AN ADDITION FOR:

The Palmer & Lasaga Residence 333 Los Gatos Blvd. Los Gatos, CA 95032



VICINITY MAP

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- 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
 - iii 2.5 GPM FOR SHOWERHEAD
- iv 2.2 GPM FOR ANY INTERIOR FALICETS C. 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. CGBSC SECTION 4.408.5
- AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS THROUGH 10 IN ACCORDANCE WITH CGBSC 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, CGBSC SECTION
- "PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL 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 CGBSC SECTION 4 504.1
- 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. CGBSC SECTION 4.505.3

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STRUCTURAL S1.1 GENERAL NOTES TYPICAL WOOD DETAILS

ABBREVIATIONS:

CIRCLE TOP

SINGLE HUNG

DOUBLE HUNG

EGRESSABI E WINDOW

2'-0" WIDE X 6'-8" TALL

3'-0" WIDE X 7'-0" TALL

3'-0" WIDE X 6'-8" TALL

CENTERLINE

DIMENSION

ELEVATION EXISTING

FINISH FLOOR

GENERAL CONTRACTOR

NOT TO SCALE

TOP OF SLAB

UNI ESS NOTED

VERIFY IN FIELD

DIAMETER OR ROUND

ADJUSTABLE

GYPSUM BOARD

TYPICAL

AND

FOLIAL

GYPSUM

ROUGH OPENING

UNLESS OTHERWISE NOTED 3'-0" WIDE X 8'-0" TALL

MIN.

MISC

(N) NO. OR #

N.T.S

P.T.D.F.

RWD

STD

MINIMUM

NEW NUMBER

OVER

MISCELLANEOUS

NOT TO SCALE

TREATED DOUGLAS

SMOKE DETECTOR

ON CENTER

REFERENCE

REDWOOD

STANDARD

TELEVISION.

WATER HEATER

WATERPROOF

PLYWOOD

PRESSURE

FIXED SIDELIGHT TEMPERED GLASS HALF CIRCLE

HORIZONTAL SLIDER CASEMENT

WINDOW ABBREVIATIONS

DOOR ABBREVIATIONS:

SLDR CSMT FIX

FGRESS

2/0

3068

G.C.

(N) N.T.S.

UNO

ADJ

FOUNDATION AND ROOF FRAMING DETAILS

SCOPE OF WORK:

ADD 79 SE OF PRIMARY BATHROOM

PROJECT DESCRIPTION:

BUILDING OCCUPANCY GROUP R3/U TYPE OF CONSTRUCTION : RM512 : 1+ BASEMENT YEAR BUILT/EFF 1912 LOT SIZE AUTOMATIC FIRE-SPRINKLER APN 14,191 SF 529-22-021

BUILDING DATA:

(E) HOUSE E) UN-HABITABI E BASEMENT 318 SF 720 SF 1,100 SF F) GARAGE (E) SECOND DWELLING UNIT 100 SF (N) ADDITION 79 SF

FLOOR AREA: (E) HOUSE (E) FRONT F HOUSE FRONT PORCH 1.504 SF SECOND DWELLING UNIT 1,100 SF 100 SF ADDITION 79 SE 3,038/14,191 0.21(21%)

LEGEND:

















WALL LEGEND - FXISTING 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



DIMENSTIONAL REFERENCE /ELEVATION - DOOR SCHEDULE - WINDOW SCHEDLILE

SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE

INTERIOR ELEVATION ELEVATION IS DRAWING

DIMENSION AT FACE OF STUD

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 REFORE 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 OUALIFIED PERSONS
- THESE PLANS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS
- 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

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

2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL BUILDING CODE 2022 CALIFORNIA RESIDENTIAL BUILDING C 2022 CALIFORNIA GREEN BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA RESIDENTIAL CODE CALIFORNIA ENERGY EFFICIENCY STANDARDS





Residence Lasaga . & La: Blvd. 95032 e Palmer Los Gatos E Gatos, CA 9 An add The F 333 Lc Los Ga

NOTED

RESIDENTIAL BATHROOM REMODELS 2022

- MIXING VALVE IN A SHOWER SHALL BE PRESSURE BALANCING SET AT MAX. 120°F. WATER-FILLER VALVE IN BATHTUBS SHALL HAVE A TEMP. LIMITING DEVICE SET AT 120°E MAY
- SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES, CLEAR CENTER DIMENSION OF A 30°, AND DOORS SHALL SWING OUT WITH OPENINGS 22° MIN.
- THE WATER CLOSET SHALL HAVE A MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER AND 24" IN THE FRONT.
- ALL RECEPTACLES SHALL BE GFCI AND TAMPER
 RESISTANT (TR). NEW/RELOCATED OUTLETS SHALL HAVE
- A DEDICATED 20-AMP CIRCUIT.

 HYDRO-MASSAGE TUBS SHALL HAVE MOTOR ACCESS, A
 DEDICATED CIRCUIT, AND BE UL LISTED. ALL METAL
 CABLES, FITTINGS, PIPING, ETC. WITHIN 5' OF THE INSIDE
 WALL OF THE TUB SHALL BE PROPERLY BONDED WITH AN
- LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET CONDITIONS IF SIB RICT TO WATER SPRAY
- MIN. 50 CFM EXHAUST FAN SHALL BE PROVIDED AND
 NOTALL SD AND LIANT A CEPARATE CIVITALIA.
- INSTALLED AND HAVE A SEPARATE SWITCH.

 GLAZING IN TUB/SHOWER ENCLOSURES SHALL BE SAFETY
- GLAZING WHEN > 60° ABOVE THE STANDING SURFACE.

 GLAZING WITHING 60° OF A TUB/SHOWER AND LESS THAN
- ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.

 ALL LIGHTING SHALL BE HIGH EFFICACY. ONE LIGHTING
- FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR THAT REQUIRES MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHTING SHALL BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER.
- ALL EXISTING NON-WATER EFFICIENT PLUMBING FIXTURES
 THROUGHOUT THE HOUSE BE UPGRADED AS FOLLOWS.
- WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH, WITH 24" MINIMUM CLEARANCE IN FRONT (CPC 402.5).
- SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (R307.2) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22' IN WIDTH (CPC 408.5).

MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (CPC 409.4)

PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS (CPC 603.5.7).

FIXTURES ON FLOOR LEVELS BELOW THE CLOSEST UPSTREAM MANHOLE AND/OR SEPTIC SYSTEM SHALL BE PROVIDED WITH AN APPROVED BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SHALL NOT DISCHARGE INTO THE BACKWATER VALVE. (CPC 710)

FIXTURE WATER FLOW RATES PER THE CPC:

- WATER CLOSETS: 1.28GPF
- URINALS: .125GPF
- ☐ KITCHEN FAUCETS: 1.8PGM @ 60PSI
- LAVATORY FAUCETS: 1.2GPM @ 60PSI
- SHOWERHEADS: 1.8GPM

WINDOW REPLACEMENT GENERAL NOTES 2022

- IF ≤ 75 SQ, FT. IS REPLACED, NEW WINDOWS SHALL HAVE MAX. U-FACTOR OF 0.40 AND MAX. SHGC OF 0.35. IF >75 SQ. FT. NEW WINDOWS SHALL HAVE MAX. U-FACTOR 0.32 AND MAX. SHGC OF 0.25. (CEES 150.2(E)).
- WINDOWS REPLACED IN BEDROOMS SHALL MEET THE EGRESS REQUIREMENTS OF A MIN. 20° CLEAR WIDTH, MIN. 24°CLEAR HEIGHT WHEN OPEN, MIN. 5.7 SQ. FT. OF OPENABLE AREA (5.0 SQ. FT. FOR GRADE LEVEL ROOMS), AND MAX. HEIGHT OF 44° FROM THE FINISHED FLOOR TO THE BOTTOM CLEAR DEPRING (FGC. 100 AND. OSC. P. 310.)
- WHERE THE WINDOW SILL IS LOCATED MORE THAN 72'
 ABOVE THE EXTERIOR FINISHED GRADE, ANY WINDOW
 LOCATED LESS THAN 24' ABOVE THE FINISHED FLOOR ON
 THE INTERIOR SHALL BE EITHER FIXED GLAZING OR
 HAVE A PROTECTIVE GUARDRAIL WITH OPENINGS LESS
 THAN 4'. (EGO 1015.1 AND ORG 312.2)

 HAND 1'S LEGO 1015.1 AND ORG 312.2)
- TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (2022 CBC 2406.4/CRC R308.4):
 - * IN THE SAME PLANE OF A DOOR IN THE CLOSED POSITION & WITHIN 2' OF EITHER SIDEOF THE DOOR.
- * ON A WALL PERPENDICULAR TO THE PLANE OF A DOOR IN A CLOSED POSITION & WITHIN 24" OF THE HINGE

OF THE DOOR AND ON THE IN-SWINGING SIDE

SIDE

- * ADJACENT TO A BOTTOM STAIR LANDING WHERE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY OF THE LANDING.
- * IN A WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60° ABOVE THE STANDING SURFACE AND DRAIN INLET.
- * WITHIN 60" OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- * ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
 - INDIVIDUAL PANE >9 SQUARE FEET
 - BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR
 - TOP EDGE IS >36" ABOVE THE FINISHED FLOOR
 - WHERE A WALKING SURFACE IS WITHIN 36"HORIZONTALLY OF THE GLAZING

RESIDENTIAL SKYLIGHTS 2022

- WHERE EXTERIOR WALL OPENINGS ARE REQUIRED TO BE FIRE-RATED (TYPICALLY FOR CONDOS/APPARTMENT, SHARED WALLS OF TOWNHOUSES, AND SINGLE-FAMILY/ DUPLEX BUILDING LESS THAN 3" TO THE PROPERTY LINEISKYLIGHTS SHALL BE A MIN. 6 FROM THE EXTERIOR WALL (CGB 2610.7)
- SKYLIGHTS ON A ROOF SLOPE OF LESS THAN 3:12
 SHALL BE MOUNTED ON A CURB 4' ABOVE THE ROOF
 (UNLESS THE MANUFACTURER SPECIFIES)
 OTHERWISE). (CRC R308.8.8)
- OPERABLE SKYLIGHTS SHALL BE MIN. OF 10' FROM ALL PLUMBING VENTS. OR THE VENTS SHALL TERMINATE 3' ABOVE THE SKYLIGHT AND BE MIN. OF 3' FROM ANY AIR VENT (IF HOOD BATH FAN ETC) (CPC 996.2')
- PROVIDE ICC NUMBER/LISTING. (CBC 102.4, CRC R102.4)
- WHEN REPLACING AN EXISTING SKYLIGHT, THE NEWLY INSTALLED SKYLIGHT SHALL HAVE A MAX. U-FACTOR OF 0.55 AND A MAX. SHGC OF 0.30.
- NEW SKYLIGHTS SHALL HAVE A MAXIMUM U-FACTOR OF 0.32 AND MAXIMUM SHGC OF 0.25. (CEES 150.2(B)1)

MISCELLANEOUS ELECTRIC NOTES 2022 CEC

- PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G)) AT LEAST ONE RECEPTACLE SHALL BE INSTALLED FOR EACH VEHICLE SPACE.
- AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STARWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (CEC 210.70).
- STAIRWAYS WITH 6 OR MORE RISERS SHALL HAVE WALL SWITCH AT EACH FLOOR LEVEL AT THE STAIR LANDINGS. (CEC 210.70(A)(2)
- RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL (CEC 406.9(C)) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER ANDIOR BATHTUB THRESHOLD. (CEC 410.10(D))
- ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING (CEC 210.52(E)).
- RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A WALLS LONGER THAN TWO FEET SHALL HAVE A SHALL HAVE A RECEPTACLE IN HALL WAYS (CEC. 210.52/AL)

 SHALL HAVE A RECEPTACLE IN HALL WAYS (CEC. 210.52/AL)

RESIDENTIAL KITCHEN REMODELS 2022

- GFCI OUTLETS ARE REQUIRED- FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6" OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
- KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES, AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER (CEC 210.52 (C), ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COLINTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (CEC FIGURE 210.52(C)(1)) PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES.
- GARBAGE DISPOSAL, DISHWASHER, EXHAUST HOOD, AND BUILT-IN MICROWAVE MAY REQUIRE DEDICATED CIRCUITS BASED ON THE MANUFACTURER'S REQUIREMENTS AND THE MOTOR RATING.
- CLEARLY LABEL ON THE PLANS THE MAXIMUM WATER FLOW RATES PER THE (CGBSC 4.303.1): WATER CLOSETS: 1.28GPF URINALS: .125GPF KITCHEN FAUCETS: 1.8GPM @ 60PSI LAVATORY FAUCETS: 1.2GPM @ 60PSI SHOWEPHEADS: 1.8GPM
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CELING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER. CEC (150.0(K)2L)
- SMOKE ALARMS SHALL BE PROVIDED IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. EXISTING SMOKE ALARMS SHALL BE REPLACED IF OLIDER THAN 10 YEARS. NEWLY INSTALLED SMOKE ALARMS SHALL HAVE A 10-YEAR BATTERY.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN
 HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.

ELECTRICAL NOTES (2022 CEC)

- PROVIDE MANUAL ON/OFF CONTROLS FOR ALL LIGHTING
 ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A)
- LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K)1C):
 - THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
- THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE
 HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR
 COOLED AIR OUT OF LIVING AREAS AND INTO HE CEILING CAVITY.
- THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
- BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES
 THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED PLOOR AND DO
 NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATEE
 THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST
 BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN
 SPEED CONTROL, CEC (150/16).
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERALTION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(4)2C.
- LUMINAIRES THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE, JOINT APPENDIX, JAB REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSOR: SHALL HAVE DIMMING CONTROLS.
- EXCEPTION 1:TO SECTION 150.0(K)2J: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.

 EXCEPTION 2:TO SECTION 150.0(K)2J: LUMINAIRES IN HALLWAYS.
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER. CEC (150.0(K)2L)
- ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0(3)A)
- PHOTO-CONTROL AND MOTION SENSOR
- PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
 ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY
- ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS
 "HIGH-EFFICACY"
- CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-103(B))
- 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.
- SMOKE ALARMS SHALL SOUND AN ALARM CLEARLY AUDIBLE IN ALL BEDROOMS (WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED, THE SMOKE ALARMS SHALL BE INTERCONNECTED) PER CRC R314.5.
- SMOKE 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 R314.4.
- FOR ALTERATIONS, REPAIRS, OR ADDITIONS, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED/CREATED, THE SMOKE ALARMS SHALL BE REQUIRED FOR NEW DWELLINGS PER CRC R314.3.1.
- 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

Revision



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

07/07/2025

Color

NOTED

SZ

Sources

SA

Species

ELEVATION DETAILS 202

- STUCCO SHALL BE % THICK AND THREE COATS APPLIED OVER APPROVED WIRE LATH AND TWO LAYERS OF GRADE D BUILDING PAPER. PROVIDE WEEP SCREED. (CBC 2510.6/CRC R703.6)
- SIDING SHALL BE APPLIED OVER ONE LAYER OF GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)
- PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY. (CBC 2113.9.1/CRC 1003.91)
- ROOF SLOPES > 2:12 AND > 4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LB FELT APPLIED SHINGLE STYLE:(CBC 1507.2.2/CRC 905.2.2)
- PROVIDE ALL UNDER-FLOOR AREAS WITH CROSS VENTILATION AT 1/150 FOR THE ENTIRE AREA WITH ONE VENT WITHIN 3' OF EACH
 CORNER OF THE BUILDING. SCREENS OVER THE OPENING SHALL HAVE ½" TO ½" OPENINGS.) CBC 1203/CRC R408)
- ATTIC AREAS SHALL HAVE CROSS VENTILATION AT 1 /150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA BE
 VENTILATORS LOCATED A MIN. OF 3' ABOVE EAVE OF CORNICE VENTS. SCREENS OVER THE OPENING SHALL HAVE 1/16' MIN. AND X'
 MAX.OPENINGS. (CBC 1203/CRC R806)
- PROVIDE ATTIC ACCESS (22"X 30") AND UNDER-FLOOR ACCESS (18"X24") FOR NEW AREAS. (CBC 1209/R408.4)
- PROVIDE UNDERFLOOR CLEARANCE OF 18° FROM JOISTS TO EARTH AND 12° CLEARANCE FROM GIRDERS TO EARTH. (CBC 2304 11 2 1/CBC R317 1



MEETING DATE: 05/28/2025

ITEM NO: 1

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING

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

MEETING CALLED TO ORDER AT 4:00 PM

Prevent: Chair Lez Guintens, Planning Contenssioner Susse Burnett, Planning Commissioner Fmily Thomas, and Commistee Member Alan Feinberg.

Absent: Vice Chair Martha Queiroz stuck in traffic.

VERBAL COMMUNICATIONS

CONSENT ITEMS

1. Approval of Minutes - February 26, 2025

MOTION:

Motion by Commissioner Surnett to approve the convent calendar. Seconded by Committee Member Frinberg.

VOTE

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

PUBLIC HEARINGS

2: 222 University Avenue Misser Development in a Historic District Application HS-24-055

HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

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

is the issue that the current building doesn't have a historic look that contributes to the historic a the issue that the current counting quoter in head a restore; look that commonises to the insurer, distinct of that it docsen't fit the individual style of loft (Draw? The present building, did a better jab in the rear than at the front of the building. The idea from there are there 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

with the Scale of the State of

The building looks good, and the fixes could be simple. They can use different subtle colors,

light sconces, and materials like tiles, to distinguish the facades. They add landscaping like a

fountain on the comer or more trees in front. The buildingstyle is between Italian Benaissand and Spanish revival. Decorative dentil to add along the roof line. It looks like the cleak 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 lie in with the other roof tops next door and across the street.

Consider a Request for Approval for Construction of an Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the University Edictor research Council on Property Euror II-10/LHP, APN 529-04-004-Exempt Pursuant to CEQA Guidelines Section 153(1): Existing Families. Property Owner/Applicant: Tuyet Pham Project Planner: Sean Mullin

The project planner presented the staff report.

Note: Vice Chair Martha Queiroz has arrived.

VOTE:

PAGE 2 OF 9

The applicant was not present.

Sean Mullin, Project Hanner

Closed Public Comment

MOTION

was installed post-1941 and is not original.

Committee members provided comments.

Property Owner: SRI Old Town, LLC Applicant: Rick Nelson, MBH Architects

HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

Seen Musin, Project Planner
Clear directions were given to the applicant. In response they submisted revised plans.
Advise the Committee to conduct the review without the opticant present and make a recommendation. The original skiling has been enclosed by additions. The current visible skiling.

The structure was prignally described in the Historic Inventory as a barn. The barn siding from

that period was board and batteri 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.

Osappointed that the applicant was not present. Board and batters would be a better choice.

Consider a Request for Approval to Mudify Planned Development Ordina

Evernpt Pursuant to CEQA Guidelines Section 153(1) Evinting Facilities

Allow Modifications to Building E. an Architecture and Site Application for Exterior Modifications to an Existing Commercial Building in the University/Edden Historic District, and a Conditional Use Permit for FormulaRetail over 10,000 square feet and for a Restauced with Alcohol Service on a PropertyZoned C-Z-LMP-PD, Categorically

Motion by Commissioner Thomas & Forward a Recommendation of

Non-Contributing Single-Family Resilence Located in the University-Edelen Historic District on Property Joned R-10:UP, Located at 222 University Avenue. APN 529-04-004. Exempt Pursuant to CEQA.

Motion passed unanimously, (4-0). Vice Chair Queiroz was absent. 33 University Avenue
Planned Development Modification PO-25-001, Architecture and Site Application 5-25-004, and Conditional Use Permit U-35-001.

Approval to Construct an Addition and Extenor Alterations to an Existing

Guidelines Section 15301: Existing Ficilities. With the Plans and Findings as Presented. Seconded by Commissioner Burnett

HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

The Seconder of the Motion did not occept the amendment to the motion

The Makes of the Motion amended the motion to include the directions provided at the March 26, 2025 meeting and as summarized in the actionletter. In addition, it includes to audite changes outlined by Vice Chair Queirox regarding paint, lighting, materials, tress, landscaping, roof painting, etc. to achieve the appearance of a collective of individual

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

4. 16488 Bonnie Lane

Snor Residential Development Application MR-21-007

Consider a Businest for Americal to Construct a Second-Stony Addition Extending 100 Square Fest and Exterior Atterations to an Existing Pre-1941 Single-Family Residence on Property Joned R-1-8. Located at 16488 Bonnis Lane. APN 532-02-014. Minus Residential Development Application MR-24-007. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing

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

Property Owner: Mai of Tran 2020 Trust Applicant: Yu-Ngan Tran Project Planner: Maria Chavarin

The project planner presented the staff report.

The second-story project was approved as of May 2024. They have returned with a small

The Committee asked questions of the Applicant.

Asi True, Chine
The second-bedroom design was changed. Instead of a bump out to make room for the bathloto there is now a straight wall. The rooffline has not changed. They were asked to use fiberglass cad weod windows. Their architect gravided names of manufacturers, but those windows only either fill fiberglass windows. They are askinged or windor recommissations. They are hoping to the approved. The proposed master bedroom was intended to make room for their indices within in their large file.

Closed Public Comment

PAGE 3 OF 9

HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

Project Planter: Erin Walters

The project planner presented the staff report.

Onemed Public Comment.

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.

Stuart Waggener, HR Architects, Applicant

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

Carel lives in Tyen 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.

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

The applicant had nathing to add

Closed Public Commett

Committee members discussed the matter.

What are the Commercial Dissign guidelines regarding corporate architecture? There are two choices: either send is the Planning Commission with a recommendation for denial or continue the letter with both their description. These are two policies: It is 3 and 11.1.8.7.3.7.3 Unitiga scale and character. The proposed elseign is not consistent with the reighborhood. It should be admired. There should be an included a feeling and different from one and wher, a board raffect the Old Tions across the street, it is a disappointment that the applicant election for two with the Committee. The development minutes the streetscape of a village. The role of the HPC is to existing in small-commission of the control architectural featuressuch as the arched windows and natural lighting, it is pediatrian oriented. There was to attempt to consider the Committee's concerns. The proposed design is a very note building that would fit on to Gaston Solvariera, where it would be air individual building amongst alber buildings with a more modern design, it is not read as part of Old Town.

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 feotprint of the second floor. They added three more windows because they expanded the footprint of the second floor

Sean Mulin, PlanningManager
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 surpused the matter

In support of the newproposal, it is a good proposal. The changes are acceptable. Concerned about the window stration 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 occasion: 1 the correspondence for the section is also at a face of the street. It is come off the porth north the Bonnie Lane, which is the main face of the street. Familiar with the previous awares. We never entered through the front door, only through the side door, it is not a corner foil. What is the owner's reason for changing the entry? It is the course of Landscaping? The side of the house is on Bonnie Lane, it's a wedge comer lost and Stoep a private road. In support of approving the new plans.

Motion by Commissioner Thomas to Recommend Approval for Construction of a Eccond Story Addition Eccoding 100 Squars 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: Locased at 16448 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 she historic nature of the stru Seconded by Committee Member Feinberg.

Motion passed unanimously, 5-0.

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

Consider a Riquest to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:20. APM 532-05-010. Exempt Pursuant to CEQA Section 1506i(b)(3). Request for Review PHST-25-002. Property Owner/Applicant: Christine Garwood Project Planrer: Ryan Safty

Revision BY

John Ammirato



esidence ď Lasaga . & La: Blvd. 95032 An addition for:
The Palmer and 333 Los Gatos B
Los Gatos, CA 9

07/07/202 NOTED

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seen Numm, project visioner.

There was no preliminary review. The applicant worked with staff. They decided to sudmit a formal application to start the process, An Architecture and Site (ABS) application was rangered because it was in a historic district. An ABS application would go before the Planning. Commission. Decause it's a planned development it would then go before the Town Council. MOTION

Sean Mulin, Project Planner

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 Formula Retail over 10,000 square feet and for a Restaurant with Alcohol Service on a Property Zoned C-2.LHP.PD. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Seconded by Vice

Motion by Committee Member Bursett to Forward a Recommendat

The Maker of the Motion amended the motion to include redesigning the skylight so that it is

PAGE 7 OF 9 HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

The project planner presented the staff report.

The Committee asked questions of Staff

Onemed Public Comment

Christine Garwood, Owner

They found no historic significance or information from their research at the library. No Interpretation of the property, events or people. Report of a research is the share, we historic significance for the property, events or people. Report of a research is 1973 remodel. They did an extensive remodel in 2012. The flootprint is the same, But they added a second storp, from proci, and a brick foreign, they change the root, all the windows, and the ciding, there was no restoric review process torough the Louncy, in cuts it was part of a larger.

The Committee asked questions of the Applicant.

Christine Ganwood, Owner
They may add an ADU but haven't decided on whathey want to do. Removal from the Historic Inventory is their first step.

The Committee asked questions of Staff

Committee members discussed the assisted

Because of the détailed 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. If fits well with the neighborhood, it meets all the criteria to be removed. The existing house has mothing left of the true historic characteristic

Motion by Commissioner Burnett to Approve the Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-12D. Concelled 31:5903 (Teleprocod Annium. APS 32-65-00). Exempt Pursuant to CEQA Section 13061(b)(3), Request for Review PHST-25-002. With the Resourced Findings, Seconded by Commissioner Thomas.

VOTE: Motion passed unanimously, 5-0. PAGE 8 OF 9

HISTORIC PRESERVATION COMMITTEE MINUTES OF MARCH 26, 2025

OTHER BUSINESS

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

Comider a Request for Preliminary Review to Construct an Addition to an Existing Pre-EMS Insige Family Residence on Property Zoned R-10, Exempt Pursuant to CICIA Sociation 1530: Existing Facilities. Property Overet/Applican: Nicholas Palmer Project Planers Span Mullin

The project planner presented the staff report.

Opened Public Comment.

Nicholas Palmer, Owner

his/choles Jahlmer, Owner
They moved in February 2021. They would file to add a bathfoom. There is only one shower. They exported matter addition in the back, but the cost was too high. They would be to put in in the both con see the matter bedown in should be received. A would help in the put in the think of the pole it do make the front book the same. They sove exits adding in the purage and found a vender who can register the saiding. They would reuse the exitse willows. They would make the glast to extend without. They would make the glast to even found the same and only the frame. They want susce if their plan is even foundable before cigarding mones on plans.

Committee members taked questions of the applicant

Nicholas Palmer, Owner

necrous yearner, cover:

The width of the window would remain but shortered to fit above a vanity, They are flexible about the footprint of the bathroom footprint. They would file to retain the pillars of the wisking porch instead of it being all one walf. There are two existing windows that would be removed because of a closes.

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 Comments

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 ceal 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 tiems under Committee matters. Is there a formal way to update the records ar 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 Originate vertice that can have on the last, accounted put on the Philipping, and one Committee member could sowed at the Youn Council during verbal communications. The Mayor is considering justing pre-1971 structures on the Historic Inventory. Need direction from the Mayor, Losd forum of Town for properties that shand be considered for the inventory, An individual property owner can apply for historic dissignation.

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

Sean Mullin, AICF, Planning Manager

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Revision BY



John Ammerato

Residence Lasaga r & Las Blvd. 95032 An addition for:
The Palmer and 333 Los Gatos B
Los Gatos, CA 9

07/07/2029 NOTED

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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

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
- ☐ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not payement, 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
- ☐ 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
- ☐ Prevent litter from uncovered loads by covering loads that are being transported

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,
- ☐ 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
- ☐ 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
- ☐ 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
- ☐ 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.

- ☐ 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
- ☐ 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



- 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
- ☐ 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.

Painting & Paint Removal



Painting Cleanup and Removal

- ☐ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain or creek
- ☐ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ☐ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified



Copper Architectural Features

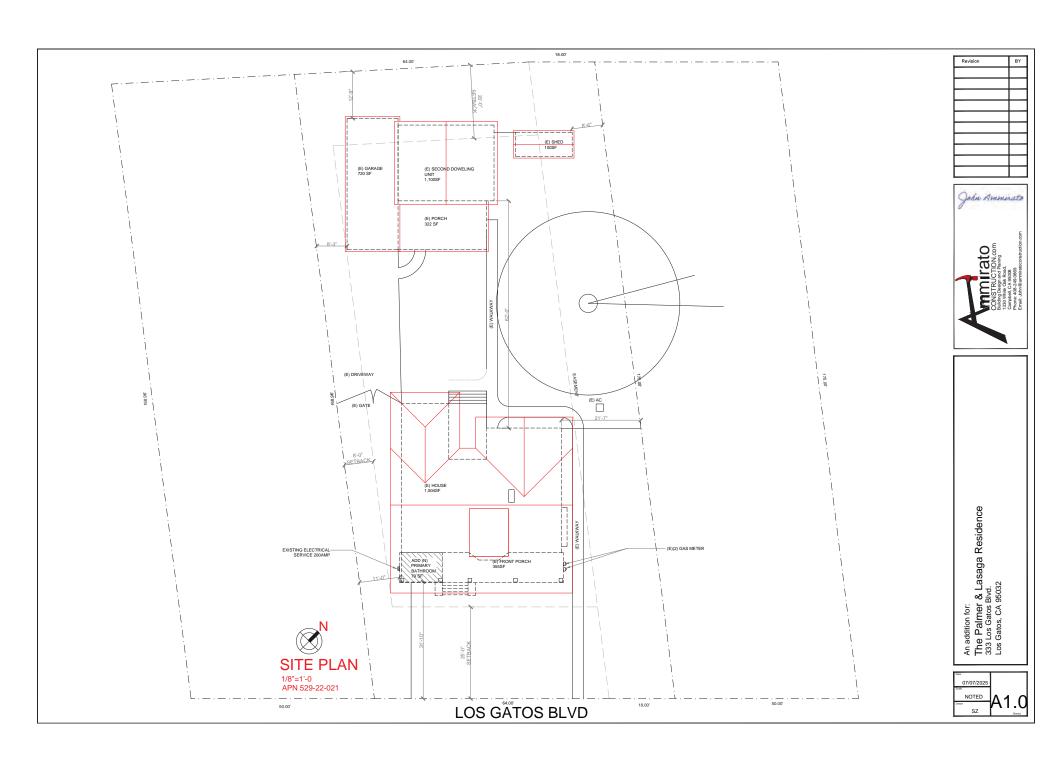
Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drai **During Installation**

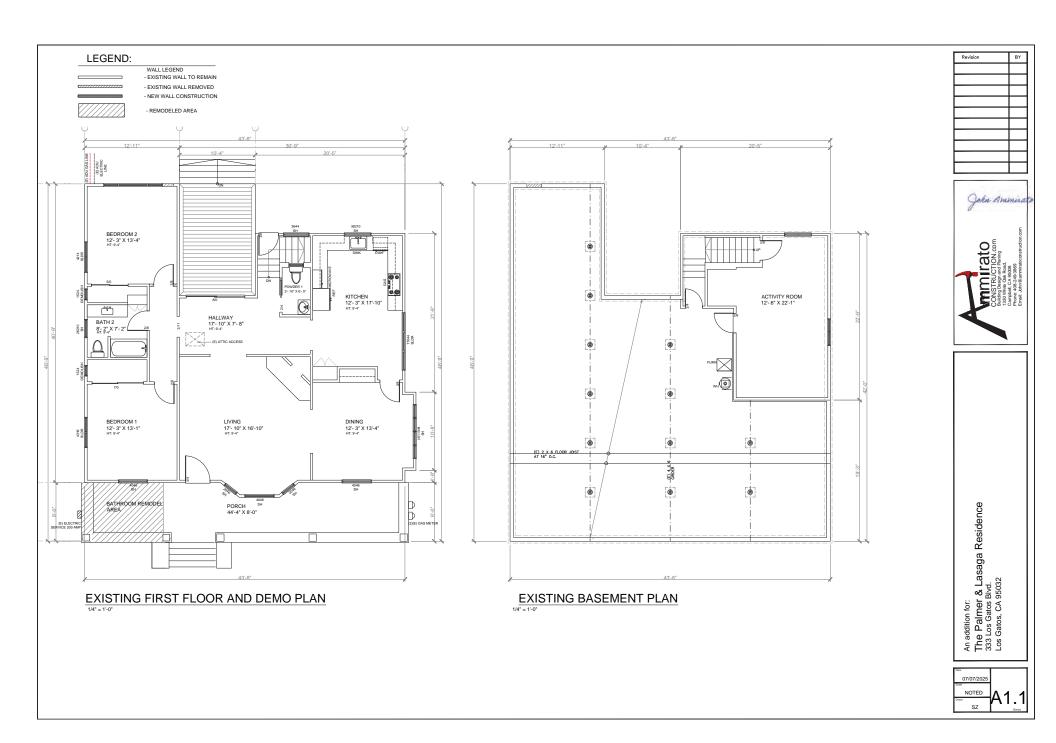
- ☐ If possible, purchase copper materials that have been pre-patinated at the factory.
- ☐ If patination done on site, implement one or more of the following BMPs: 1. Discharge the rinse water to landscaping. Ensure that the rinse water does
 - not flow to the street or storm drain. Block off storm 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.

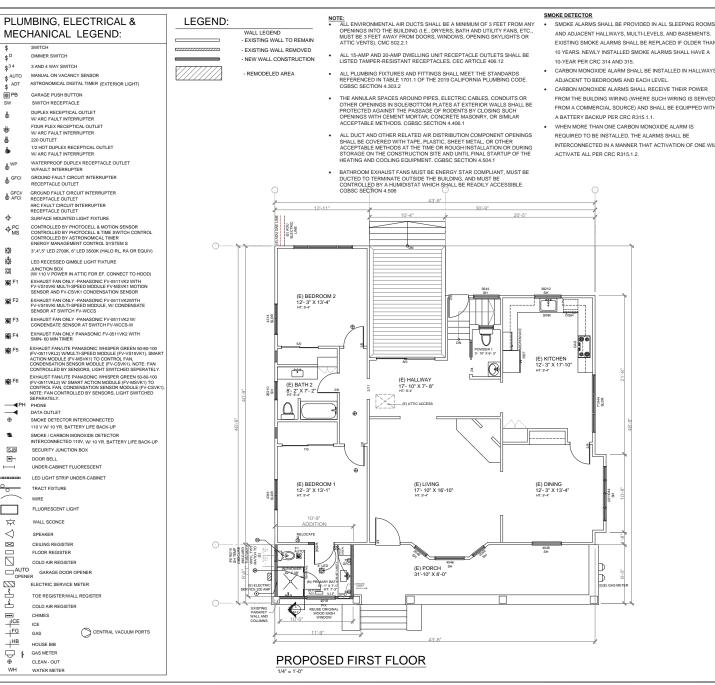
During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ☐ 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!







- 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
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS
- 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

NOTES:

ALL WINDOWS AND PATIO DOORS TO MEET THE FOLLOWING REQUIREMENTS FOR ENERGY EFFICIENCY:

SHGC - 0.23

(E) LINDER ELOOR RASEMENT ACCESS

- (E) ELECTRIC SERVICE
- A/C UNIT W/ EMERGENCY DISCONNECT TILE O/ DENSSHIELD TILE BACKER TO A HEIGHT OF 72"
- ABOVE THE DRAIN INLET TYP. (E)UNDER FLOOR FURNACE W/ LIGHT & SWITCH
- 22" X 30" MIN.ATTIC ACCESS W/MIN. 30" VERT. HEADROOM PER CRC R807.1.
- SKYLIGHT VELUX FCM 3046, ICC # ER 0199- N/A
- SUNTUNNEL ICC# ER 0199- N/A
- HANDRAIL HEICHT, 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) R311.7.8.1
- GUARDS TO BE A MINIMUM OF 42 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE A 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
- 4/2" MIN TYPE IVI CVP PD PECUIPED ON THE GARAGE SIDE SEPARATING DWELLING AND ATTIC AREA FROM THE GARAGE PER CRC TABLE R302.6:
- 5/8-INCH TYPE "X" GYPSUM BOARD APPLIED ON THE GARAGE OR CARPORT 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.11/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. PER R311.3, R311.3.1
- 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 SOUR CORE DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (CRC R302.5.1)
- 19 TANK-LESS WATER HEATER
- 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 FOURMENT

- HN-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. 23 A/C 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)

Revision

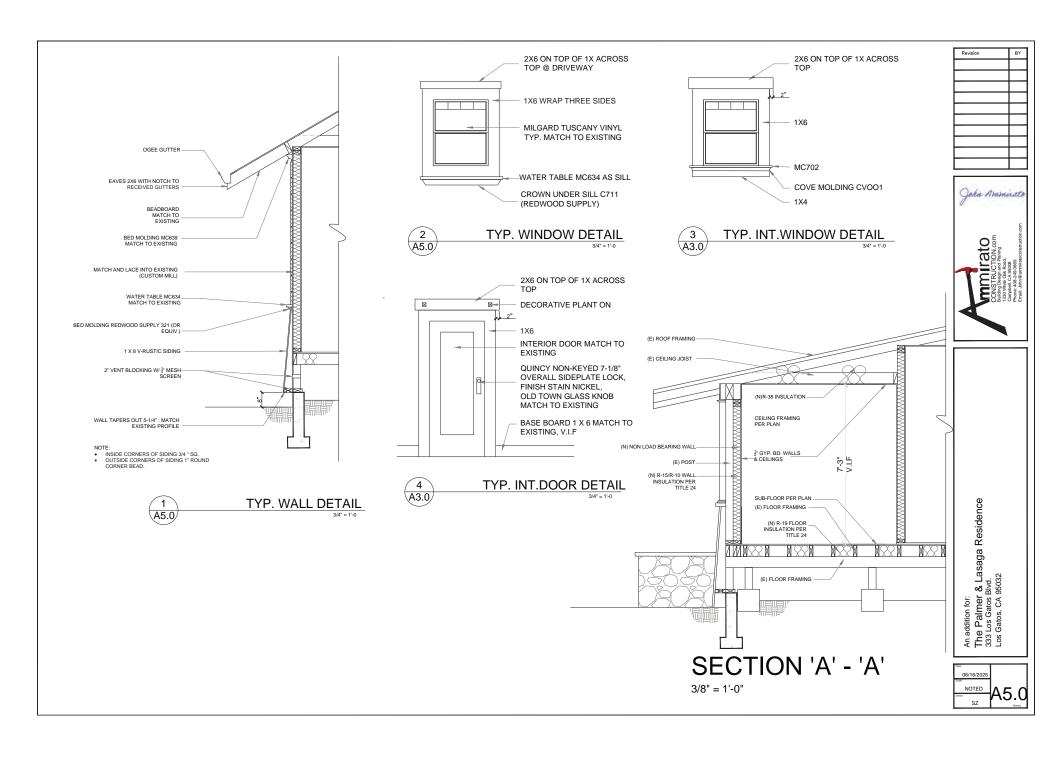


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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E CF1R-PRF-01-E Project Name: Palmer & Lasaga / 333 Los Gatos Blvd Calculation Date/Time: 2025-07-01T11:36:54-07:00 (Page 1 of 13) Project Name: Palmer & Lasaga / 333 Los Gatos Blvd Calculation Date/Time: 2025-07-01T11:36:54-07:00 (Page 2 of 13) Project Name: Palmer & Lasaga / 333 Los Gatos Blvd Calculation Date/Time: 2025-07-01711:36-54-07:00 (Page 3 o regard time names; At October 2 to 1979 Family & Little (1971 to 1981) and mine Descriptors' Total in Analytic ANYON IS SHOUGH ENERGY OSE INTENSITY SMERGY CHE SUMMAN Standard Design (68ta/ft² - yr) Proposed Design (68ta/ft² - yr) Standard Design TDV Energy (EDR2) (k704)%³ (e) Margin (Minu/It² yr I Margie Percentage John Ammirato 14.54 3436 108 029 041 69.48 Spece Heating: 62.29 HIM . HOS ¥28 ... Not \$10² 73.30 -0.35 Spary Cooking 71.71 4 -IAQ ventilation . Building Type S Water Healting 0 27.83 . 77.83 . 16 CONSTRUCTION.com Building Design and Planing 1330 White Cak Road, competed CA 80000 Phone: 409-249-3899 Self estury/Visal Credit MEDIUMED SPECIAL PEATURES 14 18 18 20 21 Addition Comit. Floor Area (12³) Sec. Thinting Cornil Fitter Area (h² Total 0 162,32 - 6 162.21 16-1 4.65 Photovoltaky 0 COMMISSION RESIDENCE

60 Building Compiles with Computer Performance

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Lasaglamion Leverageope: Line Ja Anna VLB (Page 5 of 13) Calculation Date/Time: 2025-07-01T11:36:54-07:00 Project Name: Palmer & Lasaga / 333 Los Gatos Blvd Calculation Date/Time: 2025-07-01T11:36:54-07:00 Calculation Date/Time: 2025-07-01T11:36:54-07:00 Project Name: Palmer & Lasaga / 333 Los Gatos Blvd (Page 6 of 13) REPORT FOR PARTIES 23 SEPTEMBER 21 STOPP TO THE PARTIES AND TH 03 04 05 06 06 07 07 08 09 30 Construction Additional Orientation Stretchers (No. 1) Williams and 100 lake (No. 1) Williams an 60 60 64 66 66 67 68 69 30 31 33 35 34 Same Zane Surface Orlandates Admitted Water Stage State. And U-Sactor Source SHICL SHICL SHICLE Stating 1504 Test Sentry Perior Continued Sales Start - 638 Day Sys 1 terms and (1) became -(a) to provide the format. niki. . -Mindred Print Ball 225 3 75 -0.3 MHC (6.25) -68 (N) 1 48 03 NHC 023 1909 16 STATE OF THE PARTY NAMED IN 225 44 Asimuth Orientation Gues-Area (R*) Window and Tilt (deg). Will Exception -10 Name Zone -Communities Status -64 0.61 Arek 1960 1 to 0.45 100.64 0.67 Crawitisate
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Revision	BY



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

