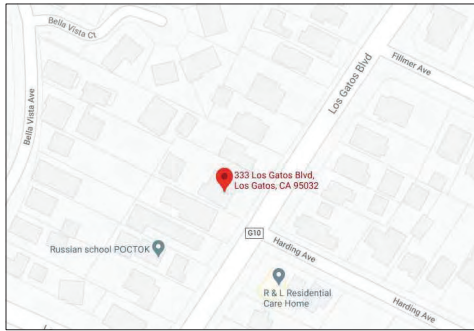


AN ADDITION FOR:  
The Palmer & Lasaga Residence  
333 Los Gatos Blvd. Los Gatos, CA 95032



VICINITY MAP

NOTE:

- THIS PROJECT IS SUBJECT TO CIVIL CODE SECTION 1101.1-1101.8 THAT REQUIRES ALL RESIDENTIAL BUILDINGS UNDERGOING PERMIT ALTERATION, ADDITIONS, OR IMPROVEMENTS SHALL REPLACE EXISTING NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. AS A RESULT, PLEASE PROVIDE THE FOLLOWING:
  - "VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8, SHALL BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMBING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT."
- THE MAXIMUM ALLOWED REDUCED FLOW RATES FOR EXISTING TO REMAIN PLUMBING FIXTURES REQUIRED TO COMPLY WITH CIVIL CODE SECTION 1101.1-1101.8, AS FOLLOWS:
  - 1.6 GALLONS PER FLUSH FOR TOILETS
  - 1.0 GALLONS PER FLUSH FOR URINALS
  - 2.5 GPM FOR SHOWERHEAD
  - 2.2 GPM FOR ANY INTERIOR FAUCETS
- ADVISORY: ABOVE COMMENT APPLIES TO EXISTING PLUMBING FIXTURES ONLY. ALL NEW PLUMBING FIXTURES MUST COMPLY WITH THE REDUCED FLOW RATES AS CURRENTLY SPECIFIED ON SHEET A0.1 OF THE PLANS.
- COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. 2019 CA ENERGY CODE SECTION 150(K) FOR LIGHTING
- DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CGBCS SECTION 4.408.5
- AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBCS SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
- CALGREEN ENVIRONMENTAL QUALITY REQUIREMENTS
  - ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBCS SECTION 4.504.2.4
- "PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBCS SECTION 4.504."
- PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. CGBCS SECTION 4.505.3

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A0.3	HISTORIC COMMITTEE PRESERVATION REPORT
BLUE PRINT FOR A CLEAN BAY	
ARCHITECTURAL	
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A1.1	EXISTING FIRST FLOOR AND BASEMENT DEMO PLAN
A2.0	PROPOSED FIRST FLOOR PLAN
A3.0	WINDOW/DOOR SCHEDULES
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ABBREVIATIONS:

WINDOW ABBREVIATIONS:			
3030	-	3'-0" X 3'-0"	
CT	-	CIRCLE TOP	
SLDR	-	HORIZONTAL SLIDER	
CSMT	-	CASEMENT	
FIX	-	FIXED	
SL	-	SIDELIGHT	
TEMP	-	TEMPERED GLASS	
H/C	-	HALF CIRCLE	
SH	-	SINGLE HUNG	
DH	-	DOUBLE HUNG	
ARCH	-	ARCHED	
EGRESS	-	EGRESSIBLE WINDOW	
DOOR ABBREVIATIONS:			
2/0	-	2'-0" WIDE X 6'-8" TALL	
	-	UNLESS OTHERWISE NOTED	
3080	-	3'-0" WIDE X 8'-0" TALL	
3070	-	3'-0" WIDE X 7'-0" TALL	
3068	-	3'-0" WIDE X 6'-8" TALL	
<	-	CENTERLINE	MAX. - MAXIMUM
DIM	-	DIMENSION	MIN. - MINIMUM
EL	-	ELEVATION	MISC. - MISCELLANEOUS
(E)	-	EXISTING	(N) - NEW
F.A.	-	FINISH FLOOR	NO. OR # - NUMBER
G.C.	-	GENERAL CONTRACTOR	N.T.S. - NOT TO SCALE
(N)	-	NEW	O.C. - ON CENTER
N.T.S.	-	NOT TO SCALE	PLYWD - PLYWOOD
R.O.	-	ROUGH OPENING	P.T.D.F. - PRESSURE TREATED DOUGLAS
T.O.S.	-	TOP OF SLAB	FIRE
TYP.	-	TYPICAL	REF - REFERENCE
U.N.O.	-	UNLESS NOTED OTHERWISE	RWD - REDWOOD
V.I.F.	-	VERIFY IN FIELD	SCHED - SCHEDULE
&	-	AND	S.D. - SMOKE DETECTOR
@	-	AT	STD - STANDARD
Ø	-	DIAMETER OR ROUND	TV. - TELEVISION
ADJ	-	ADJUSTABLE	W/ - WITH
E.Q.	-	EQUAL	W.H. - WATER HEATER
GYP.BD	-	GYPSUM BOARD	WP. - WATERPROOF
GYP	-	GYPSUM	

SCOPE OF WORK:

ADD 79 SF OF PRIMARY BATHROOM.

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: GROUP R3/U
TYPE OF CONSTRUCTION	: V-B
ZONING	: RM512
STORIES	: 1+ BASEMENT
YEAR BUILT/EFF	: 1912
LOT SIZE	: 14,191 SF
AUTOMATIC FIRE-SPRINKLER	: NO
APN	: 529-22-021

BUILDING DATA:

(E) HOUSE	: 1,504 SF
(E) UN-HABITABLE BASEMENT	: 318 SF
(E) GARAGE	: 720 SF
(E) SECOND DWELLING UNIT	: 1,100 SF
(E) SHED	: 100 SF
(N) ADDITION	: 79 SF
TOTAL	: 3,821 SF

FLOOR AREA:	
(E) HOUSE	: 1,504 SF
(E) FRONT PORCH	: 355 SF
(E) SECOND DWELLING UNIT	: 1,100 SF
(E) SHED	: 100 SF
(N) ADDITION	: 79 SF
TOTAL	: 3,038 SF
3,038/ 14,191	: 0.21(21%)

LEGEND:

WALL LEGEND	
	- EXISTING WALL TO REMAIN
	- EXISTING WALL REMOVED
	- NEW WALL CONSTRUCTION
	- NORTH ARROW
	- FIXTURE OR MATERIAL TO BE REMOVED
	- REVISION NUMBER
	"CLOUD" INDICATES REVISED AREA OF DRAWING
	- DETAIL SHEET NUMBER
	- PROPERTY LINE
	- ROOF PITCH
	- SECTION CUT
	SECTION NAME
	SECTION PAGE
	- DIMENSIONAL REFERENCE / ELEVATION
	- DOOR SCHEDULE
	- WINDOW SCHEDULE
	- KEYNOTE
	SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE
	- INTERIOR ELEVATION
	ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWING
	- DIMENSION AT FACE OF STUD MASONRY OR FRAMING

GENERAL NOTES:

- THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED BY A CONTRACTOR AND THE ARCHITECTURAL PLANS ARE BASED ON SITE PLANS, EXTERIOR ELEVATIONS, SCALED FLOOR PLANS AND MATERIAL CONSTRUCTION SPECIFICATIONS APPROVED BY THE OWNER. THE ARCHITECTURAL PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS TO NOTIFY THE CONTRACTOR OF ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
- ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE LOCAL CODES AND/OR LEGISLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY UNUSUAL OR UNFORESEEN FOUNDATION CONDITIONS, DISCREPANCIES OF OMISSIONS WITHIN THE PLANS OR ANY DEVIATIONS OR CHANGES FROM THE PLANS BEFORE PROCEEDING WITH THE WORK INVOLVED OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS.
- ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THIS INSPECTION AND SUPERVISION AREA PROVIDED BY QUALIFIED PERSONS.
- THESE PLANS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
- IN ALL CASES WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
- LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- LAY OUT ALL STRUCTURAL WORK BY REFERRING TO DIMENSIONS AND ELEVATION NOTES ON THE ARCHITECTURAL PLANS. DO NOT SCALE STRUCTURAL DRAWINGS WORK DETAIL DIMENSIONS FROM CONTROLLING SURFACE POINTS AND ACTUAL MATERIAL DIMENSIONS.
- SLOPE FINISH EXTERIOR SURFACE AWAY FROM FOUNDATION.

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CBC	2022 CALIFORNIA BUILDING CODE
CRBC	2022 CALIFORNIA RESIDENTIAL BUILDING CODE
CGBC	2022 CALIFORNIA GREEN BUILDING CODE
CEC	2022 CALIFORNIA ELECTRICAL CODE
CPC	2022 CALIFORNIA PLUMBING CODE
CMC	2022 CALIFORNIA MECHANICAL CODE
CEC	2022 CALIFORNIA ENERGY CODE
CRC	2022 CALIFORNIA RESIDENTIAL CODE
	CALIFORNIA ENERGY EFFICIENCY STANDARDS

Revision	BY



An addition for:  
**The Palmer & Lasaga Residence**  
333 Los Gatos Blvd.  
Los Gatos, CA 95032

DATE	07/07/2025
STATUS	NOTED
SCALE	SZ

A0.0

Date	A0.1
07/07/2025	
Scale	
NOTED	A0.1
Drawn	
SZ	Sheets



TOWN OF LOS GATOS  
HISTORIC PRESERVATION  
COMMITTEE REPORT

MEETING DATE: 05/28/2025  
ITEM NO: 1

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING  
MARCH 26, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on March 26, 2025, at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

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

Absent: Vice Chair Martha Queiroz stuck in traffic.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS

1. Approval of Minutes – February 26, 2025

**MOTION:** Motion by Commissioner Burnett to approve the current calendar.  
Seconded by Committee Member Feinberg.

**VOTE:** Motion passed unanimously 3-0-1. Commissioner Thomas abstained and Vice Chair Queiroz was absent.

PUBLIC HEARINGS

2. 227 University Avenue  
Minor Development in a Historic District Application HS-24-055

Consider a Request for Approval for Construction of an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the Urban Historic District, Divided on Property Zoned R-1B(LUP), APN 529-04-004. Exempt Pursuant to CEQA Guidelines Section 15301, Existing Facilities.  
Property Owner/Applicant: Turf Pham  
Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment:

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HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

The applicant was not present.

Committee members asked questions of Staff.

Sean Mullin, Project Planner

Clear directions were given to the applicant. In response they submitted revised plans. Advise the Committee to conduct the review without the applicant present and make a recommendation. The original signing had been enclosed by additions. The current visible signing was installed post-1941 and is not original.

Closed Public Comment:

Committee members discussed the matter.

The structure was originally described in the Historic Inventory as a barn. The barn siding from that period was bowed and batten and not shingles. The proposed project blends in much better with the district. The changes followed all the Committee's recommendations. The proposal is a huge improvement and reads as a single-family residence.

**MOTION:** Motion by Commissioner Thomas to Forward a Recommendation of Approval to Construct an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the University-Edelen Historic District on Property Zoned R-1B(LUP). Located at 227 University Avenue. APN 529-04-004. Exempt Pursuant to CEQA Guidelines Section 15301, Existing Facilities. With the Plans and Findings as Presented. Seconded by Commissioner Burnett.

Committee members provided comments.

Disappointed that the applicant was not present. Board and batten would be a better choice.

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

3. 31 University Avenue  
Planned Development Modification PD-25-001, Architecture and Site Application S-25-004, and Conditional Use Permit U-25-001

Consider a Request for Approval to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Use Permit for Formalfertal over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2(LUP)PD. Categorically Exempt Pursuant to CEQA Guidelines Section 15301, Existing Facilities.  
Property Owner: SRL Old Town, LLC  
Applicant: Risk Nelson, MBH Architects

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HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

Project Planner: Erin Walkers

The project planner presented the staff report.

Opened Public Comment:

Stuart Waggoner, HR Architects, Applicant

They presented the Committee's comments to their senior management. They decided not to make any changes. They looked at Google Earth to see the styles of nearby buildings and felt it fit in. Symmetry, balance and proportion are important to RH.

The Committee asked questions of the Applicant:

Stuart Waggoner, HR Architects, Applicant

The Committee's comments were related to their CEO, but the CEO has a vision and decided not to make any changes.

Carol Plutzer, Resident

Carol lives in Town and loves Los Gatos. They have seen the renderings and think it will be a beautiful addition to the Town. The building is in character of the Town. They are in support of the project.

Chair Lee Quintana

The Committee also received a Desk item letter from Demetra Jennings who is in support of the project.

The applicant had nothing to add.

Closed Public Comment:

Committee members discussed the matter.

What are the Commercial Design guidelines regarding corporate architecture? There are two choices: either send to the Planning Commission with a recommendation for denial or continue the item with further direction. There are two policies: LU 6.5 and LU 1.4. 8.7.1 Village scale and character. The proposed design is not consistent with the neighborhood. It would be denied. There should be an individual feeling and different from each other. It should reflect the Old Town across the street. It is a disappointment that the applicant decided not to work with the Committee. The development mimics the streetscape of a village. The role of the HPC is to maintain the small-town character. Not in favor of the project. I appreciate some of the architectural features such as the arched windows and natural lighting. It is pedestrian oriented. There was an attempt to consider the Committee's concerns. The proposed design is a very nice building that would fit on Los Gatos Boulevard, where it is not used as part of Old Town building amongst other buildings with a more modern design. It is not used as part of Old Town

PAGE 4 OF 9  
HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

Not in support. The design reads as a large individual building, in the Old Town, the style is consistent while each story is different. Even if use is all one.

Note: Vice Chair Martha Queiroz has arrived.

Is the issue that the current building doesn't have a historic look that contributes to the historic district or that it doesn't fit the individual style of Old Town? The present building, did a better job in the rear than at the front of the building. The idea that there are three parts and not just one building, it should carry out the idea of breaking it up, it will stand out more of it doesn't fit with the scale of the district. Since the next step is to go to Planning Commission. Be very explicit that it is less the style but that it is one giant building. It looks like one continuous building while the intent was to have it feel like a collection of individual structures. The design by the Arnos furniture store was approved, their design kept the asymmetry, but they painted it all white which is a reasonable compromise. The Town would benefit economically by having a major tenant like RH to come to Los Gatos. But the Committee's job is historic preservation. The building looks good, and the flies could be simple. They can use different subtle colors, light sources, and materials like tiles, to distinguish the facades. They add landscaping like a fountain on the corner or more trees in front. The building style is between Italian Renaissance and Spanish revival. Decorative detail to add along the roof line. It looks like the Vasek Restoration brand. They could paint the roof red to resemble red clay tiles. They could make small changes that could keep their brand and blend in with the historic neighborhood. The skylight is still visible. Not bothered by the skylight, I would like to see the skylight tie in with the other roof tags next door and across the street.

The Committee asked questions of Staff.

Sean Mullin, Project Planner

There was no preliminary review. The applicant worked with staff. They decided to submit a formal application to start the process. An Architecture and Site (A&S) application was triggered because it was in a historic district. An A&S application would go before the Planning Commission. Because it's a planned development it would then go before the Town Council.

**MOTION:** Motion by Committee Member Burnett to Forward a Recommendation to Deny the Request to Modify Planned Development Ordinance 2025 to Allow Modifications to Building E, an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edelen Historic District, and a Conditional Use Permit for Formalfertal over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2(LUP)PD. Categorically Exempt Pursuant to CEQA Guidelines Section 15301, Existing Facilities. Seconded by Vice Chair Queiroz.

The Maker of the Motion amended the motion to include redesigning the skylight so that it is not visible.

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HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

The Secunder of the Motion did not accept the amendment to the motion.

The Maker of the Motion amended the motion to include the directions provided at the March 26, 2025 meeting and as summarized in the action letter. In addition, it includes the subtle changes outlined by Vice Chair Queiroz regarding paint, lighting, materials, trees, landscaping, roof painting, etc. to achieve the appearance of a collective of individual structures.

The Secunder of the Motion accepted the amendment to the motion.

**VOTE:** Motion passed unanimously, 4-1. Commissioner Thomas voting no.

4. 16488 Bonnie Lane  
Minor Residential Development Application MR-24-007

Consider a Request for Approval to Construct a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1.8. Located at 16488 Bonnie Lane. APN 532-02-014. Minor Residential Development Application MR-24-007. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities.  
Property Owner: Mai of Tran 2020 Trust  
Applicant: Vu-Ngan Tran  
Project Planner: Maria Chavarin

The project planner presented the staff report.

Opened Public Comment:

Mai Tran, Owner

The second-story project was approved as of May 2024. They have returned with a small change. The architect has made the dormer more even. The biggest change is to make the house more presentable.

The Committee asked questions of the Applicant.

Mai Tran, Owner

The second-bedroom design was changed. Instead of a bump out to make room for the bathtub there is now a straight wall. The roofline has not changed. They were asked to use fiberglass clad wood windows. Their architect provided names of manufacturers, but those vendors only offer full fiberglass windows. They are asking for vendor recommendations. They are hoping to be approved. The proposed master bedroom was intended to make room for their in-laws who are in their late 80's.

Closed Public Comment:

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HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

The Committee asked questions of Staff

Maria Chavarin, Project Planner

This is the second-floor proposal that was approved at the last meeting. The applicant has returned to modify the footprint of the second floor. They added three more windows because they expanded the footprint of the second floor.

Sean Mullin, Planning Manager

They widened the dormer and separated one window into 3 smaller windows. There is no change in the roofridge. Staff can connect the applicant with resources for the windows.

Committee members discussed the matter.

In support of the new proposal. It is a good proposal. The changes are acceptable. Concerned about the window situation for sources. Concerned about the changes to the front of the house because: 1) the direct connection to the street is lost. 2) It adds to the bulk of the house. Want the steps to come off the porch onto the Bonnie Lane, which is the main face of the street. Familiar with the previous owners. We never entered through the front door, only through the side door. It is not a corner lot. What is the owner's reason for changing the entry? Is it because of landscaping? The side of the house is on Bonnie Lane. It's a wedge corner lot and faces a private road. In support of approving the new plan.

**MOTION:** Motion by Commissioner Thomas to Recommend Approval for Construction of a Second-Story Addition Exceeding 100 Square Feet and Exterior Alterations to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1.8. APN 532-02-014. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities. Minor Residential Development Application MR-24-007. Located at 16488 Bonnie Lane. With the requested changes, and the new consistency with the Architecture and Site proposed plans and the recommendation that staff help the applicant find a good source for appropriate windows to fit the historic nature of the structure. Seconded by Committee Member Feinberg.

**VOTE:** Motion passed unanimously, 5-0.

5. 16401 Edelen Avenue  
Architecture and Site Application S-25-004 and Conditional Use Permit U-25-001

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1.20. APN 532-05-010. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review RVT-25-002.  
Property Owner/Applicant: Christine Garwood  
Project Planner: Ryan Saffy

Revision	BY



An addition for:  
**The Palmer & Lasaga Residence**  
333 Los Gatos Blvd.  
Los Gatos, CA 95032

DATE	07/07/2025
STATUS	NOTED
BY	SZ

A0.2



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HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

The project planner presented the staff report.

The Committee asked questions of Staff

Opened Public Comment.

Christine Garwood, Owner

They found no historic significance or information from their research at the library. No historic significance for the property, events or people. Record of a remodel in 1973 remodel. They did an extensive remodel in 2012. The footprint is the same. But they added a second story, front porch, and a brick facade. They changed the roof, all the windows, and the siding. There was no historic review process through the Library. It didn't was part of a larger neighborhood annexation.

The Committee asked questions of the Applicant.

Christine Garwood, Owner

They may add an ADU but haven't decided on what they want to do. Removal from the Historic Inventory is their first step.

Closed Public Comment.

The Committee asked questions of Staff

Committee members discussed the matter.

Because of the detailed information and recent extensive remodel, we can approve removal. This remodel was done very well and looks historic. Given the records, it can be removed. It fits well with the neighborhood. It meets all the criteria to be removed. The existing house has nothing left of the true historic characteristic.

**MOTION:** Motion by Commissioner Burnett to Approve the Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1-20. Located at 16401 Enginwood Avenue. APN 532-05-010, Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review HIST-25-002. With the Required Findings. Seconded by Commissioner Thomas.

**VOTE:** Motion passed unanimously, 5-0.

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HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

OTHER BUSINESS

6. 333 Los Gatos Boulevard  
Request for Review Application HIST-25-004

Consider a Request for Preliminary Review to construct an Addition to an Existing Pre-1941 Single-Family Residence on Property Zoned R-10. Exempt Pursuant to CEQA Section 15301. Existing Facilities.  
Property Owner (Applicant): Nicholas Palmer  
Project Planner: Sean Mullin

The project planner presented the staff report.

Opened Public Comment.

Nicholas Palmer, Owner

They moved in February 2021. They would like to add a bathroom. There is only one shower. They explored master addition in the back, but the cost was too high. They would like to put in in the front since the master bedroom is already there. It would help lessen the street noise. The goal is to make the front look the same. They have extra siding in the garage and found a vendor who can replicate the siding. They would reuse the existing window. They would reuse the glass but modify the frame. They want to see if their plan is even feasible before spending money on plans.

Committee members asked questions of the applicant

Nicholas Palmer, Owner

The width of the window would remain but shortened to fit above a vanity. They are flexible about the footprint of the bathroom footprint. They would like to retain the pillars of the existing porch instead of it being all one wall. There are two existing windows that would be removed because of a closet.

Committee members provided comments:

The removal of the two windows makes it look better and less cluttered. This is a good remodel. See if you can swap the vanity and tub to keep the window size. Okay with shortening the one window above the vanity. If you cannot reuse the 1912 window, you can save the windows on the porch as a back-up.

Closed Public Comment:

7. Committee Conduct and Procedures  
The Chair would like the meeting to be more systematic and orderly by raising hands during discussion. Next month, the Chair would like to discuss what are the Residential

PAGE 9 OF 9  
HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

Design Guidelines, zoning codes, etc. that deal with historic pre-1941 structures. How do we consider a structure as a historic landmark?

8. Annual Certified Local Government Report 2023-24  
Asking for acceptance of the Report. Accepted by the Committee. The California Preservation Foundation (CPF) is offering training and a 2025 Conference in Sacramento.

Committee members discussed the matter.

What is the role of the Committee in recommending program items under Committee matters. Is there a formal way to update the records or programs? The Town Council needs to give directions before staff can take on the task. It could be put on the HPC agenda, and one Committee member could speak at the Town Council during verbal communications. The Mayor is considering putting pre-1971 structures on the Historic Inventory. Need direction from the Mayor. Look around Town for properties that should be considered for the inventory. An individual property owner can apply for historic designation.

REPORT FROM THE DIRECTOR

All the Director's decisions aligned with the recommendations from the HPC.

COMMITTEE MATTERS

ADJOURNMENT

The meeting adjourned 6:08 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 26, 2025, meeting as approved by the Historic Preservation Committee.

Prepared by:

Sean Mullin, AICP, Planning Manager

Revision	BY

*John Ammirato*

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An addition for:  
**The Palmer & Lasaga Residence**  
333 Los Gatos Blvd.  
Los Gatos, CA 95032

DATE	07/07/2025
REVISION	NOTED
BY	SZ

**A0.3**

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials, Waste, and Sediment Management



### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

### Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

### Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

## Equipment Management & Spill Control



### Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets. Ensure all subcontractors working onsite are implementing appropriate BMPs.

### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the [Regional Water Quality Control Board](#) and the local agency:
  - 1) Unusual soil conditions, discoloration, or odor.
  - 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

### Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

## Concrete Management & Dewatering



### Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

### Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

## Paving/Asphalt Work



### Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

### Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

## Copper Architectural Features



Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

### During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

**During Maintenance** such as, power washing roof, re-patination, or re-application of impervious coating:

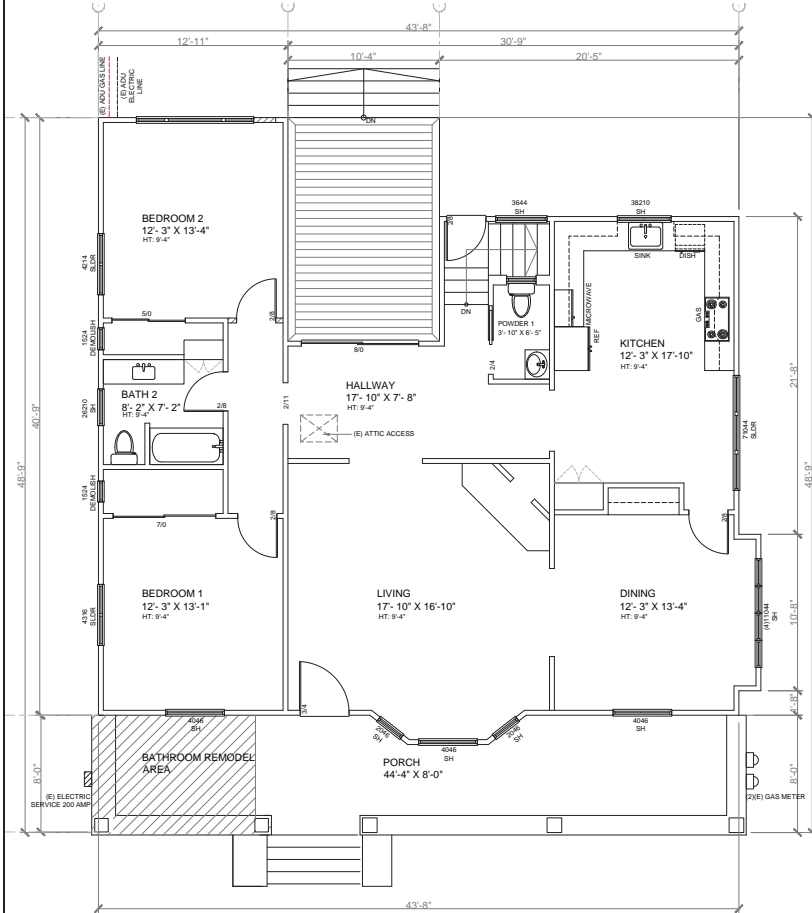
- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



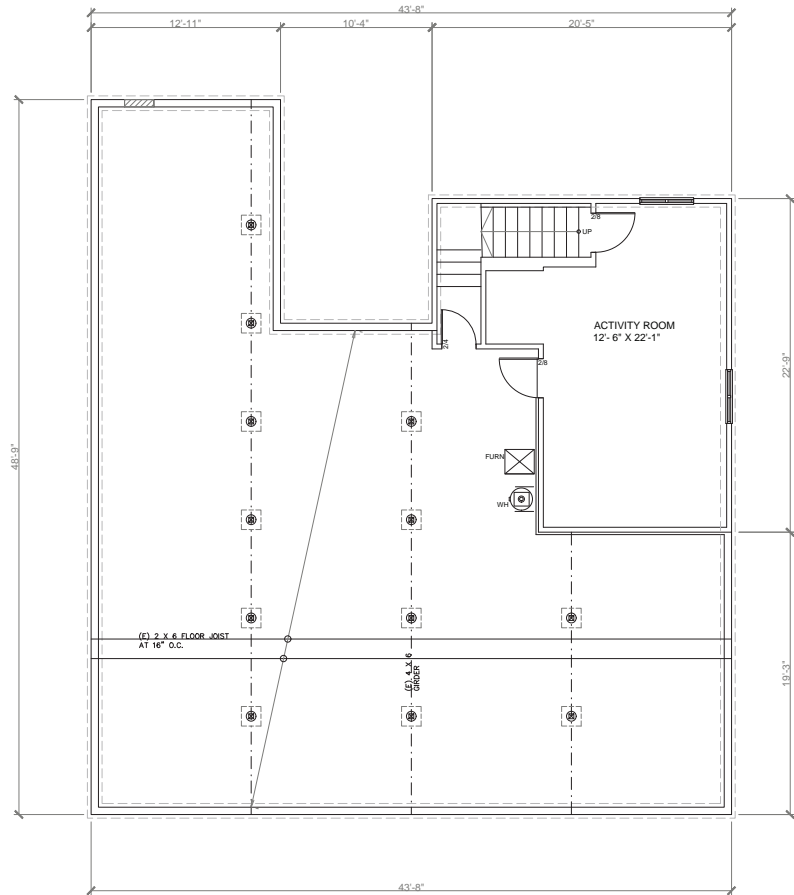
# LEGEND:

- WALL LEGEND
- EXISTING WALL TO REMAIN
  - EXISTING WALL REMOVED
  - NEW WALL CONSTRUCTION
  - REMODELED AREA



EXISTING FIRST FLOOR AND DEMO PLAN

1/4" = 1'-0"



EXISTING BASEMENT PLAN

1/4" = 1'-0"

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**A1.1**

PLUMBING, ELECTRICAL & MECHANICAL LEGEND:

- SWITCH
- D DIMMER SWITCH
- 3 4 3 AND 4 WAY SWITCH
- AUTO MANUAL ON VACANCY SENSOR
- ADT ASTRONOMICAL DIGITAL TIMER (EXTERIOR LIGHT)
- PB GARAGE PUSH BUTTON
- SW SWITCH RECEPTACLE
- DUPLEX RECEPTACLE OUTLET
- W/ ARC FAULT INTERRUPTER
- FOUR PLEX RECEPTACLE OUTLET
- W/ ARC FAULT INTERRUPTER
- 220 OUTLET
- 1/2 HOT DUPLEX RECEPTACLE OUTLET
- W/ ARC FAULT INTERRUPTER
- WP WATERPROOF DUPLEX RECEPTACLE OUTLET
- W/FAULT INTERRUPTER
- GFCI GROUND FAULT CIRCUIT INTERRUPTER
- RECEPTACLE OUTLET
- GFCI/ AFCI GROUND FAULT CIRCUIT INTERRUPTER
- RECEPTACLE OUTLET
- ARC FAULT CIRCUIT INTERRUPTER
- RECEPTACLE OUTLET
- SURFACE MOUNTED LIGHT FIXTURE
- PC CONTROLLED BY PHOTOCELL & MOTION SENSOR
- MS CONTROLLED BY PHOTOCELL & TIME SWITCH CONTROL
- CONTROLLED BY ASTRONOMICAL TIMER
- ENERGY MANAGEMENT CONTROL SYSTEM S
- 3" 4" 5" LED Z700K, 6" LED 3500K (HALO RL, RA OR EQUIV)
- LED RECESSED GIMBLE LIGHT FIXTURE
- JUNCTION BOX
- (W/ 110 V POWER IN ATTIC FOR EF. CONNECT TO HOOD)
- F1 EXHAUST FAN ONLY -PANASONIC FV-0511VK2 WITH FV-VS15VK1 MULTI-SPEED MODULE FV-MSVK1 MOTION SENSOR AND FV-CSVK1 CONDENSATION SENSOR
- F2 EXHAUST FAN ONLY -PANASONIC FV-0511VK2 WITH FV-VS15VK1 MULTI-SPEED MODULE, W/ CONDENSATE SENSOR AT SWITCH FV-WCCS
- F3 EXHAUST FAN ONLY -PANASONIC FV-0511VK2 W/ CONDENSATE SENSOR AT SWITCH FV-WCCS-W
- F4 EXHAUST FAN ONLY PANASONIC FV-0511VK2 WITH 5MIN- 60 MIN TIMER
- F5 EXHAUST FAN/LITE PANASONIC WHISPER GREEN 50-80-100 (FV-0511VK2) W/MULTI-SPEED MODULE (FV-VS15VK1), SMART ACTION MODULE (FV-MSVK1) TO CONTROL FAN, CONDENSATION SENSOR MODULE (FV-CSVK1). NOTE: FAN CONTROLLED BY SENSORS, LIGHT SWITCHED SEPERATELY.
- F6 EXHAUST FAN/LITE PANASONIC WHISPER GREEN 50-80-100 (FV-0511VK2) W/ SMART ACTION MODULE (FV-MSVK1) TO CONTROL FAN, CONDENSATION SENSOR MODULE (FV-CSVK1). NOTE: FAN CONTROLLED BY SENSORS, LIGHT SWITCHED SEPERATELY.
- PH PHONE
- DATA OUTLET
- SMOKE DETECTOR INTERCONNECTED
- 110 V W/ 10 YR. BATTERY LIFE BACK-UP
- SMOKE / CARBON MONOXIDE DETECTOR
- INTERCONNECTED 110V, W/ 10 YR. BATTERY LIFE BACK-UP
- SECURITY JUNCTION BOX
- DOOR BELL
- UNDER-CABINET FLUORESCENT
- LED LIGHT STRIP UNDER-CABINET
- TRACT FIXTURE
- WIRE
- FLUORESCENT LIGHT
- WALL SCONCE
- SPEAKER
- CEILING REGISTER
- FLOOR REGISTER
- COLD AIR REGISTER
- AUTO GARAGE DOOR OPENER
- OPENER
- ELECTRIC SERVICE METER
- TOE REGISTER/WALL REGISTER
- COLD AIR REGISTER
- CHIMES
- ICE
- ICE
- GAS
- HOUSE BIB
- GAS METER
- CLEAN - OUT
- WH WATER METER
- CENTRAL VACUUM PORTS

LEGEND:

- WALL LEGEND
- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION
- REMODELED AREA

NOTE:

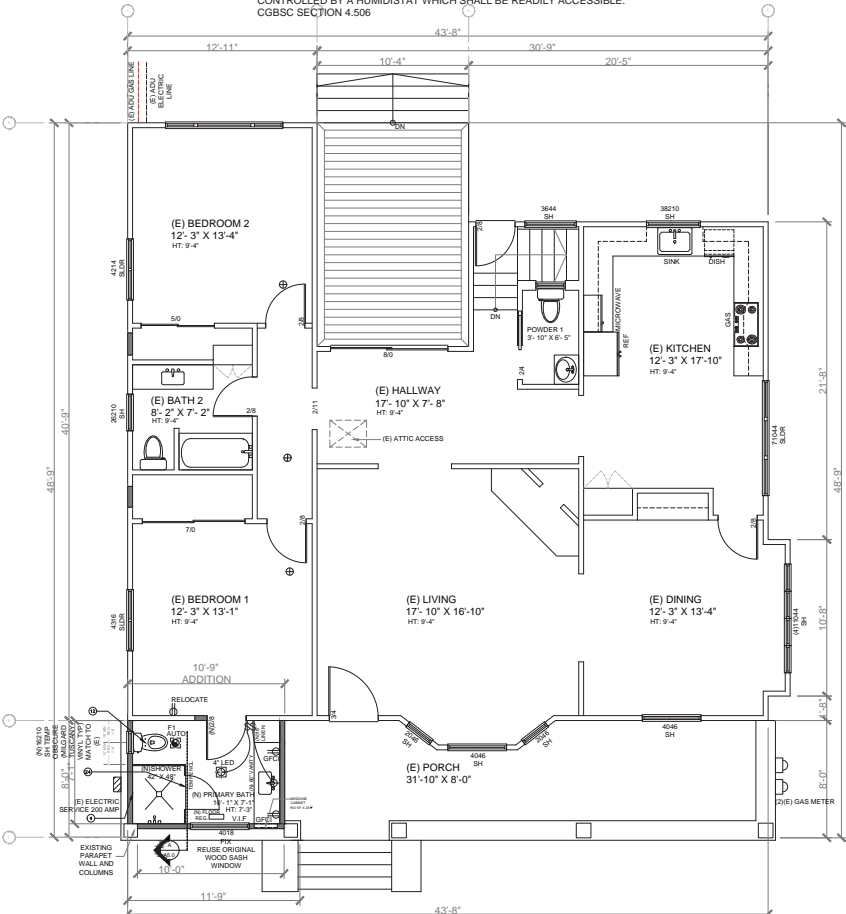
- ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 502.2.1
- ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. CEC ARTICLE 406.12
- ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SECTION 4.303.2
- THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGBSC SECTION 4.406.1
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC SECTION 4.504.1
- BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CGBSC SECTION 4.506

SMOKE DETECTOR

- SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR PER CRC 314 AND 315.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR POWER FROM THE BUILDING WIRING (WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE) AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER CRC R315.1.1.
- WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE ALL PER CRC R315.1.2.

NOTES:

- ALL WINDOWS AND PATIO DOORS TO MEET THE FOLLOWING REQUIREMENTS FOR ENERGY EFFICIENCY:
- U-FACTOR - 0.30
- SHGC - 0.23
1. (E) UNDER FLOOR BASEMENT A60E66
2. (E) ELECTRIC SERVICE
3. A/C UNIT W/ EMERGENCY DISCONNECT
4. TILE O/ DENSSHIELD TILE BACKER TO A HEIGHT OF 72" ABOVE THE DRAIN INLET TYP.
5. (E) UNDER FLOOR FURNACE W/ LIGHT & SWITCH
6. 22" X 30" MIN. ATTIC ACCESS W/ MIN. 30" VERT. HEADROOM PER CRC R807.1.
7. SKYLIGHT VELLUX FGM 3046-100 # ER 0199-N/A
8. SUNTUNNEL-100 # ER 0199-N/A
9. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING; OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) R311.7.8.4
10. GUARDS TO BE A MINIMUM OF 42 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH PER CRC R312.2 AND 312.3.
11. MECHANICAL CHASE
12. PROVIDE 30" CLEAR WIDTH FOR TOILET & 24" CLEAR FROM SEAT EDGE TO WALL IN FRONT
13. 1/2" MIN. TYPE "X" GYP. BD. REQUIRED ON THE GARAGE SIDE SEPARATING DWELLING AND ATTIC AREA FROM THE GARAGE PER CRC TABLE R302.6.
14. 5/8" INCH TYPE "X" GYPSUM BOARD APPLIED ON THE GARAGE OR GARPORT SIDE WITH HABITABLE ROOMS LOCATED ABOVE (INCLUDING STRUCTURAL MEMBERS SUPPORTING THE UPPER FLOOR, CEILING, POST AND BEAM) PER CRC TABLE R302.6.
15. MAX. 7 3/4" STEP BELOW THE TOP OF THE THRESHOLD & LANDINGS OR FINISHED FLOORS MAX. 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. PER R311.3, R311.3.4
16. LANDINGS ARE TO HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF AT LEAST 36 INCHES ON EACH SIDE OF THE DOOR PER CRC R311.3.
17. MIN. CEILING HEIGHT FOR HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, ETC. SHALL BE 7 FEET PER CRC R305.1. HALLWAY WIDTH SHALL BE MIN. 36" PER CRC R311.6.
18. 20 MIN. FIRE RATING SOLID CORE DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (CRC R302.5.1)
19. TANK-LESS WATER HEATER
20. SHOWER RECESSED SHELF V.I.F.
21. BARREL ARCH V.I.F.
22. ATTIC FURNACE NOTES (CMC SECTION 904.0)
- PASSAGEWAY TO EQUIPMENT LESS THAN 6'-0" IN HEIGHT SHALL BE NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY FROM THE ACCESS OPENING TO THE EQUIPMENT.
- SECTION 904.10.4:
- UN-OBSTRUCTED PASSAGEWAY WITH A SOLID FLOORING AT LEAST 24" WIDE THROUGHOUT ITS LENGTH-SECTION 904.10.2:
- A 30" X 30" LEVEL WORK PLATFORM IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE-SECTION 904.10.3:
- NO UNIT ON 3" MIN. CONCRETE PAD HIGHER THAN THE ADJACENT GRADE AN EMERGENCY DISCONNECT TO BE VISIBLE
24. SHOWER PAN SHALL HAVE A MINIMUM AREA OF 1024 SQ. INCHES AND A MINIMUM FINISH DIMENSION OF 30 INCHES IN ANY DIRECTIONS. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22" UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.6)



PROPOSED FIRST FLOOR

1/4" = 1'-0"

Revision	BY

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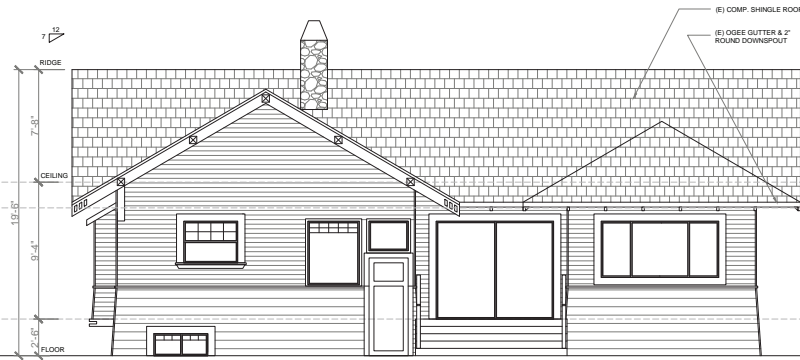
An addition for:  
**The Palmer & Lasaga Residence**  
333 Los Gatos Blvd.  
Los Gatos, CA 95032

DATE	07/07/2025	<b>A2.0</b>
STATUS	NOTED	
DESIGNER	SZ	





EXISTING FRONT ELEVATION  
1/4" = 1'-0"



EXISTING REAR-SIDE ELEVATION  
1/4" = 1'-0"



EXISTING LEFT-SIDE ELEVATION  
1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION  
1/4" = 1'-0"

Revision	BY

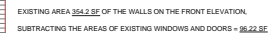
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SCALE	SZ

**A4.0**



AREA (SF) OF THE WALLS BEING REMOVED OR COVERED ON THE FRONT ELEVATION = 84.68 SF

SUBTRACTING THE AREAS OF EXISTING WINDOW =  $17.3 \times 81.5 = 64$  SF

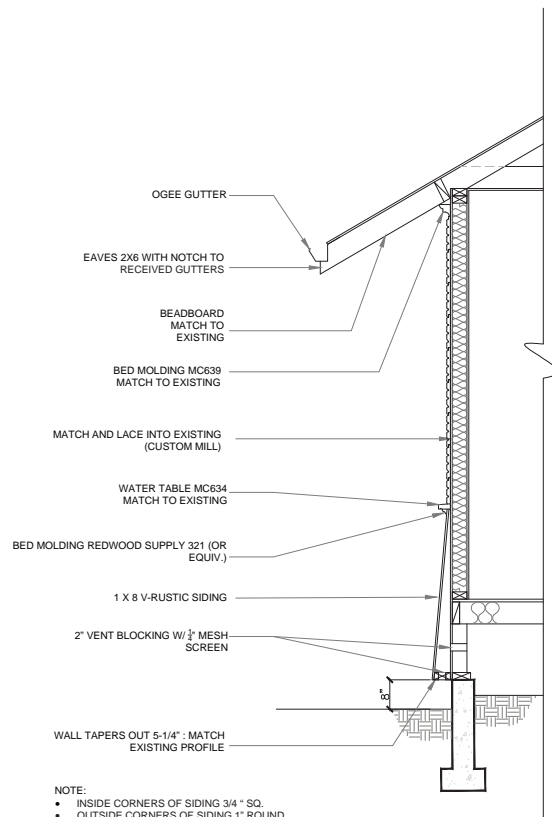
THE DEMOLITION AREA CANNOT BE MORE THAN 25 PERCENT OF THE EXISTING WALL AREA =  $258' \times 25\% = 64.5' \text{ SE}$

[illegible]

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Date	07/07/2025
Scale	NOTED
Drawn	SZ

A4.

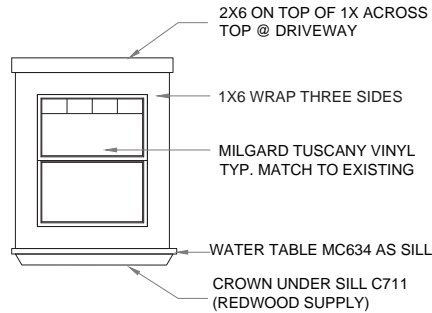


1  
A5.0

TYP. WALL DETAIL

3/4" = 1'-0"

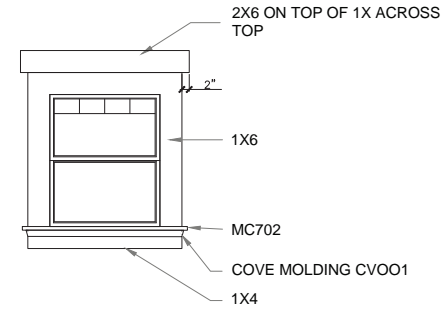
- NOTE:
- INSIDE CORNERS OF SIDING 3/4" SQ.
  - OUTSIDE CORNERS OF SIDING 1" ROUND CORNER BEAD.



2  
A5.0

TYP. WINDOW DETAIL

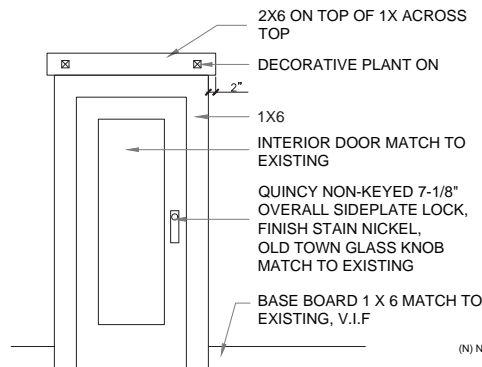
3/4" = 1'-0"



3  
A3.0

TYP. INT. WINDOW DETAIL

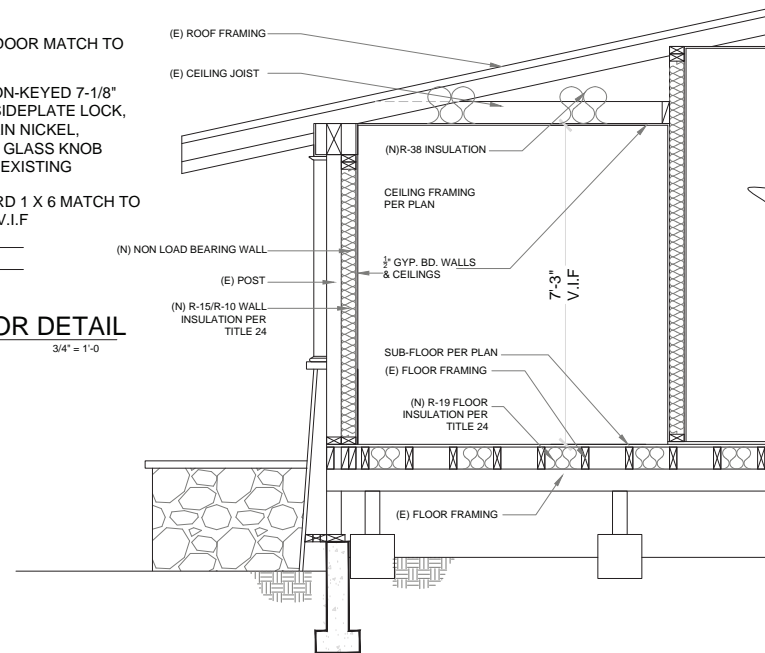
3/4" = 1'-0"



4  
A3.0

TYP. INT. DOOR DETAIL

3/4" = 1'-0"



SECTION 'A' - 'A'

3/8" = 1'-0"

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DATE	06/16/2025
NOTED	
SZ	

A5.0







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**Ammirato**  
CONSTRUCTION.com  
1330 White Oak Road  
Campbell, CA 95008  
Email: John@ammiratoconstruction.com

An addition for:  
**The Palmer & Lasaga Residence**  
333 Los Gatos Blvd.  
Los Gatos, CA 95032

Date	07/07/2025
Notes	NOTED
Drawn	SZ

**T24-3**

# CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Palmer & Lasaga / 333 Los Gatos Blvd  
Calculation Date/Time: 2025-07-07T11:36:54-07:00  
Project Address: 333 Los Gatos Blvd, Los Gatos, CA 95032  
CA Climate Zone 04  
1,906  
84  
1

**DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT**

I, I certify that this certificate of Compliance documentation is accurate and complete.

Signature: *John Ammirato*  
Date: 07/07/2025  
Address: 1330 White Oak Road, Campbell, CA 95008  
Phone: 408-243-8888

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**

I, I certify that the following information is true and correct to the best of my knowledge and belief.

Signature: *John Ammirato*  
Date: 07/07/2025  
Address: 1330 White Oak Road, Campbell, CA 95008  
Phone: 408-243-8888

Registration Number: 425-PVH220806A-000-00000000-0000  
Registration Date/Time: 07/07/2025 18:01  
CA Building Energy Efficiency Standards - 2022 Residential Codebook  
Report Version: 2022.0.000  
Schema Version: rev 20220901

**RESIDENTIAL MEASURES SUMMARY** **RMS-1**

Project Name: Palmer & Lasaga  
Building Type: Single Family  
CA Climate Zone 04  
1,906  
84  
1

**INSULATION**

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Roof	Wood Framed w/ Ceiling Space	R-19	85		Pass
Wall	Wood Framed	R-13	1,121	Adiabatic 65.0	Pass
Basement	Wood Framed	R-10	85		Pass
Roof	Wood Framed Attic	R-19	84		Pass
Floor	Wood Framed w/ Ceiling Space	R-10	1,121		Pass
Basement	Wood Framed w/ Ceiling Space	R-10	218		Pass
Roof	Wood Framed	R-10	227		Pass
Wall	Wood Framed	R-10	21		Pass

**FENESTRATION**

Orientation	Area (ft²)	U-Fac	SHGC	Overhang	Sideline	Exterior Shades	Status
East	18.2	0.309	0.23	None	None	None	Pass
West	18.2	0.309	0.23	None	None	None	Pass
North	8.0	0.250	0.27	None	None	None	Pass
South	8.0	0.250	0.27	None	None	None	Pass
East	28.7	0.309	0.27	None	None	None	Pass
West	28.7	0.309	0.27	None	None	None	Pass
North	138.9	0.309	0.27	None	None	None	Pass
South	138.9	0.309	0.27	None	None	None	Pass

**HVAC SYSTEMS**

Qty	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Gas Forced Air Furnace	80% AFUE	Gas Air Conditioning	13.0 EER	None	Pass

**HVAC DISTRIBUTION**

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Plenums	None	None	None	0.0	Pass

**WATER HEATING**

Qty	Type	Gallons	Min. Eff	Distribution	Status
1	Gas Water Heater	30	0.90	None	Pass

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1,906  
84  
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**HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY**

Project Name: Palmer & Lasaga  
Building Type: Single Family  
CA Climate Zone 04  
1,906  
84  
1

**ENGINEERING CHECKS**

Number of Systems	COIL COOLING PEAK	COIL HYS. PEAK
1	COIL COOLING PEAK	COIL HYS. PEAK

**COIL COOLING PEAK**

CFM	Sensible	Latent	CFM	Sensible
1,824	32,000	8,000	1,824	32,000

**COIL HYS. PEAK**

CFM	Sensible	Latent	CFM	Sensible
1,824	32,000	8,000	1,824	32,000

**TIME OF SYSTEM PEAK**

Aug 2 PM Jan 1 AM

**HEATING SYSTEM PSYCHROMETRIC (Arbitrary Temperatures at Time of Heating Peak)**

Room: 68°F, 30% RH

**COOLING SYSTEM PSYCHROMETRIC (Arbitrary Temperatures at Time of Cooling Peak)**

Room: 75°F, 50% RH