 25 X .20 = .303 X 10,848 = 3,287 SF
GARAGE:	= .10 - (10,745-5) / 25 X .07 = .084 X 10,848 = 911 SF

EXISTING FLOOR AREAS:		REMODEL AREA:	
MAIN FLOOR	1,696 SF	MAIN FLOOR	0 SF
SECOND FLOOR	1,649 SF	SECOND FLOOR	373 SF
TOTAL FLOOR AREA	3,345 SF	TOTAL FLOOR AREA	373 SF
GARAGE	693 SF	GARAGE	0 SF
TOTAL LIVING AREA =	3,345 SF	TOTAL REMODEL AREA =	373 SF

PROJECT DIRECTORY

ARCHITECT:
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 395-2555

CODES COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE 2025 CBC PART 2, CRC PART 2.5, CEC PART 3, CMC PART 4, CFC PART 9, CBEESC PART 6, CHBC PART 8, CEBC PART 10, CGBSC PART 11 AS WELL AS ALL APPLICABLE STATE & LOCAL CODES.

SCOPE OF WORK

REMODEL EXISTING 2NF FLOOR, MASTER BATH, LAUNDRY ROOM, ADD BATH ROOM, RECONFIGURE BEDROOM TO CLOSET, ADD CLOSETS TO THREE BEDROOMS.

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L"
LOS GATOS, CA. • 95030 • (408) 395-2555

LICENSED ARCHITECT
CASEY BRUCE KOHLSAAT
NO. C 19245
REN: 2-28-25
STATE OF CALIFORNIA

A REMODEL FOR:

THE FOX RESIDENCE

9 PERALTA AVE. LOS GATOS, CA. 95030

NOTE:
• The Contractor shall verify all dimensions, site conditions and conditions prior to starting any construction.
• Any deviation called by field conditions, or discrepancies in the plans shall be brought to the Architect's attention prior to installation.

TITLE SHEET, SITE PLAN

DATE: 4/16/26

SCALE: AS SHOWN

SHEET
A-1
1 OF 5

ATTACHMENT 5

ARCHITECTURAL NOTES

SHOWER WINDOWS
WINDOWS IN SHOWERS SHALL BE MADE FROM MATERIALS THAT ARE NOT ADVERSELY AFFECTED BY MOISTURE. GLAZING SHALL BE TEMPERED. CRC R307.2 R308.4

WOODEN BACKING
MINIMUM 2"X8" WOODEN BACKING SHALL BE PROVIDED IN ALL BATHROOM WALLS AT WATER CLOSETS, SHOWERS, BATHTUBS AND TOWEL BAR WALLS LOCATED 34" FROM THE FLOOR. FURTHER, PROVIDE BACKING FOR GRAB BARS FOR TOILETS ON FIRST FLOOR.

FINISHES
PROVIDE 5/8" GYP. BOARD AT ALL INTERIOR WALL & CEIL'G LOCATIONS.
INTERIOR WALL AND CEILING PAINTS SHALL BE LOW-VOC (<100 GPL VOCS (NON-FLAT) AND <150 VOCS (NON-FLAT GLOSS))
WOOD FINISHES SHALL BE LOW VOC, WATER BASED (<350 GPL VOCS).
CAULK & CONSTRUCTION ADHESIVES SHALL BE LOW VOC (<70 GPL VOCS).
TO REDUCE FORMALDEHYDE IN INTERIOR FINISHES A MINIMUM OF 80% OF INTERIOR TRIM SHALL BE POPLAR OR ALDER

A1.0 STRUCTURE

A1.1 4" NOM. STUD WALL
5½" TH. STUD WALL FROM 2X STUDS @ 16" O.C.

A1.2 TEMPERED GLASS
SEE ARCHITECTURAL NOTE FOR SAFETY GLAZING

A2.0 FINISHES

A2.1 ⅝" GYPSUM BOARD
⅝" GYPSUM BOARD SHALL BE AFFLY THROUGH OUT TH RESIDENCE. TYP. U.O.N.

A3.0 FENESTRATION

A3.1 SAFETY GLASS SHOWER DOORS
PROVIDE FULLY TEMPERED, LAMINATED SAFETY GLASS SHOWER ENCLOSURE AND DOOR. SHOWER DOOR SHALL HAVE A MIN. CLEAR FINISHED OPENING OF 22" MIN.

A4.0 CABINETRY

A4.1 BUILT-IN VANITY
BUILT-IN ENCLOSED VANITY

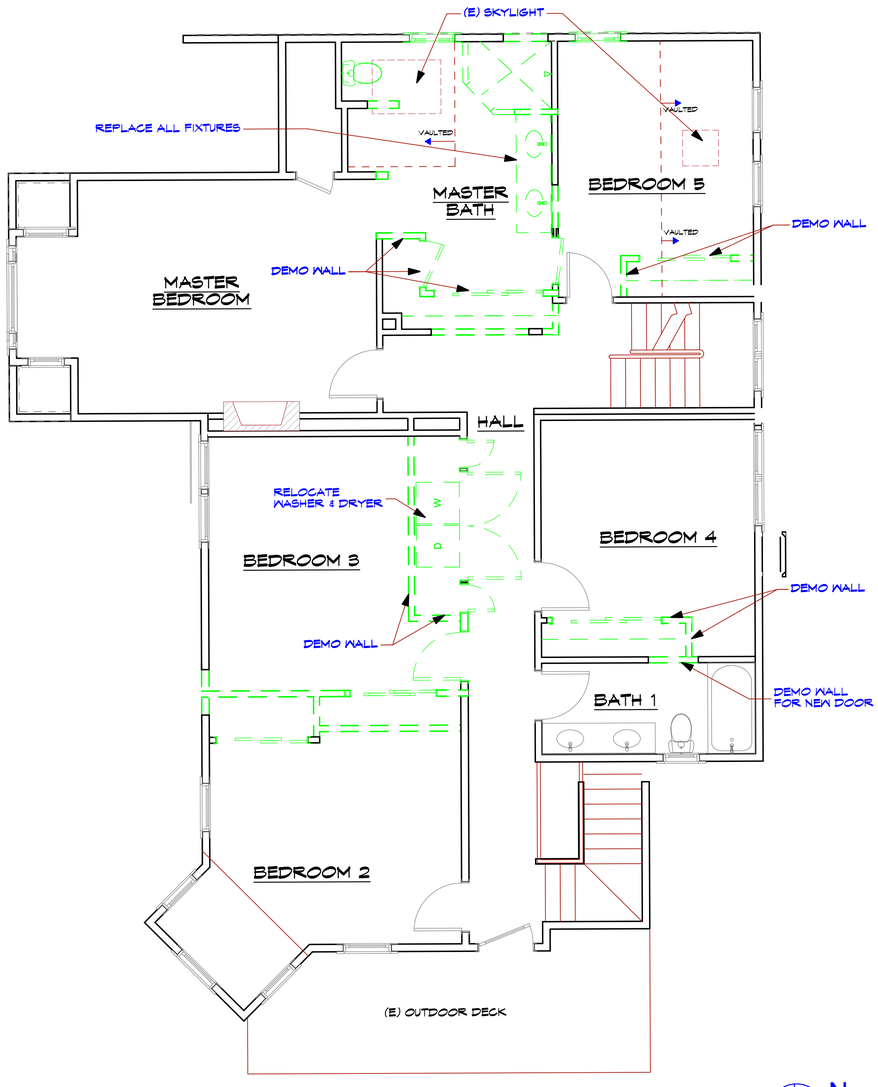
A4.2 CLOSETS
POLES & SHELVES, CONFIG. PER INT. DESIGNER

A5.0 PLUMBING

A5.1 RECT. SINK(S) IN VANITY CABINET

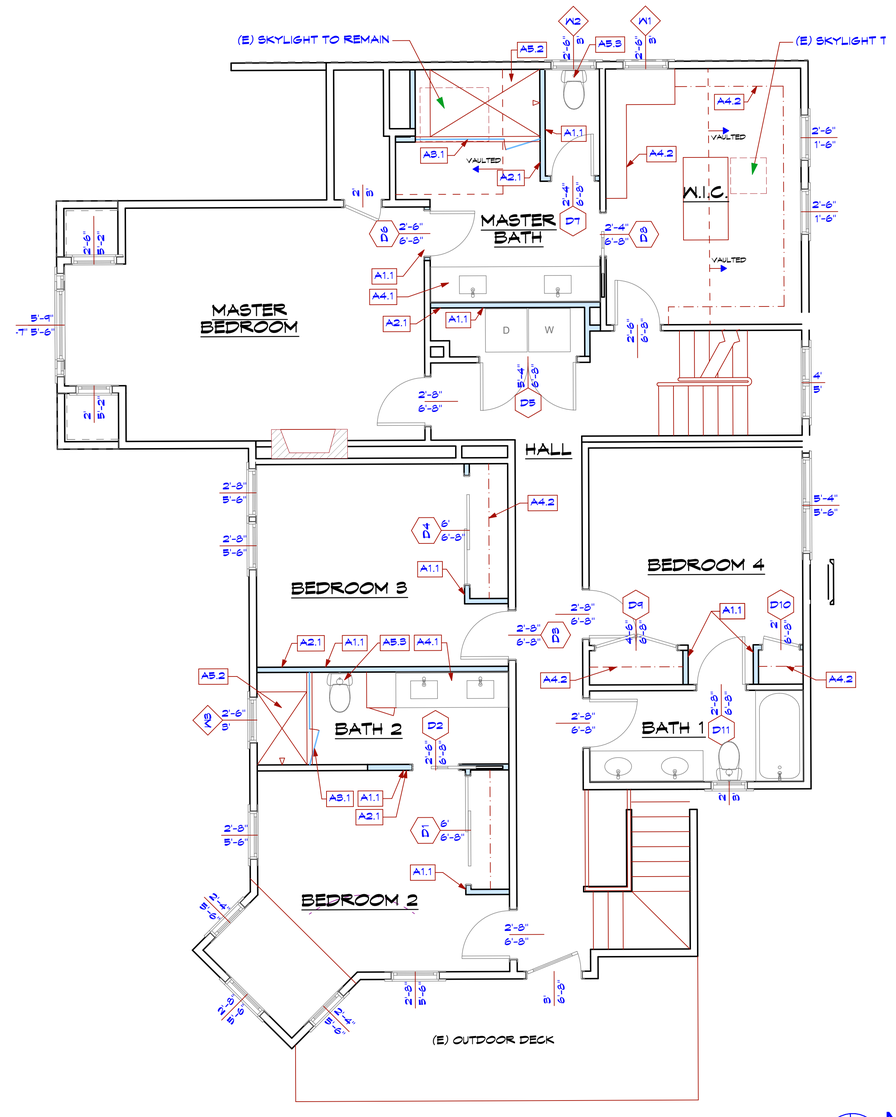
A5.2 TILED SHOWER
SHOWER STALL WITH WATER PROOF PAN & NETSET TILE FULL HEIGHT ABOVE FLOOR LINE OVER FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS & FIBER-REINFORCED GYPSUM BACKERS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. R307.2 & R702.4.2 R702.3.8 SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3

A5.3 HIGH-EFFICIENCY TOILET
PROVIDE ONLY HIGH-EFFICIENCY DUAL-FLUSH OR ≤1.28 GPF TOILETS. NO FIXTURE SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24". CPC 402.5



2ND FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. #2
LOS GATOS, CA. • 95030 • (408) 395-2555

LICENSED ARCHITECT CASEY BRUCE KOHLSAAT NO. C 19245 REN: 2-28-25 STATE OF CALIFORNIA

REVISIONS

A REMODEL FOR:
THE FOX RESIDENCE
9 PERALTA AVE. LOS GATOS, CA. 95030

NOTE
1. The Contractor shall verify all dimensions, elevations and conditions prior to starting any work.
2. Any deviation called by field conditions, shall be brought to the Architect's attention and approved prior to installation.

DEMO PLANS/ PROPOSED FLOOR PLANS

DATE: 4/16/26

SCALE: AS SHOWN

SHEET
A-2

2 OF 5



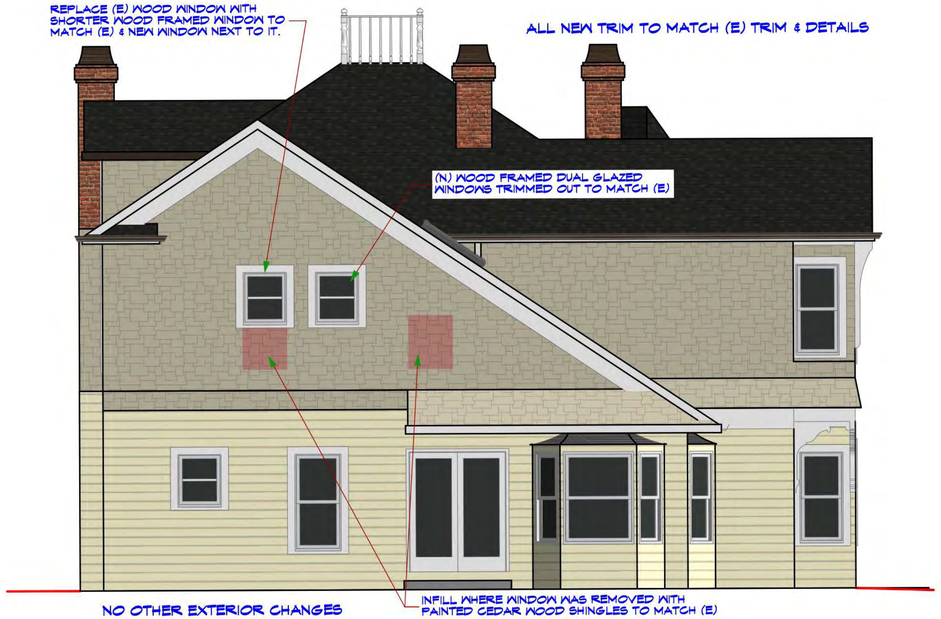
EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L"
LOS GATOS, CA. • 95030 • (408) 395-2555

LICENSED ARCHITECT GARY BRUCE KOHLSAAT NO. C 19248 REN. 2-28-23 STATE OF CALIFORNIA

A REMODEL FOR:

THE FOX RESIDENCE

9 PERALTA AVE. LOS GATOS, CA. 95030

NOTE:
- The Contractor shall verify all dimensions, elevations and conditions, prior to starting any work.
- Any deviation called by field conditions, or any conditions different from those shown on the plans shall be brought to the Architect's attention prior to installation.

EXISTING & PROPOSED ELEVATIONS

DATE: 4/16/26

SCALE: AS SHOWN

SHEET
A-4
4 OF 5

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DATE: May 22, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-014. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

RECOMMENDATION:

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

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory, 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 house a "plus (+)" rating, classifying it as a historic and intact structure or worthy of special note.

PREPARED BY: Suray Nathan
Assistant Planner

Historically, the property was known as 398 San Jose Avenue. The address changed to 389 Los Gatos Boulevard in the early 1970s when San Jose Avenue became Los Gatos Boulevard. The street address of the subject house was changed sometime after 1999 from 398 Los Gatos Boulevard to 226 Caldwell Avenue, as all documents thereafter list the house with the 226 Caldwell Avenue address.

The applicant provided a Letter of Justification and historical research regarding the requested removal of a Colonial Revival-style residence (Attachment 4), as well as photos of the current residence (Attachment 8). The materials provided include a streamlined history of the property, alterations over time, and potential historic significance.

The applicant's research and Town records show a building permit approval on January 13, 1994, to construct a 498-square foot master bedroom addition at the rear of the property (Attachment 5).

Subsequent modifications to the residence include approval on July 18, 1997, for chimney repairs (Attachment 6). Additionally, the Town issued a permit on July 22, 2003, to replace the original wood shingle roof with modern composite shingles (Attachment 7).

Aside from the modifications already noted, Town records do not indicate any other exterior modifications to the residence since its initial construction in 1928.

CONCLUSION:

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

FINDINGS:

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

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

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

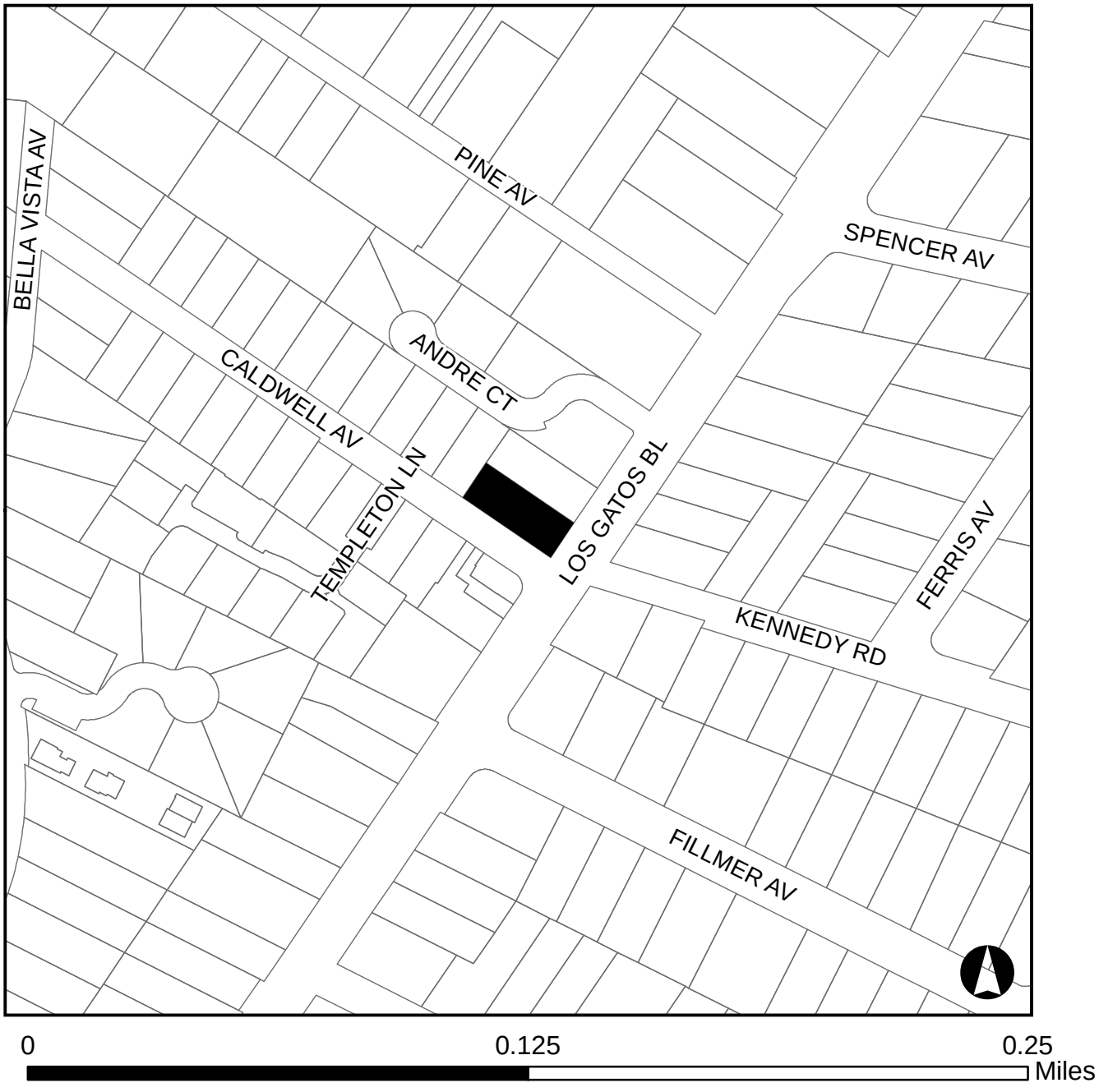
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Letter of Justification and Historic Research
5. Town Records - Building Permit - January 4, 1994
6. Town Records - Building Permit - July 18, 1997
7. Town Records - Building Permit - July 22, 2003
8. Photographs

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226 Caldwell Avenue



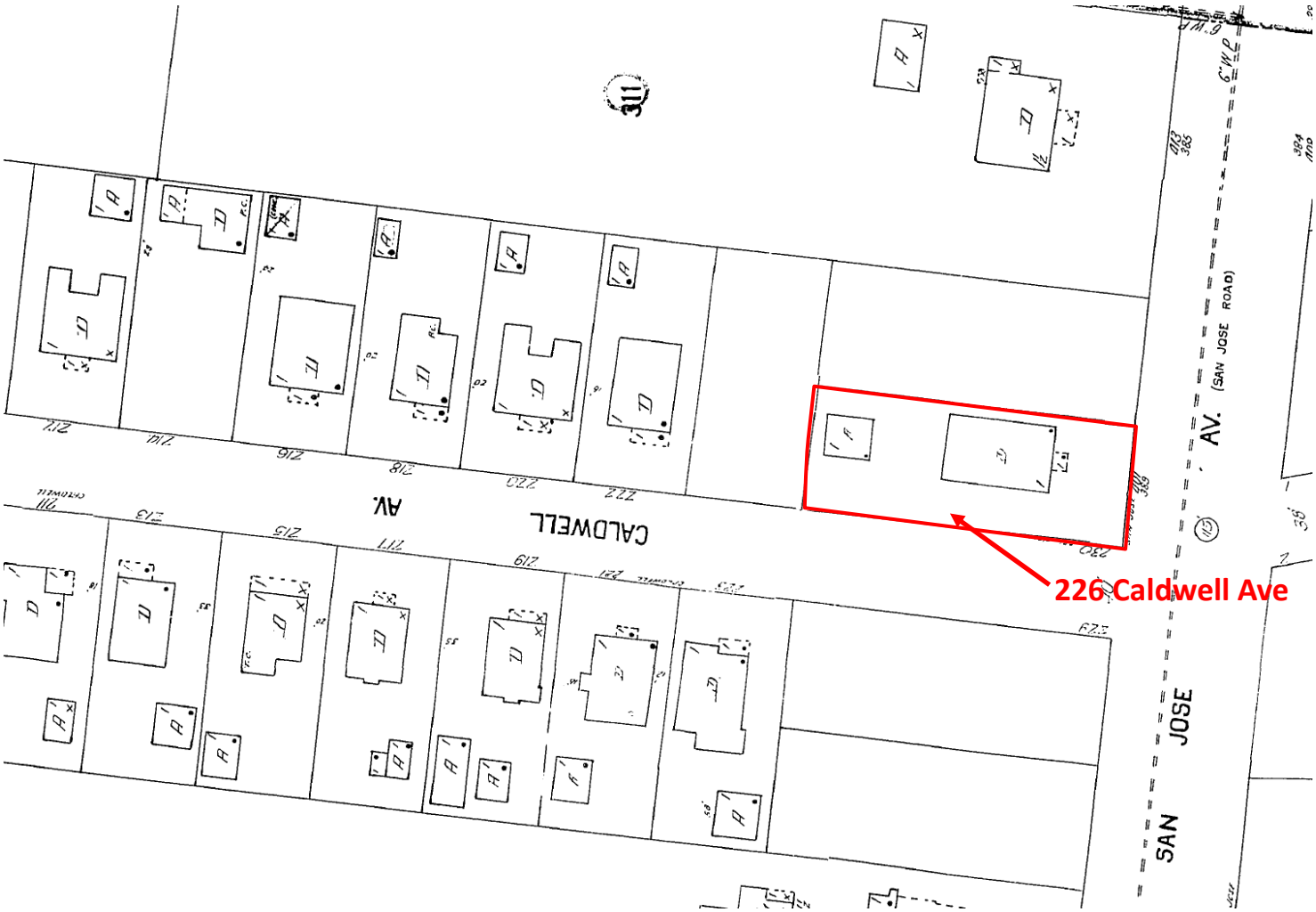
ATTACHMENT 1

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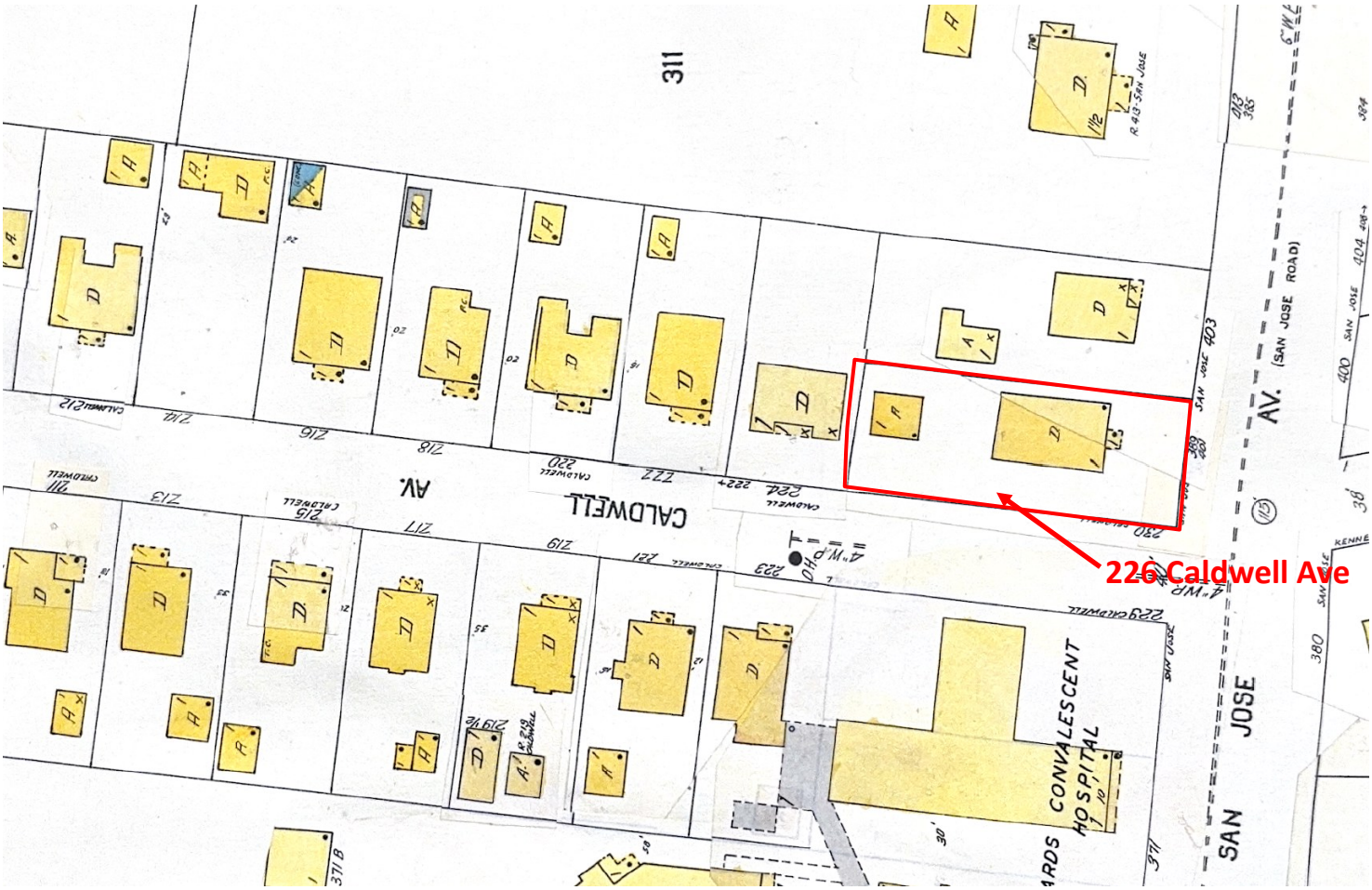


1928

ATTACHMENT 2



1944



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

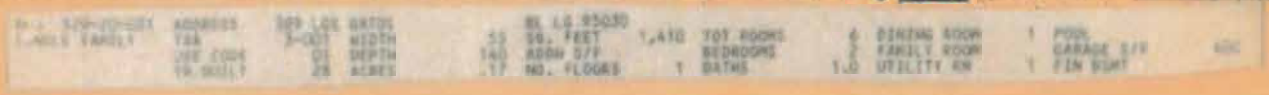
FIELD SURVEY INFORMATION (handwritten in red)

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

PHOTOS: Roll/frame # 87/16 Date 23-2-89

National Register listed date_____

County Inventory 1979_____

Town of Los Gatos: Designation___ Recognition___

District Name_____

Previous Survey _____

Gebhard: page #_____ illustration page #_____

Butler/Junior League_____



ATTACHMENT 3

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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

---

[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).

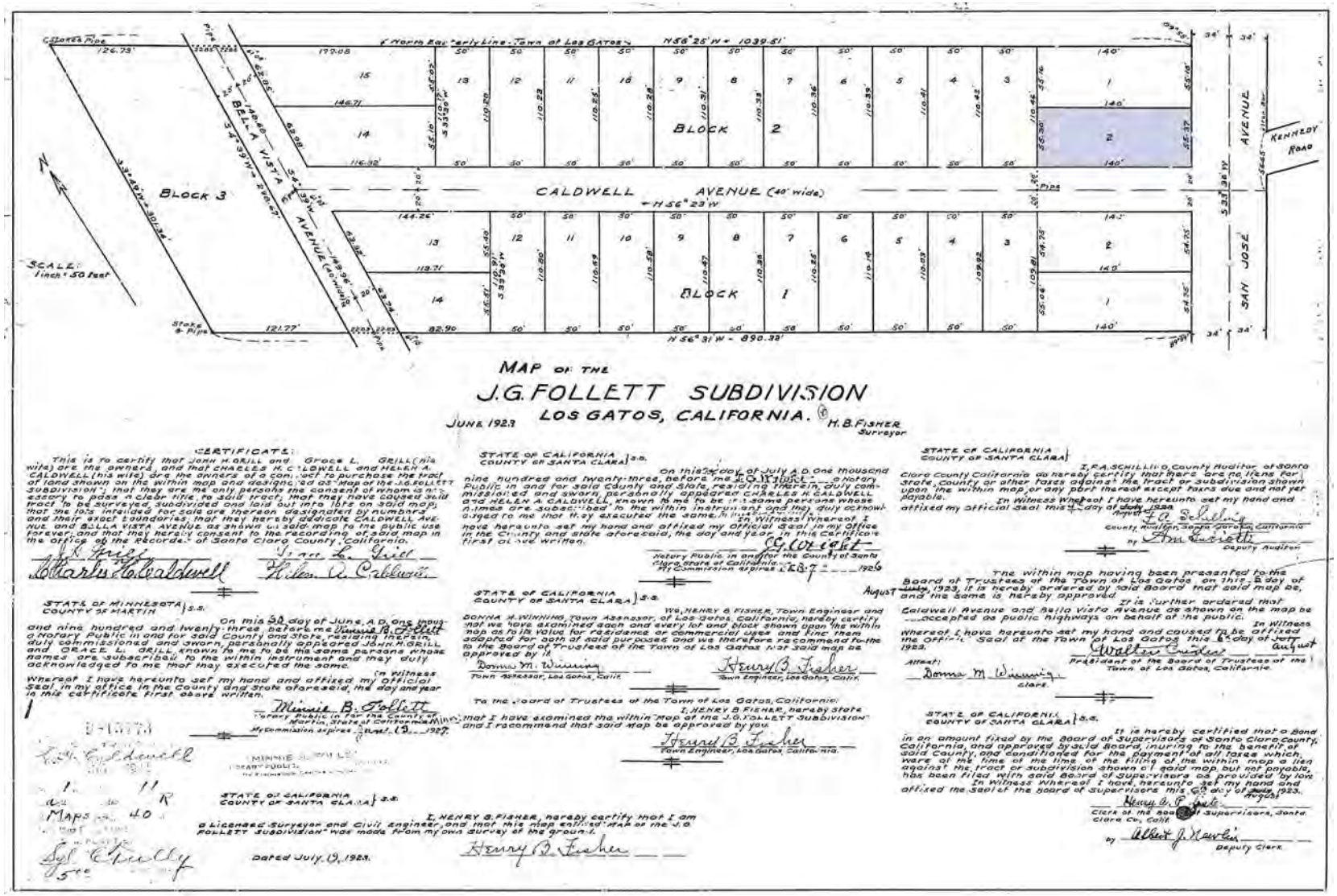


Figure 2. Portion of Henry Brainard's Map of Los Gatos and Vicinity, with 9.5-acre tract highlighted in blue.

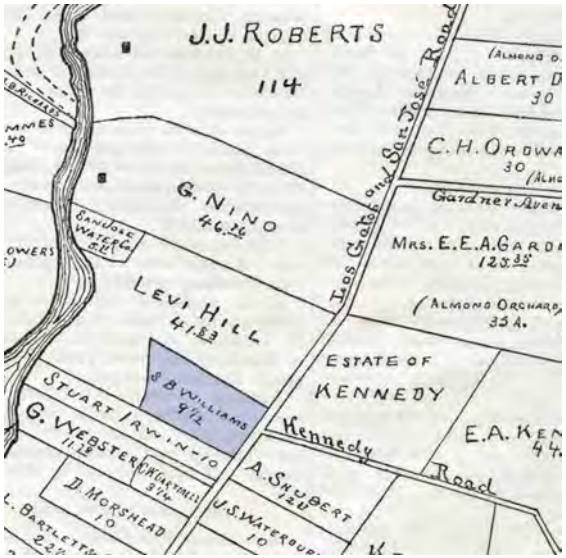


Figure 3. Portion of Page 28 of March 1928 Sanborn maps of Los Gatos, with Lots 1 and 2 of the J. G. Follett Subdivision highlighted in blue.

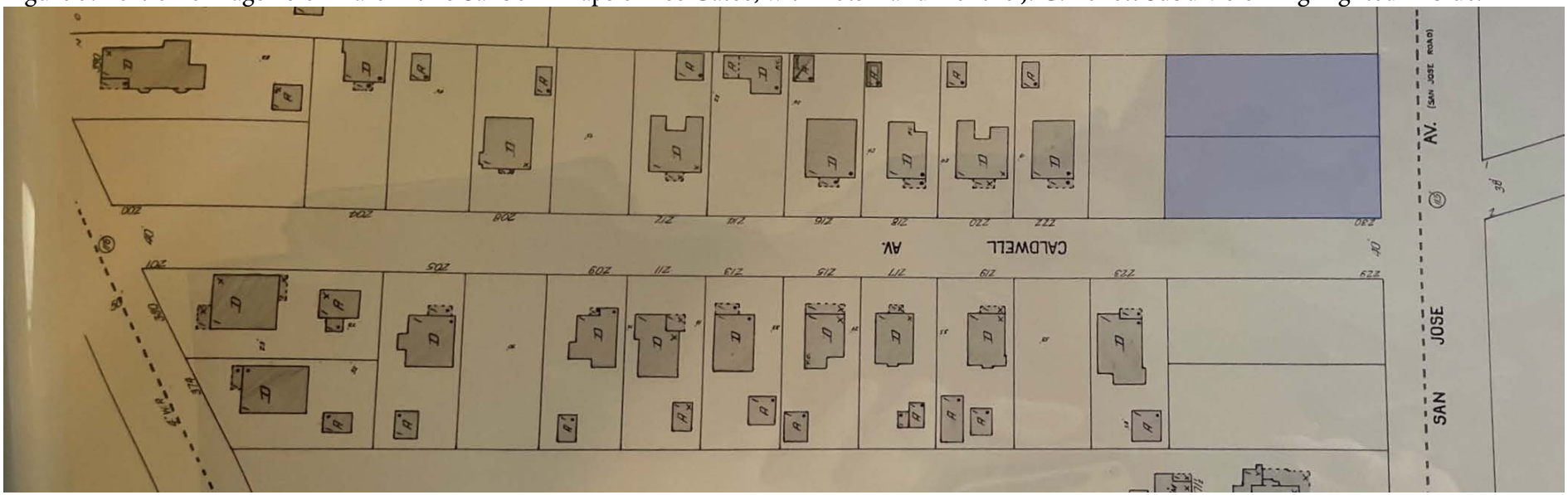
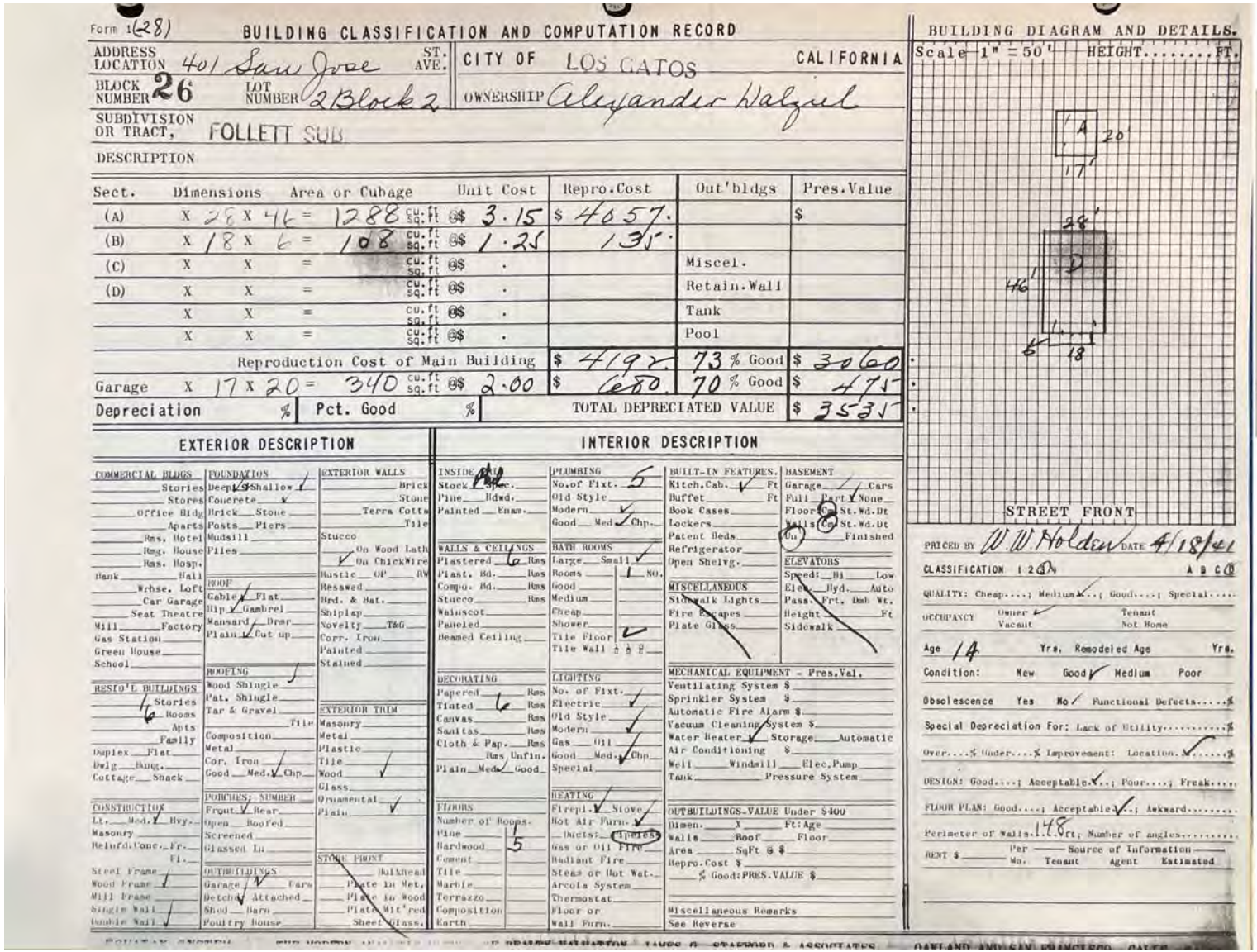


Figure 4. 1941 Los Gatos Assessment of 389 San Jose Avenue (left), with 1944 Sanborn map (right).



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 Walzel

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. ✓ Hvy.; Masonry; Reinf'd 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; Dmar; 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 ✓ N Cars; Detched ✓ Attached; Shed; Barn; Poultry House

EXTERIOR WALLS: Brick; Stone; Terra Cotta; Tile; Stucco; On Wood Lath; On ChickWire ✓; Rustic; OP; BV; 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 FINISH: 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 ✓; Good; Med. ✓ Chp

BATH ROOMS: Large; Small ✓; Rooms; 1 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: Floor; 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

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

BASEMENT: Garage 1 Cars; Full; Part; None; Floor; Cem; St.Wd.Dt; Walls; Cem; St.Wd.Dt; Un; Finished

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 ✓...; Good....; Special.....

OCCUPANCY Owner ✓ Tenant Vacant Not Home

Age 14 Yrs. Remodeled Age Yrs.

Condition: New Good ✓ Medium Poor

Obsolescence Yes No ✓ Functional Defects.....%

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

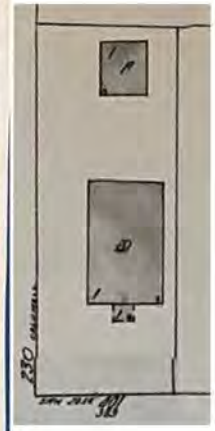
Over....% Under....% Improvement: Location.....%

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

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

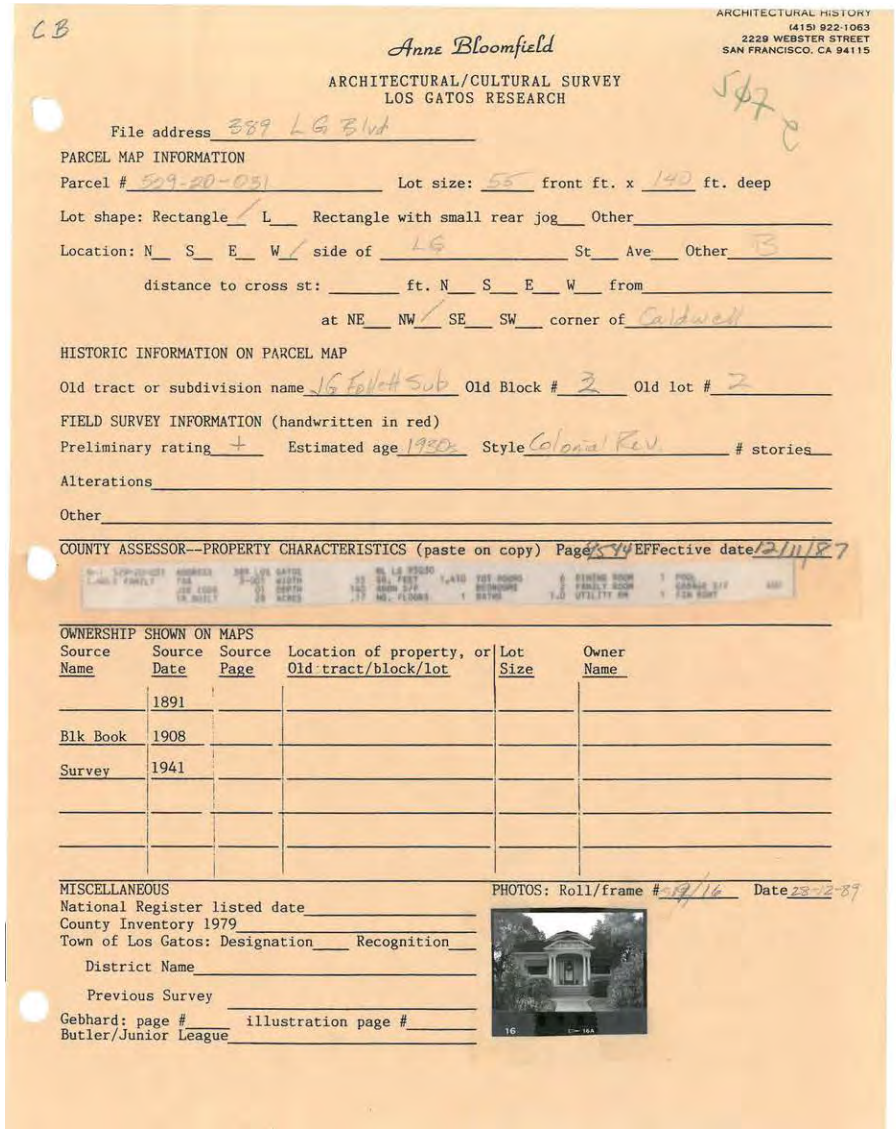
Perimeter of Walls 148 Ft; Number of angles.....

RENT $ Per Mo. Source of Information — Tenant Agent 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 13

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 8 of 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 #_____

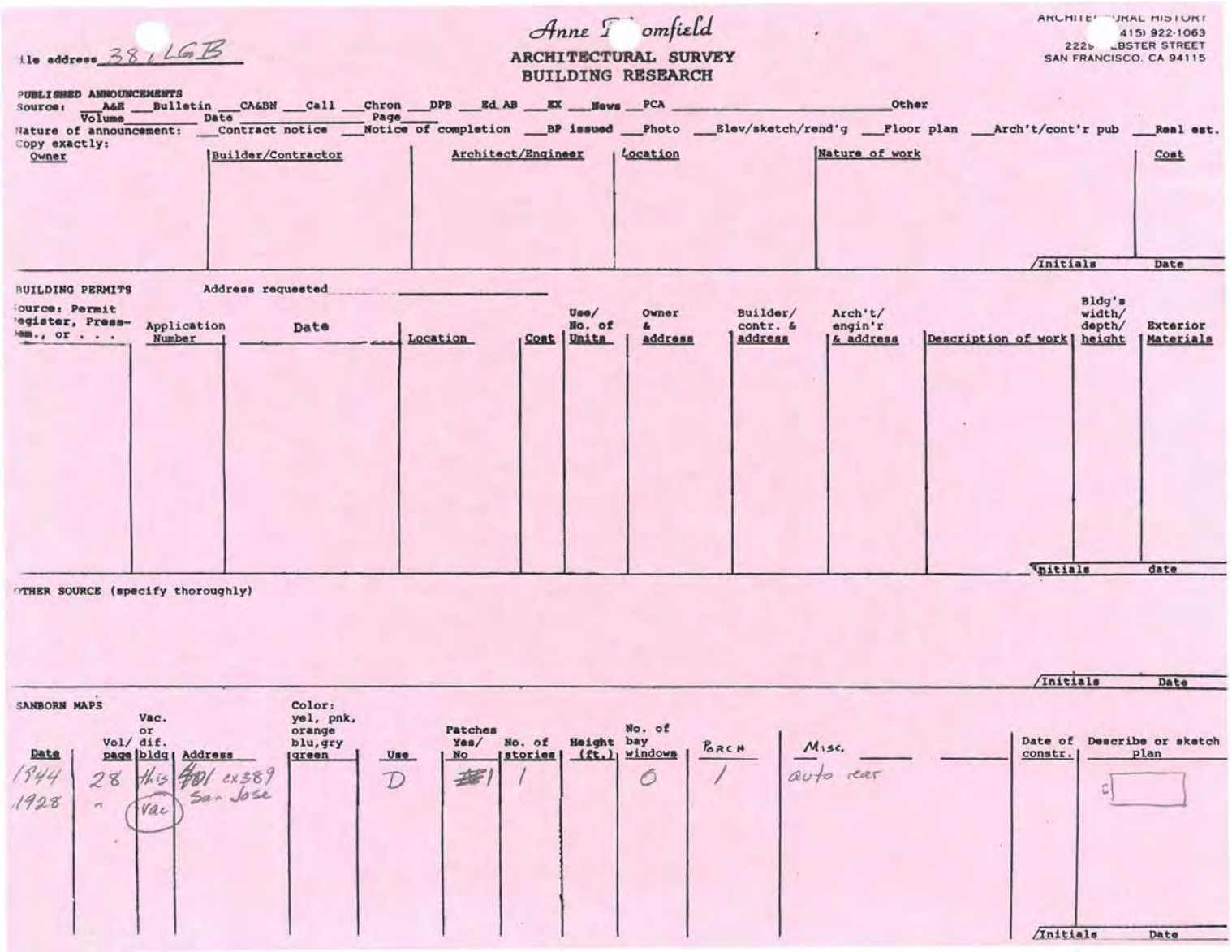
Butler/Junior League_____

PHOTOS: Roll/frame # 1/16 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		0	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 mandatory requirements of the compliance statement noted. Blanks marked N/A are optional. (T) may be completed instead of the permit compliance documentation listed on the Certificate of Compliance. Where this checklist is completed instead of the permit compliance documentation, the owner shall sign the statement at the bottom of this checklist. Where this checklist is completed instead of the permit compliance documentation for the mandatory measures checklist they are actions affirmations at the discovered 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 behind walls (does not apply to exterior mass walls).	✓	
* §150(d). Minimum R-19 raised floor insulation in heated floors; minimum R-4 in concrete raised floors.	✓	
§150(f). Mass walls insulation: water absorption rate no greater than 0.3%, total water absorption rate no greater than 3.0%.	N/A	
§150. Insulation installed in accordance with manufacturer's instructions.	✓	
§150. Insulation labeled.		
§150-17. Penetration Products, Exterior Doors and Infiltration/Exfiltration Controls a. Doors and windows/skylights weatherized and exterior/diffused openings designed to limit air leakage b. Glass/doored fenestration products rated U/SHGC with certified U-value, and infiltration coefficient. 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(k). 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		
§110-113. HVAC equipment, water heaters, showerheads, and faucets certified by the Commission.	✓	
§150(l). Ballast, luminaires on all applicable heating systems.	✓	
§150(j). Pipe and Tank Insulation 1. Unfired hot water tanks (e.g., outdoor storage tanks or boilers) have insulation with minimum R-12 for tanks with capacity between 20 and 120 gallons. 2. First 5 feet of cold and hot water pipes from storage tank or heating system have insulation (R-4 or greater). 3. All buried or exposed piping insulated in accordance with §150(j) 3 for hot water systems. 4. Cooling systems piping below 60°F 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 1504; ducts insulated to minimum R-4.2 in Climate Zones 14 & 15 & R-4.2 in Climate Zone 16 and entirely within conditioned space. 2. Exhaust fan controls have manual override allowing fan operation. 3. Comply ventilating systems serving conditioned spaces have either automatic or readily accessible, manually 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 heating and no pilot light. 2. System is installed with: a. Time switch that will allow system to turn off when heater is not in use. b. Covers for outdoor pools or outdoor spa. 3. Pool system has directional inlets and a calculated pump flow rate.	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.)	✓	
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.	V	

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: T.R. GRANGE — 415-574-0773

Type of Heating System: FORCED AIR — Number of Zones: 3

Compliance Method (Prescriptive, Point System or Computer): Climate Zone: Enforcement Agency Use Only

Building Permit #: Plan Check / Date: Field Check / Date:

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, fanfold, etc.)
Wall	0	0.353	ALL
Wall			
Roof	11	0.071	ATTIC
Roof			
Floor	0	0.101	OVER CRIPPLE / CRAWL SPACE
Floor			
Slab Edge	N/R		

FENESTRATION

Fenestration Orientation	Area (ft²)	Fenestration U-Value	Shading Devices: Interior (roller blind, etc.)	Shading Devices: Exterior (roof/awnings, etc.)	Overhang (Depth)	Framing Type (metal/wood/vinyl)
Front (5)	30	1.1	BLINDS	AWNING	YES	WOOD
Front ( )						
Left ( )	120	1.1	BLINDS		YES	WOOD
Left ( )						
Rear ( )	45	1.1	BLINDS		NO	WOOD
Rear ( )						
Right ( )	78	1.1	BLINDS		YES	WOOD
Right ( )						
Skylight						
Skylight						

THERMAL MASS

Type/Covering (bathroom, 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 Pipe R-Value	Thermostat Type
W/AC (EXISTING)	UNKNOWN	UNKNOWN	N/A	
W/AC (NEW)	10 SEER	NEW DUCTS		

Cooling Equipment Type (air conditioner, heat pump, evap. cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type	Configuration (split or package)
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 rated gas storage (rated input ≤ 75,000 Btu/hr), enter Energy Factor and rated energy source (electric, Btu Energy Factor For boilers/pressure 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 varied 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.R.G. ASSOC.	Title/Firm: T.R.G. ASSOC.
Address: 21 DWIGHT RD. BURLINGAME, CA	Address: 21 DWIGHT RD. BURLINGAME, CA
Telephone: 415-579-0773	Telephone: 415-579-0773
Date: 12/15/93	Date: 12/15/93

Enforcement Agency

Name: Title: Agency: Telephone: Date:

(Approved Version) (Date)

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: T.R. GRANGE — 415-574-0773

Type of Heating System: FORCED AIR — Number of Zones: 3

Compliance Method (Prescriptive, Point System or Computer): Climate Zone: Enforcement Agency Use Only

Building Permit #: Plan Check / Date: Field Check / Date:

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 circle 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, fanfold, etc.)
Wall	0	0.353	EXISTING
Wall	R-13	0.084	NEW/NEW
Roof	R-0	0.071	EXISTING
Roof	R-19	0.035	NEW ADDITION
Floor	0	0.101	EXISTING
Slab Edge	N/R		NEW/NEW

FENESTRATION

Fenestration Orientation	Area (ft²)	Fenestration U-Value	Shading Devices: Interior (roller blind, etc.)	Shading Devices: Exterior (roof/awnings, etc.)	Overhang (Depth)	Framing Type (metal/wood/vinyl)
Front (5)	30	1.1	BLINDS	AWNING	YES	WOOD
Front ( )	84	1.1	BLINDS		YES	WOOD
Left ( )	120	1.1	BLINDS		YES	WOOD
Left ( )	84	1.1	BLINDS		YES	WOOD
Rear ( )	45	1.1	BLINDS		NO	WOOD
Rear ( )						
Right ( )	78	1.1	BLINDS		YES	WOOD
Right ( )	84	1.1	BLINDS		YES	WOOD
Skylight						
Skylight						

THERMAL MASS

Type/Covering (bathroom, 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 Pipe R-Value	Thermostat Type
GAS FURNACE (EXISTING ADD.)	80%	DUCTS/ GARAGE	4	MANUAL

Cooling Equipment Type (air conditioner, heat pump, evap. cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type	Configuration (split or package)
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 rated gas storage (rated input ≤ 75,000 Btu/hr), enter Energy Factor and rated energy source (electric, Btu Energy Factor For boilers/pressure 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 varied 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.R.G. ASSOC.	Title/Firm: T.R.G. ASSOC.
Address: 21 DWIGHT RD. BURLINGAME, CA	Address: 21 DWIGHT RD. BURLINGAME, CA
Telephone: 415-579-0773	Telephone: 415-579-0773
Date: 12/15/93	Date: 12/15/93

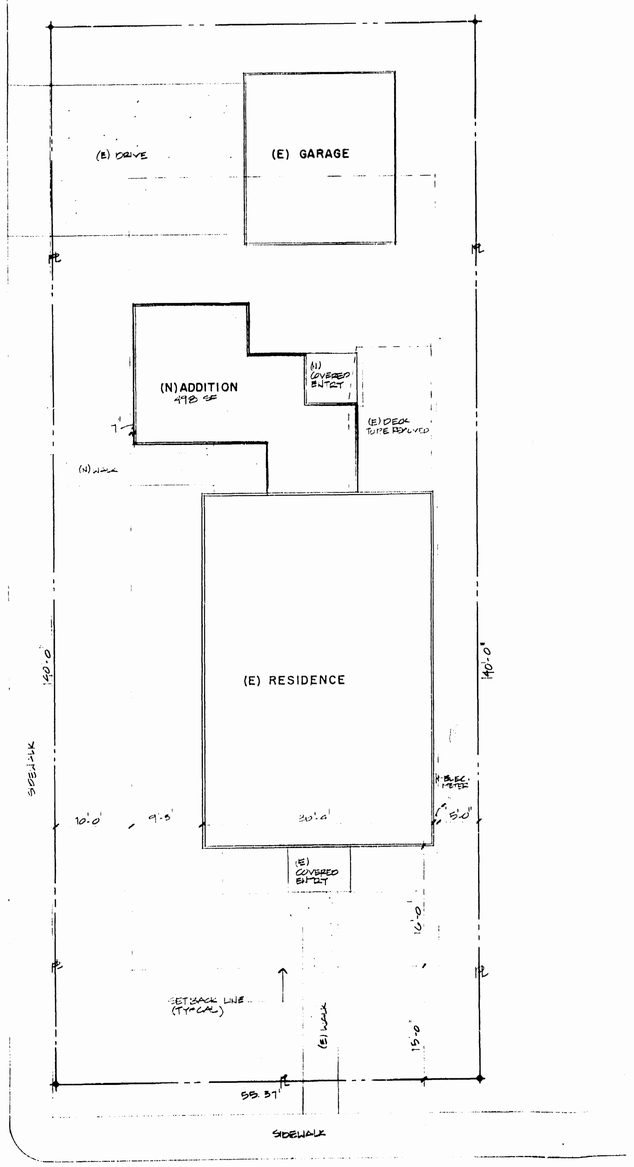
Enforcement Agency

Name: Title: Agency: Telephone: Date:

(Approved Version) (Date)

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	1429 S.F.
(E) GARAGE	460 S.F.
(E) COVERED ENTRY	50 S.F.
(E) AREA TOTAL	1939 S.F.
(E) LOT COVERAGE	25 %
PROPOSED ADDITION	498 S.F.
PROPOSED CON ENTRY	46 S.F.
PROPOSED TOTAL	2483 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

REVISIONS	BY

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

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

RESIDENCE
ADDITION & REMODEL
LOS GATOS, CALIFORNIA

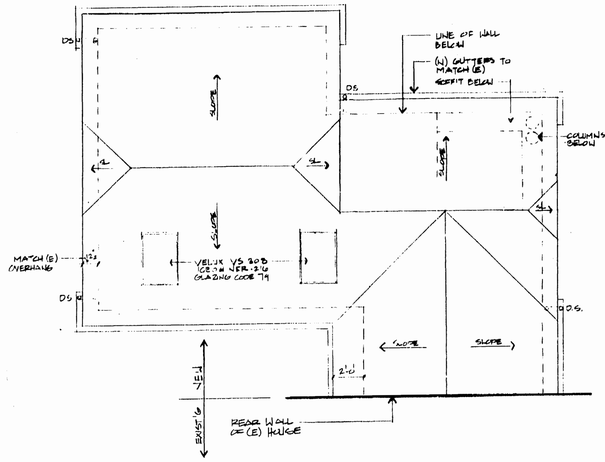
TROTTER
ADDITION & REMODEL
389 LOS GATOS BLVD.

PLOT PLAN
TITLE 24

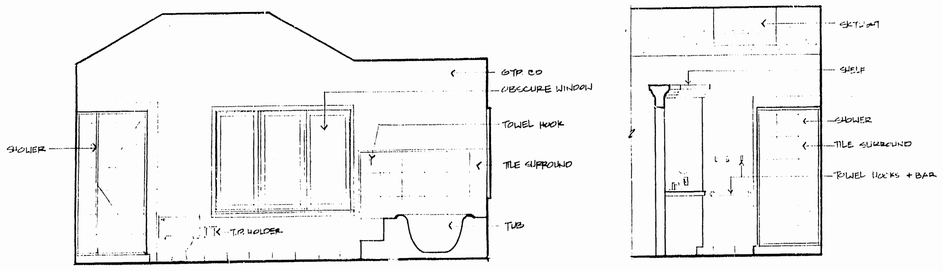
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Scale AS NOTED
Drawn TRG
Job
Sheet A-1
Of Sheets

24 X

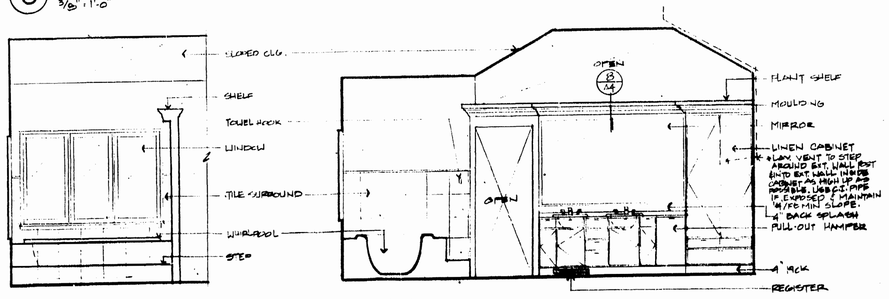
ATTACHMENT 5



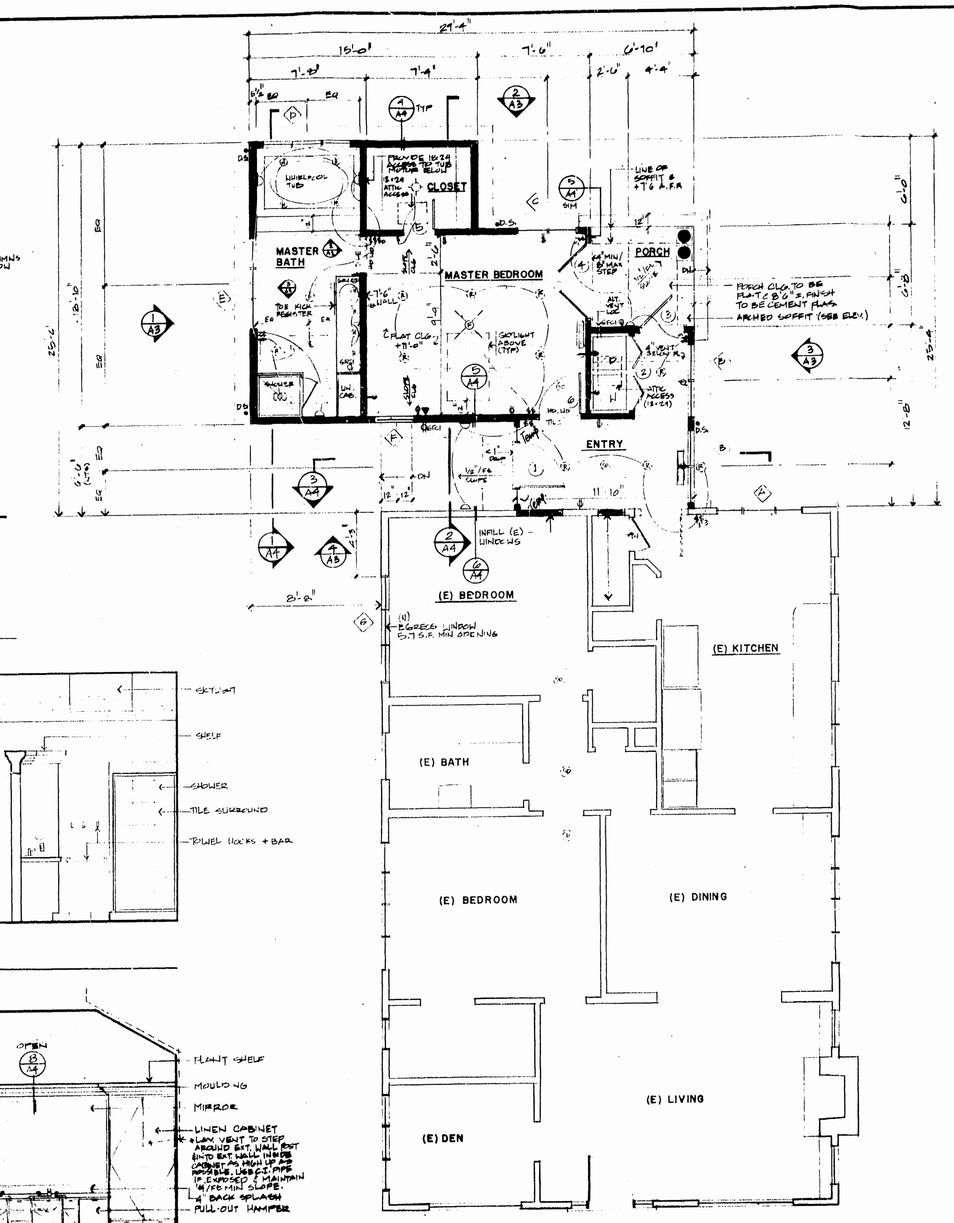
4 ROOF PLAN
1/4" 1'-0"



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



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



1 FLOOR PLAN
1/4" 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.

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
- D.S. — 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"	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 ISSUANCE OF A 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

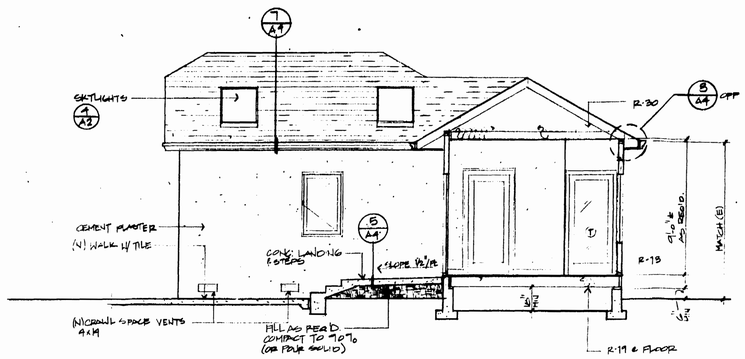
RESIDENCE
ADDITION & REMODEL
LOS GATOS, CALIFORNIA

TROTTER
380 LOS GATOS BLVD.

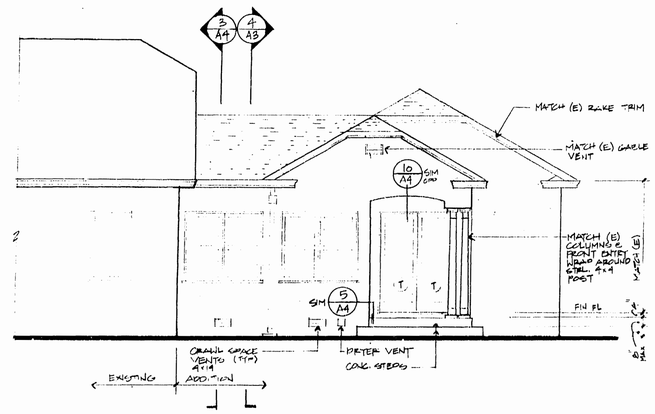
FLOOR PLAN
ROOF PLAN
INTERIOR ELEVATIONS

Date 12-17-93
Scale As Noted
Drawn TRG
Job
Sheet A-2 Of Sheets

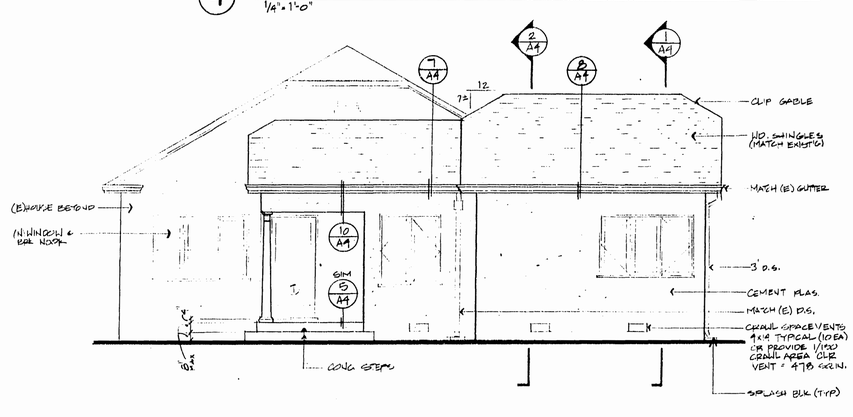
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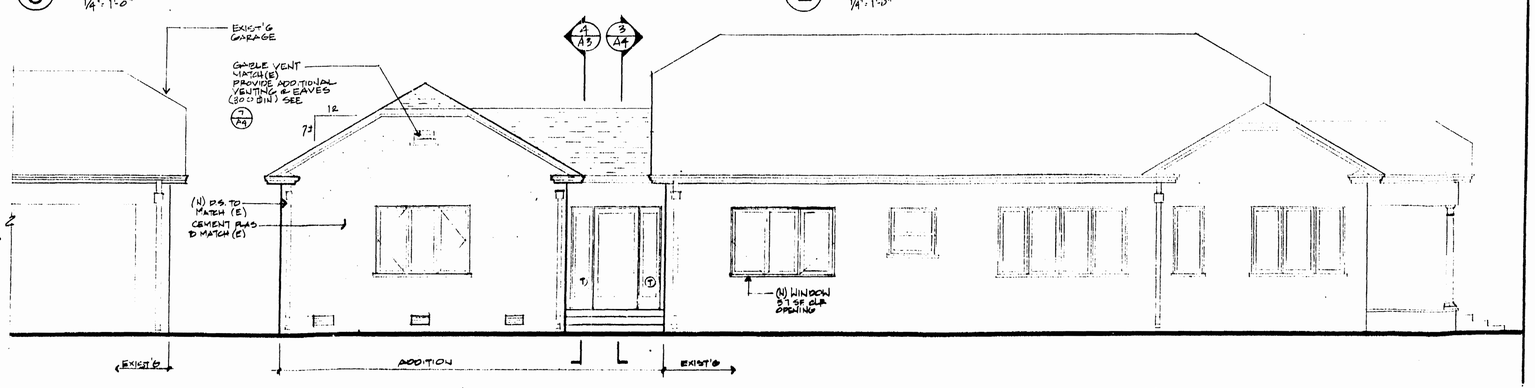
4 SECTION / SOUTH ELEVATION
1/4" = 1'-0"



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 IOSRO 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 BEGINNING OF JOB LOSS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE PLANS OR OF ANY TOWN OR STATE LAW.

REVISIONS	BY

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

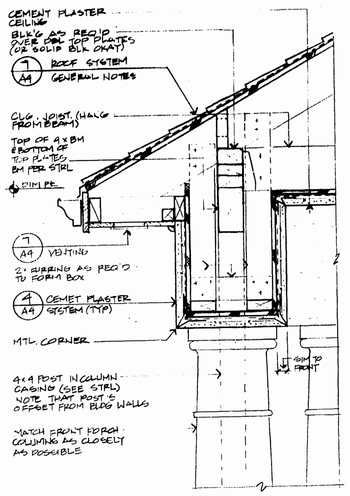
T. RANDOLPH GRANGE — LICENSED ARCHITECT — 12-17-98 — STATE OF CALIFORNIA

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

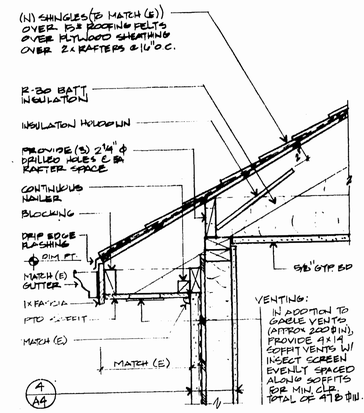
EXTERIOR ELEVATIONS

Date 12-17-98
Scale AS NOTED
Drawn TRG
Job
Sheet A-3 Of Sheets

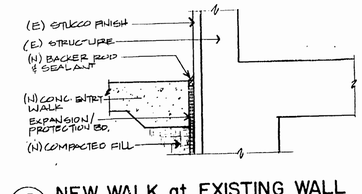
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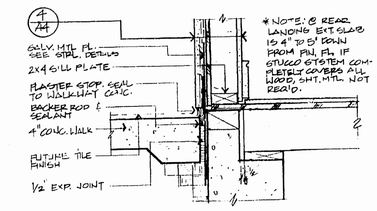
10 SOFFIT at PORCH
1½" = 1'-0"



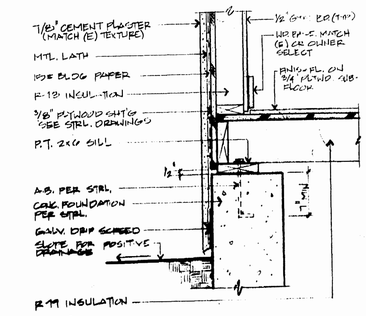
7 TYPICAL EAVE
1½" = 1'-0"



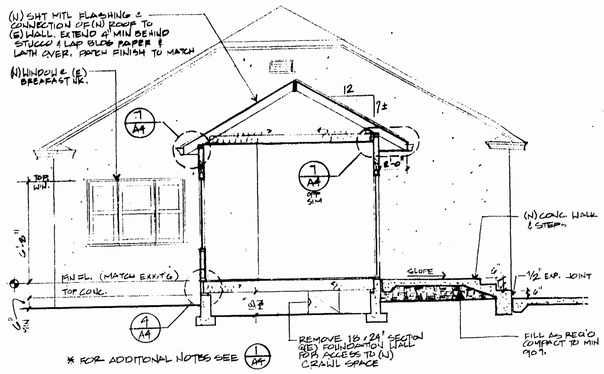
6 NEW WALK at EXISTING WALL
1½" = 1'-0"



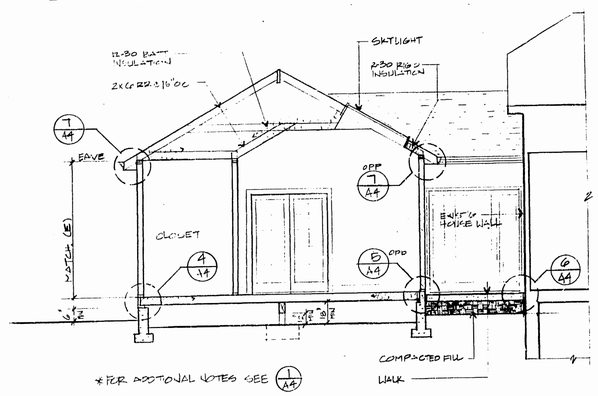
5 ENTRY WALK at WALL
1½" = 1'-0"



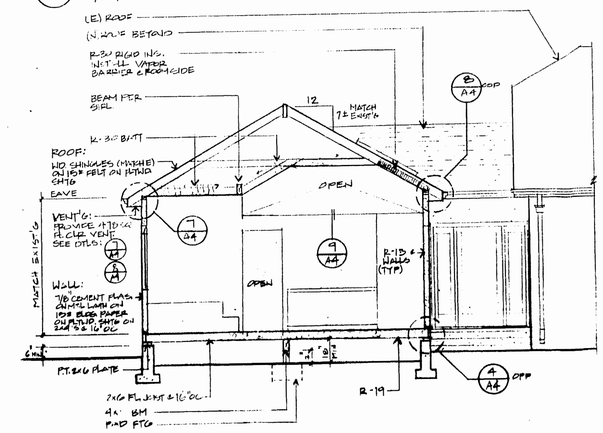
4 TYPICAL WALL BASE
1½" = 1'-0"



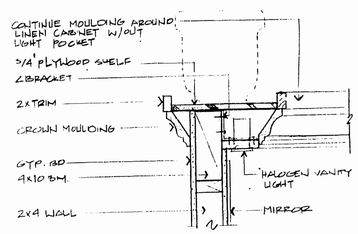
3 BUILDING SECTION
¼" = 1'-0"



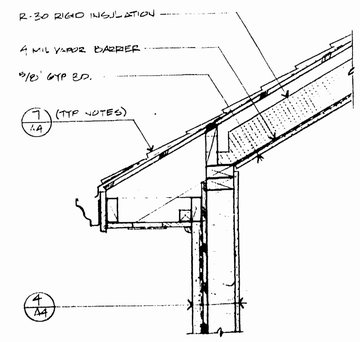
2 BUILDING SECTION
¼" = 1'-0"



1 BUILDING SECTION
¼" = 1'-0"



9 SHELF SECTION
1½" = 1'-0"



8 EAVE at VAULTED CLG
1½" = 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. ASSOCIATES
ARCHITECTURE · PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010 (415) 579-6773

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

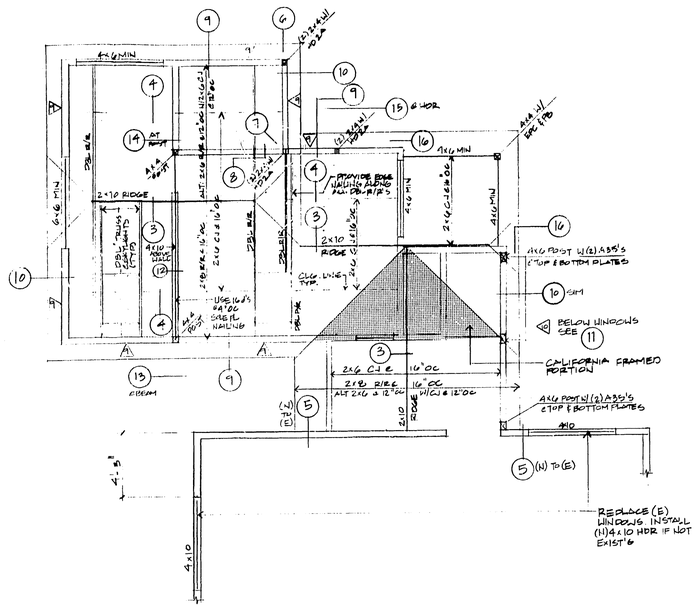
RESIDENCE
ADDITION & REMODEL
LOS GATOS CALIFORNIA

TROTTER
389 LOS GATOS BLVD.

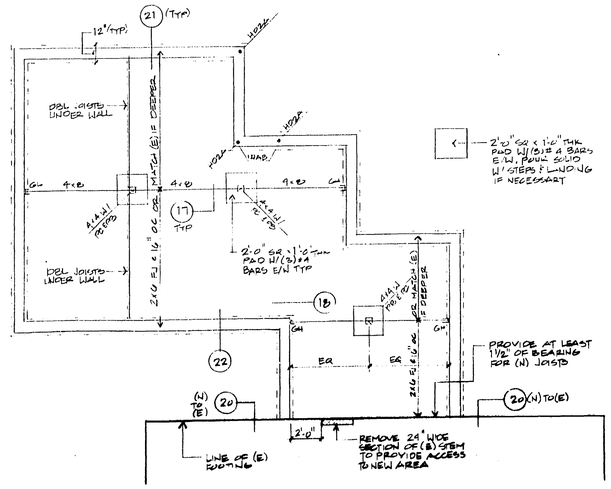
BUILDING SECTIONS
DETAILS

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 does not include the public improvements section of the Subdivision Improvement Agreement. Prior to release of utilities and occupancy, applicant must request release of occupancy for applicable unit.

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE · PLANNING
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

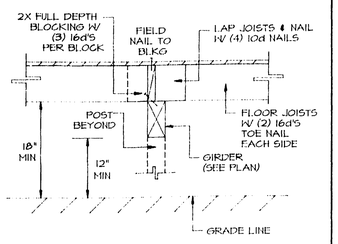
REGISTERED PROFESSIONAL ENGINEER MIKE M. MAHMOUDIAN No. C035053 EXP. 9/30/95 STATE OF CALIFORNIA

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

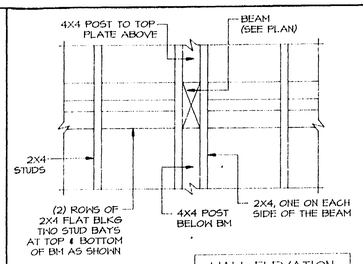
FOUNDATION
FRAMING

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

24 X

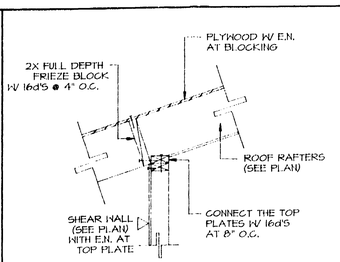


17 JOISTS AT GIRDER NTS

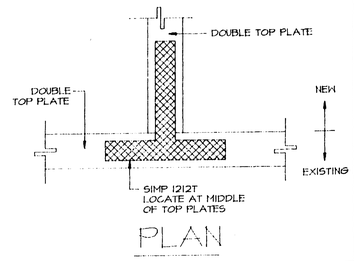


WALL ELEVATION

13 FRAMING DETAIL NTS

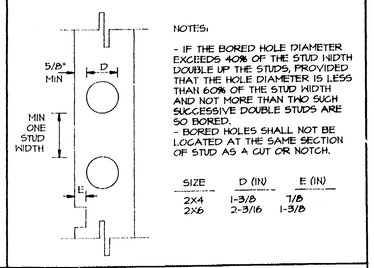


9 SHEAR TRANSFER NTS



PLAN

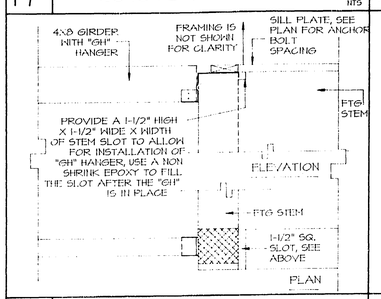
5 (N) TO (E) WALL NTS



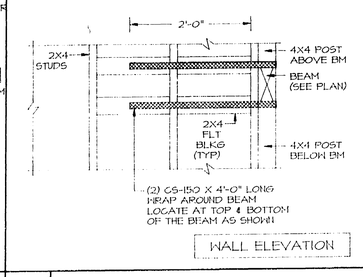
NOTES:
- IF THE BORED HOLE DIAMETER EXCEEDS 40% OF THE STUD WIDTH DOUBLE UP THE STUDS, PROVIDED THAT THE HOLE DIAMETER IS LESS THAN 60% OF THE STUD WIDTH AND NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLE STUDS ARE SO BORED.
- BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

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

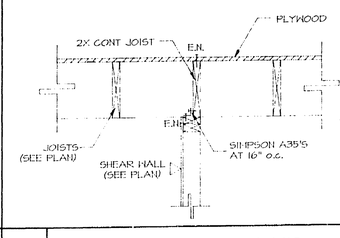


18 GIRDER AT FTG STEM NTS

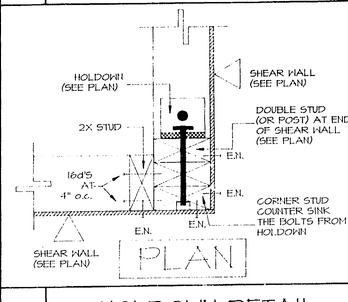


WALL ELEVATION

14 FRAMING DETAIL NTS

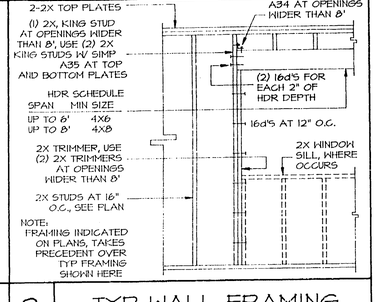


10 SHEAR TRANSFER NTS

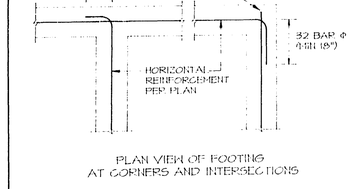


PLAN

6 HOLDOWN DETAIL NTS

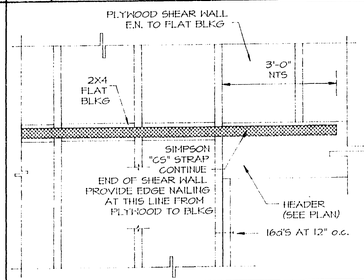


2. TYP WALL FRAMING NTS

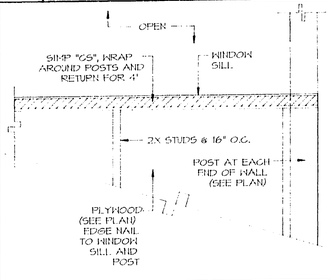


PLAN VIEW OF FOOTING AT CORNERS AND INTERSECTIONS

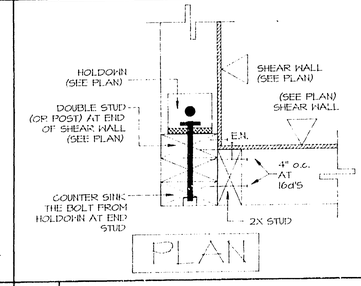
19 CONTINUOUS FOOTING REINFORCEMENT LAYOUT NTS



15 SHEAR WALL FRAMING NTS

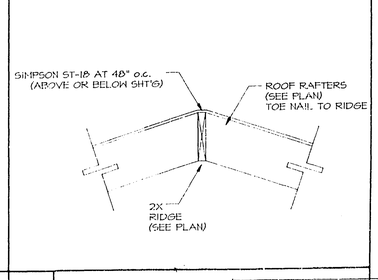


11 SHEAR PANEL BELOW WINDOW NTS

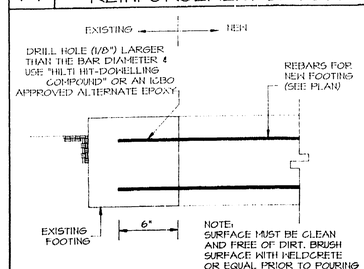


PLAN

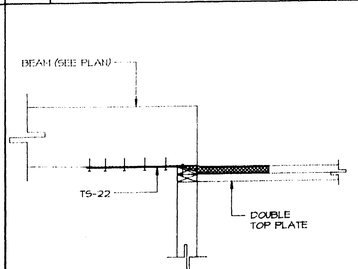
7 HOLDOWN DETAIL NTS



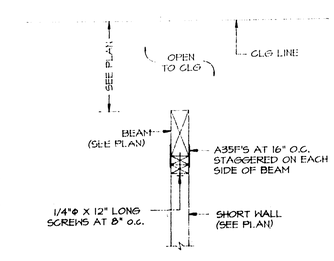
3 ROOF RIDGE NTS



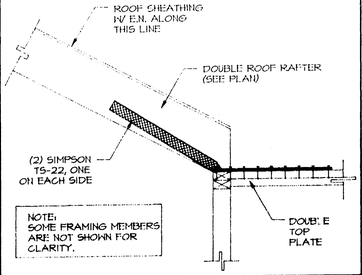
20 (N) TO (E) FOOTING NTS



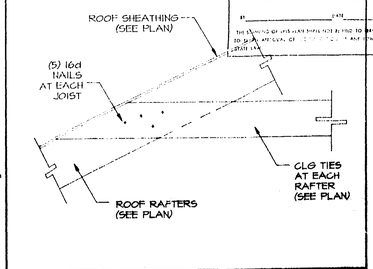
16 DRAG DETAIL NTS



12 FRAMING DETAIL NTS



8 DRAG DETAIL NTS



4 CLG JOISTS AT RAFTERS NTS

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE _____
THIS APPROVAL OF PLANS DOES NOT BE TAKE TO MEAN THAT THE TOWN HAS APPROVED THE VIOLATION OF ANY ORDINANCE 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. # 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	4801
SHEET	S-2
OF	SHEETS

OAK IMPRINT 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	Mica Lam by Truss 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

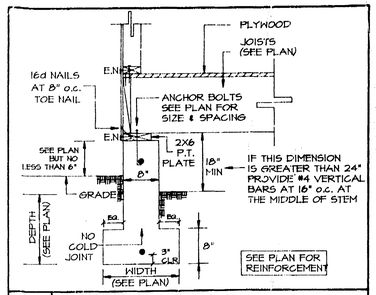
4 — 3/8" plywood sheathing with 8d common nails at 6" o.c. edges and 12" o.c. field. Block all edges ..... 264 plf

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

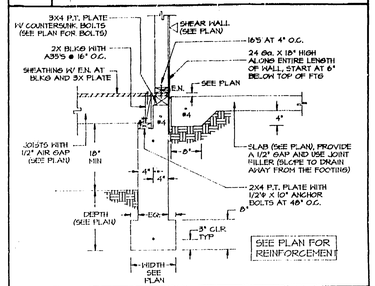
11 — 3/8" plywood sheathing with 8d common nails at 3" o.c. edges and 12" o.c. field. Block all edges ..... 442 plf

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
HIRE MAHMOUDIAN IS RESPONSIBLE ONLY FOR THE PORTIONS OF THE STRUCTURE COVERED BY THE ATTACHED CALCULATIONS.

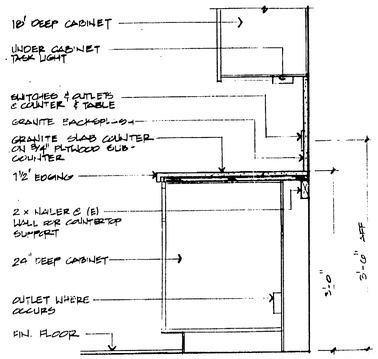
PROFESSIONAL ENGINEER — M. MAHMOUDIAN — No. C035653 — Exp. 6-30-94 — CIVIL — STATE OF CALIFORNIA

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

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

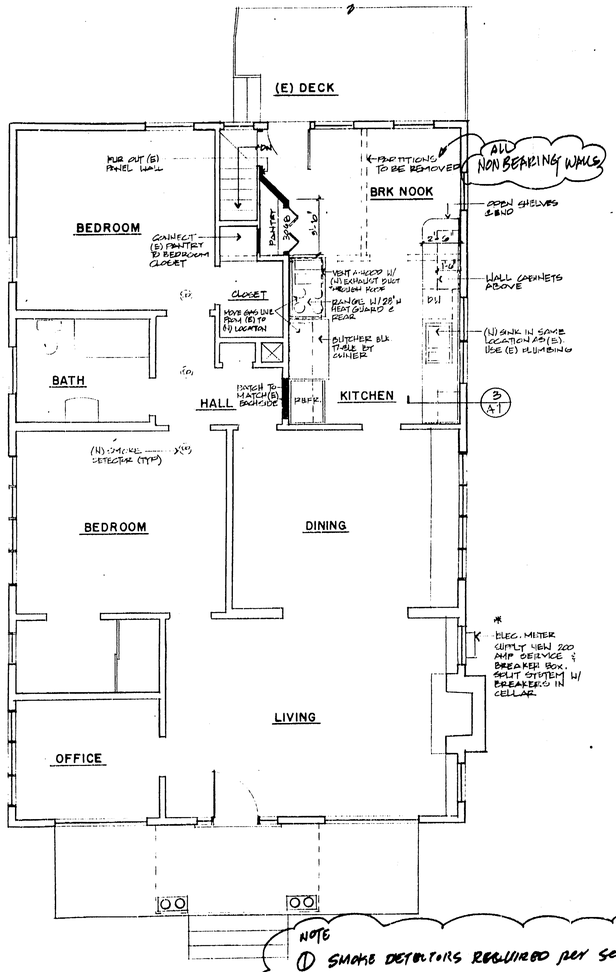
DATE 12/16/93
SCALE AS NOTED
DRAWN MM
JOB 9301
SHEET S-3

24 X



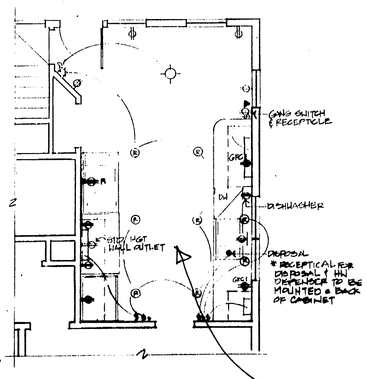
3 SECTION at COUNTER

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

1 FLOOR PLAN

1/4" = 1'-0"

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

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.

$26335

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
BY _____ DATE 9/23/93

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 9/15/93
Scale AS NOTED
Drawn TRG
Job 9306

Sheet A-1 Of Sheets

24 X

TOWN OF LOS GATOS

110 E. MAIN ST., LOS GATOS, CA 95030
BUILDING INSPECTION DEPARTMENT • PHONE 354-6875

Mike.

INSPECTION REQUESTS PHONE 354-6877

B93-000198
B 21589 1

APPLICANT PERMIT

BUILDING ADDRESS: 389 LOS GATOS BLVD — STREET, AVE., BLVD., ETC — SUITE OR APT. NO

USE OF EXISTING BUILDING: PLS — DATE: 12/20/93

OWNER: JOHN TROTTER — PH

ADDRESS: 32 LOS GATOS BLVD — SUITE OR APT. NO

CITY: LOS GATOS — ZIP

ARCHITECT ( ) ENGINEER ( ) DESIGNER ( ) — PH

ADDRESS — SUITE OR APT. NO

CITY — ZIP

CONTRACTOR: D Dave Crest — PH: 356-9536

ADDRESS: 324 McDonnell — SUITE OR APT. NO

CITY: LOS GATOS — ZIP

STATE LICENSE: 394734 — TOWN LICENSE

TYPE OF WORK	RES.	COMM.
NEW BUILDING	[ ]	[ ]
ROOM ADDITION	[X]	[ ]
2nd STORY ROOM ADDITION	[ ]	[ ]
ALTER REPAIR REMODEL	[ ]	[ ]
POOL [ ] GARAGE [ ]	[ ]	[ ]
DEMOLITION	[ ]	[ ]
OTHER		

ADDING SQUARE FOOTAGE	
BASEMENT	SQ FT
1st FLOOR 498	SQ FT
2nd FLOOR	SQ FT
GARAGE	SQ FT
	SQ FT
TOTAL	SQ FT

NO OF STORIES: 1 — SIZE OF LOT: 775 s.f. — NO OF LIVING UNITS: 1

APN: 529-20-031 — EXISTING SQUARE FOOTAGE: 1425

DESCRIPTION OF WORK: MASTER BED ROOM Add

ESTIMATED VALUATION: $ 41,042.16

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	DEPT	PERMIT APPROVALS	DATE
[ ]	PLANNING DEPT		12/22/93
[ ]	ENGINEERING DEPT		1/4/93
[ ]	FIRE DEPT		12/24/93
	BUILDING DEPT		1/3/94

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	3 98
SEWER NO. 0935	PLAN CHECK	PChkBldg	9 1
TYPE GROUP	MICRO BUILDING	MicroBldg	40 70
TYPE CONST	CONSTRUCTION TAX	ConstCap	89 69
FIRE SPRINKLER ( )	UTILITY TAX	ConstUnd	8 9 64
P.C.A. ( )	PARK TAX	ConstPrk	19 92
P.C.E. ( )	PLANNING PLAN CHECK	PchkPlan	79 80
P.C.I.C. ( )	Permit Issue	PchkFil	
P.C. NEW RES. BLDG ( )	MICROFILMING / PLANNING	MicroFil	1 98
P.C. NEW COMM. BLDG ( )	STORM DRAIN (INCL	Basin Z	164 31
P.C. RES. ADD ( )	Hauling fees		14 84
C.O.F.O. TYPICALLY ( )	Con Plan Upkk	TOTAL $	308 21

INSPECTION RECORD

Total: $ 1337.83

* Original one gallon toilet flush

PAID

VALIDATION: JAN 4 1994 #21550

$ 1337.83

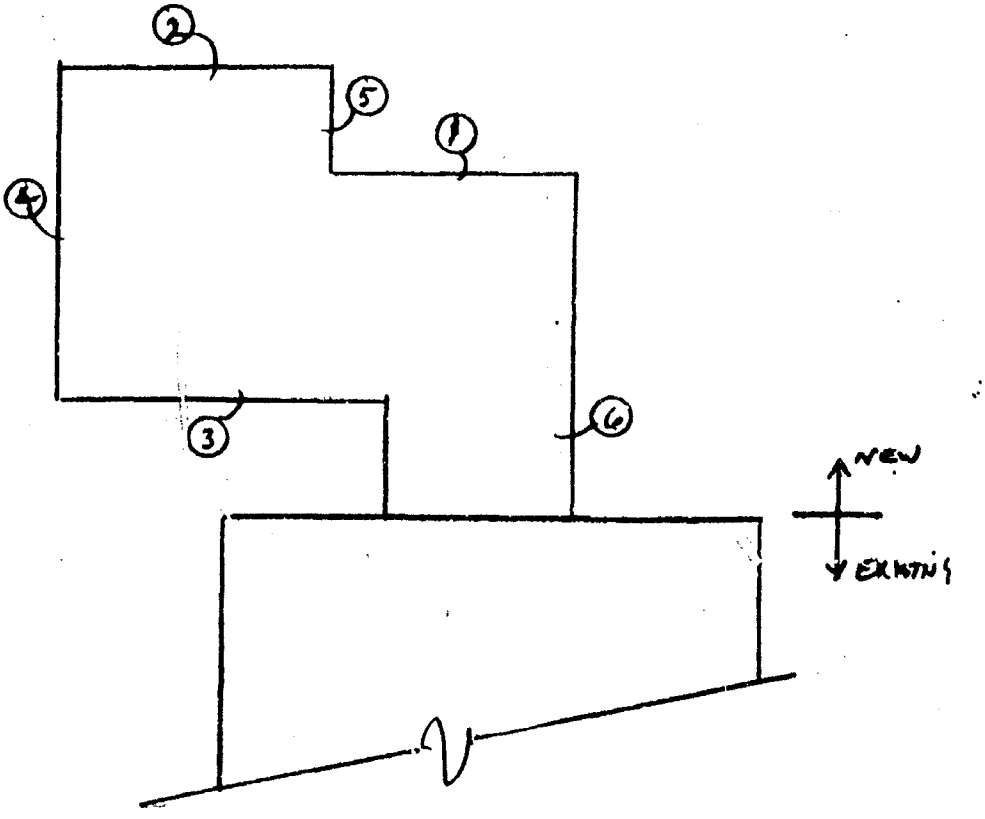
APPROVALS

	DATE	INSPECTOR'S SIG
FOUNDATION LOCATION FORMS, MATERIALS	1-12-94	
UNDERFLOOR 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. 4301 DATE 12-93 SHEET B



PARTIAL FLOOR PLAN

JOB NO: 4301
DATE: 12-93
SHEET: 1

WOOD TRUSS WITH ELEVATED BOTTOM CHORD

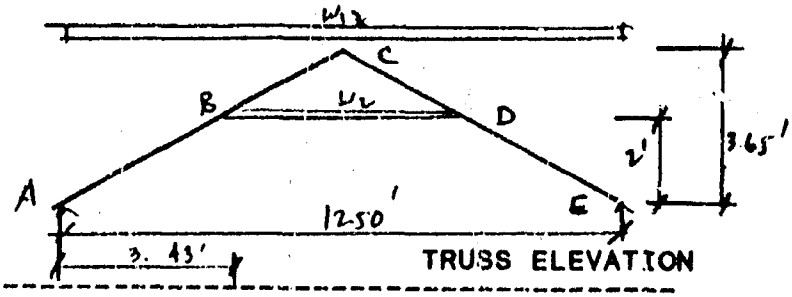
Description: Trusses at Master bedroom

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

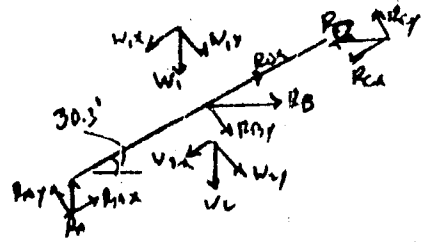
Sum (M about c) = 0

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 = 51 " >> 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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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 I/G

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 DECLARTION
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 7

[redacted]

Sent By: Old Country Roofing; 408 783 6200; Jul-22-03 9:38AM; Page 1/1

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.)

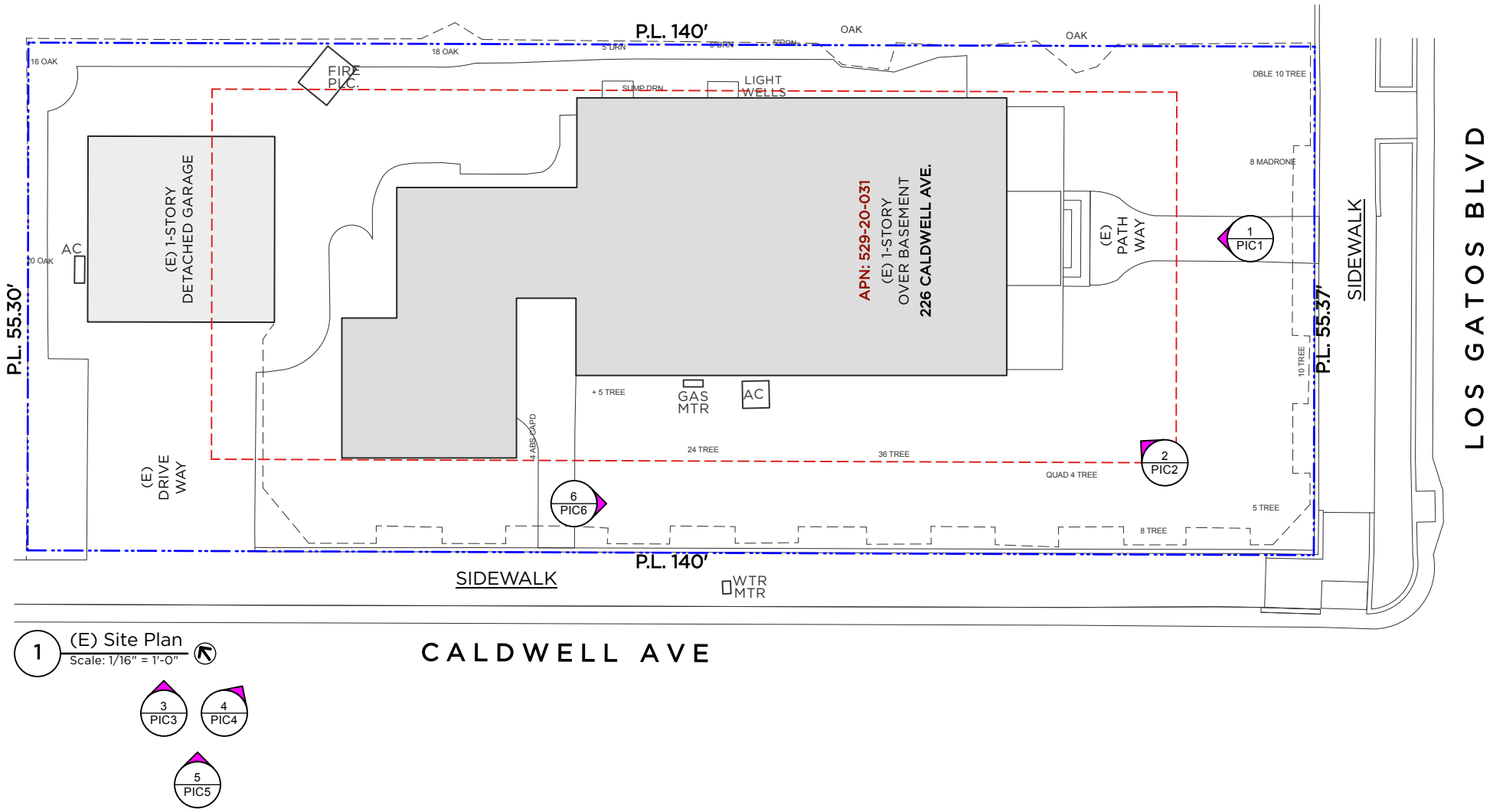
Lender's Name Lender's Address

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 Page 347 well Ave.
Site Plan

ATTACHMENT 8

Design
Rituals



22 well Ave.
PIC-1

Design
Rituals



Design
Rituals



Design
Rituals



Design
Rituals



Design
Rituals



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TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 05/27/26

ITEM NO: 4

DATE: May 22, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. **Located at 142 Wheeler Avenue.** APN 532-37-034. Request for Review PHST-26-011. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Rodd and Wendy Rowalt. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1:10 located at 142 Wheeler Avenue.

DISCUSSION:

On April 22, 2026, the Historic Preservation Committee considered a request to remove the subject property from the HRI. The Committee received the staff report, held a public hearing, and discussed the request. The Committee recommended denial of the above request to the Community Development Director. The Committee was unable to make Finding #3, “There are no distinctive characteristics of type, period, or method of construction or representation of work of a master .” The request was denied by the Community Development Director on April 23, 2026 (Attachment 1).

The applicant has since submitted a request for reconsideration by the Committee and has provided additional information, included as Attachment 2.

CONCLUSION:

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

PREPARED BY: Erin M. Walters
Senior Planner

FINDINGS:

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

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

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

ATTACHMENTS:

1. April 22, 2026, Historic Preservation Committee Action Letter
2. Applicant's Justification and Historic Research

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

April 23, 2026

Rodd and Wendy Rowalt
142 Wheelr Avenue
Los Gatos, CA 95030
Via email

RE: **142 Wheeler Avenue**
Request for Review PHST-26-011

Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:10. APN 532-37-034. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3).

Property Owner/Applicant: Rodd and Wendy Rowalt
Project Planner: Erin Walters

On April 22, 2026, the Los Gatos Historic Preservation Committee recommended denial of the above request to the Community Development Director. The Committee was unable to make Finding #3, "There are no distinctive characteristics of type, period or method of construction or representation of work of a master". The request was denied by the Community Development Director on April 23, 2026.

PLEASE NOTE: Pursuant to Sections 29.20.255 and 29.20.260 of the Town Code, this decision may be appealed to the Planning Commission by any interested person as defined by Town Code Section 29.10.020 within 10 days on forms available online with fees paid. Final deadline is 4:00 p.m. on that 10th day (April 6, 2026). Therefore, this action should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, please contact Erin Walters, Senior Planner at (408) 354-6867 or by email at ewalters@losgatosca.gov.

Best regards,

Sean Mullin, AICP
Planning Manager

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2026\Wheeler Ave, 142 - 04-22-26_Action Letter.docx

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May 13, 2026

To: Town of Los Gatos Historical Preservation Committee + Erin Walters

Re: 142 Wheeler Ave. / Request to remove a property from the historical listing

Dear Committee members:

Before you is the reconsideration of prior request for removal of the property located at 142 Wheeler Ave. Upon further study, new details have been discovered which conclusively show that this property does not retain any historical integrity. I respectfully ask that this decision be guided not by individual personal opinions about what feels historic, but by the standards and criteria formally adopted and in place by the Town. While many structures may appear old or even evoke nostalgia, the Town has established specific guidelines to determine whether a property rises to the level of historic significance. Those standards exist to ensure consistency, fairness, and objectivity in the Committee's decision making. Applying personal interpretations rather than the Town's adopted standards risks creating inconsistent outcomes and undermine the integrity of this review process. I encourage the Committee to focus on whether this structure meets the Town's defined historic qualifications, rather than whether it is simply perceived as old or familiar.

Attached you will find a presentation which clearly outlines the property meets EVERY criterion for removal. Not only are all 5 measures met, the home is also not located in one of the Town's protected neighborhoods. While the age of the structure may warrant consideration, age alone should not be the sole logic for any historical designation. In evaluating historic significance, the Committee must evaluate based upon the Town's standards considering the property's architectural merit, cultural relevance, association with meaningful Town events and any significant contribution to the community. Many older structures, although long standing, or partially intact, do not possess distinguishing characteristics that justify preservation under established historic standards. We look forward to sharing even more at the upcoming HPC meeting. For these reasons, we request that the removal from the Town's "historic" listing be permitted.

Warm Regards,



Bess Wiersema
Principal + Owner
Studio 3 Design Inc.

STUDIOTHREEDESIGN
638 University Avenue Los Gatos. California. **95032**
T **408.292.3252** F **253.399.1125**
studio-three.com

142 WHEELER AVE

HISTORICAL PRESERVATION COMMITTEE

4:00PM MAY 27th, 2026

STUDIOTHREEDESIGN
ARCHITECTURE | INTERIORS

638 University Avenue Los Gatos,California,95032
T 408.292.3252 F 253.399.1125
studio-three.com

FINDINGS:

Related to a request for a determination that a pre-1941 structure (142 WHEELER AVE) has no historic significance or architectural merit:

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

HISTORICAL SIGNIFICANCE

SOURCE: LOS GATOS LIBRARY

	Research Source	Document	Result
FINDINGS #1, #4	LGMA Historic Homes Tours	Tour Records	Not Found / Not Applicable
FINDINGS #4	Historic Property Research Collection	Archive Files	Not Found / Not Applicable
FINDINGS #4	Historic Directories (self-directed research)	City Directories	Not Found / Not Applicable
FINDINGS #2, #4	Notable / Famous Former Residents	Directory Research	Not Found / Not Applicable
FINDINGS #1, #2, #4	Anne Bloomfield Architectural Survey	Survey Form	Not Found / Not Applicable
FINDINGS #4	National Register Listed Date	Federal Records	Not Found / Not Applicable

ANNE BLOOMFIELD

ARCHITECTURAL / CULTURAL SURVEY
LOS GATOS RESEARCH

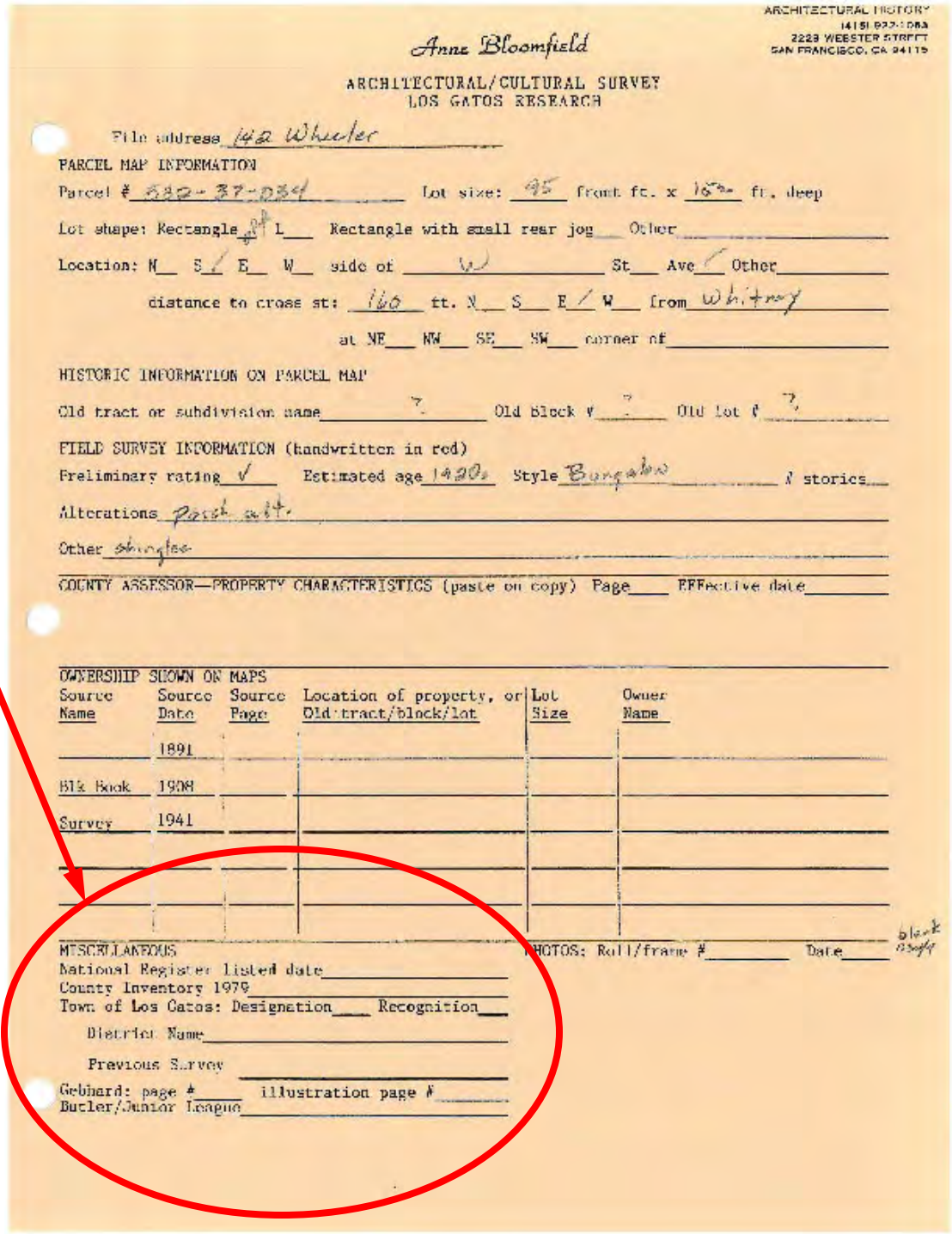
NO HISTORIC DESIGNATION OR RECOGNITION

FINDINGS #1, #3, #4

✓ **1. The structure is not associated with events that have made a significant contribution to the Town.**

✓ **3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.**

✓ **4. The structure does not yield information to Town history.**



ARCHITECTURAL HISTORY
(415) 922-0783
2223 WEBSTER STREET
SAN FRANCISCO, CA 94115

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 142 Wheeler

PARCEL MAP INFORMATION

Parcel # 532-37-034 Lot size: 95 front ft. x 165 ft. deep

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

Location: N___ S ✓ E___ W___ side of W St___ Ave ✓ Other___

distance to cross st: 160 ft. N___ S___ E ✓ W___ from Whitney

at NE___ NW___ SE___ SW___ corner of___

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name ? Old Block # ? Old Lot # ?

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating ✓ Estimated age 1920s Style Bungalow # stories___

Alterations Porch enl.

Other shingles

COUNTY ASSESSOR—PROPERTY CHARACTERISTICS (paste on copy) Page___ Effective date___

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS

National Register listed date___

County Inventory 1979___

Town of Los Gatos: Designation___ Recognition___

District Name___

Previous Survey___

Gebhard: page #___ illustration page #___

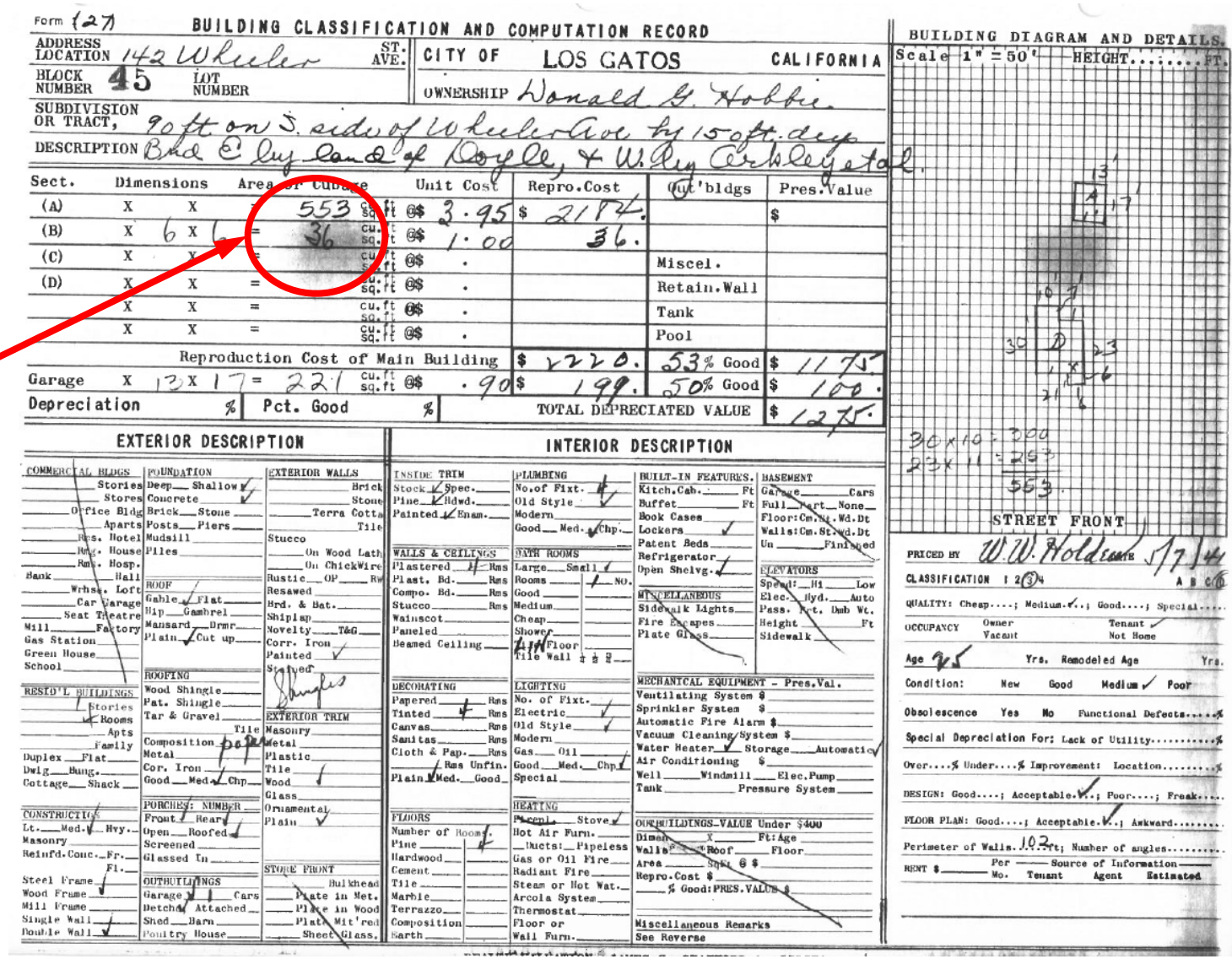
Butler/Junior League___

PHOTOS: Roll/frame #___ Date___ blank negs

1941 TAX ASSESSMENT

BUILDING CLASSIFICATION AND COMPUTATION RECORD

1941 = 553 SF
CURRENT = 1100+ SF



Form 127 — BUILDING CLASSIFICATION AND COMPUTATION RECORD

ADDRESS LOCATION 142 Wheeler ST. AVE. — CITY OF LOS GATOS CALIFORNIA
BLOCK NUMBER 45 LOT NUMBER — OWNERSHIP Donald G. Hobbs
SUBDIVISION OR TRACT, DESCRIPTION 90 ft on S. side of Wheeler Ave by 150 ft. deep Bnd E by land of Doyle, & W by Erlsley et al.

Sect.	Dimensions	Area or Cubage	Unit Cost	Repro.Cost	Out'bldgs	Pres.Value
(A)	X X	553 cu.ft sq.ft	@$ 3.95	$ 2184.		$
(B)	X 6 X 6 =	36 cu.ft sq.ft	@$ 1.00	36.		
(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			$ 2220.	53% Good	$ 1175
Garage	X 13 X 17 = 221	cu.ft sq.ft	@$ .90	$ 199.	50% Good	$ 100.
Depreciation %	Pct. Good %			TOTAL DEPRECIATED VALUE		$ 1275.

EXTERIOR DESCRIPTION — INTERIOR DESCRIPTION

COMMERCIAL BLDGS: Stories, Stores, Office Bldg, Aparts, Res. Hotel, Rmg. House, Rms. Hosp., Bank, Hall, Whse., 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, Drmr., 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, 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
INSIDE TRIM: Stock, Spec., Pine, Hdwd., Painted, Enam.
WALLS & CEILINGS: Plastered, Rms, Plast. Bd., Compo. Bd., Stucco, Wainscot, Paneled, Beamed Ceiling
DECORATING: Papered, Rms, Tinted, Canvas, Sanitas, Cloth & Pap., 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, Floor, Tile Wall
LIGHTING: No. of Fixt., Electric, Old Style, Modern, Gas, Oil, Good, Med., Chp., Special
HEATING: Fireplace, 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
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., Ft; Age, Walls, Roof, Floor, Area, Sq.Ft. @ $, Repro.Cost $, % Good: PRES.VALUE $
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., Dmb Wt., Height, Ft, Sidewalk
Miscellaneous Remarks — See Reverse

BUILDING DIAGRAM AND DETAILS
Scale 1" = 50' HEIGHT.....FT.
30 x 10 = 300
23 x 11 = 253
553
STREET FRONT

PRICED BY W.W. Holdeman 5/7/44
CLASSIFICATION 1 2 3 4 — A B C D
QUALITY: Cheap....; Medium....; Good....; Special.....
OCCUPANCY Owner Vacant — Tenant Not Home
Age 95 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 103 ft; Number of angles.....
RENT $ Per Mo. — Source of Information: Tenant, Agent, Estimated

FINDINGS #2, #4

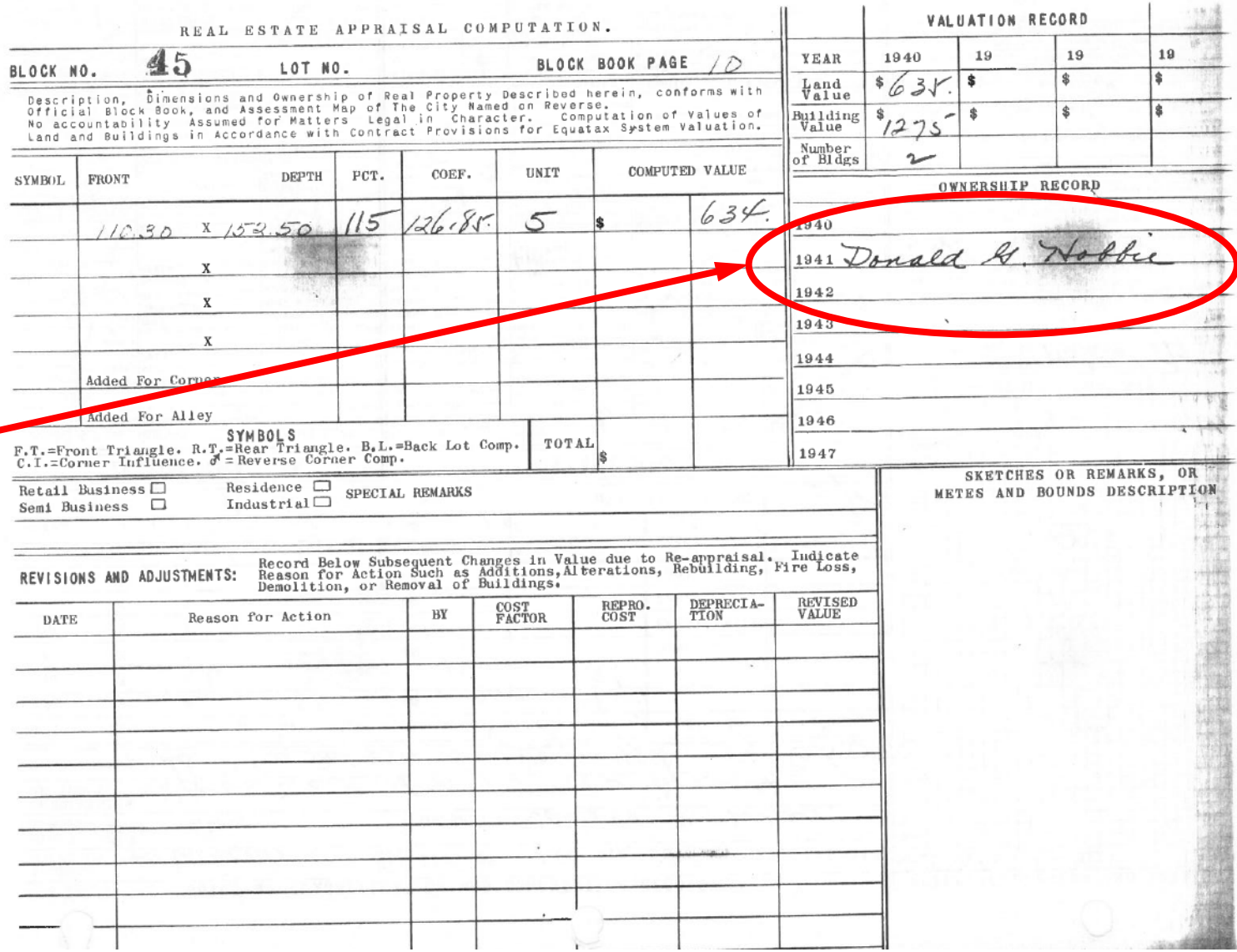
✓ **2. No Significant persons are associated with the site.**

✓ **4. The structure does not yield information to Town history.**

1941 TAX ASSESSMENT

REAL ESTATE APPRAISAL COMPUTATION

NO NOTABLE FORMER RESIDENTS



REAL ESTATE APPRAISAL COMPUTATION.

BLOCK NO. 45 LOT NO. BLOCK BOOK PAGE 10

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
	110.30	X	153.50	115	126.85	5	$ 634.
		X					
		X					
		X					
	Added For Corner						
	Added For Alley						

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

TOTAL $

Retail Business ☐ Residence ☐
Semi Business ☐ Industrial ☐
SPECIAL REMARKS

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

VALUATION RECORD

YEAR	1940	19	19	19
Land Value	$ 634.	$	$	$
Building Value	$ 1275-	$	$	$
Number of Bldgs	2			

OWNERSHIP RECORD

1940
1941 Donald G. Hobbie
1942
1943
1944
1945
1946
1947

SKETCHES OR REMARKS, OR METES AND BOUNDS DESCRIPTION

FINDINGS #2, #4

✓ **2. No Significant persons are associated with the site.**

✓ **4. The structure does not yield information to Town history.**

FINDING #5

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.



1928
(FROM SANBORN MAP)

1941
(FROM ORIGINAL TAX ASSESSMENT)

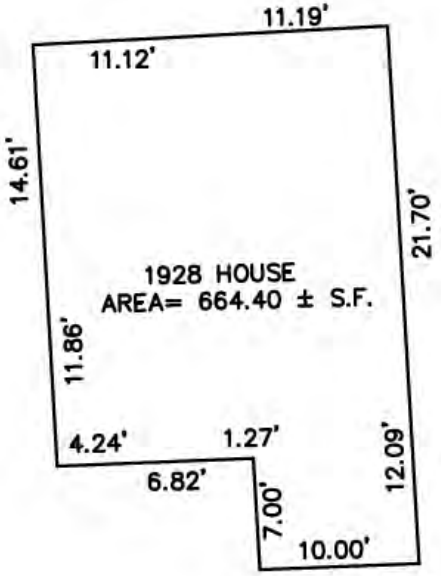
CURRENT
(FROM GIULIANI & KULL)

FINDING #5

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

1941 ADDITION PER TAX ASSESSMENT

CURRENT PER GIULIANI & KULL



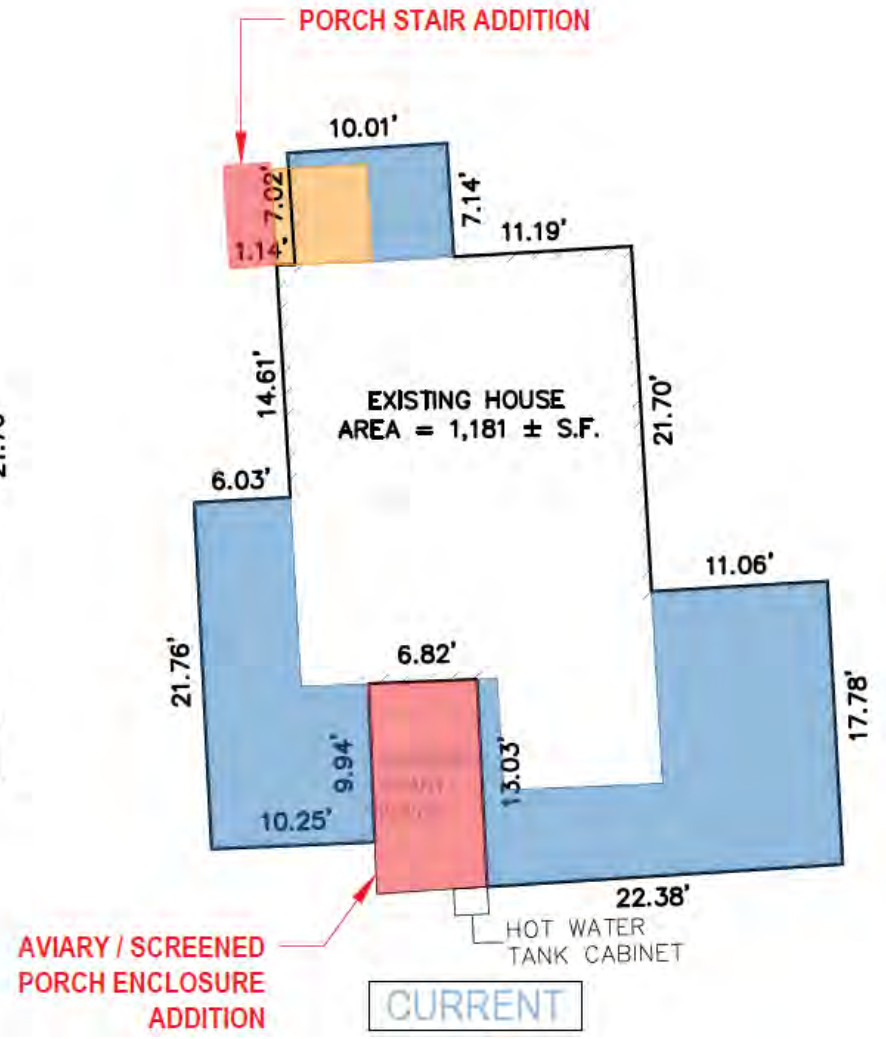
1928

ORGINAL



1941

28% FAÇADE AT FRONT AFFECTED



CURRENT

50% FAÇADE @ FRONT AFFECTED
36% FAÇADE @ LEFT SIDE AFFECTED
100% FAÇADE @ REAR AFFECTED
56% FACADE @ RIGHT SIDE AFFECTED

AERIAL PHOTOGRAPH FROM GOOGLE EARTH 5/12/2026

FINDING #5

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ORIGINAL

1941 ADDITION

CURRENT

PORCH / PATIO ADDITION



CURRENT FLOOR PLAN

FINDING #5

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ORIGINAL

1941 ADDITION

CURRENT

PORCH / PATIO ADDITION



(E) FLOOR PLAN

FINDING #5

✓ **5. The integrity has been compromised such that the structure no longer has the potential to convey significance.**



(E) NORTH ELEVATION
(FRONT)

FINDING #5

✓ **5. The integrity has been compromised such that the structure no longer has the potential to convey significance.**



(E) WEST ELEVATION
(RIGHT SIDE)

FINDING #5

✓ **5. The integrity has been compromised such that the structure no longer has the potential to convey significance.**

ONLY REMAINING ORIGINAL COMPONENT OF PRE 1941 HOME





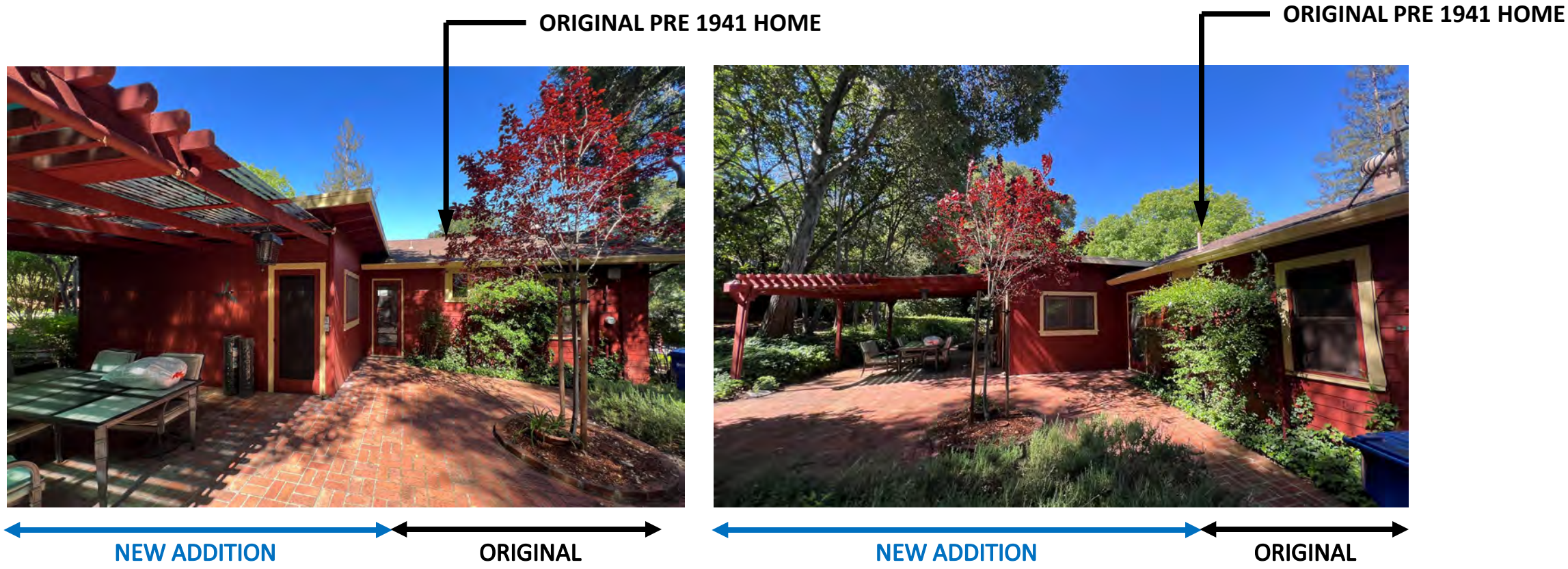
NEW ADDITION

NEW ADDITION

(E) REAR ELEVATION

FINDING #5

✓ **5. The integrity has been compromised such that the structure no longer has the potential to convey significance.**



(E) EAST ELEVATION
(LEFT SIDE)

FINDING #5

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.



AVIARY / COVERED PATIO ADDITION



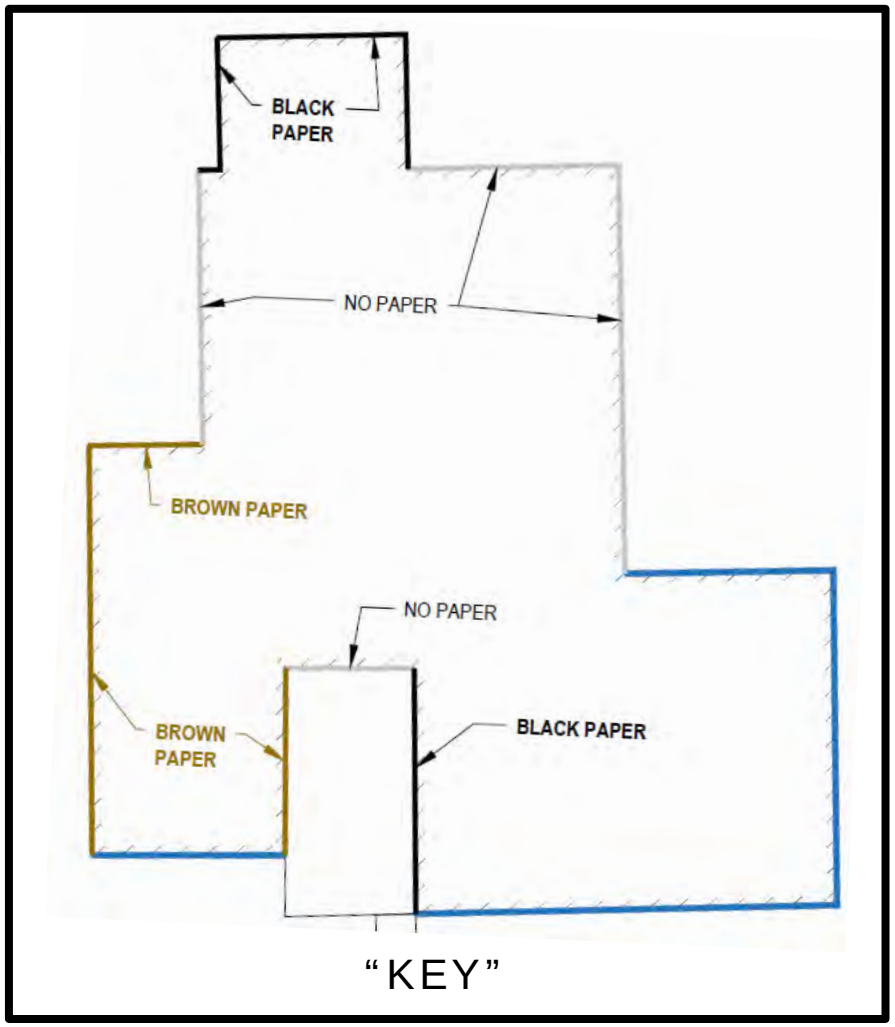
PORCH STAIR ADDITION

BUILDING PAPER TYPES @ HOUSE

FINDING #5

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

LEGEND	
	NON-ORIGINAL WOOD SIDING (NOT SHINGLES)
	ORIGINAL SHINGLE SIDING (NO PAPER BEHIND)
	BROWN PAPER BEHIND
	BLACK PAPER BEHIND



"KEY"



"BLACK PAPER"

PRE-WORN: ORGANIC RAG FELT, MADE OF SHREDDED TEXTILES SUCH AS COTTON, WOOL + BARLAP SATURATED IN ASPHALT/PETROLEUM, INCONSISTENT IN TEXTURE, FADES OVER TIME, OFTEN HAS FUZZY, FIBERS, THICKER LIKE FELT, FASTENED WITH CLOUT NAILS (MOST OFTEN SQUARE/LARGER HEAD, SEE IMAGE) POST WORN: EVEN TEXTURE OFTEN HAS LOGOS/GRAPHICS, MEASUREING AIDS FOR EASIER INSTALL. SEE SAMPLES FROM SITE CLEARLY SHOWING POST-WORN QUALITY.

"BROWN PAPER"

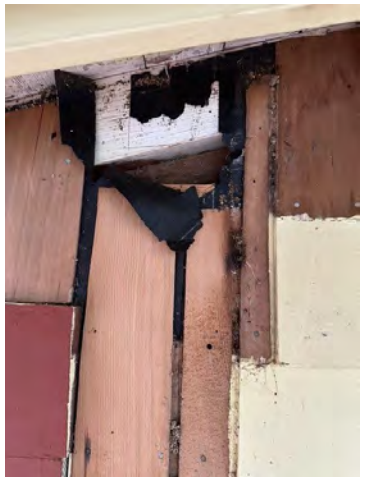
A KRAFT-BASED DOUBLE-LAYER WEALTHY BARRIER CALLED "60-MINUTE FORTIFIBER 2-PLY PAPER" FIRST APPEARED IN 1960S IN NONE CONSTRUCTION SOMETIMES CALLED "GRADE D" PAPER FOR ROOFING WHEN SOAKED IN ASPHALT, OFTEN STAPLED. SEE SAMPLES FROM SITE CLEARLY SHOWING TYPE + LOCATION, DATING AREAS OF WORK TO 1960S ON.

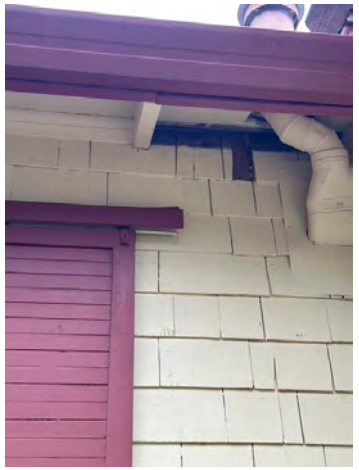
SIDING / BUILDING PAPER EVALUATION

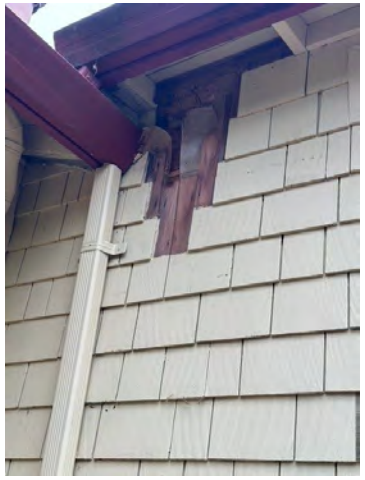
FINDING #5

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

LEGEND	
	NON-ORIGINAL WOOD SIDING (NOT SHINGLES)
	ORIGINAL SHINGLE SIDING (NO PAPER BEHIND)
	BROWN PAPER BEHIND
	BLACK PAPER BEHIND







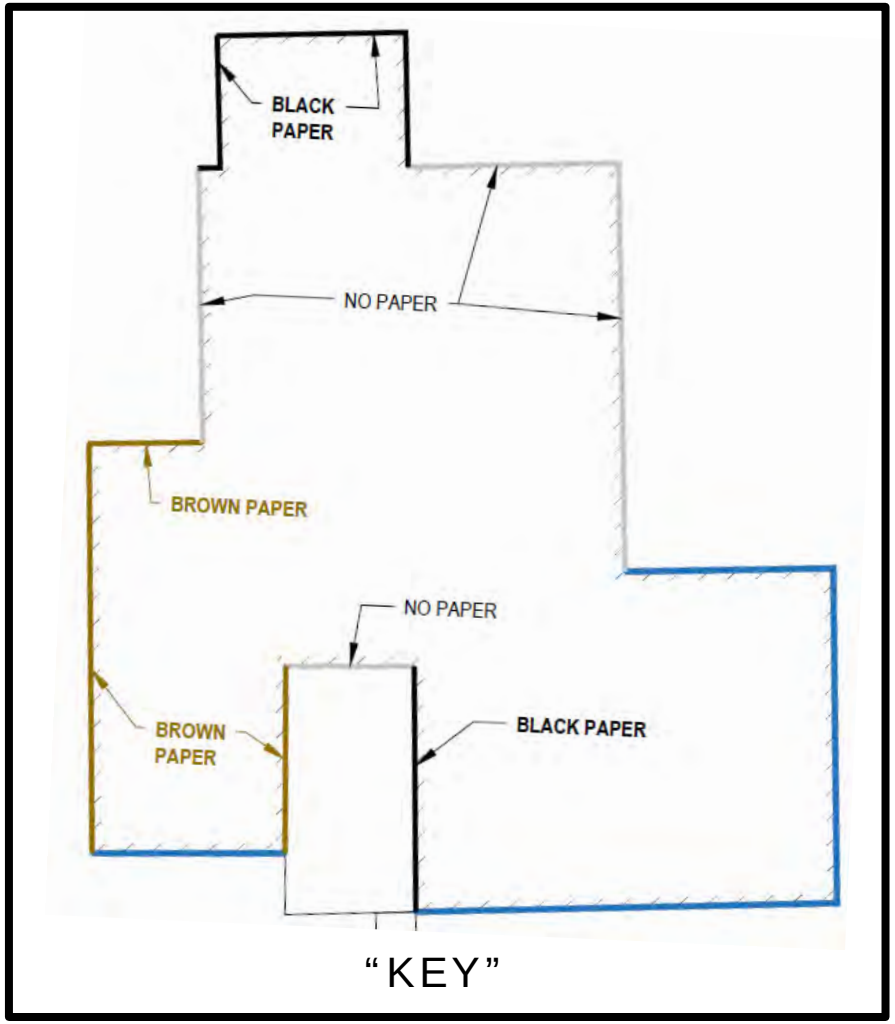












"KEY"

BUILDING FOUNDATION DETAILS

FINDING #5

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.










NOTE: MIXED FOUNDATION TYPES RANGING FROM PRE WAR TYPE CONCRETE, CMU'S, AND POST WAR CONCRETE / MASS PRODUCED PIER BASE DETAILS SHOW SIGNIFICANT ALTERATIONS THROUGHOUT BOTH BUILDING PERIMETER + INTERIOR STRUCTURE, CLEARLY MODIFYING THE ORIGINAL HOME.

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DATE: May 22, 2026

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Preliminary Review to Construct an Addition and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. **Located at 25 Hernandez Avenue.** APN: 510-42-071. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-26-007. Property Owner: Chiara Zuniga and Karl Petre. Applicant: Davide Giannella. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting preliminary review for construction of an addition and exterior alterations to an existing pre-1941 single-family residence on property zoned R-1:8 located at 25 Hernandez Avenue.

BACKGROUND:

On March 25, 2026, the Committee reviewed the proposed project consisting of a 252-square foot, one-story addition to the rear of the existing 2,070-square foot single-family residence. The project also includes a 527-square foot expansion of the existing 534-square foot basement. Of the proposed basement addition, approximately 44 square feet will daylight along the rear elevation. The proposed rear addition will not be visible from Peralta Avenue. On the first floor, the 252-square foot addition includes new wood windows with decorative lites designed to match the existing windows. The proposed roofline for the addition is lower than that of the existing structure, maintaining a subordinate relationship to the original building mass. The project also includes enlargement of the basement, featuring a new stairwell and a rear lightwell that provides walk-out access from the below-grade level. The lightwell incorporates decorative metal guardrails and stairs leading to the basement and new wood windows with decorative lites designed to match the existing windows.

PREPARED BY: Erin M. Walters
Senior Planner

On March 25, 2026, the Committee provided feedback (Attachment 1) as described below:

- Simplify the rear railing design to better align with the Prairie style;
- Expressed support for the proposed railings featuring decorative glass;
- Recommended simplifying the proposed rear window design;
- Expressed desire to see other options for the rear railing design;
- Commended the project as a thoughtful and respectful upgrade to the house; and
- Expressed approval of the proposed paint colors.

The applicant submitted a revised plan and letter summarizing the project and addressing the feedback provided by the Committee at the March 25, 2026, meeting (Attachments 2 and 3). The revisions include modified window styles and modified rear railings.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.
In evaluating applications, the deciding body shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. Applications shall not be granted unless:

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

B. Residential Design Guidelines

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

CONCLUSION:

The applicant is requesting a preliminary review by the Committee to provide feedback on a proposed first-floor addition and exterior alterations to the existing one-story pre-1941 residence located at 25 Hernandez Avenue. The proposed project can be completed with a Building Permit. Should the plans submitted with the Building Permit be consistent with the Committee's recommendations, the project would not return to the Committee.

ATTACHMENTS:

1. March 25, 2026, Historic Preservation Committee Action Letter
2. Request Letter from Applicant
3. Development Plans

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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

March 30, 2026

Davide Giannella
Via email

RE: **25 Hernandez Avenue**
Request for Review Application PHST-26-007

Consider a Request for Preliminary Review to Construct an Addition and Exterior Alterations to an Existing Contributor Single-Family Residence on Property Zoned R-1:8. APN 510-42-071. Exempt Pursuant to the CEQA Section 15301: Existing Facilities.
PROPERTY OWNER: Chiara Zuniga and Karl Petre
APPLICANT: Davide Giannella

On March 25, 2026, the Los Gatos Historic Preservation Committee discussed the item and provided the following feedback:

- Simplify the rear railing design to better align with the Prairie style;
- Expressed support for the proposed railings featuring decorative glass;
- Recommend simplifying the proposed rear window design;
- Expressed desire to see other options for the rear railing design;
- Commended the project as a thoughtful and respectful upgrade to the house; and
- Expressed approval of the proposed paint colors.

The proposed project requires submittal of a Minor Residential Development Application for the addition of a second story. Upon submittal, the Minor Residential Development Application will return to the Committee for a formal review.

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

Sincerely,

Erin M. Walters
Senior Planner

cc: Chiara Zuniga and Karl Petre, via email

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2026\Letters Sent to Applicant\Hernandez Avenue 25 - HPC Action Letter - 03-25-26.docx

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HPC Comments Response Letter 5/21/2026

25 Hernandez Avenue
Application PHST-26-007

1) We simplified the rear railing design to be more in line with the Prairie style and removed the colored glass inserts. We adopted the existing interior glass stained doors as a reference for the new railing design.

2) We simplified the rear windows design by eliminating some of the decorative elements but left some other ones to match some of the existing front windows.

Thank you

Davide Giannella
Acadia-Architecture

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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		PIPE
	and/or DOUGLAS FIR	RE NF.	RE NFORC NG
		REQ'D	REQUI RED
EA.	EACH	R.D.	ROOF DRAIN
E.W.	EACH WAY	RM.	ROOM
ELECT.	ELECTRIC or ELECTRICAL	R.O.	ROUGH OPENING
E.W.C.	ELECTRIC WATER	RND. or Ø	ROUND
	COOLER	R H M.S.	ROUND HEAD METAL
EL. or	ELEVATION		SCREW
ELEV.		R H.W.S.	ROUND HEAD WOOD
ENCL.	ENCLOSE and/or		SCREW
	ENCLOSURE		
EQ.	EQUAL	S.T.S.M.S.	SELF TAPP NG SHEET
EQU P.	EQU PMENT		METAL SCREW
(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	T.O.W.	TOP OF WALK
GA.	GAUGE	TYP.	TYPICAL
GL.	GLASS		
GLU-LAM	GLUE-LAMINATED	U.O.N.	UNLESS OTHERWISE
GRD.	GRADE		NOTED
GYP. BD.	GYPSUM BOARD		
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
HORIZ.	HORIZONTAL		TILE
H.B.	HOSE BIBB	V.C.P.	VITRIFIED CLAY PIPE
HR.	HOUR	V.W.C.	VINYL WALL COVER NG
INSUL.	INSULATION	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

PROJECT TEAM

OWNER	ENERGY COMPLIANCE
[redacted] 25 Hernandez Ave, Los Gatos, CA 95030 C. [redacted] M. [redacted]	
STRUCTURAL ENGINEER	**SURVEYOR**
	LEA & BRAZE ENGINEERING. GREGORY BRAZE P.E. 2495 INDUSTRIAL PARK WAY WEST HAYWARD, CA 9454 PH/FAX (510) 887-4086
SOIL REPORT	**CIVIL ENGINEER**

DRAWINGS INDEX

	ARCHITECTURAL
A-1 0	PROJECT INFORMATION
1	TOPOGRAPHIC SURVEY
A-1 p	SITE PHOTOS
A-1.1	EXISTING SITE PLAN
A-1 2	PROPOSED SITE PLAN
A-2 0	EXISTING FLOOR PLANS
A-2.1	PROPOSED FLOOR PLANS
A-2 2	EXISTING AND NEW ROOF PLANS
A-3 0	EXISTING EXTERIOR ELEVATIONS AND DEMOLITION CALCULATION
A-3.1	PROPOSED EXTERIOR ELEVATIONS
A-3 2	PROPOSED EXTERIOR ELEVATIONS
A-4 0	BUILD NG SECTIONS
3D-1	3D VIEWS AND MATERIALS
3D -2	3D VIEWS

LOCATION MAP



SCOPE OF WORK

Rear Addition To The First Floor For A New Master Bedroom Suite (251 Sf)

Enlargement Of Basement Area With New Stairwell (1,060.73 Sf Of Which 44 Sf Daylight)

Rear Yard Court

No Removal Of Trees

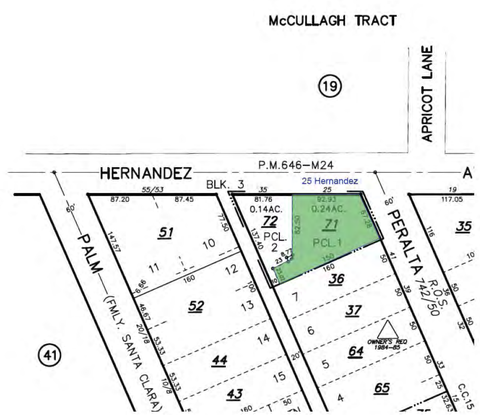
APPLICABLE CODES

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

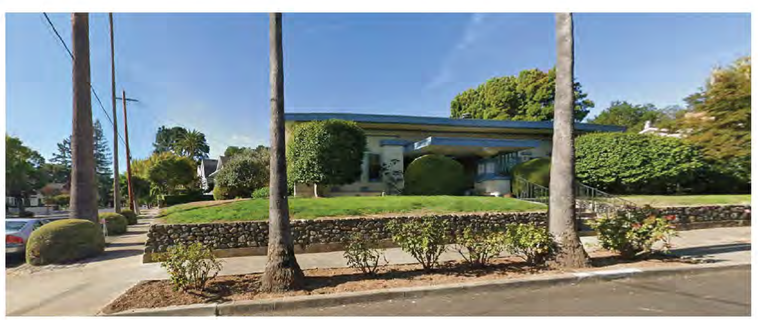
Los Gatos Current Ordinances

PROJECT INFORMATION

APN	510 42 071
COUNTY	SANTA CLARA
ZONING DISTRICT	R-1:8
OCCUPANCY	R-3 / U
BUILDING TYPE	V-B
LOT SIZE	10,310 s.f. (PER SURVEY)
REQUIRED SETBACK	F=25'-0" S=8'-0" Street=15' R=20'-0"
EXISTING FIRST FLOOR AREA	2,069.56 s.f.
EXISTING BASEMENT FLOOR AREA	533.73 s.f.
PROPOSED FIRST FLOOR AREA	2,320.56 s.f.
PROPOSED BASEMENT AREA	1273.72 s.f. underground
AREA OF BASEMENT THAT DAYLIGHTS	44 s.f.
TOTAL PROPOSED LIVING AREA	2,364.56 s.f. (First floor + Portion of Basement)
Max FAR	3,162 s.f.
AREA OF ADDITION AT FIRST FLOOR	251 s.f.
AREA OF ADDITION AT BASEMENT FLOOR	527 s.f.



parcel map



Existing first floor= __2,069.56___s.f.

Proposed first floor= _2,320.56____s.f.

Existing shed= _____259.03_____s.f.

Total Countable Square Footage= 2,364.56 s.f. (First floor + 44 sq.ft. Portion of Basement)

Maximum allowable s.f. House= ___3,162_____s.f.

Existing Garage= __446.9_____s.f.

Proposed Garage= __446.9_____s.f.

Maximum allowable s.f. Garage= ____450__s.f.

Existing Below Grade Square Footage (exempt)=_____533.73_____

Proposed Below Grade Square Footage (exempt)=__1,229.72___
(44 is the portion of the basement that
is not exempt)

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%

Zuniga-Petre Residence rear addition

25 Hernandez Ave
Los Gatos Hills CA

CITY STAMPS

Revision | Revision | Revision | Revision

Zuniga-Petre Residence
25 Hernandez Avenue Los Gatos CA 95030

PROJECT INFO

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	5/5/2026

Davide Giannella
acadia architecture

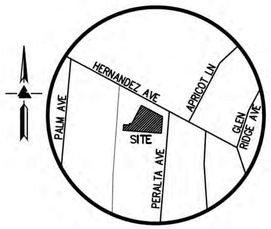
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LICENSED ARCHITECT
DAVIDE GIANNELLA
C-31293
REN.12-31-27
STATE OF CALIFORNIA

A 1.0



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- A/C — AIR CONDITIONING UNIT
- AD — AREA DRAIN
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- CB — CATCH BASIN
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FH — FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- INV — INVERT
- ICV — IRRIGATION CONTROL VALVE
- JOINT POLE
- M — MULTI-TRUNK TREE
- RF — ROOF FLAT
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- TC — TOP OF CURB
- TOS — TOP OF SLAB
- TW — TOP OF RETAINING WALL
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- LAWN
- STONE
- WOOD

HERNANDEZ DRIVE (WIDTH VARIES)

PARCEL ONE
646 MAPS 24
10,310 SQ.FT.
0.23 ACRES

PARCEL TWO
646 MAPS 24

LOT 7
BLOCK 3
D MAPS 37

PERALTA AVENUE (60')

ALLEY (20')

10.00' INGRESS-EGRESS & PUBLIC UTILITIES EASEMENT PARCEL TWO (TITLE REPORT) (5273 O.R. 653)

STUCCO HOUSE

GARAGE

SHED

NEIGHBORING STRUCTURE

NEIGHBORING STRUCTURE

CONCRETE PATH

CONCRETE DRIVEWAY

GATE

CONCRETE RETAINING WALL

ROCK RETAINING WALL, TYP.

ROCK RETAINING WALL

STONE STEPS, TYP.

STONE PATH

STEPPING STONES, TYP.

WOOD STEPS, TYP.

CONCRETE SIDEWALK

CONCRETE CURB AND GUTTER

CONCRETE CURB

CONCRETE SIDEWALK

RAMP

PAINT STRIPING

STOP

LAWN

ROCK RETAINING WALL

COLUMN, TYP.

6' WOOD FENCE

3' METAL FENCE

FOUND 3/4" IRON PIPE

FOUND NAIL & BRASS TAG LS 3295

CB
TC=504.69
RIM=503.99
(CLOGGED)

8"PIPE

SSMH
RIM=498.70
INV=494.10

SSMH
RIM=500.24
INV=494.14

CONCRETE CURB AND GUTTER

N61°00'00"W 92.93'

N84°40'00"W 8.77'

N05°20'00"E 6.00'

N84°40'00"W 23.00'

N05°20'00"E 23.00'

N29°00'00"E 82.50'

N84°40'00"W 150.00'

14"PALM

15"PALM

35"PALM

12"PALM

14"M-TREE

6"TREE

14"TREE(±)

12"10"TREE(±)

10"8"TREE(±)

13"TREE(±)

10"TREE

8"FRUIT

6"5"FRUIT

7"6"5"FRUIT

FEMA FLOOD NOTE

FLOOD ZONE: X (SHADED)

AREAS OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR (1% ANNUAL CHANCE) AND 500-YEAR FLOODS (0.2% ANNUAL CHANCE) AND OUTSIDE THE SPECIAL FLOOD HAZARD AREA (SFHA)

FEMA FLOOD INSURANCE RATE MAPNO.: 06085C0376H
MAP REVISED: MAY 18, 2009

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT ISSUED BY STEWART TITLE, ORDER NO. 2403915, DATED AUGUST 5, 2024.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 10,310± SQUARE FEET / 0.23± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

CITY OF LOS GATOS
BENCHMARK MS14
LOCATED AT THE INTERSECTION OF RIDGECREST AVENUE AND OAKHURST DRIVE
ELEVATION = 487.95'
(ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 502.25'
(ADJUSTED TO NAVD 88 DATUM)

0 5 10 20
SCALE: 1" = 10'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7628
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

25 HERNANDEZ AVENUE
LOS GATOS
CALIFORNIA

APN: 510-42-071

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2252399
DATE:	1-8-26
SCALE:	1"=10'
BNDY BY:	MT
FIELD BY:	MS
DRAWN BY:	JP
SHEET NO:	SU1
1 OF 1 SHEETS	

















Zuniga-Petre Residence

25 Hernandez Avenue Los Gatos CA 95030

PHOTOS

Revision	Revision	Revision	Revision

Sheet Scale : AS NOTED	Drawn By DG	Reviewed By DG	5/5/2026

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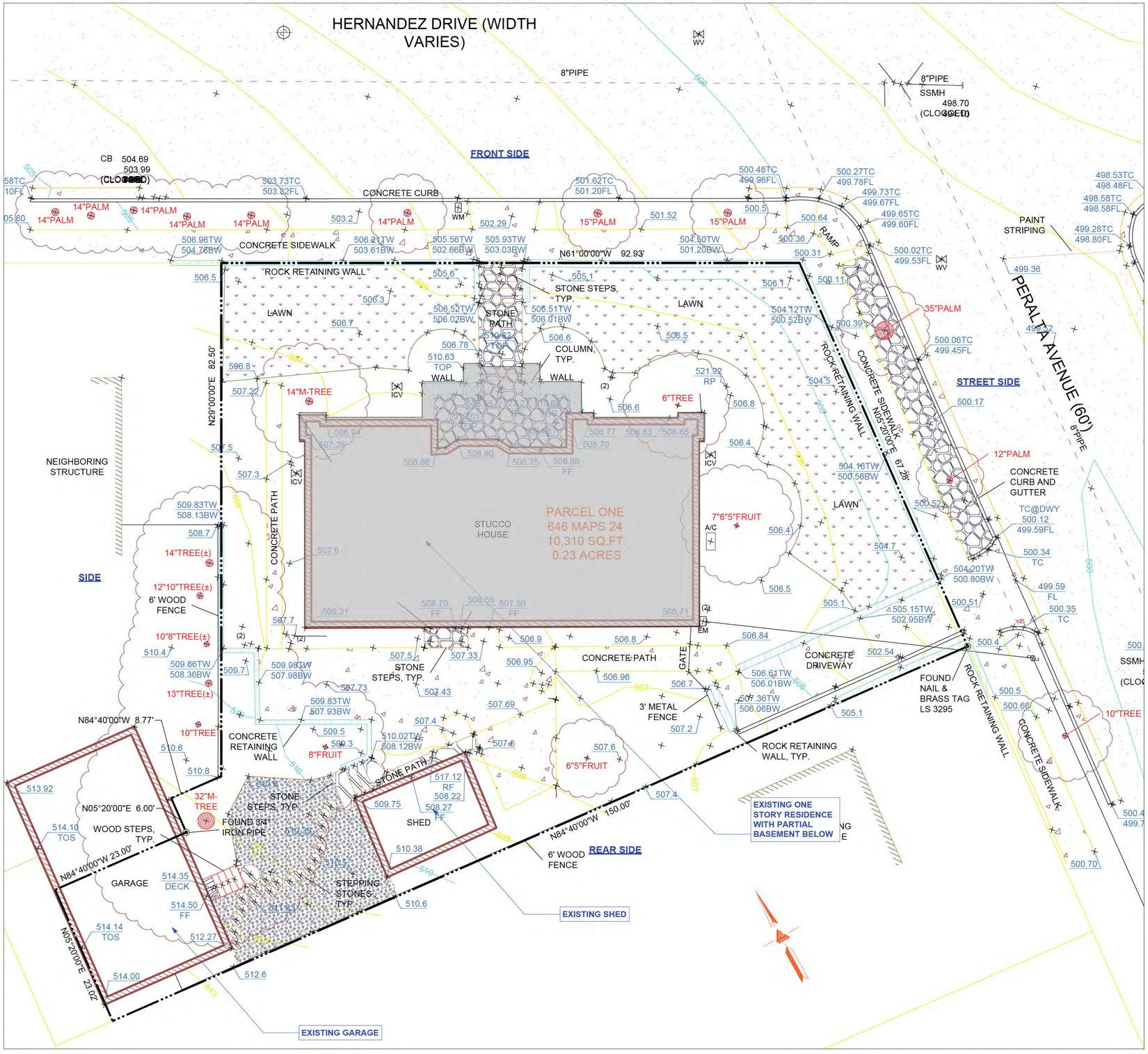
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C-31293
REN 12-31-27
STATE OF CALIFORNIA

A 1.p



01 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"

Revision	Revision	Revision	Revision
11/8/2023 Interior wall changes at first floor			

Zuniga-Petre Residence
25 Hernandez Avenue Los Gatos CA 95030

EXISTING SITE PLAN

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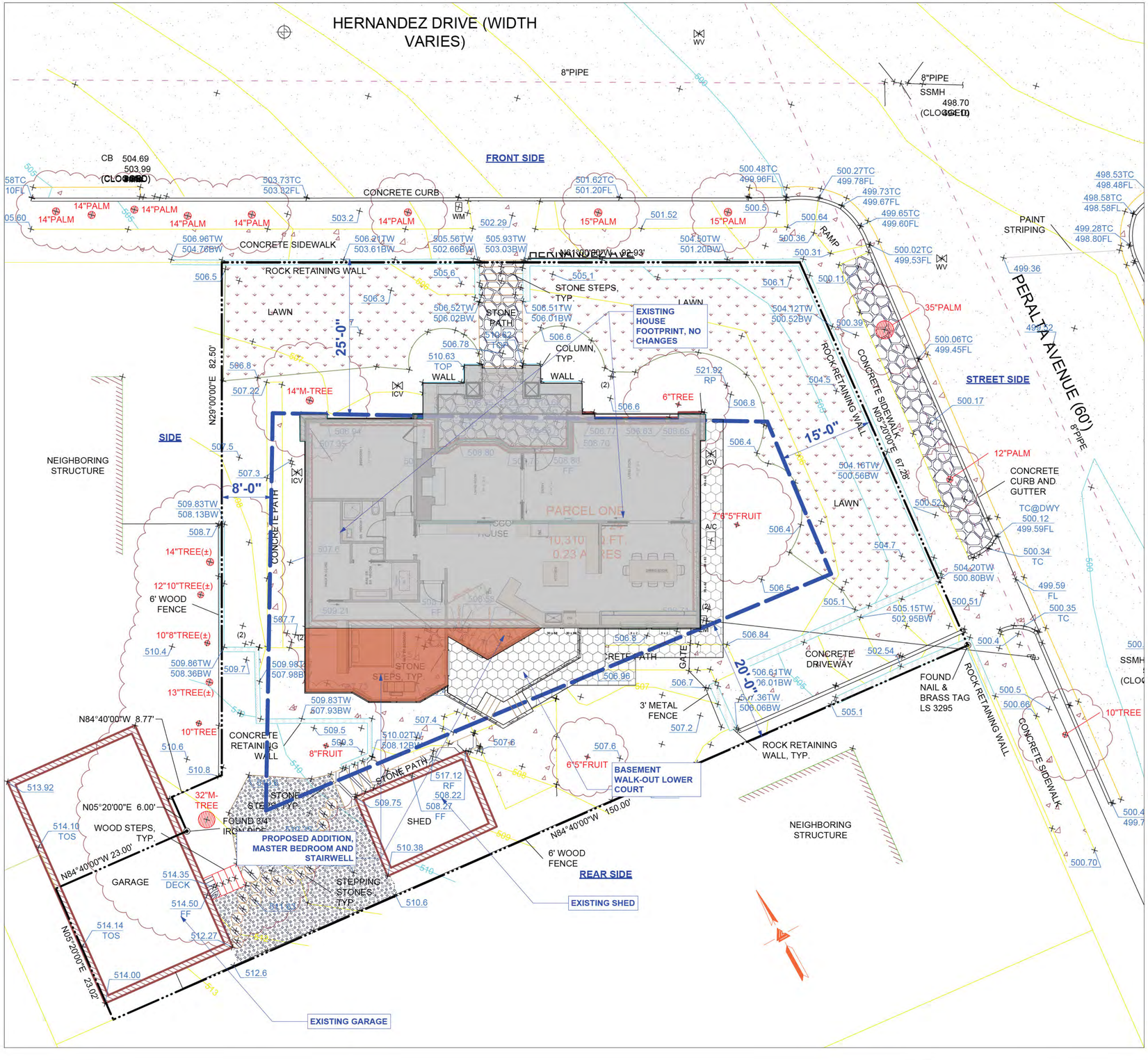
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01 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

Revision	Revision	Revision	Revision

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NEW SITE PLAN

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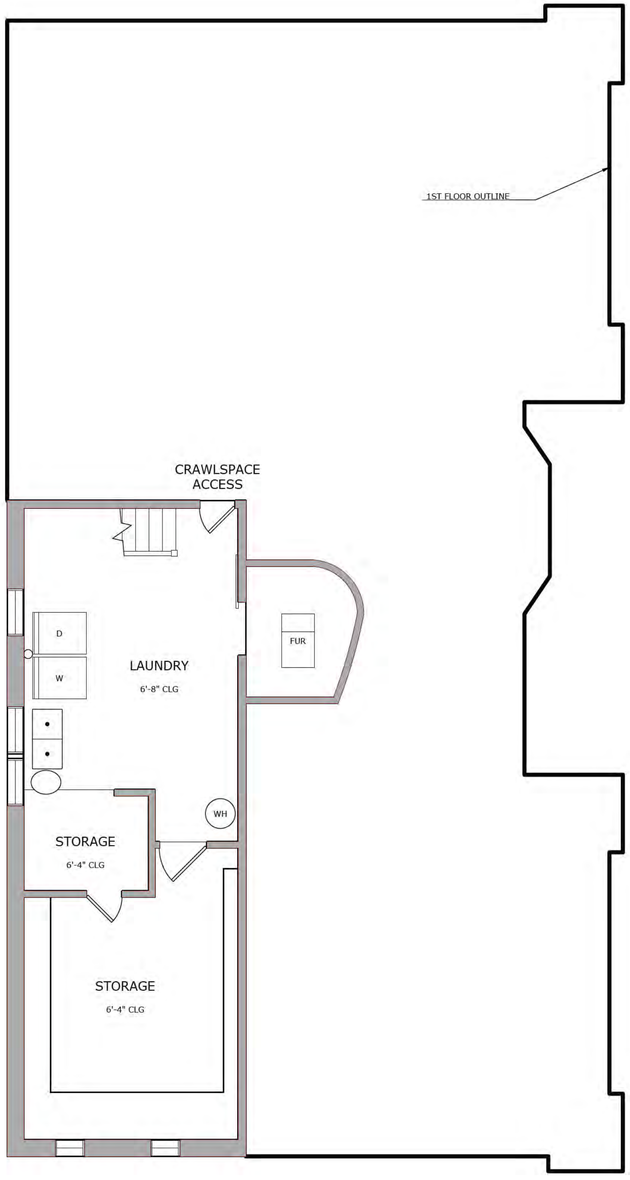
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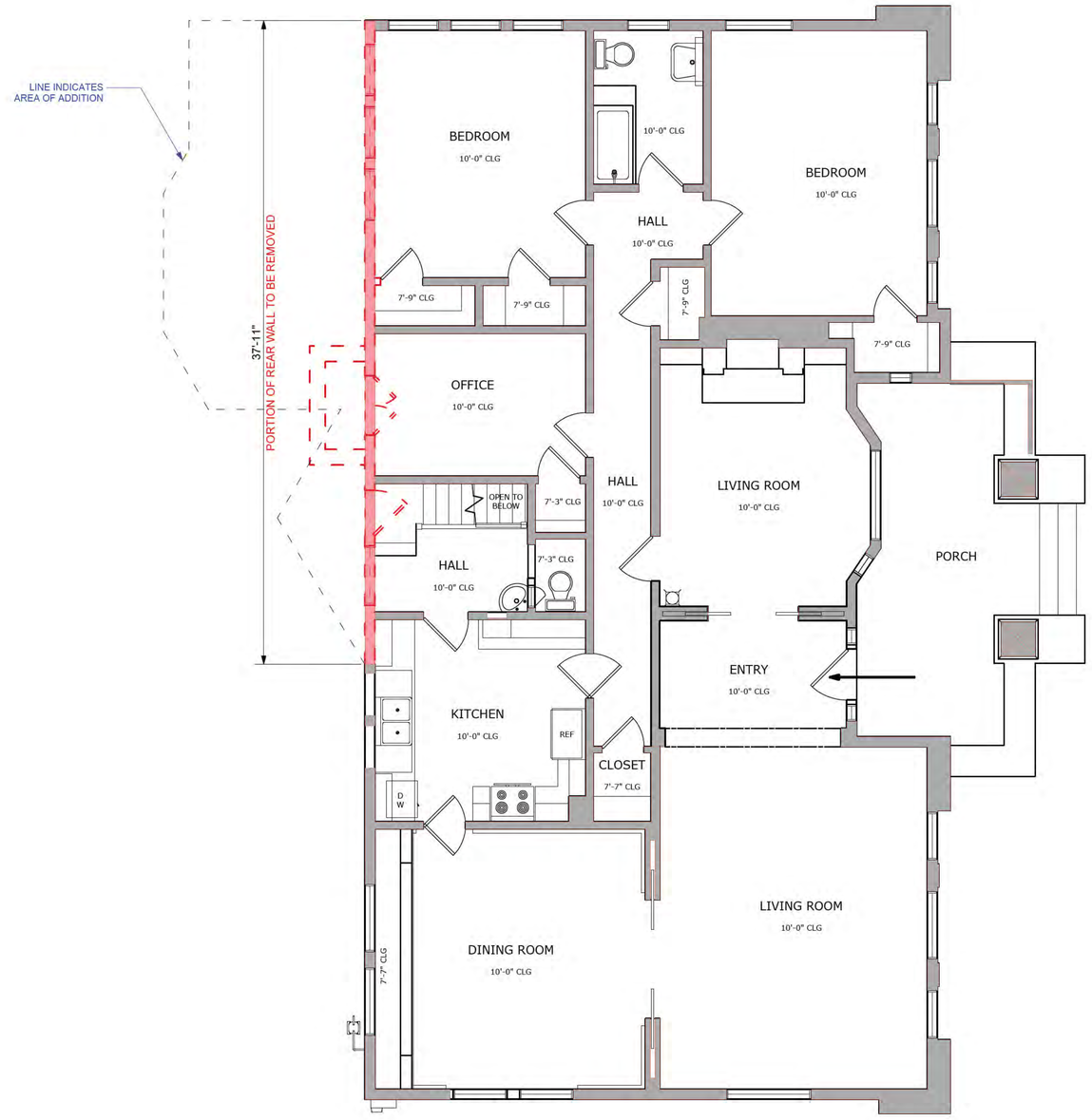
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A 1.2



BASEMENT

1 EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



1ST FLOOR

2 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

Revision #1 11/6/2023 Interior wall changes at first floor	Revision	Revision	Revision

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EXISTING FLOOR PLANS

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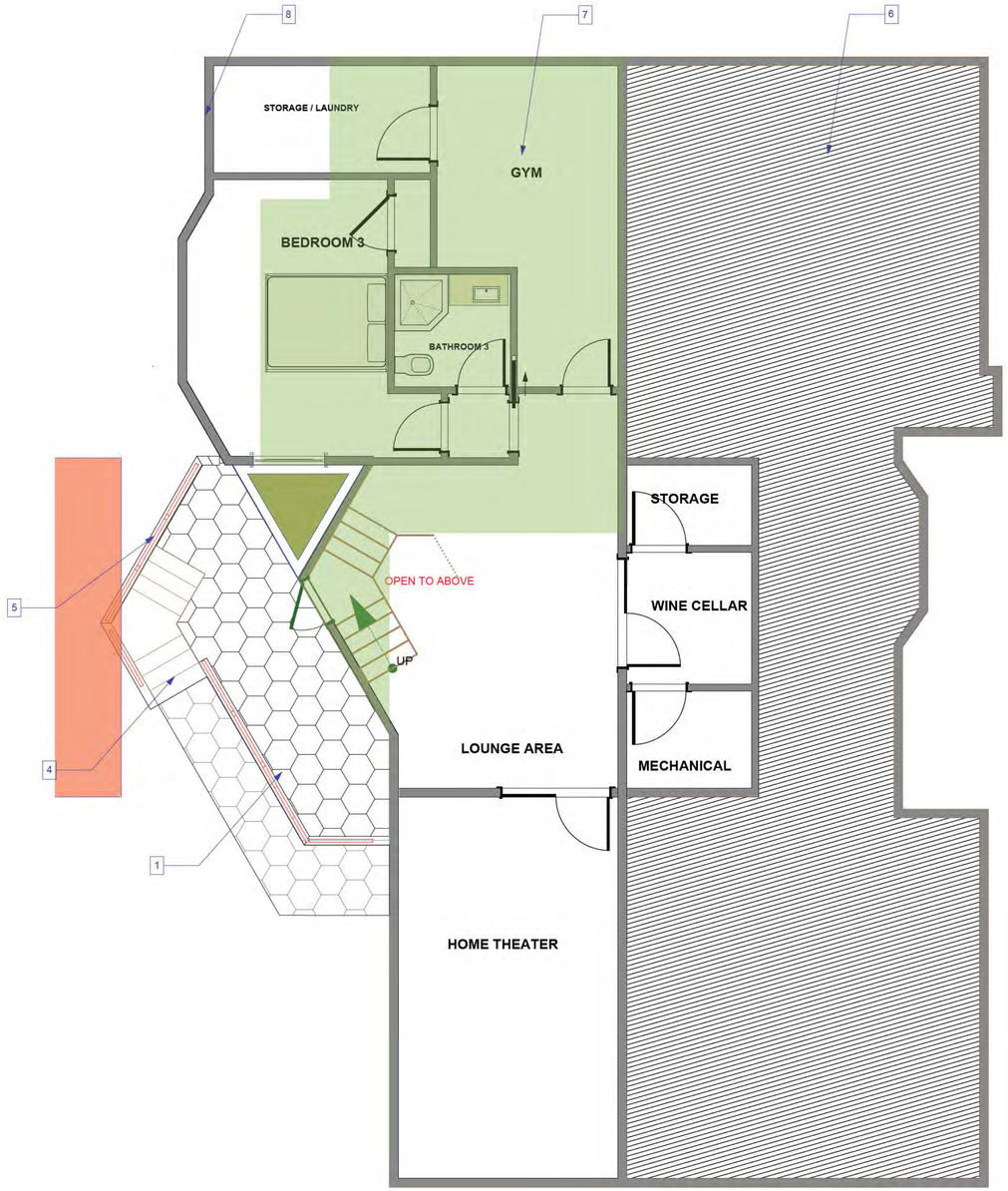
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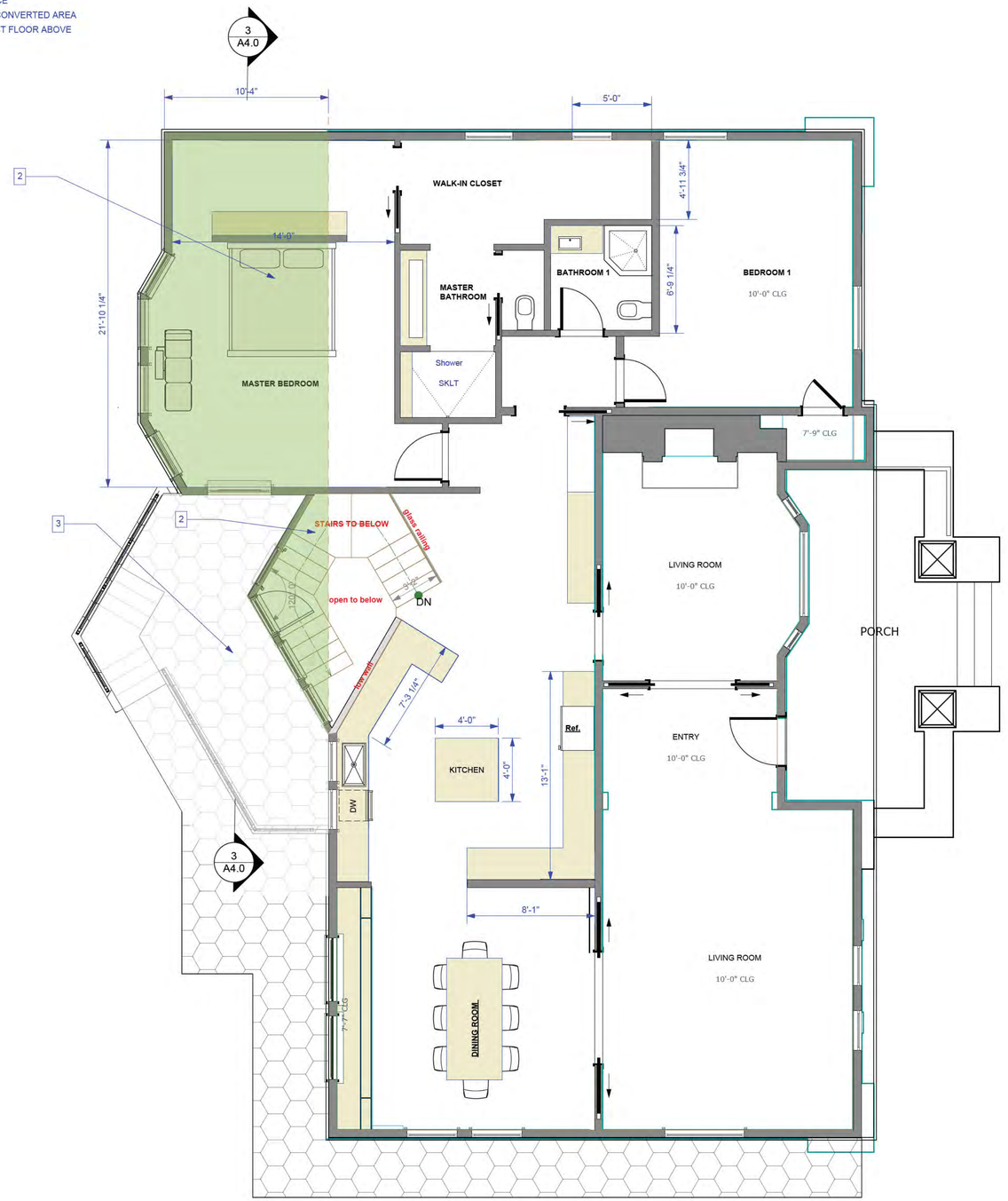
A 2.0

FLOOR PLAN NOTES

1. BASEMENT WALK-OUT AREA AND LIGHTWELL
2. AREA OF ADDITION
3. BASEMENT LIGHTWELL AND WALKOUT LEVEL BELOW
4. EXTERIOR STAIRS TO BASEMENT LEVEL
5. RETAINING WALLS AND RAILINGS
6. CRAWL SPACE
7. BASEMENT CONVERTED AREA
8. LINE OF FIRST FLOOR ABOVE



4 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"



3 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"

Revision	Revision	Revision	Revision

Zuniga-Petre Residence

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PROPOSED FLOOR PLANS

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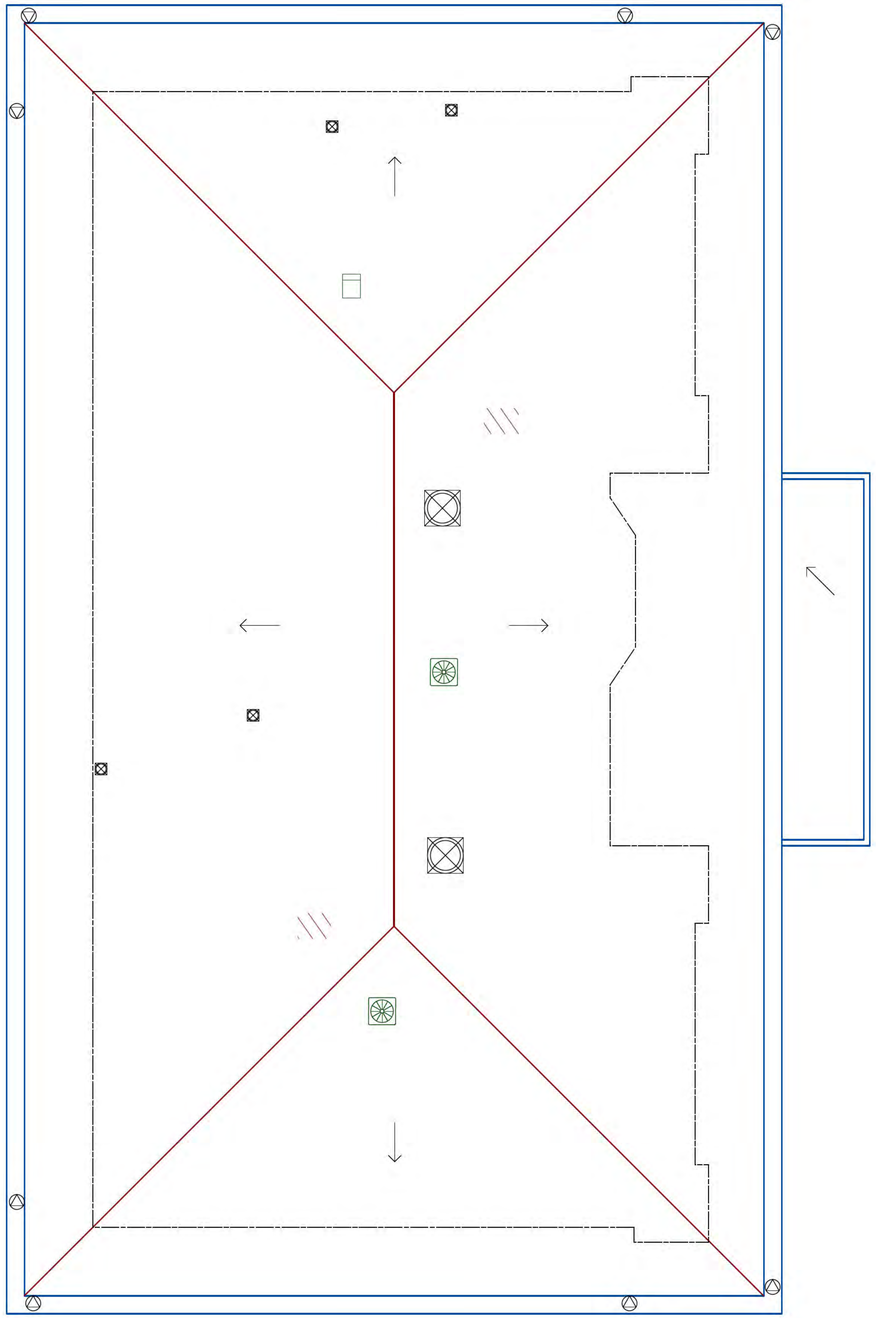
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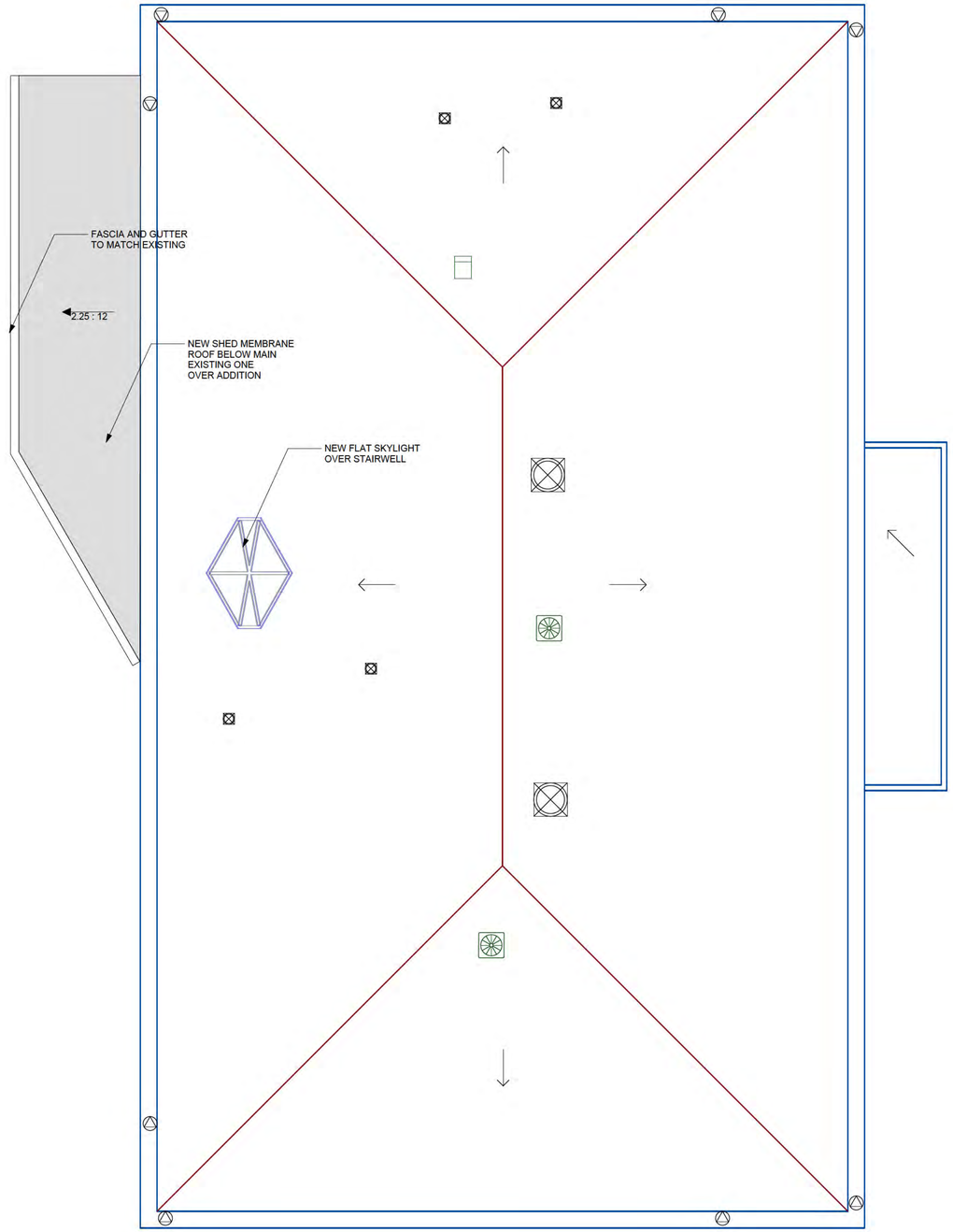
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01 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



02 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

Revision	Revision	Revision	Revision

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ROOF PLANS

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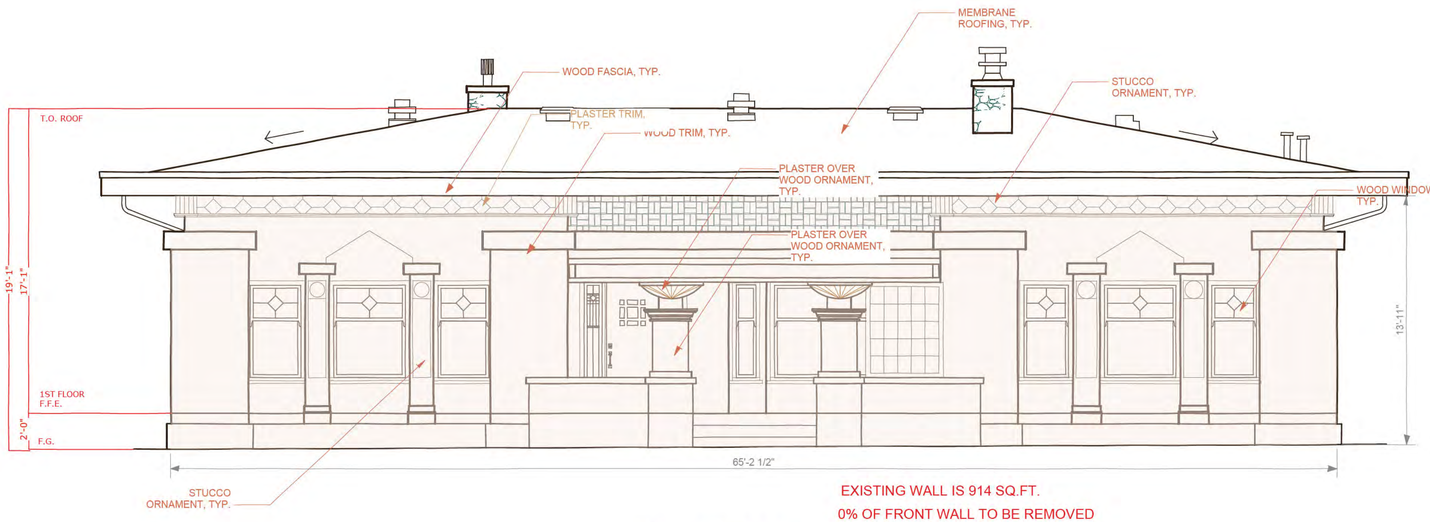
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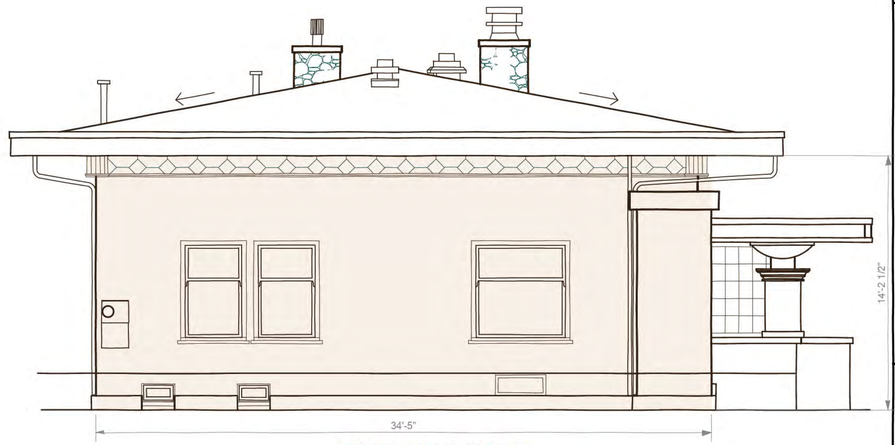
A 2.2



EXISTING WALL IS 914 SQ.FT.

0% OF FRONT WALL TO BE REMOVED

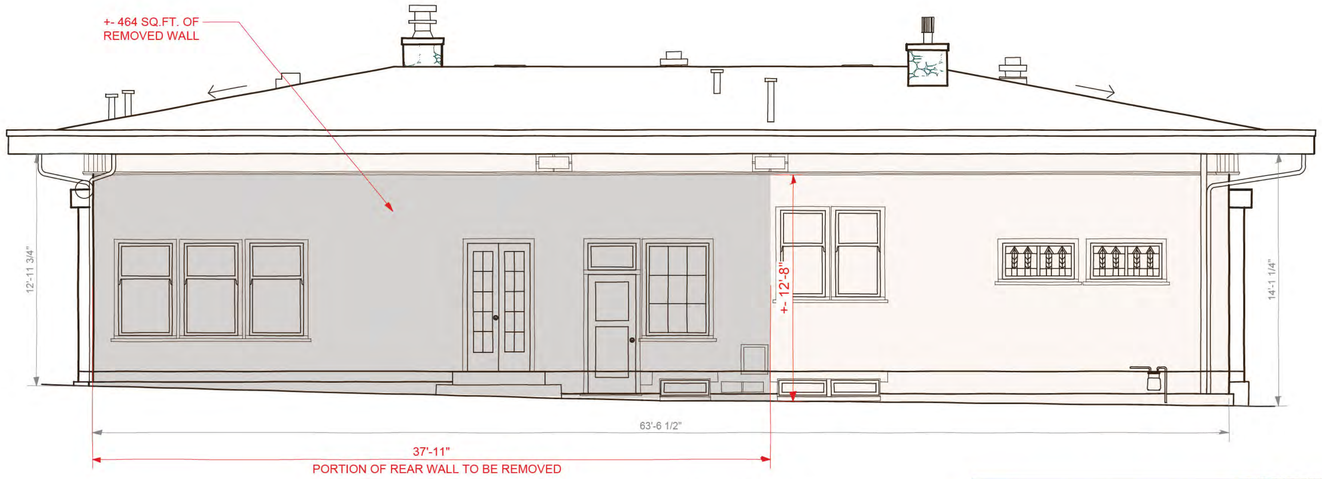
NORTHEAST



EXISTING WALL IS 489 SQ.FT.

0% OF SOUTHEAST WALL TO BE REMOVED

SOUTHEAST

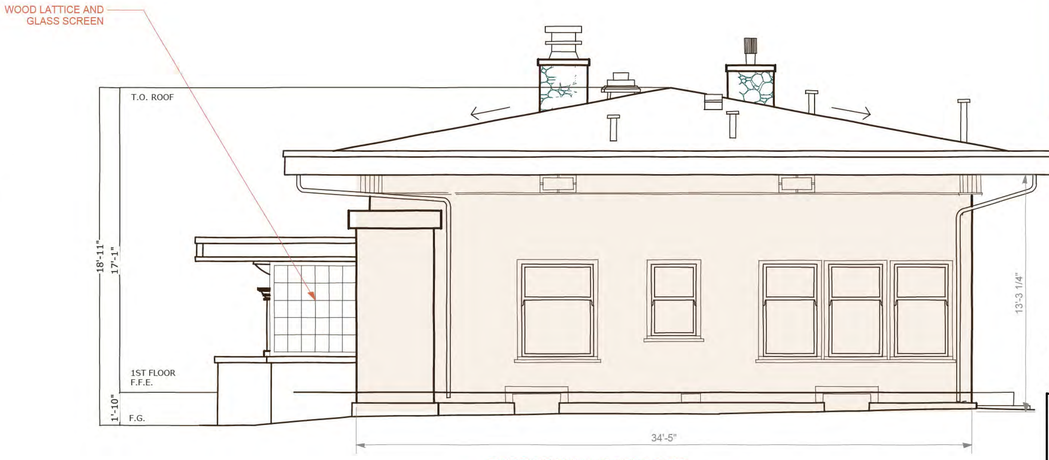


EXISTING WALL IS 869 SQ.FT. UP TO ROOF TRIM

464 / 869 = 53% OF REAR WALL TO BE REMOVED

SOUTHWEST





EXISTING WALL IS 456 SQ.FT.

0% OF NORTHWEST WALL TO BE REMOVED

NORTHWEST

TOTAL EXISTING EXTERIOR WALLS SURFACE:

914+ 489 + 456 + 869 = 2,728 Sq.Ft.

464 / 2,728 = 17% Exterior walls removal

1 EXISTING EXTERIOR ELEVATIONS and DEMOLITION CALCULATION

Scale: 1/4" = 1'-0"

Revision	Revision	Revision	Revision
#1 Plan Check Corrections 6/20/2023			

Zuniga-Petre Residence

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EXISTING EXTERIOR ELEVATIONS

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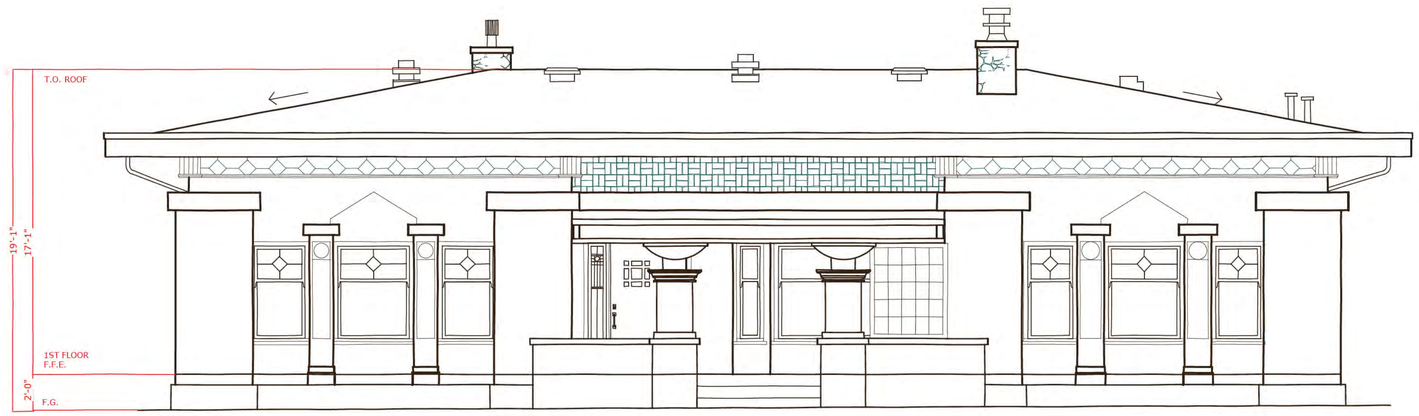
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A 3.0



NORTHEAST

1 PROPOSED NORTHEAST ELEVATIONS
Scale: 1/4" = 1'-0"

NO CHANGES TO ELEVATION
EXCEPT FOR PROPOSED COLORS



SOUTHEAST

2 PROPOSED SOUTH-EAST ELEVATION
Scale: 1/4" = 1'-0"

NO CHANGES TO ELEVATION
EXCEPT FOR PROPOSED COLORS

Revision

Revision #2 owner requested changes 2/4/2020

Revision

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PROPOSED EXTERIOR ELEVATIONS

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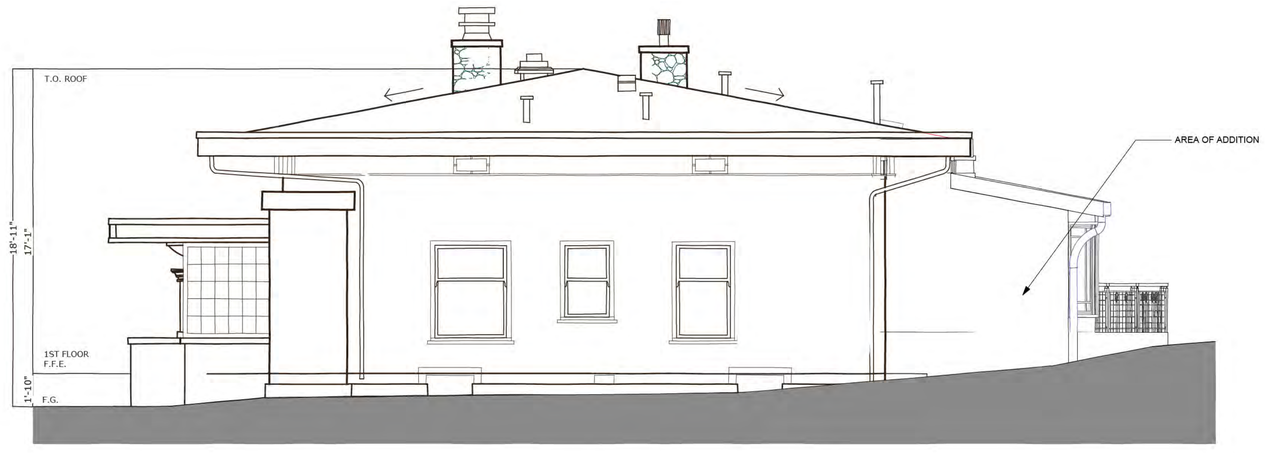
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1 PROPOSED SOUTH-WEST ELEVATION
Scale: 1/4" = 1'-0"



NORTHWEST

3 PROPOSED NORTH-WEST ELEVATION
Scale: 1/4" = 1'-0"

Revision	Revision	Revision
	#2 owner requested changes 2/4/2020	

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PROPOSED EXTERIOR ELEVATIONS

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SECTION 3
3/16"=1'-0"

Revision	Revision	Revision	Revision

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BUILDING SECTIONS

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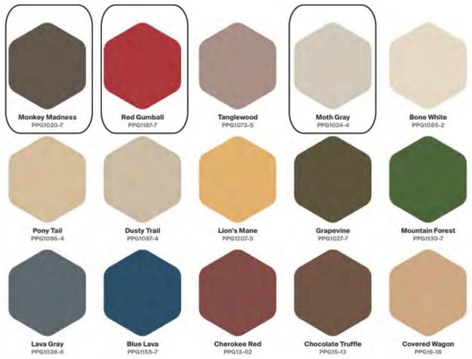
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GUARDRAILS STYLE:
METAL INSERTS INSPIRED BY THE STAINED GLASS PRAIRIE SCHOOL STYLE OF THE EXISTING WINDOWS AND INTERIOR GLASS DOORS



Frank Lloyd Wright (FLW) pioneered
Organic Architecture, a philosophy where homes were designed as a unified whole—holistically integrated with their natural landscape and meticulously detailed from the structural shell down to the furniture and rugs.
To bring this aesthetic to modern interiors, the Frank Lloyd Wright Foundation collaborated with PPG Paints to develop authentic color collections based on his original palettes.



VIEW FROM PERALTA AVENUE SIDE



EXISTING INTERIOR DOORS WITH GEOMETRIC STAINED GLASS PRAIRIE SCHOOL STYLE AS INSPIRATION FOR EXTERIOR METAL RAILINGS



PPG MONKEY MADNESS
WINDOWS FRAMES AND TRIM AND ROOF FASCIA



PPG MOTH GRAY
EXTERIOR STUCCO SAME FINISH AS EXISTING



VIEW FROM THE REAR SIDE

Revision	Revision	Revision	Revision

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3D VIEWS AND MATERIALS

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3D-1



VIEW FROM THE REAR SIDE

Revision
Revision
Revision
Revision

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