

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.

(E) GARAGE: 272 S.F.

NEW ADDITION: 45 S.F. (ADU ENTRANCE)

(N) MAIN DWELLING: 1273 S.F. (< 1391 S.F.)

(N) SECOND FLOOR

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

SCOPE OF WORK

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

- SECOND FLOOR**
- 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 57 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 R608.4) 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 8 FT. , AND THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - D) ADJACENT TO STAIRWAYS, RAMPS, 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 34" CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT. CRC SECTION 2904, CPC SECTION 408.6.
- PROVIDE MINIMUM 1/24 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 7/8" 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. 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.

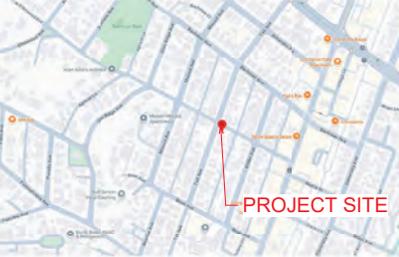
- ADDRESS NUMBERS FOR BOTH MAIN HOUSE AS WELL AS ADU SHALL BE ILLUMINATED (EXTERNAL OR INTERNAL) AND PLACED AT THE FRONT OF THE STRUCTURE FACING THE STREET, AS PER FIRE CODE.
- ADDRESS NUMBERS SHALL BE MINIMUM 4" HIGH WITH 1/2" STROKE.

CALL 811 BEFORE YOU DIG

SHEET INDEX

SHEET INDEX	
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A1.0	EXISTING/DEMO FIRST FLOOR & PROPOSED FIRST FLOOR PLANS
A1.1	NEW PROPOSED SECOND FLOOR PLAN
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A3.1	ELEVATIONS
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A6.0	EXTERIOR MATERIALS SPECIFICATIONS

VICINITY MAP

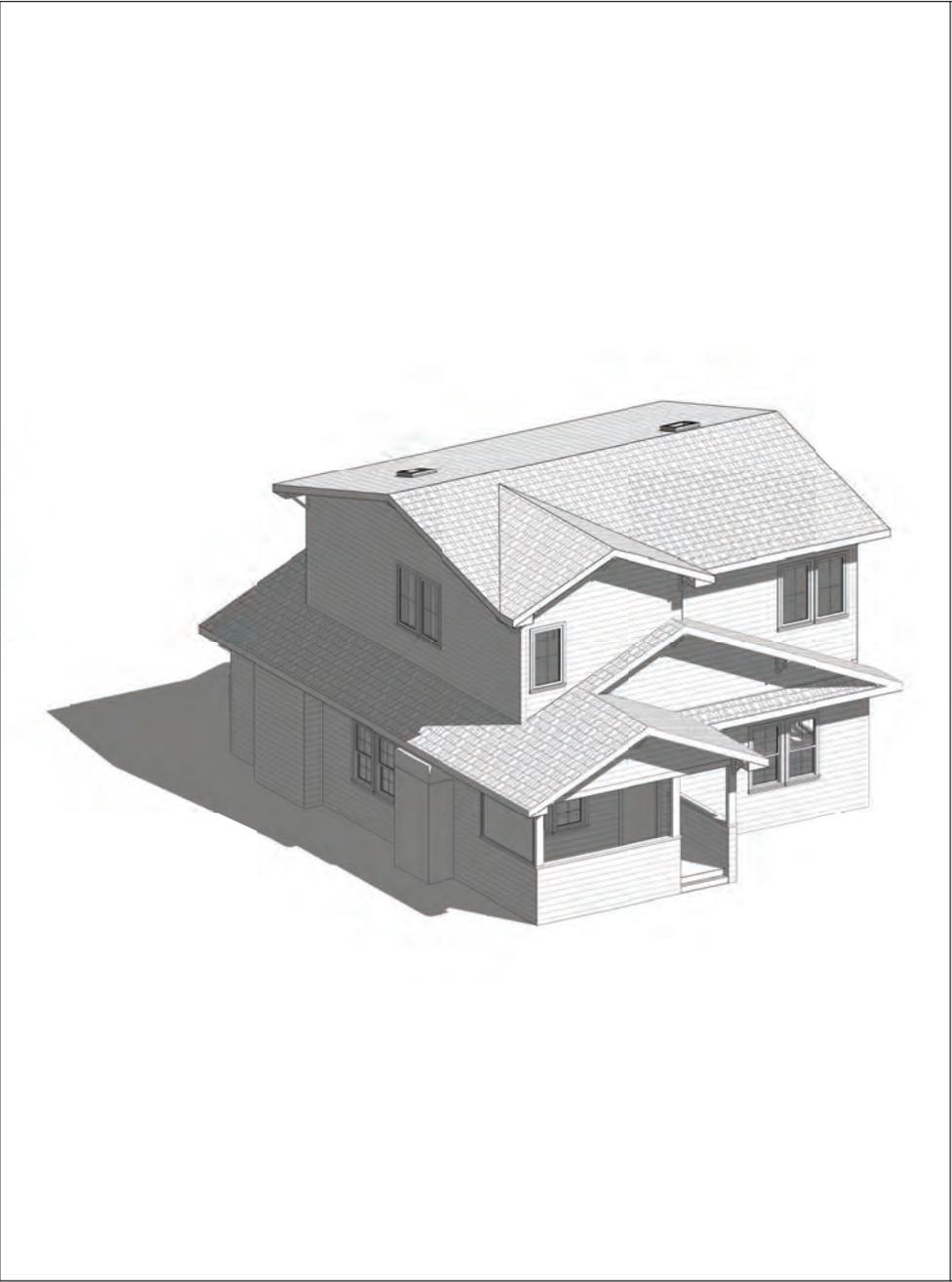


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• scaling station - 1/4"=1'-0" provided by union city, ca 94587
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DISCLAIMER

- Do not scale or measure plan set.
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- Site plans measured by non-certified land surveyors will result in some level of discrepancy. The engineering team will result in some level of discrepancy. The engineering team will result in some level of discrepancy.
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Taraneah Moayed's Residence

Remodeling and New ADU

**150 Tait Ave,
 Los Gatos, CA**

No.	Description	Date

- client review
- date
- design/review status
- plan check
- bidding
- construction

DATE: 11.6.2025

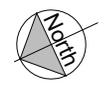
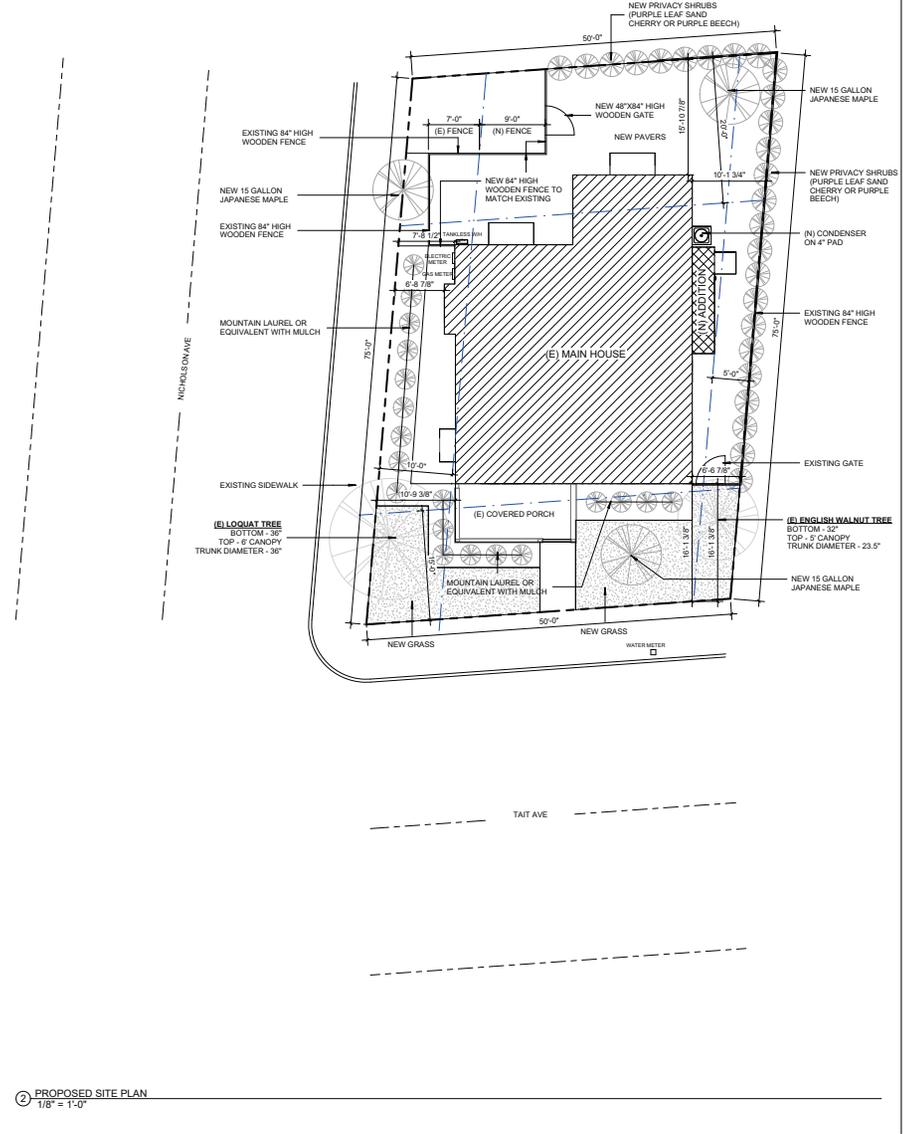
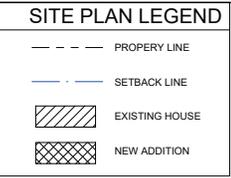
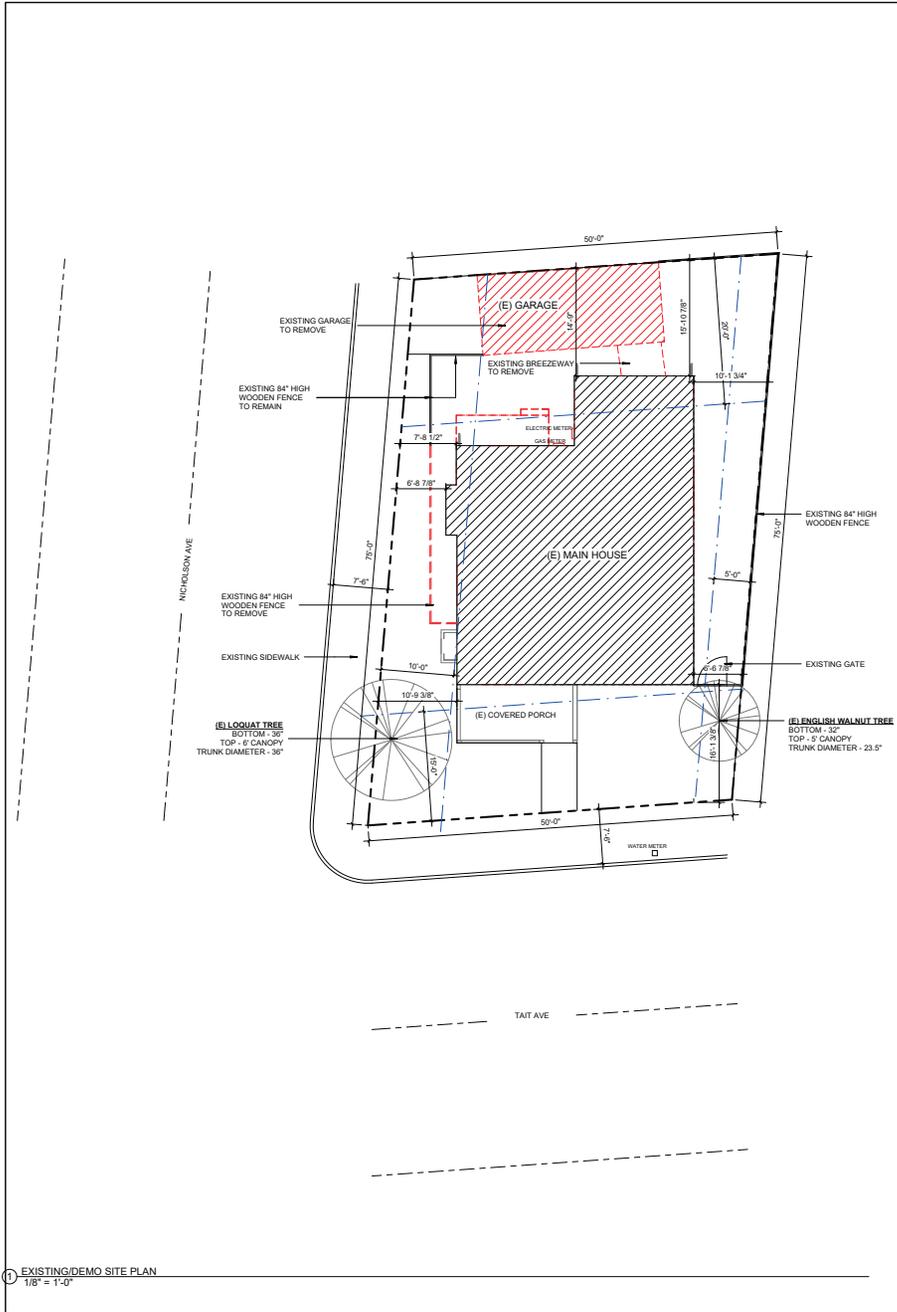
BY: [Signature]

FOR: [Signature]

SCALE: AS NOTED

COVER SHEET

A0.0



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 - Site plans measured by non-certified land surveyors will result in errors and/or discrepancies. The architect/engineer has no liability for errors and/or discrepancies when an addition is new.
- general notes**
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SITE PLANS

A0.1

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2025

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

2025 CALGREEN CODE

CHAPTER 4 – ADMINISTRATION

SECTION REQUIREMENTS

193.1.1 Applies to ALL newly constructed residential buildings, low-rise, high-rise, and mid-rise.

193.2 Requires a completed Residential Occupancies Application Checklist or alternative method consistent to the referring agency to be used for documentation of compliance.

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2025

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

2025 CALGREEN CODE

Mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.

301.1

4.109.2 Storm water drainage and retention during construction

4.109.3 Grading and paving

4.109.4 Construction plans shall include how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.

4.109.4.1 Existing: Additions and alterations shall not alter the existing drainage path.

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2025

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

2025 CALGREEN CODE

Electric vehicle (EV) charging for new construction

4.106.4

4.106.4.1

4.106.4.2

4.106.4.3

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2025

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

2025 CALGREEN CODE

4.106.4.1.1

4.106.4.2.2

4.106.4.3

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2025

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2025 CALGREEN CODE

New Multifamily dwellings, hotels and motels

4.106.4.2.2

4.106.4.3

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2025

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

2025 CALGREEN CODE

CHAPTER 5 – PLANNING AND DESIGN

SECTION REQUIREMENTS

301.1

301.2

301.3

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2025

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4.106.4.2.5

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consultant

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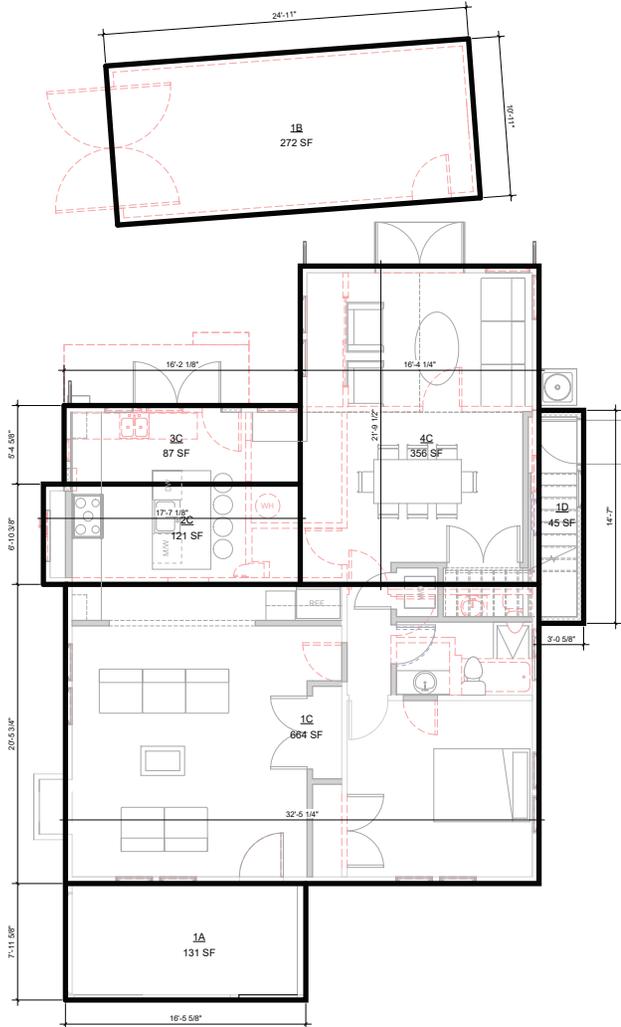
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11.6.2025

AS NOTED

CALGREEN CHECKLIST

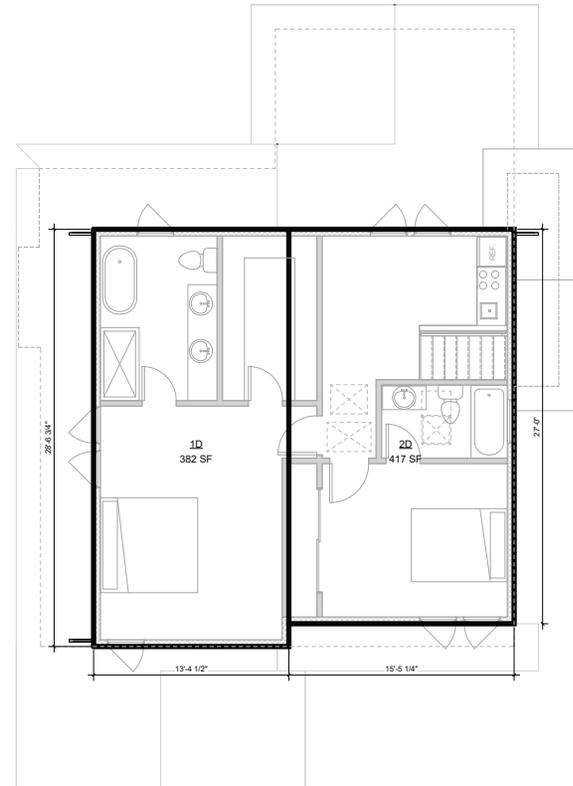
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1 FLOOR AREA DIAGRAM - FIRST FLOOR
1/4" = 1'-0"

AREA SCHEDULE		
NAME	PERIMETER	AREA
EXISTING COVERED PORCH		
1A	48' - 10 1/2"	131 SF
		131 SF
EXISTING DETACHED GARAGE		
1B	71' - 8"	272 SF
		272 SF
EXISTING MAIN HOUSE (FIRST FLOOR)		
1C	105' - 10"	664 SF
2C	48' - 11"	121 SF
3C	43' - 1 3/8"	87 SF
4C	76' - 3 1/2"	356 SF
		1228 SF
NEW ADDITION (FIRST FLOOR)		
1D	35' - 3 1/4"	45 SF
		45 SF
NEW ADU (SECOND FLOOR)		
1D	83' - 10 1/2"	382 SF
2D	84' - 10 3/8"	417 SF
		799 SF

MAIN HOUSE TOTAL: 1228 + 45 = **1273 S.F.**



2 FLOOR AREA DIAGRAM - SECOND FLOOR
1/4" = 1'-0"

• saving station - 1042, arranged for union city, ca 94587
• phone # 916.377.8822
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FLOOR AREA
DIAGRAM

A1.2



ELECTRICAL LEGEND

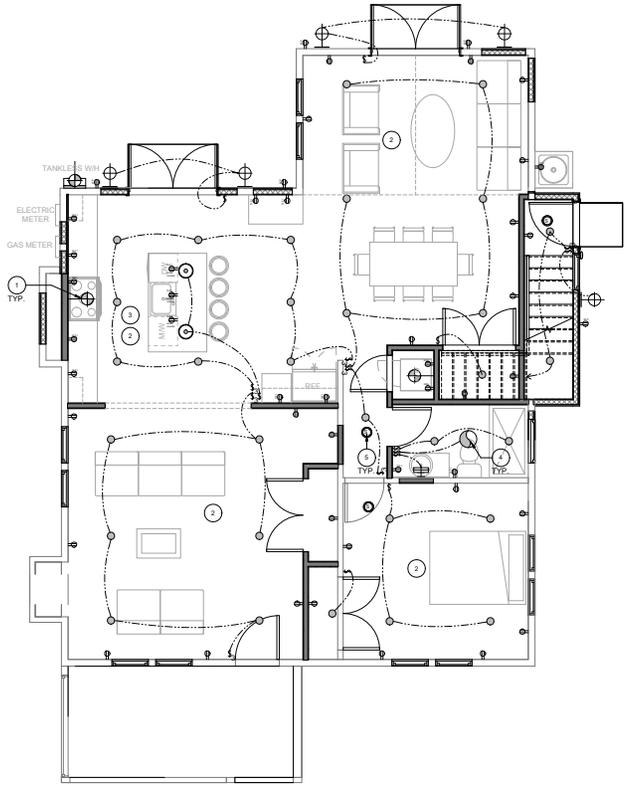
- NEW LED WALL HUNG LIGHT FIXTURE
- NEW DECORATIVE LED PENDANT
- NEW RECESSED LED DOWN LIGHT FIXTURE
- NEW LED WALL EXTERIOR SCONCE WITH PHOTOCELL AND MOTION SENSOR
- SMOKE AND CARBON MONOXIDE ALARM WITH HARDWARE AND BATTERY BACKUP
- DUPLEX OUTLET @ 12" A.F.F. / 32"-36" A.F.F. AT COUNTER
- G.F.I. OUTLET @ 32" - 36" A.F.F.
- 240V G.F.I. OUTLET @ 32" - 36" A.F.F.
- EXTERIOR G.F.I. OUTLET WITH WATERPROOF HOUSING
- SINGLE POLE SWITCH
NOTE: VACUANCY SENSOR SWITCH SHALL BE PROVIDED IN BATHROOMS & CLOSET. PROVIDE SEPARATE VACUANCY SWITCH FOR HALLWAY BATHROOMS.
- 3-WAY SWITCH
- BATHROOM EXHAUST FAN W/ LED LIGHT AND MOISTURE CONTROL
- GAS STUB

KEYNOTES

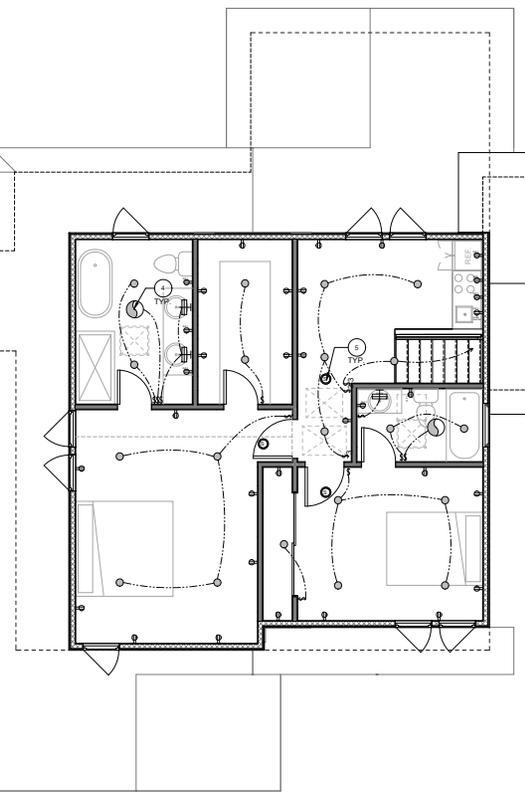
- INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 220.79. GAS VALVES ACTUATED BY GAS SHUT OFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12. E16. E1. SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED \$10,000 COMBINATION TYPE ARC-Faulty CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
- 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) SEC 2005.
- LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FAN. 150.010.18. LIGHTING SHALL HAVE VACUANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
- PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR BATTERY BACK-UP IN HALLWAY.

ELECTRICAL GENERAL NOTES

- 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 210.50(A) BATHROOM RECEPTACLES, AT LEAST ONE WALL RECEPTACLE SHALL BE INSTALLED IN EACH BATHROOM WITHIN 30" OF THE OUTSIDE EDGE OF THE LAVATORY. CEC ARTICLE 210.50(9)
- OUTDOOR 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'-0" ABOVE GRADE LEVEL SHALL BE INSTALLED AT FRONT AND BACK OF BUILDING. CEC ARTICLE 210.52(6)
- 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(6), TITLE 24 AMENDMENT.
- GROUND-Faulty 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.
- WEATHER PROTECTION, ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER OR IN OTHER WEATHER LOCATIONS SHALL BE IN A WEATHER-PROOF ENCLOSURE. CEC ARTICLE 410.67.
- 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) HALLWAY RECEPTACLES AN ELECTRICAL OUTLET SHALL BE PROVIDED IN EACH HALLWAY WITHIN 10' OF EACH MORE THAN ONE RECEPTACLE IS MEASURED ALONG THE CENTERLINE WITHOUT PASSING THROUGH A DOORWAY. CEC ARTICLE 210.50(1)
- 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-Faulty CIRCUIT INTERRUPTER (AFCI.) INSTALLED TO PROTECT THE ENTIRE BRANCH CIRCUIT PER SEC 210.12(A)
- ALL PHONE LINES TO BE (2) CATEGORY 5 TWISTED PAIR LINES & CABLE LINES ARE TO BE NON-POLAR IN RESIDENCE. COORDINATE SYSTEM WITH OWNER.
- 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 A DAMP LOCATION.
- AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE HIGH EFFICACY LOW EMISSION LIGHT FIXTURES. IN ADDITION TO THE ONE HIGH EFFICACY FIXTURE, ARE ALLOWED IF THEY ARE CONTROLLED BY A VACUANCY SENSOR THAT IS MANUAL-ON & AUTOMATIC-OFF PER TITLE 24 LIGHTING REQUIREMENTS.
- IN 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.
- ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL HAVE MOTION-SENSOR + PHOTO-CONTROL.
- 120-VOLT, 15 & 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 408.12.
- BATHROOM EXHAUST FANS SHALL BE SEPARATELY SWITCHED FROM ANY LIGHTING PER TITLE 24 SECTION 150.010(28)
- LIGHTING IN GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY & CONTROLLED BY VACUANCY SENSORS PER TITLE 24 SECTION 150.010(6)



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



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

SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CFC 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 CRAVE SPACES AND UNINHABITABLE ATTIC.
- INSTALLING 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 CFC 314.3(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: [CFC 315.3]

- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPABLE 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 AN 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. [CFC 314.4 AND 314.8]

LIGHTING REQUIREMENTS

ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0(A)]

- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.02(K)(1)]
- LUMINAIRES RECESSED INTO INSULATED CEILINGS:
 - SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED).
 - SHALL INCLUDE A LABEL, CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS.
 - SHALL BE SEALED WITH A GASKET OR CALK BETWEEN THE LUMINARY HOUSING AND CEILING.
 - IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING, AND
 - SHALL NOT CONTAIN SCREW BASE SOCKETS. [CECS SEC 150(K)(2)]

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 FASTENERS 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 LIGHT AND MINIMIZE GLARE. LIGHT DISTRIBUTION SHALL BE CONFINED TO THE SUBJECT PROPERTY.
- MAXIMUM LIGHT LEVELS SHALL NOT EXCEED 18 FOOT CANDLES AT FINISHED GRADE LIGHTING INTENSITY SHALL COMPLY WITH CMC 19.102.04(D)(2). PHOTOMETRIC CALCULATIONS TO VERIFY COMPLIANCE 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 (<3000K IN COMPLIANCE WITH CMC 19.102.04(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 VACUANCY 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 150.010(K)(2). [CENC 150.02(J)(1)]

<https://up.codes/view/all/cfr/na/energy-code-2019/chapter/7-low-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 ILL 923.

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

Table 150.0-4 Kitchen Range Hood Air Flow Rates (cfm)

Dwelling Unit Floor Area (sq ft)	Hood Over Electric Range	Hood Over Gas Range
<100	75% CFM or 100 cfm	75% CFM or 100 cfm
100 - 150	90% CFM or 110 cfm	90% CFM or 110 cfm
150 - 200	105% CFM or 125 cfm	105% CFM or 125 cfm
>200	120% CFM or 150 cfm	120% CFM or 150 cfm

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

• Sealing station - 1042 Arroyo Blvd, Union City, CA 94587
 phone # 916-377-8822
 • email: sldesign1999@gmail.com



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- All exterior shall measure as built/contractor fielding conditions prior to construction/fabrication.
- Site plans measured by non-certified field surveys will result in errors and discrepancies. The environmental engineers will not be certified and surveys 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

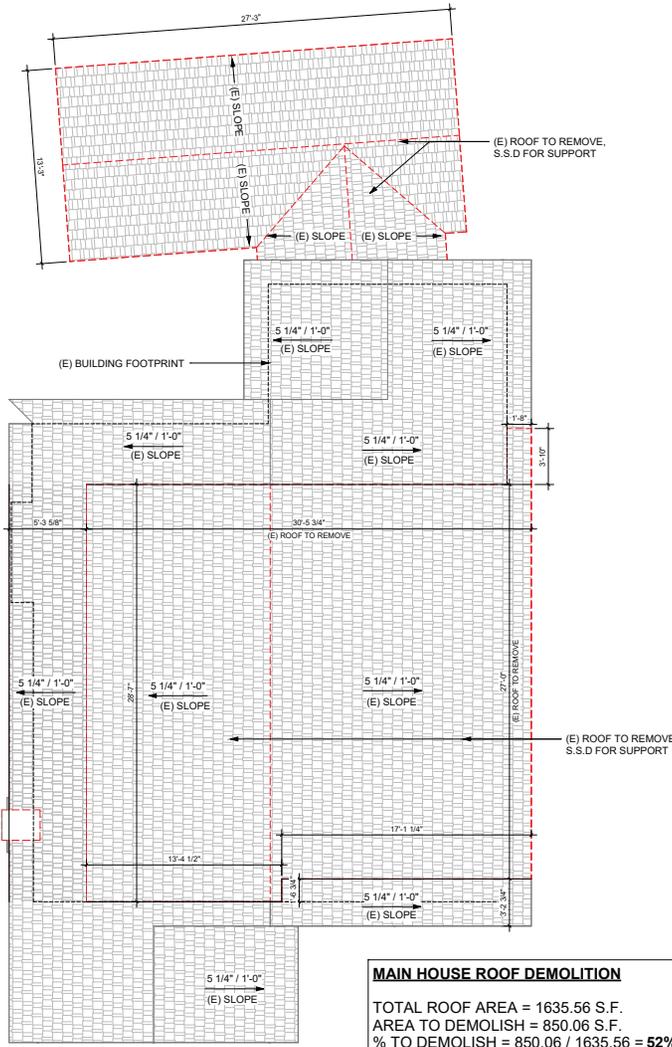
- client review
- date
- plan check
- bidding
- construction

DATE: 11.6.2025

SCALE: AS NOTED

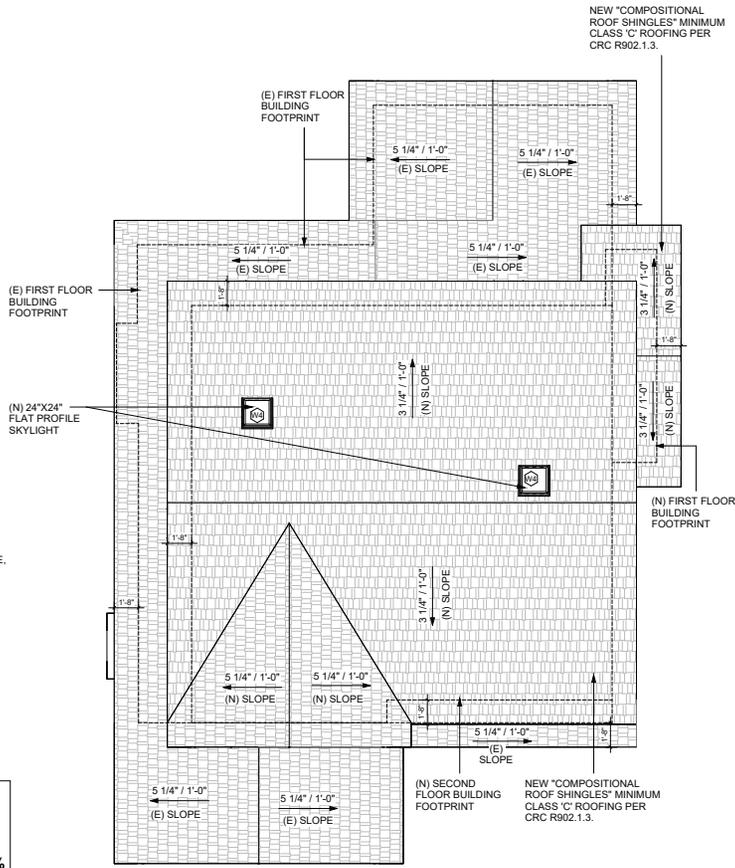
ELECTRICAL PLAN

A1.3



MAIN HOUSE ROOF DEMOLITION
 TOTAL ROOF AREA = 1635.56 S.F.
 AREA TO DEMOLISH = 850.06 S.F.
 % TO DEMOLISH = 850.06 / 1635.56 = 52%

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



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



SHEET NOTES

- (E) ROOF, ROOF VENT, GUTTER, DOWNSPOUT, FASCIA BOARD SHALL REMAIN U.O.M. PATCH AND REPAIR WHERE NEW CONSTRUCTION OCCURS
- (N) SKYLIGHT SHALL HAVE LAMINATED GLASS DUAL-PANE, LOW-E AND COMPLY WITH T&E REQUIREMENT. INSTALL ALL FLASHING PER MANUFACTURER'S RECOMMENDATION
- (N) ROOF, FASCIA BOARD, ROOF VENT, GUTTER, DOWNSPOUT SHALL MATCH WITH (E) TO CREATE A COHESIVE APPEARANCE
- ALL ROOF FLASHING SHALL BE GALVANIZED 26 GA.
- ROOFING UNDERLAYMENT SHALL HAVE AT LEAST 30# FELT MINIMUM, AND HAVE A 6" MINIMUM OVERLAP AT ALL SEAMS.
- REFER TO STRUCTURAL DRAWINGS FOR PLYWOOD SUBSTRATE, RAFTER AND RIDGE BEAM SIZES.

ROOF VENTILATION CALCULATIONS

FIRST FLOOR ROOF VENTILATION CALCULATIONS:
 ROOF VENTILATION CALCULATIONS AT CONDITIONED AREA:
 AREA: 45 S.F.
 EAWE VENTS = (3) - 3" HOLES PER BAY
 45/150 = 0.3 S.F.
 0.3 X 144 = 43.2 SQ. IN.
 EAWE VENTILATION: 2.5" = AREA OF DIAMETER = 3.14 X 1.5² = 7.065 X 3 = 21.195
 43.2/21.195 = 2 HOLES REQUIRED.

SECOND FLOOR ROOF VENTILATION CALCULATIONS:
 ROOF VENTILATION CALCULATIONS AT CONDITIONED AREA:
 AREA WITH ATTIC: 390 S.F.
 EAWE VENTS = (3) - 3" HOLES PER BAY
 390/150 = 2.6 S.F.
 2.6 X 144 = 374.4 SQ. IN.
 EAWE VENTILATION: 2.5" = AREA OF DIAMETER = 3.14 X 1.5² = 7.065 X 3 = 21.195
 374.4/21.195 = 18 HOLES REQUIRED.

working station = 1042 arranged by: urban city, ca 94587
 phone # 916.377.8822
 email: sldesign1999@gmail.com



SLC DESIGN
 consultant

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 Los Gatos, CA

11.8.2025

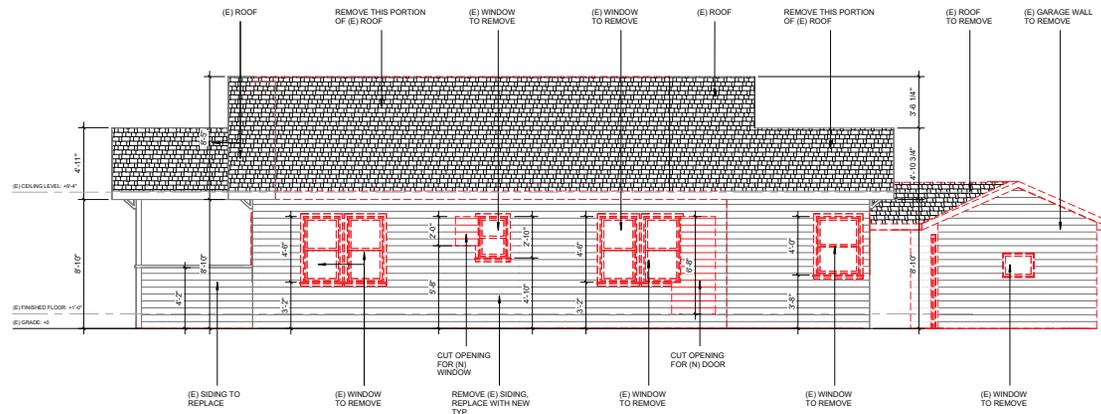
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- date
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- bidding
- construction

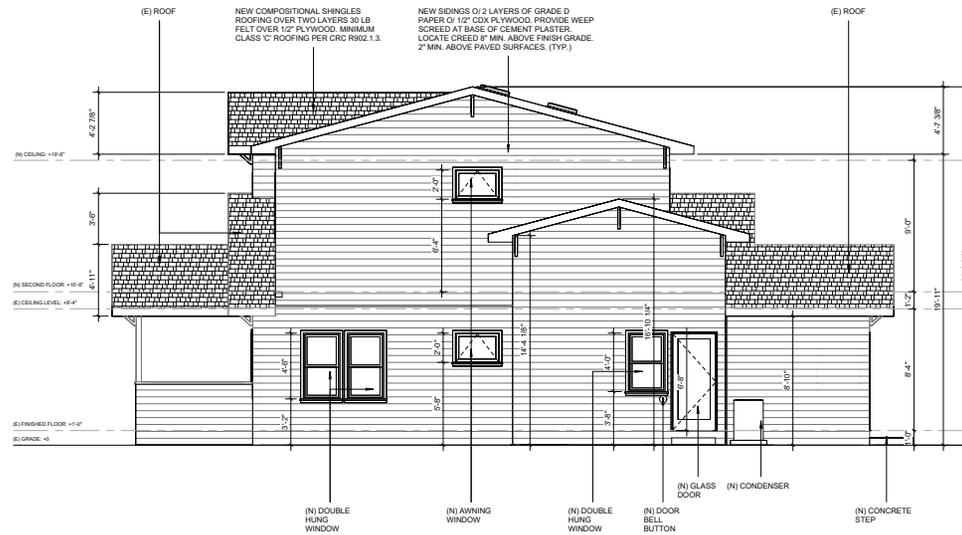
Scale: AS NOTED

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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phone # 916.377.8822
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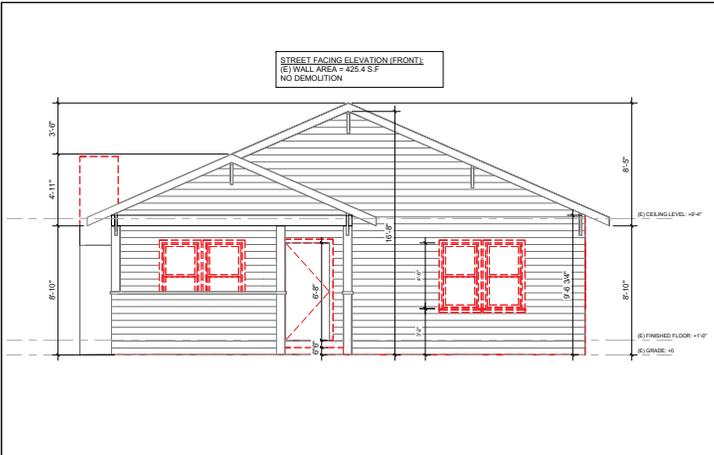
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revision history	date
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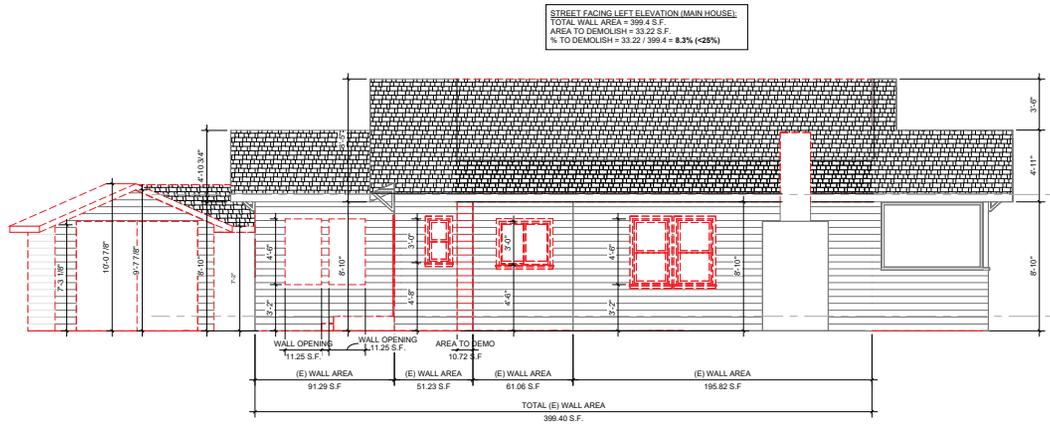
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drawn	
check	
scale	AS NOTED

ELEVATIONS

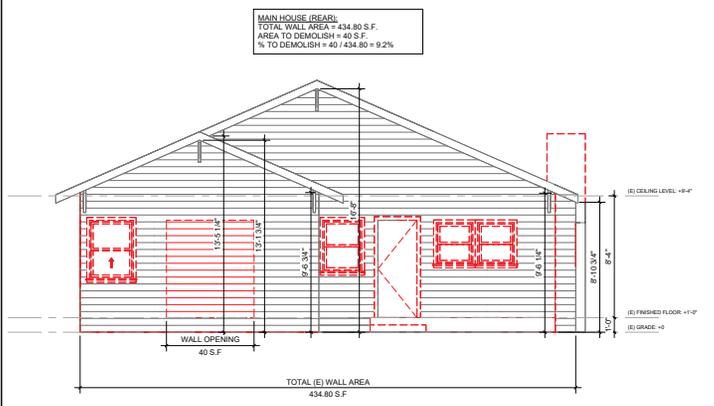
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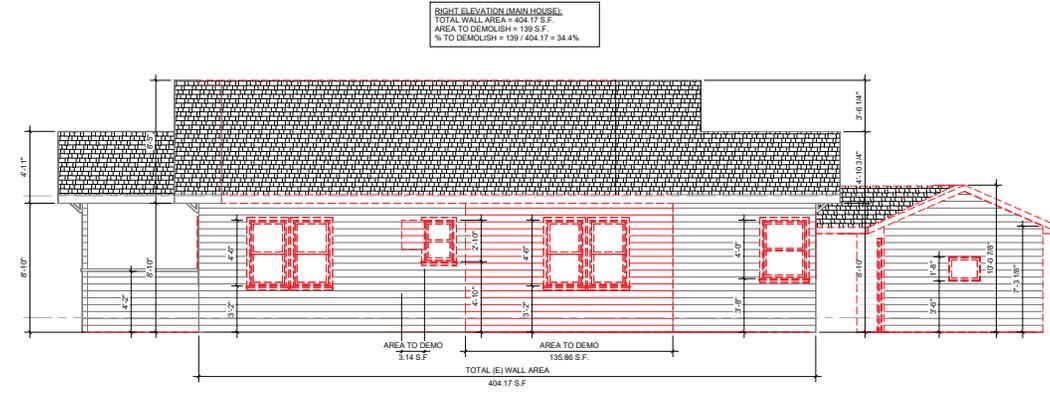
1 DEMO FRONT ELEVATION CALCULATION
1/4" = 1'-0"



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



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



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

MAIN HOUSE ROOF DEMOLITION

TOTAL ROOF AREA = 1635.56 S.F.
AREA TO DEMOLISH = 850.06 S.F.
% TO DEMOLISH = 850.06 / 1635.56 = **52%**

MAIN HOUSE + GARAGE - EXTERIOR WALL DEMOLITION

OVERALL TOTAL WALL AREA = 1663.77 + 546.43 = 2210.2 S.F.
OVERALL AREA TO DEMOLISH = 212.22 + 546.43 = 758.65 S.F.
OVERALL % TO DEMOLISH = 758.65 / 2210.2 = **34.3%**

TOTAL STRUCTURAL ELEMENTS DEMOLITION CALCULATION

EXTERIOR WALL AREA TO DEMOLISH = 758.65 / 2210.2 = **34.3%**
ROOF AREA TO DEMOLISH = 850.06 / 1635.56 = **52%**

TOTAL EXISTING STRUCTURAL ELEMENTS TO REMOVE = 1608.71 / 3845.76 = 41.8%

MAIN HOUSE - EXTERIOR WALL DEMOLITION

TOTAL WALL AREA = 1663.77 S.F.
AREA TO DEMOLISH = 212.22 S.F.
% TO DEMOLISH = 212.22 / 1663.77 = **12.8% (< 50%)**

GARAGE DEMOLITION

CALCULATION 1 - (50% OR LESS)
SURFACE AREA OF ALL 4 GARAGE SIDES = 546.43 S.F.
SURFACE AREA OF ALL 4 SIDES OF THE HOUSE = 1663.77 S.F.
546.43 / (546.43 + 1663.77) = **25% (< 50%)**

CALCULATION 2 - (25% OR LESS)
SURFACE AREA OF NICHOLSON FACING GARAGE SIDE = 92.31 S.F.
SURFACE AREA OF NICHOLSON FACING HOUSE SIDE = 399.4 S.F.
SURFACE AREA OF TAIT FACING HOUSE SIDE = 425.4 S.F.
92.31 / (92.31 + 399.4 + 425.4) = **10% (< 25%)**

• sounding station - 1042 approved by union city, ca 94087
• phone # 916.377.8822
• email: sldesign1999@gmail.com



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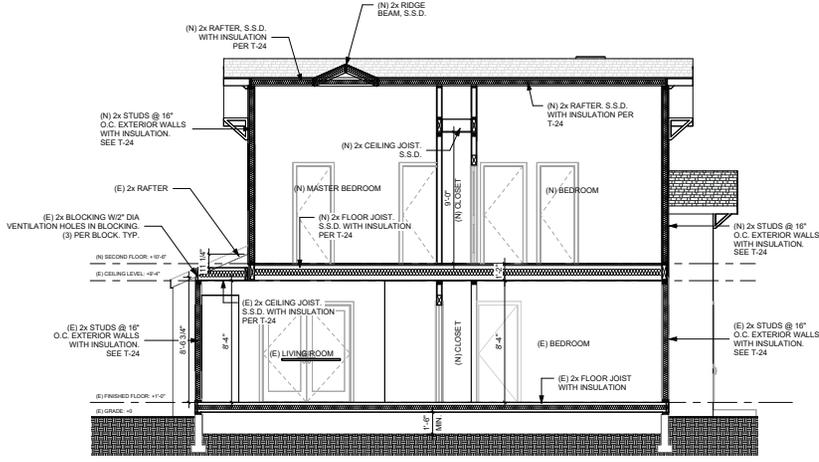
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 - date
 - client review status
 - plan check
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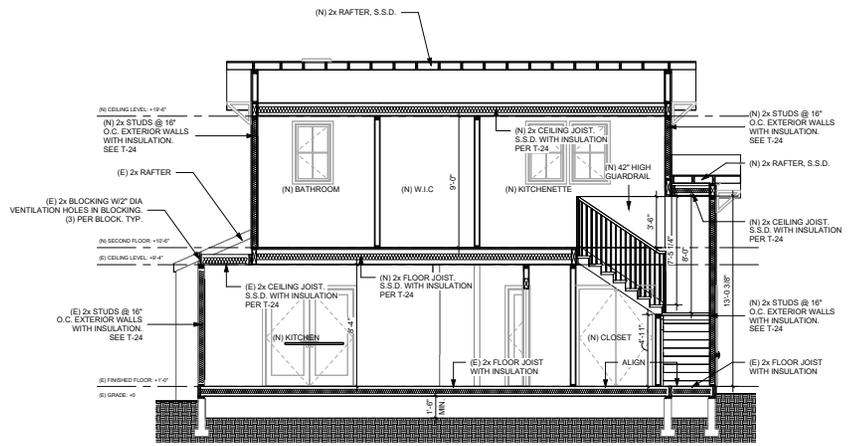
11.8.2025
11/8/2025
AS NOTED

EXTERIOR DEMOLITION

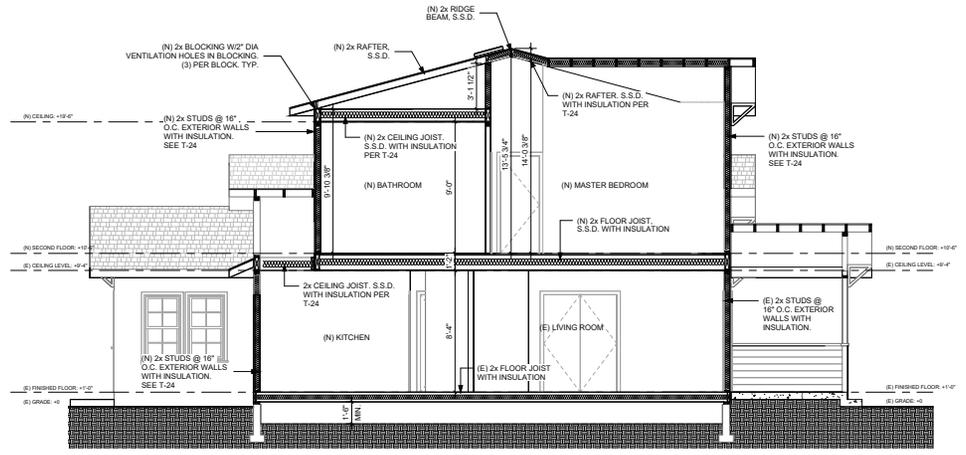
A3.3



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



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



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

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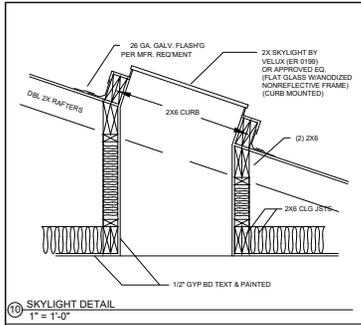
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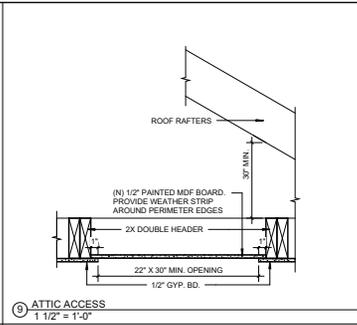
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 11/6/2025
 AS NOTED

SECTIONS

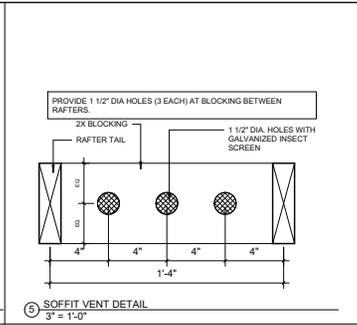
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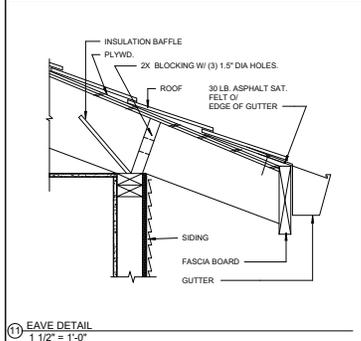
1 SKYLIGHT DETAIL
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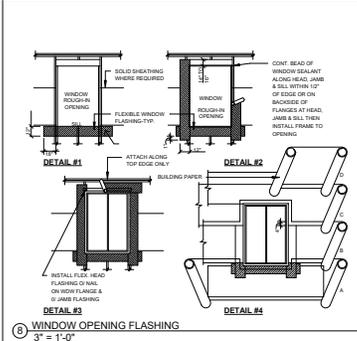
2 ATTIC ACCESS
1 1/2" = 1'-0"



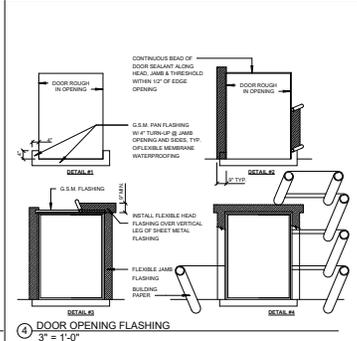
3 SOFFIT VENT DETAIL
3" = 1'-0"



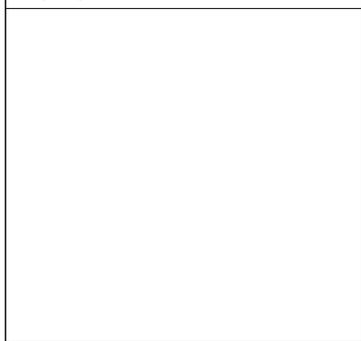
4 EAVE DETAIL
1 1/2" = 1'-0"



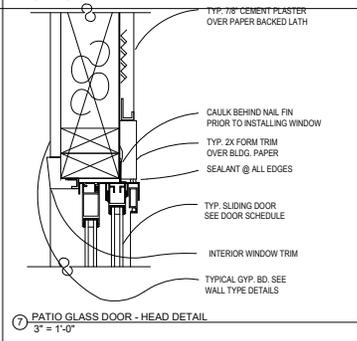
5 WINDOW OPENING FLASHING
3" = 1'-0"



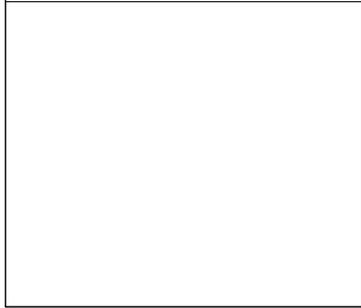
6 DOOR OPENING FLASHING
3" = 1'-0"



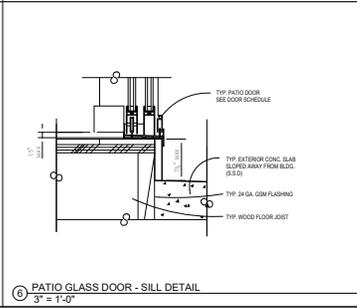
7 PATIO GLASS DOOR - HEAD DETAIL
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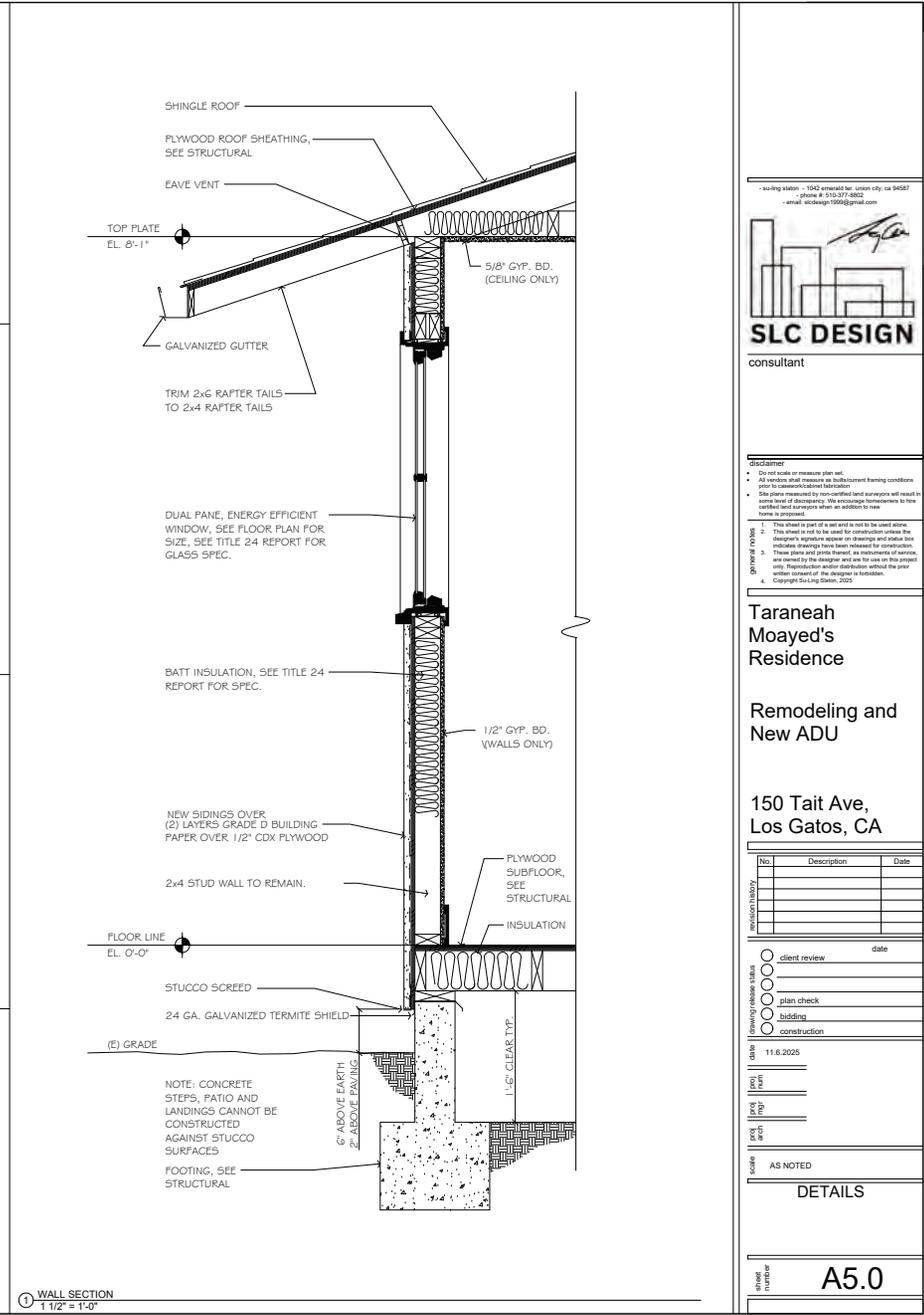
8 EXTERIOR DOOR JAMB
3" = 1'-0"



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



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



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

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 - Professional seal and signatures shall be in addition to new items as 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
 - date
 - plan check
 - bidding
 - construction

Scale: AS NOTED

DETAILS

Sheet number: A5.0

Project Address:
150 Tait Avenue, Los Gatos, CA

Exterior Design & Materials

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I. Project Scope and Architectural Intent

The residence, 150 Tait Avenue, is a contributing structure within the Almond Grove Historic District. This project will add a second floor ADU to an existing one-story property located in downtown Los Gatos, as well as a small extension to the back of the home. The proposed design will maintain a Craftsman-inspired residential character consistent with the surrounding neighborhood. Exterior finishes will be applied consistently across all elevations. 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.

II. Image of Existing Property



III. Image of Proposed Property



IV. Proposed Windows

- Brand:** Marvin Ecosse Windows
- Material:** Fiberglass exterior with wood interior.
- Style:**
 - Downstairs:** Double hung with 6 line SDL.
 - Upstairs:** Casement with 6 line SDL to match the look of double hung windows.
 - Two Small Bathrooms, Awning** (no SDL grid)

4. Images:



- Window Casings:** Traditional flat wood casing consistent with historic residential construction, including flat side casing, flat head casing, and a flat wood sill.



V. Proposed Doors

- Front Door**
 - Style:** Classic Craftsman door super window with 6-line SDL.
 - Material:** Smooth fiberglass with 4-line panel
 - Color:** Stained wood or black
 - Hardware Finish:** Dark bronze / black



- Patio Doors**
 - Style:** French single pane doors
 - Material:** Smooth fiberglass
 - Color:** Black
 - Hardware Finish:** Dark bronze / black



- ADU Door**
 - Style:** Single Pane Glass Door
 - Material:** Smooth fiberglass
 - Color:** Black
 - Hardware Finish:** Dark bronze / black



VI. Proposed Roof

1. 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 eaving will be added to separate the larger first floor gable from the walls.
- Second Floor:** The second floor ADU will also consist of a gable roof that will be placed perpendicular to the existing main gable roof.

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

3. Roof Trim, Fascia, Rake Boards: The roof trim, fascia, and rake boards will remain as repaired as needed.

- Brackets and Rafters:**
 - Brackets:** The existing brackets will remain but will be reduced in quantity in accordance with the proposed drawings and FRIC's guidance from the preliminary hearing. Those removed will be repositioned for the new ADU roof. Additional brackets will be fabricated to be of similar material (wood), design, and size.



VII. Proposed Porch

The existing porch will retain its existing layout and dimensions. The posts and window located to the left of the porch will also remain. Changes to the existing porch design are limited to:

- Replacing the siding
- Extending the siding over the posts on each side of the steps to provide a more cohesive look. (see orange arrows)
- Replacing the deteriorating porch floor with concrete.



VIII. Proposed Siding

The existing siding will be removed and replaced with smooth fiber-cement horizontal lap siding, installed to match the existing shadow lines, scale, exposure, reveal (approximately 4-3/8"), and profile of the existing wood siding. Installation will also include a continuous weather-resistant barrier over exterior sheathing.

A. Brand: Hardie® Plank Lap Siding Smooth (Primo)

B. Dimensions:

Width	Length	Thickness	Exposure Width
6.250 IN	144.000 IN	0.312 IN	5.000 IN

C. Installation Method: Horizontal siding with smooth fiber-cement horizontal lap siding installed to match the existing exposure, reveal (approximately 4-3/8"), and profile of the existing wood siding. Installation will also include a continuous weather-resistant barrier over exterior sheathing.

D. Image:



IX. Proposed Garage Removal and Corresponding Changes to the Driveway and Fence

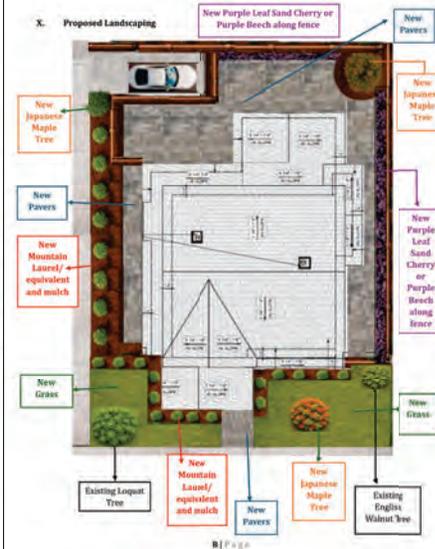
- Garage:** The existing garage, which lacks a foundation, will be removed.
- Driveway:** The existing driveway is approximately 11.5 feet long. The driveway will be extended by 9 feet into the area once occupied by the garage. This will allow adequate space for a vehicle.
- Fence:** The existing fence currently surrounds all sides of the property. It is made of 72" tall redwood slat-top fence pickets with a 12" lattice on top. The fence will be adjusted as follows:
 - Remove the majority of the fence facing Nicholson, retaining only the portion that provides privacy to the home's back yard.



- Close off area of fence removed. Extend the existing fence along the extended driveway by 9' and add a gate to allow entry. This extension will use the same material and height as the existing fence.



X. Proposed Landscaping



working station - 1042 Avenida del Arroyo, San Jose, CA 95128
phone # 415.377.8022
email: sldesign1999@gmail.com



Disclaimer:

- Do not scale or measure plan set.
- All sections shall reference an established framing condition prior to construction/initial installation.
- Site plans measured by non-certified land surveyors will result in some level of discrepancy. The contractor/owner must hire a certified land surveyor when an addition to new home is proposed.

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Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

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 - construction

date: 11.8.2025
prep: [blank]
draw: [blank]
scale: AS NOTED

EXTERIOR MATERIALS SPECIFICATIONS

sheet number: **A6.0**

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