



TOWN OF LOS GATOS
HISTORIC PRESERVATION COMMITTEE
REPORT

MEETING DATE: 05/27/2026

ITEM NO: 3

DATE: May 22, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. **Located at 226 Caldwell Avenue.** APN 529-20-031. Request for Review PHST-26-014. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner: Jignesh Mehta. Applicant: Amir Afifi. Project Planner: Suray Nathan.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for a property zoned R-1D located at 226 Caldwell Avenue.

PROPERTY DETAILS:

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

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory, located at the southwest corner of Los Gatos Boulevard and Caldwell Avenue (Attachment 1). The Santa Clara County Assessor's Database lists a construction date of 1928, and the residence first appears on the Sanborn Fire Insurance Maps in 1944 (Attachment 2). The footprint of the residence remains consistent through 1956. The property is not within a historic district or LHP overlay, but it is included in the 1990 Anne Bloomfield Survey (Attachment 3). The survey assigns the house a "plus (+)" rating, classifying it as a historic and intact structure or worthy of special note.

PREPARED BY: Suray Nathan
Assistant Planner

Historically, the property was known as 398 San Jose Avenue. The address changed to 389 Los Gatos Boulevard in the early 1970s when San Jose Avenue became Los Gatos Boulevard. The street address of the subject house was changed sometime after 1999 from 398 Los Gatos Boulevard to 226 Caldwell Avenue, as all documents thereafter list the house with the 226 Caldwell Avenue address.

The applicant provided a Letter of Justification and historical research regarding the requested removal of a Colonial Revival-style residence (Attachment 4), as well as photos of the current residence (Attachment 8). The materials provided include a streamlined history of the property, alterations over time, and potential historic significance.

The applicant's research and Town records show a building permit approval on January 13, 1994, to construct a 498-square foot master bedroom addition at the rear of the property (Attachment 5).

Subsequent modifications to the residence include approval on July 18, 1997, for chimney repairs (Attachment 6). Additionally, the Town issued a permit on July 22, 2003, to replace the original wood shingle roof with modern composite shingles (Attachment 7).

Aside from the modifications already noted, Town records do not indicate any other exterior modifications to the residence since its initial construction in 1928.

CONCLUSION:

Should the Committee find that the structure has no historic significance or architectural merit, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations would not return to the Committee.

FINDINGS:

- A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or

PAGE 3 OF 3

SUBJECT: 226 Caldwell Avenue/ PHST-26-014

DATE: May 22, 2026

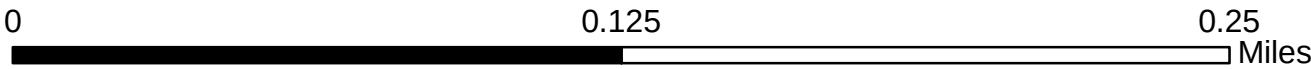
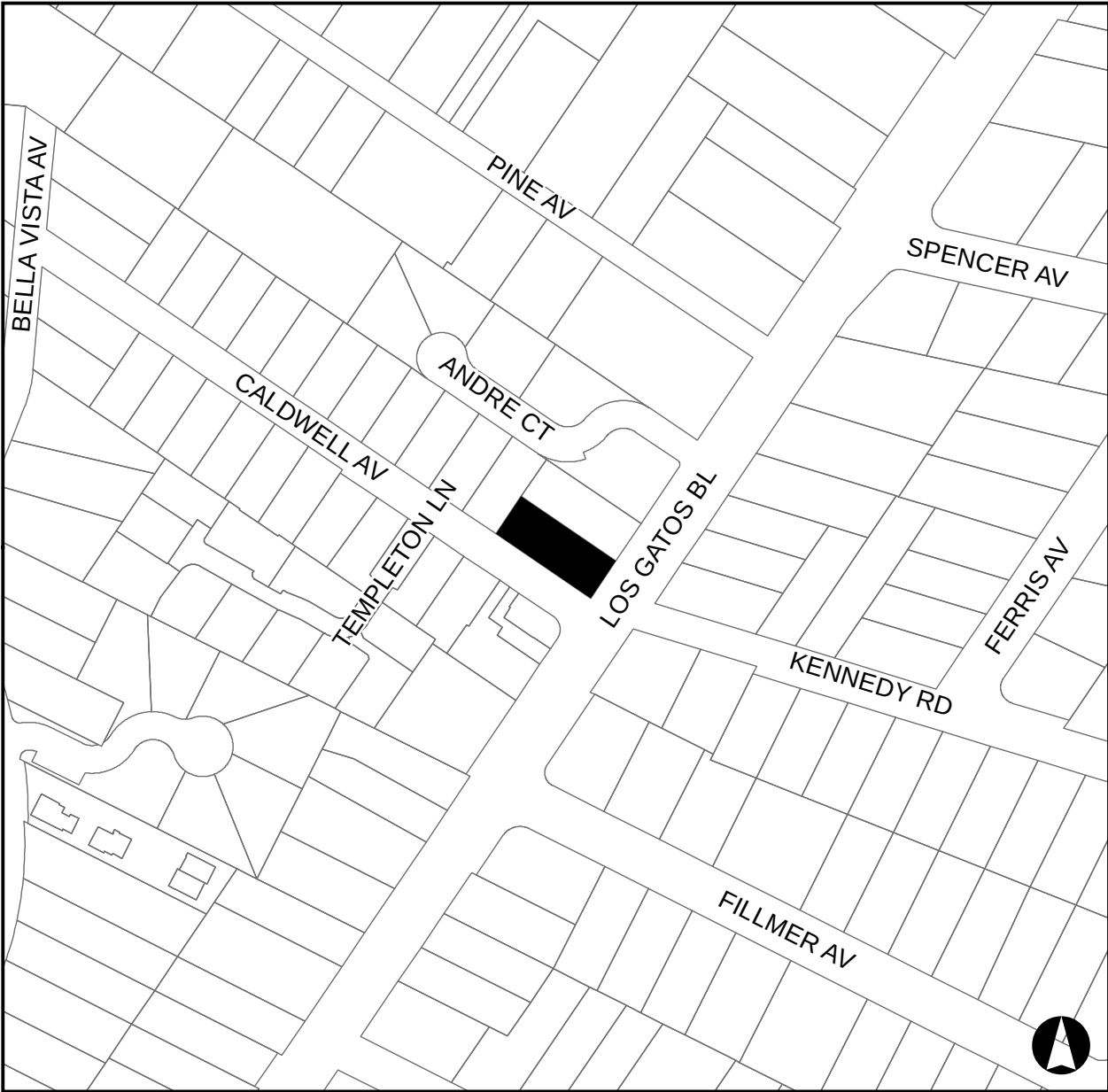
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

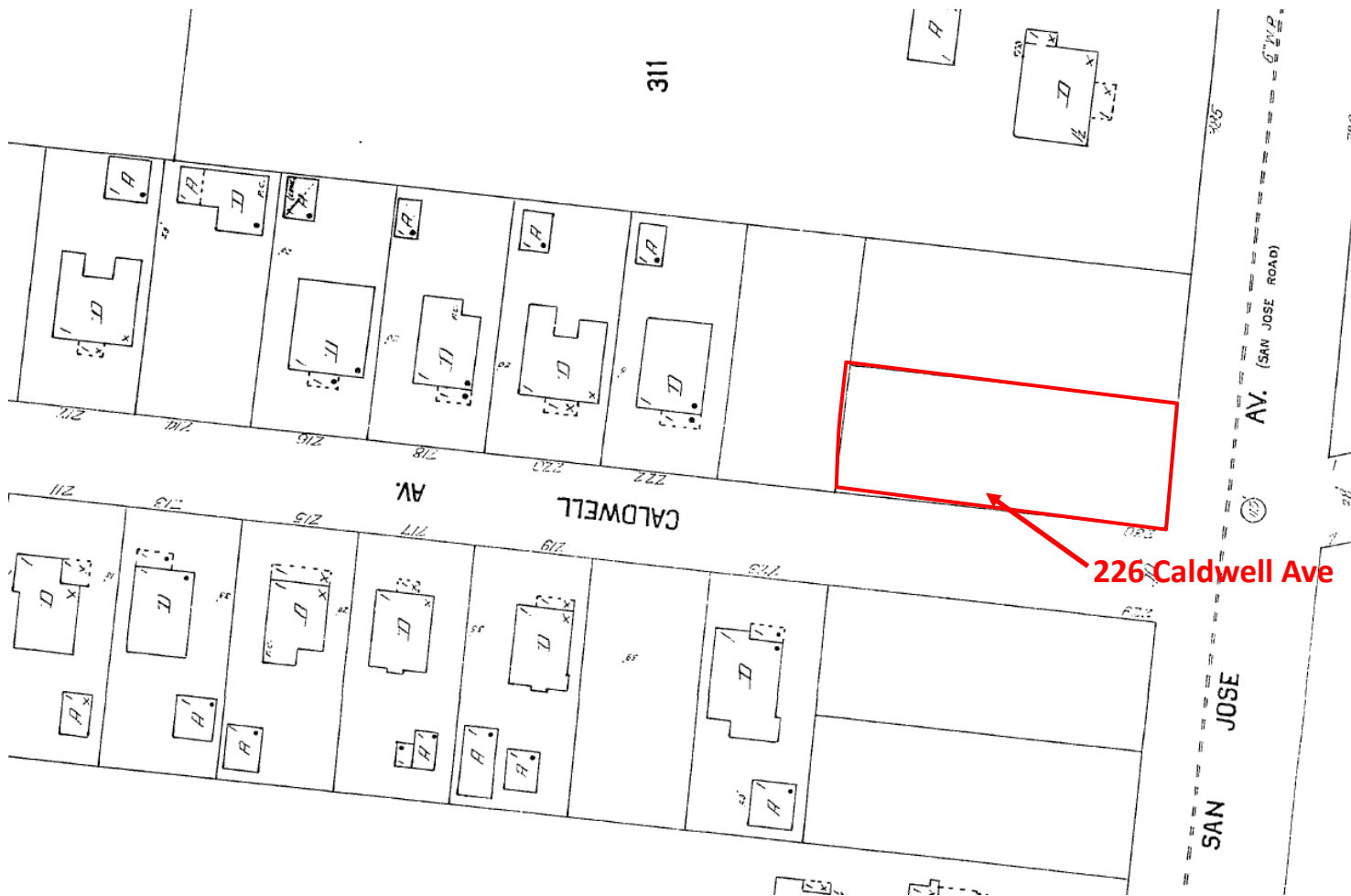
1. Location Map
2. Sanborn Fire Insurance Maps
3. 1990 Anne Bloomfield Survey
4. Letter of Justification and Historic Research
5. Town Records - Building Permit - January 4, 1994
6. Town Records - Building Permit - July 18, 1997
7. Town Records - Building Permit - July 22, 2003
8. Photographs

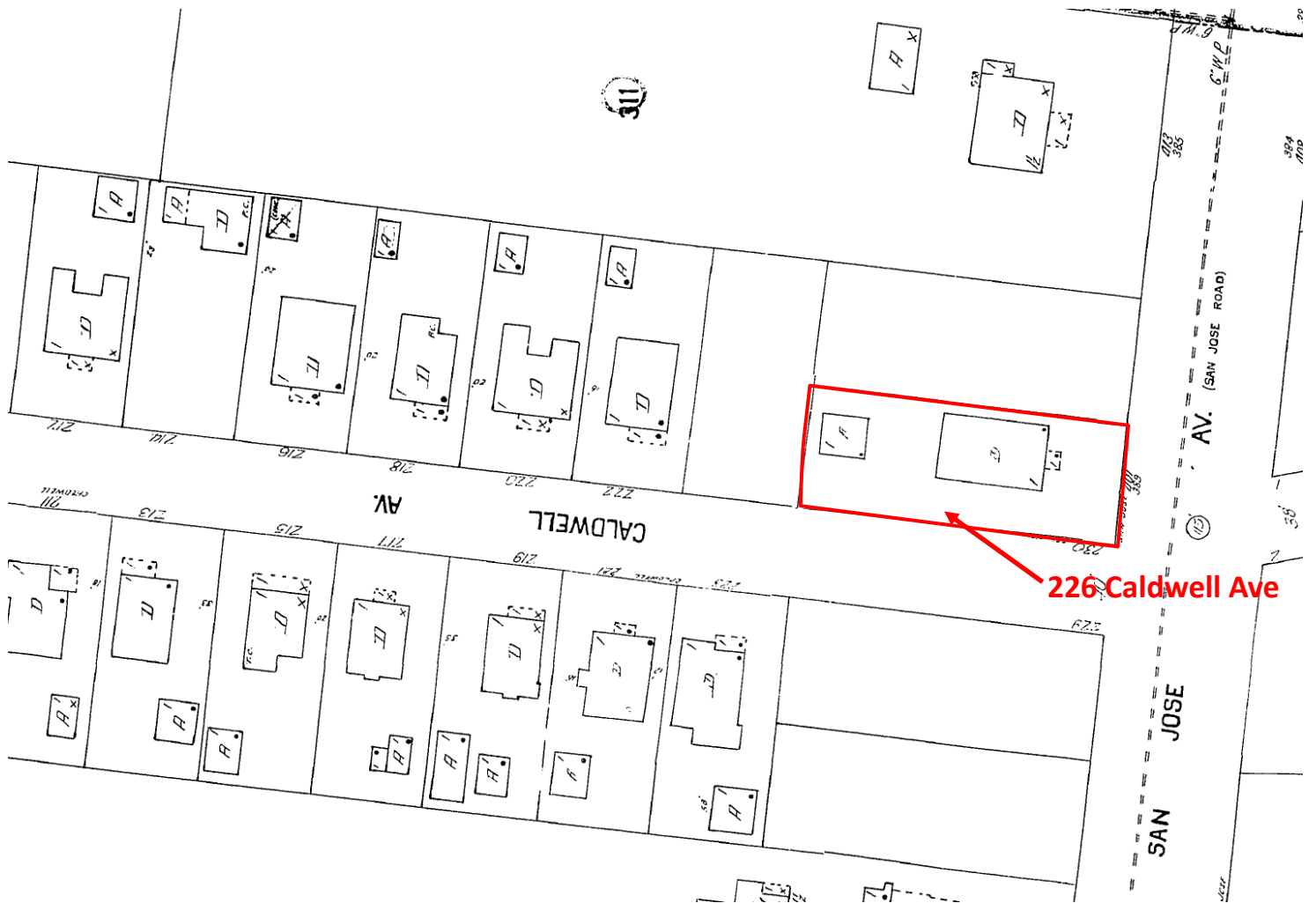
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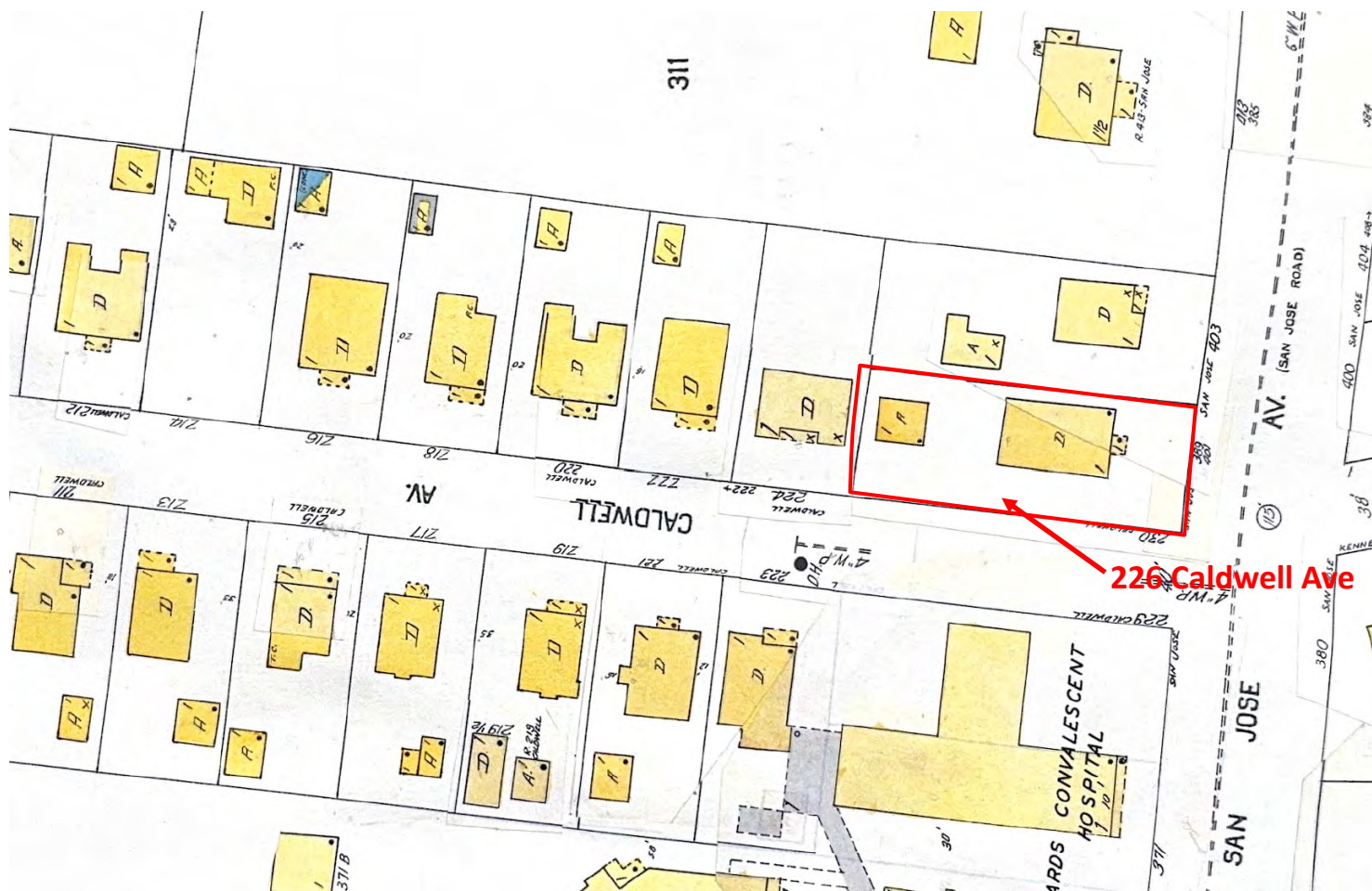
226 Caldwell Avenue



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547

File address 389 L G B/vot

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

Old tract or subdivision name 16 Follet Sub Old Block # 2 Old lot # 2

Preliminary rating --- Estimated age 1950 Style Colonial Rev. # stories ---
Alterations _____
Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page 8544 Effective date 12/11/87

[illegible]

<u>Source Name</u>	<u>Source Date</u>	<u>Source Page</u>	<u>Location of property, or Old tract/block/lot</u>	<u>Lot Size</u>	<u>Owner Name</u>
	1891				
Blk Book	1908				
Survey	1941				

PHOTOS: Roll/frame # 116 Date 2-2-89

National Register listed date _____
County Inventory 1979 _____
Town of Los Gatos: Designation _____ Recognition _____
District Name _____
Previous Survey _____
Gebhard: page # _____ illustration page # _____
Butler/Junior League _____



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

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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).

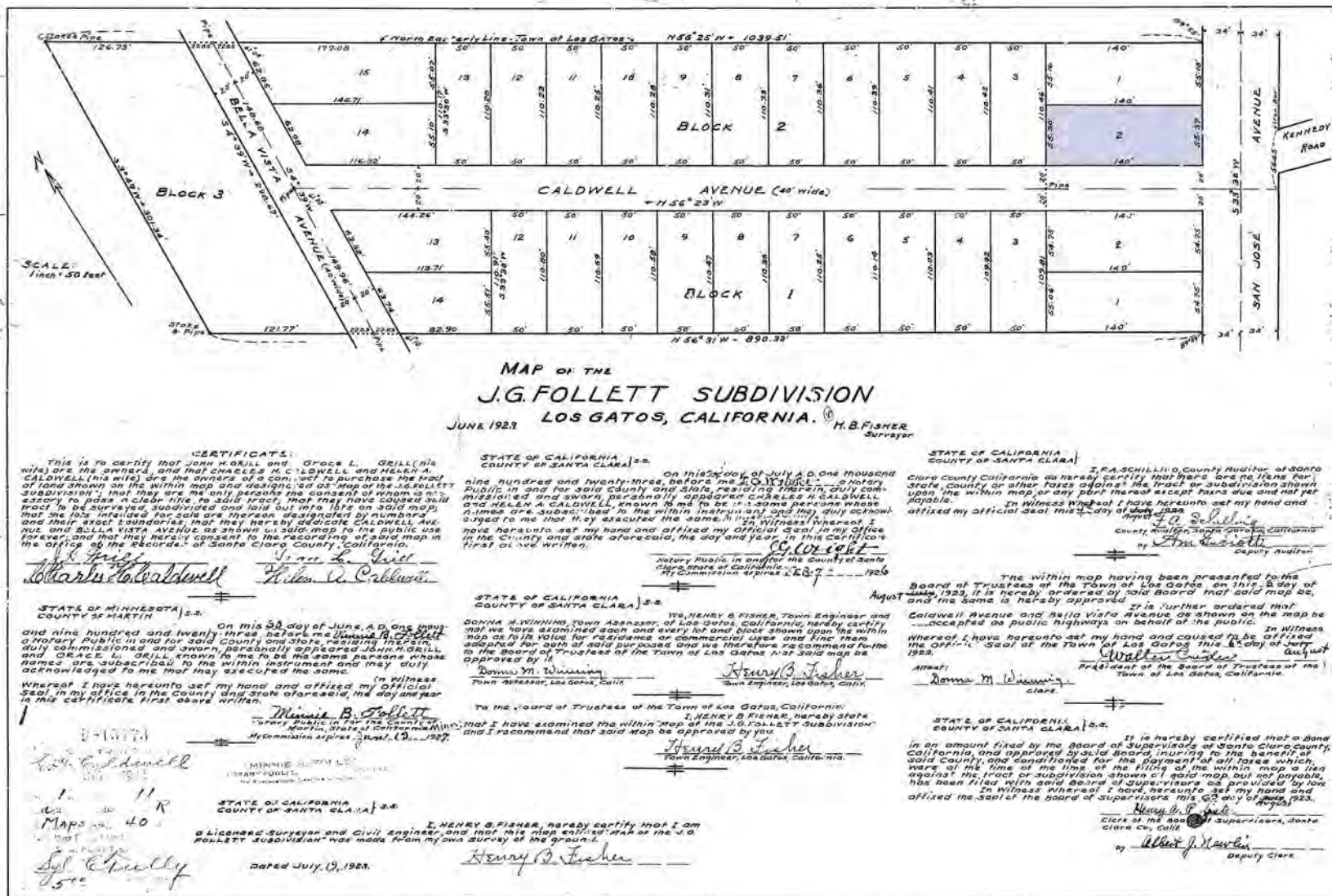


Figure 2. Portion of Henry Brainard's Map of Los Gatos and Vicinity, with 9.5-acre tract highlighted in blue.



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

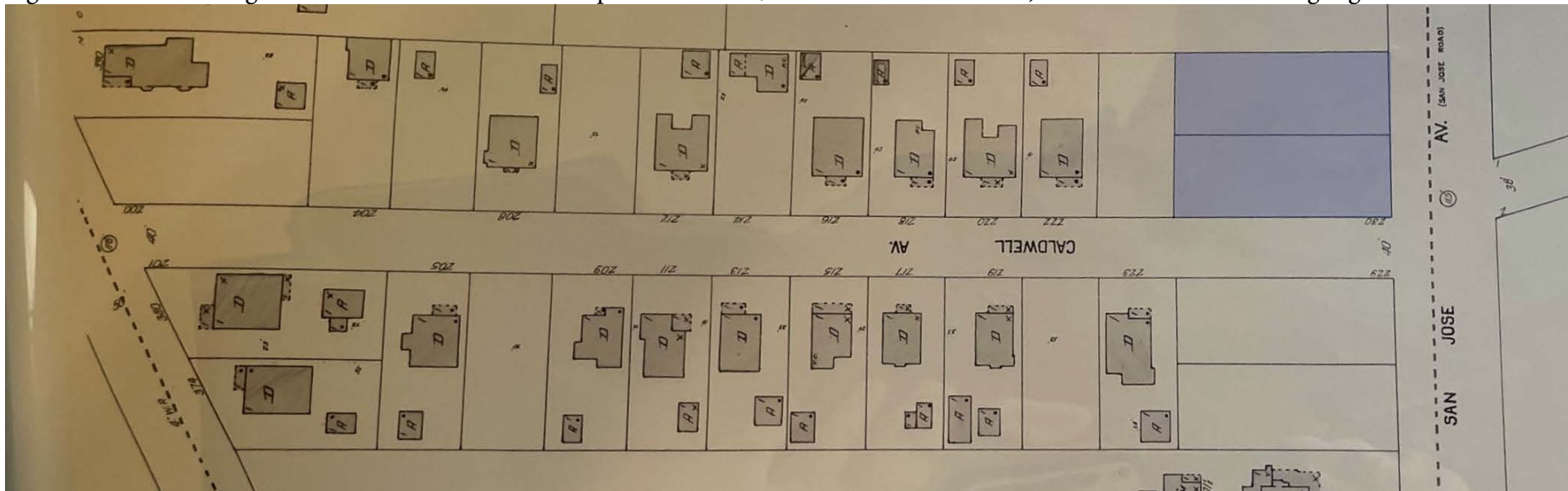


Figure 4. 1941 Los Gatos Assessment of 389 San Jose Avenue (left), with 1944 Sanborn map (right).

Form 1-28) **BUILDING CLASSIFICATION AND COMPUTATION RECORD**

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

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 sq. ft.	\$ 3.15	\$ 4057.		\$
(B)	X 18 X 6 =	108 sq. ft.	\$ 1.25	135.		
(C)	X X =	cu. ft.	\$		Miscel.	
(D)	X X =	cu. ft.	\$		Retain. Wall	
	X X =	cu. ft.	\$		Tank	
	X X =	cu. ft.	\$		Pool	
Reproduction Cost of Main Building				\$ 4192	73 % Good	\$ 3060
Garage	X 17 X 20 =	340 sq. ft.	\$ 2.00	\$ 680.	70 % Good	\$ 475
Depreciation % Pct. Good %				TOTAL DEPRECIATED VALUE \$ 3531		

EXTERIOR DESCRIPTION

COMMERCIAL BLDGS. FOUNDATION: Deep ☒ Shallow ☐ Stories: Concrete ☒ Stone ☐ Office Bldg: Brick ☐ Stone ☐ Terra Cotta ☐ Apartments: Posts ☐ Piers ☐ Mud sill ☐ Piles ☐ On Wood Lath ☐ On Chick Wire ☐ Rustic ☐ Resawed ☐ Bld. & Mat. ☐ Ship lap ☐ Novelty ☐ T&G ☐ Corr. Iron ☐ Painted ☐ Stained ☐ EXTERIOR WALLS: Brick ☐ Stone ☐ Terra Cotta ☐ Tile ☐ Stucco ☐ On Wood Lath ☐ On Chick Wire ☐ Rustic ☐ Resawed ☐ Bld. & Mat. ☐ Ship lap ☐ Novelty ☐ T&G ☐ Corr. Iron ☐ Painted ☐ Stained ☐ ROOF: Wood Shingle ☒ Pat. Shingle ☐ Tar & Gravel ☐ Tile ☐ Composition ☐ Metal ☐ Cor. Iron ☐ Good ☐ Med. ☐ Chip ☐ Glass ☐ Ornamental ☐ Plain ☐ EXTERIOR TRIM: Masonry ☐ Plastic ☐ Tile ☐ Wood ☐ Glass ☐ Ornamental ☐ Plain ☐ STONE FRONT: Bulkhead ☐ Plate in Met. ☐ Plate in Wood ☐ Plate in Wt'ed ☐ Sheet Glass ☐ OUTBUILDINGS: Wood Frame ☐ Metal ☐ Mill ☐ Single Wall ☐ Double Wall ☐ Garage ☒ Barn ☐ Detach. Attached ☐ Shed ☐ Barn ☐ Poultry House ☐ Foulry House ☐ RESTO'L BLDGS: 1/2 Stories ☐ 1/3 Stories ☐ 1/4 Stories ☐ 1/5 Stories ☐ 1/6 Stories ☐ 1/7 Stories ☐ 1/8 Stories ☐ 1/9 Stories ☐ 1/10 Stories ☐ 1/11 Stories ☐ 1/12 Stories ☐ 1/13 Stories ☐ 1/14 Stories ☐ 1/15 Stories ☐ 1/16 Stories ☐ 1/17 Stories ☐ 1/18 Stories ☐ 1/19 Stories ☐ 1/20 Stories ☐ 1/21 Stories ☐ 1/22 Stories ☐ 1/23 Stories ☐ 1/24 Stories ☐ 1/25 Stories ☐ 1/26 Stories ☐ 1/27 Stories ☐ 1/28 Stories ☐ 1/29 Stories ☐ 1/30 Stories ☐ 1/31 Stories ☐ 1/32 Stories ☐ 1/33 Stories ☐ 1/34 Stories ☐ 1/35 Stories ☐ 1/36 Stories ☐ 1/37 Stories ☐ 1/38 Stories ☐ 1/39 Stories ☐ 1/40 Stories ☐ 1/41 Stories ☐ 1/42 Stories ☐ 1/43 Stories ☐ 1/44 Stories ☐ 1/45 Stories ☐ 1/46 Stories ☐ 1/47 Stories ☐ 1/48 Stories ☐ 1/49 Stories ☐ 1/50 Stories ☐ 1/51 Stories ☐ 1/52 Stories ☐ 1/53 Stories ☐ 1/54 Stories ☐ 1/55 Stories ☐ 1/56 Stories ☐ 1/57 Stories ☐ 1/58 Stories ☐ 1/59 Stories ☐ 1/60 Stories ☐ 1/61 Stories ☐ 1/62 Stories ☐ 1/63 Stories ☐ 1/64 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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 TS
distance to cross st: _____ ft. N S E W from _____
at NE NW SE SW corner of Caldwell

HISTORIC INFORMATION ON PARCEL MAP
Old tract or subdivision name LG Foll #4 Sub Old Block # 3 Old lot # 2

FIELD SURVEY INFORMATION (handwritten in red)
Preliminary rating + Estimated age 1900 Style Colonial Rev # stories _____
Alterations _____
Other _____

COUNTY ASSESSOR—PROPERTY CHARACTERISTICS (paste on copy) Page 544 Effective date 12/1/87

APN	509-20-051	ADDRESS	389 LOS GATOS	BL LG 95000	BL LG 95000	BL LG 95000	BL LG 95000	BL LG 95000	BL LG 95000
LANDY PART	754	3-00	WIDTH	55	55	55	55	55	55
CR. LOTS	1	1	DEPTH	140	140	140	140	140	140
CR. BUILT	59	59	ACRES	.77	.77	.77	.77	.77	.77

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 # 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
2229 WEBSTER STREET
SAN FRANCISCO, CA 94115

File address 389 LGB

PUBLISHED ANNOUNCEMENTS
Source: A&E Bulletin CA&BN Call Chron DPB Ed AB EX News PCA Other
Volume Date Page
Nature of announcement: Contract notice Notice of completion BP issued Photo Elev/sketch/render'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
Source: Permit Address requested
Register, Press-
man., or . . .

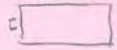
Application Number	Date	Location	Cost	Use/ No. of Units	Owner & address	Builder/ contr. & address	Arch't/ engin'r & address	Description of work	Bldg's width/ depth/ height	Exterior Materials

Initials Date

OTHER SOURCE (specify thoroughly)

Initials Date

SANBORN MAPS

Date	Vol/ page	Vac. or dif. bldg	Address	Color: yel, pnk, orange blu, gry green	Use	Patches Yes/ No	No. of stories	Height (ft.)	No. of bay windows	PORCH	Misc.	Date of constr.	Describe or sketch plan
1944	28	this	401 ex 389		D	#1	1		0	1	auto rear		
1928	n	(vac)	San Jose										

Initials Date

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

NOTE: This checklist is intended to be used by the applicant to verify that the proposed project complies with the minimum requirements of the applicable codes. It is not intended to be a substitute for the professional engineering or architectural services required for the project. The applicant is responsible for ensuring that the project complies with all applicable codes and standards.

DESCRIPTION	DESIGNER	ENFORCEMENT
1. Building Footprint		
2. Foundation		
3. Structural		
4. Mechanical		
5. Electrical		
6. Plumbing		
7. Fire Protection		
8. Life Safety		
9. Accessibility		
10. Other		

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

PROJECT INFORMATION

Project Name: LOS GATOS BLVD. LOT 1000, S.F.

Project Address: 389 LOS GATOS BLVD., LOS GATOS, CA 95030

Project Owner: T.R.G. ASSOCIATES

Project Architect: T.R.G. ASSOCIATES

Project Engineer: T.R.G. ASSOCIATES

Project Planner: T.R.G. ASSOCIATES

Project Designer: T.R.G. ASSOCIATES

Project Draftsman: T.R.G. ASSOCIATES

Project Date: 12/15/93

Project Status: Final

GENERAL INFORMATION

Project Description: Single Family Residence Addition

Project Location: North (East/South) West (All Directions)

Project Orientation: North (East/South) West (All Directions)

Project Area: 1,125 S.F.

Project Volume: 1,125 S.F.

Project Height: 10'0"

Project Depth: 30'0"

Project Width: 30'0"

Project Length: 30'0"

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

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Project Area: 1,125 S.F.

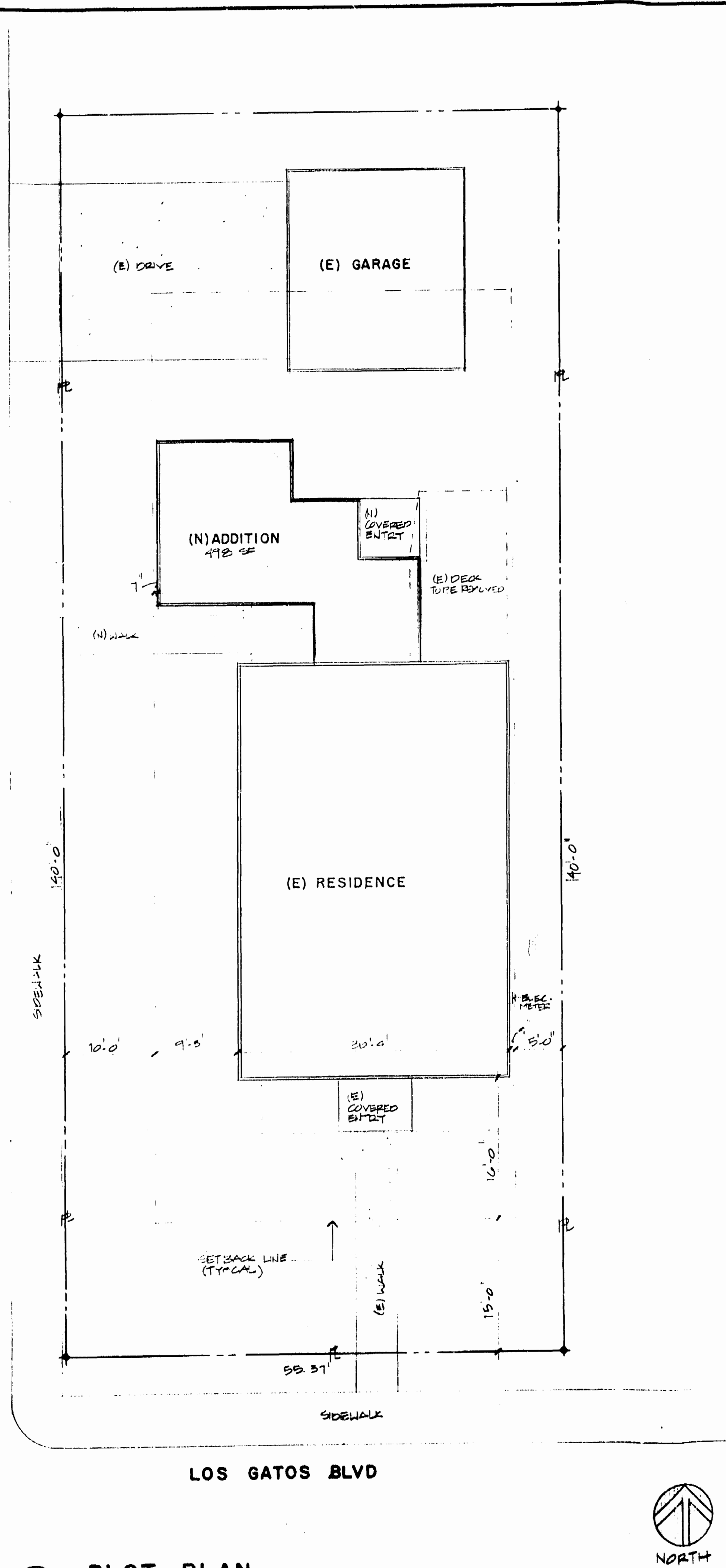
Project Volume: 1,125 S.F.

Project Height: 10'0"

Project Depth: 30'0"

Project Width: 30'0"

Project Length: 30'0"



TABULATIONS

APN	527-20-081
LOT SIZE	7752 S.F.
BUILDING COVERAGE	
(E) HOUSE	1425 S.F.
(E) GARAGE	160 S.F.
(E) COVERED ENTRY	50 S.F.
(E) AREA TOTAL	1635 S.F.
(E) LOT COVERAGE	21%
PROPOSED ADDITION	495 S.F.
PROPOSED COV. ENTRY	46 S.F.
PROPOSED TOTAL	2469 S.F.
PROPOSED COVERAGE	32%

GENERAL NOTES

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

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

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

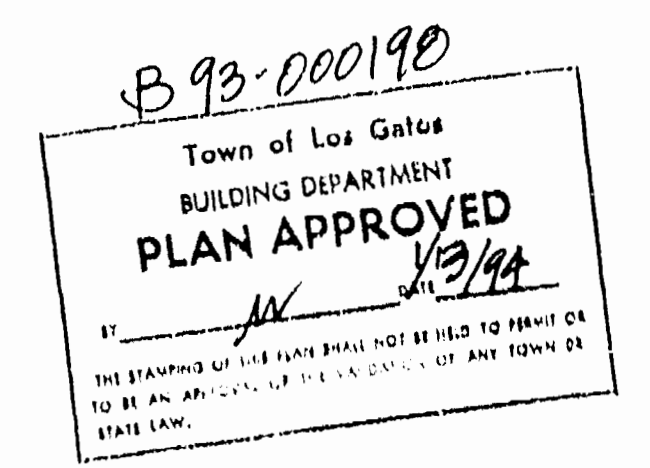
General contractor and all subcontractors are responsible for obtaining permits prior to commencing the work.

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

Written dimensions shall take precedence over scaled dimensions.

All angles are 45 or 90 degrees unless otherwise noted.

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



RECEIVED
DEC 17 1993

REVISIONS

NO.	DESCRIPTION	DATE	BY
1			
2			
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4			
5			
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8			
9			
10			

T.R.G. ASSOCIATES
ARCHITECTURE - PLANNING
21 COWLEY RD. BURLINGAME, CA 94010
(415) 339-0773

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

PLOT PLAN
TITLE 24

Date 12-17-93

Scale AS NOTED

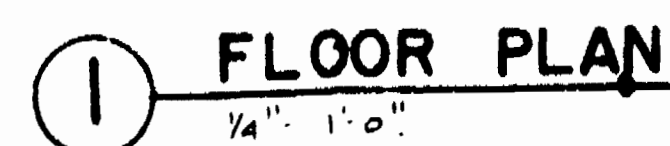
Drawn T.R.G.

Job

Sheet A-1

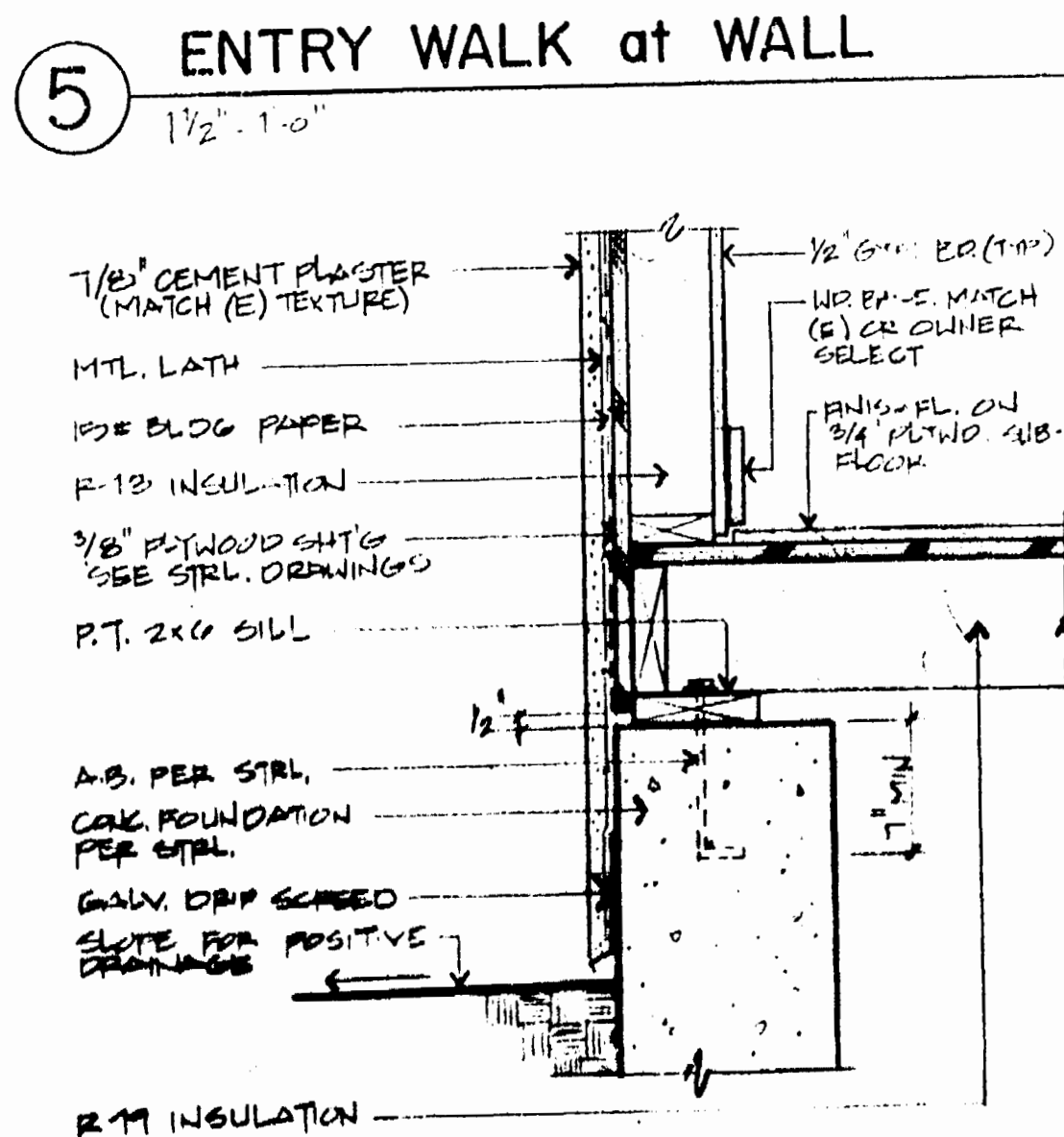
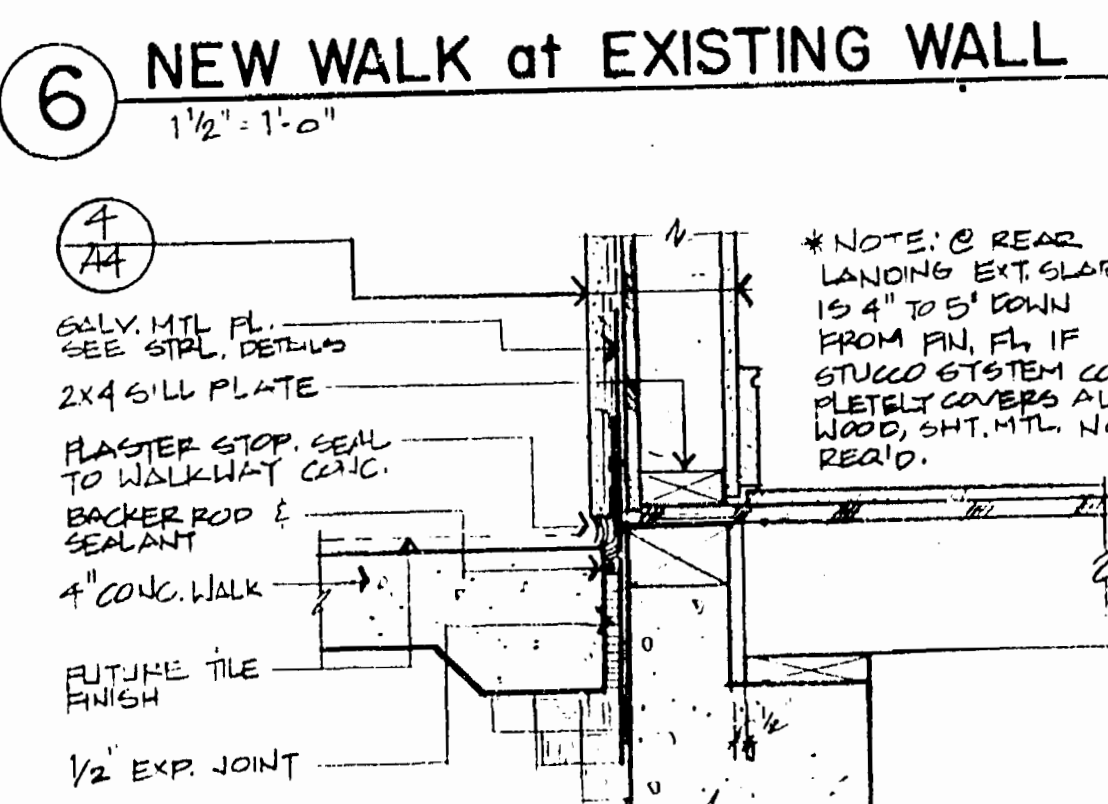
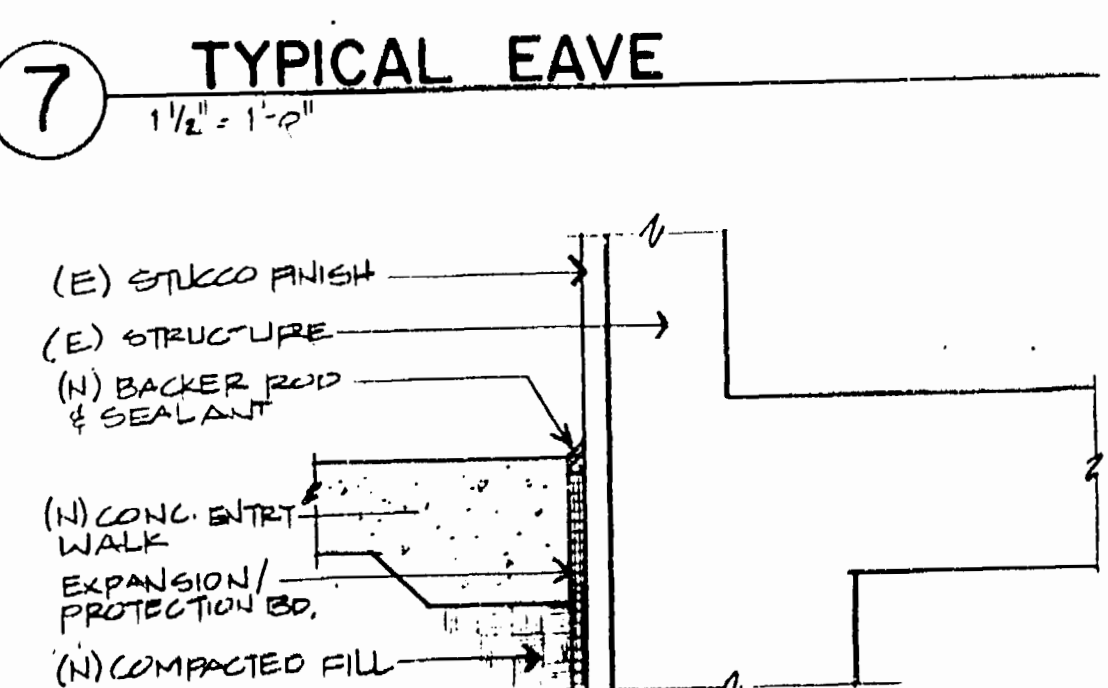
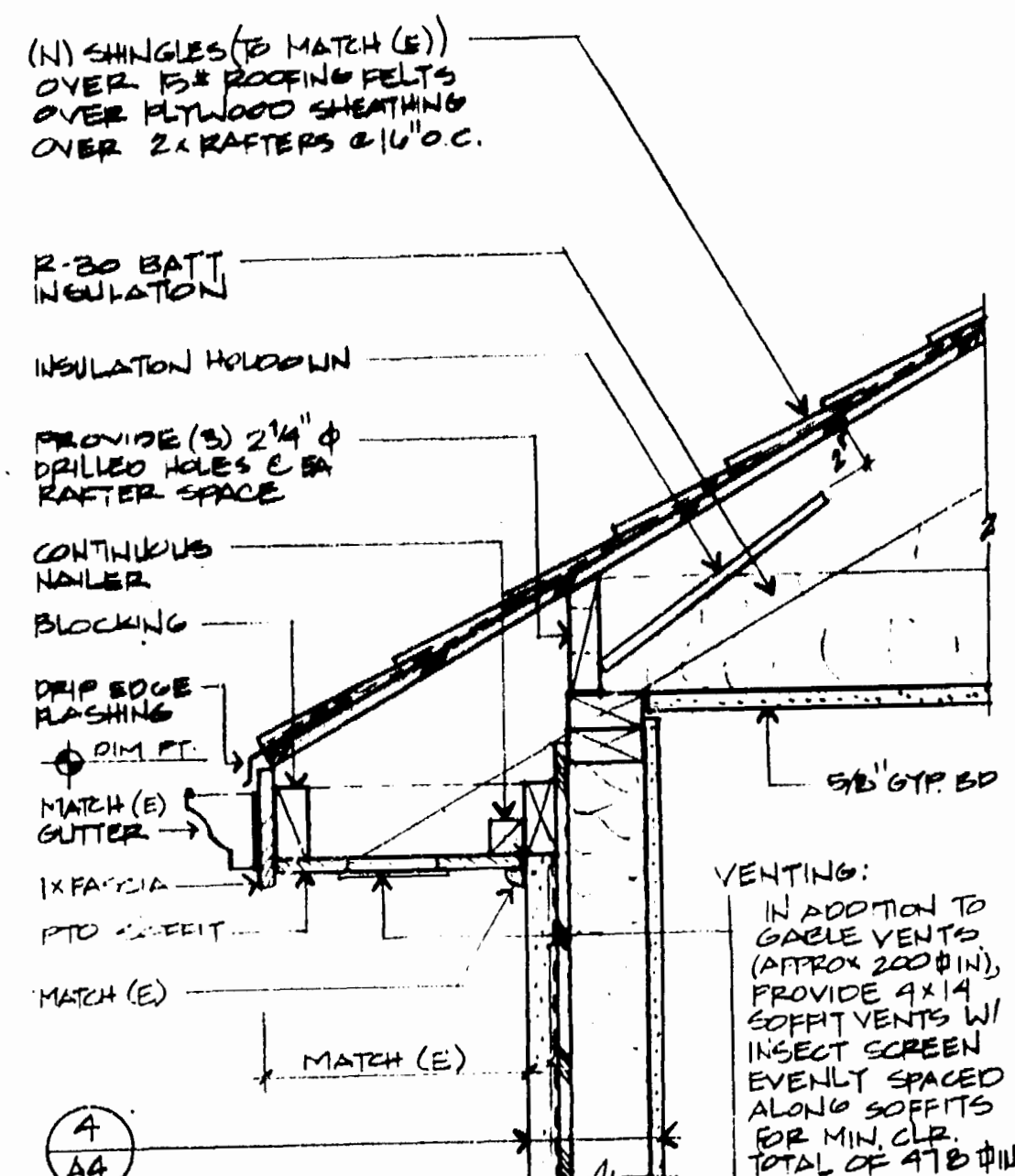
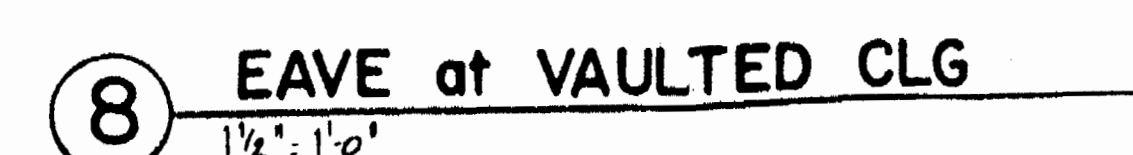
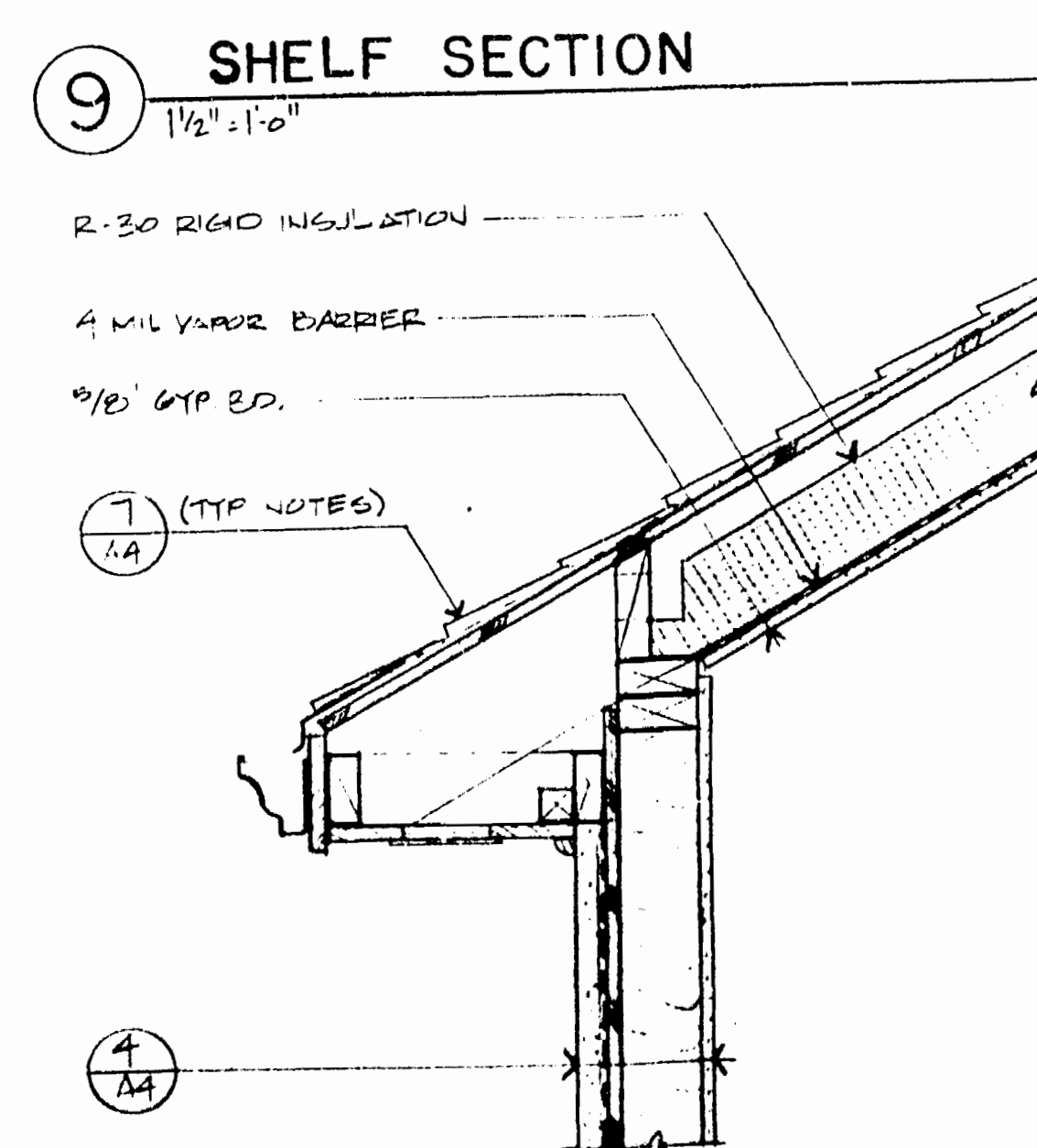
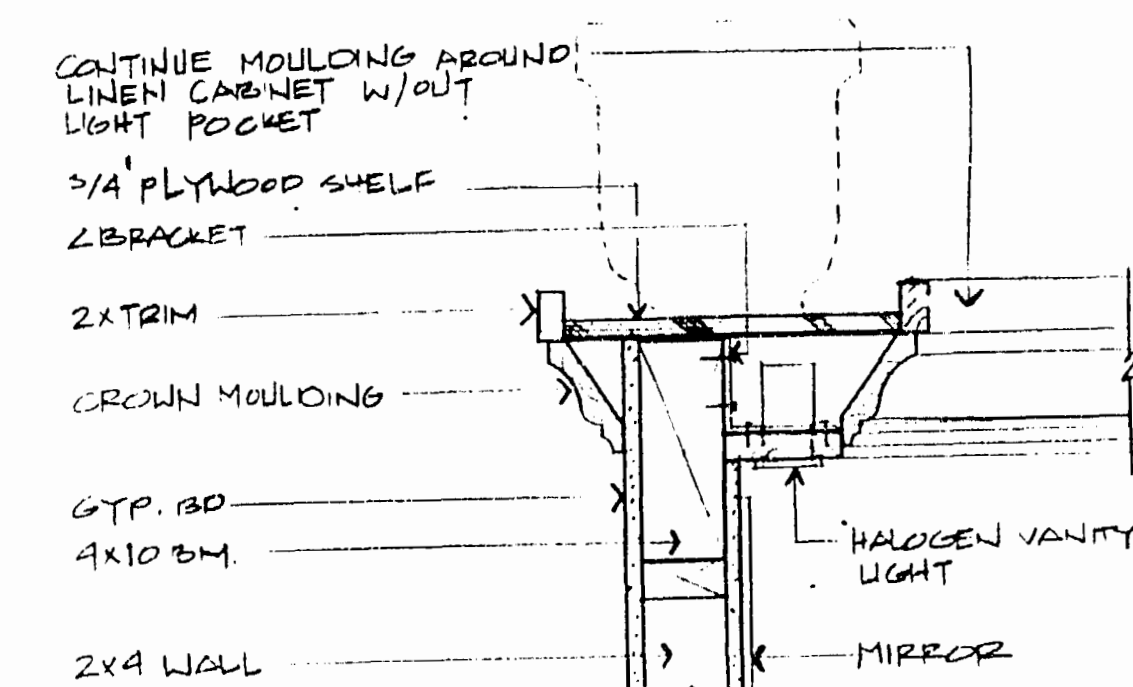
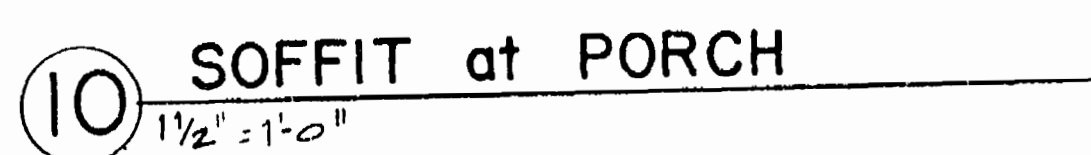
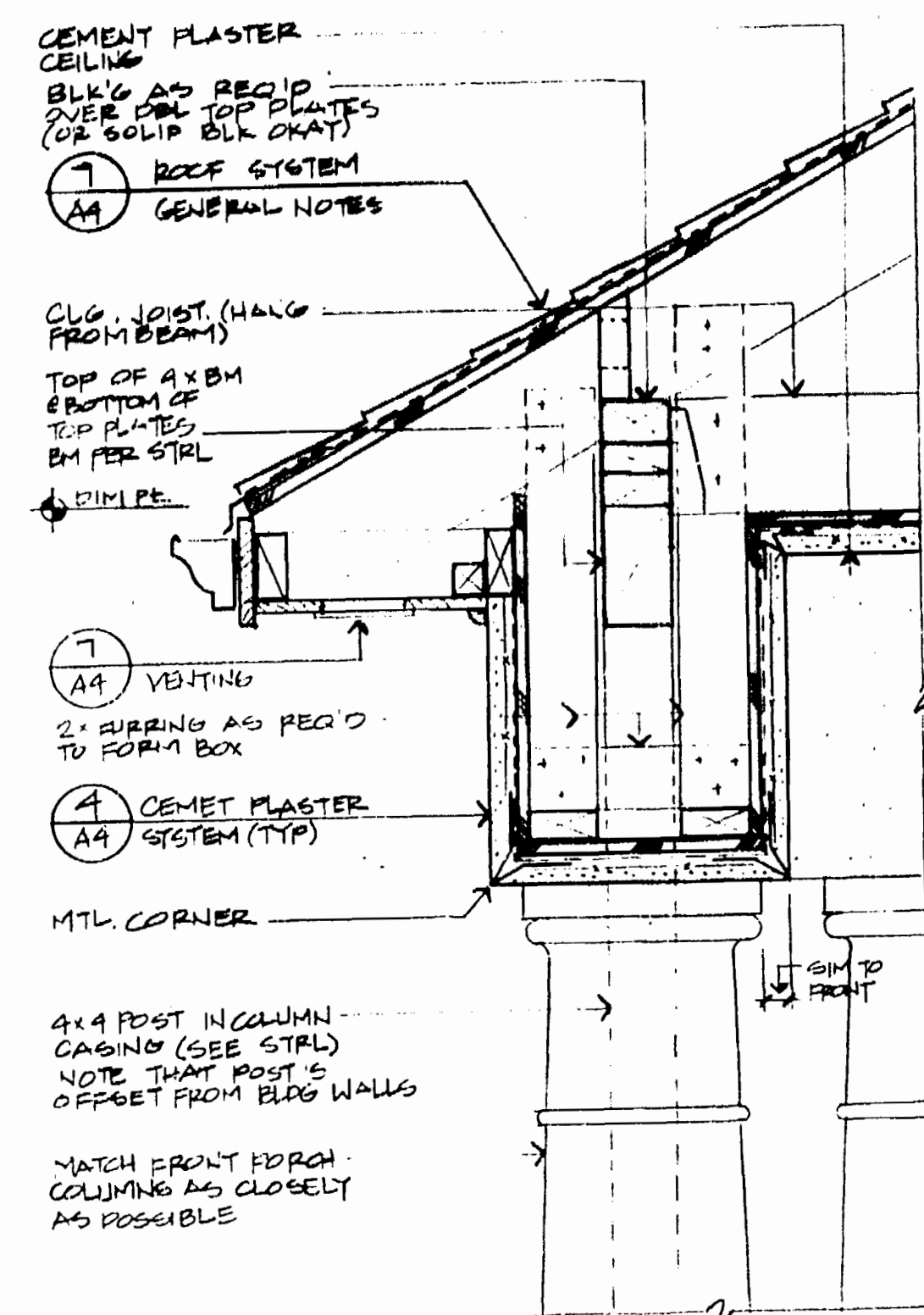
Of 1 Sheets

24 X



MAIL	TYPE	SIZE	COMMENTS
1	W/D GLASS	3'6" x 1 1/2"	L1/2 SIDE HANTS SELECT ST OWNER
2	DR B/FOLD	5' x 6'	LULLY EARD
3	FRENCH	3' x 6'	TEMPERED GLASS
4	FRENCH	5' x 6'	
5	PANEL	2' x 6'	MATCH (E)
6	"	2' x 6'	MATCH (B)

Sheet A-2	Job TRG	Date 12-17-95	Scale As Shown	Drawn TRG	FLOOR PLAN ROOF PLAN INTERIOR ELEVATIONS	TROTTER RESIDENCE ADDITION & REMODEL		T.R.G. ASSOCIATES ARCHITECTURE - PLANNING 21 DOWNEY RD. BURLINGAME, CA 94010 (415) 574-0273	REVISIONS	1
									2	3



INSULATION/VENTILATION

Insulation shall be as follows unless otherwise noted:

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

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

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

Contractor to provide uniform cross ventilation at attic and at crawl space equal to 1/100 of the area of the space ventilated. Vent openings to be well-ventilated and have insect screen of correct or resistant metal mesh.

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

FINISHES

New exterior stucco shall match existing stucco.

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

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

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

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

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

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

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

PLUMBING

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

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

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

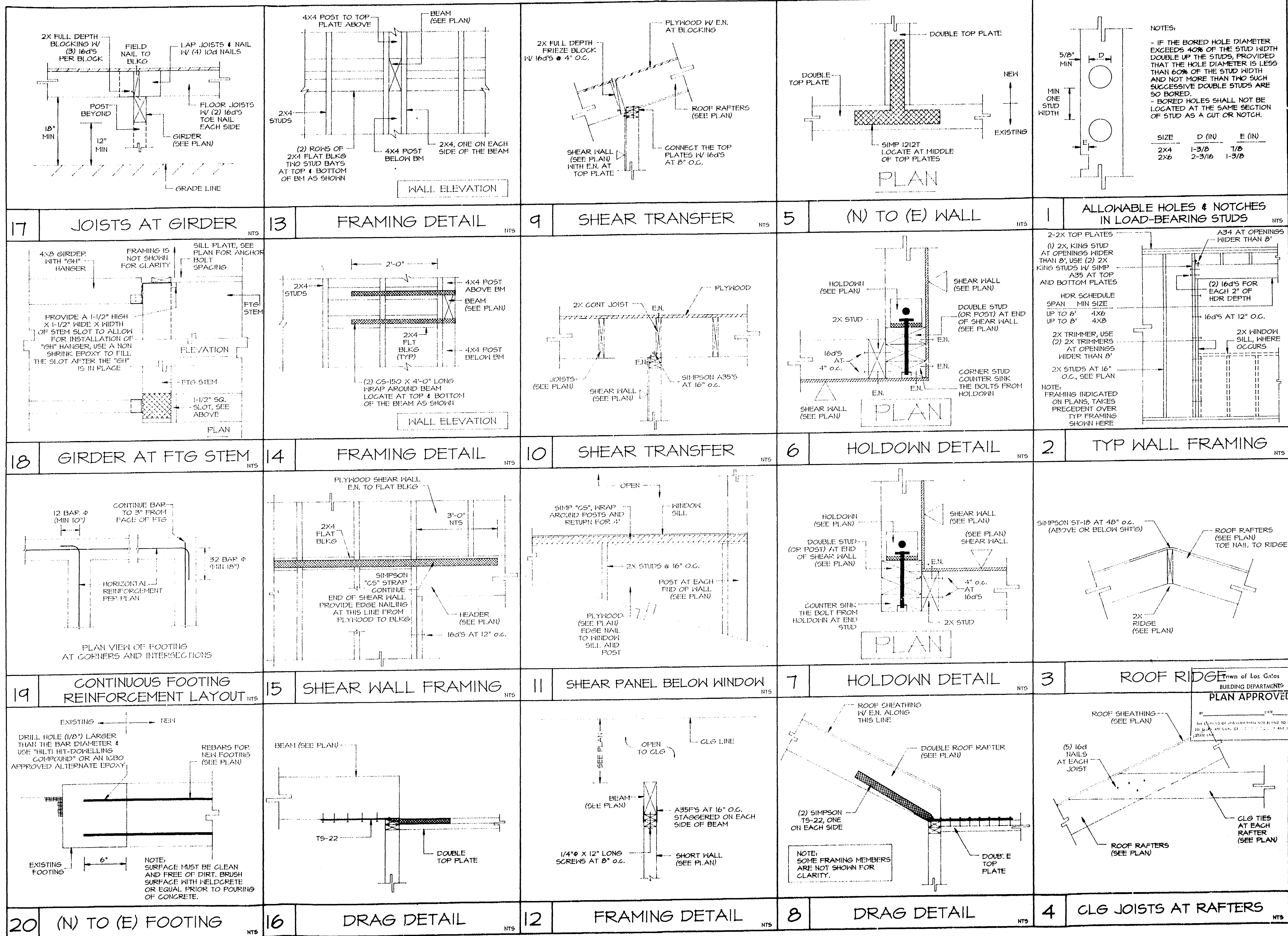
All supply and waste piping to be securely fastened and strapped to structure in walls under-floor and in attic.

Hot water piping to be insulated.

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

Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

BUILDING SECTIONS		TROTTER		RESIDENCE		T.R.G. ASSOCIATES	
DETAILS		388 LOS GATOS BLVD.		ADDITION & REMODEL		ARCHITECTURE • PLANNING	
Date 12-17-75		388 LOS GATOS BLVD.		LOS GATOS, CALIFORNIA		21 DWIGHT RD. BURLINGAME, CA 94010	
Scale As NOTED		388 LOS GATOS BLVD.		LOS GATOS, CALIFORNIA		41415 574-6773	
Drawn TRG		388 LOS GATOS BLVD.		LOS GATOS, CALIFORNIA			
Job		388 LOS GATOS BLVD.		LOS GATOS, CALIFORNIA			
Sheet		388 LOS GATOS BLVD.		LOS GATOS, CALIFORNIA			
Of A-4		388 LOS GATOS BLVD.		LOS GATOS, CALIFORNIA			
Sheets		388 LOS GATOS BLVD.		LOS GATOS, CALIFORNIA			



REVISIONS BY

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

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF MIKE MAHMOUDIAN & ASSOCIATES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT ITS WRITTEN PERMISSION.

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

DATE 12/16/98
 SCALE AS NOTED
 DRAWN H
 CHECKED JSC
 SHEET S-2

24 X

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

1. Contractor shall verify all dimensions, elevations, and conditions of the site and existing conditions prior to commencing construction. If there are any discrepancies between the existing conditions and the drawings and specifications, the Contractor shall notify the Owner immediately in writing. In no case shall dimensions be scaled from plans, sections, or details on the drawings or calculations.

2. All construction shall be in accordance with the 1991 Uniform Building Code.
3. All omissions and conflicts between the various elements of the written drawings and/or specifications shall be brought to the attention of the Engineer before proceeding with any work so involved.
4. The Contractor shall locate and protect all existing Utility lines and connections including sewer, water, gas, and electric services before and during his work.
5. Where a construction detail is not shown or noted, the detail shall be the same as for other similar work.

It pipes, ducts, sleeves, chases, etc., shall be placed in slabs, footings, beams, or walls unless specifically shown or noted. Any pipe or sleeve may be cut for pipes, ducts, etc., unless otherwise noted.
The Contractor shall obtain prior approval for installation of any additional equipment.
6. Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property that this requirement shall apply continuously from the start of the project to the final completion of the project. Contractor shall defend, indemnify and hold the Owner and the Engineer harmless from any and all liability, noted or alleged, due to the performance of work on this project, excepting for liability arising from the sole negligence of the Owner or the Engineer.
7. Contractor shall take precautionary measures to ensure that property is protected during this operation. Any damage to the facilities shall be repaired and restored to the condition equal to that existing at the commencement of the work. Contractor shall restore any damage at his own expense.

1. All work shall comply with applicable Federal Laws, State statutes, local ordinances, and the regulations of agencies having jurisdiction. The Contractor shall assume full responsibility for complying with the construction safety orders of the State Division of Industrial Safety, the regulations of the Federal and State Occupational Safety and Health Administrations, and such other agencies governing the Contractor's acts. The Contractor shall be responsible for and hold harmless the Design Engineer for any damages and/or penalties resulting from his failure to comply with the said laws, statutes, ordinances, and regulations.

2. The design, adequacy and safety of erection bracing, shoring, temporary supports, etc. is the responsibility of the Design Engineer. The Contractor shall have been considered by the Design Engineer. The Contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms and finished materials, and shall provide required bracing to provide stability.
3. No alternate methods of construction or substitutions shall be allowed without prior approval of the Engineer.

1. SOIL DESIGN PRESSURE 1000 PSF (assumed, no soils report available)

2. All excavations for footings shall have firm level bottoms in undisturbed natural soil or approved compacted fill. Excavations shall be kept free of standing water. Where excavations have been made to a depth greater than indicated on approved design they shall be filled with concrete as specified for the footings. All materials shall be free from debris, vegetable matter, and other foreign substances.
3. Hoards and cofferdams shall extend under isolated columns and under continuous wall footings unless specifically detailed or approved by the Engineer and the District Office.
4. The bottom excavations for Foundations shall be neat and true to the bottom of all loose material removed.
5. Foundation excavations shall be kept free of loose material and standing water shall be checked and approved by the District Office PRIOR to the placement of Concrete.
6. Contractor shall provide all necessary temporary shoring

1. Cement shall conform to ASTM C150 type II or V. Water shall be clean, fresh, free from detrimental quantities of acids, alkalis, and organic materials.

2. Aggregates for normal weight Concrete shall conform to ASTM C595, maximum size of aggregate shall be 1".
3. Aggregates for light-weight Concrete shall conform to ASTM C912.
4. Ready-Mix Concrete shall be mixed and delivered in accordance with ASTM C94.
5. Concrete shall have a minimum compressive strength at 28 days of 2500 PSI, unless otherwise noted.

4. Admixtures shall comply with ASTM A94 and be of a type that ensures the workability of the concrete but shall not be considered to reduce the specified minimum cement content. Calcium chloride shall not be used.
5. There shall be a minimum of 5-1/2% of cement per cubic yard of concrete (100 lbs / 2,500 cu).
6. Concrete work shall conform to all requirements of ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" except as modified herein.
7. Refer to the Architectural Drawings for molds, grooves, ornaments, clips, or other required elements to be cast in Concrete.
8. No concrete placed in a Concrete side shall have an outside diameter greater than 1/3 the thickness of the side. No conduit shall be embedded in a side that is less than 5/32" (1mm) clear distance between conduits shall not be less than 3".
9. All concrete shall be thoroughly compacted by a mechanical vibrator during the operation of placing and shall be thoroughly worked around reinforcement and all-weathered fixture and into the corners of forms.
10. Concrete in contact with form shall be cured by one of the following methods to prevent premature drying of Concrete for at least 7 days:
 - a. Application of absorptive mats or fabric kept continuously wet).
 - b. Application of water-proofed plastic materials conforming to ASTM G311.
 - c. Application of a cure compound conforming to ASTM G309. The compound shall not be used on any surface which additional concrete or other material is to be bonded.

1. Steel Bars shall conform to ASTM A615 and be Grade 60 except that No. 3 and No. 4 bars used as ties or stirrups may be Grade 40. Steel bars shall not be welded.

2. The wire shall be 16 gauge, black annealed and conform to ASTM A26.
3. Wire fabric shall conform to ASTM A185.
4. Reinforcing detailing, bending, and placing shall be in accordance with the Concrete Reinforcing Steel Institute's "MANUAL OF STANDARD PRACTICES" latest edition.
5. Reinforcing steel shall be provided with the following dimensions of cover for cast-in-place concrete:
 - a. CONCRETE DEPOSITED AGAINST EARTH 3"
 - b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
 1. THROUGH # 10 BARS 2"
 2. BARS AND SMALLER 1-1/2"
 - c. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 1. SLABS, WALLS, JOISTS,
PIERS AND # 10 BARS 2"
 2. BARS AND SMALLER 1-1/2"
6. DETAILS, COVERS:
 - a. PRIMARY REINFORCEMENT 1-1/2"
 - b. STRUTTING, STIFF, STAYS 1-1/2"

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 142 bar diameters. All reinforcing bar bends shall be made cold.

7. Lap splices of reinforcing bars in Concrete shall be Class C tension splices as defined in ACI 318 latest edition unless otherwise noted. Lap splices of reinforcing bars in Masonry shall be 40 bar diameters, or 18" minimum.
8. Dowels between footings and walls shall be the same grade, size, and spacing as that of the wall reinforcing unless otherwise noted.

1. All solid framing lumber shall be DOUGLAS FIR LARCH (D.F.L.), grade marked and conform to the standard grading and dress rules of the West Coast Lumber Inspection Bureau. Wood grades shall be as follows:

- | | |
|---|------------|
| a. JOISTS AND RAFTERS | GRADE # 2 |
| b. FURLINS AND SUBMITTALS | GRADE # 1 |
| c. BEAMS AND HEADERS | GRADE # 1 |
| d. LEDGERS | GRADE # 2 |
| e. PLATS | GRADE # 2 |
| f. 2X4 STUDS TO 8'-0" LONG | STUD GRADE |
| g. 2X4 STUDS 8'-1" TO 14'-0" LONG | GRADE # 2 |
| h. OTHER STUDS | GRADE # 2 |
| i. POSTS | GRADE # 1 |

2. Untreated lumber shall be dry and well seasoned, and the moisture content shall not exceed 18%. All lumber shall be air seasoned not less than 30 days before being covered with finished materials. Store all lumber off ground, consistently ventilated, and covered.
3. All notes shown on the drawings shall be common trade notes, and conform to Table 25-2 of U.B.C., unless otherwise noted. Notes marked bolts shall conform to ASTM A307.
4. Manufactured hardware shall be IGBO approved. Provide a brace on Simpson Strong-Tie (ICBO 1121238476), where rough framing is not weathered 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 sitting on wood shall be a minimum of 1/2" above the wood. All bolt heads shall be 1/2" diameter larger than the bolt diameter.

5. All framing shall be in accordance with the requirements of chapter 25 of the Uniform Building Code, unless otherwise noted. Install joists and beams with the crown edge up. provide all necessary bridging, blocking, and fire blocking.
6. Cutting, notching or drilling of studs or s/eam joists is to be permitted only as detailed by the Engineer.

1. All Wood product panels (plywood, composite, waterboard, oriented strand board, structural particleboard) shall comply with U.S. Product Standard PS 1 or shall comply with the American Plywood Association standards for APA Structural Ply Panels, I-BO 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:

- a. Plywood roof sheathing shall be APA Rated Sheathing Exposure 1.
- b. Plywood wall sheathing shall be APA Rated Sheathing Exposure 1.
- c. Plywood floor sheathing shall be APA rated Sheathing Exposure for APA Rated Sdud-1-Floor Exposure 1.

The following list applies only to Structural Drawings:

[illegible]

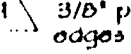
3/8" plywood sheathing with 8d common nails at 6" o.c. edges and 12" o.c. field. Block all edges 264 pcf

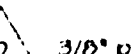
 3/8" plywood sheathing with 8d common nails at 4" o.c. edges and 12" o.c. field. Block all edges 384 pcf

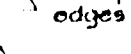
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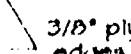
 3/8" plywood sheathing with 8d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing of adjoining panel edges shall be 3" nominal or wider and edge nailing shall be staggered 636 pcf

 1/2" plywood sheathing with 10d common nails at 6" o.c. edges and 12" o.c. field. Block all edges. Framing of adjoining panel edges shall be 3" nominal or wider and edge nailing shall be staggered 636 pcf

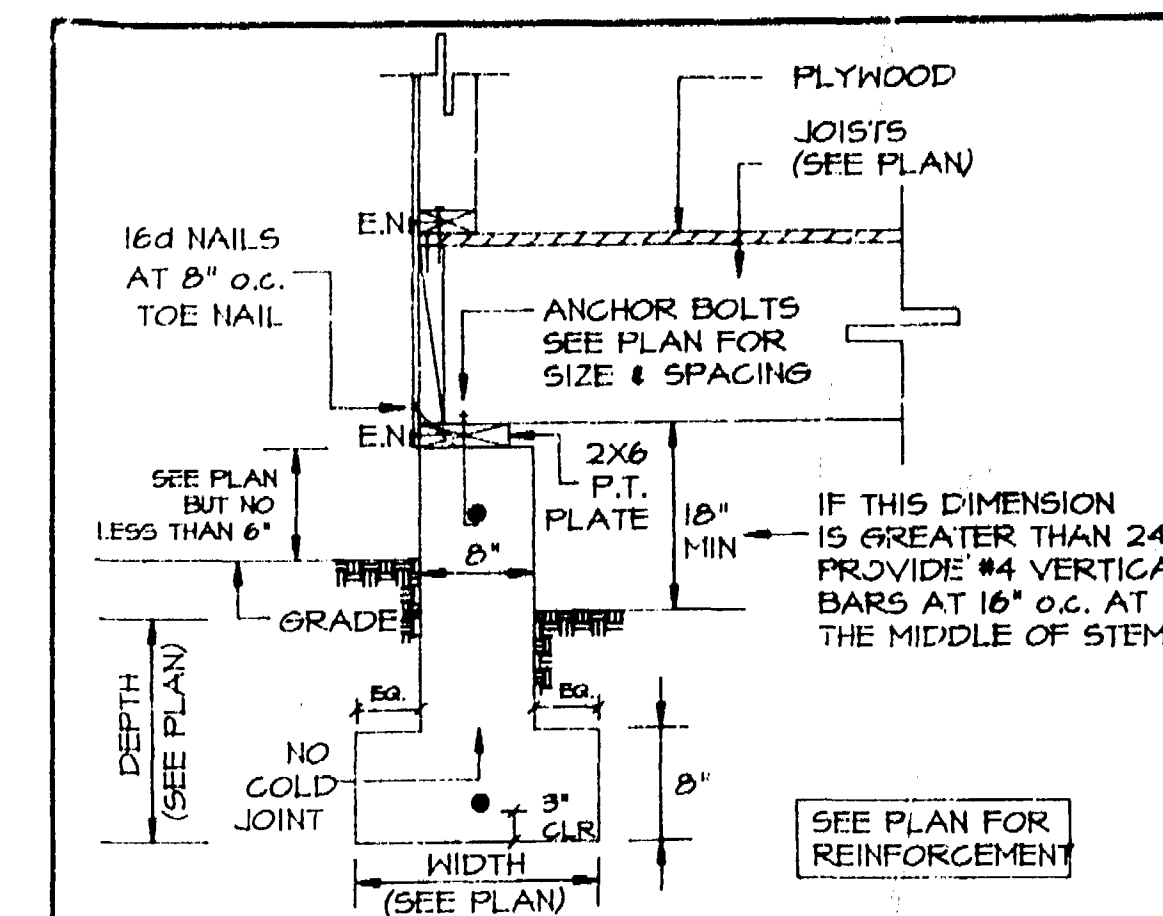

 3/0" plywood sheathing with 6d common nails at 6" o.c. edges and 12" o.c. field. Block all edges ... 264 pil


 3/0" plywood sheathing with 6d common nails at 4" o.c. edges and 12" o.c. field. Block all edges ... 394 pil


 3/0" plywood sheathing with 6d common nails at 3" o.c. edges and 12" o.c. field. Block all edges ... 442 pil


 3/0" plywood sheathing with 6d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing of adjoining panel edges shall be staggered ... 636 pil


 1/2" plywood sheathing with 16d common nails at 2" o.c. edges and 12" o.c. field. Block all edges. Framing of adjoining panel edges shall be staggered ... 3" nominal or higher



Town of Los Gatos
BUILDING DEPARTMENT
PLAN APPROVED

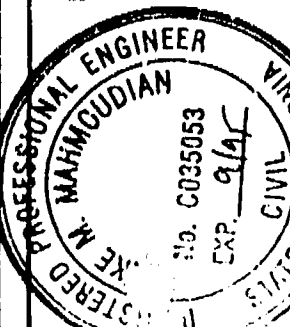
BY _____ DATE _____

THE SIGNING OF THIS PLAN SHALL NOT BE HELD TO BE
TO BE AN APPROVAL OF THE PROJECT OR ANY OF THE
STATE LAWS.

REVISIONS	

MAHMOUDIAN & ASSOCIATES
Consulting Engineers
WINCKLEY ROAD, SUITE 123
DURLINGAME, CA 94010
TEL. (415) 697-2001

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



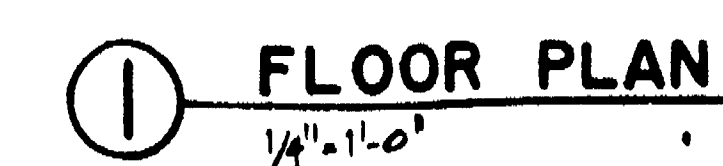
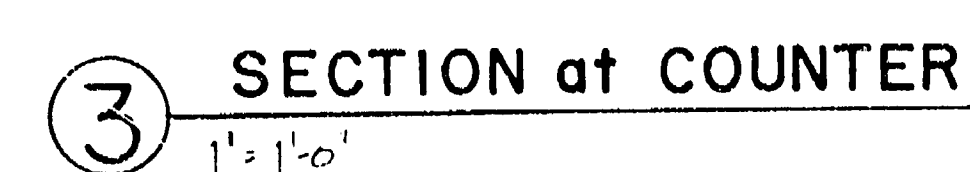
THE ARRANGEMENTS DEPICTED
HEREIN ARE THE SOLE PROPERTY
OF MIKE MAHMOUDIAN & ASSOCIATES
AND MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT ITS WRITTEN PERMISSION.

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

DATE	12/16/85
SCALE	AS NOTED
DRAWN	HR
ASB	480
INSET	

S-3

24 X



GENERAL NOTES

Contractor shall protect all new existing materials and construction. Contractor shall take precautions to prevent damage to 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.

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All plan dimensions are to face of stud unless otherwise noted. In all plan dimensions are shown to a courtyard, dimension is to edge of courtyard.

Written dimensions shall take precedence over scaled dimensions.

All angles are 45 or 90 degrees unless otherwise noted.

Comply with requirements of 1991 edition of California State Building Codes, and the 1991

Kitchen Plan Details Trotter Residence Kitchen Remodel 389 Los Gatos Blvd Los Gatos, CA		T. RANDOLPH GRANGE AIA ARCHITECTURE + PLANNING 21 DINGHOFF RD. BURLINGAME, CA 94010 (415) 576-0073		REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507
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\$26335

Town of Los Gatos
CLUBBING DEPARTMENT
PLAN APPROVED

DATE 11/1/82 BY AL

THIS IS A TRUE AND CORRECT COPY OF THE PLAN AS APPROVED BY THE CLUBBING DEPARTMENT OF THE TOWN OF LOS GATOS.

NOTE

- ① SMOKE DETECTORS REQUIRED per sec. 1210 UBC.
- ② General Lighting in kitchen shall be floor LT. per T24

BUILDING INSPECTION DEPARTMENT • PHONE 354-8871

M. 12e.

INSPECTION REQUESTS PHONE 354-9677

B93-000198

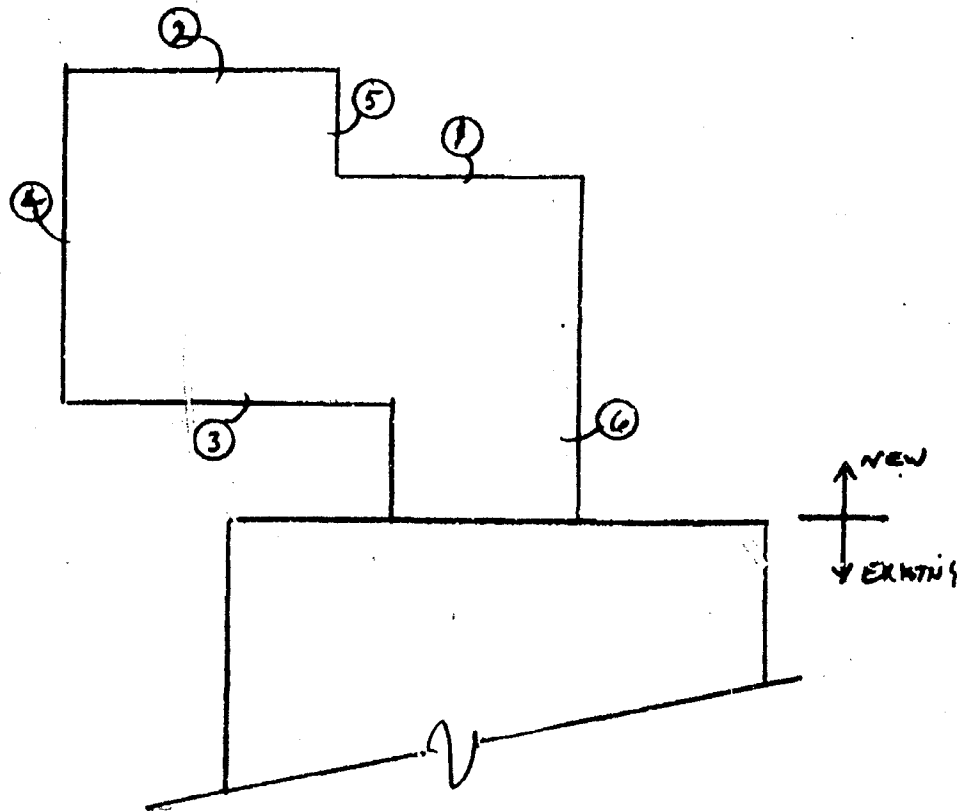
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1

1. INVESTIGATION 2. INVESTIGATION 3. INVESTIGATION 4. TOWN CLERK

**MIKE MAHMOUDIAN
& ASSOCIATES**
CONSULTING ENGINEERS

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



PARTIAL Floor Plan

WOOD TRUSS WITH ELEVATED BOTTOM CHORD

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

Description: Trusses at Master bedroom

Dead Load = 10 psf
Live Load = 16 "

Total = 26 psf
L.D.F. = 1.25
Clg Load = 6 psf
L = 12.50 ft
L1 = 3.43 "
h = 2.00 "
H = 3.05 "

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

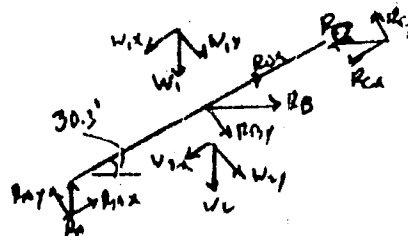
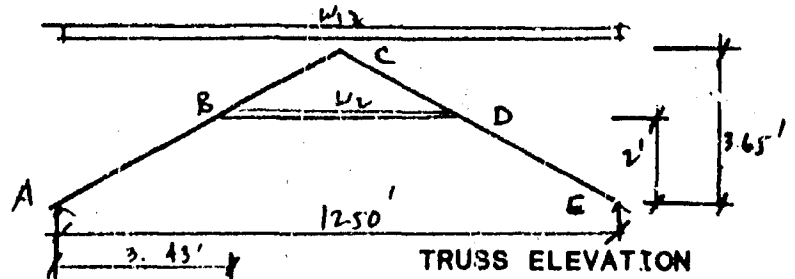
Angle = 30.3 Degrees

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

Sum (M about c) = 0

Therefore:

REI = 458 lbs
RC = 458 "
W1 = 217 "
W2 = 23 lbs
RBK = 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 "

>> $f_c / F_c + f_b / F_b = 0.83 < 1.25$, O.K.
Check Shear >> $A (req) = 2.92 \text{ in}^2 >> \text{O.K.}$

Member BD

T = 458 lbs
M = 32 ft-lbs Use 2 X 6 AT 16 inches O.C.
ft = 56 psi
fb = 51 "

>> $f_t / F_t + f_b / F_b = 0.10 < 1 >> \text{O.K.}$
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

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**TOWN OF LOS GATOS
BUILDING INSPECTION DEPARTMENT**

Permit Number: B97-000586

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

Building Address: 389 LOS GATOS BL	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*

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

Permit Number: B03-000556

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

Building Address: 226 CALDWELL AV 1G

Status: APPLIED
Applied: 07/22/2003 Issued: 07/22/2003
Approved: 07/22/2003 Expires: 01/18/2004

OWNER PARKER KEVIN T; PEZZINI ANNE 07/22/2003 Phone: [REDACTED]
389 LOS GATOS BLVD
LOS GATOS, CA
95032-5543
License:
CONTRACTOR OLD COUNTRY ROOFING 07/22/2003 Phone: 782-8300
125 B GROBRIC CT
SUISUN CA
94585
License: 622731

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

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

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

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature X _____ COMPLETE A or B

WORKER'S COMPENSATION DECLARATION

A) I hereby affirm under penalty of perjury I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Signature X _____
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

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

Signature X _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

CERTIFICATION OF OWNER/BUILDER DECLARATION

I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above mentioned property for inspections.

Signature X _____



TOWN OF LOS GATOS

 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				3400
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 [REDACTED]

 Address 1263 GROVER CT City PALM BEACH Zip 94534

 Owner Name KEVIN PARKER Phone (Regular) [REDACTED]

 Address DAME City [REDACTED] Zip [REDACTED]

 Architect/Engineer/Designer License # [REDACTED] Phone [REDACTED]

 Address [REDACTED] City [REDACTED] Zip [REDACTED]

 Contractor Name OLD COUNTRY ROOFING

 State License No. 622731 License Type CB9 Expires 7-31-03 Town Business Lic. No. 15892

 Tenant [REDACTED] Phone [REDACTED]

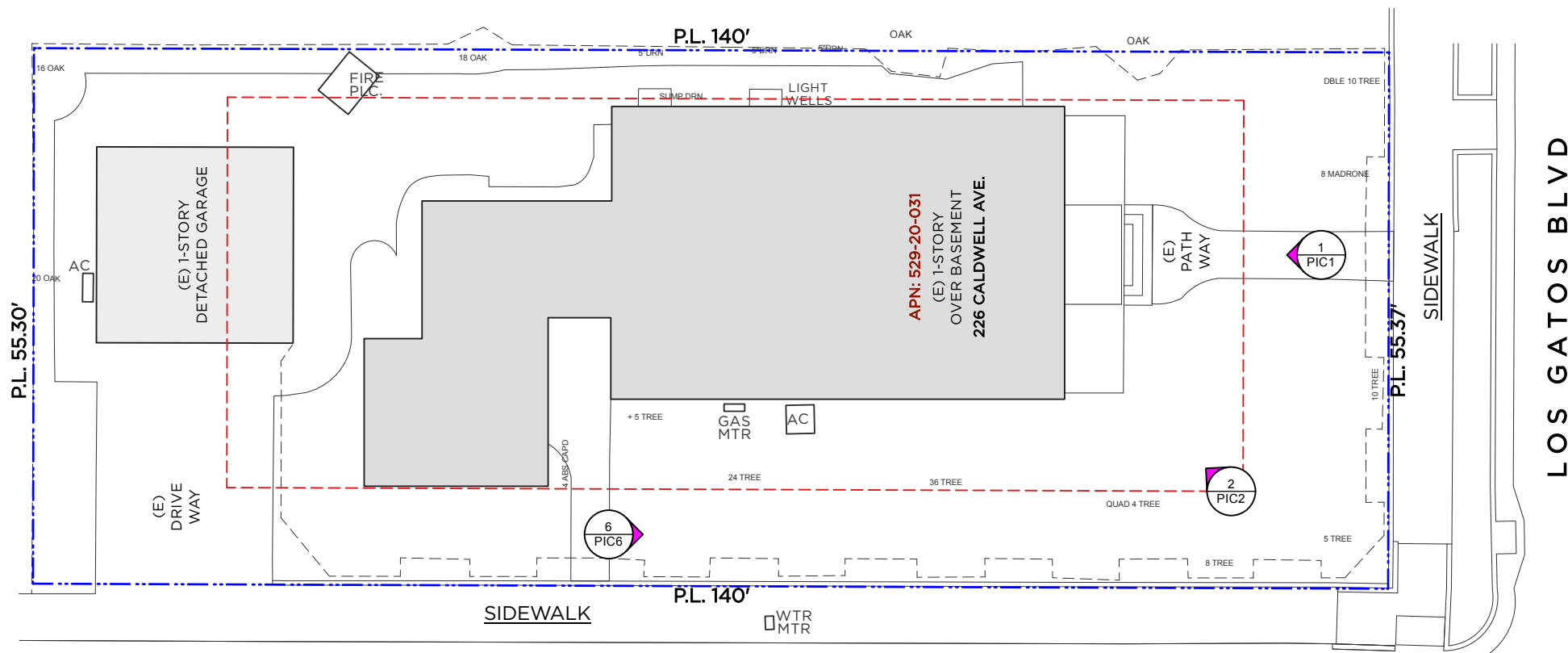
 Address [REDACTED] City [REDACTED] Zip [REDACTED]

 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. 10997, Civ. C)

 Lender's Name [REDACTED] Lender's Address [REDACTED]

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













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