



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

MEETING DATE: 02/25/2026

ITEM NO: 8

DATE: February 20, 2026
TO: Historic Preservation Committee
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Preliminary Review to Construct a One-Story Addition and Exterior Alterations to an Existing Contributor Single-Family Residence Located in the Almond Grove District on Property Zoned R-1D:LHP. **Located at 150 Tait Avenue.** APN 510-18-026. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-26-004. Property Owner: Taraneah Moayed. Applicant: Su-Ling Cheah. Project Planner: Erin Walters.

RECOMMENDATION:

Requesting preliminary review for construction of a new one-story addition and exterior alterations to an existing contributor single-family residence located in the Almond Grove Historic District on property zoned R-1D:LHP located at 150 Tait Avenue.

PROPERTY DETAILS:

1. Date primary structure was built: 1921 per County Assessor's Database
2. Town of Los Gatos Historic Status Code: N/A
3. Does property have an LHP Overlay? Yes
4. Is structure in a historic district? Yes, Almond Grove Historic District
5. If yes, is it a contributor? Yes
6. Findings required? No
7. Considerations required? Yes

BACKGROUND:

The Santa Clara County's Accessors Database indicates that the residence was constructed in 1921. The 1990 Anne Bloomfield Survey provides an estimated construction date of 1920's and

PREPARED BY: Erin M. Walters
Senior Planner

provides a rating of historic and intact or worthy of special note (Attachment 1). The 1928, July 1944, and 1956 Sanborn Fire Insurance Maps show the residence as having a consistent footprint with the existing structure (Attachment 2). The single-family residence located in the Almond Grove Historic District and is a contributor to the district.

The applicant has provided a summary of property research (Attachment 2), a request letter (Attachment 3), neighborhood context (Attachment 4), and development plans (Attachment 5).

DISCUSSION:

The subject property at 150 Tait Avenue is located on the southeast corner of Tait Avenue and Nicholson Avenue. The applicant is requesting a preliminary review by the Committee to provide feedback on the removal of the attached garage, a proposed first floor addition, and exterior alterations to the existing one-story house. The proposed second story Accessory Dwelling Unit (ADU) is subject to ministerial review and is not within the Committee's purview.

The project proposes a 154-square foot one-story addition to the existing 1,299 square foot single-story house, resulting in the primary dwelling unit size of 1,311 square feet. 71 square feet of the first floor will be utilized as the proposed ADU entrance. The project proposes demolishing the existing attached 227-square-foot one-car garage, which is attached through a roofed breezeway to the house. The applicant provided a scope of work (Attachment 4).

A. Existing Conditions

The existing one-story Craftsman-style residence is approximately 17 feet, 3 inches in height and features front gable roofs. The exterior walls are clad in horizontal lap wood siding, which does not appear to be original to the structure. The low-pitched gable ends are finished with horizontal wood siding and includes decorative triangular wood corbels. The covered front porch features square wood porch columns and a large window with divided lights which encloses the porch elevation along Nicholson Avenue.

The existing wood front door has full divided lites. The existing windows are traditional single-hung wood windows with a divided-lite upper sash, a single-lite lower sash, painted wood frames and trim with flat casting. The existing roof is asphalt composition shingle. The attached garage appears to retain its original horizontal wood siding, which is narrower in width than the replacement siding installed on the primary residence.

B. Proposed Project

The proposed design includes installation of a new composition shake roof. A roof awning is proposed to visually separate the larger first-floor gable from the wall plane. Roof trim, fascia, and rake boards are proposed to be painted wood or fiber-cement board. The existing

decorative triangular wood corbels are proposed to be removed. The exposed rafters would remain and be painted to match the roof trim, fascia, and rake boards.

The lower portions of the existing wood porch columns are proposed to be wrapped in stacked stone veneer. The horizontal wood siding at the front porch is proposed to be replaced with stacked stone veneer. The existing large divided-light porch window is proposed to be removed. All non-original wood siding is proposed to be replaced with fiber-cement siding designed to match the existing lap profile, reveal, shadow lines, scale, and finish. The applicant's justification is provided in Attachment 4.

All existing windows are proposed to be replaced. The front windows would remain the same size and style; however, window openings on the remaining elevations are proposed to be relocated. The applicant proposes Pella Lifestyle Series wood-clad windows with double glazing and three-dimensional simulated divided lites. Bathroom windows on the first floor are proposed as awning-style units. All new windows would be single hung and include traditional flat wood casing consistent with historic residential construction, including flat side casings, flat head casing, and flat wood sills. The proposed windows would be installed behind the casing.

The front door is proposed to be solid wood single-panel door with upper divided lites. The patio doors are proposed to be two fiberglass French doors without divided lites.

The existing stucco chimney along the Nicolson Avenue elevation is proposed to be removed. The project has not yet been evaluated to determine whether it meets the Town's demolition threshold for historic residences.

C. Town's Residential Design Guidelines

The Committee should consider Section 3.9 of the Town's Residential Design Guidelines, which provides recommendations for construction of additions to existing residences (Attachment 7). Including but not limited to the following recommendations:

- The existing built forms, components and materials should be reinforced. Heights and proportions of additions and alterations should be consistent with and continue the original architectural style and design.
- Additions should be subordinate, and compatible in scale and proportion to the historically significant portions of the existing structure.
- When an addition or remodel requires the use of newly constructed exterior elements, they should be identical in size, dimension, shape, and location as the original, and should utilize the same materials as the existing protected exterior elements.

CONCLUSION:

The applicant is requesting a preliminary review by the Committee to provide feedback on the removal of the attached garage, a proposed first floor addition, and exterior alterations to the existing contributing one-story house located in the Almond Grove Historic District located at 150 Tait Avenue. The proposed second story Accessory Dwelling Unit (ADU) is subject to ministerial review and is not within the Committee's purview.

This application would be returned to the Committee for a recommendation to be forwarded to the Community Development Director and the application would continue through the Building Permit process.

CONSIDERATIONS:

A. Considerations

Sec. 29.80.290. Standards for review.

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

- ___ In historic districts, the proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district.

B. Residential Design Guidelines

Section 3.9 of the Town's Residential Design Guidelines offers recommendations for construction of additions to existing residences (Attachment 5).

ATTACHMENTS:

1. Anne Bloomfield Survey
2. Property Research
3. Request Letter from Applicant
4. Neighborhood Context from Applicant
5. Development Plans
6. Section 3.9, Residential Design Guidelines

AG

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

694

File address 150 Tart

PARCEL MAP INFORMATION

Parcel # 570-18-026 Lot size: 50 front ft. x 75 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other

Location: N S E W side of T St Ave Other

distance to cross st: _____ ft. N S E W from _____

at NE NW SE SW corner of Nicholson

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Almon Grove A Old Block # 3 Old lot # 28-ptn

FIELD SURVEY INFORMATION (handwritten in red)

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

Alterations _____

Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Effective date _____

OWNERSHIP SHOWN ON MAPS

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

MISCELLANEOUS

National Register listed date _____

County Inventory 1979 _____

Town of Los Gatos: Designation _____ Recognition _____

District Name _____

Previous Survey _____

Gebhard: page # _____ illustration page # _____

Butler/Junior League _____

PHOTOS: Roll/frame # 025/8 Date 25-1-90



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150 Tait Historical Research

1. **Historic Property Research Collection: 150**
Tait not included
2. **A list of the Museums of Los Gatos: 150**
Tait not included
3. **Historic Homes Tours and programs: 150**
Tait not included
4. **A list of the 100 Bellingers and information: 150** Tait not included
5. **As it Was by Dora Rankin: 150** Tait not included
6. **Directory Search:**
 - 1905-1906: 150 Tait Not found
 - 1912-1913: 150 Tait Not found
 - 1919: 150 Tait Not found
 - 1921: 150 Tait Not found
 - 1930: Stewart, J T
 - 1939: Reardon, J D
 - 1940 to 1941: Sadler, E M Mrs
 - 1942: No directory
 - 1943: Meyer, Matty Mrs
 - 1944 to 1971: Meyer, A J Mrs
 - 1972: Taylor, Douglas W

AG

Anne Bloomfield
ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

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

File address 150 Tarr

PARCEL MAP INFORMATION

Parcel # 570-18-026 Lot size: 50 front ft. x 75 ft. deep

Lot shape: Rectangle L Rectangle with small rear jog Other

Location: N S E W side of T St Ave Other

distance to cross st: _____ ft. N S E W from _____

at NE NW SE SW corner of Nicholson

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name Almon Grove A Old Block # 3 Old lot # 28-ptn

FIELD SURVEY INFORMATION (handwritten in red)

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

Alterations _____

Other _____

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Effective date _____

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MISCELLANEOUS

National Register listed date _____

County Inventory 1979 _____

Town of Los Gatos: Designation _____ Recognition _____

District Name _____

Previous Survey _____

Gebhard: page # _____ illustration page # _____

Butler/Junior League _____

PHOTOS: Roll/frame # 025/8 Date 25-1-90



Anne Bloomfield survey



Property Research Collection
OLDERS 1-12
RD --
A ST

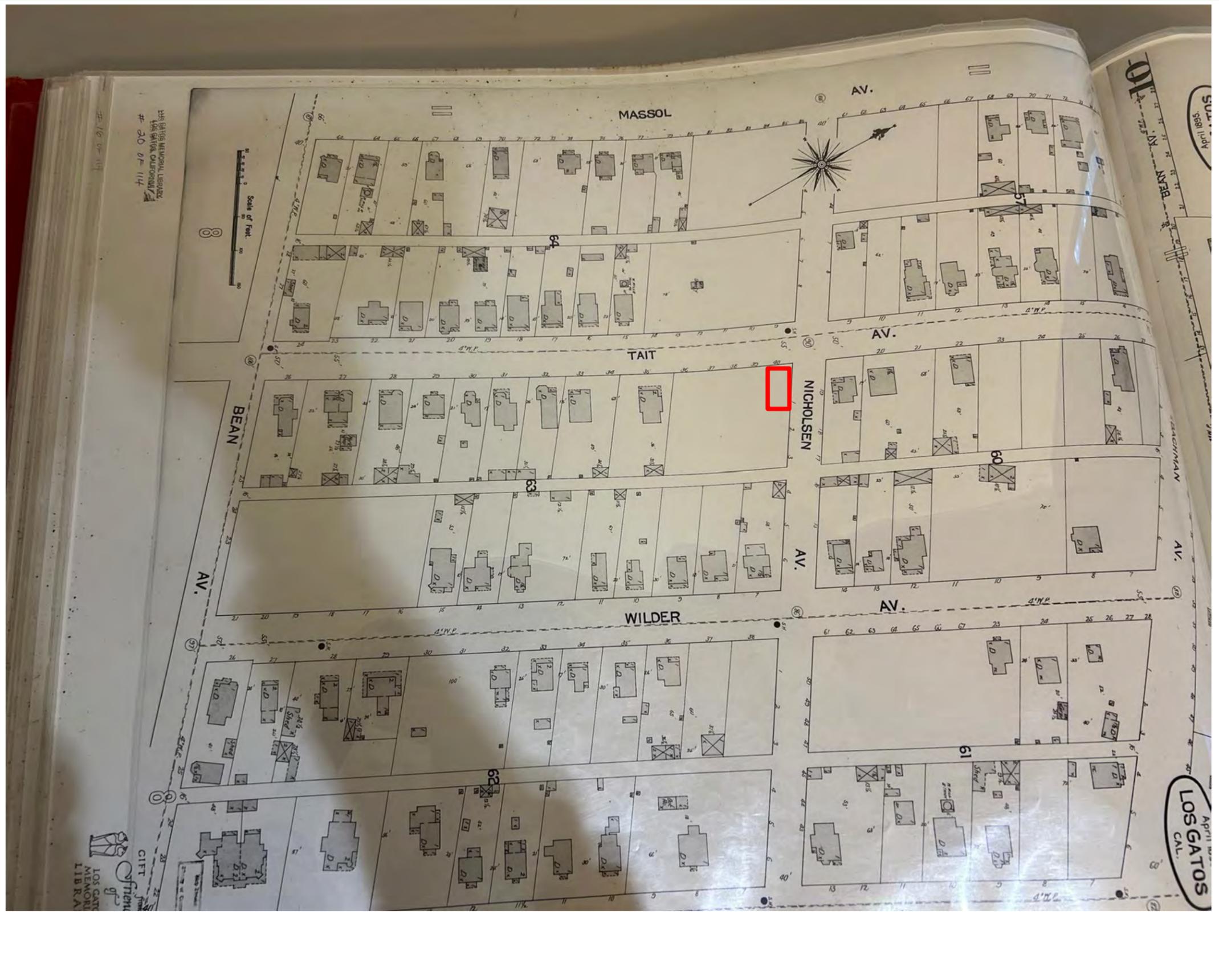
Historic Property Research Collection
BOX 10: FOLDERS 1-8
TAIT AVE --
-- WALNUT ST

RESEARCH COLLECTION

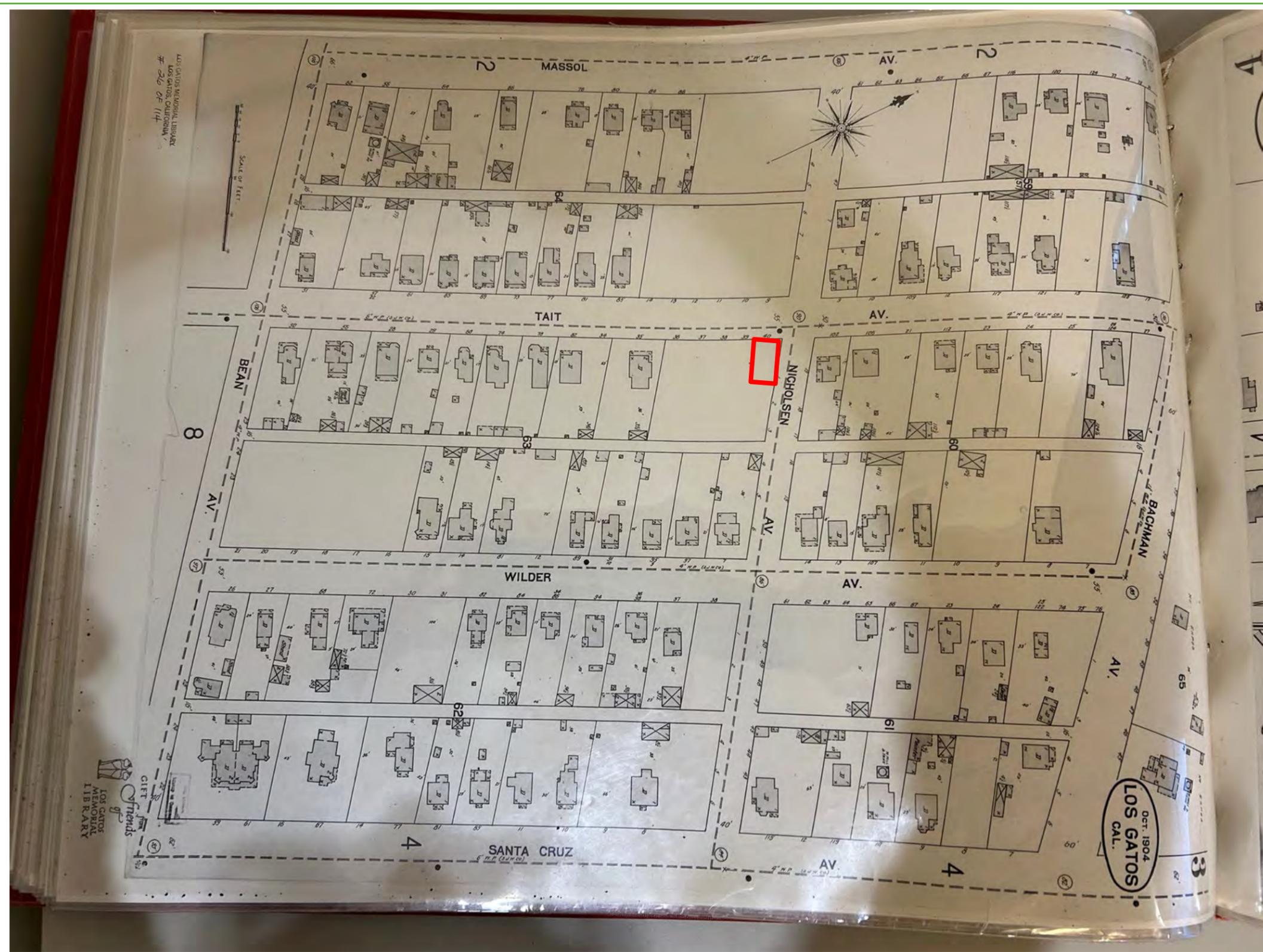
**No documents on 150
Tait in the Historic
Property Research
Collection**



1891
Vacant



1895
Vacant

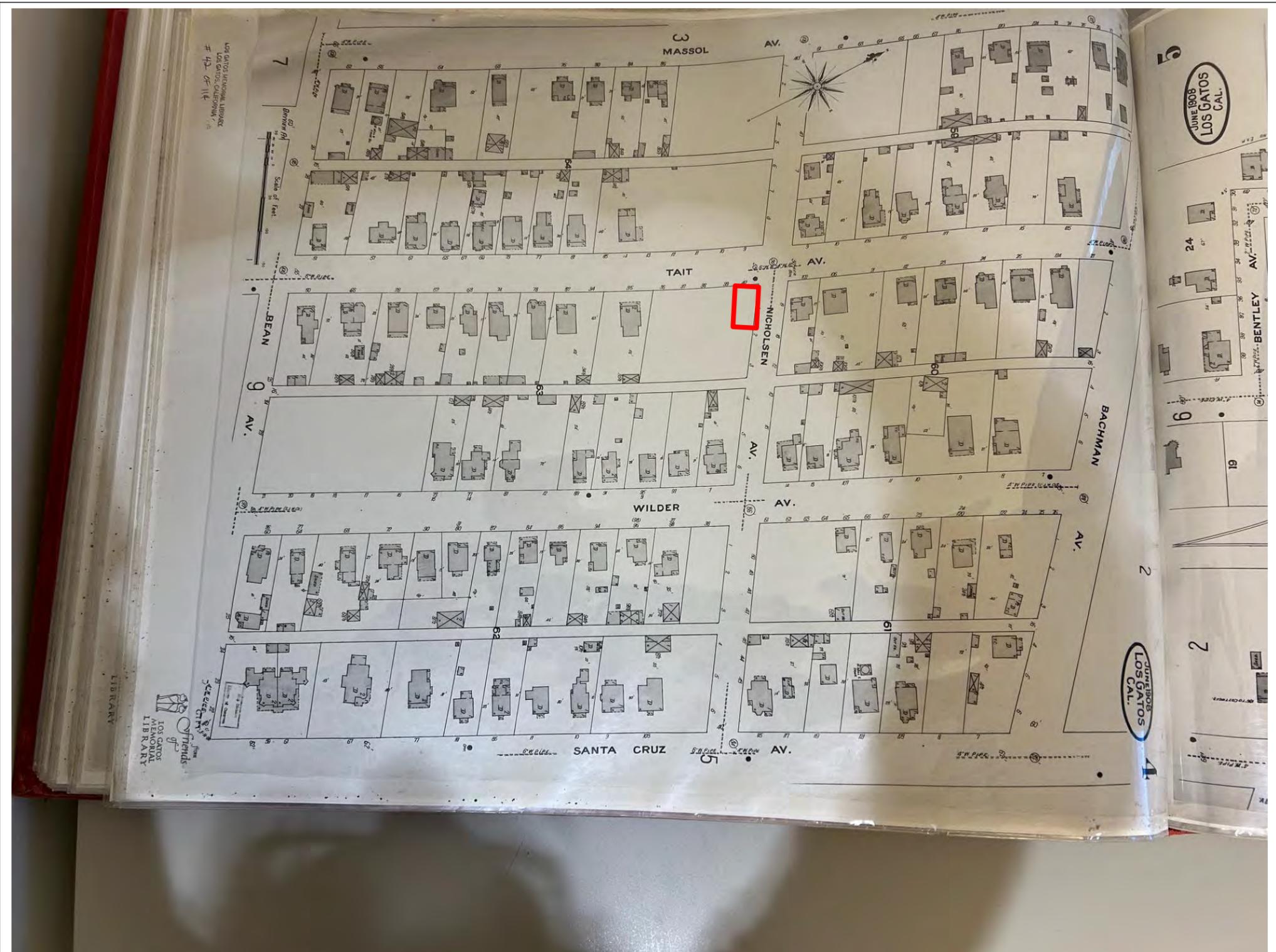


LOS GATOS MEMORIAL LIBRARY
LOS GATOS, CALIFORNIA
216 OF 114

Gift of Friends
of
LOS GATOS
MEMORIAL
LIBRARY

OCT. 1904
LOS GATOS
CAL.

1904
Vacant



1908
Vacant

1944



Project Address:
150 Tait Avenue, Los Gatos, CA

Exterior Design & Materials

Table of Contents

	Page
I. Project Scope and Architectural Intent	2
II. Location and Neighborhood Context	2
III. Property History	3
A. Findings based on the Sanborn Map History	3
B. Findings based on the 1941 Assessor's Report	4
IV. Images of Existing Property	5
V. Images of Proposed Property (Street Facing Front Elevation)	12

Appendices

Appendix A: Proposed Windows	14
Appendix B: Proposed Doors	19
Appendix C: Proposed Roofing	21
Appendix D: Proposed Porch	24
Appendix E: Proposed Siding	26

I. Project Scope and Architectural Intent

This project will add a second-floor ADU to an existing one-story contributing property located at 150 Tait Avenue, in the Almond Grove Historic District of Los Gatos. The project will also add a small extension to the back of the home and update the home's exterior and interior. All changes to the existing exterior of the residence will be like-for-like.

The owner, design team, and contractor view themselves as long-term stewards of this historic resource and are committed to ensuring that the home remains structurally sound, weather-tight, and safe for the next century while fully respecting its historic character. Exterior alterations will not otherwise alter the existing roof pitch or footprint of the existing structure. Further, the proposed design will maintain a Craftsman-inspired residential character consistent with the surrounding neighborhood. Exterior finishes will be applied consistently across all elevations. Overall, the project will emphasize horizontal siding, articulated roof forms, restrained trim, and natural materials.

This document details exterior materials, finishes, and architectural consistency for the Historic Preservation Committee's review.

II. Location and Neighborhood Context

Architecturally, 150 Tait Avenue is a classic early-1920s downtown Los Gatos cottage. Typical features include a modest one-story massing, a simple gabled roof form, traditional wood windows, and a prominent covered front porch. These elements are consistent with the historic character of Almond Grove and contribute to the streetscape of Tait Avenue, which includes several homes of similar era and scale as well as larger two-story historic residences and more recent additions.

The property is situated on the corner of Tait Avenue and Nicholson Avenue, within short walking distance of downtown Los Gatos. The surrounding Almond Grove area is characterized by early-20th-century cottages and larger historic homes, many of which have been updated or expanded while maintaining their historic character.

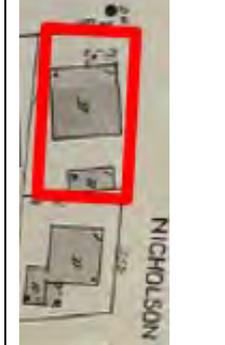
Within the immediate area, several nearby properties have added second stories or undertaken substantial additions while remaining compatible with the historic district. Given its 1917 construction date, small one-story massing, and corner-lot exposure, 150 Tait Avenue is a strong candidate for a sensitively designed second-floor addition that respects the established scale, roof forms, and materials in Almond Grove.

III. Property History

Public records indicate that 150 Tait was built around 1917. As per the County Assessor’s Office’, the home is approximately 1,136 square feet on a 3,750 square foot corner lot. The home is recorded as having 3 bedrooms and 1 full bathroom, with a detached 1-car garage accessed from Nicholson Avenue. The residence is a detached wood-frame structure on a raised foundation with a composition roof. The building footprint reflects a compact cottage layout, with a covered front porch facing Tait Avenue and yard space along the street frontages. The detached garage is accessed from Nicholson Avenue, which helps preserve the primary street elevation along Tait Avenue.

A. Findings based on the Sanborn Map History

150 Tait first appeared on the Sanborn Maps in 1944.

1891	1895	1904	1908	1944:
				
<p>Vacant lot</p>	<p>Vacant lot</p>	<p>Vacant lot</p>	<p>Vacant lot</p>	<p>Between 1908 and 1944, the home appears.</p>

B. Findings based on the 1941 Assessor's Report

As per the 1941 Assessor's survey, 150 Tait was built in 1917 and its exterior was composed of resawed redwood. However, no description was selected with regard to installation type.

Form 1 (11) BUILDING CLASSIFICATION AND COMPUTATION RECORD

ADDRESS LOCATION 150 Tait ST. AVE. CITY OF LOS GATOS CALIFORNIA

BLOCK NUMBER 60 LOT NUMBER 283163 OWNERSHIP Jack Stewart

SUBDIVISION OR TRACT, ALMOND GROVE ADD'N W. 75' of 28

DESCRIPTION front part of lot 28

Sect.	Dimensions	Area or Cubage	Unit Cost	Repro. Cost	Out'bldgs	Pres. Value
(A)	X 32 X 32 =	1056 sq. ft.	\$ 2.85	\$ 3010.		\$
(B)	X 8 X 14 =	112 sq. ft.	\$ 1.50	168.		
(C)	X X =	sq. ft.	\$		Miscel.	
(D)	X X =	sq. ft.	\$		Retain. Wall	
	X X =	sq. ft.	\$		Tank	
	X X =	sq. ft.	\$		Pool	
Reproduction Cost of Main Building				\$ 3178.	33% Good	\$ 1750.
Garage	X 22 X 18 =	396 sq. ft.	\$.65	\$ 257.40	45% Good	\$ 115.
Depreciation	%	Pct. Good	%	TOTAL DEPRECIATED VALUE		\$ 1865.

EXTERIOR DESCRIPTION

COMMERCIAL BLDGS. FOUNDATION: Brick, Stone, Office Bldg., Apartment, Hotel, Bus. Bldg., Bank, Warehouse, Car Garage, Seat Theatre, Wall, Gas Station, Green House, School.

RESIDENTIAL BLDGS. 1-5 Stories, Duplex, Dwelling, Cottage, Shack.

CONSTRUCTION: Lr., Heavy, Reinfd. Conc., Fr., Steel Frame, Wood Frame, Mill Frame, Single Wall, Double Wall.

INTERIOR DESCRIPTION

PLUMBING: No. of Fixt., Old Style, Modern, Good, Med., Chp.

BATH ROOMS: Large, Small, No. Rooms, Compo. Bd., Stucco, Wainscot, Paneled, Beamed Ceiling.

DECORATING: Papered, Tinted, Canvas, Saultas, Cloth & Pap., Plain, Med., Good.

MECHANICAL EQUIPMENT: Ventilating System, Sprinkler System, Automatic Fire Alarm, Vacuum Cleaning System, Water Heater, Storage, Air Conditioning, Well, Windmill, Elec. Pump, Tank, Pressure System.

STREET FRONT: Priced by W. W. Holden DATE 4/1/41

CLASSIFICATION: 120

QUALITY: Cheap, Medium, Good, Special

OCCUPANCY: Vacant, Tenant, Not Home

Age: 24 Yrs. Remodeled Age: Yrs.

Condition: New, Good, Medium, Poor

Obsolescence: Yes, No

Special Depreciation for: Lack of Utility, etc.

DESIGN: Good, Acceptable, Poor, Frank

FLOOR PLAN: Good, Acceptable, Inward

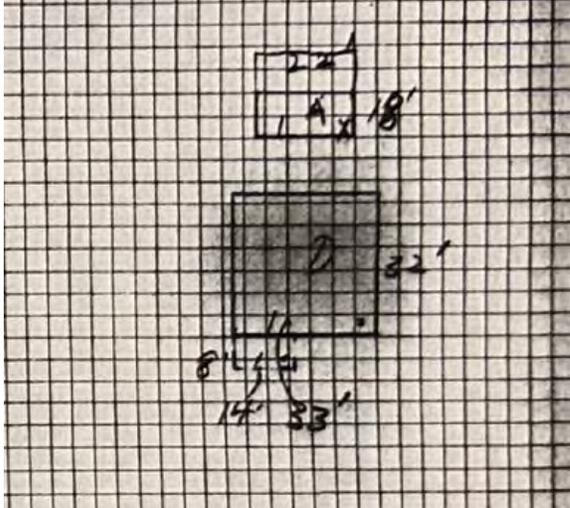
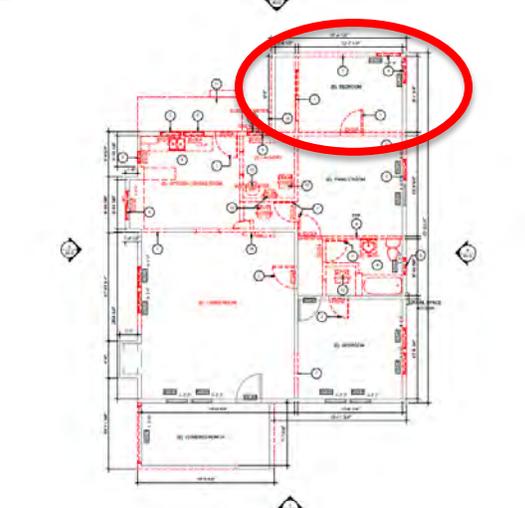
Perimeter of Walls: 224 ft; Number of Angles: 8

RENT: \$ Per Source of Information: No. Tenant Agent Estimated.

The 1941 Assessor's Survey also suggests that the 3rd bedroom located in the back of the house was added after 1941. This conclusion is based on the fact that the 1941 Assessor's Survey picture of the property does not show the 3rd bedroom, though it does show the garage. Second, the 1941 Assessor's Survey appears to exclude the size of the 3rd bedroom in the home's total square footage. The 3rd bedroom is approximately 110 square feet. When added to the assessed square footage, the home would be closer to 1,230 sq feet, which is what it was surveyed to be in preparation for this application.

Notably, while the 3rd bedroom was most likely added after 1941, the siding used for the exterior of the 3rd bedroom is identical in age, installation and type as the rest of

the home suggesting that the entire home was re-sided either when the 3rd bedroom was added or thereafter.

1941 Assessor Survey: No 3 rd bedroom	Current Property with the 3 rd bedroom
	

IV. Images of Existing Property















V. **Images of Proposed Property (Street Facing Front Elevation)**



APPENDICES

Appendix A: Proposed Windows

A. Existing Windows

The existing windows are traditional single-hung wood windows with:

- A divided-light upper sash (multi-lite grille pattern),
- A single-lite lower sash,
- Painted wood frames and trim with flat casing,
- Traditional proportions and narrow sightlines.



B. Standard for Replacement Windows (Historic Properties)

The Town of Los Gatos applies a like-for-like standard when reviewing replacement windows on historic homes. Wood windows are the preferred and historically appropriate material for most historic residences. Replacement windows are expected to match the original windows in material, appearance, profile, and detailing.¹

The Residential Design Guidelines allow the use of wood windows with metal or vinyl cladding, provided that the window frame, sash, and exterior detailing are

¹ https://mccmeetingspublic.blob.core.usgovcloudapi.net/losgatos-meet-58edac8fbc9040c9a46e748480f3322d/ITEM-Attachment-001-604e3048969740e29fb2a00f4c7fbd40.pdf?utm_source=chatgpt.com

designed in a manner consistent with the historic context of the building. The focus of review is not solely the material itself, but whether the replacement window appears consistent with traditional wood windows.

The Town evaluates whether a replacement window would be indistinguishable from wood at a short distance and whether a lay person would be unlikely to discern a difference from the original material. Composite or synthetic materials are generally discouraged but may be approved on a case-by-case basis if the applicant demonstrates that the appearance closely matches the original through samples, photographs, and examples in use.

When replacement windows meet these criteria and do not change the exterior appearance of the home, they may be approved at the staff level through the building permit process without referral to the Historic Preservation Committee.

C. Proposed Windows

1. Pella Lifestyle Series Wood Clad Windows



5/8" Putty Glaze Integral Light Technology

The homeowner is requesting approval to install Pella Lifestyles Wood Clad windows with Low-E, argon-filled, double-pane glazing. These windows offer the beauty and durability of wood combined with style flexibility.

All windows will have:

- Historically appropriate sash proportions and profiles
- A painted exterior appearance resembling traditional painted wood at normal viewing distances

The exterior cladding will be consistent with the visual profile, depth, and detailing of typical Craftsman windows. From the public right-of-way and at normal viewing

distances, the windows will be visually indistinguishable from traditional painted wood windows. These windows align with the Town's replacement window standards because they retain real wood construction look where it is visually and historically significant. In addition, the use of wood clad windows improves durability and reduces ongoing maintenance by protecting against weather exposure and wood deterioration. This approach supports the long-term preservation of the historic structure by extending the service life of the windows while maintaining their historic appearance.

The proposed windows which are to be used for all windows (except two non-street facing windows for two of the three bathrooms) will incorporate three-dimensional Simulated Divided Lites (SDL), reinforcing the Craftsman character of the existing residence, maintaining visual compatibility with the historic design of the home; and remaining visually consistent with traditional wood windows at normal viewing distance.

2. Awning Windows for two of the three bathrooms



Two windows, serving the downstairs bathroom and a small upstairs bathroom, neither of which face the street, will be configured as awning-style windows due to functional requirements. These awning windows will be designed to maintain the same overall visual character, proportions, materials, and trim detailing as the other windows, so they read as fully consistent with the historic window package.

3. Proposed Window Casings



All replacement and new windows will be installed with traditional flat wood casing consistent with historic residential construction, including flat side casings, a substantial flat head casing, and a flat wood sill. The casing will be painted and proportioned to match existing historic windows, ensuring the replacement windows remain visually indistinguishable from the original wood windows. The proposed Pella Lifestyle Series windows will be installed behind the casing, allowing the trim to remain the dominant visual element from the exterior. The casing will:

- Preserve the visual depth of the window opening
- Maintain traditional shadow lines
- Ensure the replacement window reads as a true wood window assembly

Appendix B: Proposed Doors

A. Front Door

Existing Door



Proposed Door



1. **Style:** Classic Craftsman single door panel
2. **Material:** Fiberglass or solid wood door with glazed upper panel
3. **Finish:** Stained natural wood (transparent stain)
4. **Hardware Finish:** Dark bronze / black

B. Patio and ADU Doors (Back and Right Side of the House)

The home has a single door to the back patio. It will be replaced by two Fiberglass French patio doors with Low-E glass similar to those in the picture

below. These doors are not visible from the street and located in the back of the home. For the ADU entrance, which also does not face the street, the homeowner will install a similar single glass panel door.



Appendix C: Proposed Roofing

Existing Roof



Proposed Roof



A. Roof Shape and Gables:

First Floor: The existing roofing, which consists of two gable style roofs (one over the main home and one over the porch) will remain unchanged in structure but will be refinished with new materials. A roof awning will be added to separate the larger first floor gable from the walls. This is an effective technique to break up large vertical surfaces, add architectural detail, and provide protection from the elements. This type of addition also enhances curb appeal by adding dimension to a flat front.

Second Floor: The second floor ADU will also consist of a gable roof that will be placed perpendicular to the existing main gable roof.

The existing and new roof gables will use the same siding used for the exterior walls of the home.

B. Roofing Material:

The roof will consist of architectural composition shingles. The color to be determined based on the final home color.

C. Roof Trim, Fascia, Rake Boards

The roof trim, fascia, and rake boards will be painted wood or fiber cement boards.

D. Brackets and Rafters

Brackets: The existing brackets lack any architectural and character-defining features (e.g., intricate molding, specific 19th-century detailing) and do not add to the historical character of the home. For this reason, the homeowner is requesting to remove the brackets in favor of a cleaner, more intentional design of the home.

Rafters: The rafters will remain unchanged and will be painted in the same color as the roof trim, fascia, and rake boards.

Existing Corbels and Brackets (Front and Back)



Existing Rafters (Sides)



Appendix D: Proposed Porch

Existing Porch



Proposed Porch



A. **Foundation:** Concrete stem wall, natural gray

B. Porch Columns (Upper)

- **Material:** Square wood or wrapped structural columns
- **Location:** Front porch structural supports above masonry base

C. Porch Wall, Column Bases & Porch Wainscot

- **Material:** Stacked stone veneer
- **Stone Type:** Natural stone or manufactured stone veneer
- **Color Range:** Mixed neutral tones (gray / tan / cream)
- **Location:** Base of porch columns, Porch knee wall / wainscot below railing height

Appendix E: Proposed Siding

A. Siding Overview

The homeowner respectfully requests approval to remove and replace the deteriorated horizontal wood siding with smooth fiber-cement horizontal lap siding (Hardie or equivalent), installed to match the existing exposure, reveal (approximately 4-3/4"), and profile of the existing wood siding. Installation will also include a continuous weather-resistant barrier over exterior sheathing.

The proposed siding replacement is a like-for-like visual replacement that enhances durability, weather protection, and fire safety while maintaining the historic character of this contributing Almond Grove property. The request balances preservation with responsible stewardship and aligns with established precedent for similar historic homes in Los Gatos. For reasons detailed below, the request to replace the existing siding should be granted because:

- All evidence indicates that the **existing siding is not original to the home.**
- The **existing siding is deteriorating and not salvageable.**
- The **proposed fiber-cement siding will closely replicate the appearance of the existing painted wood siding** such that the change would not be readily perceptible to a lay observer.
- Preserving the home for the long term **requires properly waterproofing the exterior.** Since all siding must be removed to do this, it does not make sense to put the old siding back up.
- Cement fiber board is a **non-combustible material that helps with fire resistance.** This is particularly important for this property which is located in a Moderate Fire Severity Area.
- **A similar allowance was made for 155 Hernandez Avenue, Los Gatos, CA 95030** through the Historic Preservation Committee Staff Report, dated October 22, 2025.

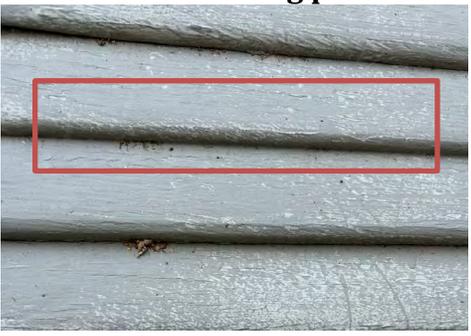
B. Existing Siding is not Original to the Home

Although the residence dates to the 1920s, multiple lines of physical evidence indicate that the existing siding on the house is a later replacement rather than the original 1920s fabric.

This is because **the property presents two distinct exterior cladding conditions that differ materially in profile, construction, and weather-management strategy.** As summarized in the following table, while the residence features siding likely fabricated after 1941, the garage features siding likely fabricated before 1941.

	Residence Siding	Garage Siding
--	-------------------------	----------------------

<p>Siding Style</p>		
<p>Siding Condition</p>	<p>Both the siding on the residence and the garage are very deteriorated. However, the condition of the siding for the residence is overall better than that of the garage, suggesting it is newer than the siding used for the garage.</p>	
<p>Siding Size, Thickness and Appearance</p>	<p>The residence is clad in a thin redwood 5.25-inch (lap) siding installed over a black paper weather-resistant. The residence siding is uniformly milled and completely smooth bevel siding, reflecting a later fabrication and installation period. Related to this, the relatively thin profile of the house boards as compared to the thicker garage boards also reflects later lumber-efficiency practices associated with the declining availability of old-growth redwood after the 1930s, rather than typical early-1920s construction.</p>	<p>The garage is clad in a thick-profile 3" wide beveled lap siding typical of early 20th-century construction. The boards have a substantially narrower exposure and heavier butt edge than the siding on the residence. The garage clapboards exhibit subtle irregularities, rough-sawn or lightly planed surfaces indicating that it predates the primary home siding.</p>
<p>Milling Details</p>	<p>Examination of the residence's siding indicates that the boards were cut using a circular saw and subsequently finish-</p>	<p>Consistent with the early 1920s clapboard siding, the garage siding exhibits greater variation in thickness and profile, reflecting</p>

	<p>milled on a planer or siding molder to produce the smooth, uniform bevel profile. While circular saws were in use by the early 20th century, the high degree of dimensional consistency and refined taper evident here is characteristic of later industrial planing and molding processes that became widespread after World War II.</p> 	<p>more localized or less standardized milling practices.</p> 
<p>Siding of the Neighboring Homes</p>	<p>The siding used for 150 Tait does not match any other homes in the nearby vicinity, most of which have siding that is far narrower or wider than that of the residence at 150 Tait. Where the siding of these nearby properties is of similar width to the residence at 150 Tait, they have been installed as tongue-and-groove or batten board, and NOT lap siding. In fact, while the neighboring homes share common siding styles with one another, none of them share a style that is similar</p>	<p>The garage siding is consistent with the neighborhood's historic siding character, including the siding used for the properties immediately to the back of and right of 150 Tait.</p> <p>1) <u>255 Nicholson</u>: This house, which is directly behind 150 Tait, has the same type of siding as the garage, not the residence siding.</p>

	<p>to the siding used for the residence at 150 Tait.</p>	 <p>2) <u>146 Tait</u>: The house directly to the right of 150 Tait (which also predates 150 Tait on the Sanborn maps), has the same type of siding as 150 Tait's garage siding, not the residence siding.</p> 
<p>3rd Bedroom Addition</p>	<p>As discussed under Section I, the 1941 Assessor's Survey suggests that the 3rd bedroom located in the back of the house was added after 1941. Although the 3rd bedroom was clearly added after 1941, its exterior siding seamlessly extends from the rest of the right elevation wall. Further, it is identical in age, installation and type as the rest of the home suggesting that the entire home was re-sided either when the 3rd bedroom was added or thereafter.</p>	

Taken together, these differences in siding profile, fabrication, installation method, and contextual compatibility indicate that the primary residence was re-sided after the original period of construction, while the garage retains an earlier siding type more consistent with original-era materials and established neighborhood historic patterns.

C. Existing Siding is Deteriorating (images available at the end of this Appendix)

The home is characterized by horizontal wood lap siding consistent with early 20th-century Craftsman-era cottages common throughout Almond Grove and other Los Gatos historic districts. Existing exterior cladding consists of horizontal wood lap siding with an estimated exposure of approximately 5 inches. The siding exhibits extensive age-related deterioration, including dry rot, cupping, splitting, and joint failure. Evidence of deterioration includes:

- Multiple areas exhibit deep dry rot, indicating long-term water exposure.
- Portions of the siding show fungal decay and structural breakdown.
- Several boards crumble when probed, demonstrating loss of structural integrity.
- Dry rot has affected not only the siding but also isolated trim boards, suggesting systemic deterioration.

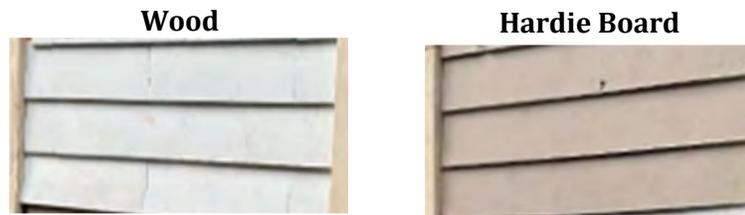
Based on the above reasons, continued patch repair is no longer practical and risks incremental loss of historic fabric. Images of the existing siding condition can be found at the end of this Appendix E.

D. Historic Compatibility and Like for Like Equivalency.

The proposed fiber-cement siding will closely replicate the appearance of the existing painted wood siding such that the change would not be readily perceptible to a lay observer. The proposed installation will match the existing lap profile, reveal, shadow lines, scale, and finish, preserving the historic visual character of the building.

Consistent with the City's Residential Design Guidelines (Section 4.8.2), composite materials may be approved on a case-by-case basis where the replacement is visually compatible with the original material and maintains the character of the historic resource. The proposed smooth fiber-cement siding meets this standard by replicating the appearance of traditional painted wood while avoiding contemporary textures or profiles. The California Historic Building Code similarly encourages preservation while allowing reasonable equivalent materials that improve building safety and performance without diminishing historic character. The proposed use of a concealed weather-resistant barrier in combination with a non-combustible exterior cladding is consistent with these provisions and represents an appropriate equivalent solution.

In sum, while the material composition is changing, the replacement is visually equivalent in type, scale, proportion, and finish. Material samples and side-by-side comparisons of existing wood siding, new wood siding, and fiber-cement siding will be provided to demonstrate this equivalency.



E. Weather Resistance and Building Performance

Preserving the home for the long term requires properly waterproofing the exterior. To properly weatherproof the structure, a modern weather-resistant barrier (house wrap) must be installed in compliance with current building codes and accepted construction practices. Current code requirements (CRC §703.1.1) require a continuous weather-resistant barrier behind exterior wall coverings. Installation of this barrier cannot be accomplished without full removal of the existing siding. During removal, the existing wood siding has been found to be fragile, dry-rotted in areas, and prone to splitting, making salvage and reinstallation impractical and unreliable. Attempting to reuse piecemeal sections would compromise both weather protection and visual consistency. Using a single, continuous siding material ensures:

- Improved water resistance
- Cleaner, more cohesive appearance
- Elimination of patchwork repairs and visible inconsistencies
- Better long-term protection of the underlying historic structure

In sum, the proposed fiber-cement siding resists rot, insects, and moisture intrusion, reducing repetitive repairs and supporting long-term preservation of the structure.

F. Fire Safety and Wildfire Resilience

Fiber-cement siding is non-combustible and improves ignition resistance, aligning with California fire-hardening objectives while maintaining historic character. 150 Tait is located within the Moderate Fire Severity Area and therefore must follow Wildland Urban Interface guidelines and requirements for defensible spaces and home hardening. One option for compliance with these requirements is installation of non-combustible siding, such as Hardie board material. Fiber-cement siding is non-combustible and CAL FIRE compliant, providing significantly improved ignition

resistance compared to traditional wood siding. Additionally, replacing deteriorated wood siding with a non-combustible material materially improves life-safety while preserving historic appearance is an outcome explicitly supported by the California Historic Building Code.

G. Los Gatos Historic District Precedent

For 155 Hernandez Avenue, Los Gatos, CA 95030, the Historic Preservation Committee Staff Report dated October 22, 2025 reviewed exterior modifications including siding replacement. Staff supported the use of smooth fiber-cement siding installed horizontally and matching the existing siding profile, exposure, and detailing, emphasizing visual compatibility and long-term durability. Official Staff Report:

<https://meetings.municode.com/adaHtmlDocument/index?cc=LOSGATOS&ip=True&me=58edac8fbc9040c9a46e748480f3322d>

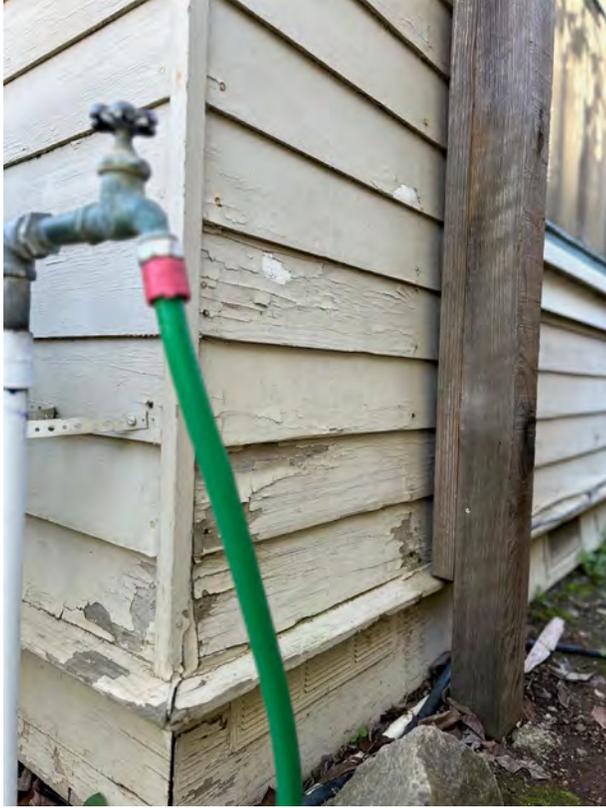












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150 Tait Avenue
Architectural Designs of Adjacent Homes

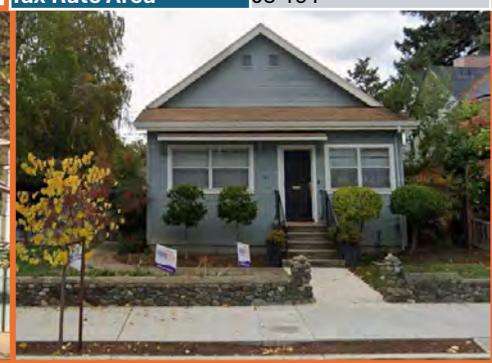
Homes Sampled



APN	510-18-026
Property Address	150 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-18-024
Property Address	142 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-18-022
Property Address	132 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191



APN	510-18-025
Property Address	146 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-18-023
Property Address	136 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

TAIT AVENUE

APN	510-18-028
Property Address	155 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-18-030
Property Address	139 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-18-032
Property Address	131 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191



APN	510-18-029
Property Address	145 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-18-031
Property Address	135 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

NICHOLSON AVENUE

APN	510-17-032
Property Address	208 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-17-030
Property Address	202 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191



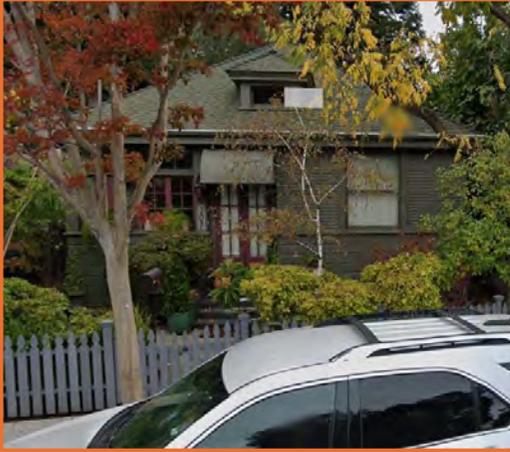
APN	510-17-033
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City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-17-031
Property Address	204 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191



APN	510-17-008
Property Address	207 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-19

APN	510-17-006
Property Address	215 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191



APN	510-17-006
Property Address	215 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

APN	510-17-007
Property Address	213 Tait Av
City & Zip	Los Gatos 95030
Tax Rate Area	03-191

PROJECT DATA

ADDRESS: 150 TAIT AVE, LOS GATOS, CA 95030

CODES: CBC 2025 CPC 2025 CFC 2025 CGBC 2025
 CRC 2025 CMC 2025 CPC 2025 CEC 2025
 2025 TITLE 24 CALIFORNIA ENERGY CODE

APN: 51018026
 CONSTRUCTION TYPE: V-B (CBC 602.5, & TABLE 601)
 OCCUPANCY: R3-U
 ZONING: R-1D:LHP
 FLOOD ZONE: X
 JURISDICTION: PLANNING AND BUILDING - CITY OF SAN JOSE
 EXISTING USE: SINGLE FAMILY HOME - NON SPRINKLERED

LOT SIZE: 3750 S.F.

THE SITE IS A CONTRIBUTOR TO THE ALMOND GROVE DISTRICT.

MAX. RESIDENCE AND ACCESSORY BUILDINGS: 1391 S.F.
 MAX. ACCESSORY DWELLING UNIT: 800 S.F.
 MAX. GARAGE: 400 S.F.

(E) FIRST FLOOR
 (E) MAIN DWELLING: 1228 S.F. (REMOVE 71 S.F. FOR ADU ENTRANCE)
 (E) GARAGE: 272 S.F. (TO BE REMOVED)
 NEW ADDITION: 154 S.F.

(N) ADU ENTRANCE: 71 S.F.
 (N) MAIN DWELLING: 1311 S.F.
 TOTAL: 1382 S.F. (< 1391 S.F.)

(N) SECOND FLOOR
 (N) ADU: 799 S.F. (< 800 S.F.)

THE ADU IS NOT PART OF THIS APPLICATION. A SEPARATE BUILDING PERMIT IS REQUIRED.

SCOPE OF WORK

- FIRST FLOOR**
- REMOVE EXISTING DETACHED GARAGE.
 - REMOVE EXISTING KITCHEN/DINING ROOM, LAUNDRY AND CLOSET. CREATE NEW LAUNDRY/STORAGE AND KITCHEN.
 - REMOVE EXISTING BEDROOM AND FAMILY ROOM. CREATE NEW FAMILY ROOM, CLOSET AND ADU ENTRANCE.
 - REMODEL EXISTING BATHROOM.
 - CREATE NEW ADDITION FOR NEW DINING ROOM AND PANTRY.

- SECOND FLOOR (NOT PART OF THIS APPLICATION)**
- CREATE NEW 799 S.F. ADU TO INCLUDE NEW KITCHENETTE, MASTER BEDROOM, W.I.C, BATHROOM, BEDROOM 2, CLOSET AND BATHROOM.

GENERAL NOTES

- SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK.
- WINDOWS MUST PROVIDE: (CRC R310.2)
 A) A MINIMUM 5.7 SQUARE FEET OR CLEAR OPENABLE AREA
 B) A MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24"
 C) A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
 D) DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY
- SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED (CRC R308.4) FOR WINDOWS:
 A) ADJACENT TO BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, AND SAUNAS, AND WITHIN 60" OF THE FLOOR;
 B) WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF THE FLOOR;
 C) WITHIN 18" VERTICALLY AND 36" HORIZONTALLY OF A WALKING SURFACE, WHERE THE INDIVIDUAL PANE IS GREATER THAN 9 FT. , AND THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR;
 D) ADJACENT TO STAIRWAYS, RAMP, AND LANDINGS, OR WITHIN 5'-0" HORIZONTALLY OF THE BOTTOM OF STAIRWAYS, WHERE THE BOTTOM EDGE IS WITHIN 60" OF THE WALKING SURFACE.

PLUMBING NOTES

- PROVIDE 24" CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT. CRC SECTION 2904, CPC SECTION 408.6.
- PROVIDE MINIMUM 1,024 SQUARE INCH AREA AND 30" DIAMETER IN SHOWER COMPARTMENT. CPC SECTION 412.7.
- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 70" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN. CRC SECTION 2512, CPC SECTION 412.7.
- PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLIP JOINTS. CPC SECTION 405.2
- PROVIDE LOW FLOW TOILETS (1.28 GALLON PER FLUSH), SHOWERHEADS (1.8 GPM) AND FAUCETS (1.2 GPM), CPC SECTION 402.

RUNOFF MANAGEMENT
 ALL RUNOFF SHALL BE DIRECTED TOWARDS CATCH BASINS TO PREVENT WATER FROM POOLING NEAR THE FOUNDATION OR DISCHARGING ONTO NEIGHBORING PROPERTIES. THE CATCH BASINS SHALL BE CONNECTED TO AN UNDERGROUND PIPING SYSTEM THAT ROUTES WATER TO THE MUNICIPAL STORMWATER SYSTEM OR AN APPROVED DISCHARGE LOCATION.

THE SURFACE DRAINAGE SHALL SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6" (5%) FOR 10 FEET AND SHALL NOT DRAIN TOWARDS NEIGHBORING PROPERTIES, WHERE LOT LINES PROHIBIT 6" OF FALL THEN DRAIN OR SWALES SHALL BE CONSTRUCTED. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING PER CRC R401.3.

AUTOMATIC GAS SHUT-OFF VALVE NOTE
 PROVIDE AND INSTALL A SEISMIC-ACTIVATED AUTOMATIC GAS SHUT-OFF VALVE ON THE BUILDING'S GAS SERVICE LINE, LOCATED DOWNSTREAM OF THE UTILITY METER AND UPSTREAM OF THE BUILDING GAS PIPING. VALVE SHALL BE TESTED, LISTED, AND APPROVED BY THE CALIFORNIA STATE ARCHITECT (CSA) AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND LOCAL JURISDICTION REQUIREMENTS.

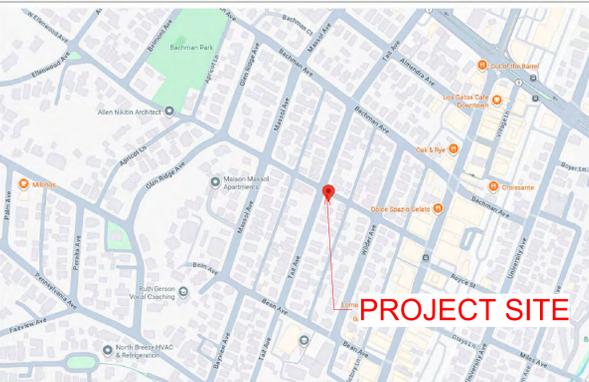
- ADDRESS NUMBERS FOR BOTH MAIN HOUSE AS WELL AS ADU SHALL BE ILLUMINATED (EXTERNAL OR INTERNAL) AND PLACED AT THE FRONT OF THE STRUCTURE FACING THE STREET, AS PER FIRE CODE.
- ADDRESS NUMBERS SHALL BE MINIMUM 4" HIGH WITH 1/2" STROKE.

CALL 811 BEFORE YOU DIG

SHEET INDEX

SHEET INDEX	
Sheet Number	Sheet Name
A0.0	COVER SHEET
A0.1	SITE PLANS
A0.2	RESIDENTIAL MANDATORY MEASURES
A0.3	CALGREEN CHECKLIST
A0.4	CALGREEN CHECKLIST
A1.0	EXISTING/DEMO FIRST FLOOR & PROPOSED FIRST FLOOR PLANS
A1.1	NEW PROPOSED SECOND FLOOR PLAN
A1.2	ELECTRICAL PLAN
A2.0	ROOF PLANS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	DEMOLITION PLAN
A4.0	SECTIONS
A4.1	SHADOW PLAN
A4.2	SHADOW PLAN
A4.3	SHADOW PLAN_AVERAGE PERCENTAGE
A4.4	SHADOW PLAN_AVERAGE PERCENTAGE
A4.5	SUMMARY/METHODOLOGY
A5.0	DETAILS

VICINITY MAP

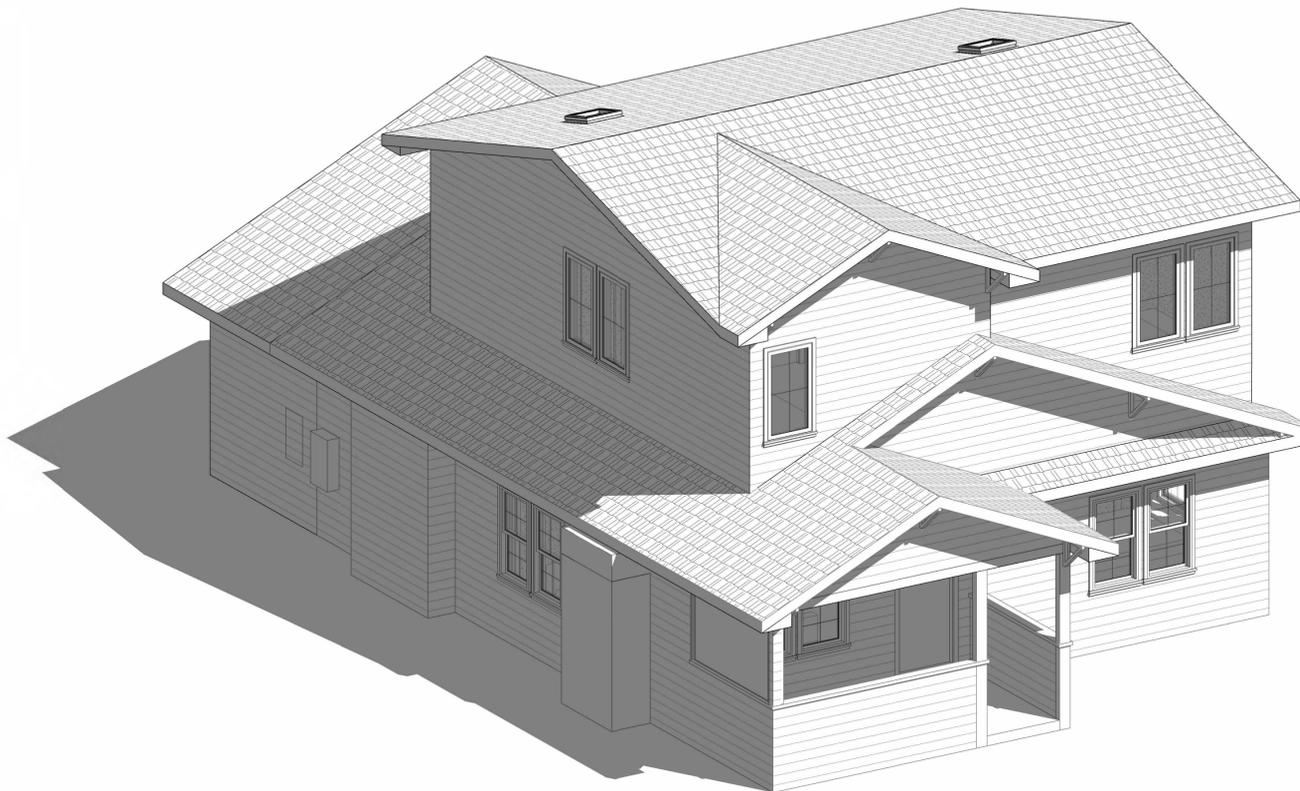


PROJECT DIRECTORY

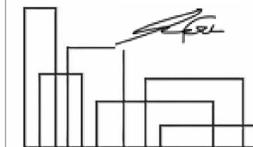
OWNER
 TARANEAH MOAYED
 150 TAIT AVE,
 LOS GATOS, CA 95030

DESIGNER
 SU-LING CHEAH
 1042 EMERALD TER
 UNION CITY CA 94587
 (510)377.8802 main
 slcdesign1999@gmail.com

STRUCTURAL ENGINEER
 BO ZHANG, P.E.
 CHIEF ENGINEER
 BEAMABLE ENGINEERING INC.
 20111 STEVENS CREEK BLVD, STE 275,
 CUPERTINO, CA 95014
 C: (408) 752-2777
 BO@BEAM-ABLE.COM



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 phone #: 510-377-8802
 - email: slcdesign1999@gmail.com



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disclaimer

- Do not scale or measure plan set.
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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave,
 Los Gatos, CA

No.	Description	Date

- revision history
- client review
 - drawing release status
 - plan check
 - bidding
 - construction

date 11.6.2025

proj num

proj mgr

proj arch

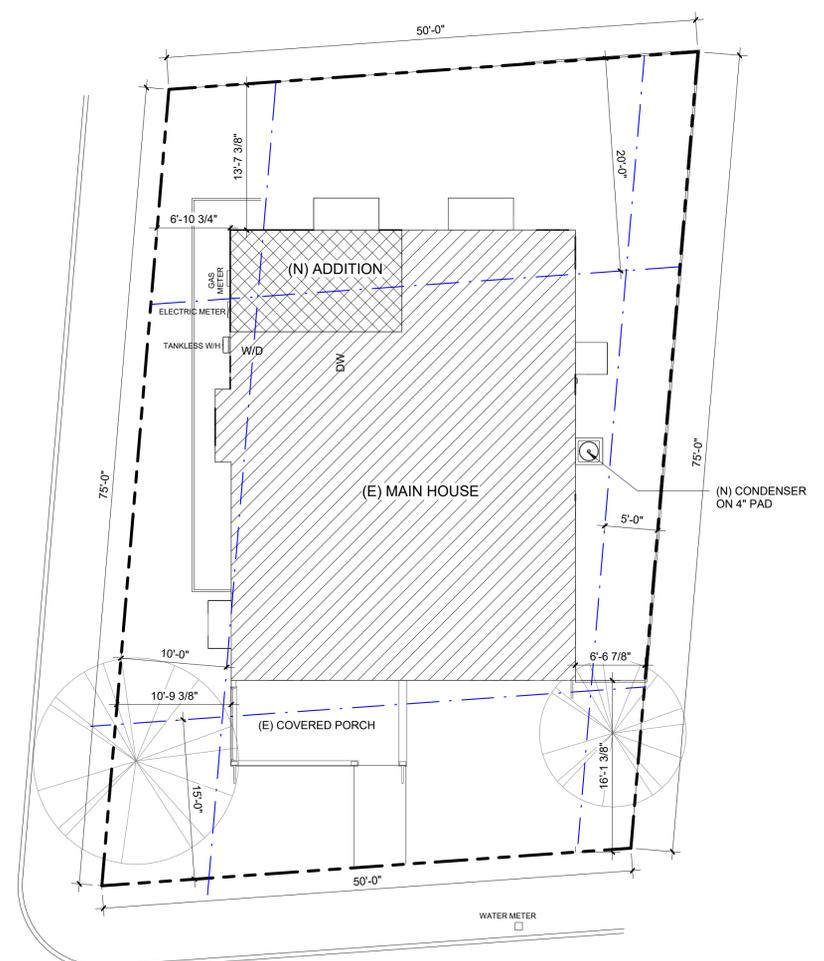
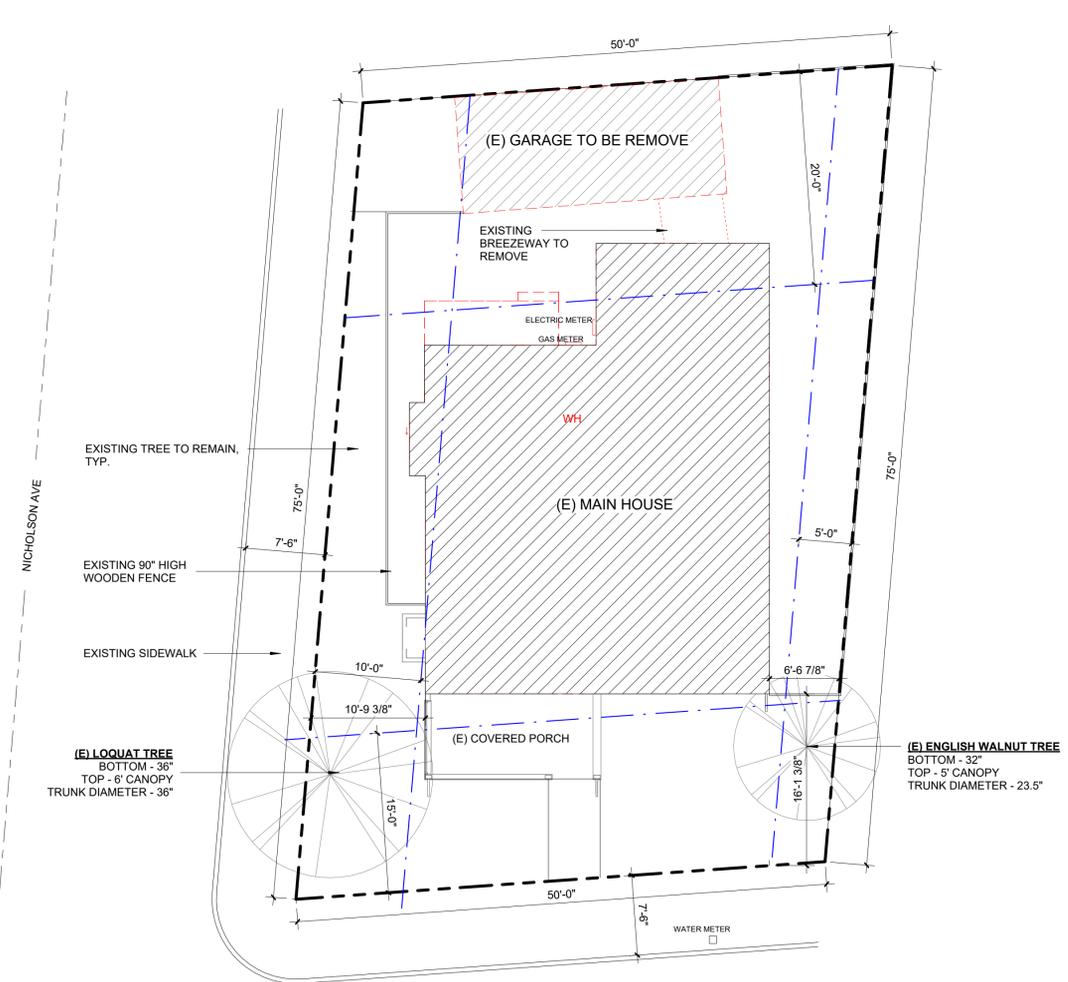
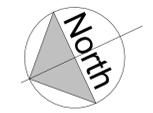
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COVER SHEET

sheet number **A0.0**

SITE PLAN LEGEND

-  PROPERTY LINE
-  SETBACK LINE
-  EXISTING HOUSE
-  NEW ADDITION



1 EXISTING/DEMO SITE PLAN
1/8" = 1'-0"

2 PROPOSED SITE PLAN
1/8" = 1'-0"

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- phone #: 510-377-8802
- email: stcdesign1999@gmail.com



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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

No.	Description	Date

- revision history
- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

proj mgr

proj arch

scale AS NOTED

SITE PLANS

sheet number **A0.1**



2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Table with 2 columns: Code Section and Description. Sections include Space Conditioning, Water Heating, and Plumbing System, Ducts and Fans, and Solar Water Heating Systems.



2025 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Sections include Factory-Fabricated Duct Systems, Field-Fabricated Duct Systems, Backdraft Damper, Gravitally Ventilated Dampers, Protection of Insulation, Porous Inner Core Flex Duct, Duct System Sealing and Leakage Test, Air Filtration, Space Conditioning System Airflow Rate and Fan Efficiency, Ventilation and Indoor Air Quality, and Electric and Battery Energy Storage Ready.



2025 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Sections include Lighting Controls and Components, Luminaire Efficacy, Recessed Downlight Luminaires in Ceilings, Light Sources in Enclosed or Recessed Luminaires, Blank Electrical Boxes, Indoor Lighting Controls, Controls Permitted, Dimmers, Independent Controls, Residential Outdoor Lighting, and Residential Garages for Eight or More Vehicles.



2025 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Sections include Building Envelope, Air Leakage, U-factor, Solar Heat Gain Coefficient, Visible Transmittance, Labeling, Field-fabricated Exterior Doors and Fenestration Products, Air Leakage, Insulation Certification by Manufacturers, Insulation Requirements for Heated Slab Floors, Roofing Products Solar Reflectance and Thermal Emittance, Radiant Barrier, Roof Deck, Ceiling, and Rafter Roof Insulation, Loose-fill Insulation, Wall Insulation, Masonry Walls, Raised-floor Insulation, Slab Edge Insulation, Vapor Retarder, Vapor Retarder, and Fenestration Products.



2025 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Section and Description. Sections include Documentation, Main Electrical Service Panel, Fireplaces, Decorative Gas Appliances, and Gas Log, Pool and Spa Systems and Equipment, and Heat Source Sizing.

*Exceptions may apply.

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phone #: 510-377-8602
email: stodesign1999@gmail.com



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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

Table with 3 columns: No., Description, Date. Revision history table.

- client review
plan check
bidding
construction

date 11.6.2025
proj num
proj mgr
proj arch
scale AS NOTED

RESIDENTIAL MANDATORY MEASURES

sheet number A0.2



consultant

disclaimer
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Taraneh Moayed's Residence Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

No.	Description	Date

- revision history
- client review
 - plan check
 - bidding
 - construction

date 11.6.2025
proj num
proj mgr
proj arch
scale AS NOTED

CALGREEN CHECKLIST

sheet number A0.3

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

CHAPTER 3 – GREEN BUILDING

SECTION	REQUIREMENTS
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 – PLANNING AND DESIGN

SECTION	REQUIREMENTS
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Exception: Additions and alterations which do not alter the existing drainage path.

HCD SHL 625 (Rev. 11/25) Page 5

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
Electric vehicle (EV) charging for new construction	
4.106.4	• New construction shall comply with Section 4.106.4.1 or 4.106.4.2. • Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code. Exceptions: 1. On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following: 1.1. Where there is no local utility power supply, or the local utility is unable to supply adequate power. 1.2. Where local enforcing agency determines additional local utility infrastructure design requirements for implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities. EV charging: New 1- & 2-family dwellings/townhouses with attached private garages • Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. • Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. • Service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

HCD SHL 625 (Rev. 11/25) Page 4

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
Identification	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
New multifamily dwellings, hotels and motels and new residential parking facilities	
4.106.4.2	• Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities • Shall meet the requirements of Section 4.106.4.2.2. • Calculations for spaces shall be rounded up to the nearest whole number. • A parking space served by electric vehicle supply equipment (EVSE) or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

HCD SHL 625 (Rev. 11/25) Page 3

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
Mixed occupancy buildings	
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. Exceptions: • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 508.5 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

HCD SHL 625 (Rev. 11/25) Page 2

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
Administrative	
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

HCD SHL 625 (Rev. 11/25) Page 1

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
Scope	
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1), and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 California Energy Code.

DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION	REQUIREMENTS
Water conserving plumbing fixtures and fittings	
Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 – Water closets: ≤ 1.28 gal/flush. 4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. 4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi. 4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. 4.303.1.4 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. 4.303.1.4.5 – Pre-rinse spray valves: When installed, Commercial Pre-Rinse Spray Valves shall meet the requirements in the California Plumbing Code, Section 420.3.	

HCD SHL 625 (Rev. 11/25) Page 10

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
EV charging for additions and alterations of parking facilities serving existing multifamily buildings, hotels and motels.	
4.106.4.3	When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Where work requiring a permit is being performed for the installation of a 120-volt electrical receptacle(s) for level 1 EV charging.
Bicycle Parking	
4.106.4.4	4.106.4.4.1. Bicycle parking. Comply with sections 4.106.4.4.1 through 4.106.4.4.3. 4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area. 2. Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks. 4.106.4.4.2 Long-term bicycle parking for multifamily buildings. Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers. 4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings. Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: 1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. 2. Lockable bicycle storage rooms with permanently anchored bicycle parking

HCD SHL 625 (Rev. 11/25) Page 9

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
Hotels and motels	
4.106.4.2.6	1. EV ready parking spaces with receptacles. a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging. b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R 2. EV ready parking spaces with EV chargers. a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging. c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EV chargers shall have a capacity of not less than 30 amperes.

HCD SHL 625 (Rev. 11/25) Page 8

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
EV charging stations (EVCS) dimensions	
4.106.4.2.2.1	EVCS spaces with chargers installed: dimensions and location. Shall be designed to comply with the following: • Minimum length of each EVCS space shall be 18 feet. • Minimum width of each EVCS space shall be 9 feet. • One in every 25 EVCS, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction. These EVCS shall comply with at least one of the following options: 1. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EVCS space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. Exception: EVCS designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2.2, Item 3.
Accessible electric vehicle charging station spaces	
4.106.4.2.2.1.2	In addition to the requirement in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
EV ready space signage	
4.106.4.2.5	EV ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement markings) or its successor.

HCD SHL 625 (Rev. 11/25) Page 7

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

SECTION	REQUIREMENTS
supporting electric vehicle charging. e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R2. 2. For 30-ampere receptacles, NEMA 14-30R3. 3. For 50-ampere receptacles, NEMA 14-50R2. 2. EV ready parking spaces with EV chargers. a. Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests. b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors. c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.	
EV charging stations (EVCS)	
4.106.4.2.2.1	EVCS required by Section 4.106.4.2.2, Item 2 with EV chargers installed shall comply with Section 4.106.4.2.2.1.1. Exception: EVCS serving public accommodations, public housing motels and hotel shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

HCD SHL 625 (Rev. 11/25) Page 6



consultant

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 • Do not scale or measure plan set.
 • All vendors shall measure as built/current framing conditions prior to casework/cabinet fabrication
 • Site plans measured by non-certified land surveyors will result in some level of discrepancy. We encourage homeowners to hire certified land surveyors when an addition to new home is proposed.

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Taraneah Moayed's Residence Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

No.	Description	Date

- revision history
- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

proj mgr

proj arch

scale AS NOTED

CALGREEN CHECKLIST

sheet number A0.4

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

4.504.3 Carpet systems
 Carpet installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).

4.504.3.1 Carpet cushion
 Carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).

4.504.3.2 Carpet adhesive
 Carpet adhesives shall meet the requirements of Table 4.504.1.

4.504.4 Resilient flooring systems
 Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).

HCD SHL 625 (Rev. 11/25) Page 15

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

4.504.2.1 Adhesives, sealants and caulks
 Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:
 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAGAQD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.
 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of CCR, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings
 Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.26, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 & 4.504.2.4 Aerosol paints and coatings
 • Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
 • Documentation is required per Section 4.504.2.4.

HCD SHL 625 (Rev. 11/25) Page 14

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

4.410.1 Operation and maintenance manual
 At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.

4.410.2 Recycling by occupants
 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
Exception: Rural jurisdictions that meet and apply for the exemption in *Public Resources Code* Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 – ENVIRONMENTAL QUALITY

SECTION REQUIREMENTS

4.503.1 Fireplaces – General
 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

4.504.1 Protection of mechanical equipment during construction
 At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.

HCD SHL 625 (Rev. 11/25) Page 13

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

4.408.1 Construction waste management
 • Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
 Provide documentation to the enforcing agency per Section 4.408.5.

4.408.2 Construction waste management plan
 Submit a construction waste management plan that meets items 1 through 5.

4.408.3 Waste management company
 Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

4.408.4 & 4.408.4.1 Waste stream reduction alternative
 • Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
 • Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

HCD SHL 625 (Rev. 11/25) Page 12

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings
 Submeters shall be installed to measure water usage on individual dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings
 Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code* and shall meet applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

4.304.1 Outdoor potable water use in landscape areas
 New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

SECTION REQUIREMENTS

4.406.1 Rodent proofing
 Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

HCD SHL 625 (Rev. 11/25) Page 11

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

702.2 Special inspection
 When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.

703.1 Documentation
 Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SECTION REQUIREMENTS

702.1 Installer training
 Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following:
 1. State certified apprenticeship programs.
 2. Public utility training programs.
 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
 4. Programs sponsored by manufacturing organizations.
 5. Other programs acceptable to the enforcing agency.

HCD SHL 625 (Rev. 11/25) Page 19

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

4.507.2 Heating and air-conditioning system design
 Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:
 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (*Residential Load Calculation*), ASHRAE handbooks or other equivalent design software or methods.
 2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (*Residential Duct Systems*), ASHRAE handbooks or other equivalent design software or methods.
 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (*Residential Equipment Selector*) or other equivalent design software or methods.
Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SECTION REQUIREMENTS

702.1 Bathroom exhaust fans
 Each bathroom shall be mechanically ventilated and shall comply with the following:
 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of 50% to a maximum of 80%.
 b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.
Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with *California Energy Code*.

HCD SHL 625 (Rev. 11/25) Page 18

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

4.505.3 Moisture content of building materials
 Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:
 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
 Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

4.506.1 Bathroom exhaust fans
 Each bathroom shall be mechanically ventilated and shall comply with the following:
 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of 50% to a maximum of 80%.
 b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.
Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with *California Energy Code*.

HCD SHL 625 (Rev. 11/25) Page 17

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
 EFFECTIVE January 1, 2026

See specific referenced sections for complete details on CALGreen mandatory requirements.

2025 CALGREEN CODE

4.504.5 & 4.504.5.1 Composite wood products
 • Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (CCR, Title 17, Section 93120 et seq.) as shown in Table 4.504.5.
 • Documentation is required per Section 4.504.5.1.
 • Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(e).

4.505.2 Concrete slab foundations
 Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the *California Building Code*, Chapter 19, or the *California Residential Code*, Chapter 5, respectively, shall also comply with this section.

4.505.2.1 Capillary break
 A capillary break shall be installed in compliance with at least one of the following:
 1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
 2. Other equivalent methods approved by the enforcing agency.
 3. A slab design specified by a licensed design professional.

HCD SHL 625 (Rev. 11/25) Page 16

- 2025 BATHROOM REMODEL REQUIREMENTS:**
1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
 2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT [NEC 210.8(A)].
 3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. [CA ENERGY EFF. STANDARDS, SECTION 150(K)].
 4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. CRC 303.3.
 5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES, (EVEN IF A COMBINATION UNIT IS INSTALLED), THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. [CEC 150.0 (K)(2)].
 6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINE AND 3' FROM OPENINGS INTO A BUILDING. [CMC 502.2.1].
 7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8.
 8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22" H CLEARANCE CPC 408.5.
 9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1.024 SQUARE INCHES ENCOMPASSING A 30" H CIRCLE. CPC 408.6.
 10. WATER CLOSETS (MAXIMUM 1.28 GPM @ A SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5.
 11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2).
 12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3.

- VENTILATION REQUIREMENTS:**
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
 - WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

- BUILDING ENVELOPE MODIFICATIONS:**
- EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CEC 150.0(A)(C)(D)]

- KITCHEN GENERAL NOTES (2025 CBC REQUIREMENTS):**
- WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:**
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CGSFC 4.303.1.4.4].
 - PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.
- ELECTRICAL REQUIREMENTS:**
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)].
 - RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)].
 - AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210.52(C)(2) AND 210.52(C)(3)].
 - ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)].
 - AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. [CEC 210.11(C)(1) AND 210.52(B)(3)].
 - ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 408.12]
- WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:**
1. SHALL HAVE A MAXIMUM U-FACTOR EQUAL TO 0.30 OR LOWER.
 - EXCEPTIONS: REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55. WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED, WINDOWS MAY HAVE A U-FACTOR OF 0.40. CEN150.2(B) TABLE 150.1-A.
 - SHALL HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.23 OR LOWER.
- EXCEPTIONS:**
- WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED, WINDOWS MAY HAVE AN SHGC OF 0.35. CEN150.2(B) TABLE 150.1-A.
 - FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3, REFER TO THE WINDOW AND DOOR CODE COMPLIANCE CHECKLIST.

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- 2X4 WOOD STUD @ 16" O.C. WITH 1 LAYER OF 1/2" GYP. BD. ON BOTH SIDES.
- TYPE A
- 2X4 WOOD STUD @ 16" O.C. WITH INSULATION WITH 1 LAYER OF 1/2" GYP. BD. AT INTERIOR SIDE AND SIDING AT EXTERIOR SIDE OVER 2 LAYERS OF BUILDING PAPER, OVER 1/2" PLYWOOD, S.S.D.
- TYPE B
- 05 TYP. DOOR TAG. REFER TO DOOR SCHEDULE.
- 05 TYP. WINDOW TAG. REFER TO WINDOW SCHEDULE.

- EXISTING/DEMO PLAN KEYNOTES**
- REMOVE EXISTING DOOR (SHOWN DASHED).
 - REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND ALIGN TO MATCH WITH EXISTING ADJACENT.
 - REMOVE EXISTING WINDOW (SHOWN DASHED).
 - REMOVE EXISTING WINDOW (SHOWN DASHED). INFILL WITH NEW WALL AND ALIGN TO MATCH WITH EXISTING ADJACENT.
 - REMOVE EXISTING WINDOW (SHOWN DASHED). REPLACE WITH NEW WINDOW.
 - REMOVE THIS PORTION OF EXISTING WALL.
 - CUT OPENING THROUGH WALL FOR NEW DOOR.
 - REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN. CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES. SEE PROPOSED FLOOR PLAN FOR LOCATION.
 - REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS UNDER FLOOR.
 - REMOVE EXISTING WATER HEATER.
 - REMOVE EXISTING STEP.
 - REMOVE EXISTING ATTIC ACCESS.
 - REMOVE EXISTING CRAWL ACCESS.
 - REMOVE EXISTING ELECTRIC METER.
 - REMOVE EXISTING GAS METER.
 - REMOVE EXISTING WALL AC.
 - REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
 - REMOVE EXISTING BREEZEWAY.

- PROPOSED PLAN KEYNOTES**
- NEW WASHER AND DRYER. PROVIDE POWER
 - PROVIDE WATER HAMMERS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER) 2025 CPC 609.10
 - PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3.
 - PROVIDE NEW COOKER (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 280 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY (30) INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
 - RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE CORD IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER. WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLE IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40-OR 50-AMP BRANCH CIRCUIT.
 - PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
 - NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
 - NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
 - COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
 - NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
 - PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
 - SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BUTYRHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS, CEILING & FLOOR.
 - NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALVE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
 - NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX. 1.2 CMP AT 60 PSI. METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
 - WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS. SHALL HAVE A U-FACTOR EQUAL TO 0.30
 - N/A.
 - NEW STAIR WITH HANDRAILS AND GUARDRAILS. SEE STAIR AND GUARDRAIL GENERAL NOTES IN SHEET A1.1.
 - NEW STORAGE BENEATH STAIRS. PROVIDE ONE HOUR FIRE RATED 5/8" TYPE X GYP BOARD AT WALLS AND CEILING BENEATH NEW STAIR.
 - PROVIDE NEW 5/8" TYPE "X" ONE LAYER GYP BOARD THIS WALL WITH R-13 BATT INSULATION AND SHALL EXTEND FROM CONCRETE TO ROOF SHEATHING CONTINUOUSLY. (SHOWN BOLD CENTERLINE).
 - NEW CONCRETE LANDING TREAD WITH ONE 6" RISERS. LANDING TO SLOPE 2% AWAY FROM DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR WIDTH AND 36" MINIMUM IN DEPTH. LANDINGS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING. (CRC R311.3.1 & R311.3.2)
 - RELOCATED ELECTRIC METER/PANEL AND GAS METER.
 - NEW TANKLESS WATER HEATER.
 - NEW AIR CONDENSER UNIT TO BE MOUNTED ON 4" HIGH CONCRETE PAD.
 - NEW DOOR BELL BUTTON.

VENTILATION CALCULATION

FLOOR VENTILATION:

AREA OF NEW RAISED FLOOR 121 S.F.

154 SF/150 = 1.03 SQ. FT.
1.03 x 144 = 148.32 SQ. IN.
FLOOR VENTS: 14"x5.5" = 77 SQ. IN.
148.32/77 = 1.9 = 2 FLOOR VENTS REQUIRED

CUT MIN. 24"x18" THRU (E) FOOTING STEM WALL FOR CROSS VENTILATION FROM EXISTING CRAWL SPACE TO NEW. S.S.D.

LOCATE FLOOR VENTS AS CLOSE AS POSSIBLE TO CORNERS AND SHALL PROVIDE CROSS VENTILATION. THE VENTS SHALL BE DISTRIBUTED EVENLY ON AT LEAST TWO OPPOSITE WALLS. ONE VENTILATION OPENING SHALL BE LOCATED WITHIN 3-FEET OF EACH CORNER OF THE BUILDING. CRC SECTION R408.2

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

No.	Description	Date

- revision history**
- client review
 - plan check
 - bidding
 - construction

date 11.6.2025

proj num

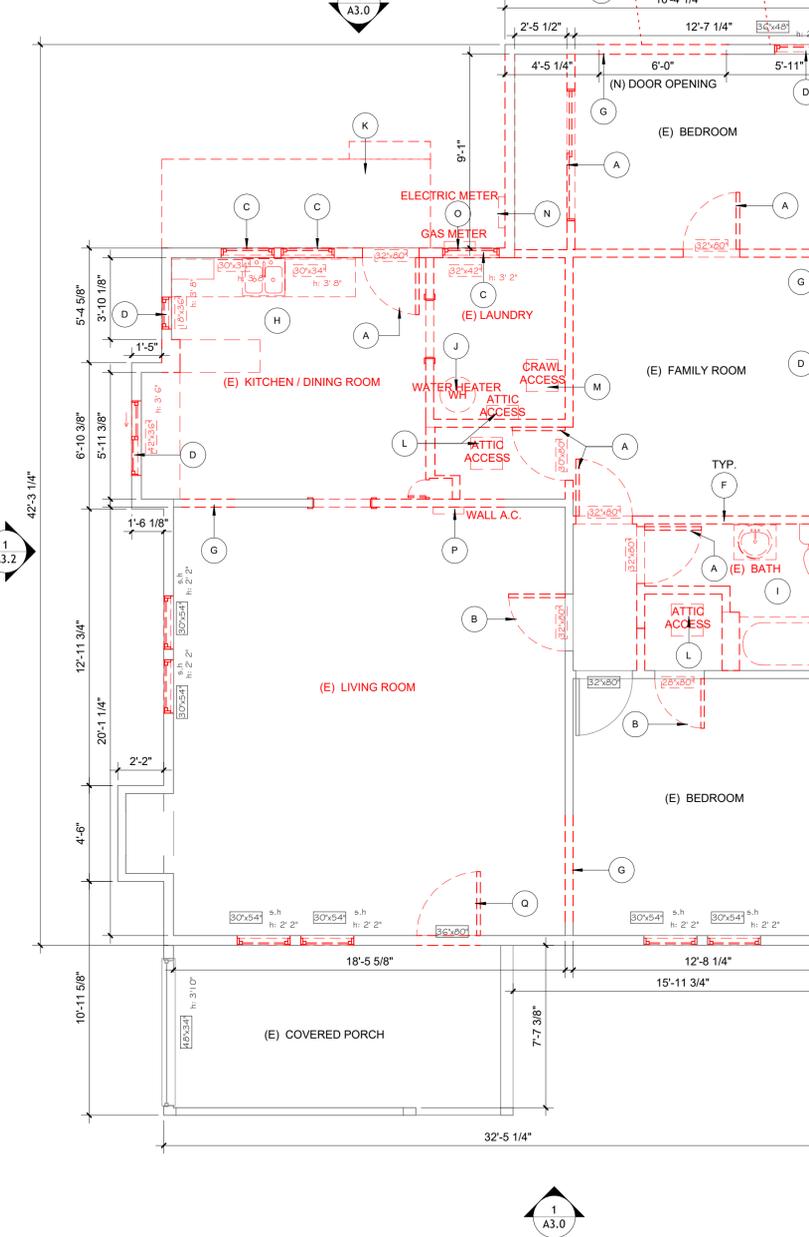
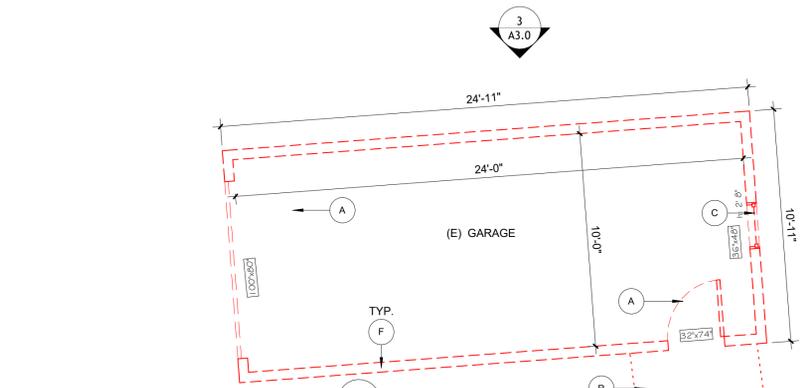
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proj arch

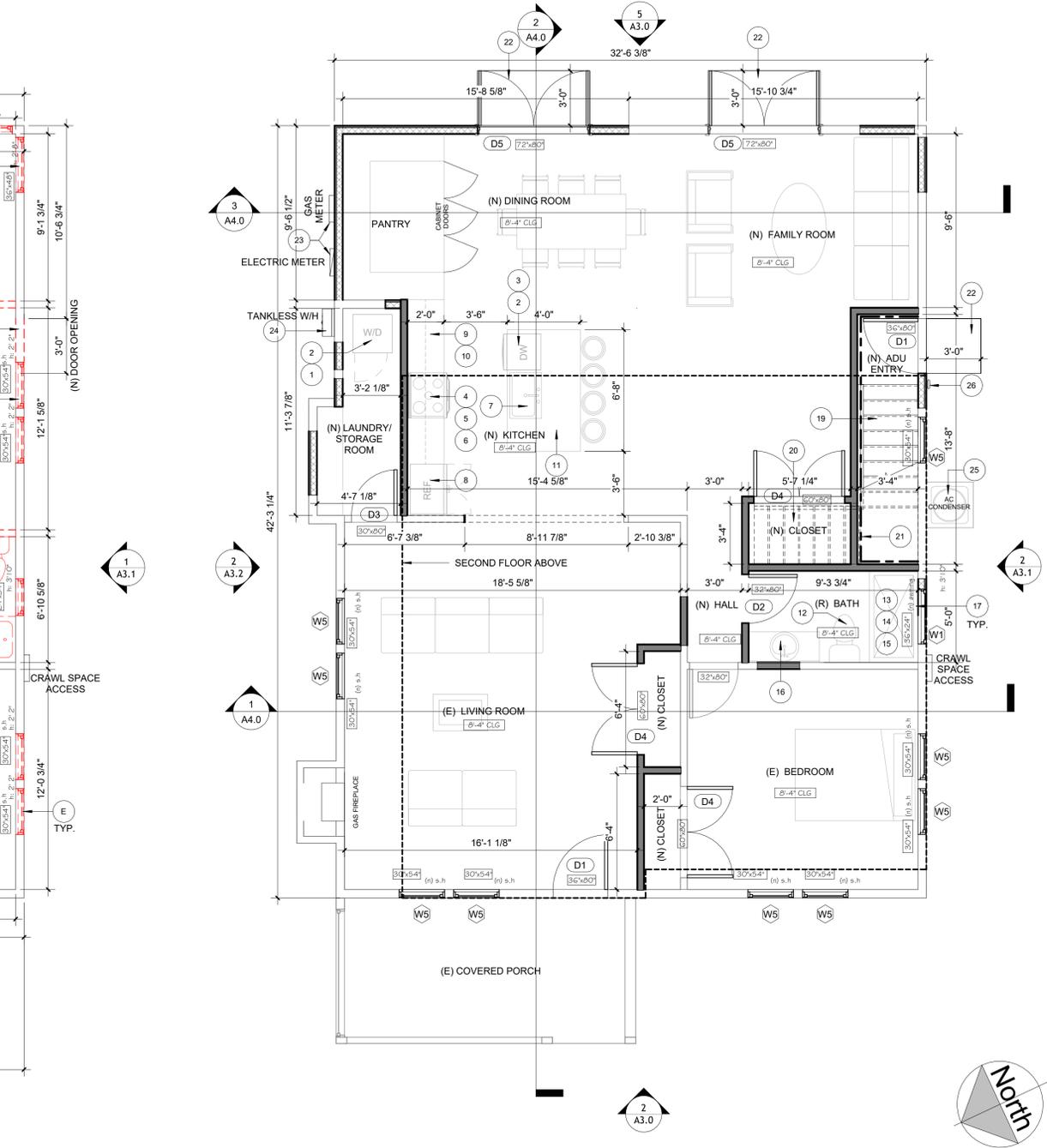
scale AS NOTED

EXISTING/DEMO FIRST FLOOR & PROPOSED FIRST FLOOR PLANS

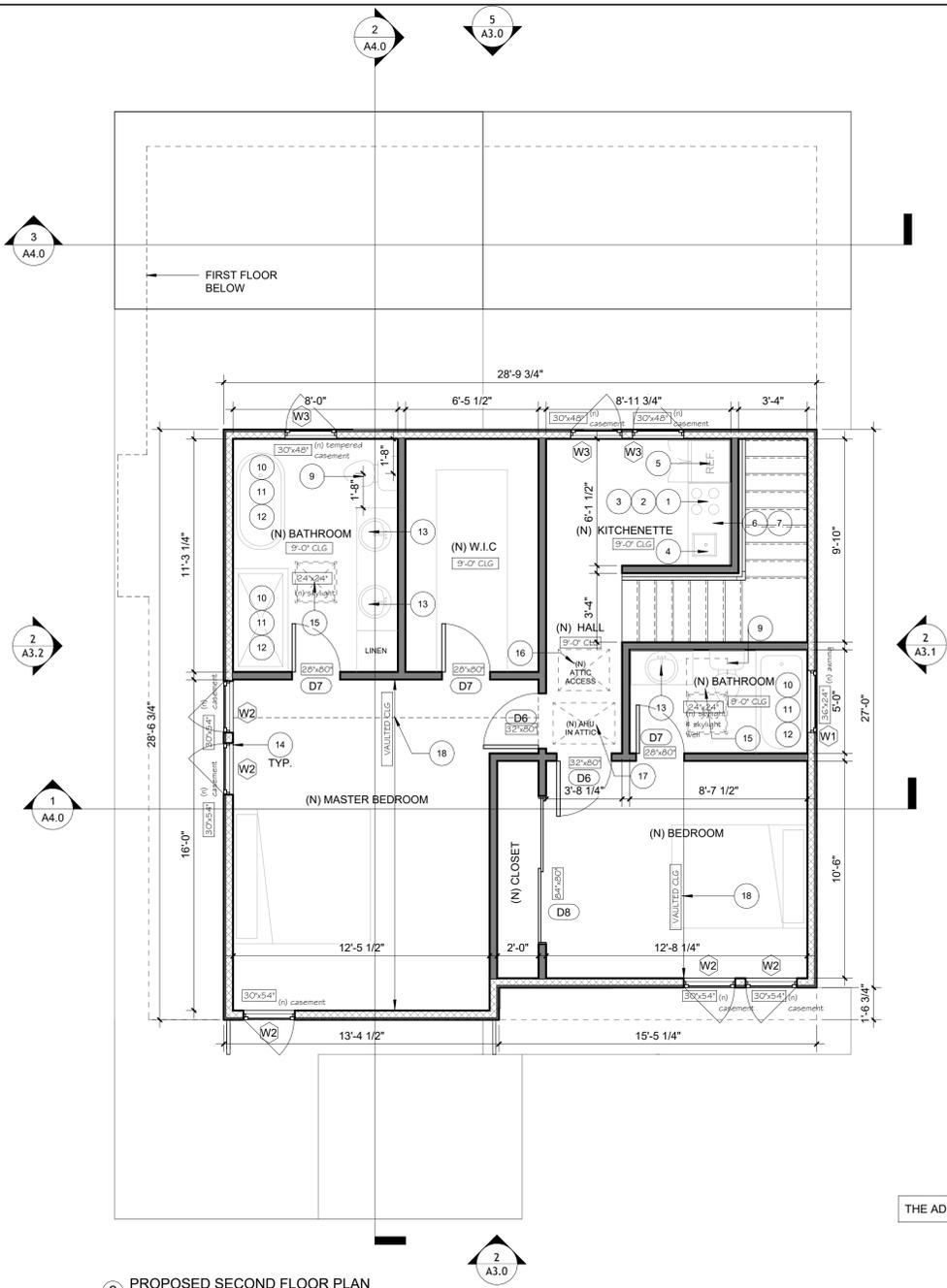
sheet number **A1.0**



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



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



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

LEGEND

- TYPE A 2X4 WOOD STUD @ 16" O.C. WITH 1 LAYER OF 1/2" GYP. BD. ON BOTH SIDES.
- TYPE B 2X4 WOOD STUD @ 16" O.C. WITH INSULATION WITH 1 LAYER OF 1/2" GYP. BD. AT INTERIOR SIDE AND SIDING AT EXTERIOR SIDE OVER 2 LAYERS OF BUILDING PAPER, OVER 1/2" PLYWOOD, S.S.D.
- 05 TYP. DOOR TAG. REFER TO DOOR SCHEDULE.
- 05 TYP. WINDOW TAG. REFER TO WINDOW SCHEDULE.

KEYNOTES

1. PROVIDE NEW COOKER (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 280 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY (30) INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
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3. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50- AMP BRANCH CIRCUIT.
4. PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
5. NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
6. NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS. COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
7. N/A.
8. PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
9. SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS, CEILING, & FLOOR.
10. NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS PROVIDE SHOWER FINISHED TO 7" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALVE @ SHOWER AND JACUZZI/TUB. WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
11. NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX 1.2 GPM AT 60 PSI. METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
12. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS. SHALL HAVE A U-FACTOR EQUAL TO 0.30
13. PROVIDE NEW 24" X 24" FLAT PROFILE SKYLIGHT.
14. NEW ATTIC ACCESS.
15. NEW AIR HANDLING UNIT IN ATTIC.
16. NEW VAULTED CEILING.
- 17.
- 18.

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

No.	Description	Date

revision history
date
client review
plan check
bidding
construction

date 11.6.2025
proj num
proj mgr
proj arch
scale AS NOTED

NEW PROPOSED SECOND FLOOR PLAN

sheet number A1.1

DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	COUNT	DESCRIPTION
PROPOSED FIRST FLOOR				
D1	3'-0"	6'-8"	2	SINGLE PANEL SOLID DOOR
D2	2'-8"	6'-8"	1	SINGLE PANEL DOOR
D3	2'-6"	6'-8"	1	SINGLE PANEL DOOR
D4	5'-0"	6'-8"	3	DOUBLE PANEL DOOR
D5	6'-0"	6'-8"	2	DOUBLE GLASS DOOR
PROPOSED SECOND FLOOR				
D6	2'-8"	6'-8"	2	SINGLE PANEL DOOR
D7	2'-4"	6'-8"	3	SINGLE PANEL DOOR
D8	7'-0"	6'-8"	1	SLIDING WOOD DOOR
WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	COUNT	DESCRIPTION
PROPOSED FIRST FLOOR				
W1	3'-0"	2'-0"	1	TEMPERED AWNING WINDOW
W5	2'-6"	4'-6"	9	SINGLE HUNG WINDOW
PROPOSED SECOND FLOOR				
W1	3'-0"	2'-0"	1	TEMPERED AWNING WINDOW
W2	2'-6"	4'-6"	5	CASEMENT WINDOW
W3	2'-6"	4'-0"	3	CASEMENT WINDOW
ROOF				
W4	2'-0"	2'-0"	2	FLAT PROFILE SKYLIGHT

2025 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT. [CEC 210.8(A)]
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. [ACA ENERGY EFF. STANDARDS, SECTION 150(K)]
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. CRC 303.3.
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES, (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. CEC 150.0 (K)(2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINE AND 3' FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22"H CLEARANCE. CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30"H CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPM) SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2)
12. BATHUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

WINDOW MODIFICATIONS, REPLACEMENT AND NEW WINDOWS:

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2. SHALL HAVE A MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.23 OR LOWER.

EXCEPTIONS:

WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED, WINDOWS MAY HAVE AN SHGC OF 0.35. CEC 150.2(B) TABLE 150.1-A

3. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3, REFER TO THE WINDOW AND DOOR CODE COMPLIANCE CHECKLIST.

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EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED, R-13 (2X4 WALL), R-19 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CENC 150.0(A)(C)(D)]

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- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
- WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

KITCHEN GENERAL NOTES (2025 CBC REQUIREMENTS):

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- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CJCS 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ELECTRICAL REQUIREMENTS:

- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210.52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 408.12]

STAIR GENERAL NOTES

1. STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7 3/4 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS SHALL BE 10 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE AT THE WALLLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT IN THE CLEAR WIDTH OF THE STAIR.
2. STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. ENCLOSURES UNDER STAIRWAYS. THE WALLS AND CEILING WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTIVE RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
4. HANDRAIL HEIGHT: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
5. HANDRAIL GRIP-SIZE: HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRIP-SIZE. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

GUARDRAIL GENERAL NOTES

1. CONFORM TO 2025 CRC R301.5. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200LB APPLIED IN ANY DIRECTION. [CRC R301.5]
2. GUARDRAILS ARE REQUIRED ALONG OPEN SIDES OF STAIRWAYS, LANDINGS, BALCONIES, PORCHES, DECKS, FLOOR OPENINGS, RAMPS, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING, WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW.
3. GUARDRAILS SHALL HAVE A 42" MINIMUM HEIGHT, 42" HIGH ALONG OPEN SIDES OF STAIRWAYS.
4. GUARDRAILS MUST BE ABLE TO WITHSTAND A LOAD OF 20 POUNDS PER LINEAL FOOT APPLIED HORIZONTALLY AT THE TOP OF THE GUARDRAIL. INTERMEDIATE RAILS, PANELS OR FILLERS, AND THEIR CONNECTIONS, SHALL BE CAPABLE OF WITHSTANDING A LOAD OF 25 POUNDS PER SQUARE FOOT APPLIED AT RIGHT ANGLES TO THE GUARDRAIL.
5. GUARDRAILS SHALL BE DESIGNED SO THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH THE TRIANGULAR SPACE FORMED BY THE BOTTOM OF THE RAIL, THE RISER AND THE TREAD.
7. BALLUSTERS ON A HANDRAIL OR A GUARDRAIL SHALL BE SO SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.



ELECTRICAL LEGEND

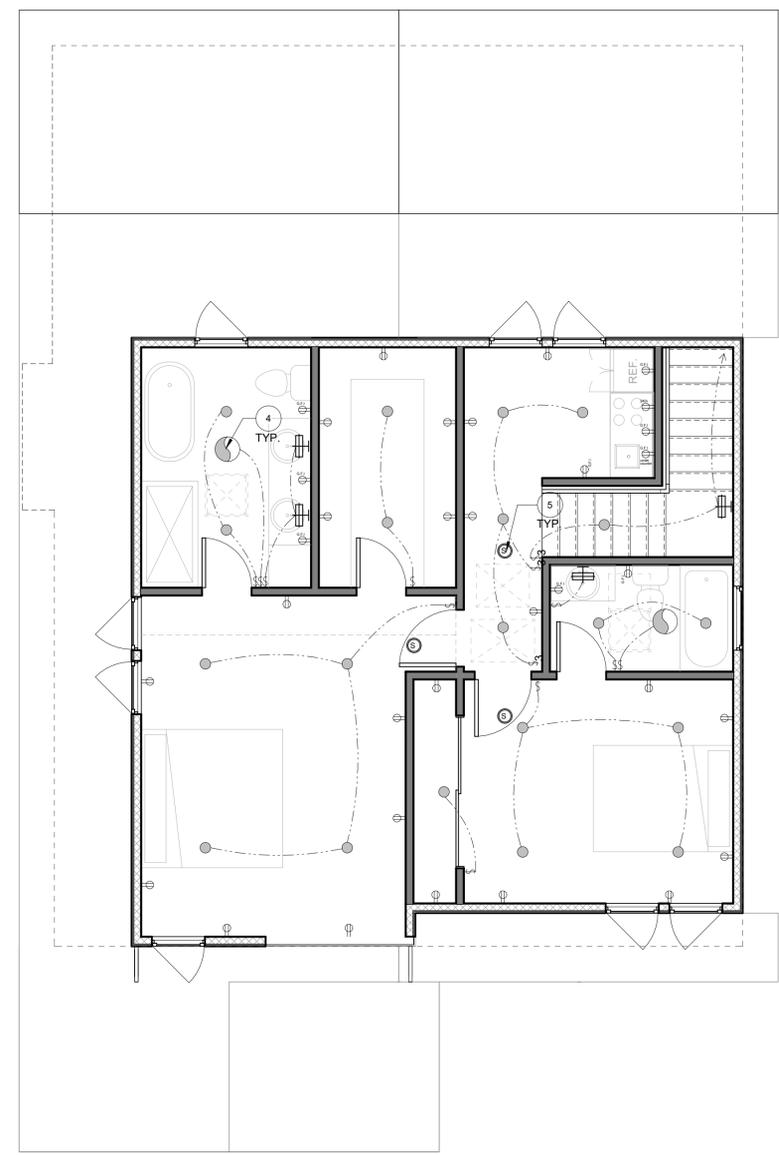
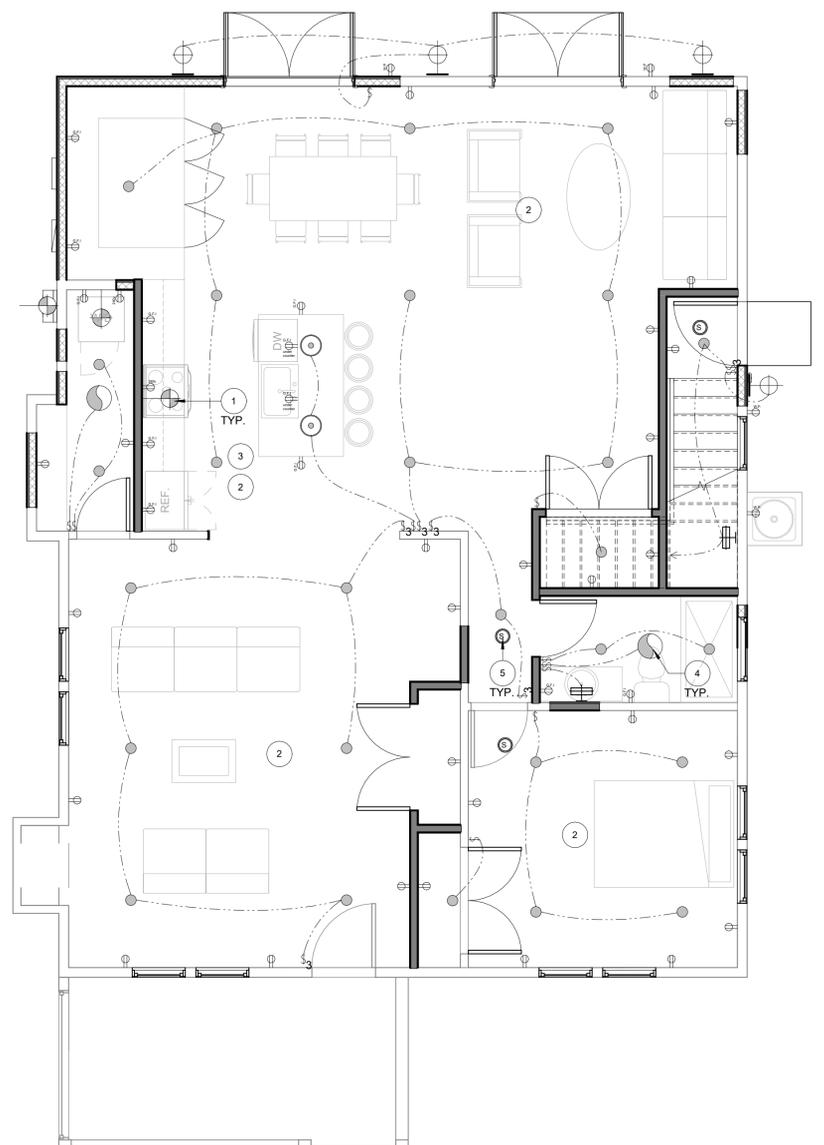
- NEW LED WALL HUNG LIGHT FIXTURE
- NEW DECORATIVE LED PENDANT
- NEW RECESSED LED DOWN LIGHT FIXTURE
- NEW LED WALL EXTERIOR SCONCE WITH PHOTOCCELL AND MOTION SENSOR
- SMOKE AND CARBON MONOXIDE ALARM WITH HARDWIRE AND BATTERY BACKUP
-
-
-
-
-
-
-
-

KEYNOTES

1. INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.7.9. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12.16. E1, SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED \$10,000.
2. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
3. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2025
4. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 28. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.

ELECTRICAL GENERAL NOTES

- A. WALL RECEPTACLES. ELECTRICAL RECEPTACLES SHALL BE PROVIDED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE, 2'-0" OR MORE IN WIDTH, IS MORE THAN 6'-0" FROM OUTLET. FIXED GLAZED PANELS IN EXTERIOR WALLS ARE CONSIDERED WALL SPACE. CEC ARTICLE 210-52(a).
- B. BATHROOM RECEPTACLES. AT LEAST ONE WALL RECEPTACLE SHALL BE INSTALLED IN EACH BATHROOM WITHIN 36" OF THE OUTSIDE EDGE OF THE LAVATORY. CEC ARTICLE 210-52(d).
- C. OUTDOORS RECEPTACLES. FOR A SINGLE-FAMILY DWELLING AND EACH DWELLING UNIT OF A DUPLEX, AT LEAST ONE ELECTRICAL RECEPTACLE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE LEVEL SHALL BE INSTALLED AT FRONT AND BACK OF BUILDING. CEC ARTICLE 210-52(e).
- D. HEIGHT ABOVE FINISHED FLOOR OR WORKING SURFACE. THE CENTER OF 15, 20, AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE. CEC ARTICLE 210-50(e), TITLE 24 AMENDMENT.
- E. GROUND-FAULT CIRCUIT-INTERRUPTERS (GFCI). GFCI PROTECTED RECEPTACLES SHALL BE INSTALLED IN BATHROOMS, GARAGES, NON-HABITABLE ACCESSORY BUILDING WITH ELECTRICAL POWER, UNFINISHED BASEMENT, OUTDOOR WITH DIRECT ACCESS TO GRADE, ROOF TOPS, AT KITCHEN COUNTERTOPS AND WITHIN 6'-0" OF A WET BAR SINK. CEC ARTICLE 210-8.
- F. WEATHER PROTECTION. ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER OR IN OTHER WET LOCATIONS SHALL BE IN A WEATHERPROOF ENCLOSURE. CEC ARTICLE 410-57.
- G. LIGHTING. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET IS REQUIRED IN EACH HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, GUEST ROOM, ATTACHED GARAGE AND DETACHED GARAGE WITH ELECTRICAL POWER, AND AT OUTDOOR ENTRANCES. IN HABITABLE ROOMS OTHER THAN KITCHEN AND BATHROOMS ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH ARE PERMITTED. CEC ARTICLE 210-70(a).
- H. HALLWAY RECEPTACLES. AN ELECTRICAL OUTLET SHALL BE PROVIDED IN EACH HALLWAY OF 10'-0" OR MORE IN LENGTH. HALLWAY LENGTH IS AS MEASURED ALONG THE CENTERLINE WITHOUT PASSING THROUGH A DOORWAY. CEC ARTICLE 210-52(a).
- I. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE 15 & 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNITS, EXCEPT WHERE REQUIRED TO BE GFCI PROTECTED, SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (A.F.C.I.) LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT PER TITLE 24 SECTION 150.0(K)28.
- J. ALL PHONE LINES TO BE (2) CATEGORY 5 TWISTED PAIR LINES & CABLE LINES ARE TO BE HOME RUN TO BOX IN RESIDENCE. COORDINATE SYSTEM WITH OWNER.
- K. LIGHT FIXTURES OVER TUB SHALL BE PROTECTED BY A GFCI & MEET THE FOLLOWING REQUIREMENTS: RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS & NONMETALLIC OR ELECTRICALLY ISOLATED TRIM, & SHALL BE SUITABLE FOR USE IN DAMP LOCATION.
- L. AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE HIGH EFFICACY. LOW EFFICACY LIGHT FIXTURES, IN ADDITION TO THE ONE HIGH EFFICACY FIXTURE, ARE ALLOWED IF THEY ARE CONTROLLED BY A VACANCY SENSOR THAT IS MANUAL-ON & AUTOMATIC-OFF PER TITLE 24 LIGHTING REQUIREMENTS.
- M. ALL BEDROOMS, DINING ROOM & SIMILAR ROOM LIGHTING SHALL BE CONTROLLED BY DIMMER SWITCHES UNLESS LIGHTING MEETS THE CRITERIA FOR HIGH EFFICACY PER TITLE 24. COORDINATE WITH OWNER.
- N. ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL HAVE MOTION-SENSOR + PHOTO-CONTROL.
- O. ALL 125-VOLT 15 & 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.12.
- P. BATHROOM EXHAUST FANS SHALL BE SEPARATELY SWITCHED FROM ANY LIGHTING PER TITLE 24 SECTION 150.0(K)28.
- Q. LIGHTING IN GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY & CONTROLLED BY VACANCY SENSORS PER TITLE 24 SECTION 150.0(k)6.
- R.



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

2 ELECTRICAL PLAN - SECOND FLOOR
1/4" = 1'-0"

THE ADU IS NOT PART OF THIS APPLICATION. A SEPARATE BUILDING PERMIT IS REQUIRED.

SMOKE ALARMS:

- DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]
- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3(4).

CARBON MONOXIDE ALARMS:

- DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL-BURNING APPLIANCES, OR FIREPLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER:

SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

LIGHTING REQUIREMENTS

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CEC 150.0 TABLE 150.0-4]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CEC 150.0(2)(K)1]
- LUMINAIRES RECESSED INTO INSULATED CEILINGS:
 - (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
 - (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
 - (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
 - (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
 - (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CECS SEC. 150(K)12]

BATHROOM FAN SHALL BE SWITCH SEPARATE FROM OTHER LIGHTING

- PROVIDE A MINIMUM 4" CLOTHES DRYER MOISTURE EXHAUST DUCT. CLOTHES DRYER EXHAUST DUCT NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT INCLUDING 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.
- CLOTHES DRYER EXHAUST DUCTS SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES WITH NO SCREWS OR OTHER FASTNERS THAT WILL OBSTRUCT FLOW. CMC SECTION 504.4.2
- PROVIDE BOOSTER FAN WHEN LENGTH EXCEEDS 14' AT LEAST 6 FEET FROM DRYER.
- CMC SECTION 504.4.2.1
- KITCHEN RANGE HOOD SHALL BE 100 CFM MINIMUM

DARK SKY LIGHTING COMPLIANCE NOTES

- ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED AND DOWNWARD-DIRECTED FIXTURES SHALL BE ORIENTED TO PREVENT UPLIGHT AND MINIMIZE GLARE. LIGHT DISTRIBUTION SHALL BE CONFINED TO THE SUBJECT PROPERTY.
- MAXIMUM LIGHT LEVELS SHALL NOT EXCEED 10 FOOT-CANDELES AT FINISHED GRADE
- LIGHTING INTENSITY SHALL COMPLY WITH CMC 19.102.040(D)(2). PHOTOMETRIC CALCULATIONS TO VERIFY CONFORMANCE SHALL BE PROVIDED IF REQUESTED.
- ALL LIGHT SOURCES SHALL HAVE A MAINTAINED CCT OF 3000K OR LESS
- FIXTURES SHALL BE SPECIFIED WITH A WARM-WHITE LED SOURCE (s3000K) IN COMPLIANCE WITH CMC 19.102.040(D)(3).
- ALL EXTERIOR LIGHTING SHALL BE FULLY EXTINGUISHED OR MOTION SENSOR-CONTROLLED BY 11:00 P.M.
- AUTOMATED LIGHTING CONTROL SYSTEMS SHALL BE USED WHERE REQUIRED. EXTERIOR LIGHTING NOT GOVERNED BY MOTION SENSORS SHALL BE TURNED OFF NO LATER THAN 11:00 P.M. OR WHEN OUTDOOR AREAS ARE UNOCCUPIED.

ONE LUMINAIRE IN THE BATHROOM 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 OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2C. (CEC 150.0(2)(I)).
HTTPS://UP.CODES/VIEWER/CALIFORNIA/CA-ENERGY-CODE-2019/CHAPTER/7/L0W-RISE-RESIDENTIAL-BUILDINGS-MANDATORY-FEATURES-AND-DEVICES#7

THE MICROWAVE OVEN IF THERE ANY WILL BE INSTALLED OVER A LISTED COOKING APPLIANCE SHALL BE IN ACCORDANCE WITH THE TERMS OF THE UPPER APPLIANCE'S LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. MICROWAVE OVENS SHALL COMPLY WITH UL 923.

KITCHENS REQUIRE EXHAUST FANS DUCTED TO THE EXTERIOR WITH A MINIMUM CFM AS SPECIFIED IN THE TABLE BELOW.

Table 150.0-G Kitchen Range Hood Airflow Rates (cfm)

Dwelling Unit Floor Area (ft²)	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN RANGE HOOD TO BE FIELD VERIFIED BY A CERTIFIED HERS RATER.

- suiling station - 1042 emerald ter. union city, ca 94587
phone #: 510-377-8802
- email: stodesign1999@gmail.com



SLC DESIGN

consultant

disclaimer

- Do not scale or measure plan set.
- All vendors shall measure as built/current framing conditions prior to casework/cabinet fabrication
- Site plans prepared by non-certified land surveyors will result in some level of discrepancy. We encourage homeowners to hire certified land surveyors when an addition to new home is proposed.

general notes

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

No.	Description	Date

- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

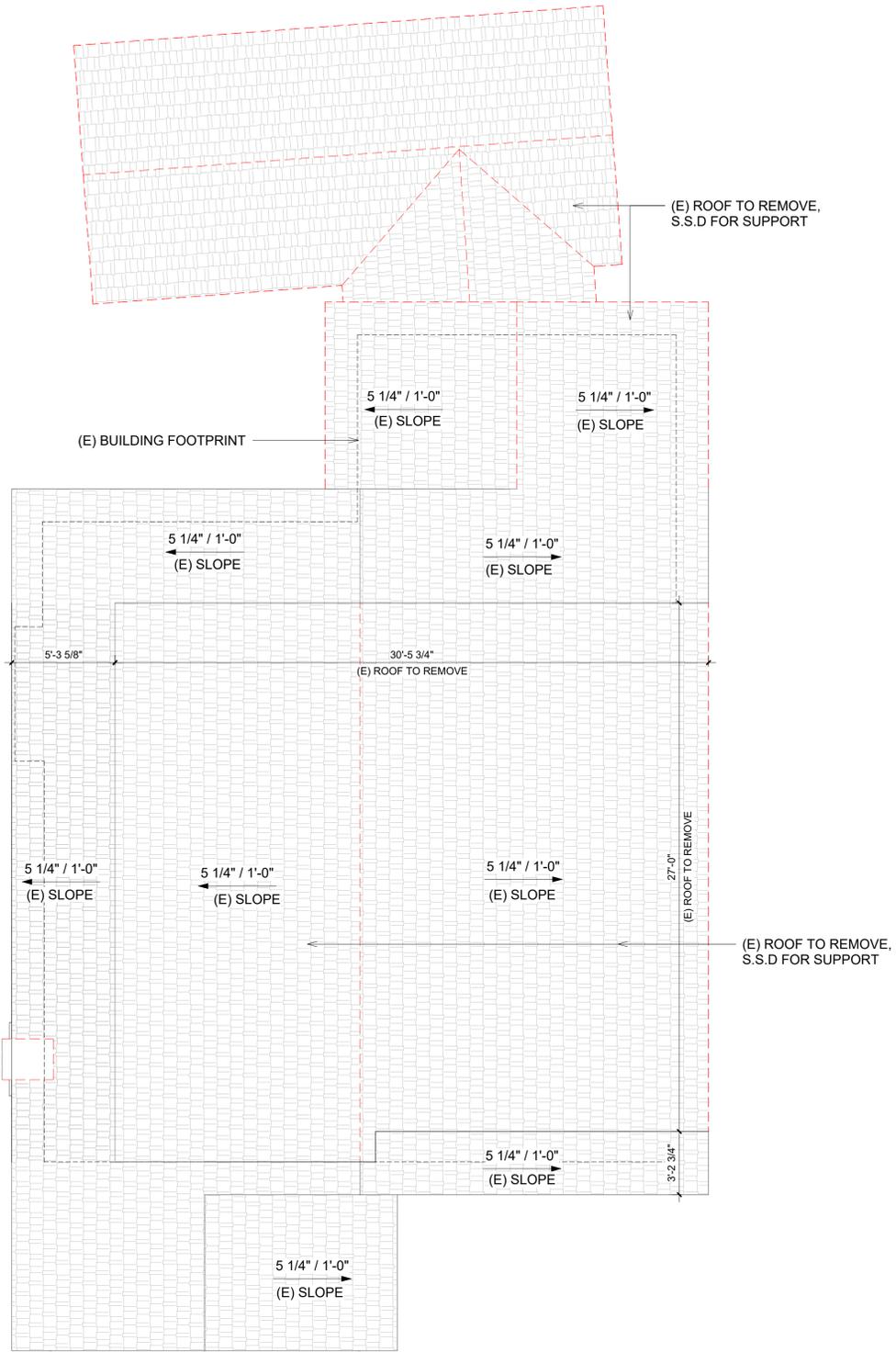
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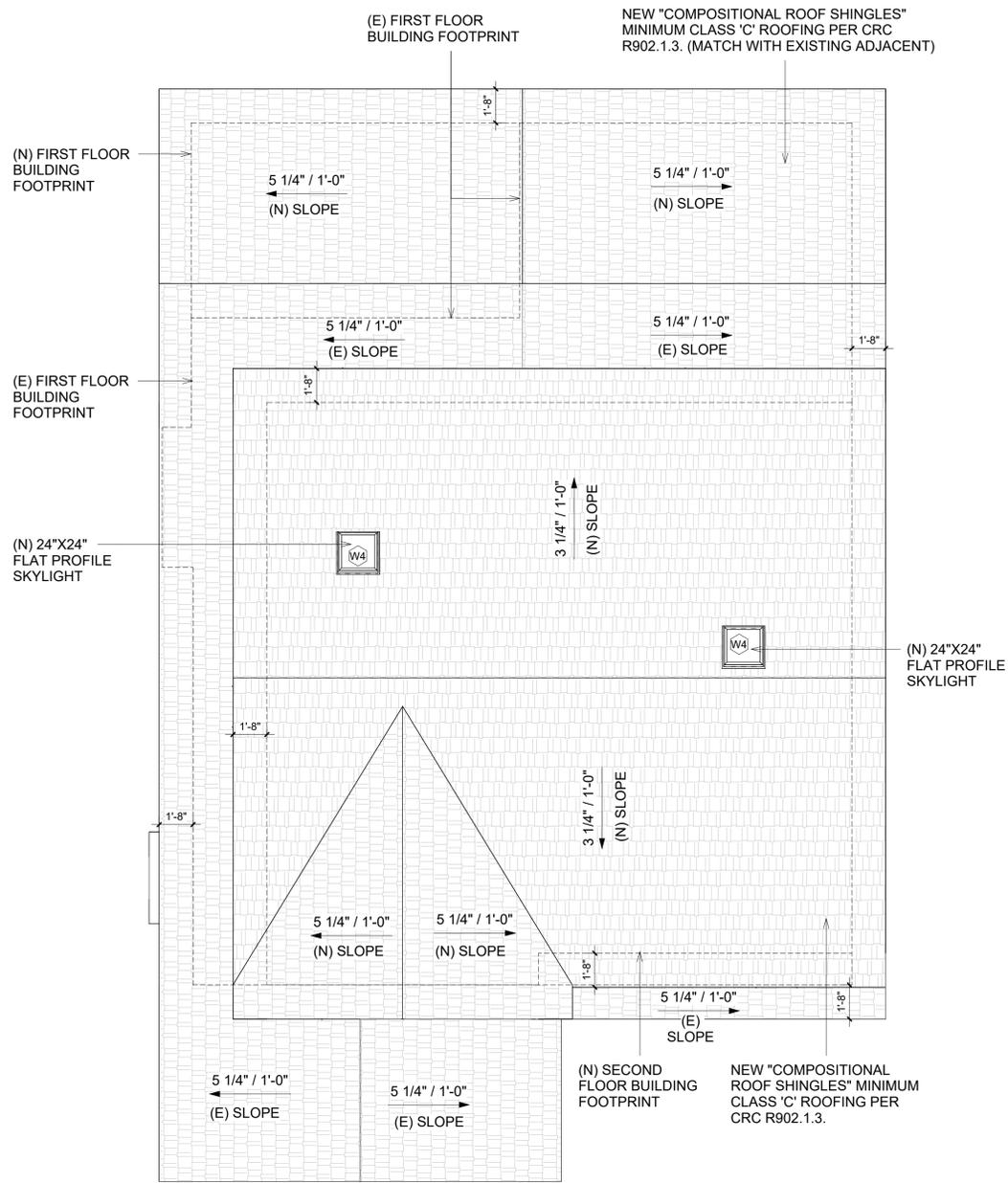
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ELECTRICAL PLAN

A1.2



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



2 PROPOSED ROOF PLAN
1/4" = 1'-0"



SHEET NOTES

1. (E) ROOF, ROOF VENT, GUTTER, DOWNSPOUT, FASCIA BOARD SHALL REMAIN U.O.N. PATCH AND REPAIR WHERE NEW CONSTRUCTION OCCURS
2. (N) SKYLIGHT SHALL HAVE LAMINATED GLASS DUAL-PANE, LOW-E AND COMPLY WITH T-24 REQUIREMENT. INSTALL ALL FLASHING PER MANUFACTURER'S RECOMMENDATION
3. (N) ROOF, FASCIA BOARD, ROOF VENT, GUTTER, DOWNSPOUT SHALL MATCH WITH (E) TO CREATE A COHESIVE APPEARANCE
4. ALL ROOF FLASHING SHALL BE GALVANIZED 26 GA.
5. ROOFING UNDERLAYMENT SHALL HAVE AT LEAST 30# FELT MINIMUM, AND HAVE A 6\"/>

ROOF VENTILATION CALCULATIONS

FIRST FLOOR ROOF VENTILATION CALCULATIONS:
 ROOF VENTILATION CALCULATIONS AT CONDITIONED AREA:
 ADDITION AREA: 154 S.F.
 EAVE VENTS = (3) - 3\"/>

SECOND FLOOR ROOF VENTILATION CALCULATIONS:
 ROOF VENTILATION CALCULATIONS AT CONDITIONED AREA:
 AREA WITH ATTIC: 390 S.F.
 EAVE VENTS = (3) - 3\"/>

- su-ling stalon - 1042 emerald ter. union city, ca 94587
 phone #: 510-377-8802
 e-mail: stlodesign1999@gmail.com



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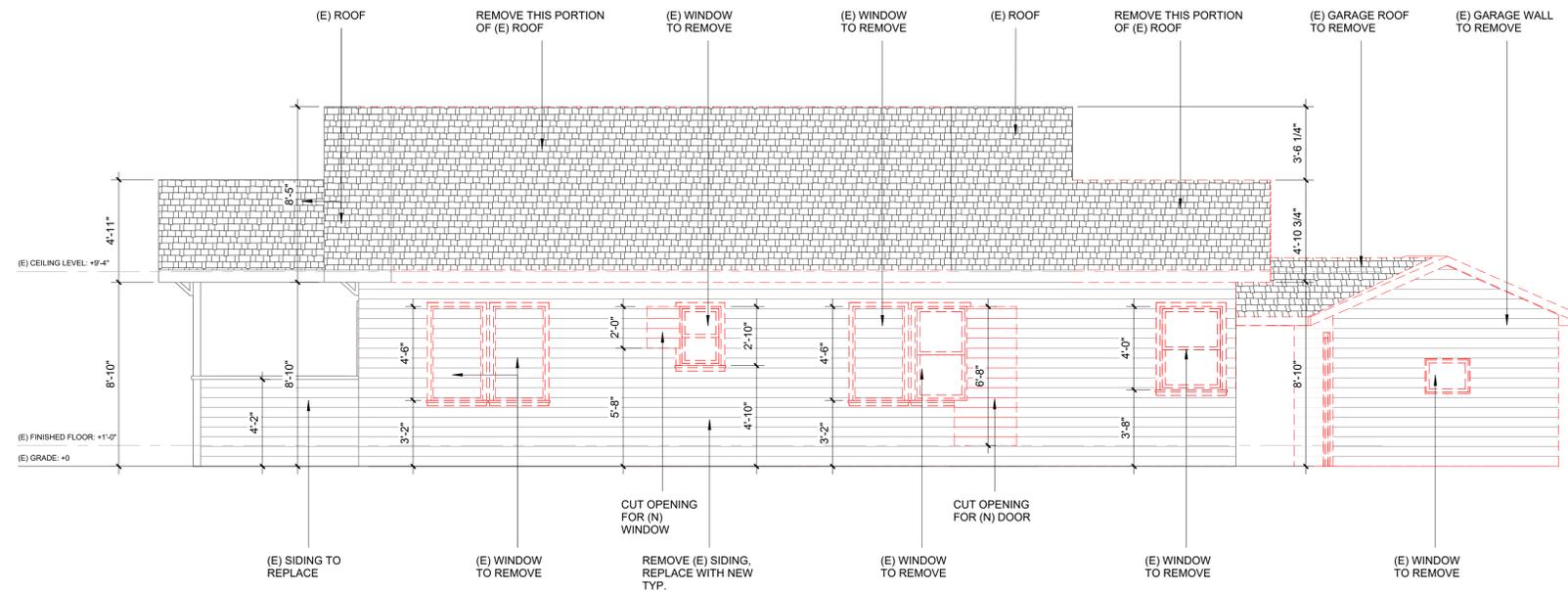
No.	Description	Date

- revision history
- client review
 - plan check
 - bidding
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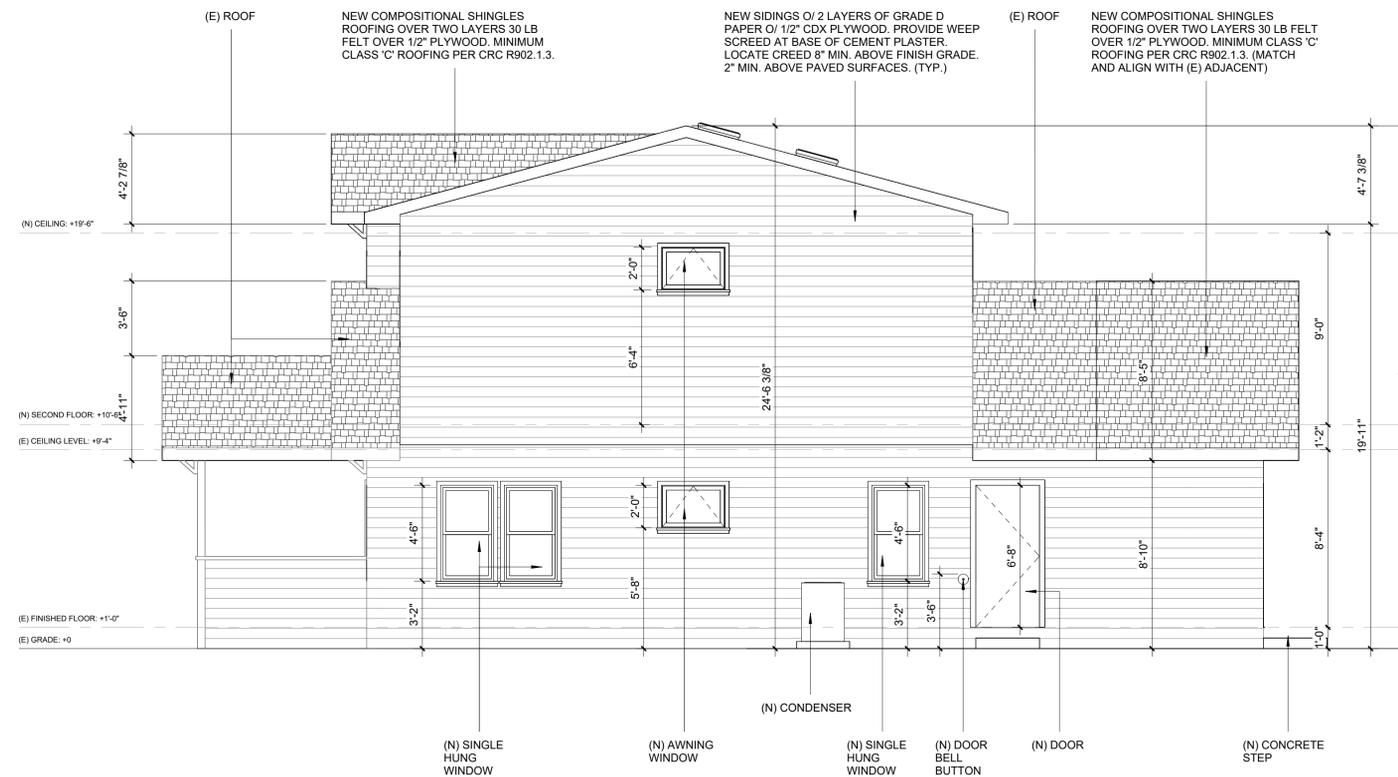
date 11.6.2025
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 proj mgr
 proj arch
 scale AS NOTED

ROOF PLANS

sheet number **A2.0**



1 DEMO RIGHT ELEVATION
1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

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consultant

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proj num

proj mgr

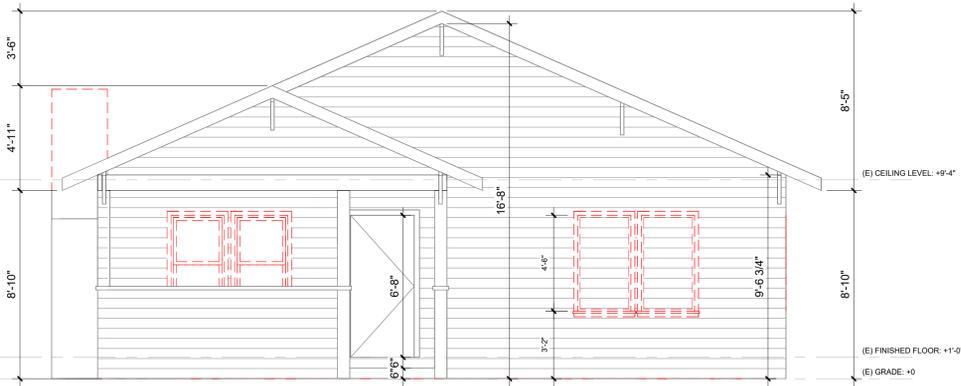
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scale AS NOTED

ELEVATIONS

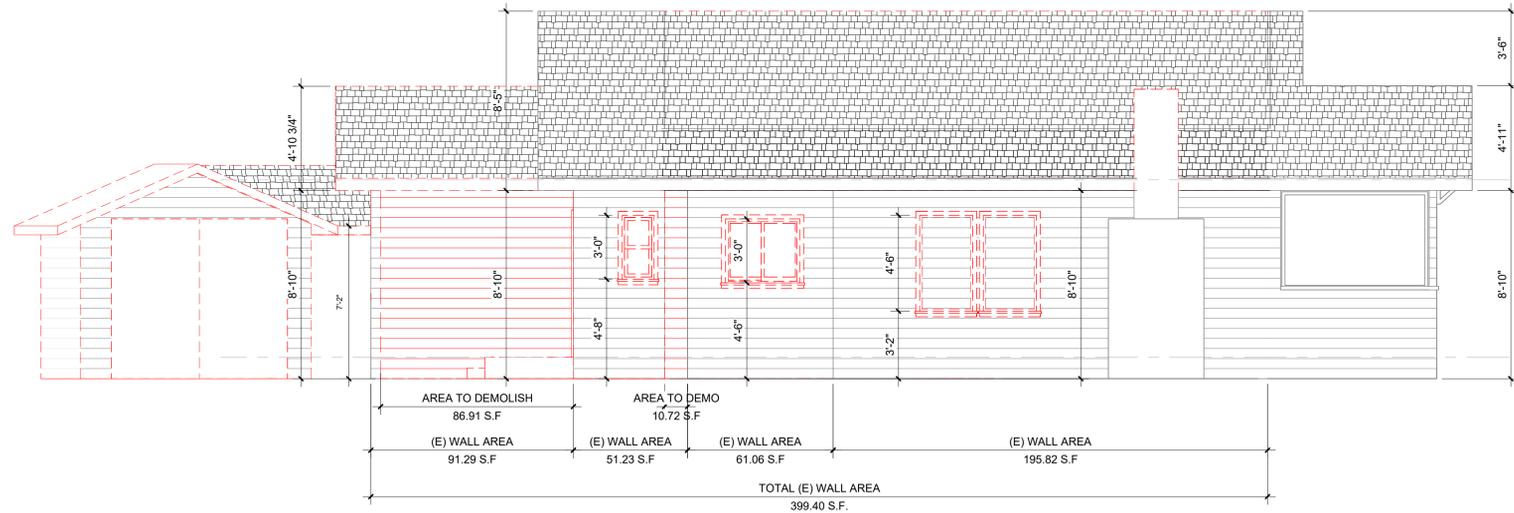
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STREET FACING ELEVATION (FRONT):
 (E) WALL AREA = 425.4 S.F.
 NO DEMOLITION



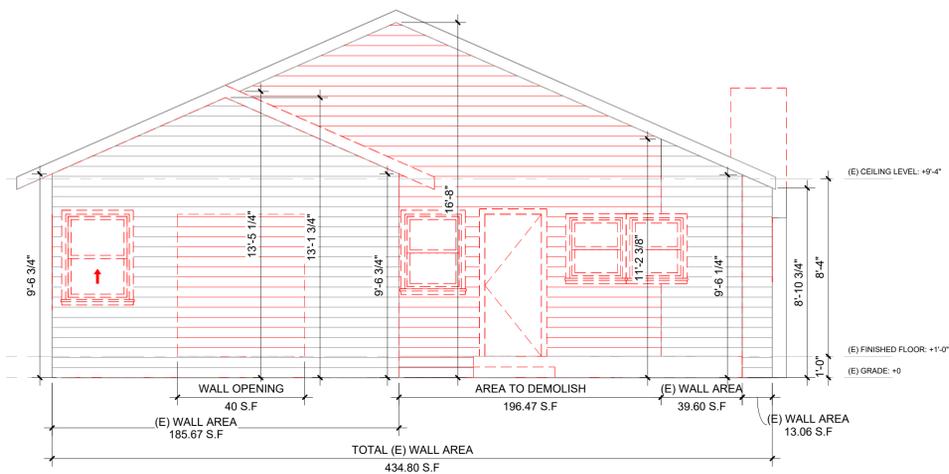
① DEMO FRONT ELEVATION CALCULATION
 1/4" = 1'-0"

STREET FACING ELEVATION (LEFT):
 TOTAL WALL AREA = 399.4 S.F.
 AREA TO DEMOLISH = 97.63 S.F.
 % TO DEMOLISH = 97.63 / 399.4 = 24.4% (<25%)



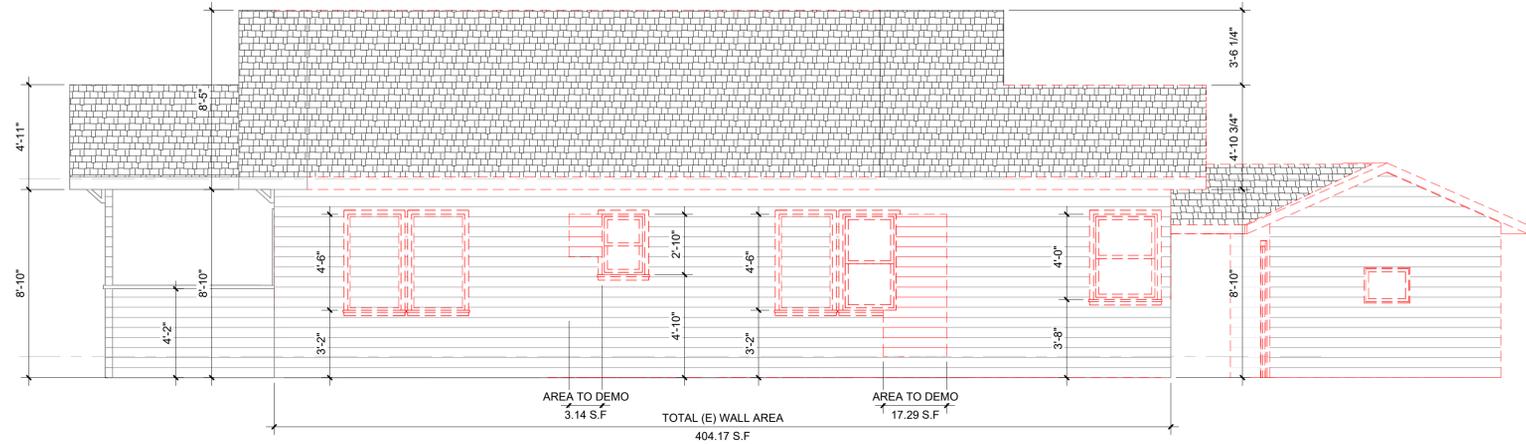
② DEMO LEFT ELEVATION CALCULATION
 1/4" = 1'-0"

MAIN HOUSE (REAR):
 TOTAL WALL AREA = 434.80 S.F.
 AREA TO DEMOLISH = 236.47 S.F.
 % TO DEMOLISH = 236.47 / 434.80 = 54.4%



⑤ DEMO REAR ELEVATION (MAIN HOUSE) CALCULATION
 1/4" = 1'-0"

RIGHT ELEVATION:
 TOTAL WALL AREA = 404.17 S.F.
 AREA TO DEMOLISH = 20.43 S.F.
 % TO DEMOLISH = 20.43 / 404.17 = 5.05%



④ DEMO RIGHT ELEVATION CALCULATION
 1/4" = 1'-0"

OVERALL TOTAL WALL AREA = 1663.77 S.F.
 OVERALL AREA TO DEMOLISH = 354.53 S.F.
 OVERALL % TO DEMOLISH = 354.53 / 1663.77 = 21.31% (< 50%)

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 - phone #: 510-377-8802
 - email: stodesign1999@gmail.com



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disclaimer

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Taraneah Moayed's Residence Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

No.	Description	Date

- revision history
- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

proj mgr

proj arch

scale AS NOTED

DEMOLITION PLAN

sheet number

A3.3

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date 11.6.2025

proj num

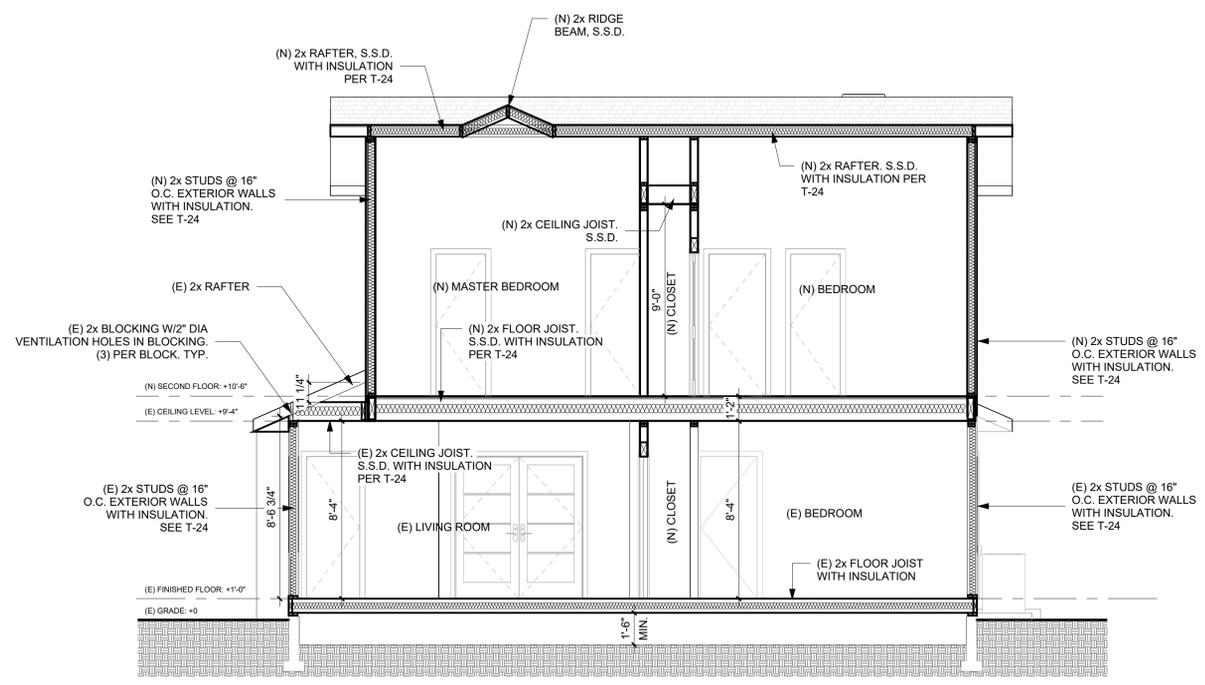
proj mgr

proj arch

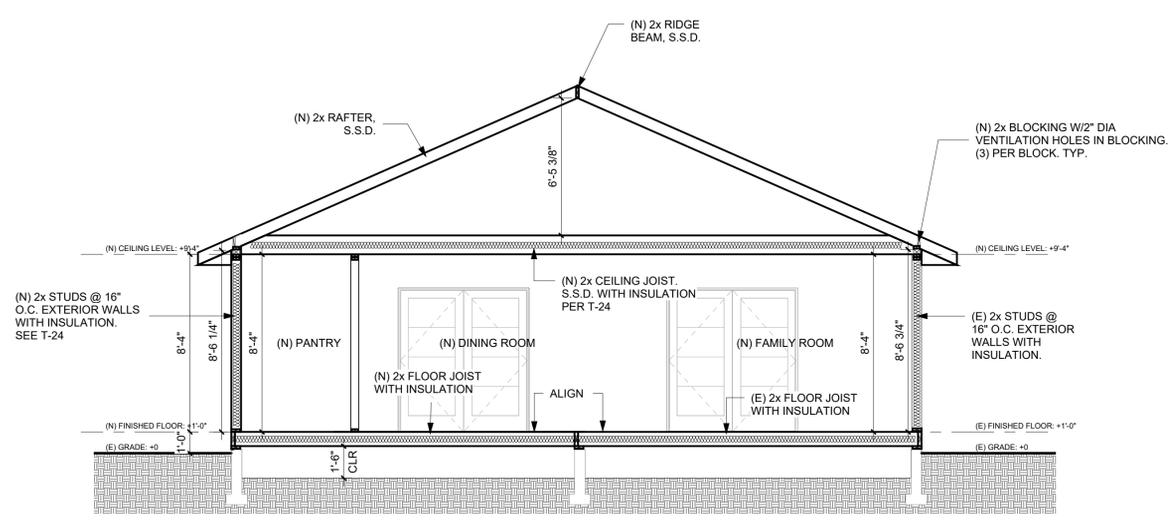
scale AS NOTED

SECTIONS

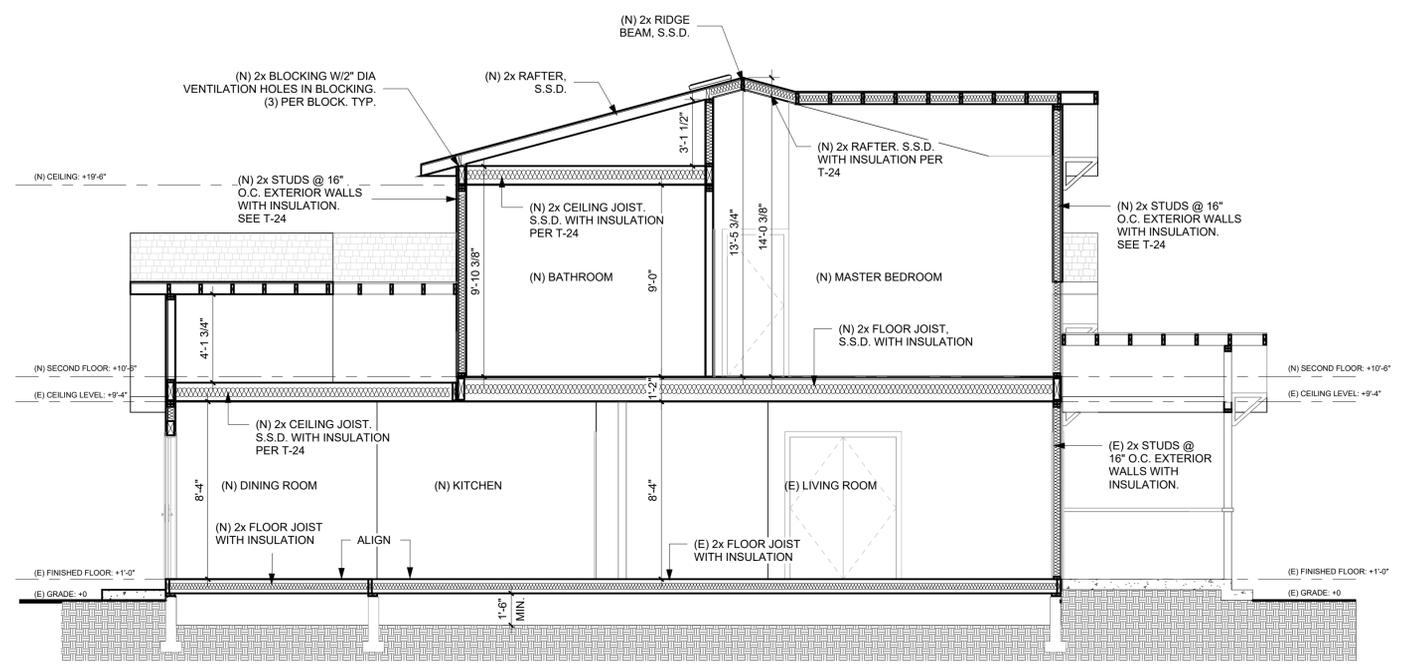
sheet number **A4.0**



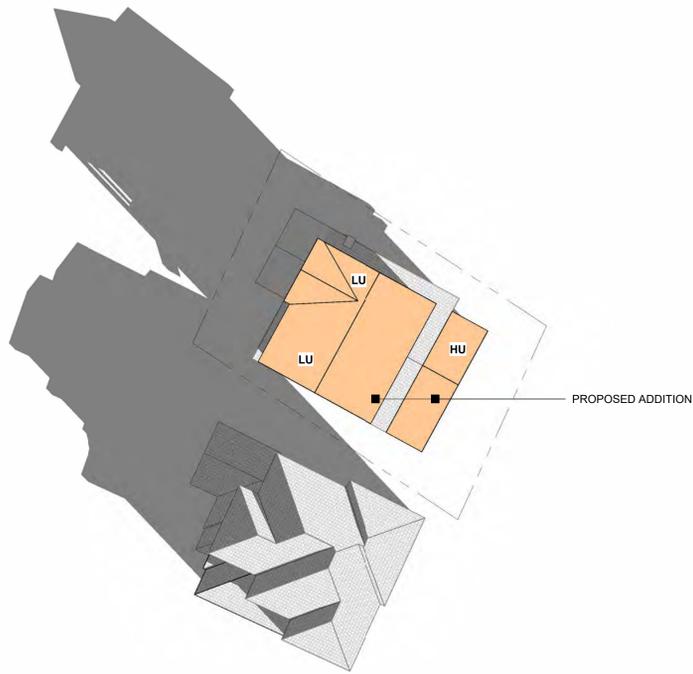
SECTION 1
1/4" = 1'-0"



SECTION 3
1/4" = 1'-0"



SECTION 2
1/4" = 1'-0"



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

② 09 AM_December 21 (Winter Solstice)
 1" = 20'-0"



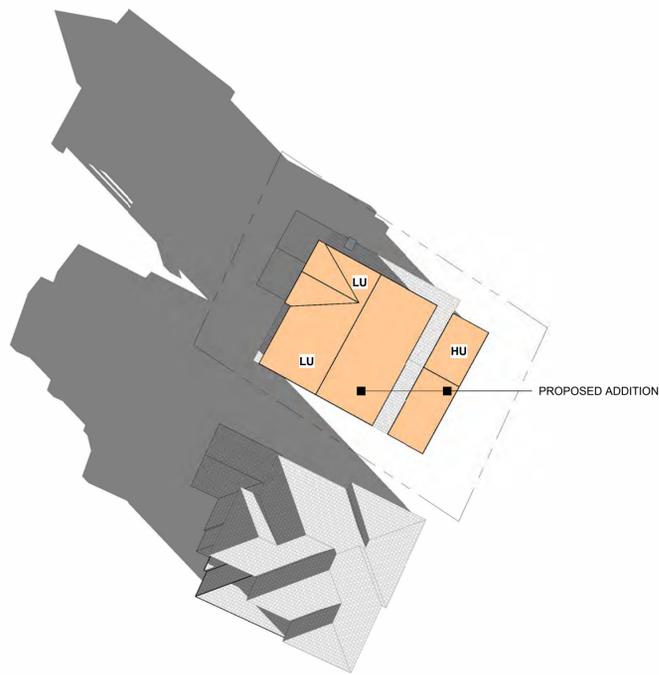
HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

③ 12 PM_December 21 (Winter Solstice)
 1" = 20'-0"



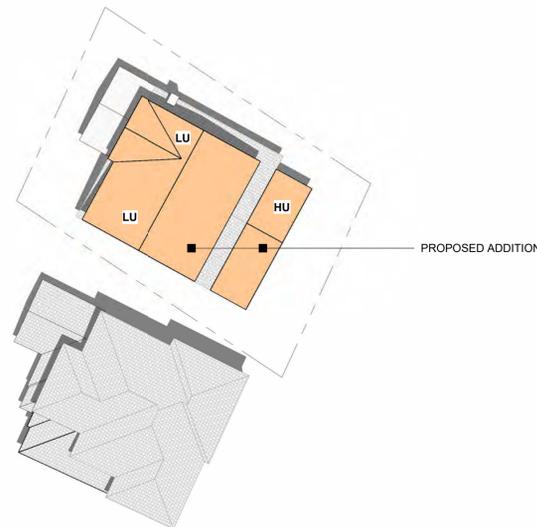
HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

① 3 PM_December 21 (Winter Solstice)
 1" = 20'-0"



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

⑤ 09 AM_June 21 (Summer Solstice)
 1" = 20'-0"



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

⑥ 12 PM_June 21 (Summer Solstice)
 1" = 20'-0"



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

④ 3 PM_June 21 (Summer Solstice)
 1" = 20'-0"



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date 11.6.2025

proj num

proj mgr

proj arch

scale AS NOTED

SHADOW PLAN

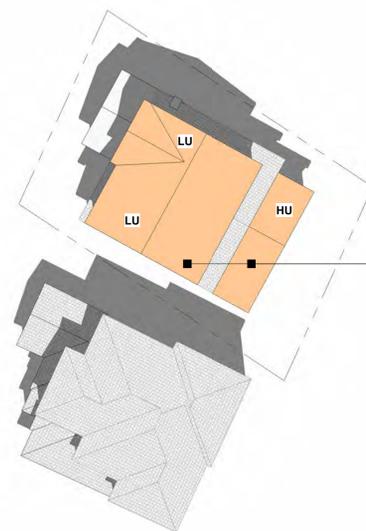
sheet number **A4.1**



PROPOSED ADDITION

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

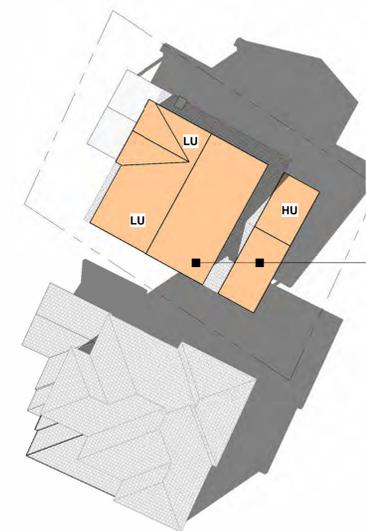
② 09 AM_March 21 (Spring Equinox)
 1" = 20'-0"



PROPOSED ADDITION

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

③ 12 PM_March 21 (Spring Equinox)
 1" = 20'-0"



PROPOSED ADDITION

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

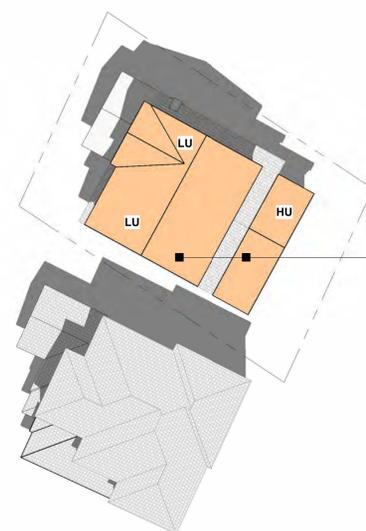
① 3 PM_March 21 (Spring Equinox)
 1" = 20'-0"



PROPOSED ADDITION

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

⑤ 09 AM_September 21 (Autumn Equinox)
 1" = 20'-0"



PROPOSED ADDITION

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

⑥ 12 PM_September 21 (Autumn Equinox)
 1" = 20'-0"



PROPOSED ADDITION

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

④ 3 PM_September 21 (Autumn Equinox)
 1" = 20'-0"



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Remodeling and New ADU

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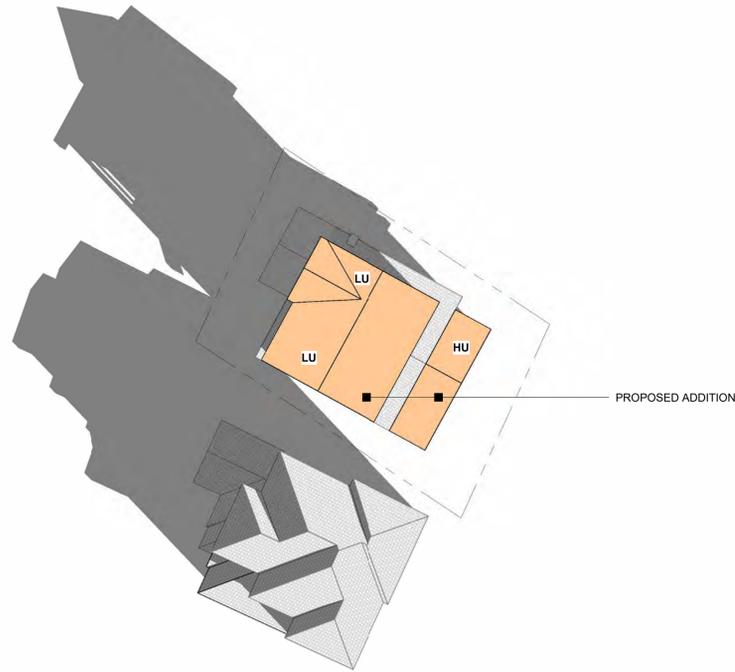
date 11.6.2025
 proj num
 proj mgr
 proj arch
 scale AS NOTED

SHADOW PLAN

sheet number **A4.2**

DECEMBER - AVERAGE % SHADOW: 0% < 10% THEREFORE COMPLIED

SHADOW AREA: 0.00 SF
 ROOF AREA: 2733.25 SF
 % SHADOW: 0.00 %



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

② 09 AM _December 21
 1" = 20'-0"

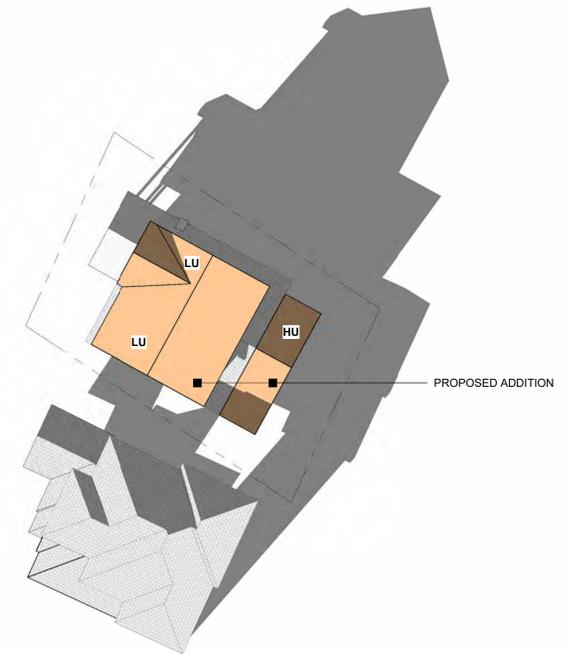
SHADOW AREA: 0.00 SF
 ROOF AREA: 2733.25 SF
 % SHADOW: 0.00 %



LU = LOW-USE ZONE (BEDRM, BATHS)
HU = HIGH -USE ZONE (KITCHEN, LIVING RM)

③ 12 PM _December 21
 1" = 20'-0"

SHADOW AREA: 0.00 SF
 ROOF AREA: 2733.25 SF
 % SHADOW: 0.00 %



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

① 3 PM _December 21
 1" = 20'-0"

JUNE - AVERAGE % SHADOW: 0.00% < 10% THEREFORE COMPLIED

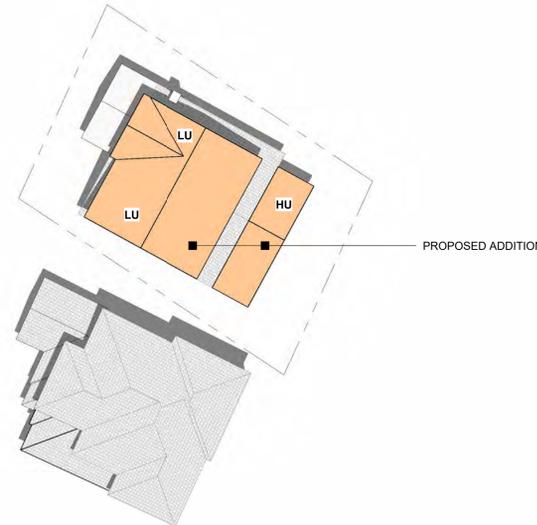
SHADOW AREA: 0.00 SF
 ROOF AREA: 2733.25 SF
 % SHADOW: 0.00 %



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

⑤ 09 AM _June 21
 1" = 20'-0"

SHADOW AREA: 0.00 SF
 ROOF AREA: 2733.25 SF
 % SHADOW: 0.00 %



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

⑥ 12 PM _June 21
 1" = 20'-0"

SHADOW AREA: 0.00 SF
 ROOF AREA: 2733.25 SF
 % SHADOW: 0.00 %



HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

④ 3 PM _June 21
 1" = 20'-0"

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No.	Description	Date

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date 11.6.2025

proj num

proj mgr

proj arch

scale AS NOTED

SHADOW PLAN AVERAGE PERCENTAGE

sheet number **A4.3**

MARCH - AVERAGE % SHADOW: 0.00% < 10% THEREFORE COMPLIED

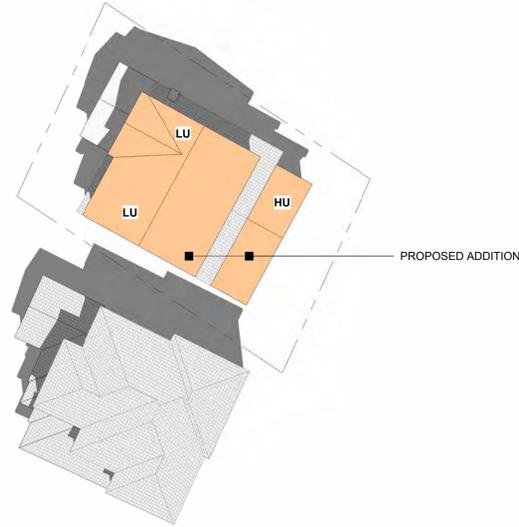
SHADOW AREA: 0.00 SF
ROOF AREA: 2733.25 SF
% SHADOW: 0.00 %



② 09 AM_March 21
1" = 20'-0"

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

SHADOW AREA: 0.00 SF
ROOF AREA: 2733.25 SF
% SHADOW: 0.00 %



③ 12 PM_March 21
1" = 20'-0"

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

SHADOW AREA: 0.00 SF
ROOF AREA: 2733.25 SF
% SHADOW: 0.00 %



① 3 PM_March 21
1" = 20'-0"

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

SEPTEMBER - AVERAGE % SHADOW: 0.00% < 10% THEREFORE COMPLIED

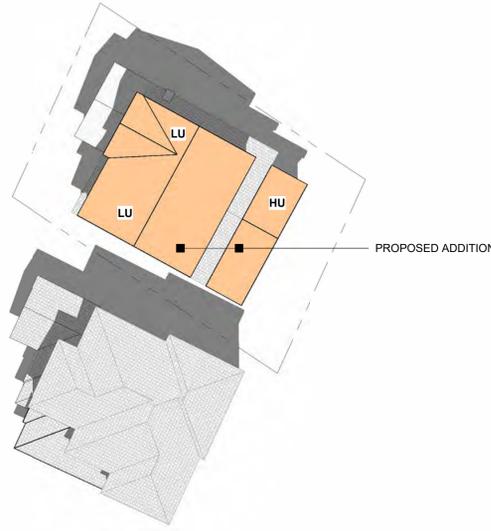
SHADOW AREA: 0.00 SF
ROOF AREA: 2733.25 SF
% SHADOW: 0.00 %



⑤ 09 AM_September 21
1" = 20'-0"

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

SHADOW AREA: 0.00 SF
ROOF AREA: 2733.25 SF
% SHADOW: 0.00 %



⑥ 12 PM_September 21
1" = 20'-0"

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
LU = LOW-USE ZONE (BEDRM, BATHS)

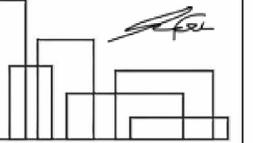
SHADOW AREA: 0.00 SF
ROOF AREA: 2733.25 SF
% SHADOW: 0.00 %



④ 3 PM_September 21
1" = 20'-0"

HU = HIGH -USE ZONE (KITCHEN, LIVING RM)
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proj mgr

proj arch

scale AS NOTED

SHADOW PLAN AVERAGE PERCENTAGE

sheet number **A4.4**

SUMMARY / METHODOLOGY

SHADOW IMPACT SUMMARY

PURSUANT TO TOWN OF LOS GATOS MUNICIPAL CODE CHAPTER 29 (ZONING REGULATIONS — SOLAR ACCESS), THE PROPOSED ADDITION AT 150 TAIT AVE, LOS GATOS, CALIFORNIA, WAS EVALUATED TO DETERMINE POTENTIAL SHADOW IMPACT ON ADJACENT ROOFTOP SOLAR ACCESS AREAS. ANALYSIS CONFIRMS THAT NO SHADOW FROM THE PROPOSED ADDITION REACHES THE ADJACENT ROOF SURFACE DURING THE TESTED SOLAR CONDITIONS. THEREFORE, THE PROJECT RESULTS IN NO MEASURABLE SHADOW IMPACT.

METHODOLOGY

SHADOW SIMULATIONS WERE CONDUCTED USING DIGITAL SOLAR STUDY SOFTWARE FOR FOUR REPRESENTATIVE SOLAR EVENTS:
WINTER SOLSTICE
SPRING EQUINOX
SUMMER SOLSTICE
AUTUMN EQUINOX

FOR EACH DATE, SHADOW CONDITIONS WERE EVALUATED AT THREE REPRESENTATIVE TIMES:

9:00 AM
12:00 NOON
3:00 PM

THE PROPOSED BUILDING MASS WAS ANALYZED RELATIVE TO THE ADJACENT STRUCTURE'S ROOF PLANE TO VERIFY SOLAR ACCESS CONDITIONS.

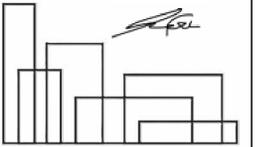
RESULTS SHOWED NO SHADOW ENCROACHMENT ON THE NEIGHBORING ROOF AREA AT ANY TESTED TIME OR DATE, CONFIRMING ZERO PROJECT-RELATED SOLAR ACCESS IMPACT.

ANNUAL AVERAGE SHADOW PERCENTAGE: 0.00%
PROJECT COMPLIES WITH TOWN OF LOS GATOS SOLAR ACCESS REQUIREMENTS.

CONCLUSION

THE PROPOSED ADDITION RESULTS IN NO SHADOW IMPACT TO ADJACENT ROOF AREAS BASED ON SEASONAL SOLAR POSITION ANALYSIS. THE PROJECT IS CONSISTENT WITH THE TOWN OF LOS GATOS SOLAR ACCESS REQUIREMENTS UNDER CHAPTER 29, AS NO REDUCTION IN ADJACENT ROOFTOP SOLAR ACCESS OCCURS.

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Moayed's
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**Remodeling and
New ADU**

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date

plan check

bidding

construction

date

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proj num

proj mgr

proj arch

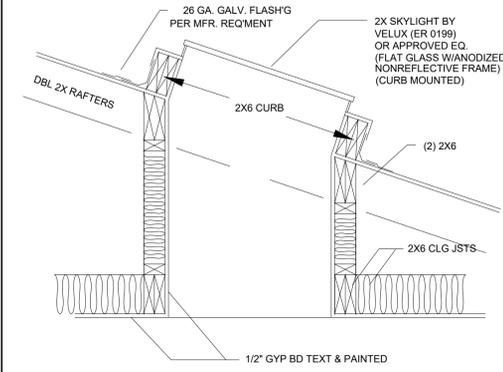
scale

AS NOTED

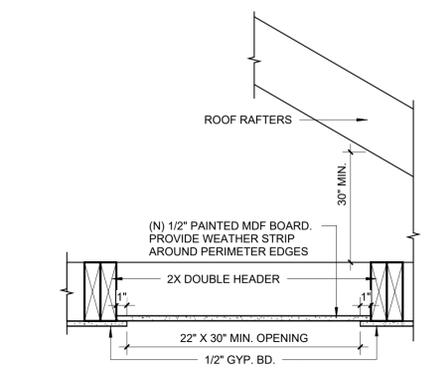
**SUMMARY /
METHODOLOGY**

sheet number

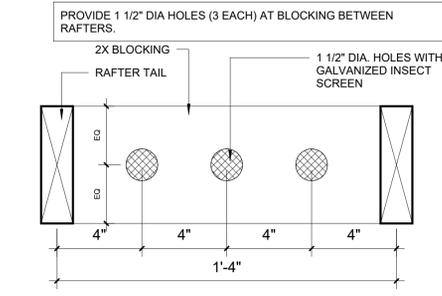
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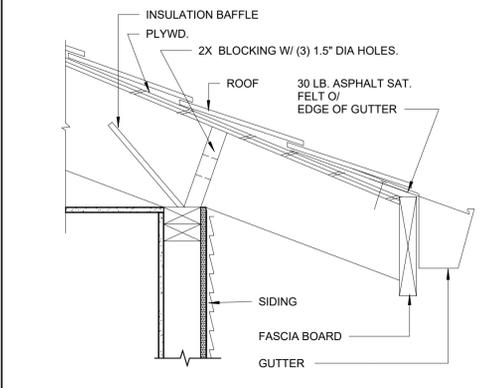
10 SKYLIGHT DETAIL
1" = 1'-0"



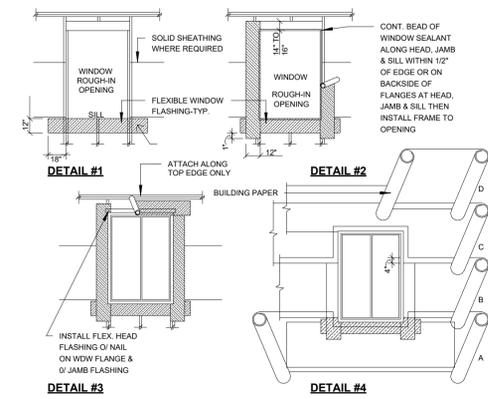
9 ATTIC ACCESS
1 1/2" = 1'-0"



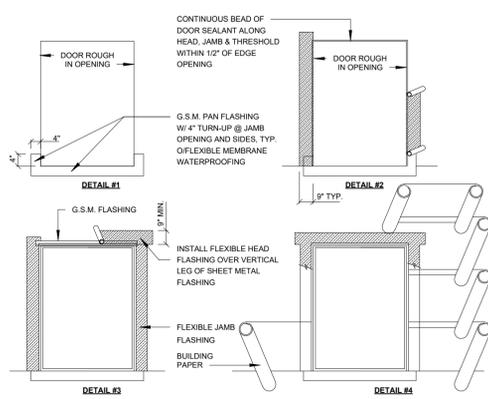
5 SOFFIT VENT DETAIL
3" = 1'-0"



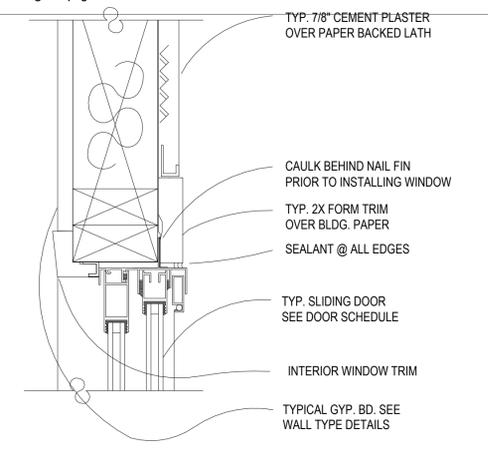
11 EAVE DETAIL
1 1/2" = 1'-0"



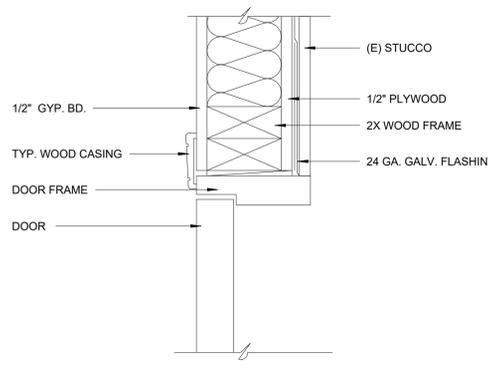
8 WINDOW OPENING FLASHING
3" = 1'-0"



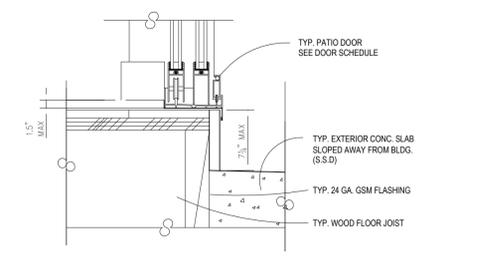
4 DOOR OPENING FLASHING
3" = 1'-0"



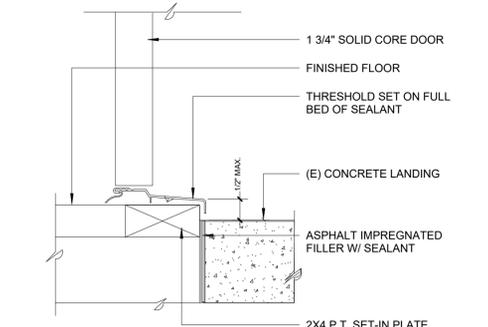
7 PATIO GLASS DOOR - HEAD DETAIL
3" = 1'-0"



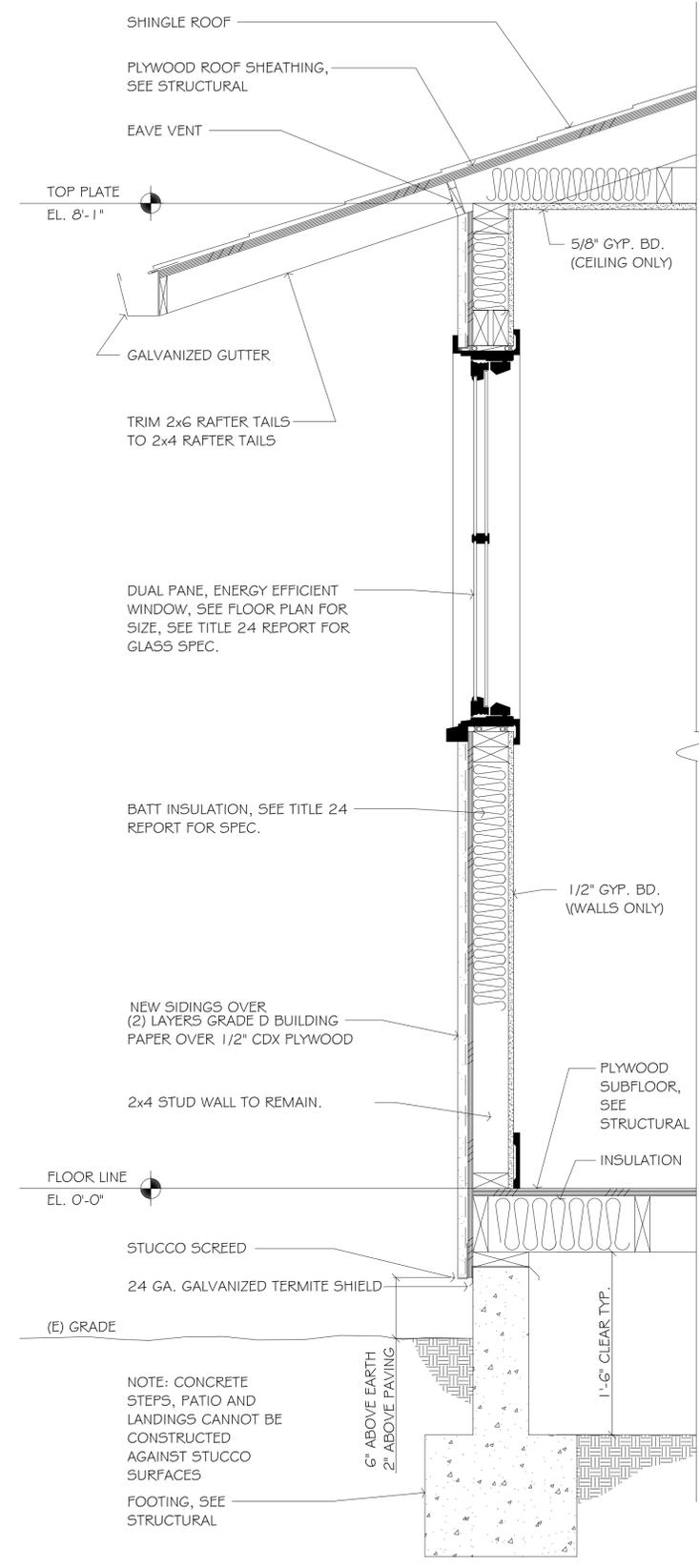
3 EXTERIOR DOOR JAMB
3" = 1'-0"



6 PATIO GLASS DOOR - SILL DETAIL
3" = 1'-0"



2 EXTERIOR DOOR THRESHOLD
3" = 1'-0"



1 WALL SECTION
1 1/2" = 1'-0"

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proj arch

scale AS NOTED

DETAILS

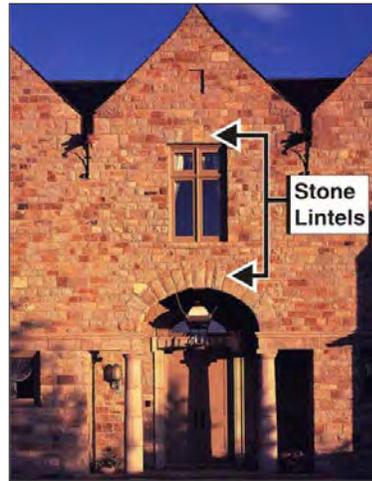
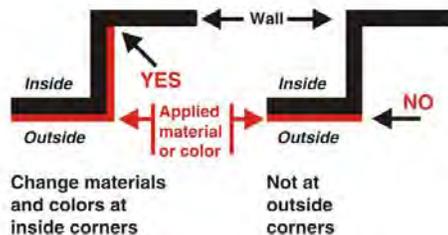
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3.8.3 Use traditional detailing

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

3.8.4 Materials changes

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



Use stone or wood lintels over openings in stone walls

3.9 ADDITIONS/ACCESSORY BUILDINGS/SECONDARY UNITS

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



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

BUILDING DESIGN

3



Original structure



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



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

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

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