



**TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
JUNE 24, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
4:00 PM**

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

IMPORTANT NOTICE

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

CALL MEETING TO ORDER

ROLL CALL

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

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

1. Draft Minutes of the May 27, 2026, Historic Preservation Committee Meeting

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

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

2. Consider a Request for Preliminary Review to Construct Exterior Modifications (Windows and Siding) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:D. Located at **241 Los Gatos Boulevard**. APN 529-24-025. Request for Review Application PHST-26-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Nima Rouhi. Project Planner: Erin Walters.
3. Consider a Request for a Preliminary Review to Construct Exterior Alterations and an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 226 Caldwell Avenue**. APN 529-20-031. Request for Review PHST-26-016. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

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.

***This Page
Intentionally
Left Blank***



**TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT**

MEETING DATE: 06/24/2026

ITEM: 1

**DRAFT
MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING
MAY 27, 2026**

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

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

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

Absent: Vice Chair Martha Queiroz.

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

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

(Audio time: 00:01:25)

MOTION: **Motion by Committee Member Burnett to Approve Adoption of the Consent Calendar. Seconded by Committee Member Quintana.**

VOTE: **Motion passed unanimously.**

VERBAL COMMUNICATIONS

None.

PUBLIC HEARINGS

- 2. 9 Peralta Avenue**

Request for Review PHST-26-012
APN 510-24-040
Property Owner: John and Donna Fox
Project Planner: Maria Chavarin

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

Committee Member Quintana was recused due to owning property within 500 feet of the subject site.

Maria Chavarin, Assistant Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Gary Kohsaat, Applicant
2. John and Donna Fox, Owners

Committee members asked questions of the applicant and owners.

Chair Thomas closed Public Comment.

(Audio time: 00:13:12)

MOTION: **Motion by Committee Member Burnett** to recommend approval.
Seconded by Committee Member Feinberg.

Committee members discussed the matter.

VOTE: **Motion passed unanimously (3-0) Committee Member Quintana recused.**

3. 226 Caldwell Avenue

Request for Review Application PHST-26-014

APN 529-20-031

Property Owner: Jignesh Mehta

Applicant: Amir Afifi

Project Planner: Suray Nathan

Consider a Request for Approval to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3).

Suray Nathan, Assistant Planner, presented the staff report.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Amir Afifi, Applicant
2. Jignesh Mehta, Owner

Committee members asked questions of the applicant.

Chair Thomas closed Public Comment.

(Audio time: 00:27:37)

MOTION: **Motion by Committee Member Quintana** to Recommend Denial to the Community Development Director to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. Based on the Finding that the Integrity of the House has Been Maintained. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3). **Seconded by Committee Member Burnett.**

Committee members discussed the matter.

Chair Thomas opened Public Comment.

The following individual spoke on this item:

1. Member of the Public

Chair Thomas closed Public Comment.

Committee members discussed the matter.

The maker of the motion amended the motion to include the finding that the house has distinctive style characteristics.

The seconder of the motion accepted the amendment to the motion.

(Audio time: 00:40:14)

MOTION: **Motion by Committee Member Quintana** to Recommend Denial to the Community Development Director to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:D. This is Based on the Findings that the Integrity of the House has Been Maintained and that the House has Distinctive Style Characteristics. Exempt Pursuant to CEQA Guidelines Section 15061 (b)(3). **Seconded by Committee Member Burnett.**

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

4. **142 Wheeler Avenue**
Request for Review Application PHST-26-011
APN 532-37-034
Property Owner/Applicant: Rod 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 individuals spoke on this item:

1. Bess Wiersema, Applicant
2. Rod and Wendy Rowalt, Owner

Committee members asked questions of the applicant.

Chair Thomas closed Public Comment.

Committee members asked questions of staff.

(Audio time: 01:01:04)

MOTION: **Motion by Committee Member Feinberg to Recommend Approval to the Community Development Director 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). **Seconded** by Chair Thomas.**

Committee members discussed the matter.

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

OTHER BUSINESS

5. 25 Hernandez Avenue

Request for Review Application PHST-26-007

APN: 510-42-071

Applicant: Davide Giannella

Property Owner: Chiara Zuniga and Karl Petre

Project Planner: Erin Walters.

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. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities.

Committee Member Quintana 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. Lee Quintana, Neighbor
2. Davide Giannella, Applicant

Committee members asked questions of the neighbor.

Committee members asked questions of the applicant.

Committee members asked questions of staff.

Chair Thomas closed Public Comment.

Committee members discussed the matter and provided feedback.

In favor of the proposed changes to the windows and wrapping the frieze around the home.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Sean Mullin, Planning Manager, presented the report:

1. The HPC discussion item has been rescheduled for June 10, 2026.

ADJOURNMENT

The meeting adjourned at 5:34 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 27, 2026 meeting as approved by the Historic Preservation Committee.

Sean Mullin, AICP, Planning Manager

***This Page
Intentionally
Left Blank***



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 06/24/2026

ITEM NO: 2

DATE: June 18, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review to Construct Exterior Modifications (Windows and Siding) to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:D. Located at **241 Los Gatos Boulevard**. APN 529-24-025. Request for Review Application PHST-26-015. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner/Applicant: Nima Rouhi. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for preliminary review to construct exterior modifications (windows and siding) to an existing pre-1941 single-family residence located at 241 Los Gatos Boulevard.

PROPERTY DETAILS:

1. Date primary structure was built: 1911 per County Assessor
2. Bloomfield Preliminary Rating: ✓ or R, historic and some altered, but still a contributor to the district if there is one or remodeled heavily; appears to be built before 1942
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

BACKGROUND:

On March 25, 2026, the Historic Preservation Committee (HPC) voted unanimously, with one Committee member absent from the hearing, to recommend denial of a request to remove the single-family residence at 241 Los Gatos Boulevard from the Historic Resources Inventory (HRI) to the Community Development Director, noting in their recommendation that they were unable to make Finding 3, that the residence did not have a distinctive characteristic of type

PREPARED BY: Erin M. Walters
Senior Planner

and period. The HPC's motion also included that when remodeling, the owners would be allowed to remove the non-original shingled siding and replace it with wood siding or in-kind materials such as Hardieboard. Additionally, the windows would be allowed to be replaced with windows in line with the Craftsman Bungalow style. The audio from this meeting is available on the Town's website at: <https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-17>.

On March 26, 2026, the Community Development Director denied the request to remove the property from the HRI. The property owner appealed this decision on April 2, 2026. The Planning Commission considered the appeal on May 13, 2026, and unanimously denied the appeal, thereby upholding the Community Development Director's decision to deny removal of the pre-1941 property from the HRI. The video from this meeting is available on the Town's website at: <https://losgatos-ca.municodemeetings.com/bc-pc/page/planning-commission-117>

The applicant is now requesting a preliminary review by the HPC to construct exterior modifications (windows and siding) to the residence.

DISCUSSION:

The subject property is located on the northwest side of Los Gatos Boulevard, approximately 445 feet north of Simons Way (Attachment 1). The property is 7,000 square feet and developed with an existing 1,357-square foot single-story residence constructed in 1911 per the Santa Clara County Assessor's Database. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1920's and provides a preliminary rating of historic and some altered, but still a contributor to the district if there is one or remodeled heavily; appears to be built before 1942 (Attachment 2). The property is not within a historic district or LHP overlay. The 1928, 1944, and 1956 Sanborn Fire Insurance Maps show the residence with a consistent footprint matching the existing structure with the exception of an addition at the rear (Attachment 3).

The existing residence is a Bungalow-style residence (Attachment 3) featuring shingle siding, composition roofing, combination of wood, metal and vinyl framed windows, and a partially enclosed front porch. Evidence indicates that a rear addition was constructed; however, no permits or plans for the addition are on file with the Town. There is also evidence that 100 percent of the original horizontal wood siding on the front elevation was removed, constituting a technical demolition. On the side elevations, the original horizontal wood siding appears to remain in place beneath later-applied wood shingle siding. In addition, Town records document the collapse of a rock ledge and chimney during the 1989 earthquake.

A. Window Replacement

The applicant proposes window replacements and the enclosure of two existing windows, as described in the Request Letter and depicted in the Development Plans (Attachments 4

and 7). Specifically, one window on the north elevation serving the front bedroom and one window on the south elevation serving the rear bedroom are proposed to be enclosed (Sheets A-104 and A-105 of Attachment 7).

Existing vinyl windows on the rear elevation and metal-framed windows on the south elevation are proposed to remain. Windows on the front elevation and portions of the north elevation are proposed to be replaced with Andersen 200 Series fiberglass composite-clad wood windows. Existing window types include double-hung, single-hung, fixed, casement, sliding, garden, and picture windows. All replacement windows will match the existing windows in size, location, and style, and will include wood trim that matches the existing trim dimensions and profiles.

B. Siding

The applicant proposes to replace the existing non-original wood shingle siding with James Hardie Artisan V-Groove siding with a seven-inch exposure. As described in the Request Letter (Attachment 4), the proposed siding was selected because it is consistent with the HPC's direction provided during the March 2026 meeting and replicates the original horizontal wood siding identified on the structure. The proposed material matches the existing V-groove profile and seven-inch exposure while providing a durable, low-maintenance alternative that supports the long-term preservation of the home's appearance.

The applicant also cites several performance benefits, including enhanced fire resistance through a Class A fire-rated assembly, improved durability against moisture, rot, insects, and weather-related deterioration, and greater resilience in wildfire-prone areas. Additionally, the material is expected to reduce long-term maintenance requirements and improve energy performance when incorporated into a modern exterior wall assembly.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

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

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

PAGE 4 OF 4

SUBJECT: 241 Los Gatos Boulevard/PHST-26-015

DATE: June 18, 2026

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for the construction of additions to existing residences (Attachment 6).

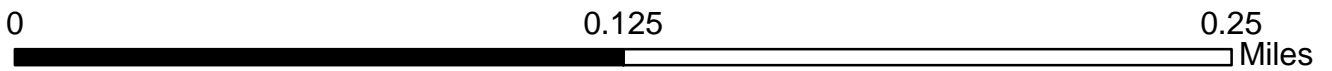
CONCLUSION:

The applicant is requesting a preliminary review by the HPC to construct exterior alterations (windows and siding) to an existing pre-1941 residence located at 241 Los Gatos Boulevard. The proposed work requires a building permit. If the plans submitted for the require building permit are consistent with the direction provided by the HPC, the project would not return to the HPC.

ATTACHMENTS:

1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Request Letter
5. Photographs
6. Section 3.9, Residential Design Guidelines
7. Development Plans

241 Los Gatos Boulevard



***This Page
Intentionally
Left Blank***

JL

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY LOS GATOS RESEARCH

478
p

File address 241 Los Gatos Bl

PARCEL MAP INFORMATION

Parcel # 529-24-025 Lot size: 50 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 Blvd

distance to cross st: c.400 ft. N S E W from Charles

at NE NW SE SW corner of _____

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Bartlett Sub Amend Old Block # _____ Old lot # 3

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating VCR Estimated age 1920s Style Bungalow # stories _____

Alterations asbes. siding. Ledge rock. Chimney down

Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) 9656 Effective date 12-87

APN 529-24-025 SINGLE FAMILY	ADDRESS TRA 3-001 USE CODE 01 YR BUILT 11	241 LOS GATOS WIDTH 140 DEPTH 11 ACRES	BL LG 95030 SQ. FEET 1,154 ADDN S/F 1 NO. FLOORS 1	TOT ROOMS BEDROOMS BATHS	5 DINING ROOM 2 FAMILY ROOM 1.0 UTILITY RM	POOL GARAGE S/F FIN BSMT
---------------------------------	--	---	---	--------------------------------	--	--------------------------------

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date _____

County Inventory 1979 _____

Town of Los Gatos: Designation _____ Recognition _____

District Name _____

Previous Survey φ

Cobhard: page # _____ Illustrati _____

241 LG B
EVALUATION. Date 1920-23 (Los San)
Contributor X
District Non-contrib _____
Designer: a b d
Context(\$): _____

PHOTOS: Roll/frame # 001/23 Date 4 Jan 90



Anne Bloomfield

ARCHITECTURAL SURVEY BUILDING RESEARCH

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

file address 241 LGB

PUBLISHED ANNOUNCEMENTS

Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EK 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-Com., 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

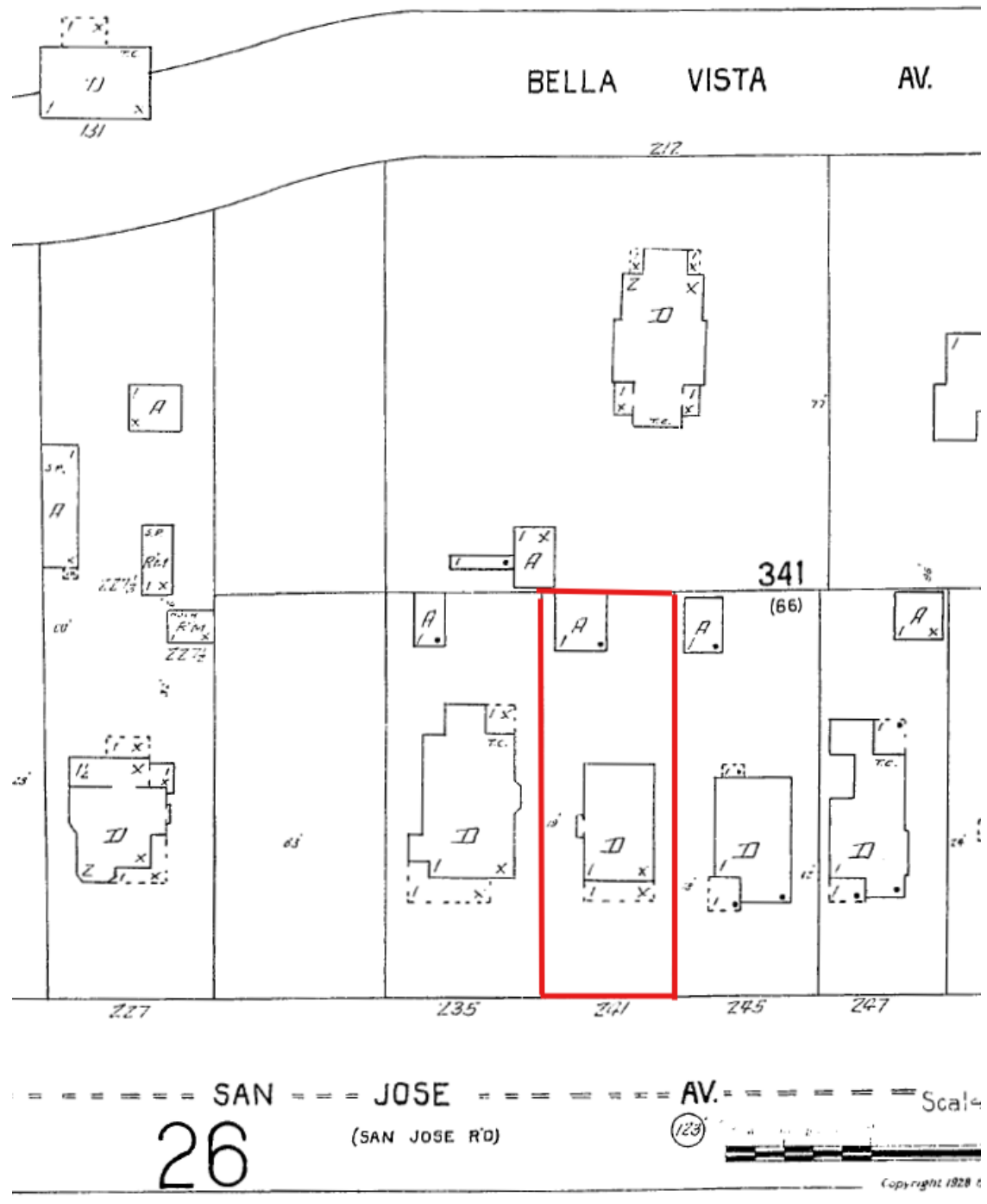
OTHER SOURCE (specify thoroughly)

Initials Date

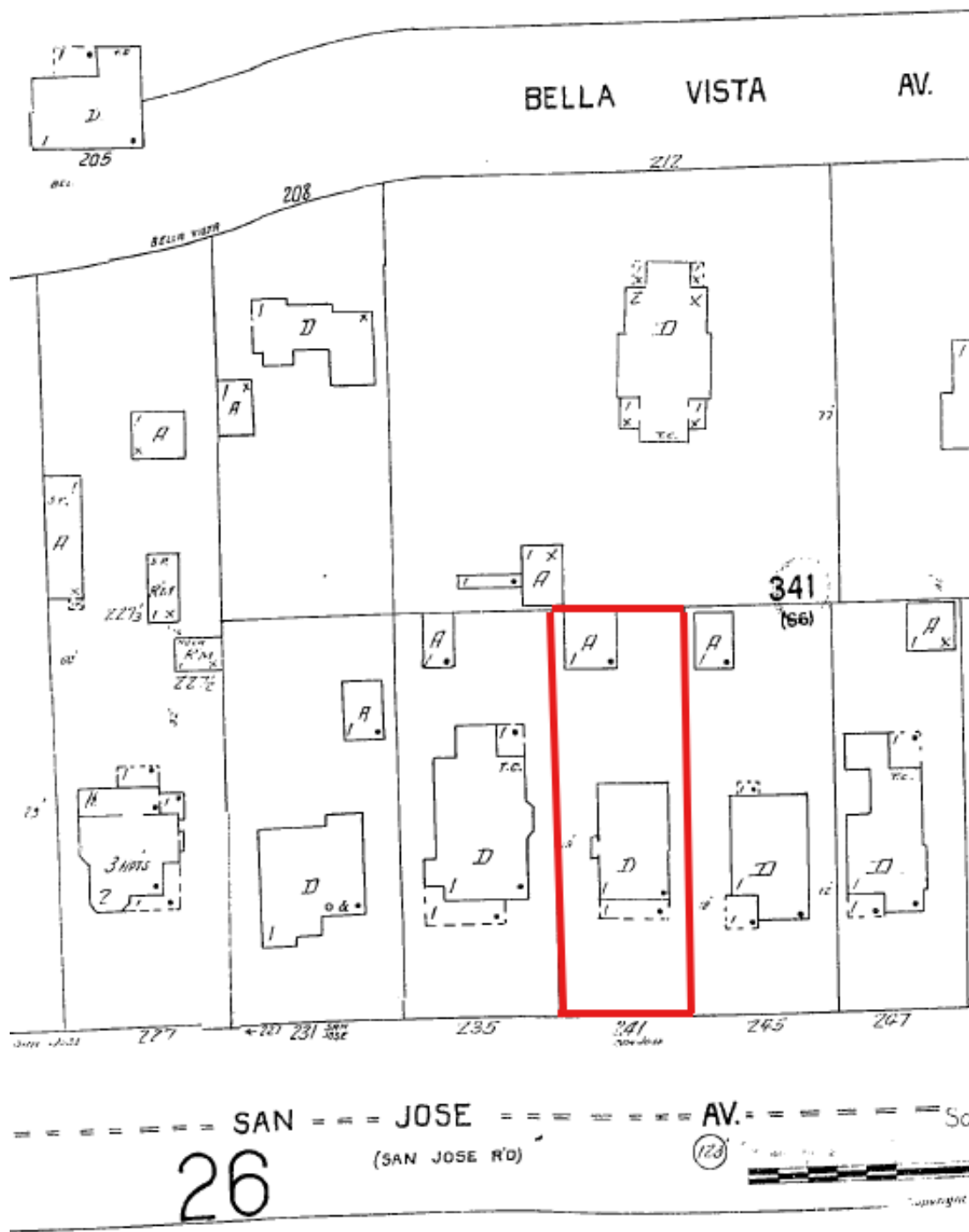
SANBORN MAPS

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	POACH	Differences from today in: Use, Stories, Footprint	Date of constr.	Describe or sketch plan
1904	14	Vac											
1908	16	"											
1928	20	this	241 LGB		D	N	1	-	1	front			
1944	"	"	"		"	Y	same						

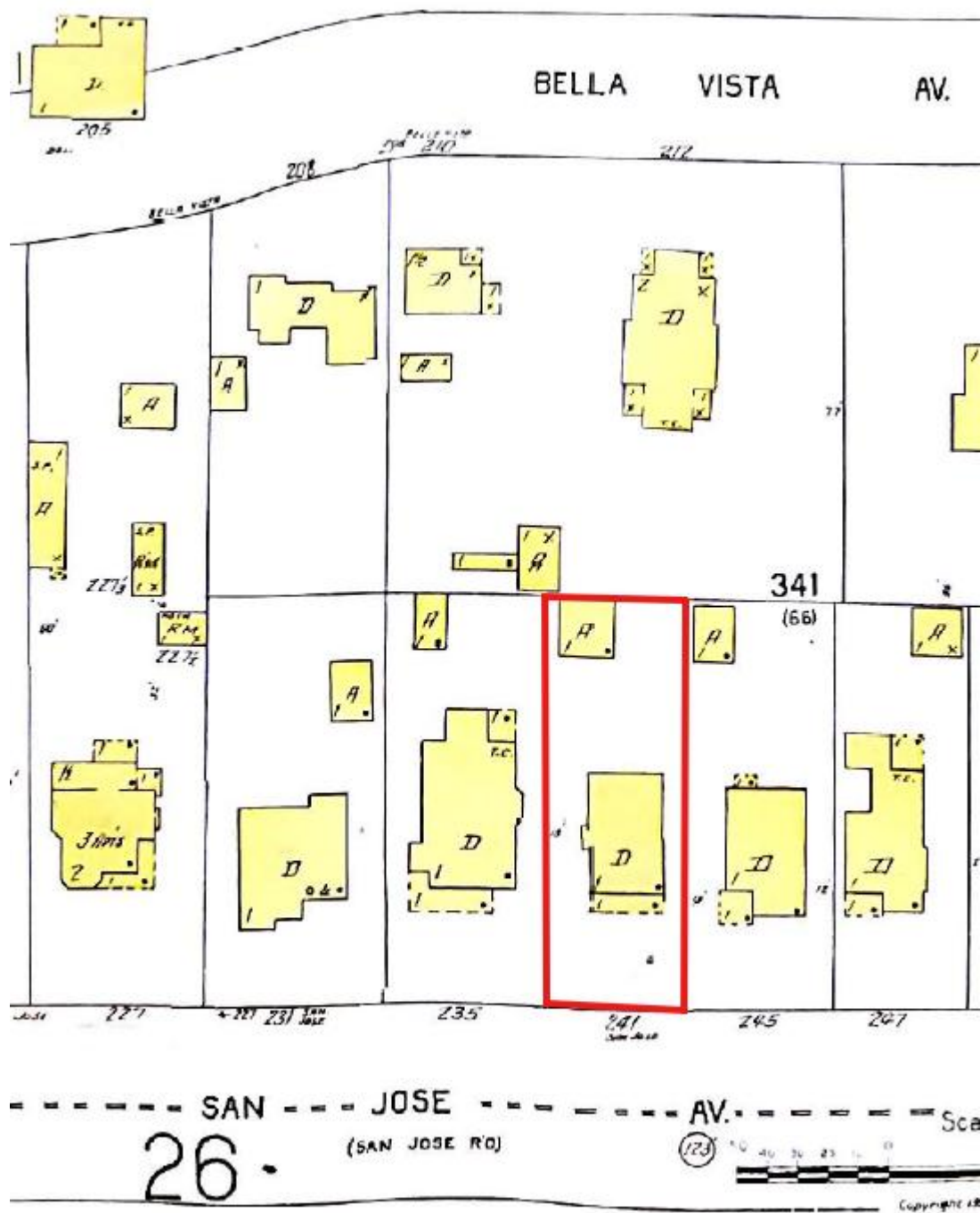
Initials Date



241 Los Gatos Blvd (formerly San Jose Avenue)
 Sanborn Map - 1928



241 Los Gatos Blvd (formerly San Jose Avenue)
 Sanborn Map – 1944



241 Los Gatos Blvd (formerly San Jose Avenue)
 Sanborn Map – 1956

***This Page
Intentionally
Left Blank***

June 5th, 2026

Subject: Request for Approval of Window and Siding Replacement

Dear Members of the Historic Preservation Committee,

I respectfully submit this request for approval of the proposed replacement of the existing windows and exterior siding at my property.

The proposed scope of work has been developed in consideration of the Committee's prior comments, the Town's Historic Preservation Guidelines, and the findings discussed during the HPC meetings regarding the property's condition and alterations over time.

Proposed Window Replacement

The proposed replacement windows are Andersen 200 Series wood-clad windows. These windows have been selected because they maintain the traditional appearance of painted wood windows while providing improved energy efficiency, durability, and weather resistance.

The Andersen 200 Series windows feature natural wood interiors and an exterior-clad finish that is compatible with the architectural character of the home and consistent with the Historic Preservation Guidelines. The proposed windows will preserve the traditional proportions and appearance of the existing openings while addressing the functional deficiencies of the current windows.

The replacement windows are intended to be a compatible and respectful improvement that maintains the residential character of the structure while enhancing its long-term performance and sustainability.

Proposed Siding Replacement

Consistent with the recommendations and approval direction provided by the Historic Preservation Committee during the March 2026 meeting, the proposed replacement siding is James Hardie Artisan V-Groove siding.

During prior investigations and construction analysis, original horizontal wood siding was discovered beneath the existing wood shingle siding. The exposed historic material revealed a horizontal V-groove profile with an approximate seven-inch exposed face. Based on this discovery and the Committee's recommendations, the James Hardie Artisan V-Groove product was selected because it closely replicates the historic configuration and appearance of the original siding, with the same 7" exposure and v-groove shape.

The proposed Artisan V-Groove siding provides:

- A horizontal siding orientation consistent with the original siding discovered on the structure.

- A matching V-groove profile.
- A matching seven-inch exposed face dimension.
- A durable and low-maintenance material suitable for long-term preservation of the home's appearance.
- Enhanced fire resistance compared to traditional wood siding. Improved resilience in wildfire-prone regions and reduced long-term maintenance requirements.
- A Class A fire-rated (noncombustible, inflammable, and non-explosive) assembly, providing the highest level of flame-spread performance recognized under applicable building standards.
- Enhanced durability against moisture, rot, insects, and weather-related deterioration.
- Improved long-term energy performance when installed as part of a modern exterior wall assembly, contributing to greater building efficiency and sustainability.

Exposure width confirmation:

James Hardie Artisan Board: 7”



[Our Products](#)

[Help for Homeowners](#)

[Resources for Professionals](#)

[About J](#)

[Download tech docs →](#)

Specs: V-Groove —

Color Collection	Width	Length	Thickness	ExposureWidth
Primed for Paint ^	8.250 IN	144.000 IN	0.625 IN	7.000 IN

Specs: Shiplap +

Specs: Square Channel +

Specs: Lap +

Old siding (allegedly): also 7"



Technical Demolition Considerations

As discussed during the Committee's March 2026 meeting, the proposed work should not be classified as a technical demolition.

The historical record and evidence presented to the Committee established that the property previously underwent substantial alterations, including two separate technical demolition events. Of particular significance was the complete removal and replacement of the front façade siding system, along with extensive replacement of exterior wall materials elsewhere on the structure (more than 50% including all elevations).

These prior alterations resulted in the loss and replacement of substantial portions of the original exterior fabric (loss of integrity). Accordingly, the proposed project involves replacement of materials that have already been significantly altered or replaced during previous construction campaigns.

Based on the Committee's discussion and conclusions during the March 2026 hearing, the proposed window and siding replacement work is therefore exempt from technical demolition classification and should be reviewed as a rehabilitation and exterior improvement project rather than as a demolition activity.

Conclusion

The proposed project has been carefully designed to follow the direction provided by the Historic Preservation Committee and to maintain compatibility with the architectural character of the property.

The Andersen 200 Series wood-clad windows provide a historically compatible window solution, while the James Hardie Artisan V-Groove siding accurately replicates the horizontal V-groove siding profile and seven-inch exposure discovered beneath the existing siding. Furthermore, the proposed work is consistent with the Committee's prior findings that the project does not constitute a technical demolition due to the substantial prior replacement of exterior materials and the established history of earlier technical demolition events affecting the structure.

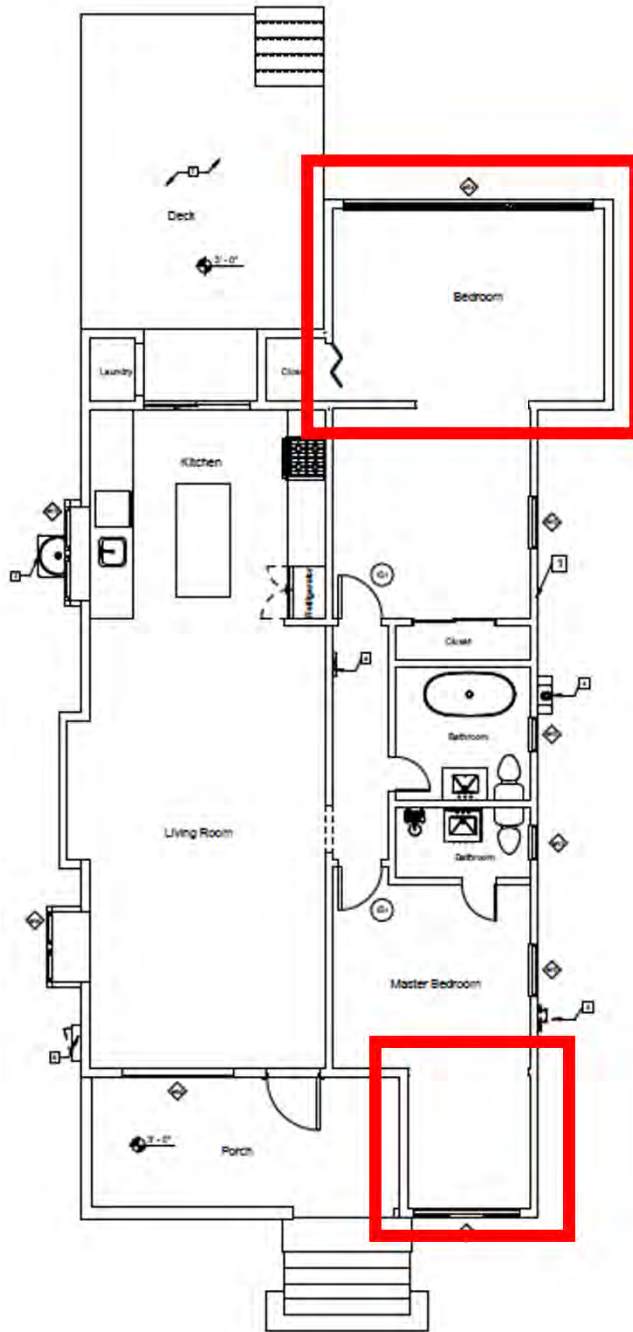
For these reasons, I respectfully request the Committee's approval of the proposed window and siding replacement project.

Thank you for your consideration.

Sincerely,

Nima Rouhi
Property Owner

Current Floorplan





Front Façade



Front Façade + North Side post-1956 Constructions



Front Façade + North Side post-1956 Constructions (Marked Areas)



North Side post-1956 Constructions



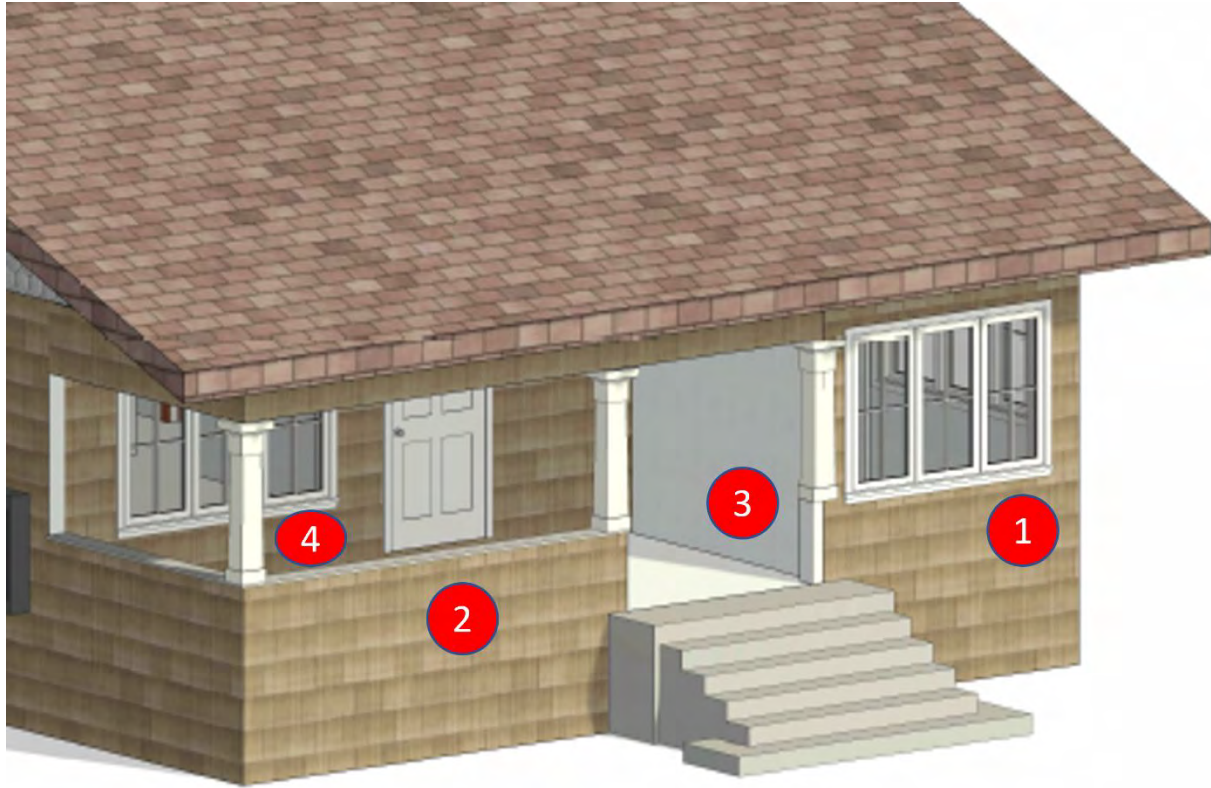
Rear Side post-1956 Constructions

Conclusion

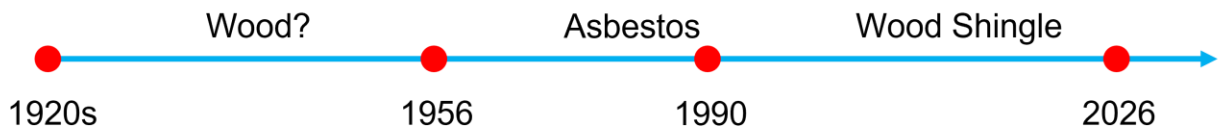
Based on the above site maps, the original house was with that of a perfect rectangle with a porch covering the whole front side of the house. The current structure has and added office to the front room (adding part of the original porch to the bedroom) as well as an addition to the backside of the house. Both walls on the front and back of the house were demolished and the additional structures are made with a uniform flow within the original structure (no separating walls).

AddendumC- Removal of Original Front Façade Materials

Front View and Sample Locations



Front Façade Plan



Front Sidings Historic Changes

#1: Front Façade – Right:





#2: Front Façade – Middle-Left:





#3: Front Façade – Porch-Middle:







#4: Front Façade – Porch-Left:



Addendum D. Removal of Original South, West, and North Materials

South Side Sample Locations



South Side Plan

#5: South Side – Right (front):





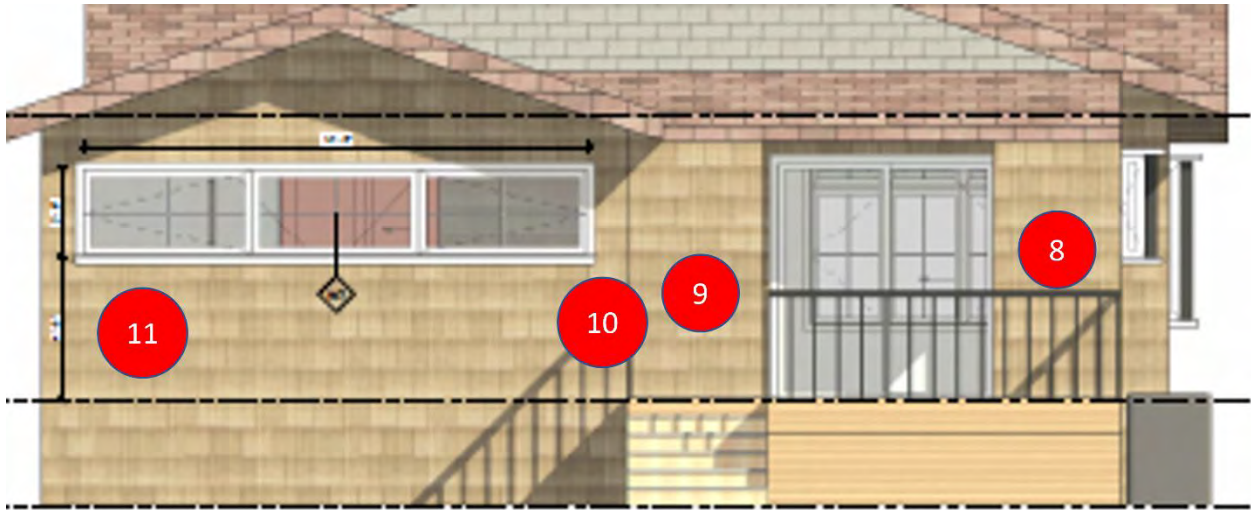
#6: South Side – Middle (original siding):



#7: South Side – Left (back):







West Side Plan

#8: West Side – Right:





#9: West Side – Middle:





#10: West Side – Middle – 2:





#11: West Side – Left:







North Side Plan

#12: North Side – Right (back):





#13: North Side – Middle (original siding):



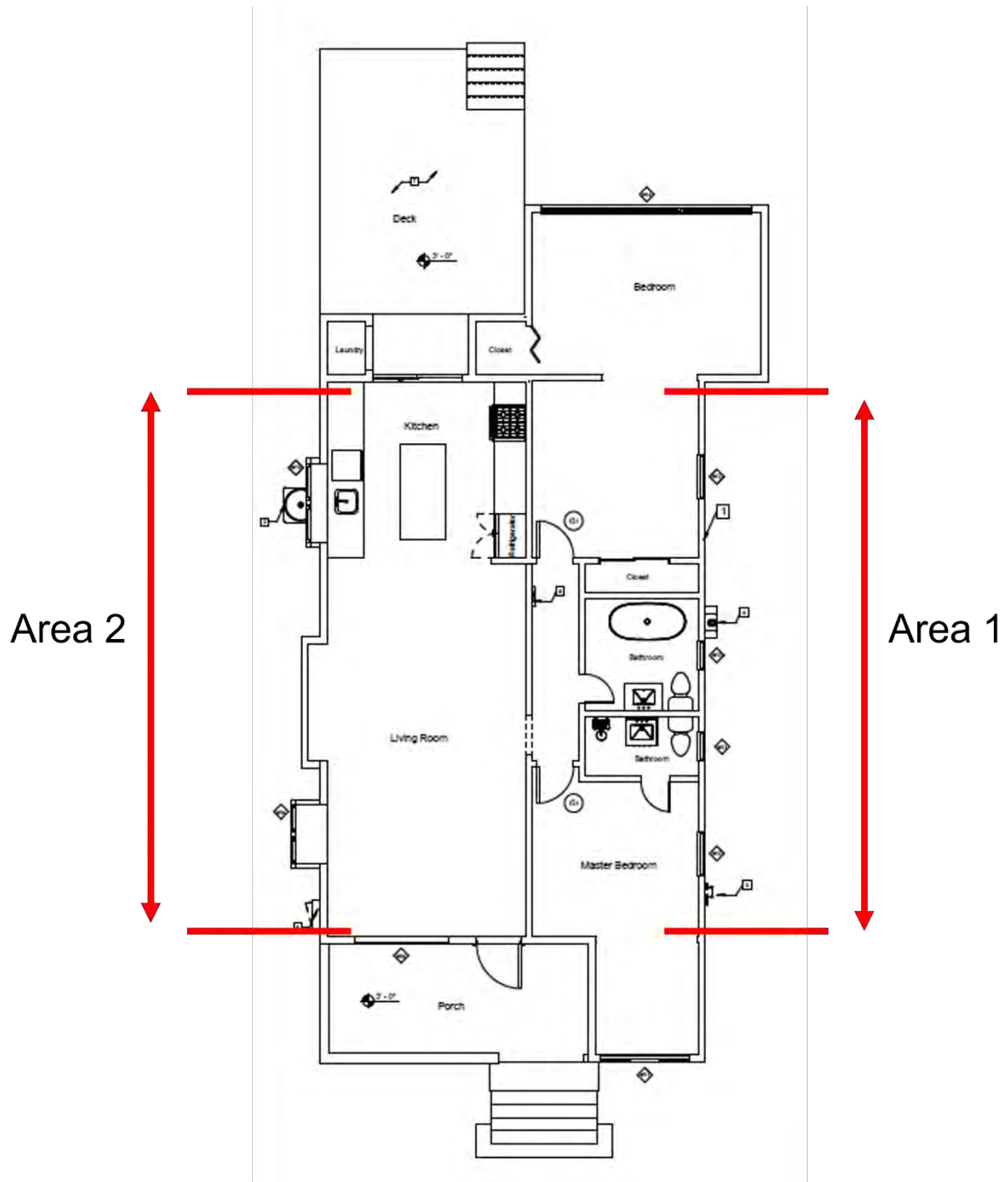
#14: North Side – Left (front):





Original Siding vs New Siding Area:

The red-marked areas are believed to be the original wood siding.



Calculations:

Area 1 = 382.42 sqft

Area 2 = 420.74 sqft

Total area with original siding = 803.16

Total siding area = 1713.3 sqft

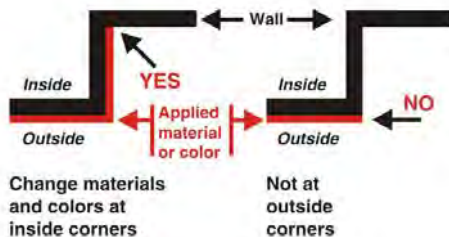
Original vs total siding ratio = $(803.16) / (1713.3) = 46.8\%$

3.8.3 Use traditional detailing

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

3.8.4 Materials changes

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



Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

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



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

BUILDING DESIGN

3



Original structure



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



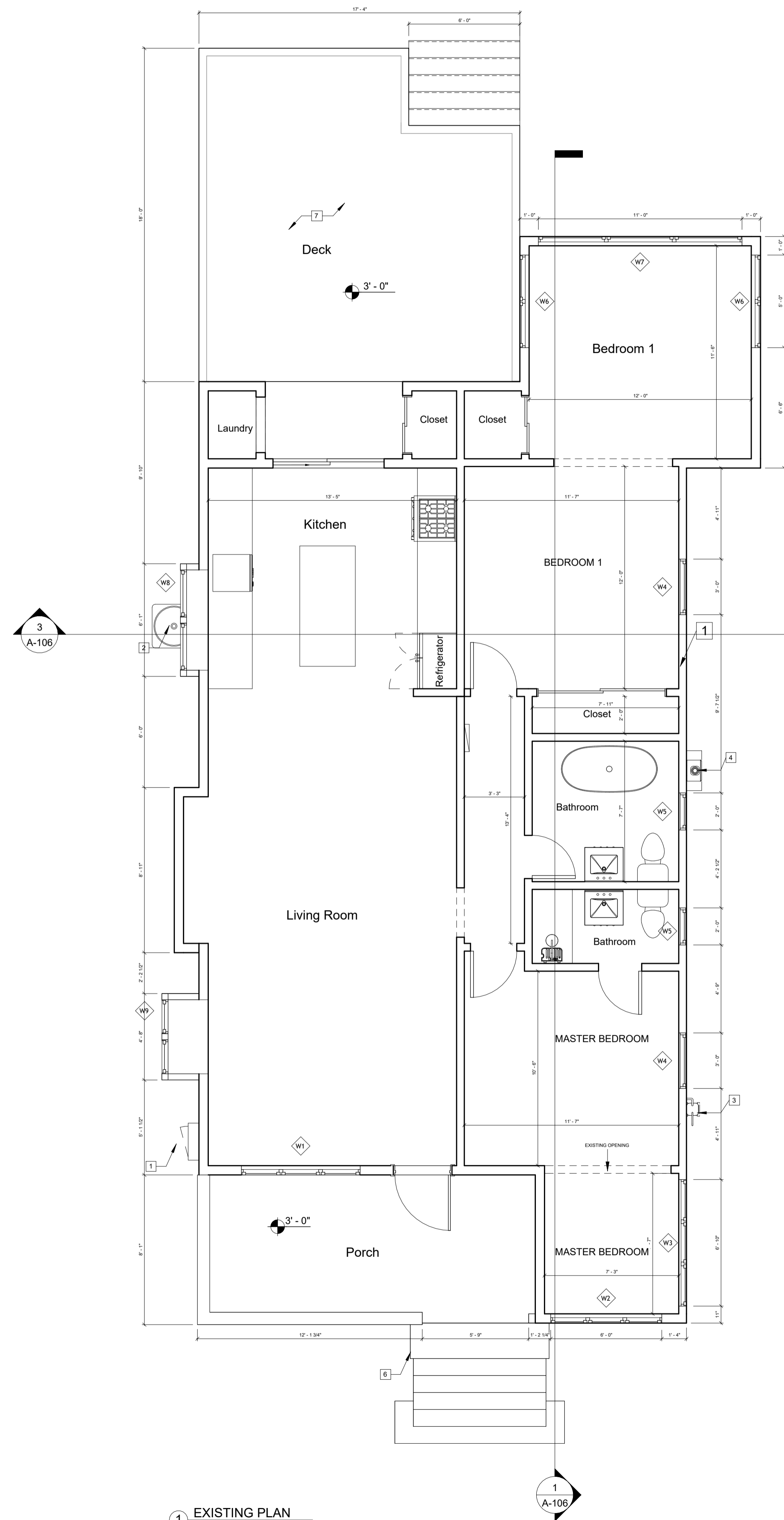
Placing a two story addition to the rear can minimize its impact on the historic resource and the scale of the neighborhood

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

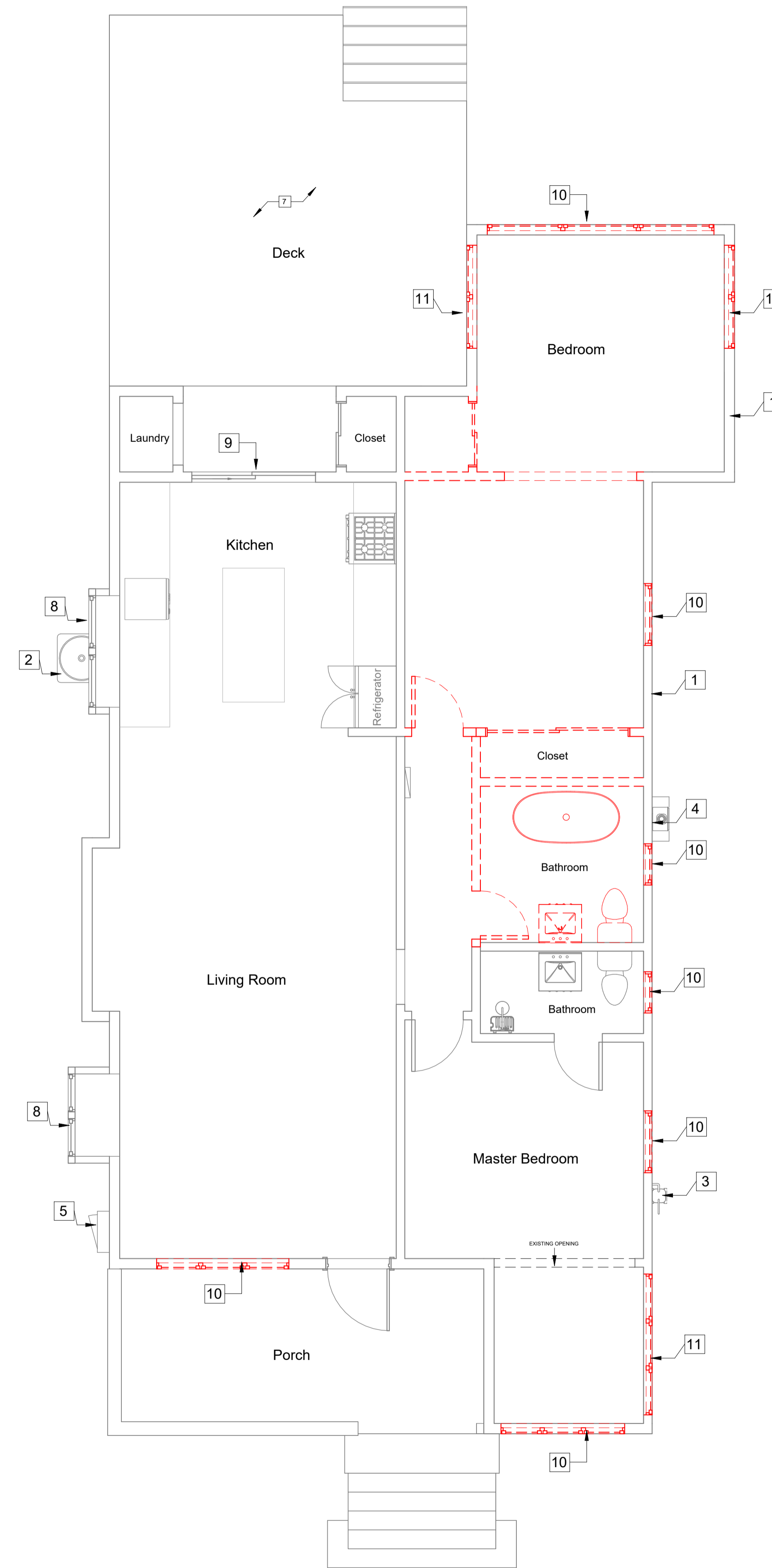
- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, and decorative elements, they should be carefully removed and reused in the addition where possible.
- The introduction of window and door openings not characteristic in proportion, scale, or style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



Existing Window Schedule				
Model	Count	Width	Height	Sill Height
W1	1	6'-5"	5'-0"	2'-0"
W2	1	6'-0"	4'-0"	2'-2"
W3	1	6'-10"	4'-0"	3'-0"
W4	2	3'-0"	5'-0"	2'-0"
W5	2	2'-0"	3'-0"	4'-0"
W6	2	5'-0"	3'-0"	4'-0"
W7	1	11'-0"	2'-6"	4'-0"
W8	1	5'-5"	3'-0"	6'-9"
W9	1	4'-0"	4'-7"	5'-0"



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



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

- 1 EXISTING WALL, OR PORTION OF WALL, TO REMAIN.
- 2 EXISTING HVAC TO REMAIN.
- 3 EXISTING GAS METER TO REMAIN.
- 4 EXISTING WATER METER TO REMAIN.
- 5 EXISTING ELECTRICAL PANEL TO REMAIN.
- 6 EXISTING STAIRS TO REMAIN.
- 7 EXISTING WOODEN DECK TO REMAIN.
- 8 EXISTING WINDOW TO REMAIN
- 9 EXISTING DOOR TO REMAIN
- 10 REPLACE WINDOW - SAME SIZE & SAME LOCATION
- 11 REMOVE EXISTING WINDOW, CLOSE IN WALL

DATE:	
REVISIONS:	

It is the responsibility of the contractor to visit the job site, examine and verify all existing conditions, framing, heights, dimensions, grades, conditions at the site prior to starting the construction work. Contractor should report all discrepancies and modified field conditions to the architect/engineer in writing. Contractor shall verify all discrepancies and omissions. Contractor may contact architect/engineer for any questions details, specifications and clarifications. The architect/engineer shall not be responsible for any short coming on the part of the contractor or any error caused by the contractor or any error caused by the contractor or any oversight. Contractor may provide only preliminary bids based on this plan, if this is not approved and stamped by the city. Final bids or construction shall be based on approved plans by the city if no general contractors retained for the job, knowledgeable project manager, job supervisor to act as his agent and assume all responsibilities. **ONLY STAMPED DRAWINGS APPROVED BY THE BUILDING DEPARTMENT ARE FINAL. NO OTHER PLANS SHALL BE USED**

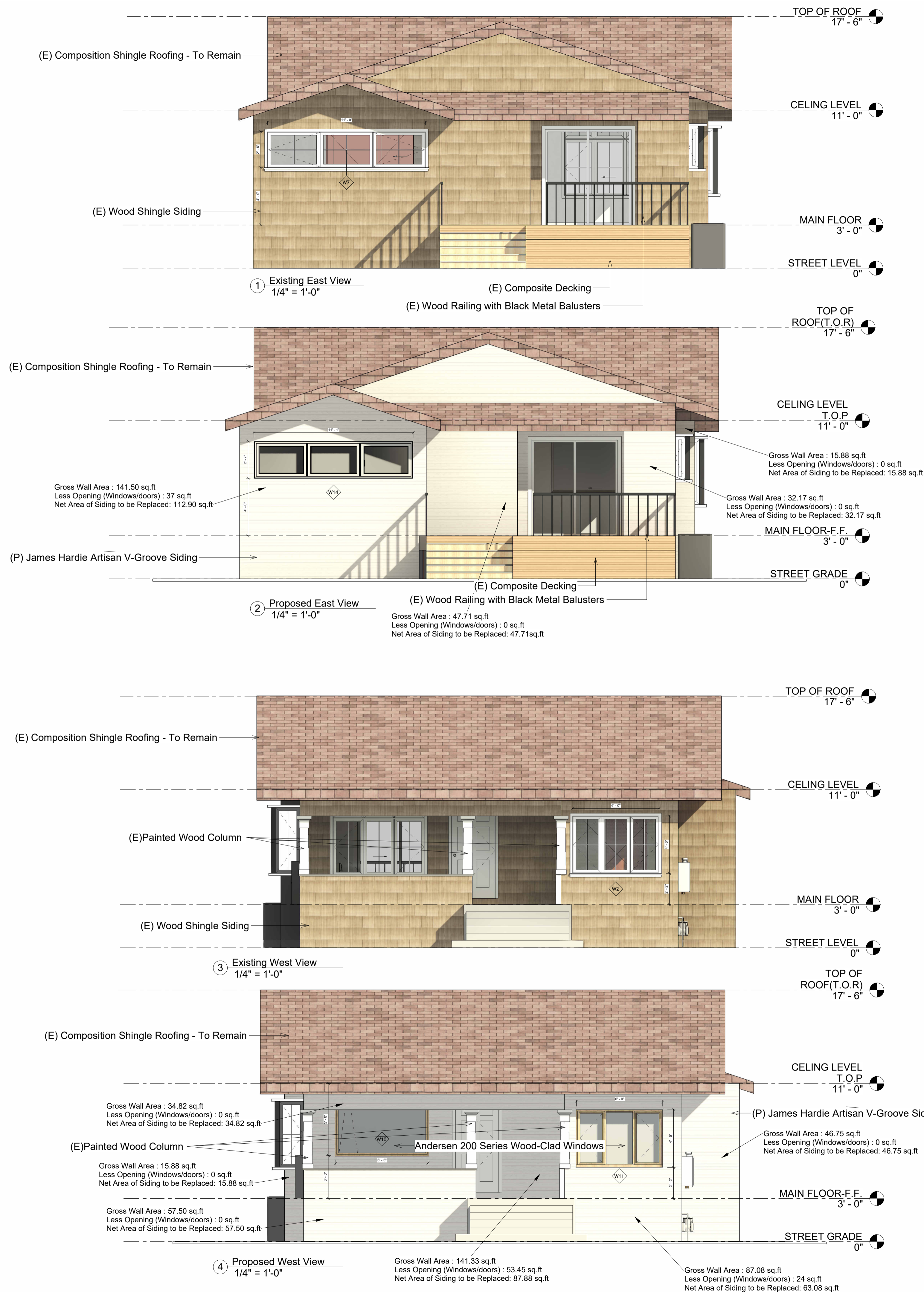
Sheet Name:
EXISTING & DEMOLITION FLOOR PLAN

PROJECT ADDRESS:
**241 Los Gatos Blvd
Los Gatos, CA 95030**

CLIENT NAME:
NIMA

SCALE:
1/4" = 1'-0"

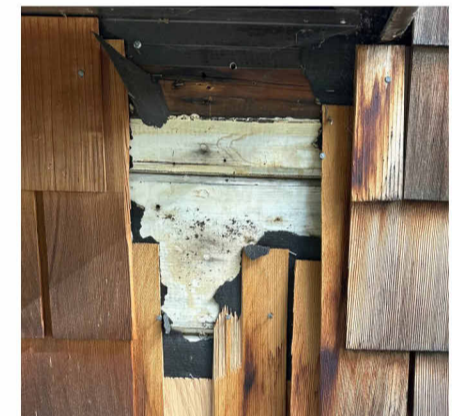
SHEET
A-102



EXTERIOR WALL FINISH:

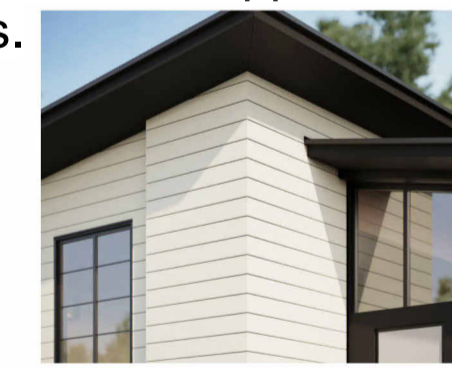
Proposed exterior siding replacement is consistent with the original architectural character and appearance of the existing residence. The proposed finish matches the existing horizontal siding profile and maintains compatibility with the historic exterior design of the home.

Existing underlying painted siding (white finish), as shown in reference photos, represents the original exterior material of the residence. The proposed siding replacement restores and maintains the original architectural intent without altering the historic character of the structure.



EXTERIOR WALL FINISH:

Horizontal Fiber-Cement Lap Siding (James Hardie Artisan Series or approved equal), smooth finish, factory primed and field painted. Non-combustible material. Install in accordance with manufacturer's installation instructions and applicable CRC requirements.



WINDOWS:

Andersen 200 Series Wood-Clad Windows

KEY NOTE:

- REPLACE WINDOW – SAME SIZE & LOCATION
- (E) WINDOW – TO REMAIN
- (E) HVAC TO REMAIN.
- (E) ELECTRICAL PANEL TO REMAIN.
- (E) GAS METER TO REMAIN.
- (E) WATER HEATER TO REMAIN.
- WINDOW TO BE REMOVE.

DATE:	
REVISIONS:	

It is the responsibility of the contractor to visit the job site, examine and verify all existing conditions, framing, heights, dimensions, grades, conditions at the site prior to starting the construction work. Contractors should report all discrepancies and modified field conditions to the architect/engineer in writing. Contractor shall verify all discrepancies and omissions. Contractor may contact architect/engineer for any questions details, specifications and clarifications. The architect/engineer shall not be responsible for any short coming on the part of the contractor or any error caused by the contractor as a result of lack of planning and/or foresight. Contractor may provide only preliminary bids based on this plan, if this is not approved and stamped by the city. Final bids or construction shall be based on approved plans by the city if no general contractors retained for the job, knowledgeable project manager, job supervisor to act as his agent and assume all responsibilities. **ONLY STAMPED DRAWINGS APPROVED BY THE BUILDING DEPARTMENT ARE FINAL. NO OTHER PLANS SHALL BE USED**

Sheet Name:
EXISTING & PROPOSED ELEVATIONS (NORTH & SOUTH)

PROJECT ADDRESS:
**241 Los Gatos Blvd
Los Gatos, CA 95030**

CLIENT NAME:
NIMA

SCALE:
1/4" = 1'-0"

SHEET
A-104



① Existing 3D View 1



② Proposed 3D View 1

DATE:	
REVISIONS:	

It is the responsibility of the contractor to visit the job site, examine and verify all existing conditions, framing, heights, dimensions, grades, conditions at the site prior to starting the construction work. Contractor should report all discrepancies and modified field conditions to the architect/engineer in writing. Contractor shall verify all discrepancies and omissions. Contractor may contact architect/engineer for any questions details, specifications and clarifications. The architect/engineer shall not be responsible for any short coming on the part of the contractor or any error caused by the contractor as a result of lack of planning and/or foresight. Contractor may provide only preliminary bids based on this plan, if this is not approved and stamped by the city. Final bids or construction shall be based on approved plans by the city if no general contractors retained for the job, knowledgeable project manager, job supervisor to act as his agent and assume all responsibilities. **ONLY STAMPED DRAWINGS APPROVED BY THE BUILDING DEPARTMENT ARE FINAL. NO OTHER PLANS SHALL BE USED**

Sheet Name:
3D View

PROJECT ADDRESS:
**241 Los Gatos Blvd
Los Gatos , CA 95030**

CLIENT NAME:
NIMA

SCALE:

SHEET

A-107



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 06/24/2026

ITEM NO: 3

DATE: June 18, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for a Preliminary Review to Construct Exterior Alterations and an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-016. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

RECOMMENDATION:

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

PROPERTY DETAILS:

1. Date primary structure was built: 1928 per County Assessor
2. Bloomfield Preliminary Rating: +, historic and intact or worth special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

BACKGROUND:

On May 27, 2026, the Historic Preservation Committee (HPC) voted unanimously to recommend denial of a request to remove the single-family residence at 226 Caldwell Avenue from the Historic Resources Inventory (HRI). The HPC recommended that the applicant submit their proposed additions and alterations to the HPC for a preliminary review. On May 28, 2026, the Community Development Director denied the request for removal from the HRI. This decision has been appealed by the property owner and will be considered by the Planning Commission at a future date.

PREPARED BY: Suray Nathan
Assistant Planner

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

The existing residence is a Colonial Revival-style (Attachment 5), with a front porch, stucco siding, and wood-framed windows without divided lites. Town records include a 1994 Building Permit to construct a 498-square foot master bedroom addition at the rear of the property (Attachment 6). The applicant now proposes to expand the 1994 rear addition by 478 square feet to create additional bedrooms and bathrooms, extending and attaching to the existing detached garage (Attachment 11). Additionally, the applicant proposes to remove four original windows facing Caldwell Avenue (south elevation) to create a new entrance to the existing living room (Attachment 11, Sheet A-3.1).

Other prior modifications to the residence include approval in 1997, for chimney repairs (Attachment 7) and a building permit in 2003, to replace the original wood shingle roof with modern composite shingles (Attachment 8). Aside from the modifications already noted, Town records do not indicate any other exterior modifications to the residence since its initial construction in 1928.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

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

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

B. Residential Design Guidelines

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

PAGE 3 OF 3

SUBJECT: 226 Caldwell Avenue/PHST-26-016

DATE: June 18, 2026

CONCLUSION:

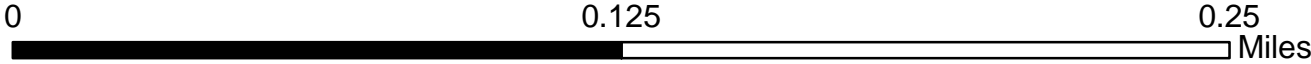
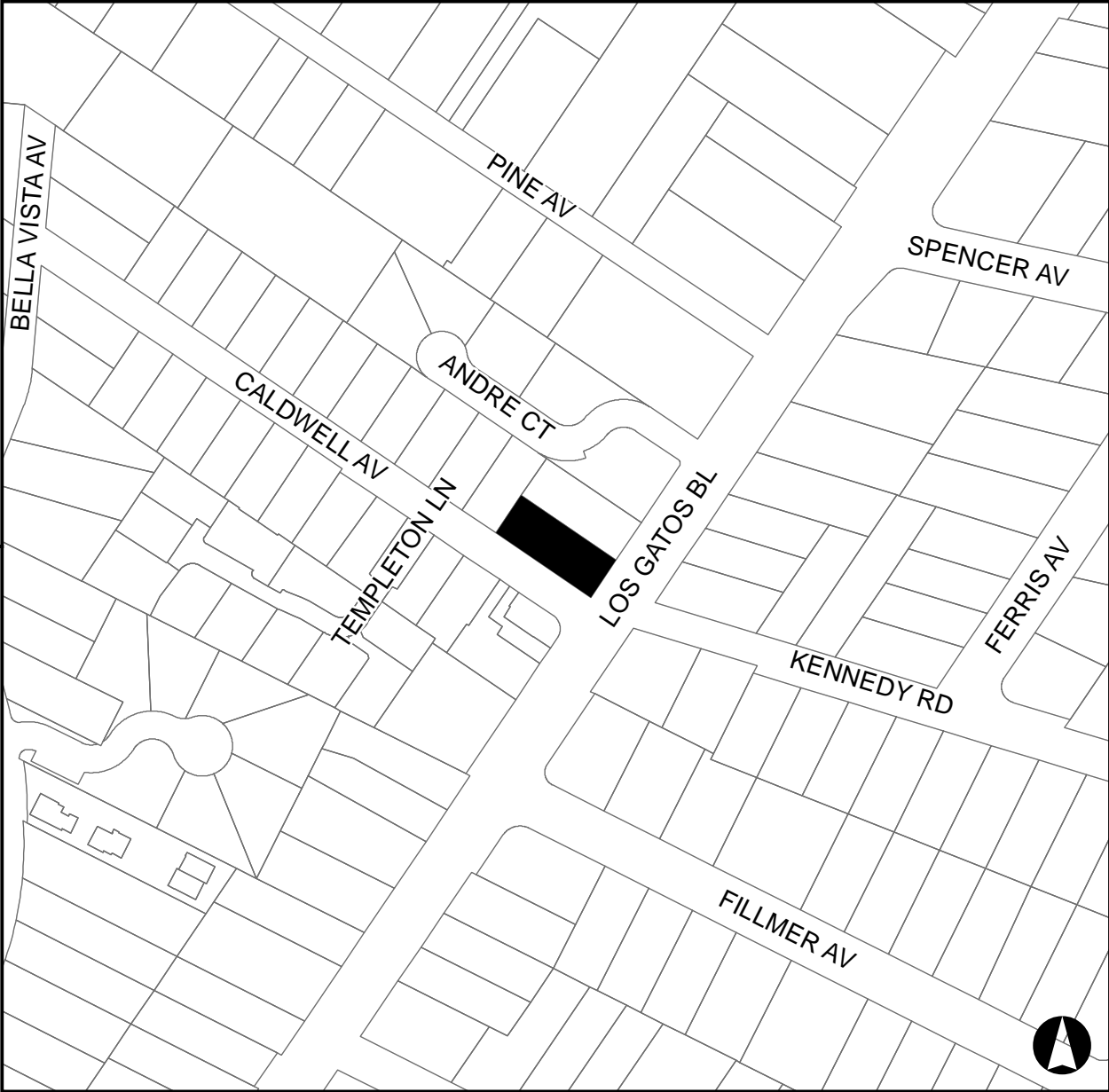
The applicant is requesting a preliminary review by the HPC to construct exterior alterations and an addition to an existing pre-1941 residence located at 226 Caldwell Avenue. Staff continues to evaluate whether the project can be completed with a Building Permit or will require a Planning application.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

ATTACHMENTS:

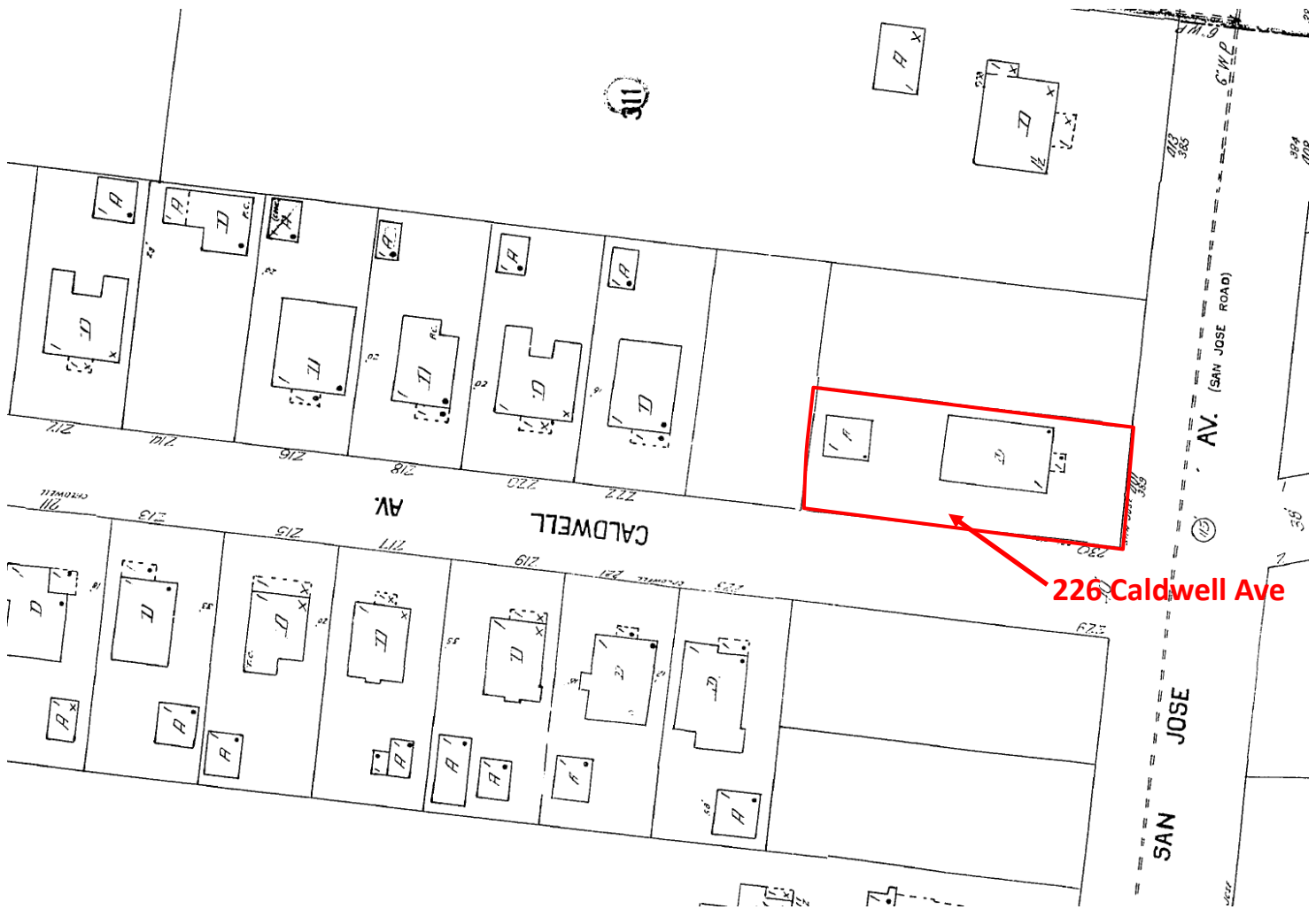
1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Letter of Justification
5. Historic Research
6. Town Records - Building Permit - January 4, 1994
7. Town Records - Building Permit - July 18, 1997
8. Town Records - Building Permit - July 22, 2003
9. Photographs
10. Section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

***This Page
Intentionally
Left Blank***

226 Caldwell Avenue



***This Page
Intentionally
Left Blank***



226 Caldwell Ave



226 Caldwell Ave

***This Page
Intentionally
Left Blank***

CB

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY LOS GATOS RESEARCH

5678

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 JG Follett Sub Old Block # 3 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 554 Effective date 12/11/87

APN: 529-20-031	ADDRESS: 389 LG BLVD	PROP. LOC. DATA: 55' x 140'	BL. LG. 95030	1,410 TOT. SQ. FT.	1 BATHS	2 DINING ROOM	1 POOL
LAND FAMILY: 12A	USE CODE: 19-0001	DEPTH: 140	NO. FLOORS: 1	TOT. ROOMS: 2	BEDROOMS: 1	FAMILY ROOM: 1	CARAGE: 1/1
19-0001	28 ACRES	17				1.0 UTILITY RM	1 FIN BSMT

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 # 17/16 Date 2-2-89



***This Page
Intentionally
Left Blank***

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

06.10.2026

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

Dear Historical Preservation Committee,

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

Building History

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

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

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

Recent Owners (1977–present)

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

DesignRituals

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

Proposed Addition & Alteration

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

The existing one-story home is 14'-3" tall and features a low-pitched composite shingle roof, textured stucco, and double-hung & double-casement windows. The proposed addition would implement the same design language of the 1928 structure in terms of material and color palette, but will not mimic the existing structure's distinctive style.

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

Regards,



Amir Afifi
Project Designer



Hetal Shah & Jignesh Mehta
Property Owners

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 the 1940 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, Virginia 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.

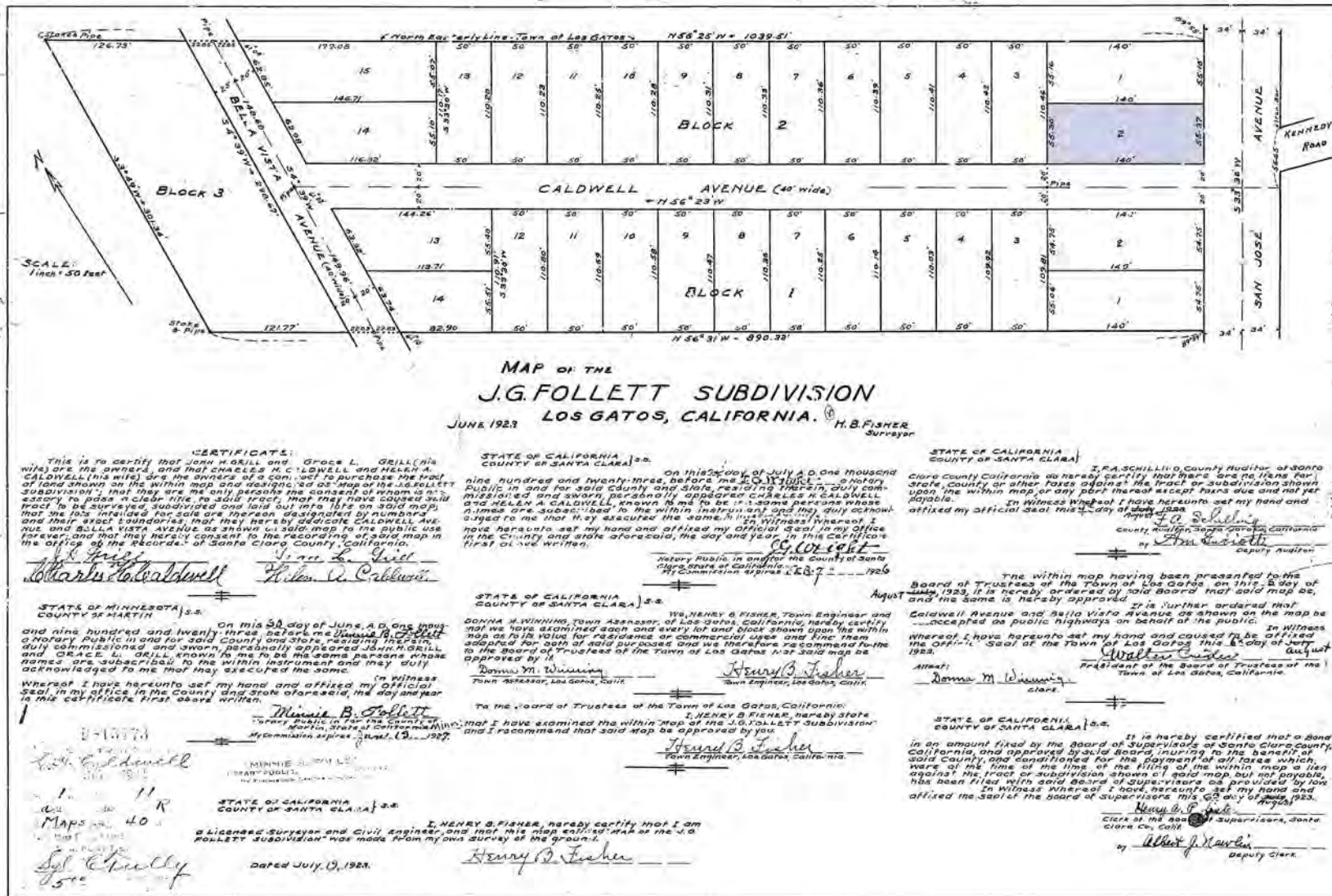
On July 7, 1993, Seb Hamamjian sold the subject property to John D. and Marianne H. Trotter (SCC OR Doc. No. 11982437). The Trotters remodeled the kitchen on a September 20, 1993, permit, and received a permit for a 498-square-foot master bedroom addition on December 20, 1993. These were the first significant 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).



History of 226 Caldwell Avenue, Los Gatos

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

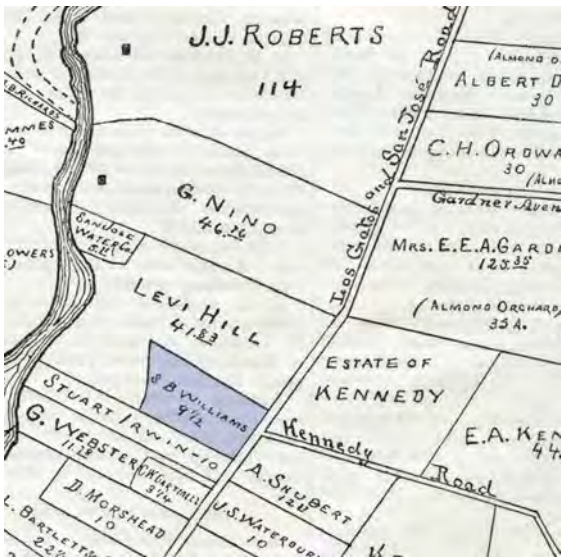


Figure 3. Portion of Page 28 of March 1928 Sanborn maps of Los Gatos, with Lots 1 and 2 of the J. G. Follett Subdivision highlighted in blue.

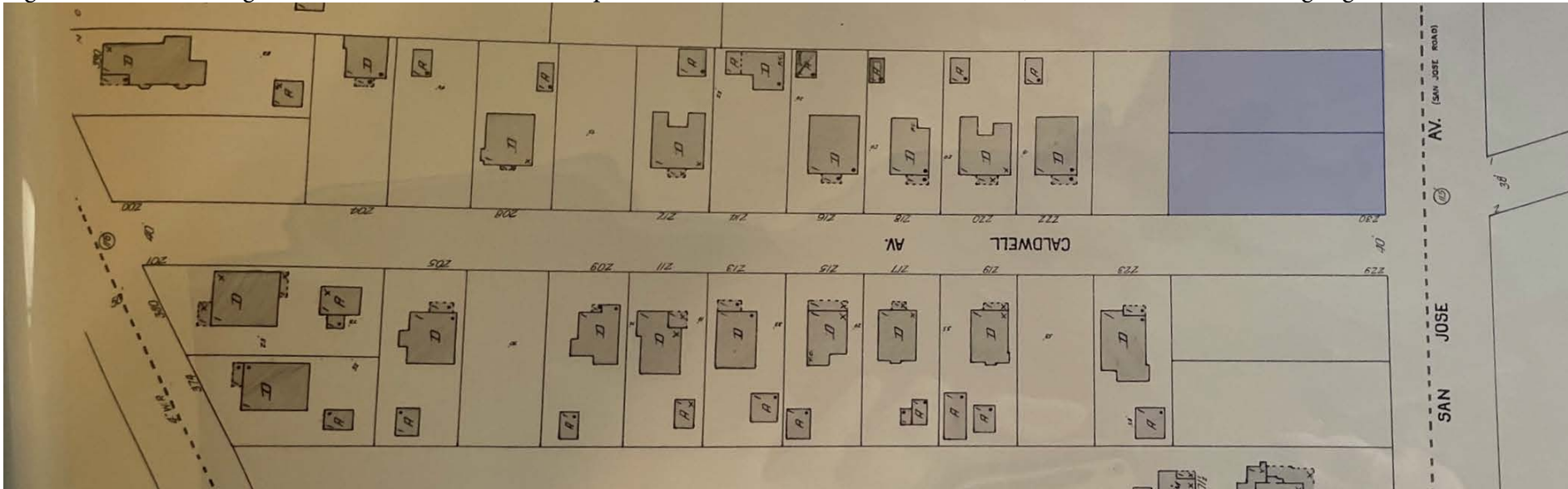
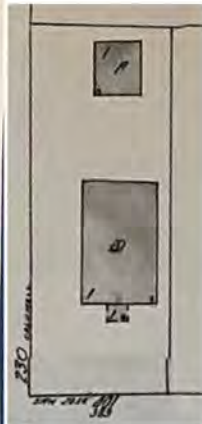


Figure 4. 1941 Los Gatos Assessment of 389 San Jose Avenue (left), with 1944 Sanborn map (right).

BUILDING CLASSIFICATION AND COMPUTATION RECORD						BUILDING DIAGRAM AND DETAILS.	
Form 1-28)		ADDRESS LOCATION 401 San Jose AVE.		CITY OF LOS GATOS CALIFORNIA		Scale 1" = 50' HEIGHT..... FT.	
BLOCK NUMBER 26		LOT NUMBER 2 Block 2		OWNERSHIP Alexander Halziel			
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 \$ 3531		
EXTERIOR DESCRIPTION				INTERIOR DESCRIPTION			
COMMERCIAL BLDGS Stories Deep Shallow Stores Concrete Office Bldg Brick Stone Apartments Posts Piers Res. Hotel Mud sill Res. House Piles Res. Hosp. Hall Bank Whse. Loft Car Garage Seat Theatre Mill Factory Gas Station Green House School				FOUNDATION Deep Shallow Concrete Brick Stone Posts Piers Mud sill Piles On Wood Lath On Chick IRW Rustic OP Resawed Brd. & Hat. Shiplap Novelty T&G Corr. Iron Painted Stained			
RESTO'L BLDGINGS Stories Rooms Apts Family Duplex Flat Dwg. Bldg. Cottage Shack				INSIDE Stock Spec. Plie. Hdw. Painted Enam. Tile WOODS & CEILINGS Plastered Plast. Bl. Compo. Bd. Stucco Walnut Paneled Beamed Ceiling DECORATING Papered Tinted Canvas Sautas Cloth & Pap. Tile Plain Med. Good			
CONSTRUCTION Lt. Med. Hwy. Masonry Reinf. Conc. Fr. Fl. Steel Frame Wood Frame Mill Frame Single Wall Double Wall				PLUMBING No. of Fixt. 5 Old Style Modern Good Med. Chp. BATH ROOMS Large Small Rooms Good Medium Cheap Shower Tile Floor Tile Wall LIGTING No. of Fixt. Electric Old Style Modern Gas Oil Good Med. Chp. Special HEATING Firepl. Stove Hot Air Furn. Ducts Gas or Oil Radiant Fire Tile Marble Terrazzo Composition Earth			
ROOFING Wood Shingle Pat. Shingle Tar & Gravel Tile Composition Metal Cor. Iron Good Med. Chp. Glass				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			
EXTERIOR TRIM Masonry Metal Plastic Tile Wood Glass Ornamental Plain				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			
POURCHES; NUMBER Front Rear Open Roofed Screened Glassed In Fl. OUTBUILDINGS Garage Cars Detach. Attached Shed Barn Poultry House				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			
STONE FRONT Bulkhead Plate in Met. Plate in Wood Plate in Iron Sheet 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 Garage Cars Detach. Attached Shed Barn Poultry House				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			



1944 Sanborn

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

CB

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

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 389 LG Blvd

PARCEL MAP INFORMATION
Parcel # 509-20-051 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 BS
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 JG Folio # Sub Old Block # 3 Old lot # 2

FIELD SURVEY INFORMATION (handwritten in red)
Preliminary rating + Estimated age 1920s Style Colonial Rev # stories _____
Alterations _____
Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 644 Effective date 12/11/87

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 # 19/16 Date 2-2-89





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

Anne Bloomfield
**ARCHITECTURAL SURVEY
 BUILDING RESEARCH**

ARCHITECTURAL HISTORY
 (415) 922-1063
 2225 WEBSTER STREET
 SAN FRANCISCO, CA 94115

File address 389 LGB

PUBLISHED ANNOUNCEMENTS
 Source: AGS 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

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

BUILDING PERMITS Address requested

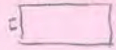
Source: Permit Register, Press- mem., or . . .

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	BRCH	Misc.	Date of constr.	Describe or sketch plan
1944	28	this	401 ex 389		D	1 1	1		0	1	auto rear		
1928	n	(vac)	San Jose										
													/Initials Date

***This Page
Intentionally
Left Blank***

Mandatory Minimums Checklist: Residential (Page 1 of 2) **CF-1R**

NOTE: Compliance with the Mandatory Minimums Checklist is required for all residential projects. The Mandatory Minimums Checklist is a minimum standard and does not constitute a guarantee of the quality of the work. The Mandatory Minimums Checklist is a minimum standard and does not constitute a guarantee of the quality of the work.

DESCRIPTION	DESIGNER	ENFORCEMENT
1.000 Minimum 2-1/2" ceiling height	N/A	
1.010 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.020 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.030 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.040 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.050 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.060 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.070 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.080 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.090 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.100 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.110 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.120 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.130 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.140 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.150 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.160 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.170 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.180 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.190 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	
1.200 Minimum 2-1/2" ceiling height in rooms with floor to ceiling height less than 8 feet	N/A	

Certificate of Compliance: Residential (Page 1 of 2) **CF-1R**

TROTTER RESIDUE (REMODEL) 11/15/93

389 LOS GATOS BLVD, LOS GATOS, CA 95028

APN: 527-20-021

OWNER: T.R.G. ASSOCIATES

DESIGNER: T.R.G. ASSOCIATES

DATE: 11/15/93

PROJECT: RESIDUE (REMODEL)

GENERAL INFORMATION

Total Conditioned Floor Area: 1,125 sq ft

Building Type: Single Family Addition

Project on site: 120 North (East) Street West All Ordinances

Project on site: 120 North (East) Street West All Ordinances

Number of Dwelling Units: 1

Floor Construction Type: Concrete Slab (see also in plan)

BUILDING SHELL INSULATION

Component	Insulation	Location/Comments
Roof	2" EPS	As per specs
Walls	2" EPS	As per specs
Floors	2" EPS	As per specs
Basement	2" EPS	As per specs
Attic	2" EPS	As per specs

PERMEATION

Component	Area	Permeation	Rating	Compliance	Remarks
Roof	1,125	0.000	0.000	Yes	
Walls	1,125	0.000	0.000	Yes	
Floors	1,125	0.000	0.000	Yes	
Basement	1,125	0.000	0.000	Yes	
Attic	1,125	0.000	0.000	Yes	

THERMAL MASS

Typical Ceiling: 1/2" Gypsum Board

Typical Wall: 8" Concrete Block

Typical Floor: 4" Concrete Slab

Certificate of Compliance: Residential (Page 2 of 2) **CF-1R**

TROTTER RESIDUE (REMODEL) 11/15/93

NVAC SYSTEMS

Water Heater: None

Heating Equipment: None

Cooling Equipment: None

WATER HEATING SYSTEMS

Water Heater: None

Heating Equipment: None

Cooling Equipment: None

COMPLIANCE STATEMENT

The undersigned certifies that the building has been constructed in accordance with the applicable provisions of the California Building Code, the California Fire Code, and the California Electrical Code. The undersigned has been registered by the State of California as a Professional Engineer in the State of California, License No. 12345.

Designated or Owner's Representative: T.R.G. ASSOCIATES

Name: T.R.G. ASSOCIATES

Address: 389 LOS GATOS BLVD, LOS GATOS, CA 95028

Telephone: 925-352-1234

Date: 11/15/93

Enforcement Agency: None

Certificate of Compliance: Residential (Page 1 of 2) **CF-1R**

TROTTER RESIDUE (REMODEL) 11/15/93

389 LOS GATOS BLVD, LOS GATOS, CA 95028

APN: 527-20-021

OWNER: T.R.G. ASSOCIATES

DESIGNER: T.R.G. ASSOCIATES

DATE: 11/15/93

PROJECT: RESIDUE (REMODEL)

GENERAL INFORMATION

Total Conditioned Floor Area: 1,125 sq ft

Building Type: Single Family Addition

Project on site: 120 North (East) Street West All Ordinances

Project on site: 120 North (East) Street West All Ordinances

Number of Dwelling Units: 1

Floor Construction Type: Concrete Slab (see also in plan)

BUILDING SHELL INSULATION

Component	Insulation	Location/Comments
Roof	2" EPS	As per specs
Walls	2" EPS	As per specs
Floors	2" EPS	As per specs
Basement	2" EPS	As per specs
Attic	2" EPS	As per specs

PERMEATION

Component	Area	Permeation	Rating	Compliance	Remarks
Roof	1,125	0.000	0.000	Yes	
Walls	1,125	0.000	0.000	Yes	
Floors	1,125	0.000	0.000	Yes	
Basement	1,125	0.000	0.000	Yes	
Attic	1,125	0.000	0.000	Yes	

THERMAL MASS

Typical Ceiling: 1/2" Gypsum Board

Typical Wall: 8" Concrete Block

Typical Floor: 4" Concrete Slab

Certificate of Compliance: Residential (Page 2 of 2) **CF-1R**

TROTTER RESIDUE (REMODEL) 11/15/93

NVAC SYSTEMS

Water Heater: None

Heating Equipment: None

Cooling Equipment: None

WATER HEATING SYSTEMS

Water Heater: None

Heating Equipment: None

Cooling Equipment: None

COMPLIANCE STATEMENT

The undersigned certifies that the building has been constructed in accordance with the applicable provisions of the California Building Code, the California Fire Code, and the California Electrical Code. The undersigned has been registered by the State of California as a Professional Engineer in the State of California, License No. 12345.

Designated or Owner's Representative: T.R.G. ASSOCIATES

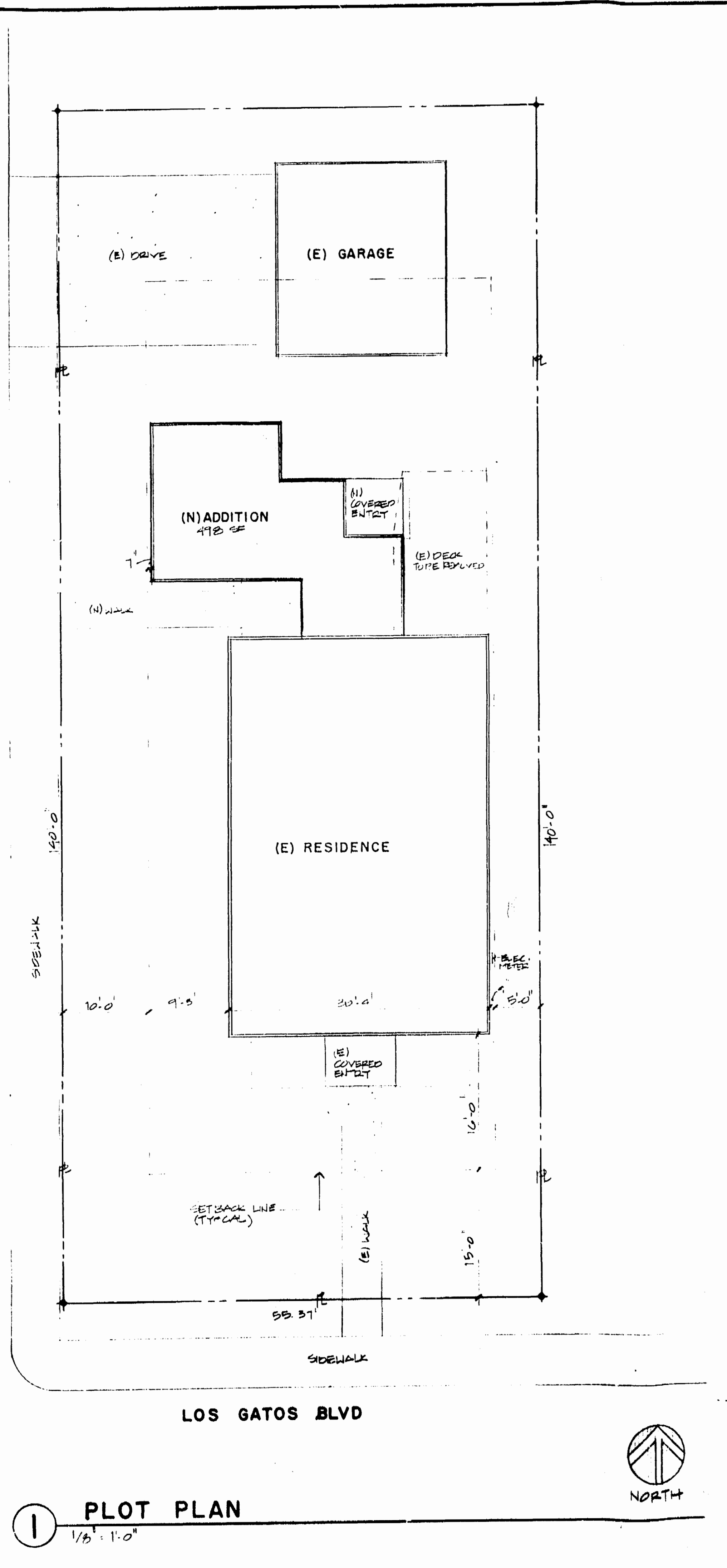
Name: T.R.G. ASSOCIATES

Address: 389 LOS GATOS BLVD, LOS GATOS, CA 95028

Telephone: 925-352-1234

Date: 11/15/93

Enforcement Agency: None



TABULATIONS

APN	527-20-021
LOT SIZE	7152 SF
BUILDING COVERAGE	
(E) HOUSE	1420 SF
(E) GARAGE	160 SF
(E) COVERED ENTRY	50 SF
(E) AREA TOTAL	1630 SF
(E) LOT COVERAGE	23%
PROPOSED ADDITION	410 SF
PROPOSED COVERED ENTRY	40 SF
PROPOSED TOTAL	2480 SF
PROPOSED COVERAGE	35%

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 Code, and the 1990 National Electric Code.

B 93-000190

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED
11/15/93

THE PLAN OF THIS PROJECT HAS BEEN REVIEWED BY THE TOWN OF LOS GATOS BUILDING DEPARTMENT AND IS APPROVED FOR CONSTRUCTION.

RECEIVED
DEC 17 1993

TOWN OF LOS GATOS
BUILDING DEPARTMENT

REVISIONS

NO.	DESCRIPTION	DATE	BY

ASSOCIATES
ARCHITECTURE - PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010
(415) 374-0773

T.R.G. ASSOCIATES

TROTTER RESIDUE ADDITION & REMODEL

LOS GATOS, CALIFORNIA

389 LOS GATOS BLVD.

PLOT PLAN TITLE 24

Date: 12-17-93

Scale: AS NOTED

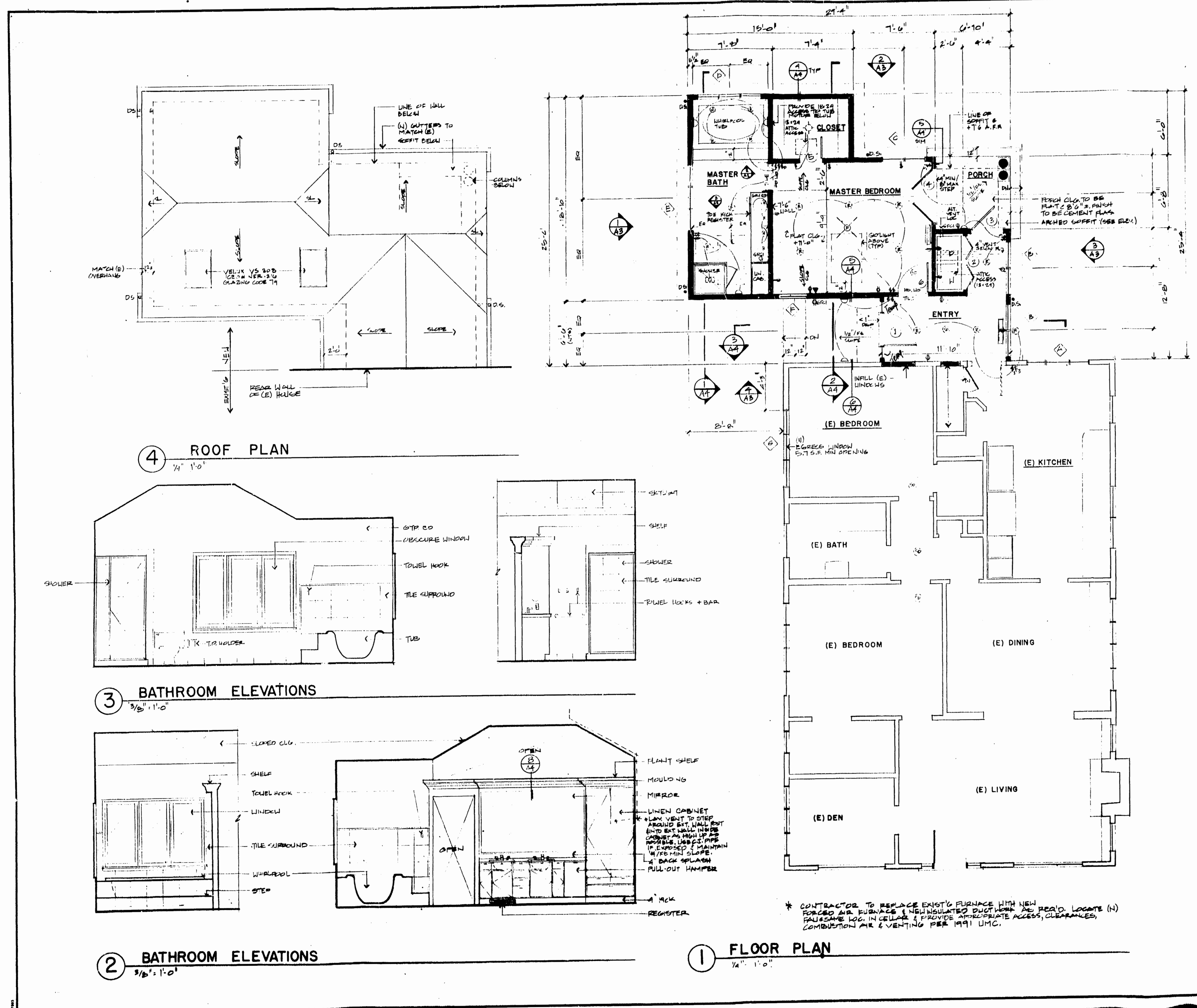
Drawn: TRG

Job: A-1

Sheet: A-1

Of: 1

24 X



PLAN LEGEND

- PARTITION TO BE REMOVED
- WALL TO REMAIN
- NEW WALL
- DUPLEX RECEPT
- GROUND FAULT INTERRUPTED
- 240V ORDER OUTLET
- FLOOR REGISTER
- WALL MNTD PICTURE (SCENE)
- RECESSED CAN LIGHT
- RECESSED FLOURESCENT
- RECESSED HALOGEN
- SURFACE MNTD CLG FINTURE
- CLG. FAN
- TELEPHONE JACK
- SWITCH
- DIMMER SWITCH
- 3WAY SWITCH
- DOWNBROT
- SMOKE DETECTOR
- EXHAUST FAN

WINDOW SCHEDULE

NUM	TYPE	MANUFACTURER	UNIT #	REMARKS
A	DBL HUNG	PIZZI	D1020 D2420	(2) SIDES MIDDLE
B	DBL HUNG	"	C2422	(2) UNITS
C	CASEMENT	"	C2454	(2) UNITS
D	CASEMENT	"	C2448 C2448	SHES(2) ALL UNITS TEMPERED OBSCURE GLASS
E	CASEMENT	"	C2454 C2454	(2) SIDES ALL UNITS MOL. FIED OBSCURE GLASS
F	CASEMENT	"	C3064	TEMPERED
G	CASEMENT	"	C2854 C2854	SIDE UNITS (EGRESS) MOL UNIT (FIED)

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

DOOR SCHEDULE

NUM	TYPE	SIZE	COMMENTS
1	1/2 GLASS	3'-0" x 1'-9"	1/2 SIDE LIGHTS SELECT BY OWNER
2	DBL. FOLD	5' x 6'	LOUVERED
3	FRENCH	3'-6" x 6'	TEMPERED GLASS
4	FRENCH	5'-0" x 6'	"
5	PANEL	2'-0" x 6'	MATCH (E)
6	"	2'-0" x 6'	MATCH (E)

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

Date: 12-17-83
Scale: AS NOTED
Drawn: TRG
Job: [Blank]
Sheet: **A-2**

REVISIONS	BY

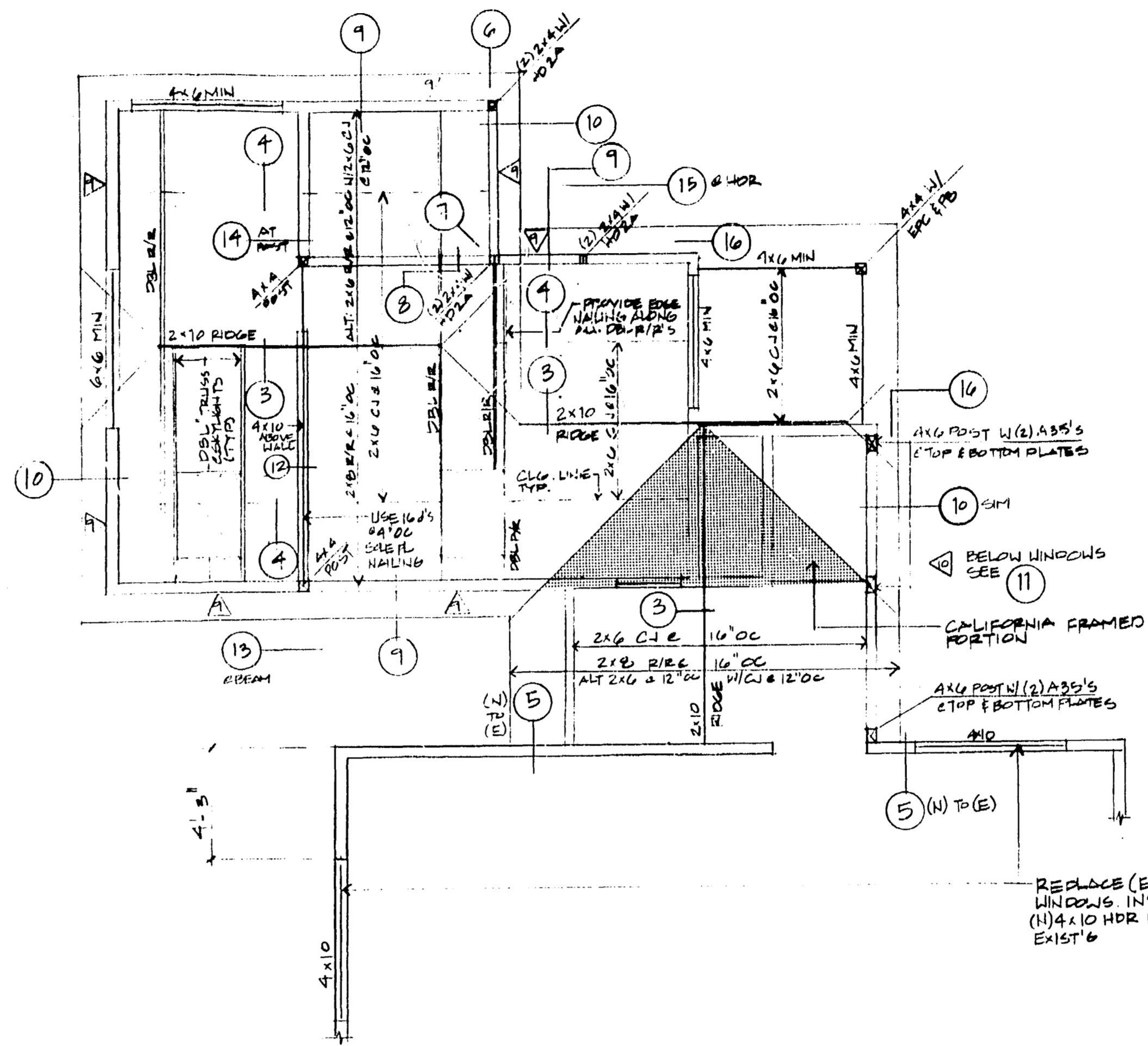
TROTTER ASSOCIATES
ARCHITECTURE - PLANNING
4415 STANFORD BLVD
LOS GATOS, CALIFORNIA 95030

TROTTER ASSOCIATES
ARCHITECTURE - PLANNING
4415 STANFORD BLVD
LOS GATOS, CALIFORNIA 95030

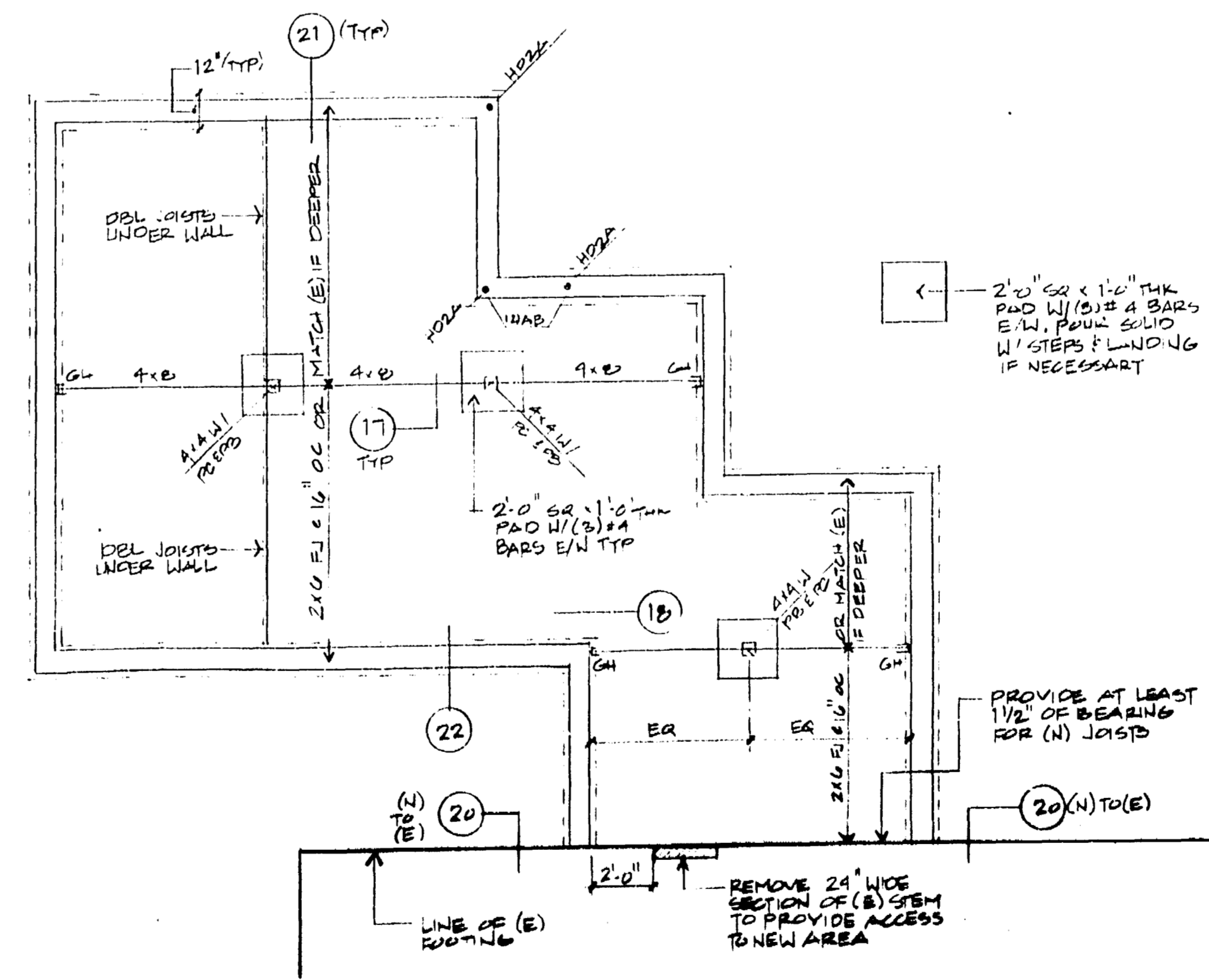
TROTTER ASSOCIATES
ARCHITECTURE - PLANNING
4415 STANFORD BLVD
LOS GATOS, CALIFORNIA 95030

TROTTER ASSOCIATES
ARCHITECTURE - PLANNING
4415 STANFORD BLVD
LOS GATOS, CALIFORNIA 95030

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 2-3, 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 8" 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 (1) 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.

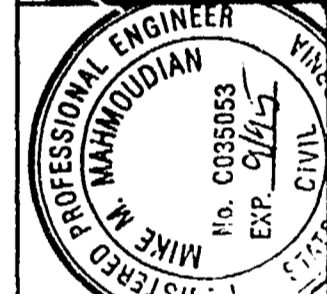
- ROOF FRAMING PLAN NOTES:**
- SEE SPECIFICATIONS ON SHEET 2-3, FOR FURTHER REQUIREMENTS.
 - USE 2X ROOF RAFTERS AS INDICATED ON THE DRAWINGS. ROOFING WEIGHT SHALL NOT EXCEED 410 LBS PER 100 SQUARE FEET.
 - PROVIDE DOUBLE FRAMING AROUND ALL OPENINGS. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND SIZE OF 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 8" 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 2-3.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

REVISIONS	BY

T.R.G. ASSOCIATES
ARCHITECTURE - PLANNING
21 DWIGHT RD. BURLINGAME, CA 94010
(415) 697-9773

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



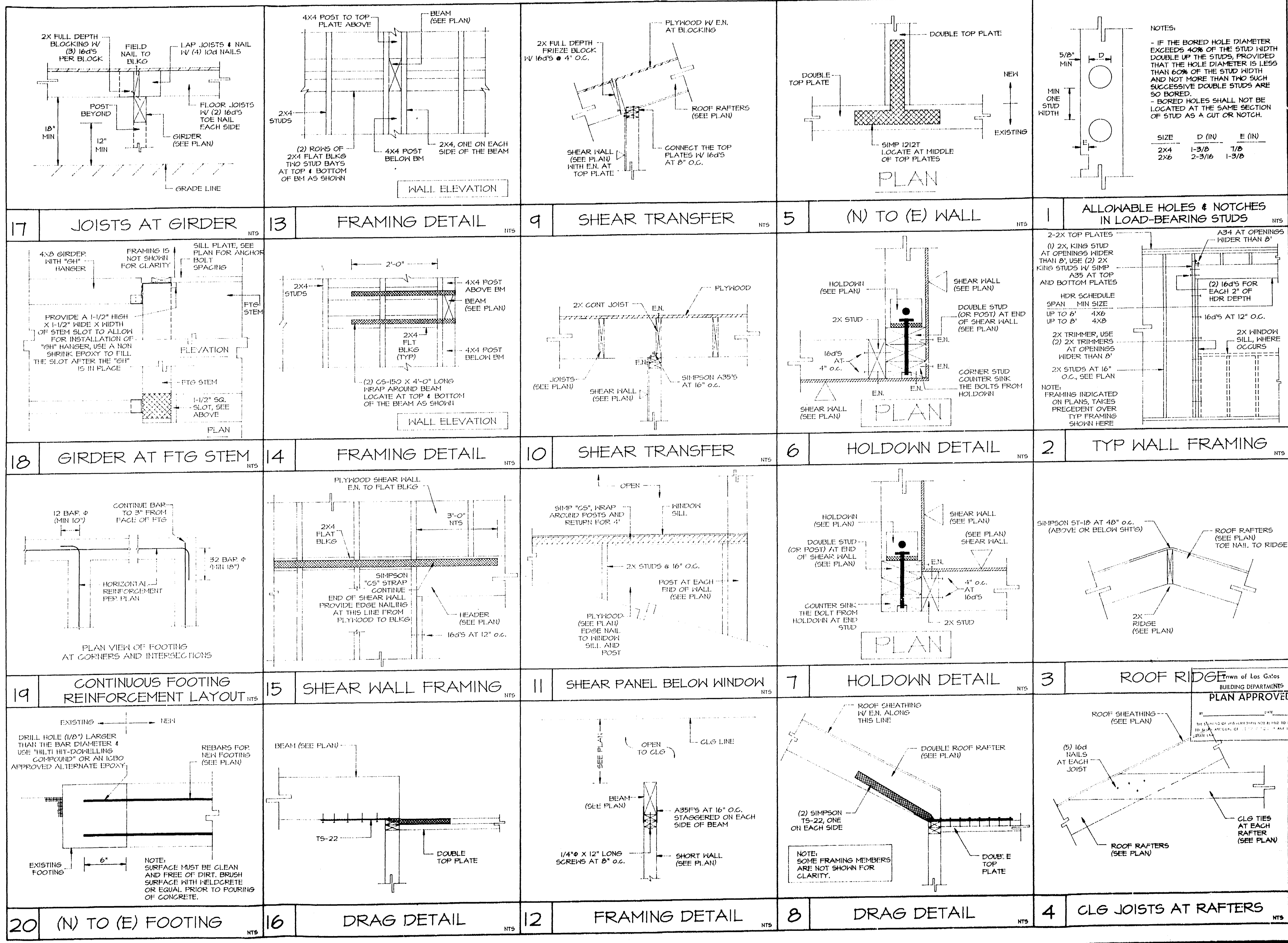
TROTTER RESIDENCE
ADDITION & REMODEL
380 LOS GATOS BLVD.
LOS GATOS, CALIFORNIA

FOUNDATION
FRAMING

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

24 X





REVISIONS BY

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

MIKE MAHMOUDIAN, LIC. C.E.S. 30553
 CIVIL ENGINEER
 No. C.E.S. 30553
 Exp. 7/31/11

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

City of Los Gatos
 BUILDING DEPARTMENT
 PLAN APPROVED

DATE 12/16/09
 SCALE AS NOTED
 DRAWN HJ
 JOB 4801
 SHEET S-2

24 X

STRUCTURAL MATERIALS SPECIFICATIONS

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

GENERAL REQUIREMENTS

- 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.
- All construction shall be in accordance with the IBC, Uniform Building Code.
- All conditions 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.
- The Contractor shall locate and protect all existing utility lines and connections including sewer, water, gas, and electric services before and during the work.
- Where a construction detail is not shown or noted, the detail shall be the same as for other similar work.
- 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.
- 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 the contractor 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 from liability arising from the sole negligence of the Owner or the Engineer.

- 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 of his own expense.

REGULATORY REQUIREMENTS

- 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 state laws, statutes, ordinances, and regulations.
- 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.
- No alternate methods of construction or substitutions shall be allowed without prior approval of the Engineer.

SITE WORK AND FOUNDATION

- SOIL DESIGN PRESUMED: 1000 PSF (assumed no soils report available)
- 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.
- 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.
- The finish excavations for Foundations shall be neat and true to the with all loose material removed.
- 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.
- Contractor shall provide all necessary temporary shoring.

REINFORCED CONCRETE

- 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.
- Aggregate for normal weight Concrete shall conform to ASTM C39, maximum size of aggregate shall be 1".
- Aggregate for lightweight Concrete shall conform to ASTM C330.
- Ready-Mix Concrete shall be mixed and delivered in accordance with ASTM C64.
- Concrete shall have a minimum compressive strength at 28 days of 2500 PSI, unless otherwise noted.

- 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.
- There shall be a minimum of 5-1/2 sacks of cement per cubic yard of concrete (for P_c = 2500).
- Concrete work shall conform to all requirements of ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS", except as modified herein.
- Refer to the Architectural Drawings for acids, grooves, ornaments, clips, or other required elements to be cast in concrete.
- Reinforcing bars shall be placed in concrete slabs so that they shall be embedded in a slab that is less than 3-1/2". Minimum clear distance between conduits shall not be less than 6".
- All concrete shall be thoroughly compacted by a mechanical vibrator during the operation of placing and shall be thoroughly worked around reinforcement and extended fixtures and into the corners of forms.
- 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:
 - Application of absorptive mole or fabric kept continuously wet;
 - Application of waterproof sheet materials conforming to ASTM C711;
 - Application of a curing compound conforming to ASTM C694. The compound shall not be used on any surface against which additional concrete or other material is to be placed.

REINFORCING STEEL

- 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.
- The wire shall be 16 gauge, black annealed and conform to ASTM A26.
- Wire fabric shall conform to ASTM A185.
- Reinforcing detailing, bending, and placing shall be in accordance with the Concrete Reinforcing Steel Institute's "MANUAL OF STANDARD PRACTICE", latest edition.
- Reinforcing steel shall be provided with the following dimensions of cover for cast-in-place concrete:
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - NO THROUGH #10 BARS ... 2"
 - #5 BARS AND SMALLER ... 1-1/2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - SLABS, WALLS, JOISTS:
 - #14 AND #10 BARS ... 2"
 - #11 BARS AND SMALLER ... 1-1/2"
 - PRIMARY REINFORCEMENT ... 1-1/2"
 - STIRRUPS, TIES, STIRRAIS ... 1-1/2"

- 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 16 bar diameters. All reinforcing bar bends shall be made cold.
- 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 4D bar diameters, or 16" minimum.
- Dowels between footings and walls shall be the same grade, size, and spacing as that of the wall reinforcing unless otherwise noted.

STRUCTURAL WOOD

- All solid framing lumber shall be DOUGLAS FIR LARCH MIXED, grade marked and cut to conform to the standard grading and dressing rules of the West Coast Lumber Inspection Bureau. Mixed grades shall be as follows:
 - JOISTS AND RAFTERS ... GRADE # 2
 - HEADING AND SUBHEADING ... GRADE # 1
 - BEAMS AND HEADERS ... GRADE # 1
 - TRUSSES ... GRADE # 2
 - PLATES ... GRADE # 2
 - 2X4 STUDS TO 8'-0" LONG ... STUD GRADE
 - 2X4 STUDS 8'-1" TO 14'-0" LONG ... GRADE # 2
 - OTHER STUDS ... GRADE # 1
 - POSTS ... GRADE # 1
- 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 treated materials. Store all lumber off ground, considerably ventilated, and covered.
- All nails shown on the drawings shall be common like nails, and conform to table 25-G of U.B.C., unless otherwise noted. Nailed machine bolts shall conform to ASTM A307.
- Manufactured hardware shall be IGBO approved. Design is based on Simpson Company, IGBO 1211/228/7146. 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.

- 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 bracing, blocking, and tie blocking.
- Cutting, notching or drilling of studs or beam joists is to be permitted only as detailed by the Engineer.
- All wood resting on concrete or masonry shall be pressure treated. Anchor bolts shall be placed with 1" 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.
- 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 WEATHERING

- All wood product panels (plywood, composite, waterboard, oriented strand board, structural particleboard) shall comply with U.S. Product Standard #1 or shall comply with the American Plywood Association standards for APA Structural Use Panels, IGBO NER-204. 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:
 - Plywood roof sheathing shall be APA Rated Sheathing Exposure 1.
 - Plywood wall sheathing shall be APA Rated Sheathing Exposure 1.
 - Plywood floor sheathing shall be APA Rated Sheathing Exposure for APA Rated Guard-Floor Exposure 1.

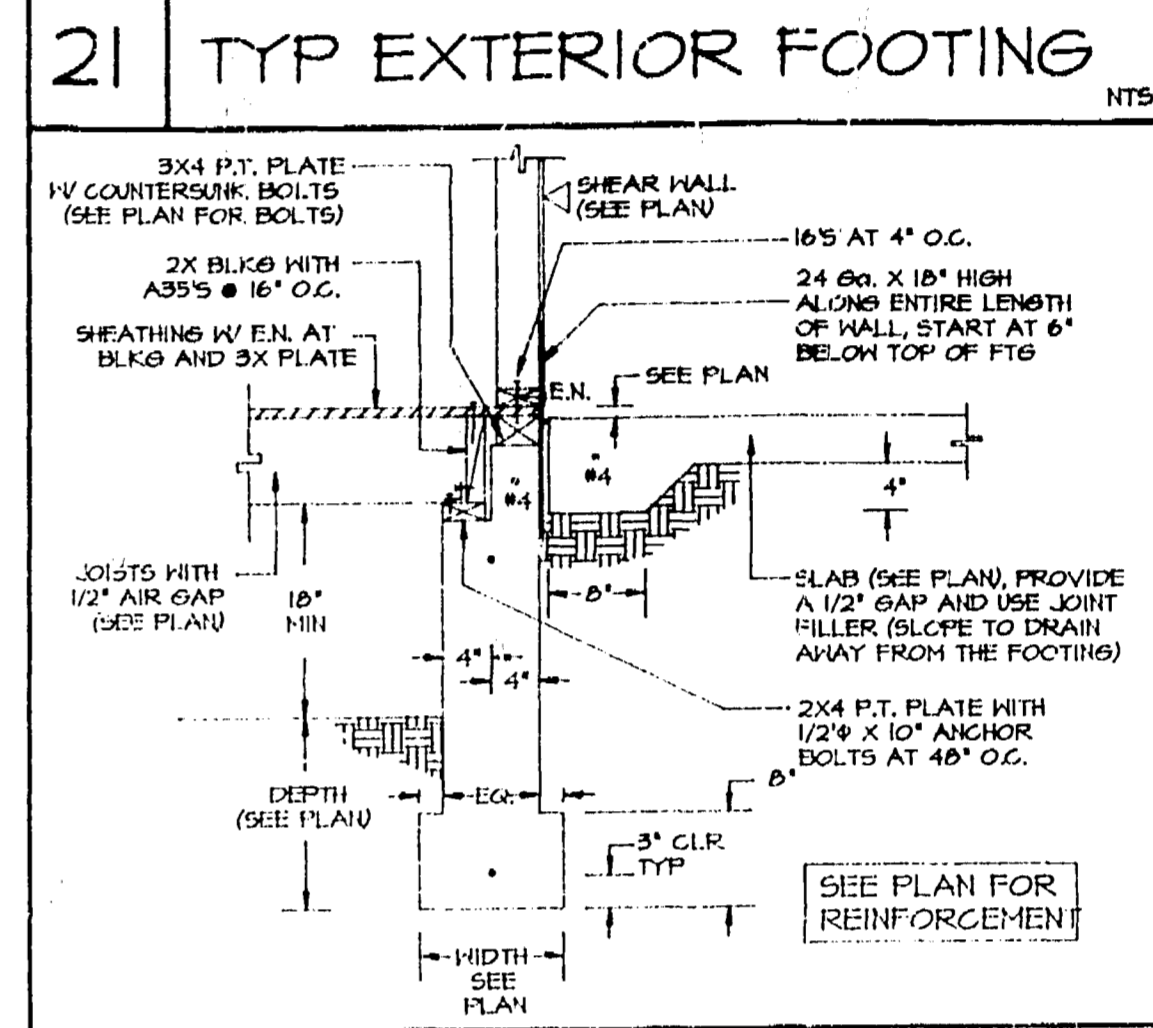
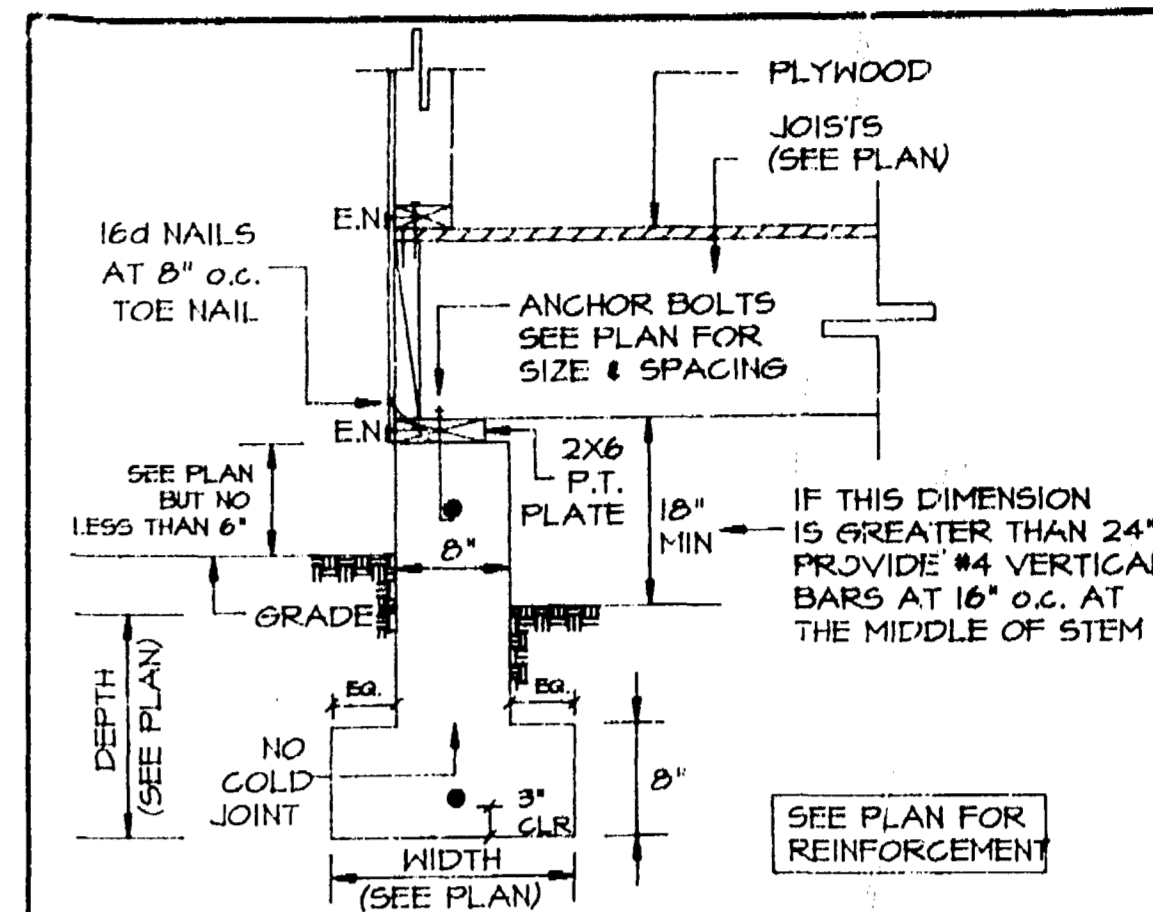
STRUCTURAL ABBREVIATIONS

The following list applies only to Structural Drawings.

ALT	Alternate	GLB	Glue Laminated Beam
AN	Anchor Bolt	HOK	Height
BLK(G)	Block(s)	HT	Height
BR	Beam	IND	inch
BOX	Bottom of Footing	J	King Post
BOFF	Bottom	K5	King Stud
BOFT	Bottom	L	Lag Bolt
C	Channel, Steel	LVL	Laminated Veneer Lumber
CL	Center Line	MAX	Maximum
CLT	Center Line	MIN	Minimum
CONTR	Contractor	HL	High Low by Truss Joint
COIT	Coating Joint	HMB	Horizontal Bolt
C/J	Center Joint	HT	Hot to Scale
D	Diameter	IG	Iron Gutter
DEL	Double	IPC	Steel Pipe Column
DF	Douglas Fir	IN	Property Line
DO	Ditch	IRK	Iron Rod
D/S	Deck Slat	IS	Iron Strap
EQ	Equal	SLD	Slab
E/E	Each End	SP	Support
E/F	Each Face	TH	Thin
E/S	Each Side	TL	Thin Steel
E/R	Each Run	U/LC	Unless Noted Otherwise
FOS	Face of Stud	W	Wide Flange Beam - Steel
FT	Foot	WH	Weld
FTD	Footing	NO	None
F/J	Floor Joint	+	And
GA	Gauge	-	Minus
		•	At

SHEAR WALL SCHEDULE

- 4 3/8" plywood sheathing with 2d common nails at 6" o.c. edges and 12" o.c. field. Block all edges ... 264 pfl
- 10 3/8" plywood sheathing with 2d common nails at 4" o.c. edges and 12" o.c. field. Block all edges ... 412 pfl
- 10 3/8" plywood sheathing with 2d common nails at 3" o.c. edges and 12" o.c. field. Block all edges ... 412 pfl
- 10 3/8" plywood sheathing with 2d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing at adjoining panel edges shall be 2" nominal or wider and edge nailing shall be staggered ... 636 pfl
- 12 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 2" nominal or wider and edge nailing shall be staggered ... 710 pfl



REVISIONS	BY

MIKE MAHMOUDIAN & ASSOCIATES
 Civil Engineering
 840 WILSON AVENUE SUITE 123
 BURLINGAME, CA 94010
 TEL: (415) 697-2001

MIKE MAHMOUDIAN, LIC. # C6582
 CIVIL ENGINEER
 EXP. 9/30/95, RESPONSIBLE ONLY
 FOR THE PORTION OF THE STRUCTURE
 COVERED BY THE ATTACHED CALCULATIONS.
 MICHAEL MAHMOUDIAN, LIC. # C6582
 CIVIL ENGINEER
 EXP. 9/30/95, RESPONSIBLE ONLY
 FOR THE PORTION OF THE STRUCTURE
 COVERED BY THE ATTACHED CALCULATIONS.

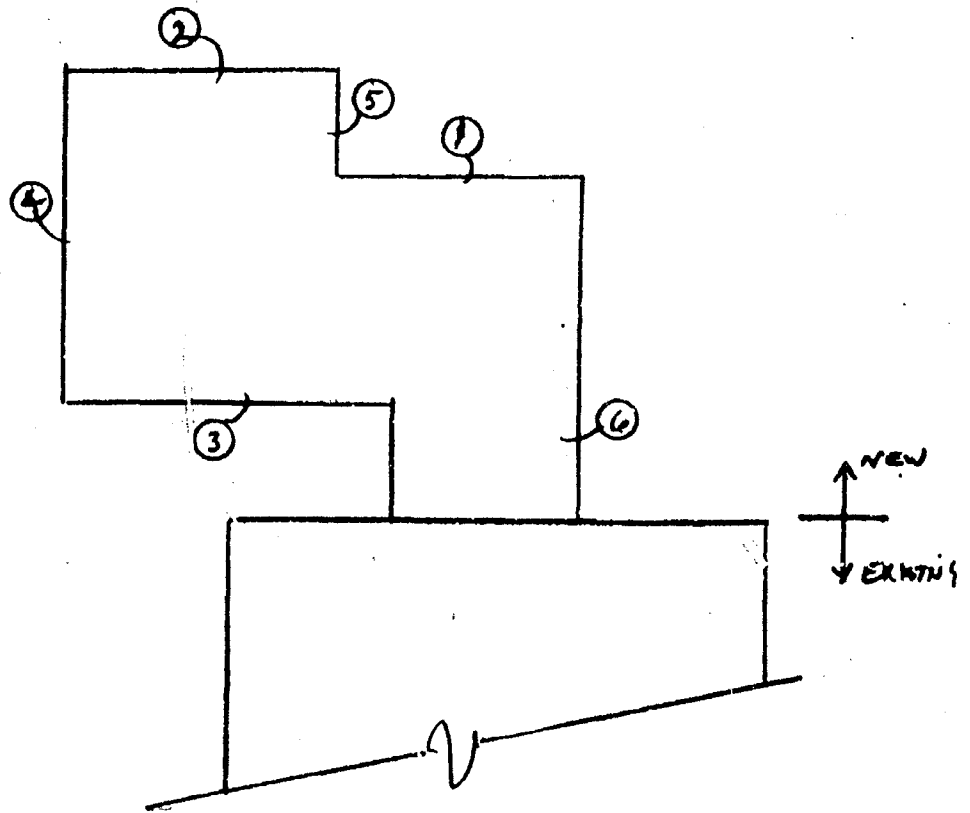
THE ARRANGEMENTS DEPICTED
 ON THIS PLAN SHALL NOT BE USED TO REPRODUCE
 OR REPRODUCE IN ANY FORM, WITHOUT ITS WRITTEN PERMISSION,
 ANY PART OF THE STRUCTURE OR ANY PART OF THE
 PLAN.

Town of Los Gatos
 BUILDING DEPARTMENT
PLAN APPROVED

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

DATE	12/16/95
SCALE	AS NOTED
NO.	101
JOB	4801
SHEET	3

24 X



PARTIAL Floor Plan

WOOD TRUSS WITH ELEVATED BOTTOM CHORD

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

Description: Trusses at Master bedroom

Dead Load = 10 psf
 Live Load = 16 "

Total = 26 psf
 L.D.F. = 1.25
 Clg Load = 6 psf
 L = 12.50 ft
 L1 = 3.43 "
 h = 2.00 "
 H = 3.65 "

Trusses at 16 inches o.c.
 Pitch = 7 : 12

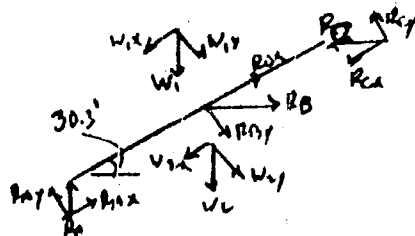
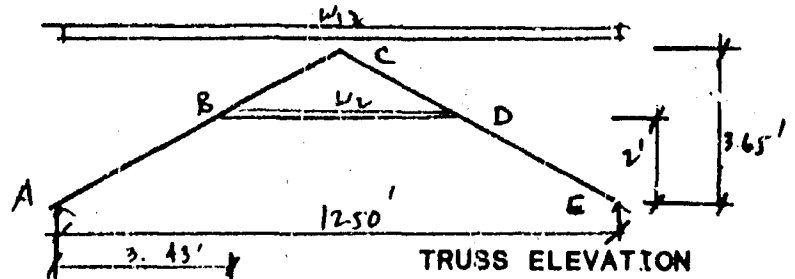
Angle = 30.3 Degrees

w1 = 35 plf
 w2 = 8 "
 R = 239 lbs

Sum (M about c) = 0

Therefore:

REI = 458 lbs
 RC = 458 "
 W1 = 217 "
 W2 = 23 lbs
 RBX = 396 "
 RBY = 231 "
 RCX = 396 "
 ROY = 231 "
 RAX = 121 "
 RAY = 207 "
 W1X = 109 "
 W1Y = 187 "
 W2X = 11 "
 W2Y = 19 "



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 in² >> 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

450 Next SHEET Ref 9126

***This Page
Intentionally
Left Blank***

**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	Status...: ISSUED
Owner.....: TROTTER JOHN D & MARIANNE H	Applied.: 07/18/1997
Address.....: 389 LOS GATOS BLVD	Approved: 07/18/1997
City.....: LOS GATOS CA	Issued...: 07/18/1997
Contractor.....: JONES MASONRY	Expires..: 01/14/1998
License.....: 390359	
Address.....: 1058 DELL AVE	
City.....: CAMPBELL, CA	
Business Lic...: 97011011	
Arch\Eng\Design..:	
License.....:	
Address.....:	
City.....:	

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 *Randy 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 project.

Signature X *Randy 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 *Randy K. Jones*

***This Page
Intentionally
Left Blank***

**TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMIT**

Permit Number: **893-000556**

Work Description: **T/O (E) SHINGLES R/R 3400 SF W/COMP OSB MAY BE NEEDED BUT
IT APPEARS TO BE SOLID SHEETED)**

Building Address: **226 CALDWELL AV IG**

Applied: **07/22/2003** Status: **APPLIED**
Approved: **07/22/2003** Issued: **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: **424** 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 **[Signature]** 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 **[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 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 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 **[Signature]**



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 FT FELT & CERTAINTED GYPSUM COMP

COSB MAY BE NEEDED BUT IT APPEARS TO BE SOLID SHEET

Square Foot Detail	Existing	Alteration	New/Addition/Conversion	Pool/Spa/Reroof
1 st Floor	_____	_____	_____	<u>3400</u>
2 nd 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 _____

Address 1263 GROBELE CT City PARK MEAD Zip 94534

Owner Name KEVIN PARKER Phone (Required) _____

Address SAME City _____ Zip _____

Architect/Engineer/Designer _____ License # _____ Phone _____

Address _____ City _____ Zip _____

Contractor Name OLD COUNTRY ROOFING

State License No. 622731 License Type CB9 Expires 7-31-03 Town Business Lic. No. 15092

Tenant _____ Phone _____

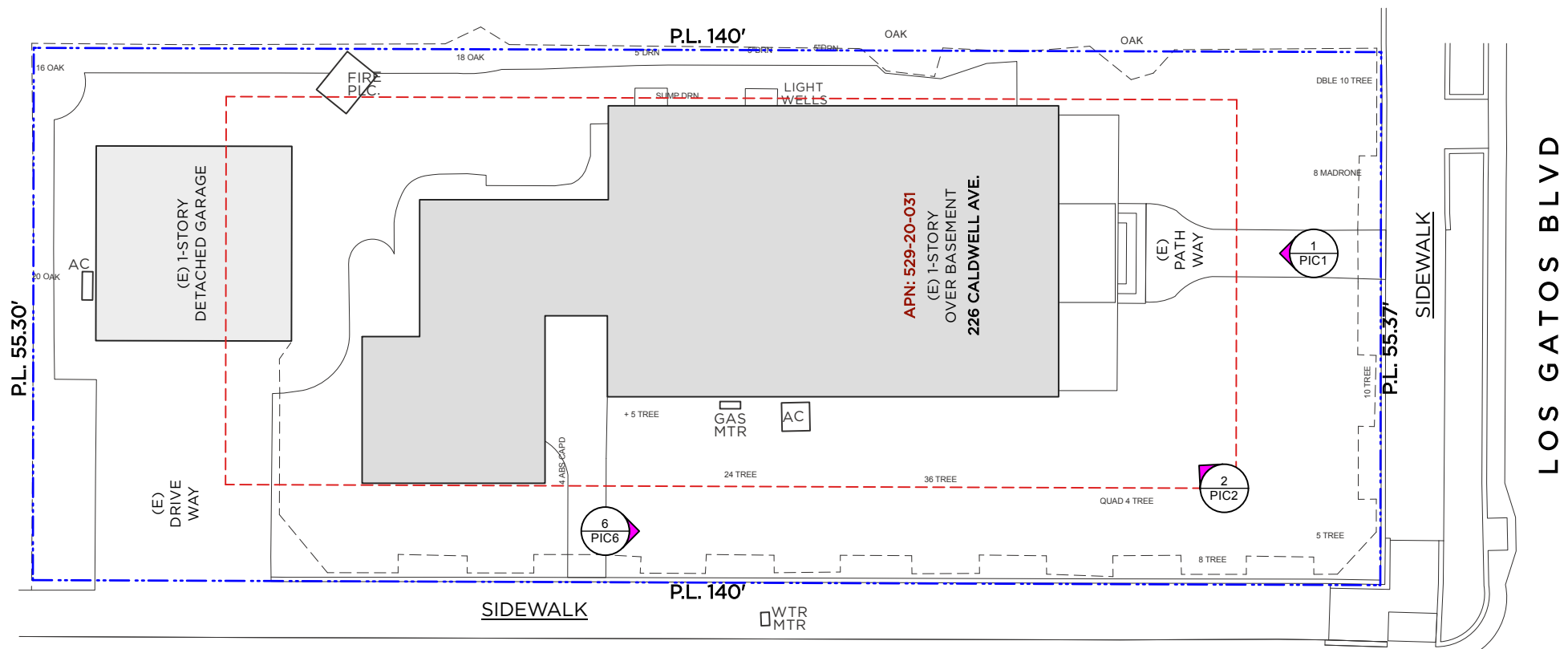
Address _____ City _____ Zip _____

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. 1097, 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. Robinson Date 7-22-03



- 1 (E) Site Plan
Scale: 1/16" = 1'-0"
- 3 PIC3
 - 4 PIC4
 - 5 PIC5

CALDWELL AVE













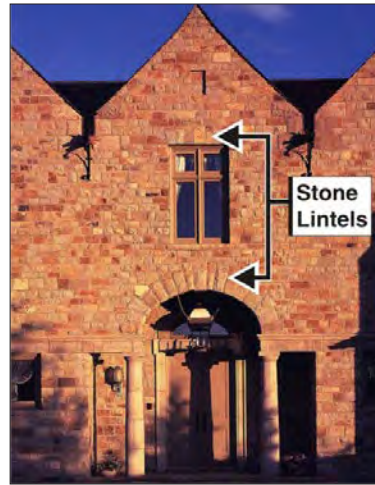
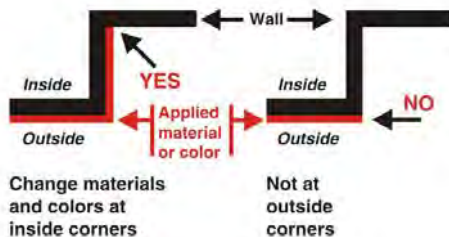
*This Page
Intentionally
Left Blank*

3.8.3 Use traditional detailing

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

3.8.4 Materials changes

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



Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

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



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

BUILDING DESIGN

3



Original structure



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



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

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

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

DRAWING INDEX

ARCHITECTURAL

- A-0.1 COVER SHEET
- C-1 SURVEY
- A-1.0 SITE PLAN
- A-1.1 DEMO CALC.
- A-2.0 EXISTING BASEMENT PLAN / 3D VIEWS
- A-2.1 EXISTING FIRST FLOOR PLAN
- A-2.2 PROPOSED FIRST FLOOR PLAN
- A-2.4 (E) ROOF PLAN
- A-2.5 (N) ROOF PLAN
- A-3.1 SOUTH ELEVATIONS
- A-3.2 NORTH ELEVATIONS
- A-3.3 EAST & WEST ELEVATIONS
- A-4.1 SECTION A

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

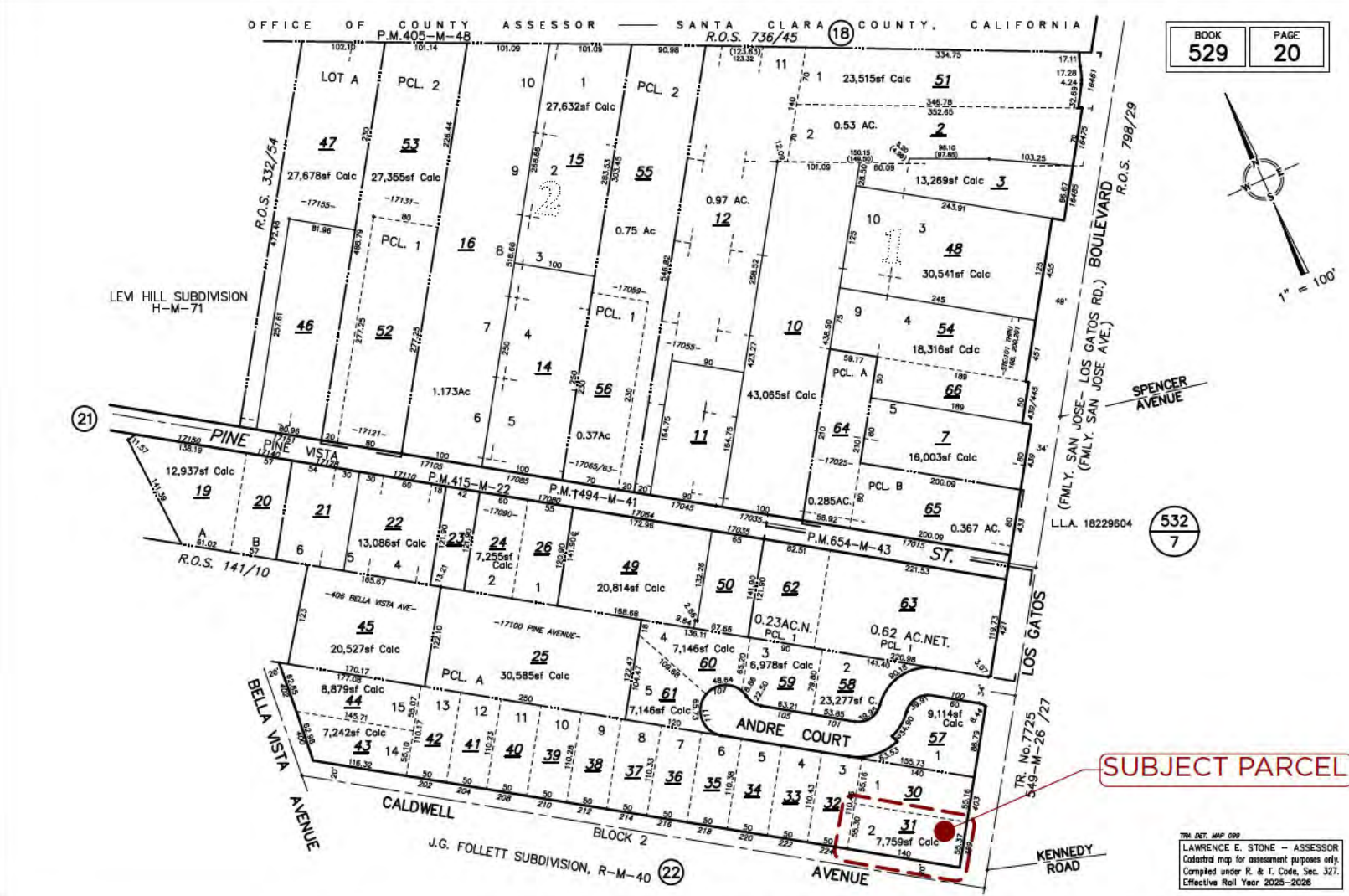
PROJECT TEAM

PROPERTY OWNER:
 JIGNESH MEHTA

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

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

ASSESSOR'S MAP



ABBREVIATION

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

SCOPE OF WORK

- PROPOSED INTERIOR REMODEL & REAR ADDITION TO:
- RENOVATE & EXPAND MASTER BEDROOM
 - RELOCATE BEDROOMS
 - ADD BATHROOM
 - RENOVATE LIVING & FAMILY ROOM

PROJECT DATA

PLANNING DATA:
 APN: 529-20-031
 ZONING: R-1D
 LOT AREA: ± 7,746 S.F.
 OCCUPANCY GROUP: R-3
 BUILDING TYPE: V-B
 # OF UNITS: 1 (NO CHANGE)
 # OF BED/BATH: (E) 4/2 (N) 4/3.5
 BUILDING HEIGHT: (E) ±14'-3" (N) ±14'-5"
 FIRE SPRINKLER: NONE
 APPLICABLE CODES: 2025 CALIFORNIA CODE EDITIONS CBC, CRC, CEC, CPC, GREEN BUILDING STANDARD, BUILDING ENERGY EFFICIENCY STANDARDS W/ LOS GATOS AMENDMENTS

GROSS FLOOR AREA:

	EXISTING:	CHANGE:	PROPOSED:
BASEMENT:	330 ± S.F.	0 ± S.F.	330 ± S.F.
FIRST FLOOR:	1,930 ± S.F.	478 ± S.F.	2,408 ± S.F.
TOTAL:	2,260 ± S.F.	478 ± S.F.	2,738 ± S.F.

FAR 24.92 % 31.09 %

	EXISTING:	CHANGE:	PROPOSED:
DETACHED GARAGE:	411 ± S.F.	0 ± S.F.	411 ± S.F.

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

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



1807 Lyon St | San Francisco | CA

226 Caldwell Ave
 Los Gatos

Amir Afifi

PROJECT # 25-150

DRAWN BY A.A.


DATE 08/07/2025

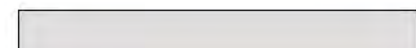
REVISED DATE 06/03/2026


Cover Sheet

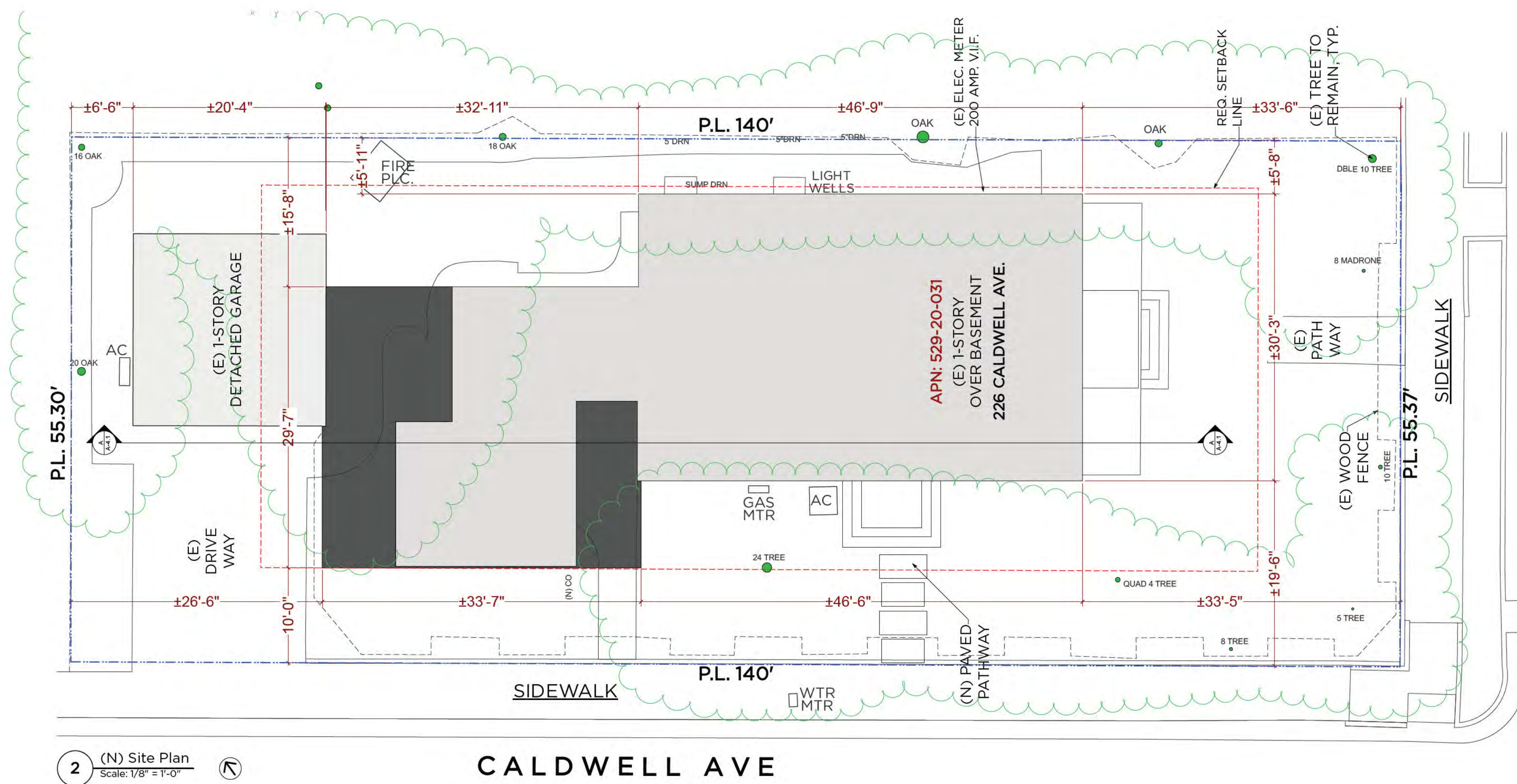
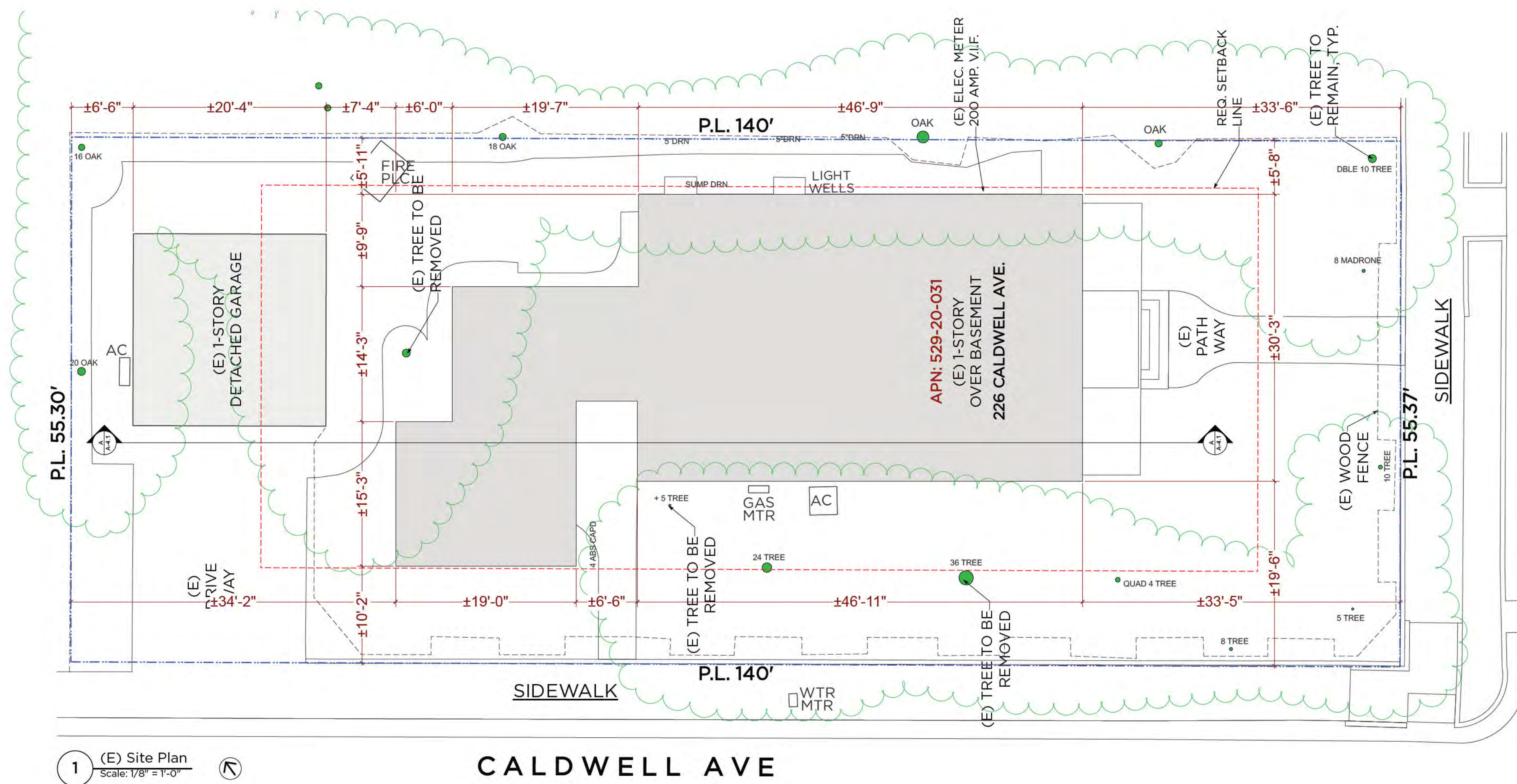
REVISIONS

A-0.1

PROPERTY LINE: 

(E) BUILDING 

AREA OF ADDITION 



Design Rituals

1807 Lyon St | San Francisco | CA

**226
Caldwell
Ave**
Los Gatos

PROJECT # 25-150

DRAWN BY A.A.

DATE 08/07/2025

REVISED DATE 06/03/2026

LOS GATOS BLVD

LOS GATOS BLVD

Site Plan

REVISIONS

A-1.0

EXTERIOR WALL DEMO CALC:

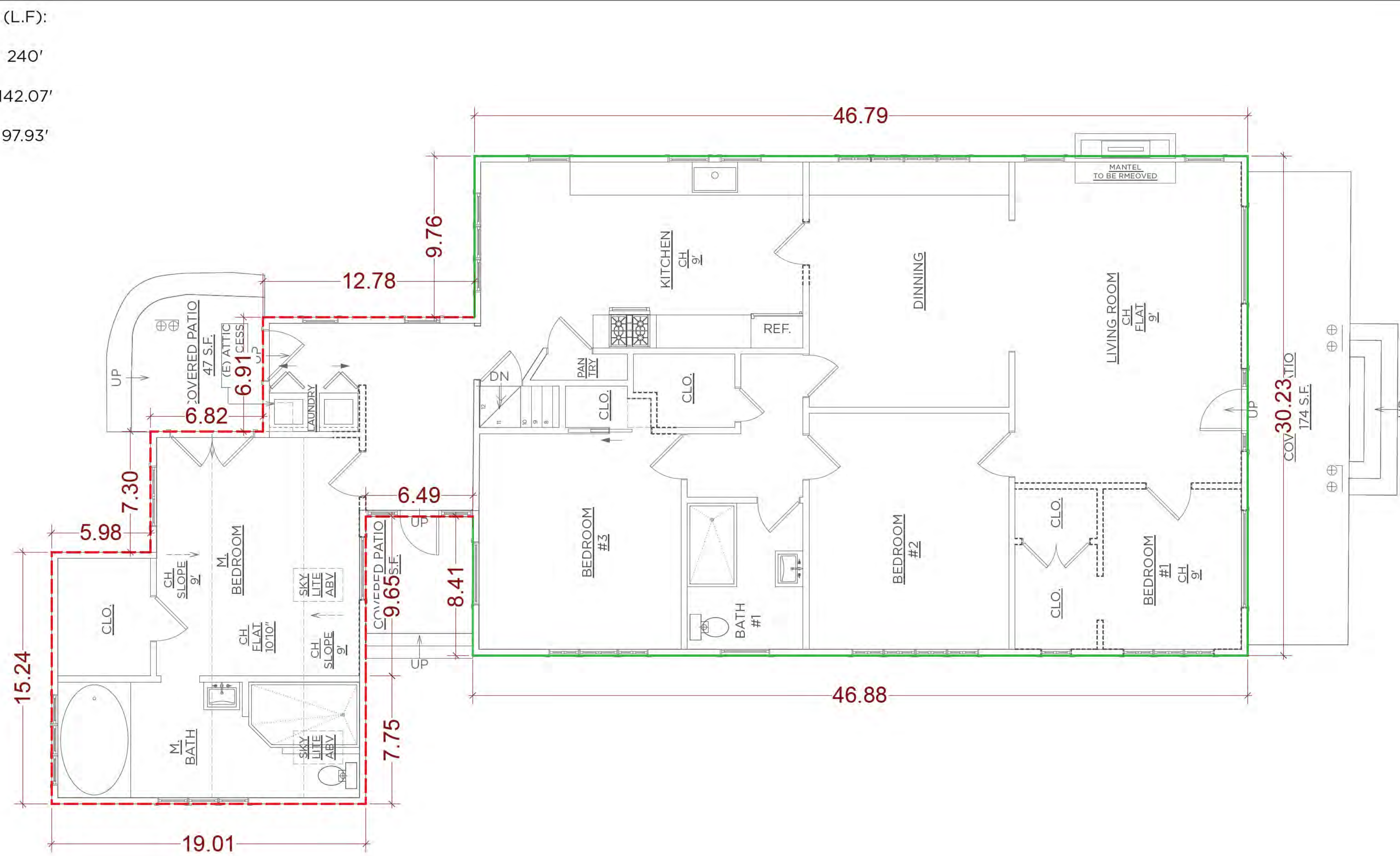
TOTAL EXISTING EXT. WALLS: (L.F): 240'
 TOTAL EXISTING EXT. WALLS TO REMAIN: 142.07'
 PERMANENTLY REMOVED EXT. WALLS: 97.93'

REMOVED EXT. WALLS CALC:

$97.93' / 240' = 40.80\% < 50\%$

DEMO CALC:

WALL TO REMAIN	WALL TO REMOVE
46.79	12.78
30.23	6.91
46.88	6.82
8.41	7.30
9.76	5.98
	15.24
142.07'	19.01
	7.75
	9.65
	6.49
	97.93'



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

A.A. A.A.

PROJECT #	25-150
DRAWN BY	A.A.
DATE	08/07/2025
REVISED DATE	06/03/2026

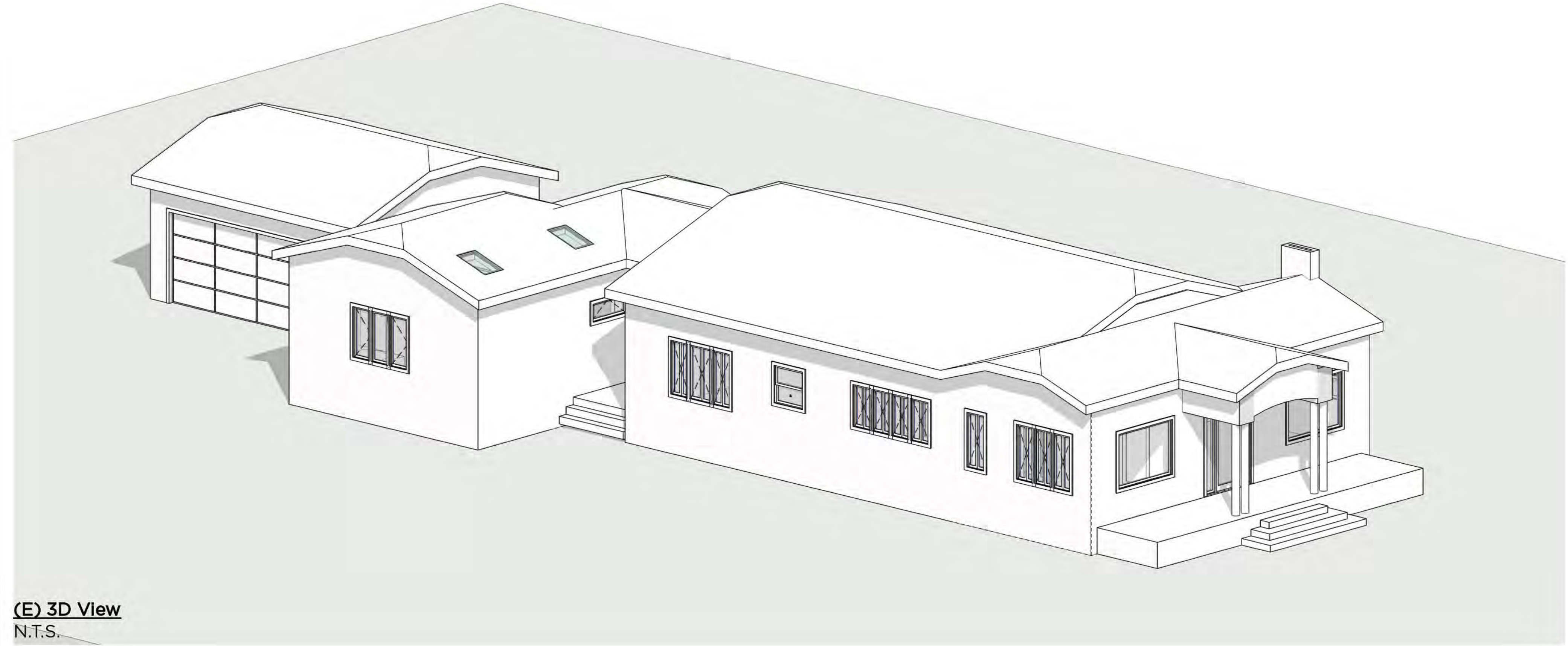
Demo Calc.

REVISIONS

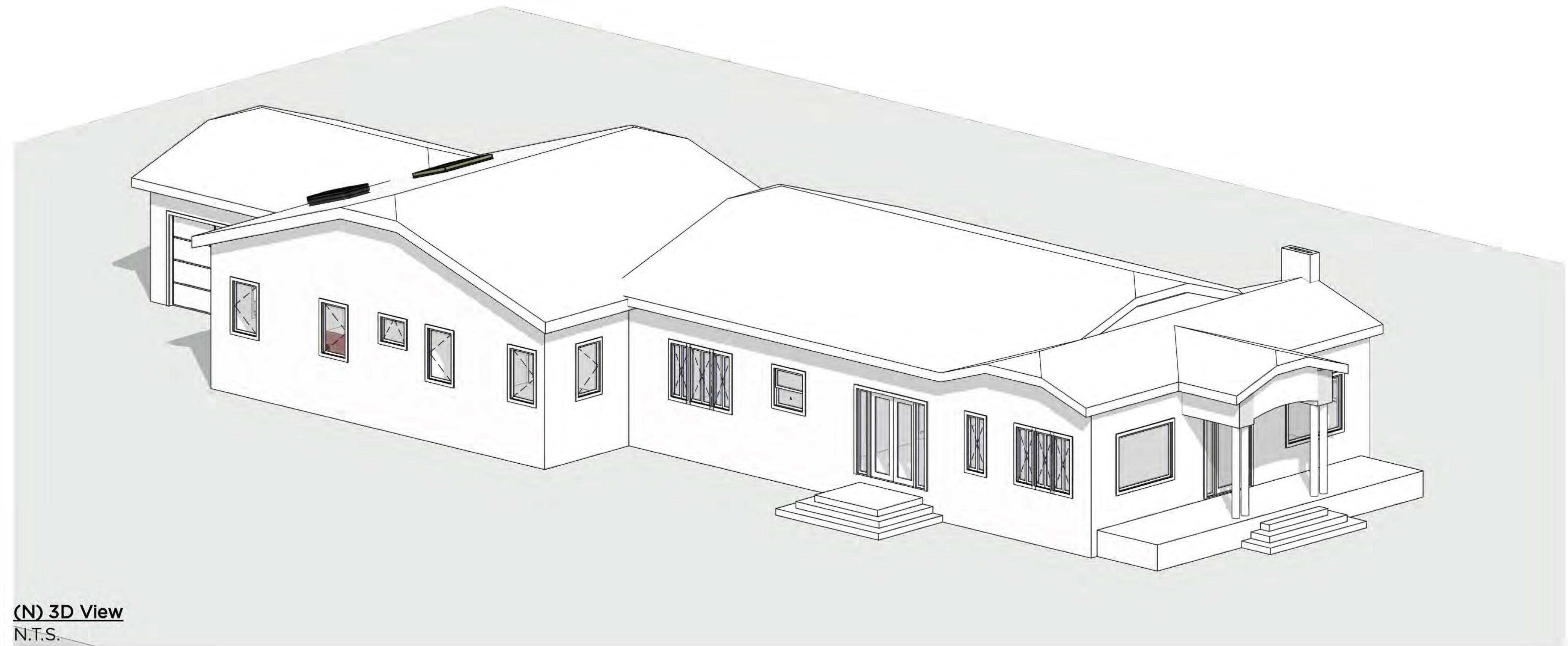
IMPORTANT DEMO NOTE:

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

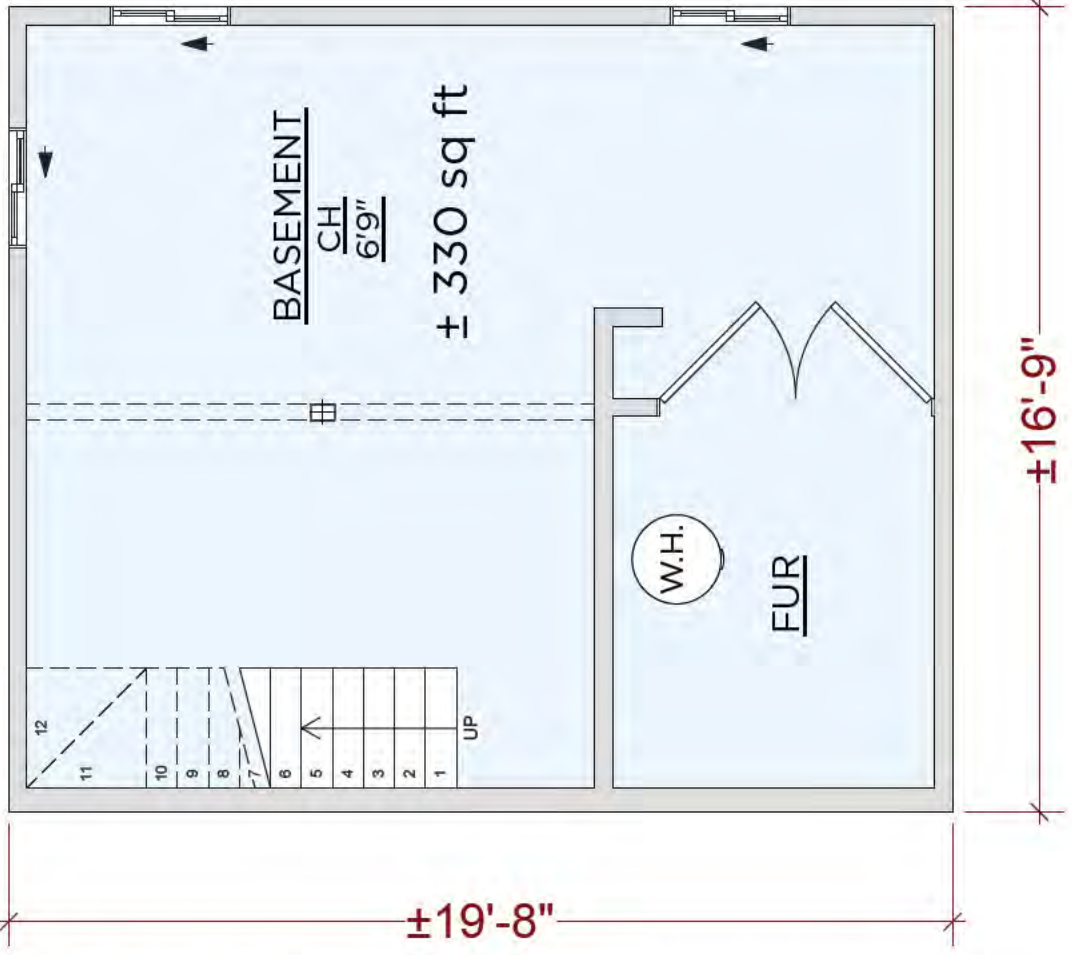
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL
	(N) WALL
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PONY WALL



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



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



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

Design Rituals

1807 Lyon St | San Francisco | CA

**226
Caldwell
Ave**
Los Gatos

A.A. A.A.

PROJECT # 25-150

DRAWN BY A.A.

DATE 08/07/2025

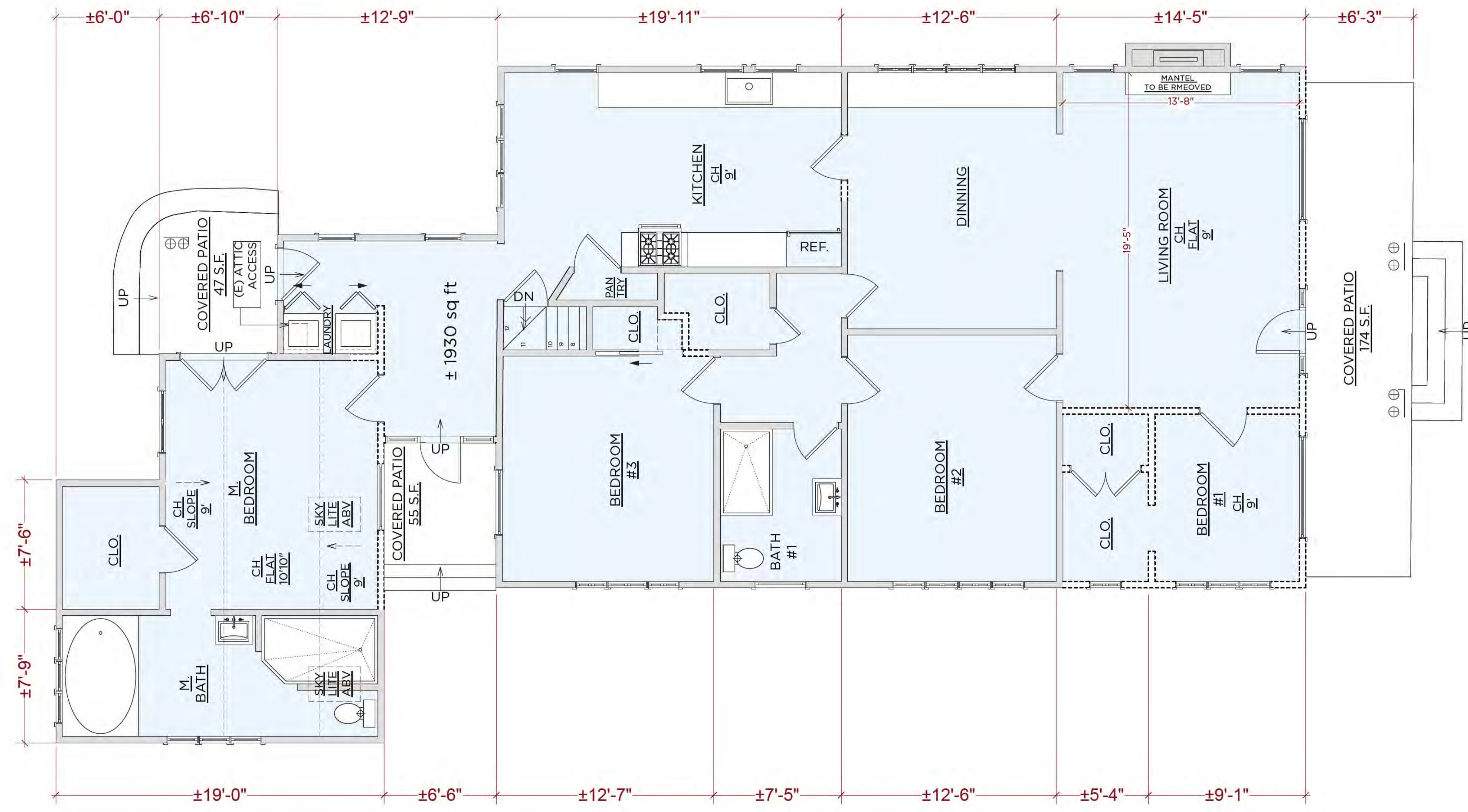
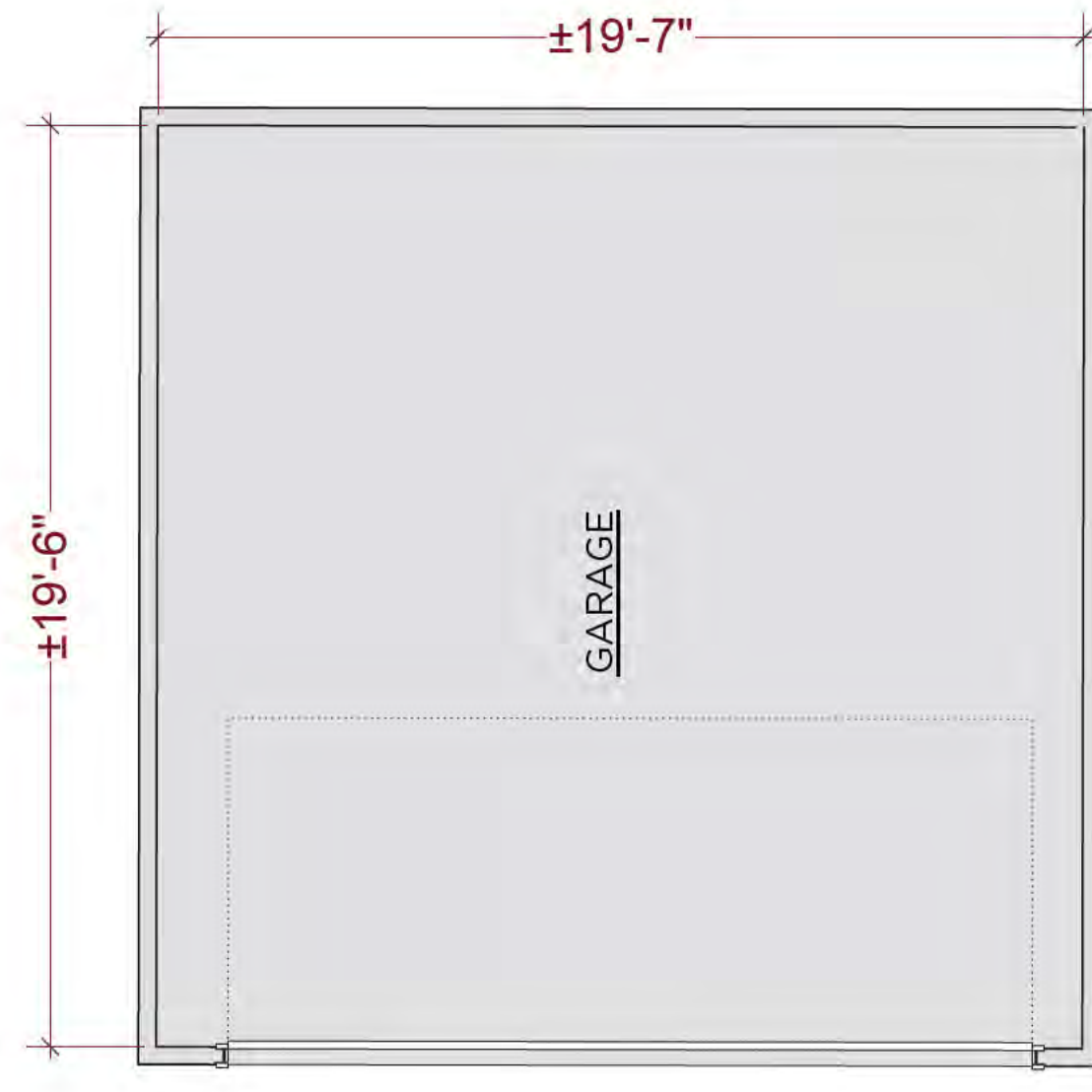
REVISED DATE 06/03/2026

(E) Basement Plan / 3D Views

REVISIONS

A-2.0

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



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

PROJECT # 25-150

DRAWN BY A.A.

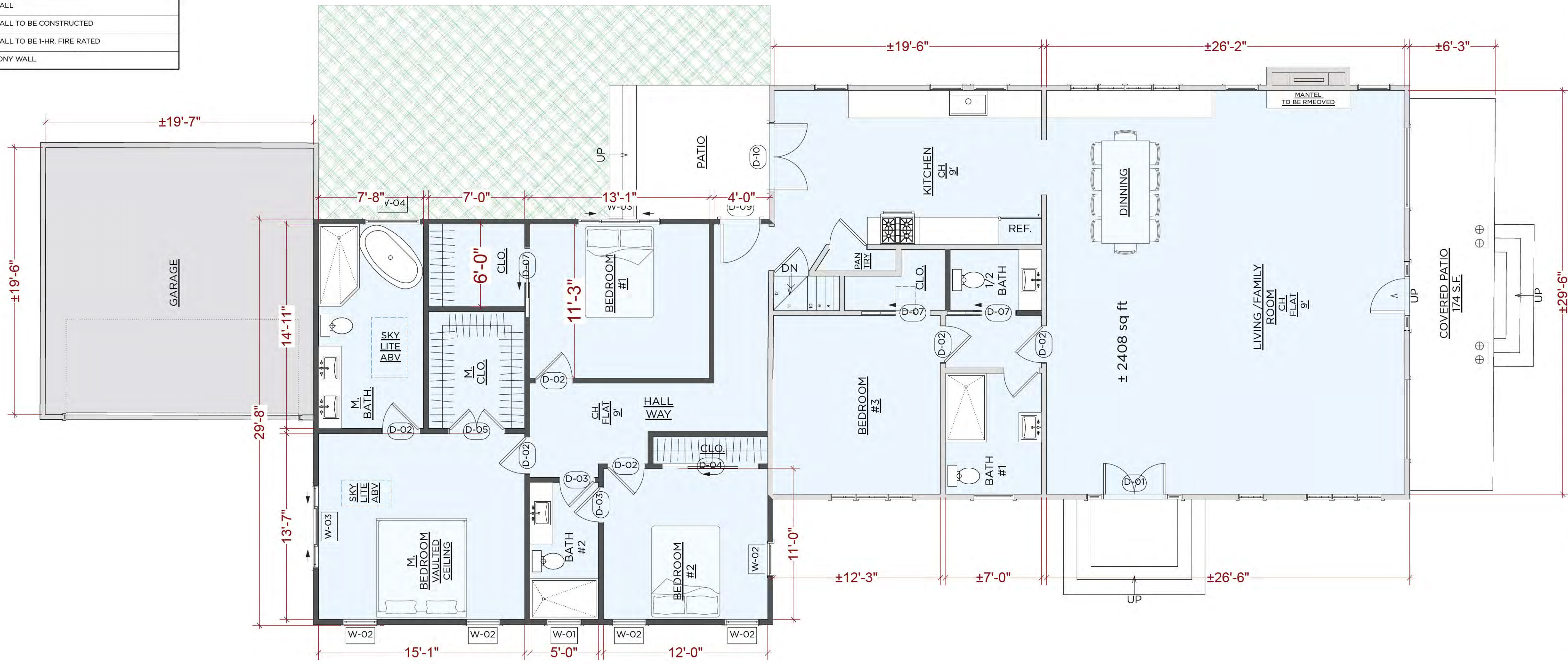
DATE 08/07/2025

REVISED DATE 06/03/2026

(E) 1st Floor Plan

REVISIONS

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



Design Rituals

1807 Lyon St | San Francisco | CA

226 Caldwell Ave
Los Gatos

A.A. A.A.

PROJECT # 25-150

DRAWN BY A.A.

DATE 08/07/2025

REVISED DATE 06/03/2026

(N) 1st Floor Plan

REVISIONS

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

Door Schedule						
Mark	Nominal Size			Door Style		Comments
	Width	Height	Thickness	Configuration	Slab Style	
D-01	7'0"	6'8"	1 3/4"	Swing	Glass	N/A
D-02	2'8"	6'8"	1 3/4"	Swing	Panel	
D-03	2'6"	6'8"	1 3/4"	Swing	Panel	
D-04	7'0"	8'0"	1 3/4"	Sliding	Panel	
D-05	4'0"	6'8"	1 3/4"	Swing	Panel	
D-07	2'6"	6'8"	1 3/4"	Pocket	Panel	
D-09	3'0"	6'8"	1 3/4"	Swing	Glass	Safety Glass
D-10	5'0"	6'8"	1 3/4"	Swing	Glass	Safety Glass

Window Schedule				
Mark	Nominal Size		Sash Operation	Comments
	O.A. Width	O.A. Height		
W-01	2'6"	2'0"	Hopper	Safety Glass
W-02	2'6"	4'0"	Casement	Safety Glass
W-03	6'0"	4'0"	Picture Window Slid	Safety Glass
W-04	4'0"	2'0"	Hopper	Safety Glass
W-06	2'0"	3'0"	Fixed Glass	Safety Glass / Sky Light
W-07	2'0"	2'0"	Fixed Glass	Safety Glass / Sky Light

NOTE:
 - NFRC LABELS ON NEW DOORS & WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
 - MAX. U-FACTORS 0.30 / MAX. SHGC 0.23
 - ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1031, IF APPLICABLE
 - SEE ENERGY COMPLIANCE REPORT FOR GLAZING U-FACTOR OF DOORS & WINDOWS
 - SEE ELEVATION DRAWINGS FOR MORE INFORMATION

A-2.2



PROJECT # 25-150

DRAWN BY A.A.

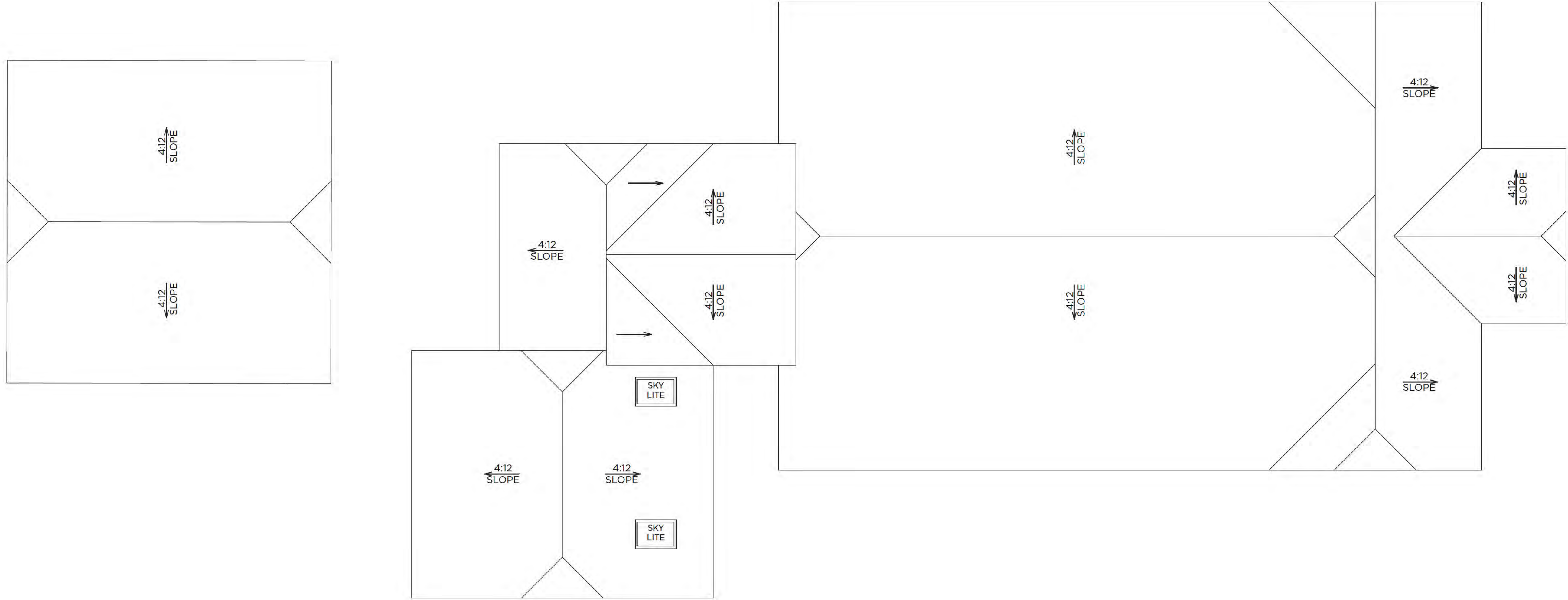
DATE 08/07/2025

REVISED DATE 06/03/2026

(E) Roof Plan

REVISIONS

A-2.4



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

PROJECT # 25-150

DRAWN BY A.A.

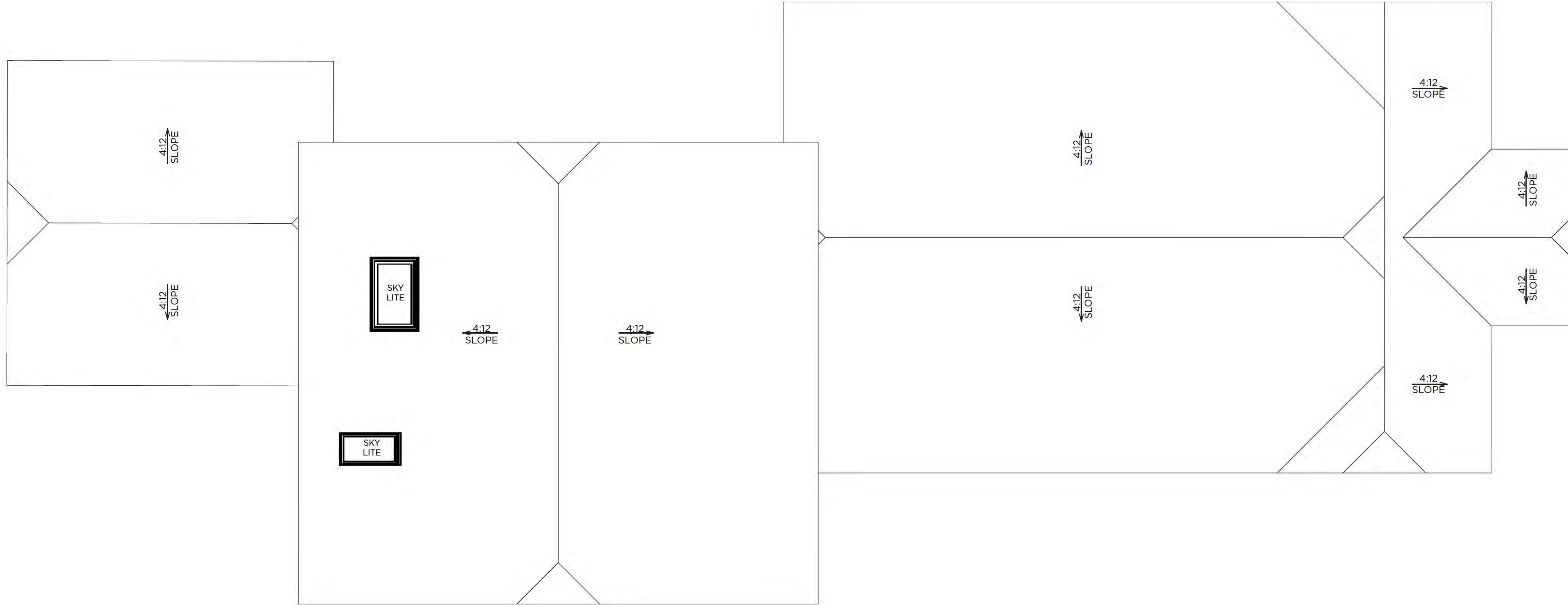
DATE 08/07/2025

REVISED DATE 06/03/2026

(N) Roof Plan

REVISIONS

A-2.5



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



PROJECT # 25-150

DRAWN BY A.A.

DATE 08/07/2025

REVISED DATE 06/03/2026

South Elevations

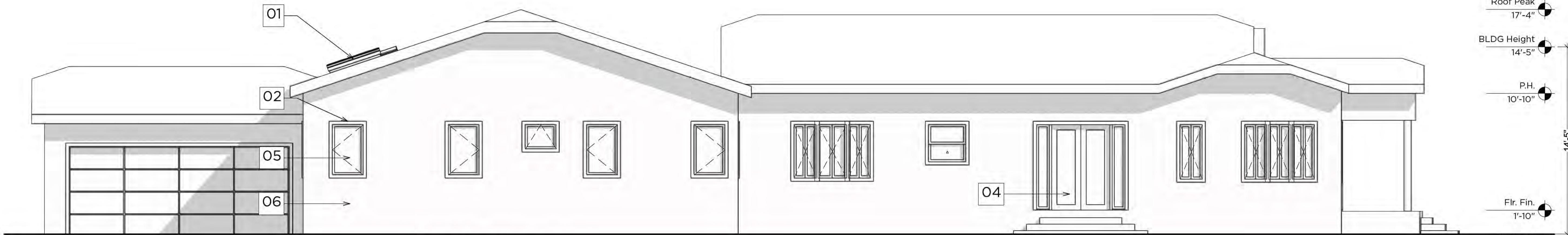
REVISIONS

A-3.1



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

Roof Peak
16'-11"
BLDG Height
14'-3"
P.H.
10'-10"
Flr. Fin.
1'-10"
Grade
0'-0"



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

Roof Peak
17'-4"
BLDG Height
14'-5"
P.H.
10'-10"
Flr. Fin.
1'-10"
Grade
0'-0"

- 01 → SKYLITE, TYP.
- 02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.
- 03 → (N) STUCCO TO MATCH (E), TYP.
- 04 → DBL. GLZ. WOOD DOOR, TYP.
- 05 → DBL. GLZ. WOOD WINDOW, TYP.
- 06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)



PROJECT # 25-150

DRAWN BY A.A.

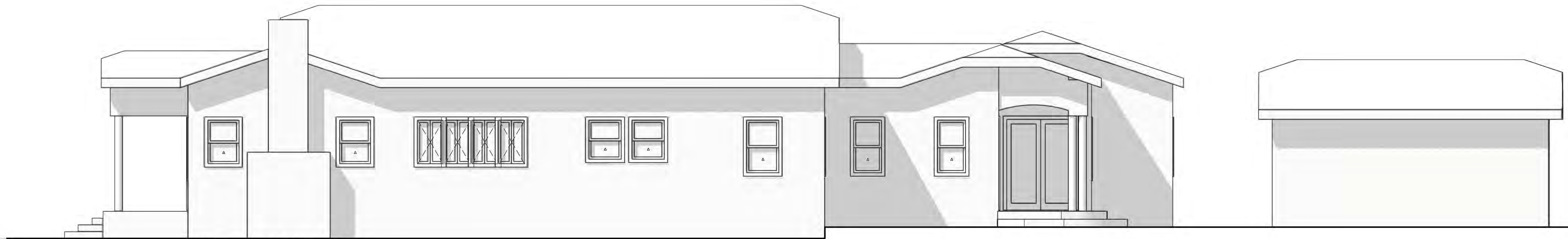
DATE 08/07/2025

REVISED DATE 06/03/2026

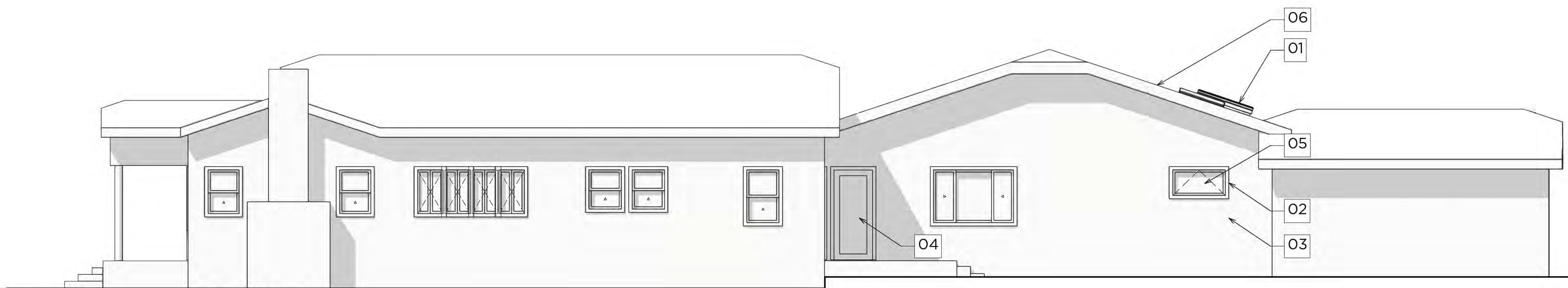
North Elevations

REVISIONS

A-3.2



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



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

- 01 → SKYLITE, TYP.
- 02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.
- 03 → (N) STUCCO TO MATCH (E), TYP.
- 04 → DBL. GLZ. WOOD DOOR, TYP.
- 05 → DBL. GLZ. WOOD WINDOW, TYP.
- 06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)



PROJECT # 25-150

DRAWN BY A.A.

DATE 08/07/2025

REVISED DATE 06/03/2026

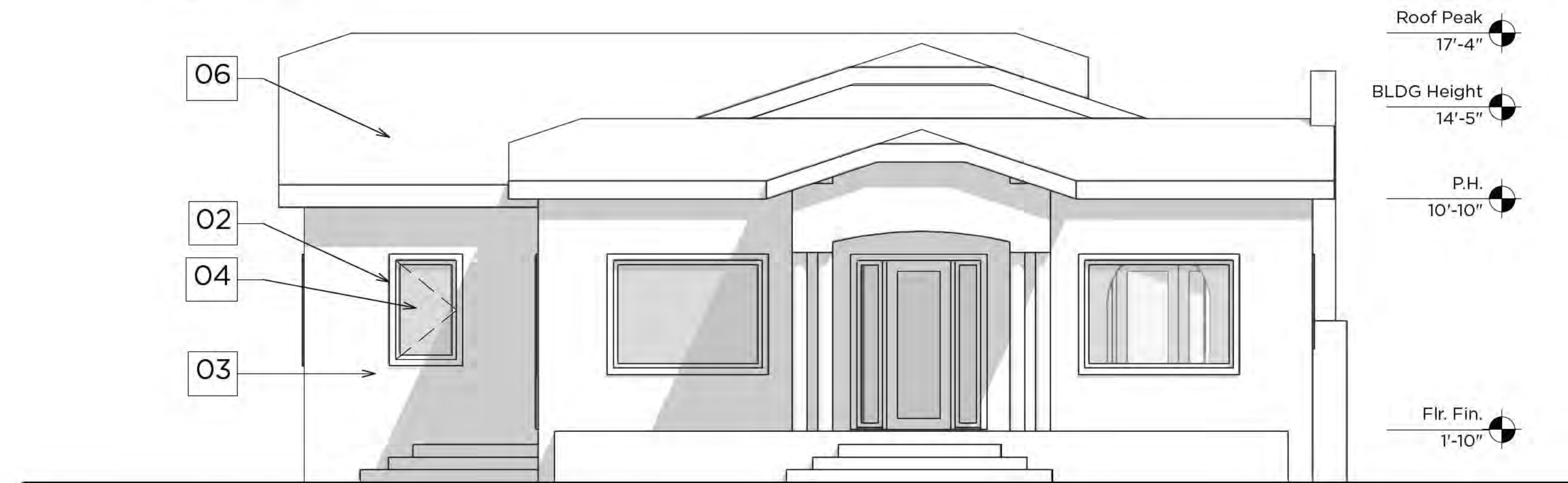
East & West Elevations

REVISIONS

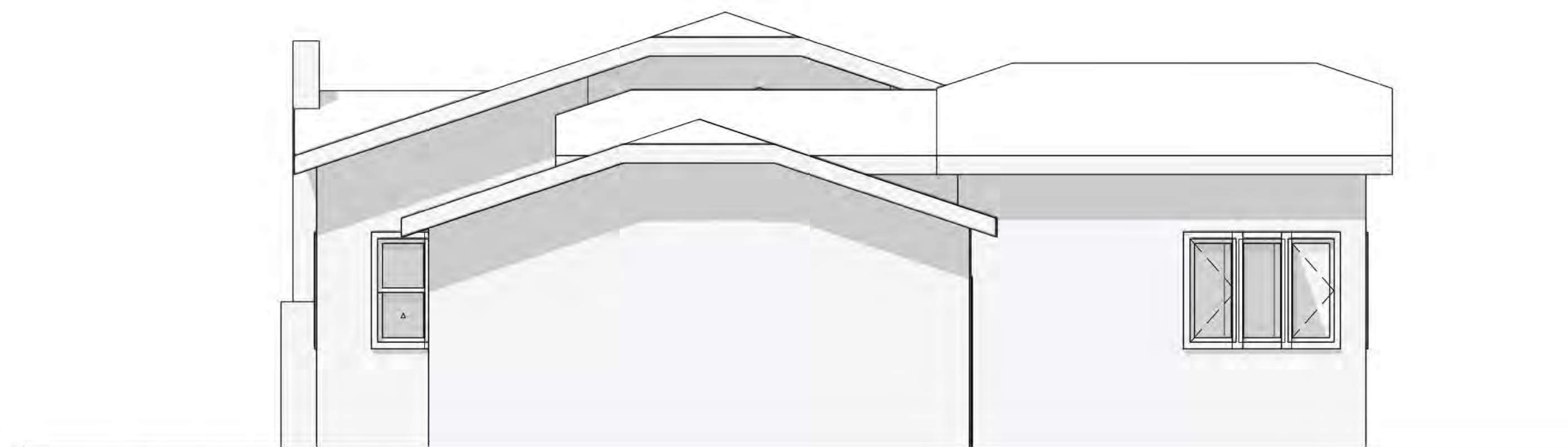
A-3.3



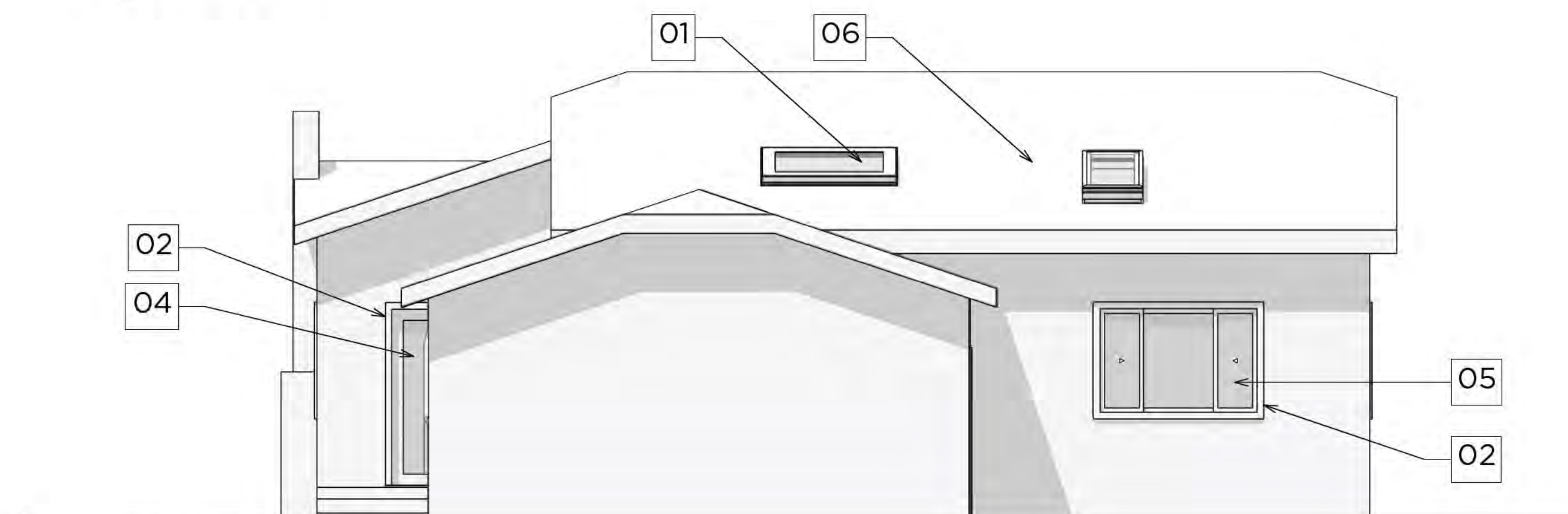
1 (E) East Elevation
Scale: 1/4" = 1'-0"



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



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



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

- 01 → SKYLITE, TYP.
- 02 → EXT. GRADE WOOD TRIM TO MATCH (E), TYP.
- 03 → (N) STUCCO TO MATCH (E), TYP.
- 04 → DBL. GLZ. WOOD DOOR, TYP.
- 05 → DBL. GLZ. WOOD WINDOW, TYP.
- 06 → (N) ASPHALT SHINGLE ROOF TO MATCH (E)

PROJECT # 25-150

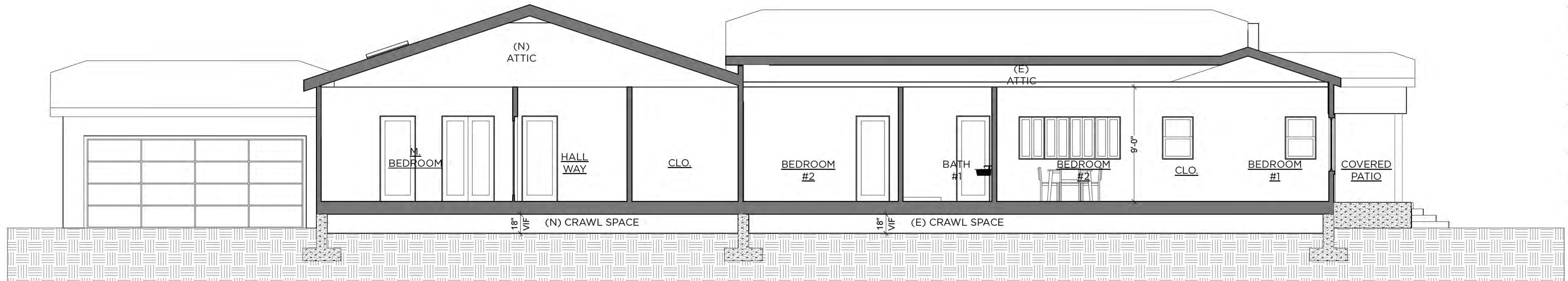
DRAWN BY A.A.

DATE 08/07/2025

REVISED DATE 06/03/2026



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



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

Section A

REVISIONS

A-4.1