



140 Oakmont Way, Los Gatos,
CA 95032

140 OAKMONT WAY

BUILDING PERMIT APPLICATION

10.30.2025



EXHIBIT 9

3D PERSPECTIVE VIEW



CONCEPTUAL RENDERING

VICINITY MAP



PLOT PLAN



ABBREVIATIONS

A	AND	M.D.F	MEDIUM DENSITY FIBERBOARD
(E)	EXISTING	MACH	MACHINE
(N)	NEW	MAX	MAXIMUM
G	AT	MECH	MECHANICAL
AC	AIR CONDITIONING	MEZZ	MEZZANINE
ADD	ADDENDUM	MFG	MANUFACTURER
APF	ABOVE FINISHED FLOOR	MAN	MANAGER
ARCH	ARCHITECT OR ARCHITECTURAL	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNTED METAL
B.O.	BOTTOM OF	MTL	METAL
B.O.H.	BACK OF HOUSE	N	NORTH
BULL	BULLETIN	N.T.S.	NOT TO SCALE
CL	CENTER LINE	NA	NOT APPLICABLE
C.O.	CLEAN OUT	NC	NOT IN CONTRACT
CLG	CLEAR	O.C.	ON CENTER
CLL	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
CMU	COLUMN	OP	OVER
CONC	CONCRETE	OPP	OPPOSITE
CONT	CONTINUED OR CONTINUOUS	PART	PARTITION
COORD	COORDINATE	PJ	PROJECT
COORD	COORDINATE	PLUMB	PLUMBING
CTR	CENTER	PLYWD	PLYWOOD
DEMO	DEMOLITION	R	RADIUS
DF	DIAMETER	R.C.P.	REFLECTED CEILING PLAN
DM	DIMENSION	REF	REFERENCE
DTL	DETAIL	REQD	REQUIRED
DR	DOOR	REV	REVISION
DWG(S)	DRAWING(S)	RM	ROOM
E	EAST	S	SOUTH
ELEC	ELECTRICAL	S.C.	SUSPENDED CEILING
ELEV	ELEVATION	S.F.	SQUARE FEET
EQ	EQUAL	S.S.	STAINLESS STEEL
ETC	ETCETERA	SCH	SCHEDULE
		SECT	SECTION
		SH	SHEET
		SIM	SIMILAR
		SPEC	SPECIFICATION(S)
		SO	SQUARE
		SS	SEE STRUCTURAL DRAWINGS
		STD	STANDARD(S)
		STL	STEEL
		STOR	STORAGE
		STRUCT	STRUCTURE OR STRUCTURAL
		SUSP	SUSPENDED
		T & G	TONGUE AND GROOVE
		TO BE	TO BE DETERMINED
		TOP OF	TOP OF
		TEL	TELEPHONE
		TEMP	TEMPERED OR TEMPORARY
		TYP	TYPICAL
		U.B.C.	UNIFORM BUILDING CODE
		UNDER S.D.	UNDER SECOND FLOOR
		UNLESS OTHERWISE NOTED	UNLESS OTHERWISE NOTED
		UN	UNDER COUNTER
		VCT	VINYL COMPOSITION TILE
		VER	VERTICAL
		VEST	VESTIBULE

PROJECT DESCRIPTION

1. NEW 250 SQ FT 1ST FLOOR ADDITION
2. NEW 750 SQ FT 2ND FLOOR ADDITION (1113.51 SF WITH OPEN TO BELOW SPACE)
3. REMODEL EXISTING HOUSE
4. NEW ELECTRICAL, MECHANICAL & PLUMBING
5. NEW FRONT PORCH
6. NEW COVERED REAR PORCH

PROJECT DATA

LEGAL INFORMATION

ADDRESS:	Mari Tague 140 Oakmont Way, Los Gatos, CA 95032
PARCEL NUMBER:	424-18-023
ZONING CODE:	R-1B
OCCUPANCY:	R-3U
DESCRIPTION:	NEW 1ST & 2ND STORY ADDITION, WHOLE HOUSE REMODEL
APPLICABLE CODES 2022:	CBC, CFC, CPC, CMC, CRC, CEC, CAL GREEN, LOS GATOS MUNICIPAL CODE, ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS MA IN HOUSE AND ADU:	NO
YEAR BUILT:	1997
APPLICABLE CODE:	2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA GREEN BUILDING STANDARD CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE & STANDARDS 2022 CALIFORNIA FIRE CODE LOS GATOS MUNICIPAL CODE ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

UNDER SEPARATE PERMIT:

EXISTING

PARCEL:	8,499 SQ FT
1ST FLOOR:	1,791.39 SQ FT
ADU:	740 SQ FT - ADU IS PROCESSED UNDER A SEPARATE PERMIT 224038B
(E) LOT COVERAGE:	20.01%
(E) FAR:	20.01%
PARKING SPACES:	2
PROPOSED:	
1ST FLOOR ADDITION:	279.80 SQ FT
2ND FLOOR ADDITION:	626.00 SQ FT
(P) 1ST FLOOR TOTAL:	2010.39 SF
(P) TOTAL BUILT AREA:	2836.39 SF
REAR COVERED PORCH:	413.20 SF
FRONT COVERED PORCH:	37.10 SF
TOTAL COVERAGE:	2010.39 + 413.20 + 37.10 SF = 2,461.27 SF
(E) LOT COVERAGE:	(E) 26.07% NOTE: FAR & FAR DOES NOT INCLUDE EXISTING ADU
(P) FAR:	31.1%

NOTES

1. A BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 2, 101-101) THAT INCLUDES A LIST OF LAMP(S) INSTALLED IN THE LUMINAIRES.
2. DOCUMENTATION SHALL BE PROVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION. CDBG SECTION 4.864.2A
3. CALL ADHESIVES, SEALANTS, CAULK, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CDBG SECTION 4.864.2A
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, CAULK, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CURSOR AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMBARK LIMITS SPECIFIED IN CDBG SECTION 4.864.2A."

PROJECT DIRECTORY

OWNER
MARIC TAGUE
140 OAKMONT WAY
LOS GATOS, CA 95032

DESIGNER
SAFAEI DESIGN GROUP
SALAR SAFAEI
127 ALTON AVE
SAN CARLOS, CA 94070
T: 415.827.2017
E: SALAR@SAFAEIDSG.COM

GENERAL CONTRACTOR
PAT BUILDERS & REMODELING INC.
800 CHARCOT AVE SUITE 100
SAN JOSE, CA 95131
(408) 216-7518
TALIB@PATBUILDERS.COM
LICENSE # 1010786
CLASS: B
ESP: 04020202

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Revision No. _____ Date _____

SIGNATURES

[Signature]

Job Title
140 Oakmont Way, Los Gatos, CA
95032

Job Address
702 MORE AVE.
LOS GATOS, CA

Date
10.30.2025

Issued For
BUILDING PERMIT APPLICATION

Job No.
140 OAKMONT WAY

Drawn By: _____
SDG SS

Scale
12" = 1'-0"

Sheet Title
PROJECT DATA

Sheet No.

A0.01

GENERAL NOTES	STANDARDS AND CODES	DIMENSION NOTES	GREEN BUILDING STANDARDS (CGBS) NOTES	KEY NOTES	ADDITIONAL NOTES
<div><div>1. THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED AS A CONDITION OF THE CONTRACT TO ACQUAINT HIMSELF HERELWITH THE ARTICLES CONTAINED IN THE GENERAL NOTES AND TO NOTIFY AND APPRISE ALL SUBCONTRACTORS AND ALL OTHER PARTIES OF THE CONTRACT OF, AND BRING THEM TO, ITS CONDITIONS.</div><div>2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT/DESIGNER FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN BY ARCHITECT/DESIGNER SUPERSEDES OTHER PLANS.</div><div>3. THE CONTRACTOR SHALL REVEY DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED IN WRITING THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT WORK IS BUILDABLE AS SHOWN.</div><div>4. DRAWINGS OF BASE BUILDING CONDITIONS ARE GENERATED FROM AS-BUILT DRAWINGS AND LIMITED FIELD OBSERVATION BY THE ARCHITECT/DESIGNER. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.</div><div>5. THE CONTRACTOR SHALL FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND ALL OTHER AGENCY APPROVALS AND PERMITS, CONFESSIONS, ORDINANCES, AND FINAL WRITTS OFFICE FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE PROGRAM MANAGER AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.</div><div>6. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN CERTIFICATE ON OCCUPANCY.</div><div>7. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE PROJECT ALL PROTECTIVE DEVICES, AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS AND OWNER REQUIREMENTS.</div><div>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGING DISTURBANCE, COLLAPSE, DISTORTION AND MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS AND BEST PRACTICES.</div><div>9. WORK AND/OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.</div><div>10. THE CONTRACTOR SHALL, VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO CONSTRUCTION.</div><div>11. THE CONTRACTOR SHALL, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT.</div><div>12. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OUTS OF VENDORS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA AND OWNERS' SERVICES' ITEMS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK SHALL DO THE CUTT NG, FITTING AND PATCHING REQUIRED TO RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.</div><div>13. ALL COMBUSTIBLE MATERIALS SHALL MEET APPLICABLE CODES. WOOD SHALL BE FIRE RETARDANT TREATED WHERE REQUIRED BY LOCAL, BUILDING AND FIRE DEPARTMENT'S REQUIREMENTS.</div><div>14. THE CONTRACTOR SHALL PROVIDE BACK FLOW DEVICES AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.</div><div>15. WORK NOT PARTICULARLY DETAIL NOTED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAIL NOTED, NOTED OR SPECIFIED.</div><div>16. IN THE EVENT OF NON-EXISTENCE OF AMONG THE CONTRACT DOCUMENTS THE ARCHITECT/DESIGNER SHALL INTERPRET THEM WHEN ASKED TO DO SO BY THE OWNER OR CONTRACTOR. THE ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF SUCH INTERPRETATIONS MADE BY OTHERS.</div><div>17. THE GENERAL CHARACTER OF DETAIL WORK IS SHOWN ON THE CONTRACT DOCUMENTS. SUBSEQUENT CLARIFICATIONS MAY BE MADE BY ADDITIONAL LAYOUTS OR LARGE SCALE OR FULL SIZE DETAILS.</div><div>18. DRAWINGS AND DIAGRAMS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY, NOT TO BE USED FOR ANY STRUCTURAL OR DANCE OR PHYSICAL LAYOUT. IN CASE OF CONFLICT, UNLESS OTHERWISE NOTED, THE ARCHITECT'S DRAWING SHOW NO LOCATIONS FOR MECHANICAL AND ELECTRICAL ITEMS AND APPURTENANCES SHALL TAKE PRECEDENCE.</div><div>19. UNLESS OTHERWISE NOTED, IT IS THE INTENTION OF THE DRAWINGS AND SPECIFICATIONS FOR ALL WORK, EQUIPMENT, MATERIALS, MEMBERS SHOWN ON THE DRAWINGS TO BE OF WHATEVER NATURE, BE COMPLETELY INSTALLED, HOOKED-UP, MADE OPERATIONAL AND FUNCTIONAL FOR THE PURPOSE INTENDED, AND THAT ALL COSTS FOR THIS BE INCLUDED IN THE CONTRACTORS PROPOSAL.</div><div>20. NO DELIVERY OF CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE ALLOWED BETWEEN THE HOURS OF 6:00 PM TO 6:00 AM. DELIVERY OF LARGE ITEMS CAN BE MADE AT OTHER TIMES ONLY AFTER ADVANCE NOTICE AND WITH THE OWNER'S ADVANCE. ALL DELIVERIES SHOULD CLEARLY IDENTIFY PROJECT NAME.</div><div>21. MAINTAIN FIRE RATING OF ALL EXISTING COLUMNS.</div><div>22. DO NOT ALTER BUILDING STRUCTURE UNLESS SPECIFICALLY DIRECTED TO DO SO BY ARCHITECT OR STRUCTURAL ENGINEER.</div></div> <div><div>1. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK. F. THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE THERWITH, PROMPTLY NOTIFY THE PROJECT MANAGER AND OWNER ARCHITECT/DESIGNER. REPAIRS SHALL BE MADE IN ACCORDANCE WITH THE GENERAL CONDITIONS.</div><div>2. F. THE CONTRACTOR KNOWINGLY PERFORMS ANY WORK WHICH IS CONTRARY TO SUCH LAWS, ORDINANCES, CODES, RULES AND REGULATIONS, HE SHALL PROMPTLY MAKE ALL CHANGES AS REQUIRED TO COMPLY THERWITH AND BEAR ALL COSTS ARE NO THEREFROM.</div><div>3. CONFLICTS: IN CASE OF CONFLICTS THE REQUIREMENTS OF AUTHORITY ARE HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.</div><div>4. WHERE CODES OR REGULATIONS, OTHER THAN THOSE LISTED IN THIS SECTION, ARE REFERRED TO IN VARIOUS SECTIONS OF THE SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THEY APPLY TO THIS WORK AS FULLY AS IF CITED HEREIN.</div><div>5. REPAIR AND PATCH ALL PENETRATIONS AT THROUGH RATED ASSEMBLIES.</div></div> <div><div>1. ALL ARCHITECTURAL DIMENSIONS ARE TO FACE OF FRAMING OR CENTER LINE OF DOOR/ WINDOW, U.O.N.</div><div>2. DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:<div><div>A) TO FACE OF FRAMING</div><div>B) TO CENTER OF DOORS AND OTHER OTHER OPENINGS</div><div>C) TO TOP OF FINISHED FLOORS</div><div>D) TO BOTTOM OF FRAME AT CEILINGS</div><div>E) TO OUTS DE FACE OF FINISHED MILLWORK</div></div></div><div>3. DIMENSIONS SHOWN AS V.I.F.: SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY PROJECT MANAGER AND ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.</div><div>1. PARTITIONS ARE DIMENSIONED FROM FINISH MATERIAL TO FINISH MATERIAL, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MINIMUM NET AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CERAMIC, TILE, VCT, ETC.</div><div>2. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" ALONG FULL HEIGHT AND FULL WIDTH OF WALLS.</div><div>3. NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION SHALL BE CONSTRUCTED TO BE FLUSH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.</div><div>4. FOR BUILD-UP WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES AND FILES, CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MORE THAN 1/4" IN 20'-0" (NON-CUMULATIVE). NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.</div></div> <div><div>1. ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH FINISHES UNLESS ALL UNDERLYING CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLERS ACCEPTANCE OF SUBSTRATE.</div><div>2. REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES. IN SUCH A MANNER AS OTHERWISE APPROVED BY OWNER.</div><div>3. CONTRACTOR TO INSURE DELIVERY AND INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.</div><div>4. ALL CODE REQUIRED LABELS SUCH AS "UL" FACTORY MUTUAL OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL BE REMAIN READABLE AND NOT PAINTED.</div><div>5. THE CONTRACTOR SHALL PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.</div><div>6. COORDINATE WITH OWNER'S DESIGNATED REPRESENTATIVE FOR DELIVERY AND PLACEMENT OF ALL FURNITURE AND WALL-HUNG EQUIPMENT.</div><div>7. REFER TO FINISH SCHEDULE FOR SPECIFIED FINISHES.</div><div>8. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT REQUIREMENTS.</div></div> <div><div>1. STANDARD WORK FRAMING IS TO BE DOUGLAS FIR #2, MIN 1/500 PSI.</div><div>2. ALL STANDARD STRUCTURAL ABBREVIATIONS/ SPECIFICATIONS:<div><div>A) TJI - TRUSSJOIST AS SPECIFIED</div><div>B) LVL - TRUSSJOIST MICROLAM LVL 1.8 E. MULTIPLE MEMBERS-NUM</div><div>C) LSL - TRUSSJOIST TIMBERSTRAND R. JOIST AND HEADERS.</div></div></div><div>(ALL GUIDELINES AND/OR REQUIREMENTS FOR STRUCTURAL MEMBERS SHOWN ON STRUCTURAL DRAWINGS SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES.)</div><div>3. INSULATION: CEILING BATT INSULATION (ALL GUIDELINES AND/OR REQUIREMENTS FOR ENERGY CALCULATION SHOWN ON TITLE 24 SHALL SUPERSEDE ANY GUIDELINES OR REQUIREMENTS IN THESE NOTES)</div><div>4. ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED, FLOOR LEVEL AND SHOWER DOORS TO BE TEMPERED GLASS.</div><div>5. TUB AND SHOWER ENCLOSURES TO HAVE 1/2" CEMENT BACKER BOARD OR DENIS-5H DVP-80, WITH FUTURE PENETRATIONS SEALED.</div></div> <div><div>1. INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE METHODS (EFFECTIVE DATE OF 07/01/2012):<div><div>A) WATER SAVING FIXTURES OR FLOW RESTRICTORS. 1/2" CUP VALVE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES.</div><div>B) CLOSING DOOR FITTINGS SHALL COMPLY WITH THE SPECIFIED FLOW PERFORMANCE REQUIREMENTS OF SECTION 4.01.0.</div><div>C) ANNUAL SPACES AROUND P.E.E.S. ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER CODES 4.08.4.</div><div>D) AT THE TIME OF FINAL INSPECTION AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY, SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION 4.01.0.</div><div>E) DUCTED OPENING AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING SHALL BE COVERED DURING CONSTRUCTION PER SECTION CGBS 4.01.0.</div><div>F) ADHESIVES, SEALANTS AND CALKLS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CGBS SECTION 4.01.0.</div><div>G) ADHESIVE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE THE MAXIMUM VOC LIMITS PER CGBS 4.01.0.</div><div>H) BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.01.0.</div></div></div><div>2. DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION FOR CALGREEN SECTION 4.01.0. PLAN AND DEVELOP GRADING AND PAVING NO PLAN TO MANAGE STORM WATER PAVING FROM BUILDING PER CALGREEN SECTION 4.01.0.</div><div>3. CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION 4.01.0.2 (OR IN ACCORDANCE WITH THE LOCAL ORDINANCE).</div><div>4. ADHESIVE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE THE MAXIMUM VOC LIMITS PER CGBS 4.01.0.</div><div>5. BATHROOM EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBS 4.01.0.</div><div>6. PLAN AND DEVELOP GRADING AND PAVING NO PLAN TO MANAGE STORM WATER PAVING FROM BUILDING PER CALGREEN SECTION 4.01.0.</div><div>7. CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION 4.01.0.2 (OR IN ACCORDANCE WITH THE LOCAL ORDINANCE).</div><div>8. ADHESIVE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS TO BE CHECKED FOR THE THE MAXIMUM VOC LIMITS PER CGBS 4.01.0.</div><div>9. 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discrepancies, the owner and contractor shall be responsible for all
discrepancies and conditions shown in these drawings. The owner and
contractor shall be responsible for all discrepancies and conditions shown
in these drawings. The owner and contractor shall be responsible for all
discrepancies and conditions shown in these drawings. The owner and
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SIGNATURES

Job Title
140 Oakmont Way, Los Gatos, CA
95032
Job Address
702 MORE AVE.
LOS GATOS, CA

Date
10.30.2025

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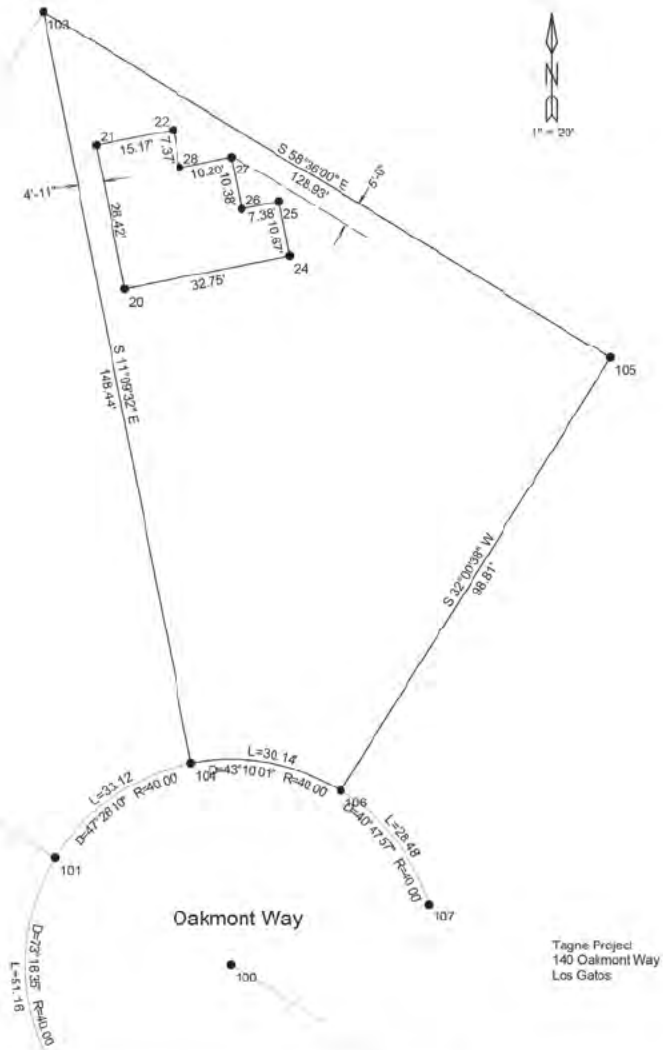
Job No.
140 OAKMONT WAY
Drawn By: Checked By:
SDG SS

Scale
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Sheet Title
SITE PLAN - AS BUILT

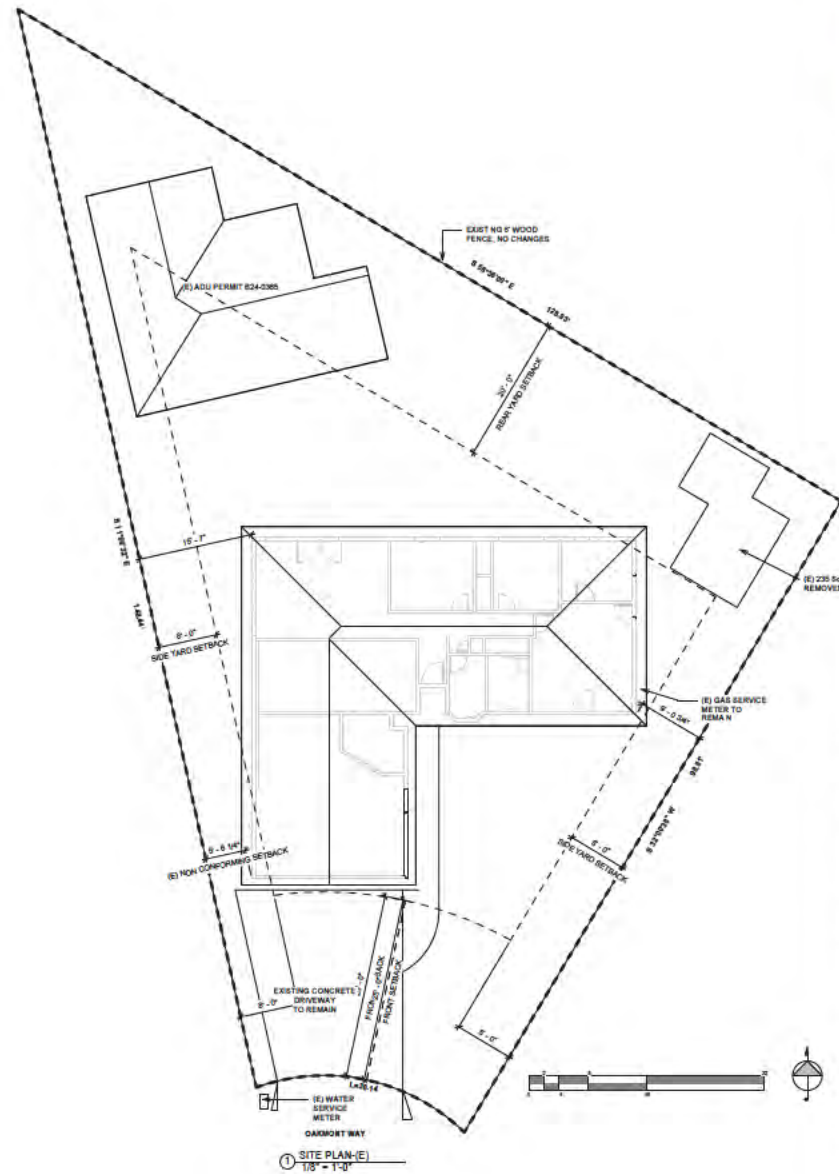
Sheet No.

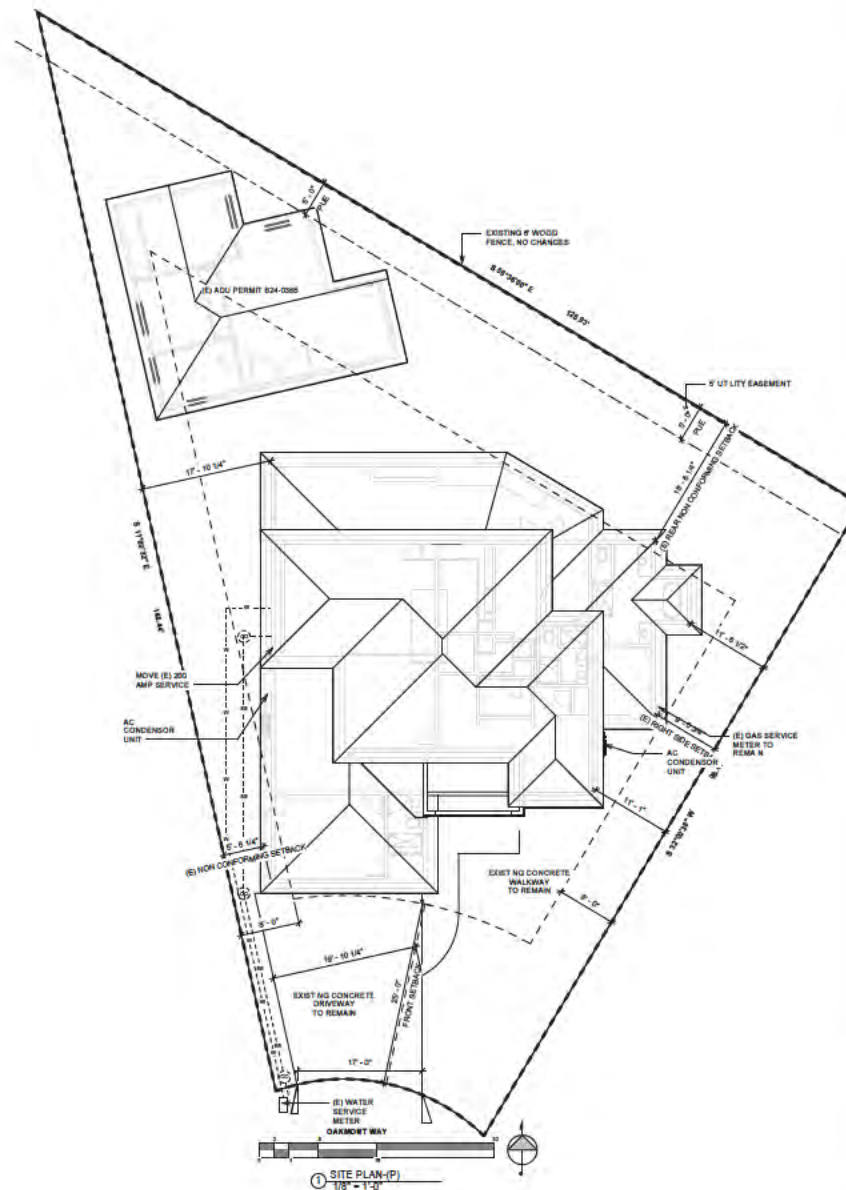
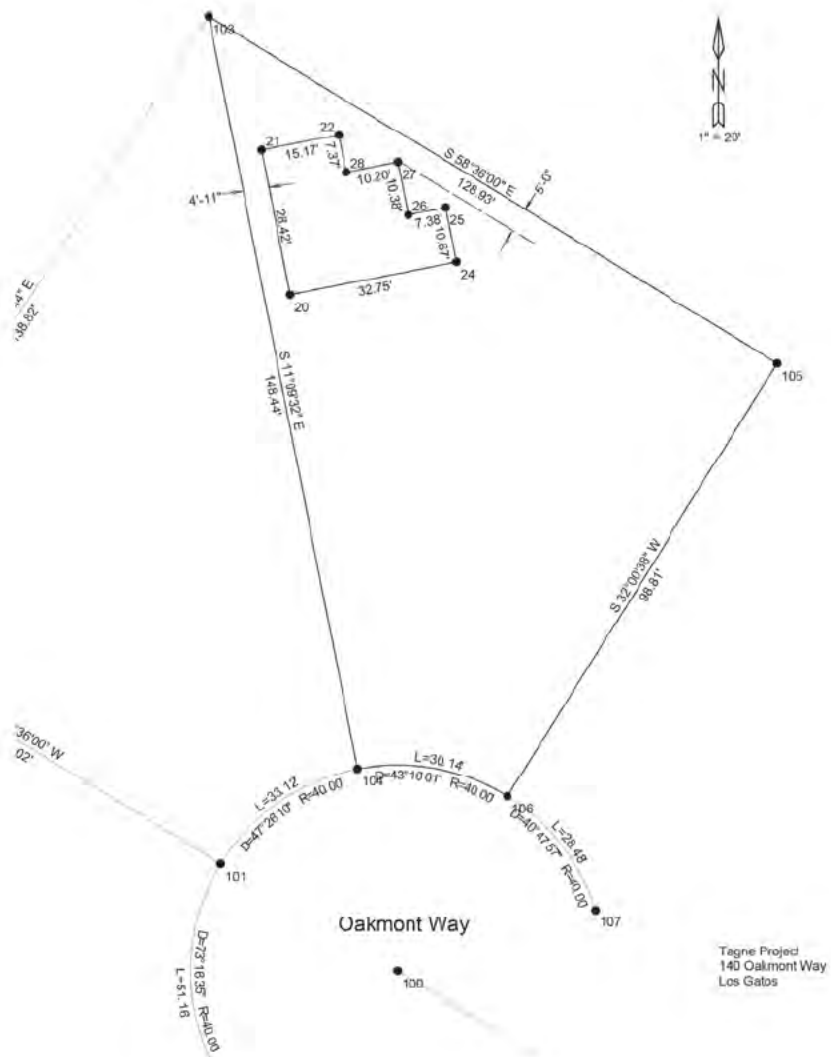
A1.00



DEMOLITION CALCS			
	Existing Foot Print - (Linear Feet)	Preserved Walls	Demo Walls
1st Floor	180	112	68
2nd Floor			
Total	180	112	68

Since 112' is greater than 68', Then NO TECH DEMO





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Job No. _____
140 OAKMONT WAY

Drawn By:	Checked By:
BOG	SS

Scale
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Sheet Title
SITE PLAN - PROPOSED

Sheet No.

A1.01



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140 OAKMONT WAY

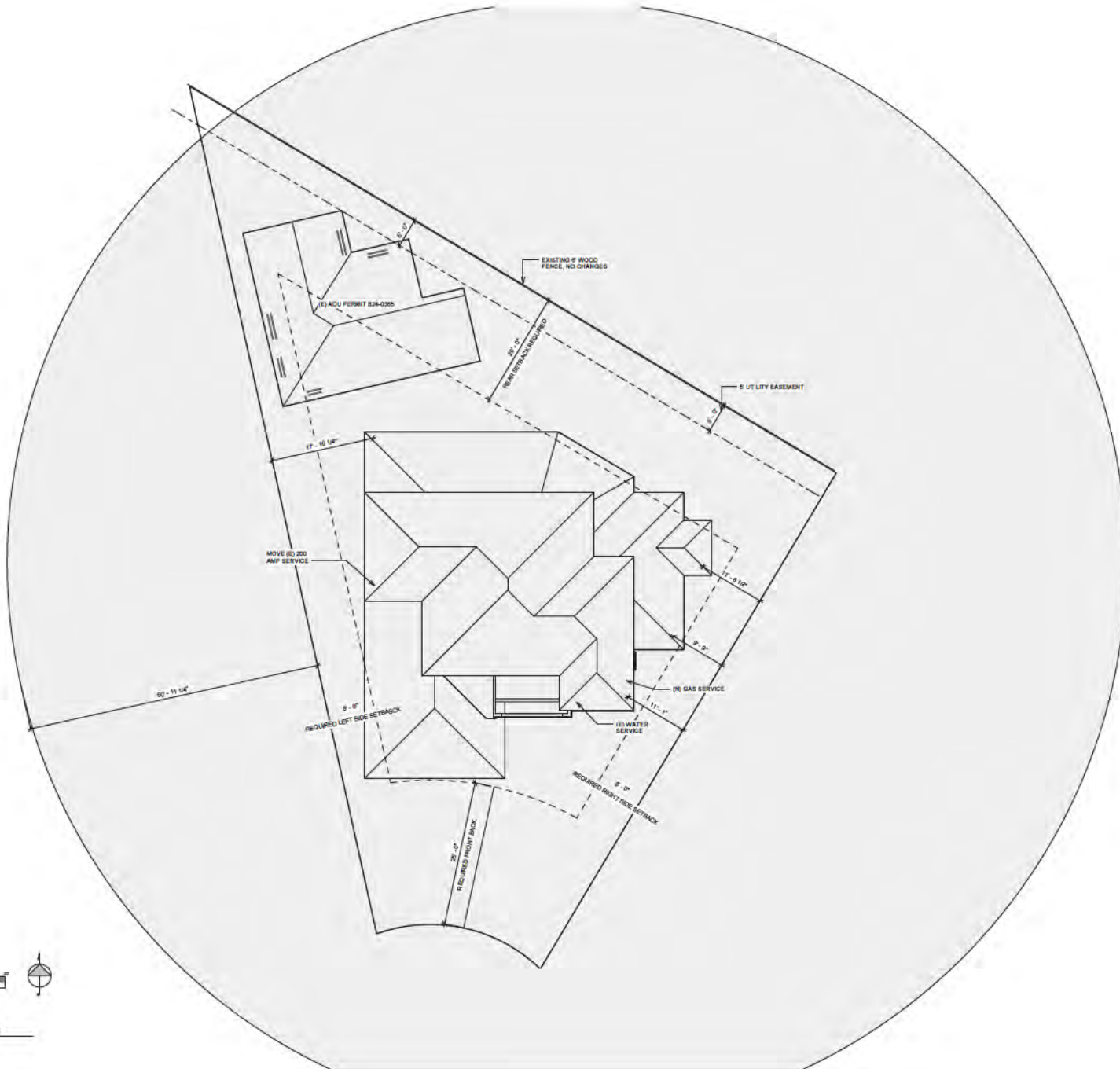
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SDG SS

Scale
1/8" = 1'-0"

Sheet Title
SITE PLAN - AFFECTED PROPERTIES

Sheet No.

A1.02



① SITE PLAN-(P) AFFECTED PROPERTIES
1/8" = 1'-0"



Written disclosures on these drawings shall have precedence over verbal disclosures. Drawings shall not be sealed. Contractors shall not sign, seal or responsible for, all disclosures and conditions shown in these drawings. Direct liability shall be established in this office for anyone who is presenting false information. The contractor shall be responsible for the accuracy of the property of the United States Group and may not be sealed or represented in any manner without our express written consent.

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Sheet No.

A1.03





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Job No.
140 OAKMONT WAY

Drawn By: Checked By:
SDG SS

Scale

Sheet Title
SITE PLAN - SHADOW
STUDY

Sheet No.
A1.04



JUNE 21 - 9AM



JUNE 21 - 12PM



JUNE 21 - 3PM



DECEMBER 21 - 9AM



DECEMBER 21 - 12PM



DECEMBER 21 - 3PM

1/19/2023 11:40:39 PM

HIGHWAY 17

156 HIGHLAND OAKS DR, LOS GATOS, CA 95032
APN 424 18 027

1 STORY HOUSE

1 STORY HOUSE

146 OAKMONT WAY, LOS GATOS, CA 95032
APN 424 18 025

152 OAKMONT WAY, LOS GATOS, CA 95032
APN 424 18 026

1 STORY HOUSE

144 OAKMONT WAY, LOS GATOS, CA 95032
APN 424 18 024

140 OAKMONT WAY, LOS GATOS, CA 95032
APN 424 18 023

138 OAKMONT WAY, LOS GATOS, CA 95032

2 STORY HOUSE IN PLANNING

152 OAKMONT WAY, LOS GATOS, CA 95032
APN 424 18 012

148 HIGHLAND OAKS DR, LOS GATOS, CA 95032
APN 424 18 013

148 HIGHLAND OAKS DR, LOS GATOS, CA 95032
APN 424 18 014

148 HIGHLAND OAKS DR, LOS GATOS, CA 95032
APN 424 18 014

134 HIGHLAND OAKS DR, LOS GATOS, CA 95032
APN 424 18 037

2 STORY HOUSE

130 HIGHLAND OAKS WAY, LOS GATOS, CA 95032
APN 424 18 021

2 STORY HOUSE

128 HIGHLAND OAKS WAY, LOS GATOS, CA 95032
APN 424 18 022

122 HIGHLAND OAKS WAY, LOS GATOS, CA 95032
APN 424 18 019

118 HIGHLAND OAKS WAY, LOS GATOS, CA 95032
APN 424 18 018

114 HIGHLAND OAKS WAY, LOS GATOS, CA 95032
APN 424 18 017

2 STORY HOUSE

110 HIGHLAND OAKS WAY, LOS GATOS, CA 95032
APN 424 18 016

100 HIGHLAND OAKS DR, LOS GATOS, CA 95032
APN 424 18 015



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Date
10.30.2025

Issued For
BUILDING PERMIT APPLICATION

Job No.
140 OAKMONT WAY

Drawn By: SS
Checked By: SS

Scale
1/16" = 1'-0"

Sheet Title
AREA PLAN

Sheet No.

A1.05

SITE PLAN-(P) AREA PLAN
1/16" = 1'-0"



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When submitting or these drawings shall have conditions and noted.
In addition, drawings shall be submitted. Conditions shall not be
submitted to, all drawings and conditions shall be submitted to these drawings.
After, please, send for submission to the office for approval and approval
with conditions. The drawings and floor plan are the property of Safaei Design Group and may not be copied or reproduced in
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Date
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Job No.
140 OAKMONT WAY

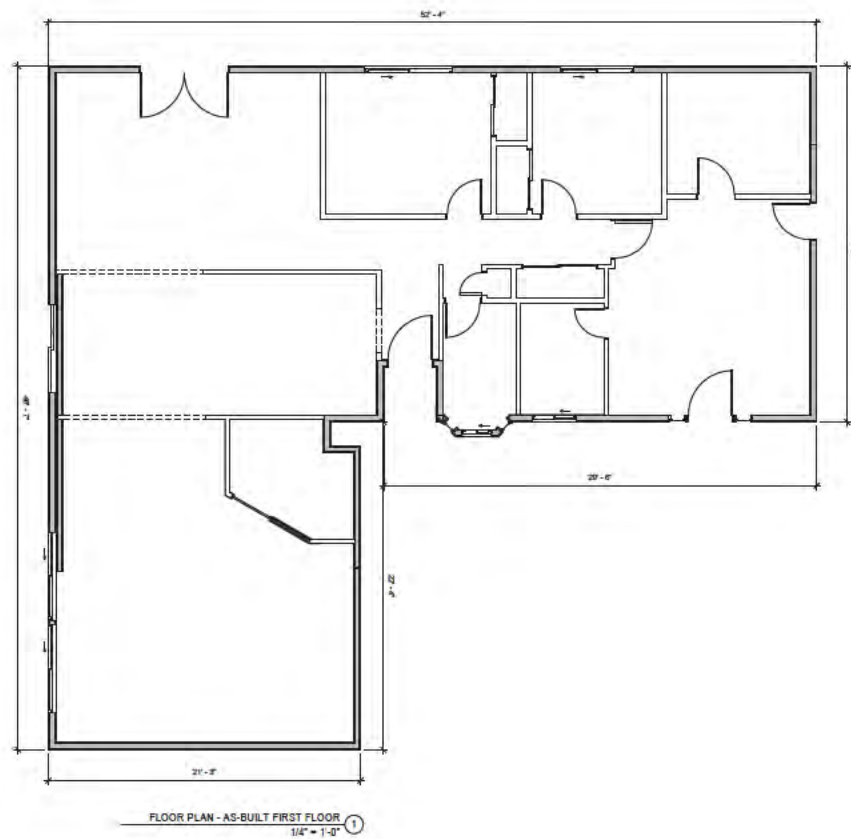
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Sheet Title
EXISTING FLOOR PLAN
(D)

Sheet No.

A2.11





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Notes: Conditions on these drawings shall have precedence over verbal instructions. Drawings shall be read in conjunction with the permit and all other applicable laws, codes and regulations. The design and construction shall be the responsibility of the client. The design and construction shall be the responsibility of the client. The design and construction shall be the responsibility of the client.

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Job Title
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95032

Job Address
702 MORE AVE.
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Date
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BUILDING PERMIT APPLICATION

Job No.
140 OAKMONT WAY

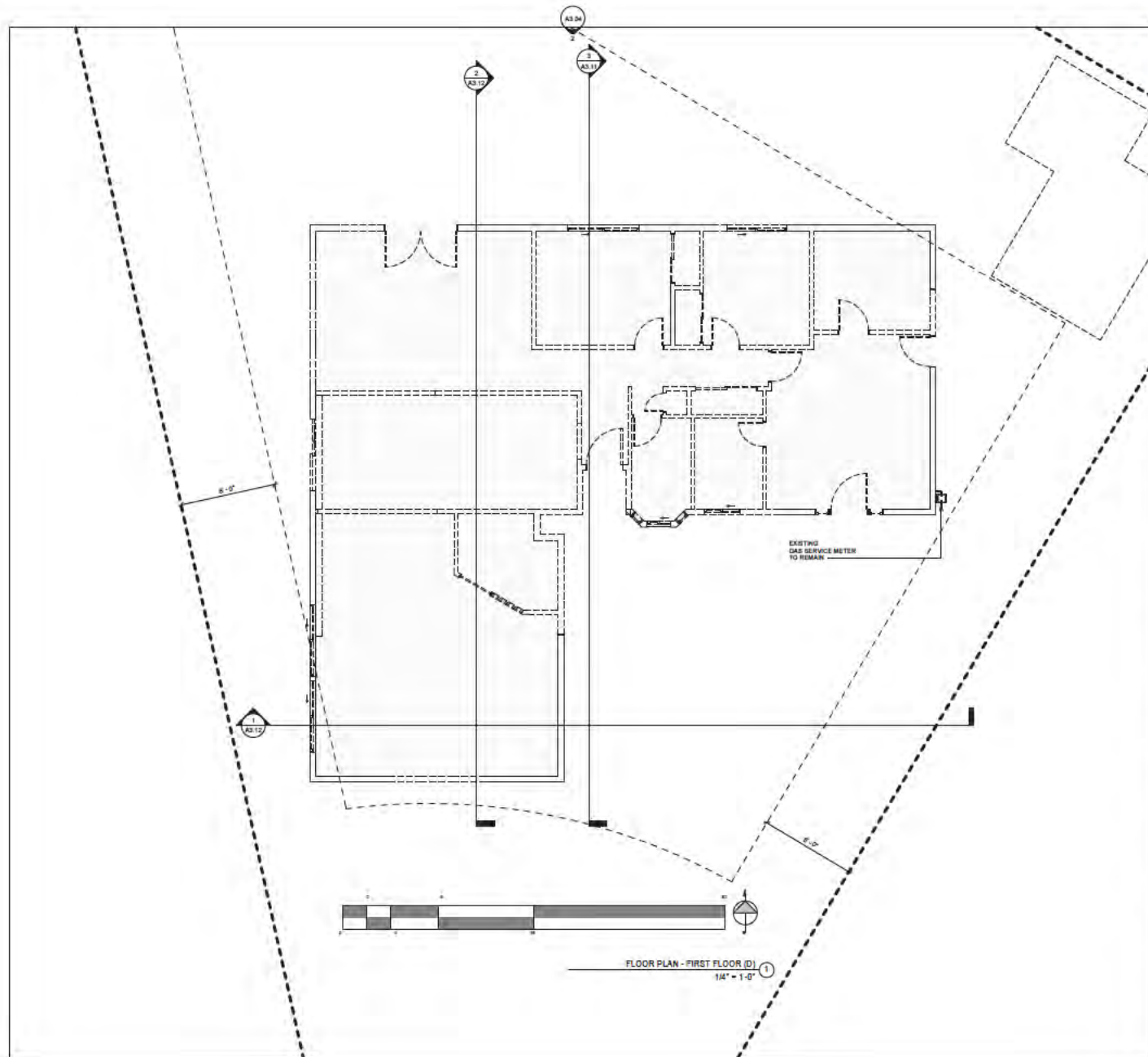
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Author: Checker:

Scale
1/4" = 1'-0"

Sheet Title
(D) FLOOR PLAN

Sheet No.

A2.12



A2.12.1

2022 CMC CODES

CMC 802.2.1 Environmental Air Ducts. Environmental air duct exhaust shall terminate not less than 3 feet (914 mm) from a property line, 10 feet (3048 mm) from a forced air intake, 10 feet (3048 mm) above a water feature, and 3 feet (914 mm) from the building. The discharge of environmental exhaust ducts shall not be directed onto a public walkway.

2022 CMC CODES

All new plumbing fixtures shall have the following maximum flow rates:

- 1) CFC 407.2.2 Lavatory faucets shall have a maximum flow of 1.2 GPM.
- 2) CFC 408.2 Shower heads shall have a maximum flow of 1.8 GPM.
- 3) CFC 411.2 Toilet shall have a max. 1.28 gallons per flush.
- 4) CFC 426.2.1 Kitchen faucets shall have a maximum flow rate of 1.6 GPM.

CFC 405.6 Sillings. Fixtures shall be set level and in proper alignment with adjacent walls. No water closet or toilet shall be set closer than 15 inches (381 mm) from the center to a side wall or obstruction or closer than 30 inches (762 mm) center to center to a similar fixture. The clear space in front of a water closet, lavatory, or toilet shall be not less than 24 inches (610 mm). No urinal shall be set closer than 12 inches (305 mm) from the center to a side wall or partition or closer than 24 inches (610 mm) center to center. Exception: The installation of paper dispensers or accessibility grab bars shall not be considered obstructions.

CFC 408.3 Individual Shower and Tub-Shower Combination Control Valves. Showers and tub-shower combination shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide anti-scald and thermal shock protection for the rated flow rate of the installed showerhead. These valves shall be installed at the point of use and comply with ASSE 1016/ANSI A112.10.1/CSA B125.18 or ASME A112.18.1/CSA B125.1.

CFC 426.2.1 Kitchen Faucets (IRC-CG, DSA-SS & DSA-BB/C). Kitchen faucets shall have a maximum flow rate of not more than 1.6 gallons (6.1 L) per minute at 90 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons (8.3 L) per minute at 90 psi, and must default to a maximum flow rate of 1.6 gallons (6.1 L) per minute at 90 psi in compliance with Chapter 5 of the California Green Building Standards Code (CALGreen).

2022 CMC CODES

CMC 808.3.1 Bathroom exhaust fans. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4, and the California Green Building Standards Code, Chapter 5, Division 4.3, Note. Where operation is not a permissible method of providing bathroom exhaust for humidity control.

CMC 808.7.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Each wall surface shall extend to a height of not less than 6 feet (1829 mm) above the floor.

CMC 8011.1.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 1/2 inch (12.7 mm) lower than the top of the threshold. Exception: The landing or floor on the exterior side shall be not more than 1/2 inch (12.7 mm) below the top of the threshold provided the door does not swing over the landing or floor. Where exterior landings or floors meeting the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section 811.1.3 or a driveway in accordance with Section 831.1.7.

CMC 8016.3.3 (a). Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance or near one of the exceptions.

CMC 8016.1 & CFC 606.1 Address identification. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a location that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall not be applied out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 3/8 inch (9.5 mm). Where required by the local official address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

CMC 8016.1.7 Water-resistant gypsum backing board. Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a wood or vapor barrier in a shower or tub compartment, tub or shower edge, including those at wall intersections, shall be sealed as recommended by the manufacturer.

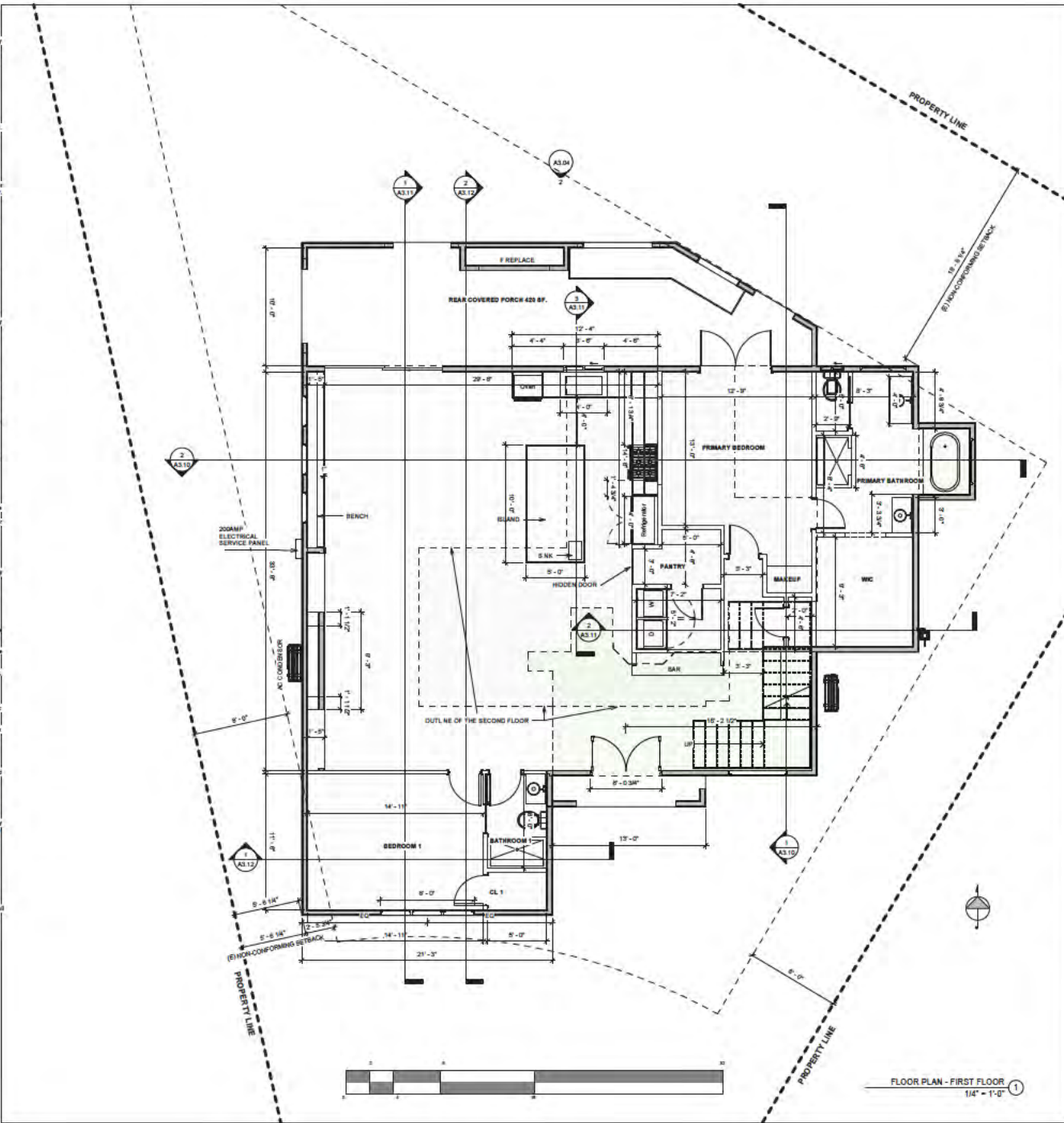
CMC 8016.3.7.1 Unfinished. Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

CMC 8016.1.1 Adhesive Access. The rough-termed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the access space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members.

2022 CMC CODES

CMC 406.4.1 Exhaust Rate. For intermittent controlled operations, the exhaust rate shall be not less than 100 cfm (2.54 m³/min) for range hood or 300 cfm (6.7 m³/min) for mechanical exhaust fans including ductless appliances. For continuous operated ventilation, the exhaust rate shall be not less than 1 cfm per 10 sq ft of kitchen area or 1 cfm per 10 sq ft of kitchen area.

11/16/2023 11:40:43 PM



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

ENERGY & ELECTRICAL NOTES

2022 CMC CODES

160.001 Exterior door to be sealed between the door and the building and be weather-stripped.

160.001 Luminaires requirements.

- A. Luminaires efficiency. All installed luminaires shall meet the requirements in Table 160.0-4. Exception 1 to Section 160.001A: Integrated driver lighting. Lighting integral to exhaust fans, kitchen range hoods, built-in vanity mirrors and garage door openers. Exception 2 to Section 160.001A: Navigation lighting such as night lights, sleep lights, and path lights less than 5 watts. Exception 3 to Section 160.001A: Cabinet lighting. Lighting integral to drawers, cabinetry and linen closets with an efficacy of 40 lumens per watt or greater.
- B. Green-based luminaires. Green-based luminaires shall contain lamps that comply with California 2nd Appendix JAB.
- C. Recycled downlight luminaires in ceiling. Luminaires recessed into ceilings shall meet all of the following requirements:
 - i. Shall not contain more than 50% recycled.
 - ii. Have a label that certifies the luminaire is efficient with air leakage less than 2.2 cfm at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight.
 - iii. Be sealed with a gasket or seal between the luminaire housing and ceiling, and have all air seal paths between conditioned and unconditioned spaces sealed with a gasket or seal, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling.
 - iv. Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires. Exception to Section 160.001C ii and iii: Recessed luminaires marked for use in the rated luminaires extruded into ceiling space and 2022 CALGreen Building Code recessed luminaire installed in nonceiling.
- D. Light sources in enclosed or recessed luminaires. Lamps and other replaceable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.
- E. Shared electric loads. The number of electrical loads that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical loads must be served by a dimmer voltage sensor control, low voltage wiring or fan speed control.

160.002 Interior lighting controls.

- A. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. Exception to Section 160.002A: Ceiling fans may provide control of integrated lighting via a remote control.
- B. No controls shall increase a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 160.001.
- C. Lighting controls shall comply with the applicable requirements of Section 110.9.
- D. An energy management control system (EMCS) or a multiroom, non-manual control may be used to comply with dimming, occupancy and lighting control requirements in Section 160.002. It provides the functionality of the specified controls in accordance with Section 110.9, and the physical controls specified in Section 160.002A.
- E. Automatic-off controls. 1. In bedrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing non-manual control. 2. For lighting integral to drawers, cabinetry with opaque fronts or doors, controls that turn the light off when the drawer or door is closed shall be provided.
- F. Dimming controls. Lighting in habitable spaces, including but not limited to living rooms, dining rooms, kitchens and bedrooms, shall have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces shall comply with NEMA 561.1A. Exception 1 to Section 160.002F: Ceiling fans may provide control of integrated lighting via a remote control. Exception 2 to Section 160.002F: Luminaires connected to a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor providing automatic-off functionality. Exception 3 to Section 160.002F: Navigation lighting such as night lights, sleep lights, and path lights less than 5 watts, and lighting integral to drawers and cabinetry with opaque fronts or doors or with automatic-off controls.
- G. Independent controls. Integrated lighting of exterior area shall be controlled independently from the fans. The following shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other: 1. Undercabinet lighting. 2. Undercabinet lighting. 3. Linear lighting of display cabinets. 4. Detached outside.

160.002 Residential outdoor lighting.

- A. For single-family residential buildings, outdoor lighting permanently mounted to a residential building or to other buildings on the same lot shall meet the requirements in Item 1 and the requirements in Item 2 or Item 3:
 1. Controlled by a manual ON and OFF control switch that permits the automatic action of Item 1 or 2 below.
 2. Controlled by a photocontrol and either a motion sensor or an automatic time switch control.
 3. Controlled by an astronomical time clock control. Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 5 hours. An energy management control system that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet these requirements.

2022 CALIFORNIA ELECTRICAL CODE

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. Ground-fault circuit-interrupter protection for personnel shall be provided as required in 210.8(B) and (C). The ground-fault circuit-interrupter shall be installed in a readily accessible location.

210.12 Arc-Fault Circuit-Interrupter Protection. Arc-fault circuit-interrupter protection shall be provided as required in 210.12(A), (B), and (C). The arc-fault circuit-interrupter shall be installed in a readily accessible location.

- (A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(A)(1) through (10) shall have ground-fault circuit-interrupter protection for personnel.
- (1) Bathrooms.
- (2) Garages, and other necessary buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.
- (3) Outdoors.
- (4) Receptacles that are not readily accessible and are supplied by a branch circuit designated as shore-power-mating, docking, or shore and vessel loading equipment shall be permitted to be installed in accordance with 426.25 or 427.22, as applicable.



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Author: _____
Checked By: _____

Scale
1/4" = 1'-0"

Sheet Title
(P) FLOOR PLAN

Sheet No.

A2.13

2022 CMC CODES
CMC 802.2.1 Environmental Air Ducts. Environmental air duct exhaust shall terminate not less than 3 feet (914 mm) from a property line, 10 feet (3048 mm) from a forced air intake, 10 feet (3048 mm) above a water feature, and 3 feet (914 mm) from a building. The discharge of environmental exhaust ducts shall not be directed onto a public way.

2022 CMC CODES
All new plumbing fixtures shall have the following maximum flow rates:
1) CFC 407.2.2 Lavatory fixtures shall have a maximum flow of 1.2 GPM.
2) CFC 408.2.2 Shower heads shall have a maximum flow of 1.8 GPM.
3) CFC 412.1.1 Toilet shall have a max. 1.28 gallons per flush.
4) CFC 420.1.1 Kitchen fixtures shall have a maximum flow rate of 1.6 GPM.

CFC 405.6.1 Ceiling. Fixtures shall be set level and in proper alignment with reference to adjacent walls. No water closet or toilet shall be set closer than 15 inches (381 mm) from the center to a side wall or obstruction or closer than 30 inches (762 mm) center to center to a similar fixture. The clear space in front of a water closet, lavatory, or toilet shall be not less than 24 inches (610 mm). No urinal shall be set closer than 12 inches (305 mm) from the center to a side wall or partition or closer than 24 inches (610 mm) center to center.
Exception: The installation of paper dispensers or accessibility grab bars shall not be considered obstructions.

CFC 408.3 Individual Shower and Tub-Shower Combination Control Valves. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide anti-scald and thermal shock protection for the relief flow rate of the installed showerhead. These valves shall be installed at the point of use and comply with ASSE 1016/ANSI A112.10.1/CSA B125.16 or ASME A112.18.1/CSA B125.1.

CFC 420.2.1 Kitchen Fixtures (BRC-CG, DBA-BS & DBA-BB/C). Kitchen fixtures shall have a maximum flow rate of not more than 1.6 gallons (6.1 L) per minute at 60 psi. Kitchen fixtures may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons (8.3 L) per minute at 60 psi, and must include a maximum flow rate of 1.8 gallons (6.8 L) per minute at 40 psi in compliance with Chapter 5, Division 5.3 of the California Green Building Standards Code (CALGreen).

2022 CMC CODES

CRC 808.3.1 Bathroom exhaust fans. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4, and the California Green Building Standards Code, Chapter 4, Division 4.3, Note: Without exception is not a permissible method of providing bathroom exhaust for humidity control.

CRC 808.7.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Bathtub walls shall extend to a height of not less than 6 feet (1829 mm) above the floor.

CRC 810.1.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than 1/2 inch (12.7 mm) lower than the top of the threshold.
Exception: The landing or floor on the exterior side shall be not more than 1/2 inch (12.7 mm) lower than the top of the threshold provided that the door does not swing over the landing or floor. Where exterior landings or floors meeting the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section 811.3 or a doorway in accordance with Section 811.7.

CRC 816.3.3.1.1 Smoke alarm or smoke detector shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance or read one of the exceptions.

CRC 816.1.1 & CFC 606.1 Address identification. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a location that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphanumeric letters. Numbers shall not be applied out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.3 inch (7.6 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building entrance cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

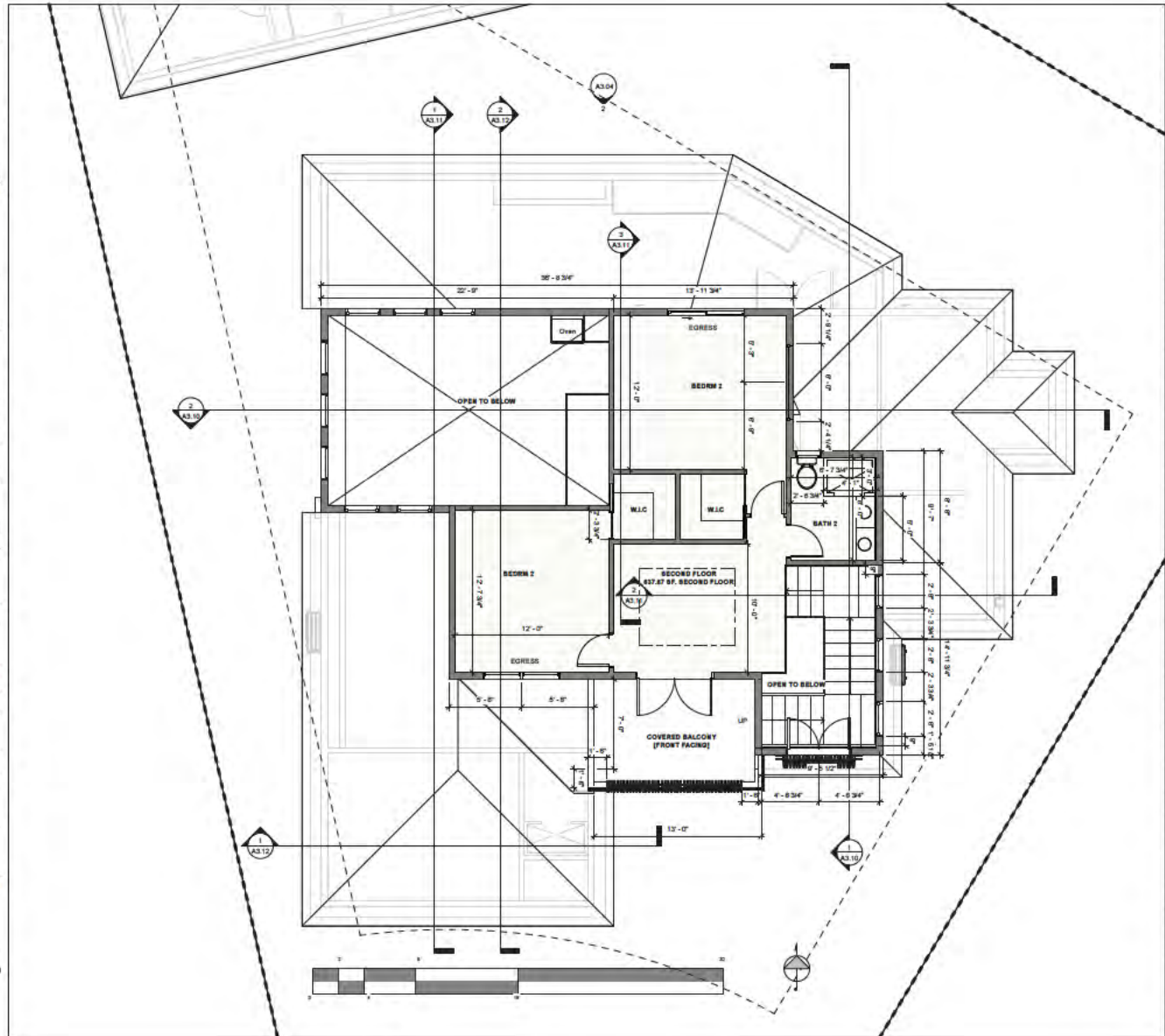
CRC 816.3.7 Water-resistant gypsum backing board. Gypsum board used as the base or backer for adhesive application of ceramic tile or other required noncombustible finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a ceiling or vapor barrier in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

CRC 816.3.7.1 Unobstructed. Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

CRC 808.5.1 Access. Access. The single-leafed opening shall be not less than 22 inches (559 mm) by 762 mm and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the egress space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling finishing members.

2022 CMC CODES

CFC 406.1 Exhaust Rate. For intermittent controlled operations, the exhaust rate shall be not less than 100 cfm (4.7 m³/min) for range hood or 200 cfm (9.1 m³/min) for mechanical exhaust fan including ductwork appliances. For continuous operated ventilation, the exhaust rate shall be not less than 5 air changes per hour based on kitchen volume for enclosed kitchens.



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2022 CMC CODES

110.001 Exterior door to be sealed between the door and the building and be weather-stopped.

100.001 Luminaire requirements.

A. Luminaire efficiency. All installed luminaires shall meet the requirements in Table 100.0-4. Exception 1 to Section 100.001A: Integrated driver lighting. Lighting integral to exhaust fans, kitchen range hoods, built-in vanity mirrors and garage door openers. Exception 2 to Section 100.001A: Navigation lighting such as night lights, sleep lights, and path lights less than 5 watts. Exception 3 to Section 100.001A: Cabinet lighting. Lighting internal to drawers, cabinets and lower closets with an efficacy of 40 lumens per watt or greater.

B. Green-based luminaires. Green-based luminaires shall contain lamps that comply with Fluorescent 2nd Appendix JAB.

C. Recycled downlight luminaires in ceilings. Luminaires recessed into ceilings shall meet all of the following requirements:

1. Shall not contain more than 5% mercury and
2. Have a label that certifies the luminaire is retrofit with air leakage less than 2.2 m³/hr at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight; and
3. Be sealed with a gasket or seal between the luminaire housing and ceiling, and have all air seal paths between conditioned and unconditioned spaces sealed with a gasket or seal, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling; and
4. Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires. Exception to Section 100.001C) and, if Recycled luminaires marked for use in the rated installation extruded into ceiling space and 2022 CALIFORNIA ELECTRICAL CODE requires luminaires installed in nonvented ceilings.

D. Light sources in enclosed or recessed luminaires. Lamps and other replaceable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.

E. Stand clearances. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be sealed by a dimmer wiring sensor control, low voltage wiring or fan speed control.

100.002 Interior lighting controls.

A. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. Exception to Section 100.002A: Ceiling fans may provide control of integrated lighting via a remote control.

B. No controls shall become a dimmer, occupancy sensor or vacancy sensor function where that dimmer or sensor has been installed in compliance with Section 100.003.

C. Lighting controls shall comply with the applicable requirements of Section 110.3.

D. An energy management control system (EMCS) or a multistage on-off automatic control may be used to comply with dimming, occupancy and lighting control requirements in Section 100.002. It provides the functionality of the specified controls in accordance with Section 110.3 and the physical controls specified in Section 100.002A.

E. Automatic control. 1. In bedrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire shall be controlled by an occupancy or vacancy sensor providing the following functionality: a. For lighting in bedrooms, the luminaire shall have a photocell sensor, including that turn the light off when the bedroom or closet is closed shall be provided.

F. Occupancy or vacancy sensor. Occupancy or vacancy sensor shall be manually adjustable up and down. Forward phase out dimmers controlling LED light sources in these spaces shall comply with NEMA 561, 1A. Exception 1 to Section 100.002F: Ceiling fans may provide control of integrated lighting via a remote control.

Exception 2 to Section 100.002F: Luminaires connected to a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor providing automatic on-off functionality. Exception 3 to Section 100.002F: Navigation lighting such as night lights, sleep lights, and path lights less than 5 watts, and lighting internal to drawers and cabinets with opaque fronts or doors or with automatically controlled.

G. Independent controls. Integrated lighting of exterior area shall be controlled independently from the fans. The following shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other: 1. Undercabinet lighting. 2. Undercabinet lighting. 3. Linear lighting of display cabinets. 4. Detached outside.

100.003 Outdoor lighting.

A. For single, family residential buildings, outdoor lighting permanently installed in a residential building or to other buildings on the same lot shall meet the requirements in Item 1 and the requirements in Item 2 or Item 3:

1. Controlled by a manual ON and OFF control switch that permits the automatic actions of Items 1 or 2 below; and
2. Controlled by a photocell and either a motion sensor or an automatic time switch control; or
3. Controlled by an astronomical time clock control. Controls that override to ON shall be allowed unless the override automatically returns the automatic control to the normal operation within 5 hours. An energy management control system that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet these requirements.

2022 CALIFORNIA ELECTRICAL CODE

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. Ground-fault circuit-interrupter protection for personnel shall be provided as required in 210.8(B) through (E). The ground-fault circuit-interrupter shall be installed in a readily accessible location.

210.12 Arc-Fault Circuit-Interrupter Protection. Arc-fault circuit-interrupter protection shall be provided as required in 210.12(A), (B), and (C). The arc-fault circuit-interrupter shall be installed in a readily accessible location.

(A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.6(A)(1) through (17) shall have ground-fault circuit-interrupter protection for personnel.

(1) Bedrooms.

(2) Garages, and other necessary buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.

(3) Closets.

(4) Receptacles that are not readily accessible and are supplied by a branch circuit designated as branch-circuit-wiring, lighting, or firework and vessel lighting equipment shall be permitted to be installed in accordance with 426.25 or 427.22, as applicable.



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Author: Checker:

Scale
1/4" = 1'-0"

Sheet Title
(P) 2ND FLOOR PLAN

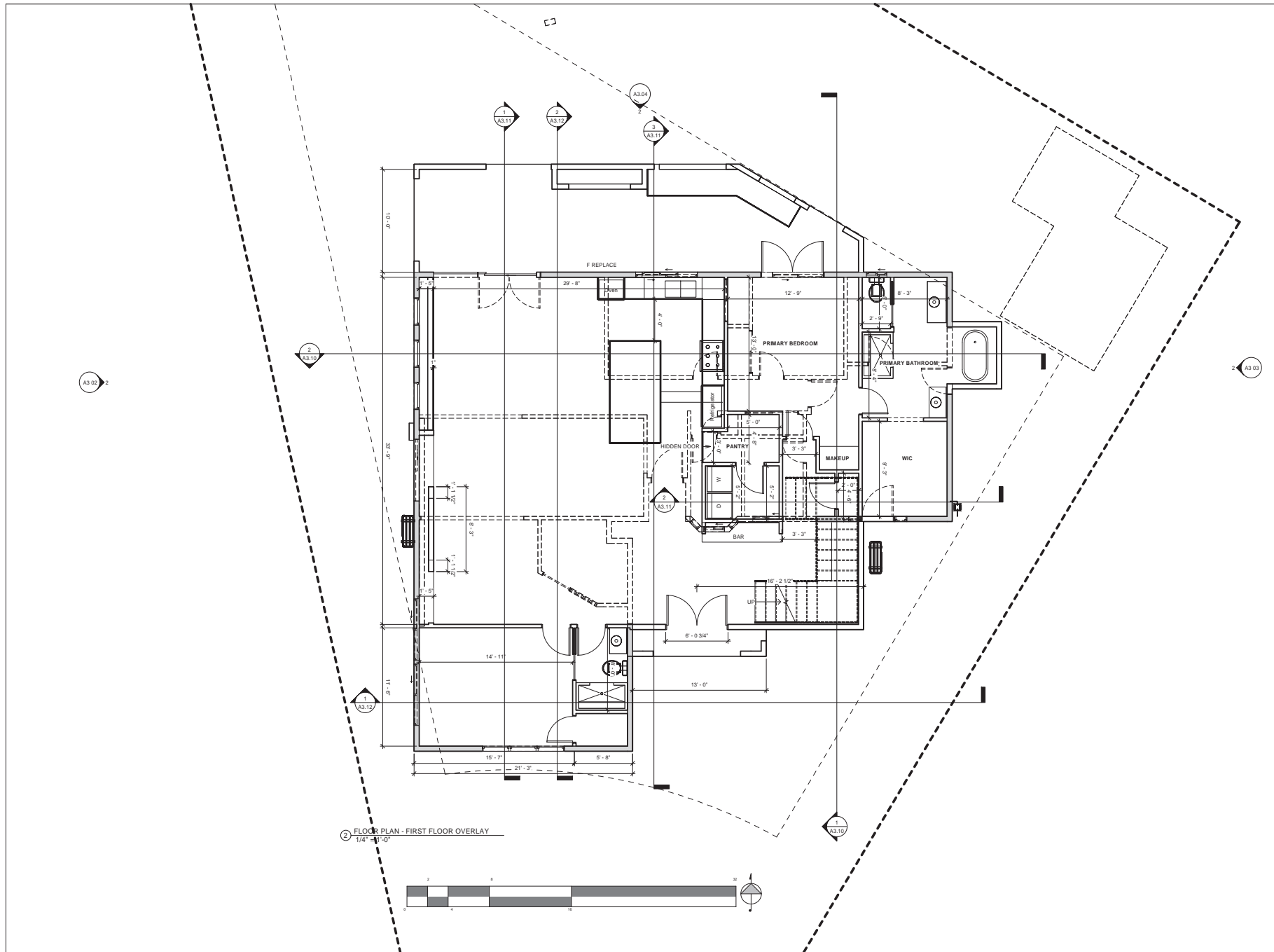
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A2.15



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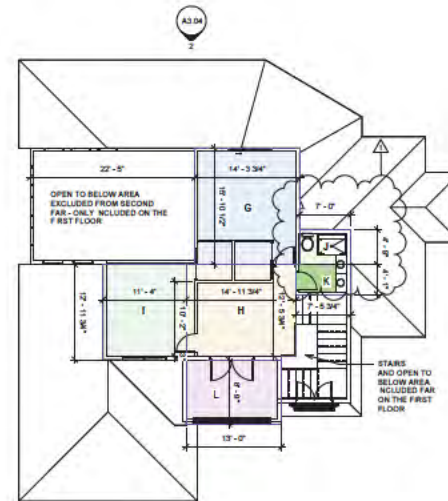
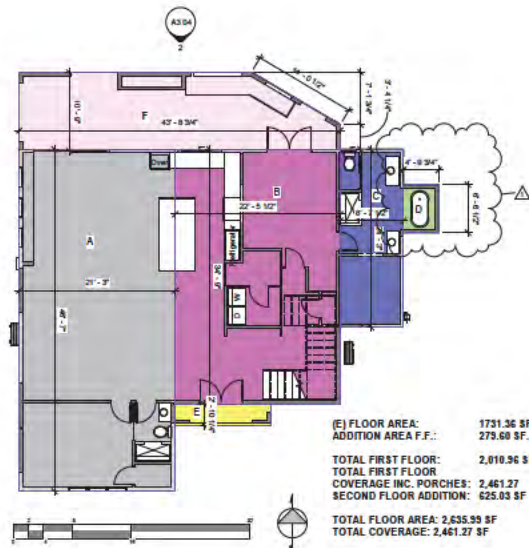
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Author: Checker:

Scale
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Sheet Title
FLOOR AREA DIAGRAM

Sheet No.

A2.16



1 FIRST FLOOR
1/8" = 1'-0"

2 2ND FLOOR
1/8" = 1'-0"

FIRST FLOOR

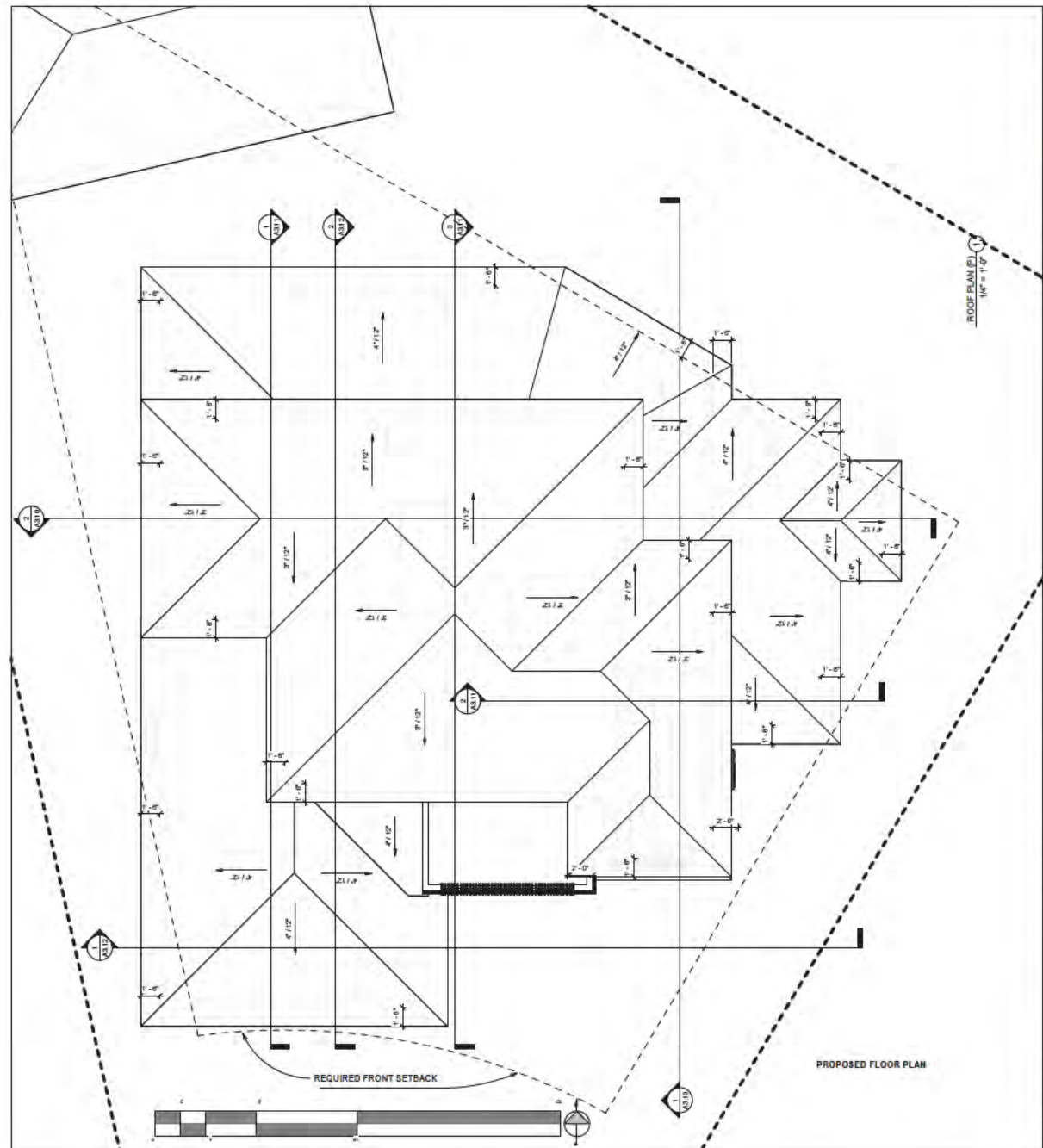
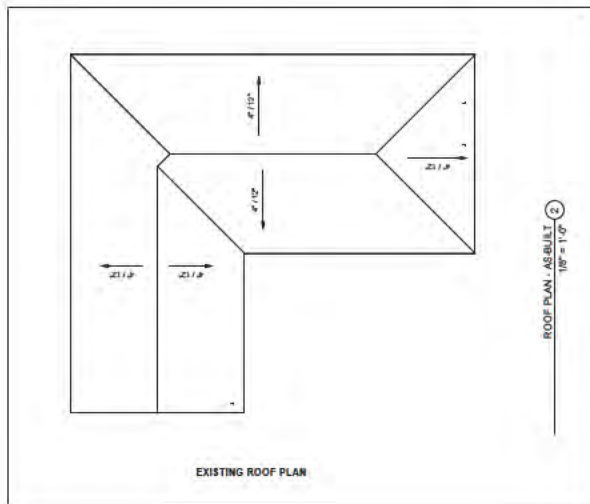
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A	46	7	21	3	3			989.90	
B	34	9	22	5.5				780.43	
C	24	3	8	7.5				209.16	
D	6	6.5	4	9.75				31.48	
E	2	16.25	13	0				37.10	COVERAGE ONLY
F	##	##	##	##	##			413.20	COVERAGE ONLY
TOTAL FAR	##	##	##	##	##			2,010.96	
TOTAL COVERAGE	##	##	##	##	##			2,461.27	

SECOND FLOOR

Area Name	#	Length (Feet)	Length (Inches)	Width (Feet)	#	Width (Inches)	#	Square Footage (sq ft)	COMMENTS
G	15	10.5	14	5.75				227.21	
H	12	5.75	14	11.75				199.89	
I	12	11.75	11	4				147.10	
J	7	0	4	9				33.25	
K	4	1	7	5.75				30.54	
L	8	9	13	0				113.75	BALCONY (EXCL. FROM FAR)
TOTAL SECOND FLOOR FAR	##	##	##	##	##			625.93	

TOTAL FLOOR AREA

MAX FAR LOT SIZE 846 SF
COVERAGE 2,635.93
COVERAGE 2,461.27
COVERAGE 29.07%



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ROOF PLAN (P)

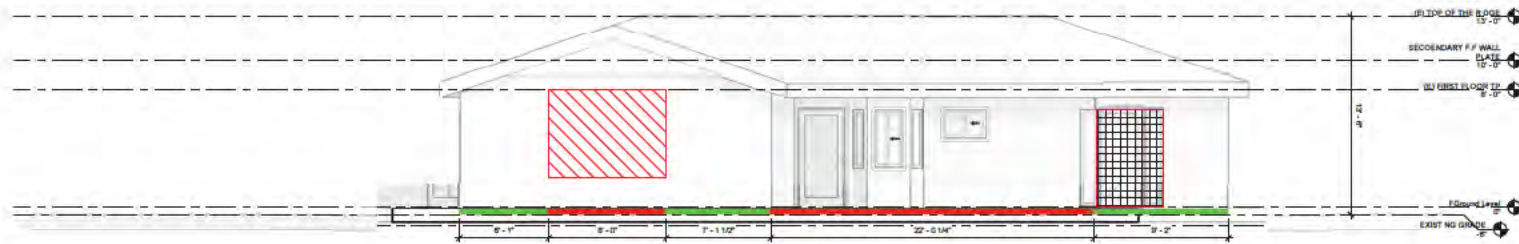
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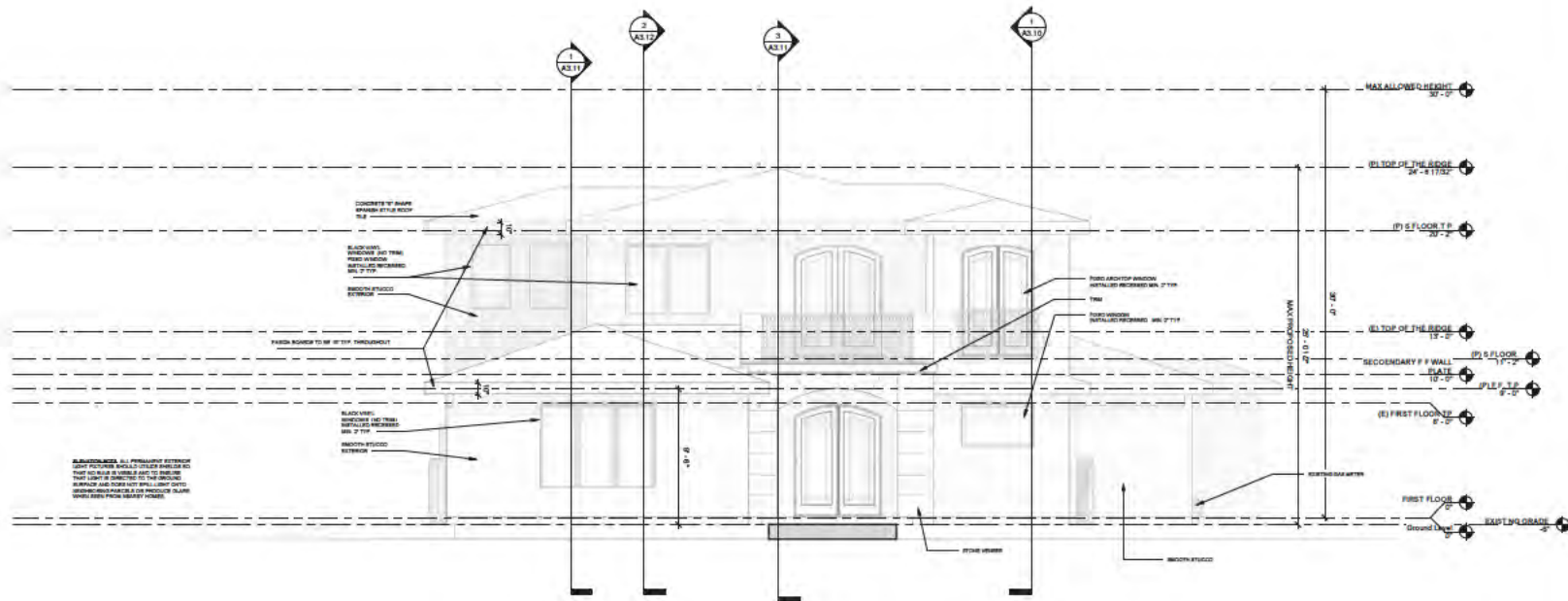


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① (E) FRONT SIDE ELEVATION (NORTH)
1/4" = 1'-0"



② (P) FRONT SIDE ELEVATION (NORTH)
1/4" = 1'-0"

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Sheet Title
EXTERIOR ELEVATIONS
FRONT (NORTH)

Sheet No.

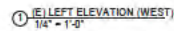
A3.01



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A3.02



② (P) LEFT SIDE ELEVATION (WEST)
1/4" = 1'-0"

ILLUMINATION NOTES:
ALL PERMANENT EXTERIOR LIGHT FIXTURES SHOULD
UTILIZE SHIELDS SO THAT NO GLARE IS VISIBLE AND TO
ENSURE THAT LIGHT IS DIRECTED TO THE SURROUNDING
SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING
PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY
Vehicles.



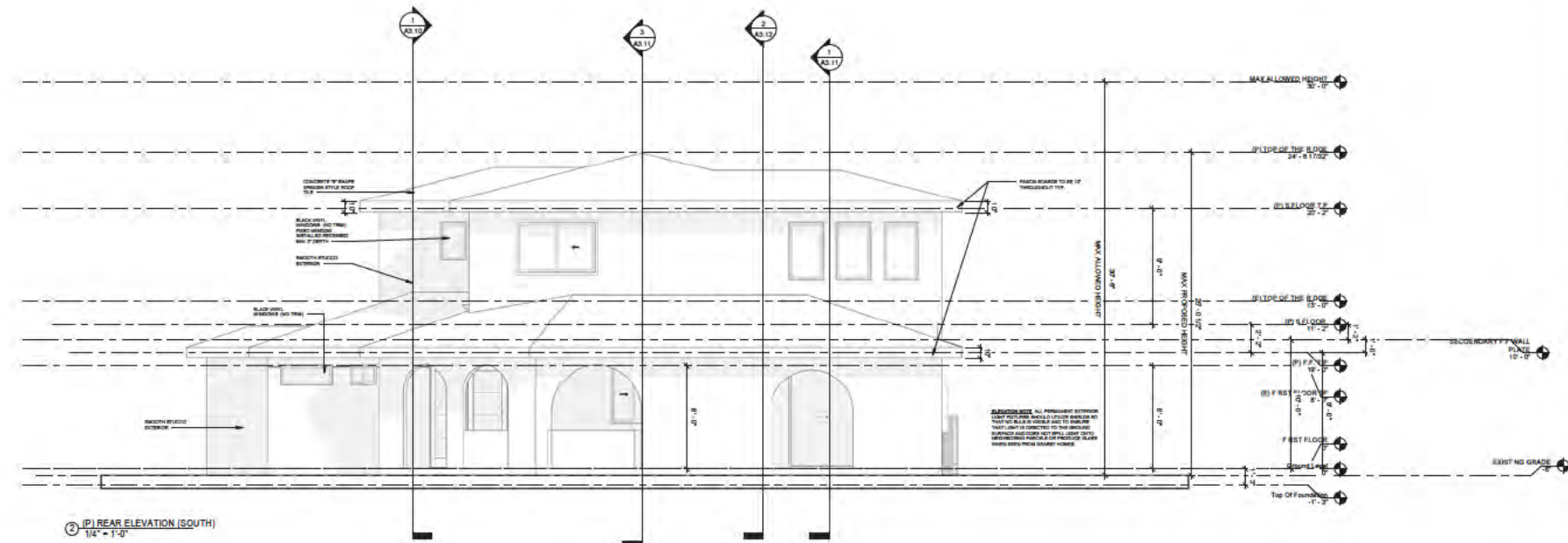
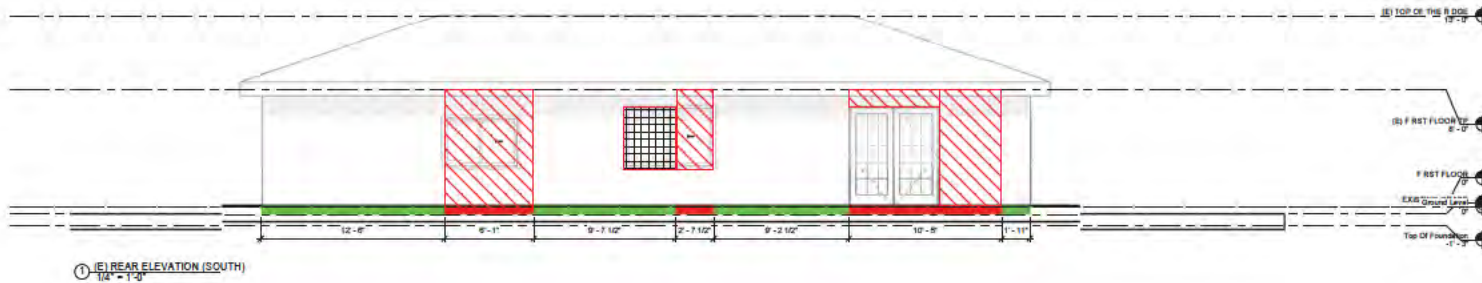
Architectural elevation drawing of the front of a house. The drawing shows a gabled roof, a central entrance with a small porch, and a chimney on the right side. Dimensions are provided for the roofline and the ground level. The roofline is labeled "FIN TOP OF 1st FLOOR" and "FIN 2nd FLOOR". The ground level is labeled "FIN 1st FLOOR" and "FIN 2nd FLOOR". The dimensions for the ground level are 12'-4 1/2", 8'-7", and 9'-4".

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A3.03



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Sheet Title
EXTERIOR ELEVATIONS -
REAR (SOUTH)

Sheet No.

A3.04



Revision No.	Date
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Sheet No.

A3.10





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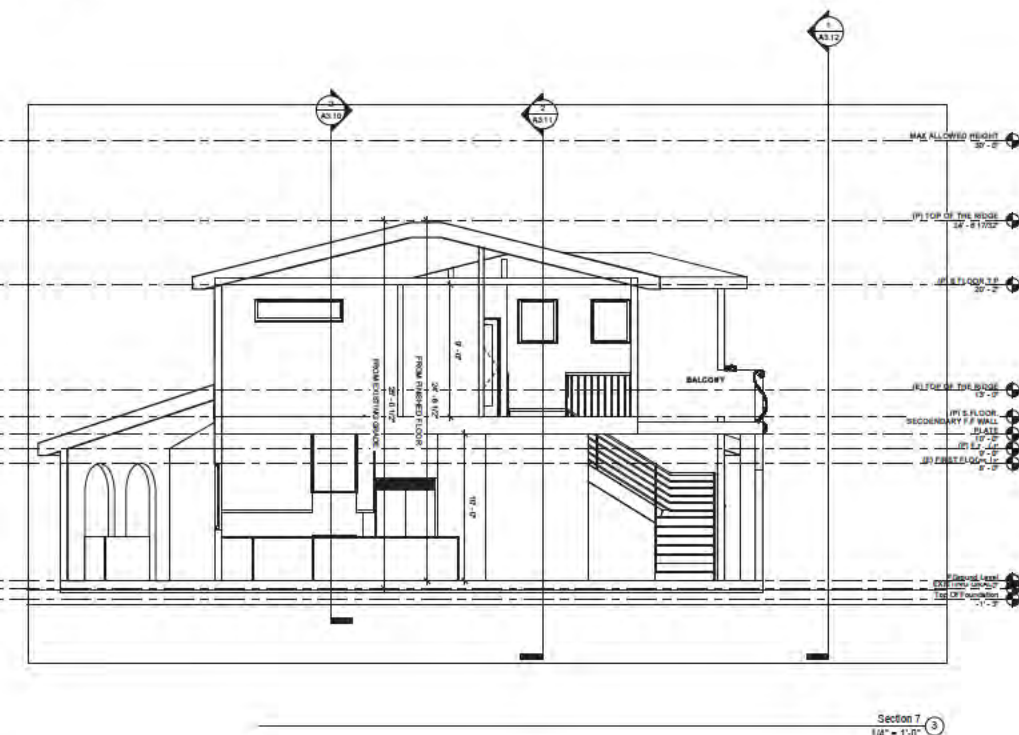
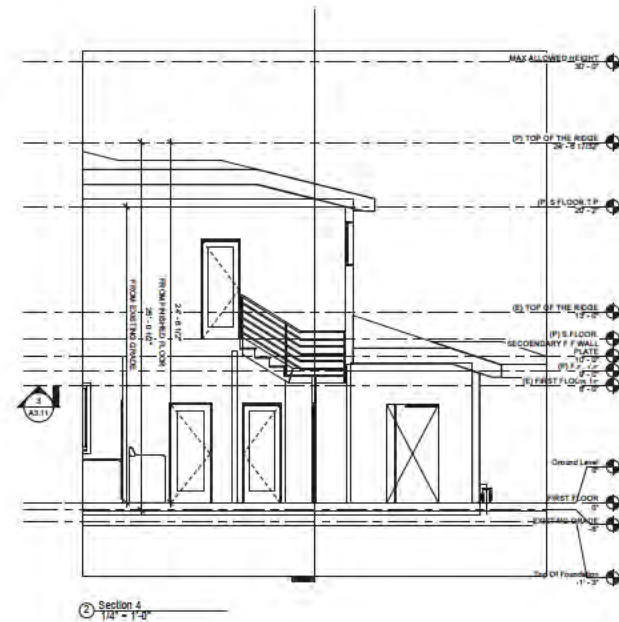
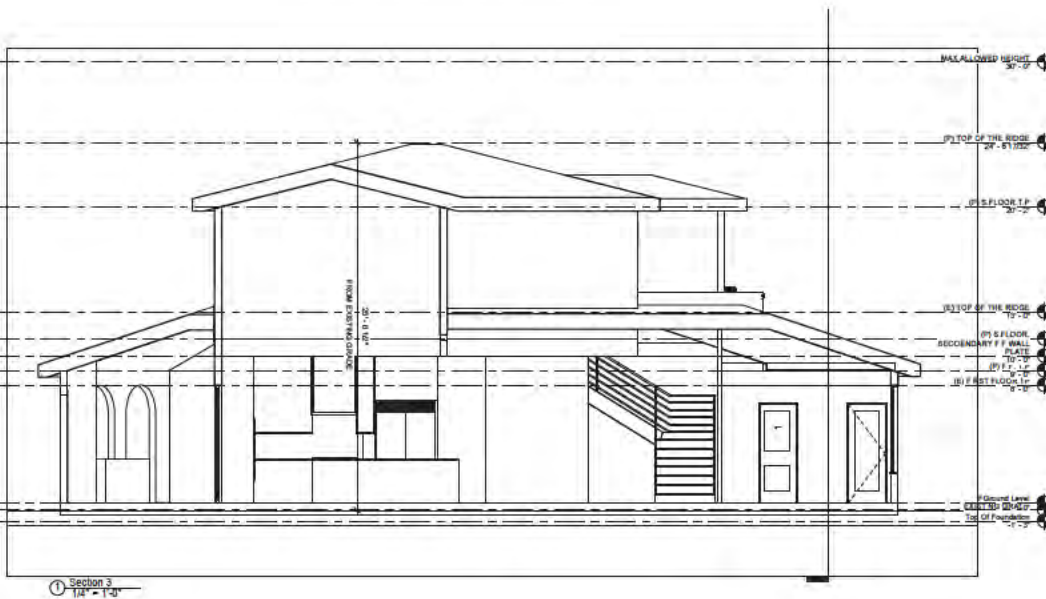
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Sheet Title
(P) BUILDING SECTIONS

Sheet No.

A3.11



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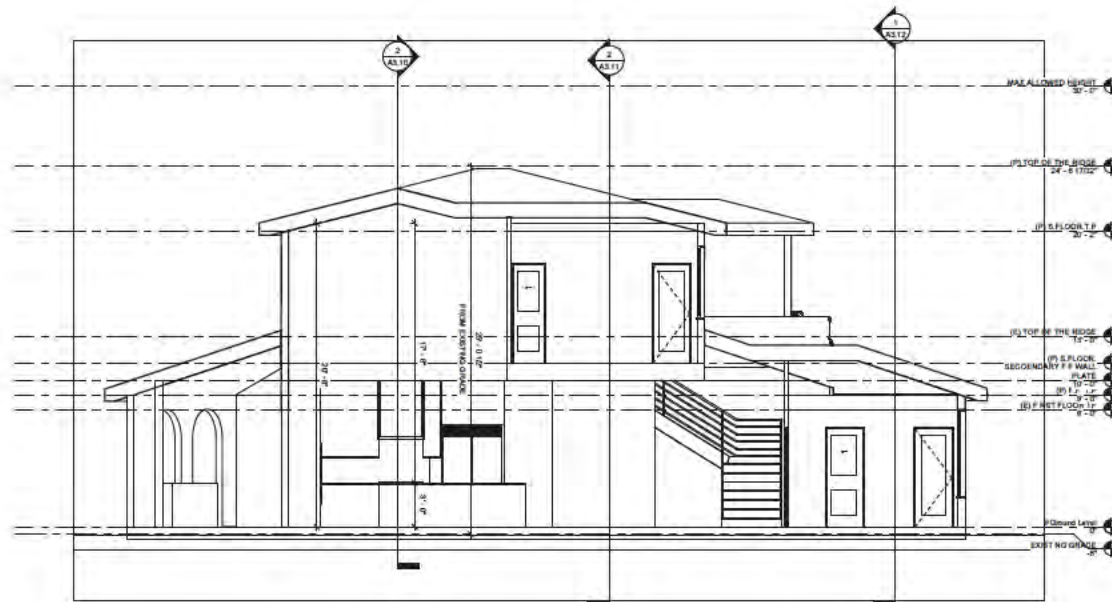
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Author: Checker:

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Sheet Title
(P) BUILDING SECTIONS

Sheet No.

A3.12



Section 6
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Section 5
1/4" = 1'-0"



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140 OAKMONT WAY

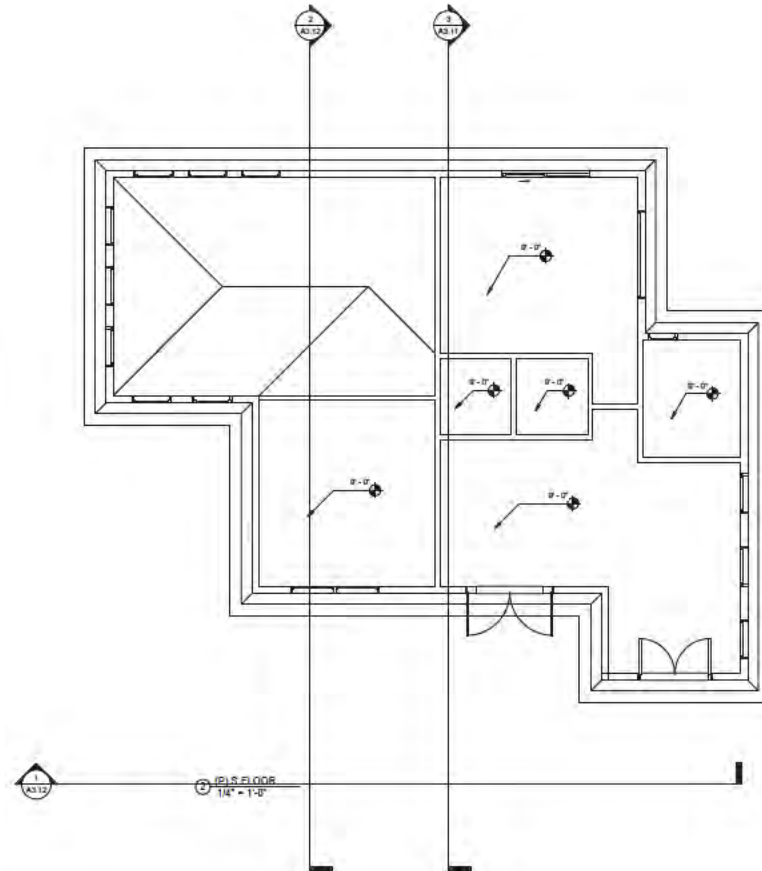
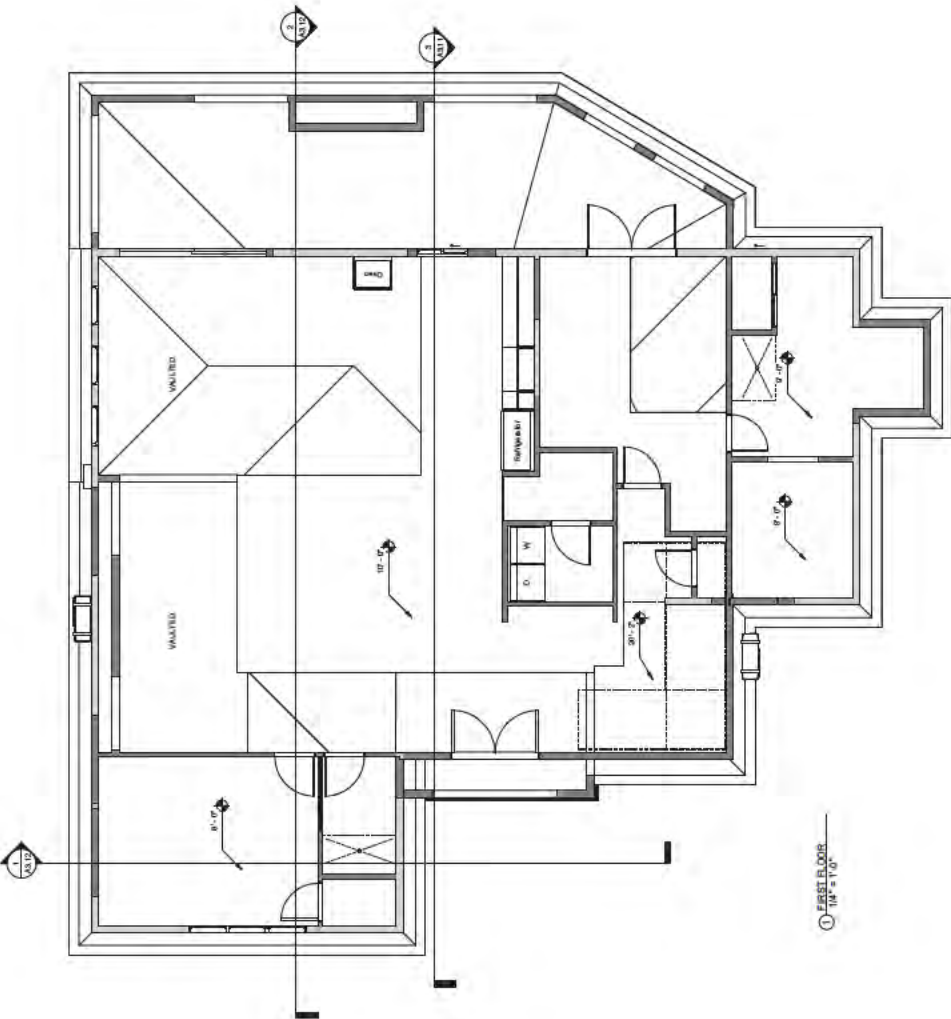
Drawn By: Checked By:
Author: Checker:

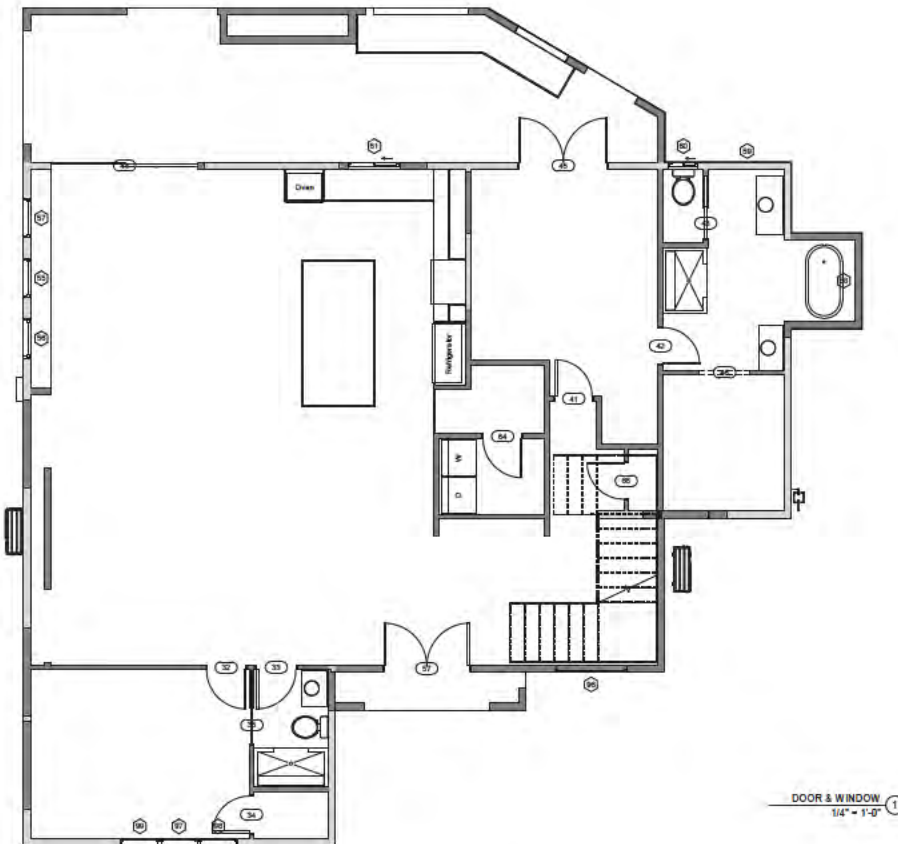
Scale
1/4" = 1'-0"

Sheet Title
RCP

Sheet No.

A4.0





WINDOW SCHEDULE							
NO.	TYPE	Level	SIZE			Sill Height	HEAD HEIGHT
			W	H	D		
55	183	FIRST FLOOR	2'-8"	8'-0"	2'-0"	8'-0"	10'-0"
56	183	FIRST FLOOR	2'-8"	8'-0"	2'-0"	8'-0"	10'-0"
57	183	FIRST FLOOR	2'-8"	8'-0"	2'-0"	8'-0"	10'-0"
58	162	FIRST FLOOR	4'-0"	1'-6"	6'-6"	8'-0"	8'-0"
59	162	FIRST FLOOR	4'-0"	1'-6"	6'-6"	8'-0"	8'-0"
60	163	FIRST FLOOR	2'-0"	1'-6"	6'-6"	8'-0"	8'-0"
61	181	FIRST FLOOR	3'-6"	4'-6"	3'-6"	8'-0"	8'-0"
62	153	(P) S.FLOOR	6'-0"	4'-0"	3'-0"	8'-0"	8'-0"
66	156	(P) S.FLOOR	6'-0"	1'-6"	6'-6"	8'-0"	8'-0"
76	184	(P) S.FLOOR	2'-8"	4'-6"	3'-6"	8'-0"	8'-0"
77	184	(P) S.FLOOR	2'-8"	4'-6"	3'-6"	8'-0"	8'-0"
78	184	(P) S.FLOOR	2'-8"	4'-6"	3'-6"	8'-0"	8'-0"
79	184	(P) S.FLOOR	2'-8"	4'-6"	3'-6"	8'-0"	8'-0"
80	184	(P) S.FLOOR	2'-8"	4'-6"	3'-6"	8'-0"	8'-0"
81	184	(P) S.FLOOR	2'-8"	4'-6"	3'-6"	8'-0"	8'-0"
82	184	(P) S.FLOOR	2'-8"	4'-6"	3'-6"	8'-0"	8'-0"
83	184	(P) S.FLOOR	2'-8"	4'-6"	3'-6"	8'-0"	8'-0"
84	179	(P) S.FLOOR	2'-8"	3'-0"	5'-0"	8'-0"	8'-0"
85	179	(P) S.FLOOR	2'-8"	3'-0"	5'-0"	8'-0"	8'-0"
86	179	(P) S.FLOOR	2'-8"	3'-0"	5'-0"	8'-0"	8'-0"
87	178	(P) S.FLOOR	2'-0"	3'-0"	5'-0"	8'-0"	8'-0"
88	158	FIRST FLOOR	1'-0"	4'-0"	2'-4"	8'-0"	8'-0"
89	137	FIRST FLOOR	6'-11"	2'-6"	4'-4"	6'-10"	6'-10"
90	137	FIRST FLOOR	6'-11"	2'-6"	4'-4"	6'-10"	6'-10"
91	154	FIRST FLOOR	3'-0"	2'-0"	3'-0"	5'-0"	5'-0"
92	149	FIRST FLOOR	4'-0"	3'-10"	3'-0"	6'-10"	6'-10"
93	149	FIRST FLOOR	4'-0"	3'-10"	3'-0"	6'-10"	6'-10"
94	144	FIRST FLOOR	3'-0"	3'-10"	3'-0"	6'-10"	6'-10"
95	155	FIRST FLOOR	2'-0"	4'-0"	3'-0"	7'-0"	7'-0"
96	94	FIRST FLOOR	5'-0"	3'-0"	5'-0"	7'-0"	7'-0"
97	94	FIRST FLOOR	2'-8"	6'-0"	2'-0"	8'-0"	8'-0"
98	94	FIRST FLOOR	2'-8"	6'-0"	2'-0"	8'-0"	8'-0"
99	94	FIRST FLOOR	2'-8"	6'-0"	2'-0"	8'-0"	8'-0"
100	94	(P) S.FLOOR	3'-0"	5'-0"	3'-0"	8'-0"	8'-0"
101	94	(P) S.FLOOR	3'-0"	5'-0"	3'-0"	8'-0"	8'-0"

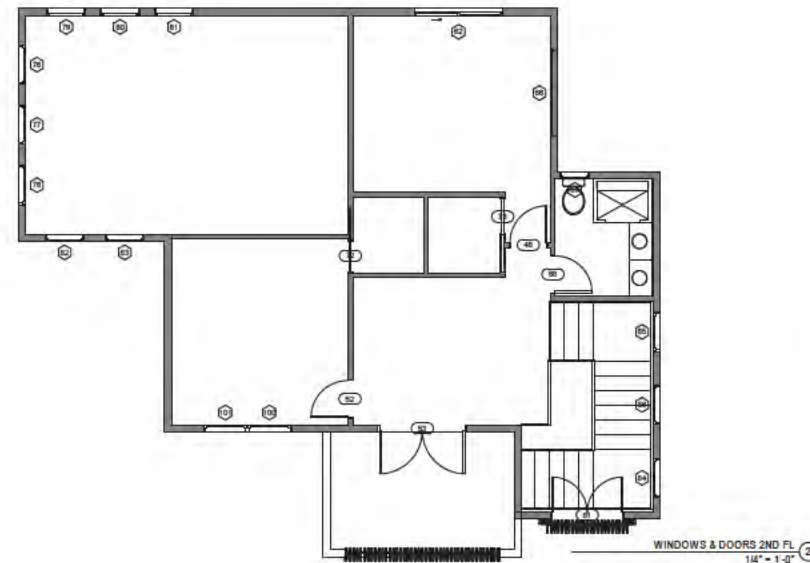
DOOR SCHEDULE			
NO.	SIZE		MATERIAL /DESCRIPTION
	W	H	
32	2'-8"	8'-0"	
33	2'-8"	6'-8"	
34	2'-6"	6'-8"	
35	2'-6"	6'-8"	
41	2'-6"	6'-8"	
42	2'-6"	6'-8"	
43	2'-2"	6'-8"	
44	10'-0"	8'-0"	
45	6'-0"	8'-0"	
46	0'-0"	0'-0"	
48	2'-6"	6'-8"	
52	2'-6"	8'-8"	
53	6'-0 1/2"	7'-11 1/2"	7284 AT FR DOOR
57	6'-0 1/2"	7'-11 1/2"	7284 AT FR DOOR
64	2'-8"	6'-8"	
66	2'-6"	6'-8"	
72	2'-2"	6'-8"	
73	2'-6"	6'-8"	
74	2'-6"	6'-8"	
75	2'-6"	6'-8"	
76	2'-6"	6'-8"	
77	8'-0"	8'-0"	
78	5'-0"	6'-8"	
79	4'-0"	6'-8"	
80	4'-0"	6'-8"	
81	5'-0 1/2"	7'-11 1/2"	7284 AT FR DOOR

SAFETY OF ARMO

- A. WINDOWS WITHIN 24" ARC OF THE DOOR EDGE IN A CLOSED POSITION, TO BE TEMPER GLAZ NG. CRC R308.4.2.
B. WINDOWS TO BE TEMPER GLAZ NG WHERE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" STAIRS OF THE H NGE SIDE OF AN IN-SWNG NG DOOR. CRC R308.4.2(2).
C. W NDOWS THAT ARE NEXT TO STAIRS: SPECIFY W NDOWS TO HAVE SAFETY GLAZ NG WHERE THE GLAZ NG IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALK NG SURFACE OF THE STAIRWAYS AND STAIR LAND NGs. CRC R308.4.6.
D. W NDOWS SHALL BE TEMPER GLAZ NG WHERE WINDOWS ARE 60" NCHES OR SHORTER ABOVE THE TUG OR FLOOR. CRC R308.4.5.

FORSTER WINDOW NOTE

- 1) THE NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET MINIMUM (GRADE FLOOR OPENINGS MAY HAVE A NET CLEAR OPENING OF 5.0 SQUARE FEET MINIMUM).
BY THE NET CLEAR HEIGHT SHALL BE 2' MINIMUM.
- 2) OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES, MEASURED FROM THE FLOOR.
- 3) EACH WINDOW REQUIRED TO COMPLY WITH CRC 203.10.1 WITH 'EGRESS' NEXT TO IT, THIS HAS BEEN INDICATED BY ADJACENT TO WINDOW (C)



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Revision No. _____ Date _____

Written descriptions of these drawings shall have precedence over verbal descriptions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown in these drawings. All drawings must be submitted to the office for approval before proceeding with the drawings. The drawings and their design content are the property of the State of Texas and may not be used or reproduced in any manner without the express written consent.

SIGNATURES

Job Title
140 Oakmont Way, Los Gatos, CA
95032

Job Address
702 MORE AVE.
LOS GATOS, CA

Date
10.30.2025

Issued For
BUILDING PERMIT APPLICATION

Job No. _____
140 OAKMONT WAY

Drawn By: _____ Checked By: _____
Author: _____ Checker: _____

Scale
 $1/4" = 1'-0"$

Sheet Title
DOORS & WINDOWS

Sheet No.

A5.1