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
1. REMOVE EXISTING KITCHEN/DINING ROOM, LAUNDRY AND CLOSET. CREATE NEW KITCHEN.
2. REMOVE EXISTING FAMILY ROOM. CREATE NEW DINING ROOM AND CLOSET.
3. REMOVE EXISTING BEDROOM. CREATE NEW FAMILY ROOM.
4. REMODEL EXISTING BATHROOM.
5. CREATE NEW ADDITION FOR NEW ADU ENTRANCE.

SECOND FLOOR
1. CREATE NEW 799 S.F ADU TO INCLUDE NEW KITCHENETTE, MASTER BEDROOM, W.I.C, BATHROOM, BEDROOM 2, CLOSET AND BATHROOM.

GENERAL NOTES

1. SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK.
2. 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
3. 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, 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

1. PROVIDE 24" CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT. CRC SECTION 2904, CPC SECTION 408.6.
2. PROVIDE MINIMUM 1,024 SQUARE INCH AREA AND 30" DIAMETER IN SHOWER COMPARTMENT. CPC SECTION 412.7.
3. 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.
4. PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLIP JOINTS. CPC SECTION 405.2.
5. 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

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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	FLOOR AREA DIAGRAM
A1.3	ELECTRICAL PLAN
A2.0	ROOF PLANS
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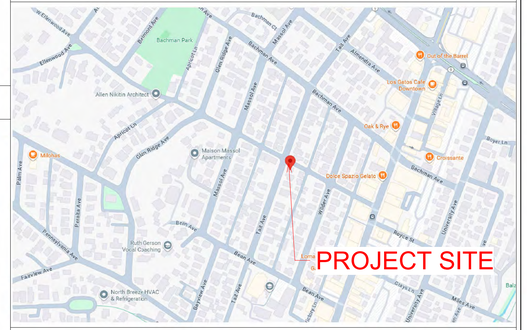
S3.0A	CONCRETE DETAILS
S3.1	WOOD DETAILS
S3.2	WOOD DETAILS
S3.3	WOOD DETAILS
S3.4	WOOD DETAILS

VICINITY MAP



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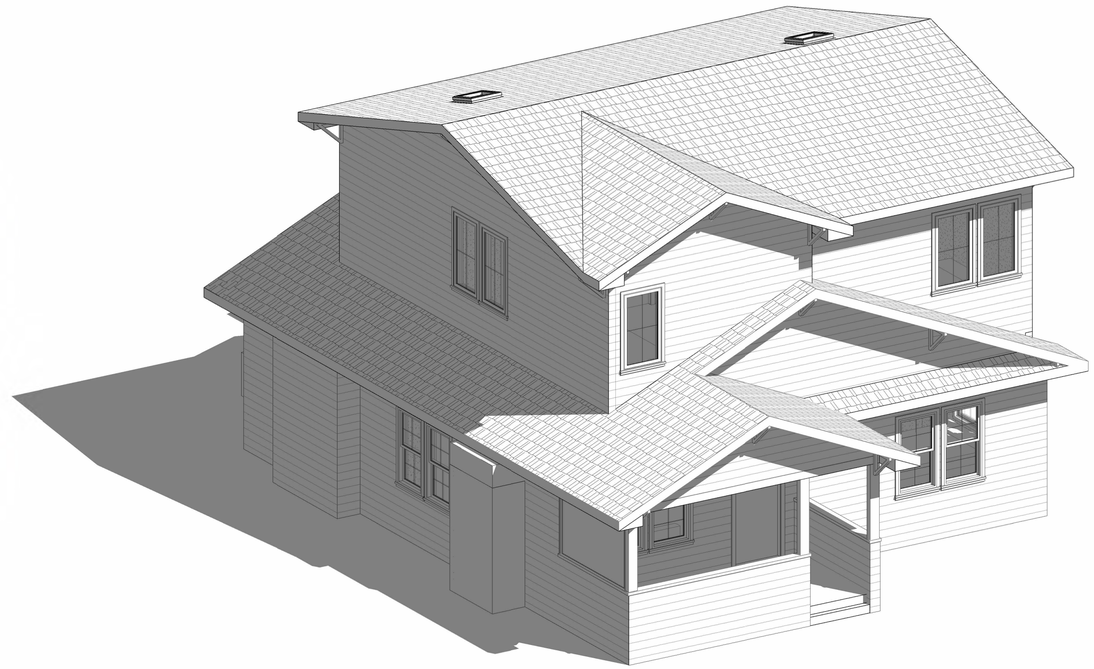

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave,
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revision history

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scale AS NOTED

COVER SHEET

sheet number A0.0

ATTACHMDNT 4

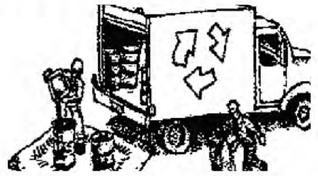
Santa Clara Valley *Urban Runoff* Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

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

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

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

Non-Hazardous Materials and Dust Control

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

Hazardous Materials

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

Waste Management

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

Equipment Management & Spill Control

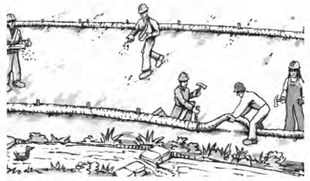
Vehicle and Equipment Maintenance

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

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

Landscaping

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

Concrete Management & Dewatering

Concrete Management

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

Dewatering

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

Paving/Asphalt Work

Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal

Painting Cleanup and Removal

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

Copper Architectural Features

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

During Installation

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

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

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

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

February 2024, WVCWA 4/24

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

revision history

No.	Description	Date

drawing release status

date

- ○ client review
- ○
- ○
- ○ plan check
- ○ bidding
- ○ construction

date 11.6.2025

proj num

proj mgr

proj arch

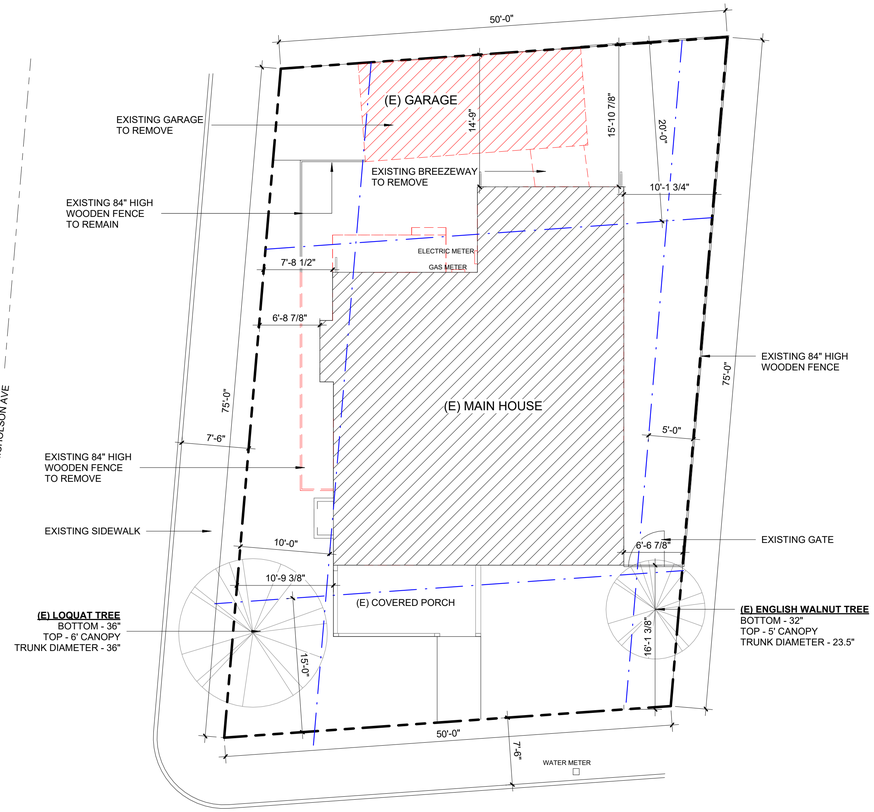
scale AS NOTED

BMP SHEET

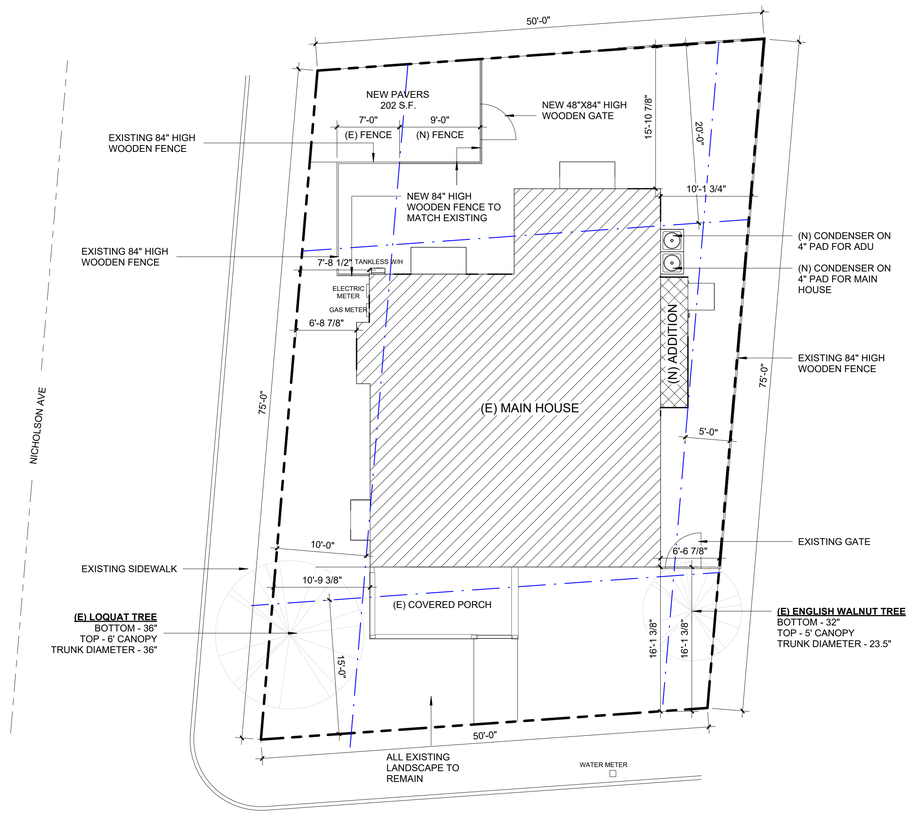
sheet number A0.0A

SITE PLAN LEGEND

- PROPERY 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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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.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Tables 110.2-A through -L. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(i)2. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. *
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from any dryer outlet or vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat:** When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use.*
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.12 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from sunlight, moisture, equipment maintenance, and wind, as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1.	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)2:	**Solar Water Heating Systems.** Solar water heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans

§110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the insulated ceiling separating conditioned space from the attic. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems** must comply with applicable requirements of UL 181 for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems** must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers**. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation**. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Flex ducts with porous inner cores must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test**. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration**. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth, or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and prevents air from bypassing the filter. *
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy**. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units shall meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in §150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems**. Continuous operation of CFI air handlers used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family dwellings**. Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Civ.Single family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Cii-iii.* Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Cii-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust**. Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Giii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready**. All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, *or* a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the BESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(t):	**Heat Pump Space Heater Ready**. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	**Electric Cooktop Ready**. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	**Electric Clothes Dryer Ready**. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires**. Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 150.0(k)1E:	**Blank Electrical Boxes**. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted**. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per §110.9 and the physical controls specified in §150.0(k)2A. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 150.0(k)2E:	**Automatic Shutoff Controls**. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers**. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls**. Lighting integral to exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3:	**Residential Outdoor Lighting**. Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**Internally Illuminated Address Signs** must either comply with §140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

2025 Single-Family Residential Mandatory Requirements Summary

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§110.6(a)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of §10-111(a).
§ 110.6(b):	**Field-fabricated Exterior Doors and Fenestration** products must use U-factors from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. Must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage**. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors**. Heated slab floors must be insulated per the requirements of §110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance**. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling, and Rafter Roof Insulation**. Roof decks in newly constructed attics above conditioned space in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling that is sealed to limit infiltration and exfiltration as specified in §110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation**. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation**. Minimum R-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A. *
§ 150.0(d):	**Raised-floor Insulation**. Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation**. Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of §110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder**. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products**. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum area-weighted average U-factor of 0.40. *

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of §110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. The solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** No obstructions in solar zone, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

2025 Single-Family Residential Mandatory Requirements Summary

§ 110.10(d):	**Documentation**. A copy of the construction documents or a comparable document indicating the information from §110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel**. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers**. Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat, permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment**. Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping**. At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools**. Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing**. Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump, or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation**. Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

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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 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.

general notes

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

revision history

No.	Description	Date

drawing release status

date

- 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

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

2025 CALGREEN CODE

CHAPTER 1 – ADMINISTRATION

SECTION	REQUIREMENTS
101.3.1	**Scope** 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 3 – GREEN BUILDING

SECTION	REQUIREMENTS
301.1.1	**Additions and alterations** • Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration. • Requirements for electric vehicle charging may apply to additions to or alterations of parking facilities for multifamily buildings. • Mandatory provisions of Section 4.106.4.2 may apply to additions and alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
301.2	**Low-rise and high-rise residential buildings** Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].

302.1	**Mixed occupancy buildings** 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.

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

SECTION	REQUIREMENTS
4.106.2	**Storm water drainage and retention during construction** 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.
4.106.3	**Grading and paving** 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.

4.106.4	**Electric vehicle (EV) charging for new construction** • 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.
4.106.4.1	**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*.

4.106.4.1.1	**Identification** 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."
4.106.4.2	**New multifamily dwellings, hotels and motels and new residential parking facilities** • 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.

4.106.4.2.2	**New Multifamily dwellings, hotels and motels** 1. **EV ready parking spaces with receptacles**. a. **Multifamily parking facilities with assigned parking**. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit. 1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. **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. **Multifamily parking facilities with unassigned parking**. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit. 1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. **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. **Multifamily parking facilities with assigned and unassigned parking**. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both. d. **Receptacle power source**. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. **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. 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.
4.106.4.2.1	**EV charging stations (EVCS)** 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.

4.106.4.2.1.1	**EV charging stations (EVCS) dimensions** 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, Item 3.
4.106.4.2.1.2	**Accessible electric vehicle charging station spaces** 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.
4.106.4.2.5	**EV ready space signage** 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.

4.106.4.2.6	**Hotels and motels** 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.

4.106.4.3	**EV charging for additions and alterations of parking facilities serving existing multifamily buildings, hotels and motels.** 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.
4.106.4.4	**Bicycle Parking** **4.106.4.4. 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

	devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.

DIVISION 4.2 – ENERGY EFFICIENCY

SECTION	REQUIREMENTS
4.201.1 & 5.201.1	**Scope** • 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
4.303.1	**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. **4.303.1.4.1** – **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*.

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

revision history

No.	Description	Date

drawing release status
- ○ 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

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.

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. **Exceptions:** 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
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.

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

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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.

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 SCAQMD 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, 4.36, 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.

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).

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

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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(a).
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.

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

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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*.

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

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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 Selection*) 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	**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.

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE January 1, 2026

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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.

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

revision history

No.	Description	Date

drawing release status

date

- ○ 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

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. CENC150.2(B) TABLE150.1–A
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. CENC150.2(B)TABLE150.–A
3. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3, REFER TO THE WINDOW AND DOOR CODE COMPLIANCE CHECKLIST.

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. [CENC 150.0(A)(C)(D)]

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]

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 □ÂCEC 210.8□Ä
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. □ÂCA 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'FS REQUIREMENTS. CEC 150.0 (K)(2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'F FROM PROPERTY LINE AND 3'F 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 □Ä 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)
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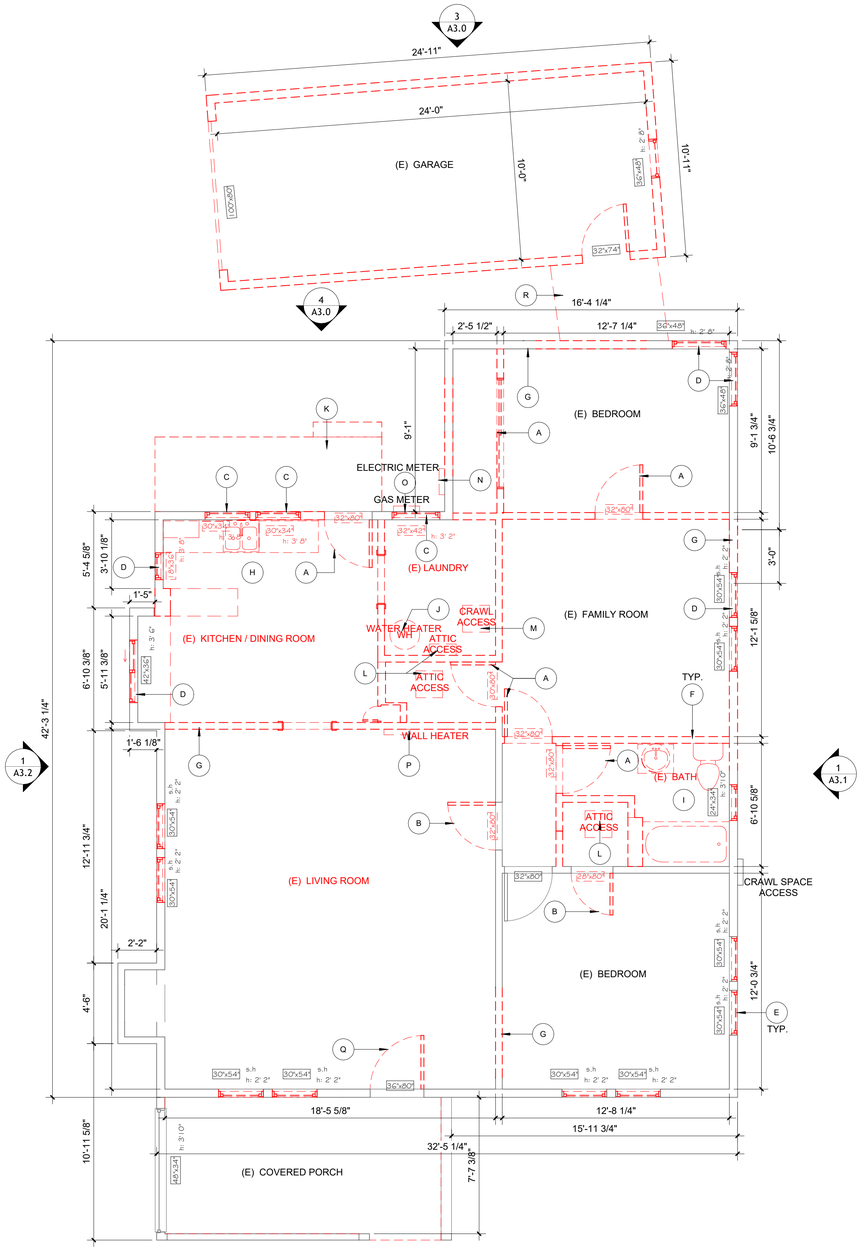
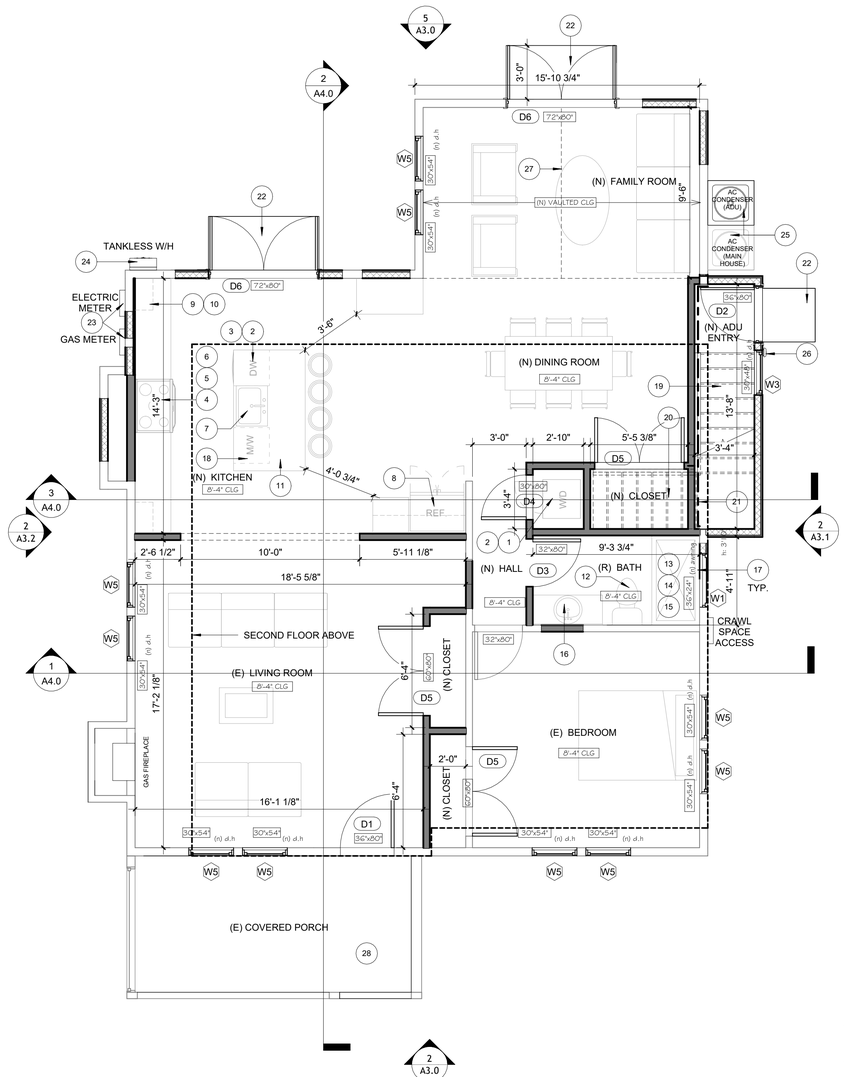
KITCHEN GENERAL NOTES (2025 CBC REQUIREMENTS):
WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CGBSC 4.303.1.4.4]
- 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 406.12]



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



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

LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
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.

EXISTING/DEMO PLAN KEYNOTES

A. REMOVE EXISTING DOOR (SHOWN DASHED).
B. REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND ALIGN TO MATCH WITH EXISTING ADJACENT.
C. REMOVE EXISTING WINDOW (SHOWN DASHED).
D. REMOVE EXISTING WINDOW (SHOWN DASHED). INFILL WITH NEW WALL AND ALIGN TO MATCH WITH EXISTING ADJACENT.
E. REMOVE EXISTING WINDOW (SHOWN DASHED). REPLACE WITH NEW WINDOW TO MATCH EXISTING STYLE AND SIZE.
F. REMOVE THIS PORTION OF EXISTING WALL.
G. CUT OPENING THROUGH WALL FOR NEW DOOR.
H. 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.
I. REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
J. REMOVE EXISTING WATER HEATER.
K. REMOVE EXISTING STEP.
L. REMOVE EXISTING ATTIC ACCESS.
M. REMOVE EXISTING CRAWL ACCESS.
N. REMOVE EXISTING ELECTRIC METER.
O. REMOVE EXISTING GAS METER.
P. REMOVE EXISTING WALL HEATER.
Q. REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
R. REMOVE EXISTING BREEZEWAY.

PROPOSED PLAN KEYNOTES

1. NEW WASHER AND DRYER. PROVIDE POWER
2. PROVIDE WATER HAMMER ARRESTORS 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
3. 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.
4. 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.
5. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE COURT 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 RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
6. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50-AMP BRANCH CIRCUIT.
7. PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
8. NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
9. NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
10. COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
11. NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
12. PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
13. SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" CEMENT BOARD & WALLS, CEILING, & FLOOR.
14. NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS
15. PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALUE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
16. 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.
17. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS: SHALL HAVE A U-FACTOR EQUAL TO 0.30
18. NEW UNDER COUNTER MICROWAVE. PROVIDE POWER.
19. NEW STAIR WITH HANDRAILS AND GUARDRAILS. SEE STAIR AND GUARDRAIL GENERAL NOTES IN SHEET A1.1.
20. NEW STORAGE BENEATH STAIRS. PROVIDE ONE HOUR FIRE RATED 5/8" TYPE X GYP BOARD AT WALLS AND CEILING BENEATH NEW STAIR.
21. 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).
22. 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)
23. RELOCATED ELECTRIC METER/PANEL AND GAS METER.
24. NEW TANKLESS WATER HEATER.
25. NEW AIR CONDENSER UNIT TO BE MOUNTED ON 4" HIGH CONCRETE PAD.
26. NEW DOOR BELL BUTTON.
27. NEW VAULTED CEILING.
28. PROVIDE NEW CONCRETE STEPS. 12" THREAD WITH MAX 7.75" RISER. THRESHOLD AT DOOR TO FIRST STEP SHALL NOT EXCEED 7.75".

VENTILATION CALCULATION

FLOOR VENTILATION:

AREA OF NEW RAISED FLOOR 45 S.F.

45 SF/150 = 0.3 SQ. FT.
0.3 x 144 = 43.2 SQ. IN.
FLOOR VENTS: 14"x5.5" = 77 SQ. IN.
43.2/77 = 0.6 = 1 FLOOR VENT 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

revision history

No.	Description	Date

drawing release status — date
- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

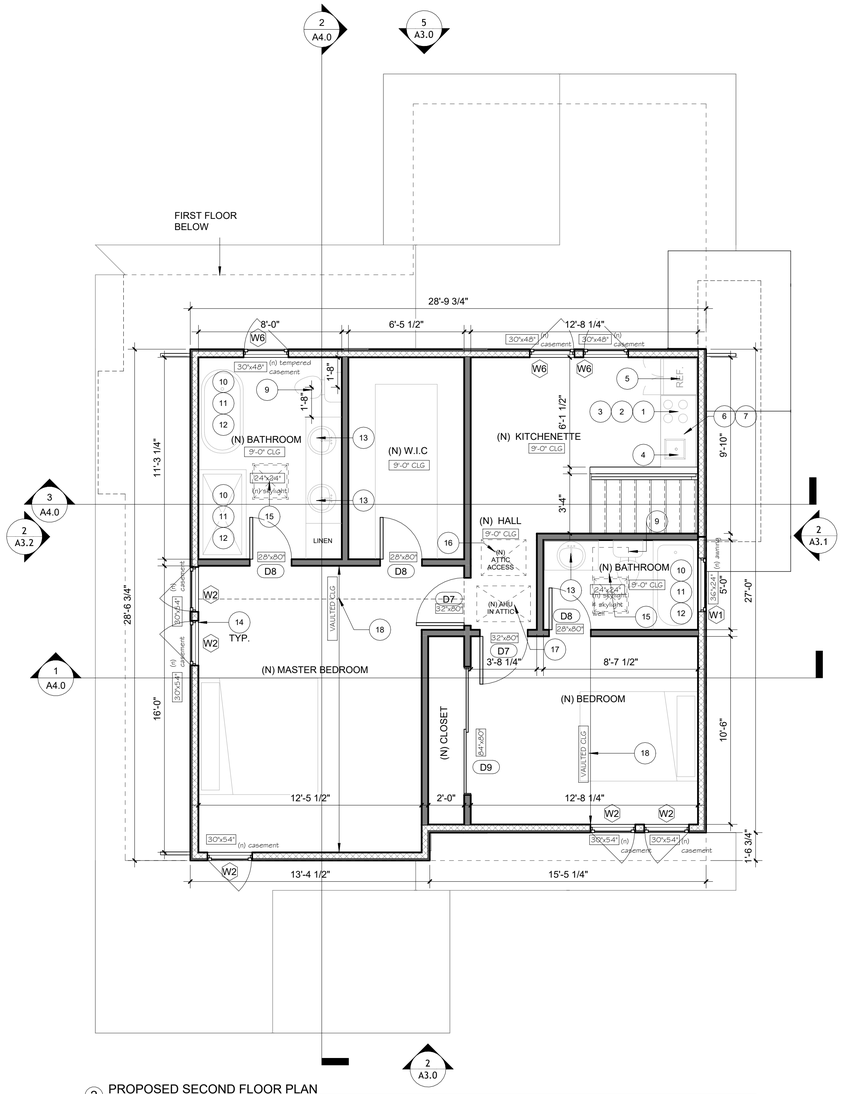
proj mgr

proj arch

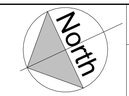
scale AS NOTED

EXISTING/DEMO FIRST FLOOR & PROPOSED FIRST FLOOR PLANS

sheet number A1.0



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.
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05	TYP. DOOR TAG. REFER TO DOOR SCHEDULE.
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16. NEW ATTIC ACCESS.
17. NEW AIR HANDLING UNIT IN ATTIC.
18. NEW VAULTED CEILING.

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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"	1	SINGLE PANEL SOLID DOOR
D2	3' - 0"	6' - 8"	1	SINGLE PANEL GLASS DOOR
D3	2' - 8"	6' - 8"	1	SINGLE PANEL DOOR
D4	2' - 6"	6' - 8"	1	SINGLE PANEL DOOR
D5	5' - 0"	6' - 8"	3	DOUBLE PANEL DOOR
D6	6' - 0"	6' - 8"	2	FRENCH DOOR
PROPOSED SECOND FLOOR				
D7	2' - 8"	6' - 8"	2	SINGLE PANEL DOOR
D8	2' - 4"	6' - 8"	3	SINGLE PANEL DOOR
D9	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
W3	2' - 6"	4' - 0"	1	DOUBLE HUNG WINDOW
W5	2' - 6"	4' - 6"	10	DOUBLE HUNG WINDOW
PROPOSED SECOND FLOOR				
W1	3' - 0"	2' - 0"	1	TEMPERED AWNING WINDOW
W2	2' - 6"	4' - 6"	5	CASEMENT WINDOW
W6	2' - 6"	4' - 0"	3	CASEMENT WINDOW
ROOF				
W4	2' - 0"	2' - 0"	2	FLAT PROFILE SKYLIGHT

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   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. CENC150.2(B) TABLE150.1~A
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- 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:

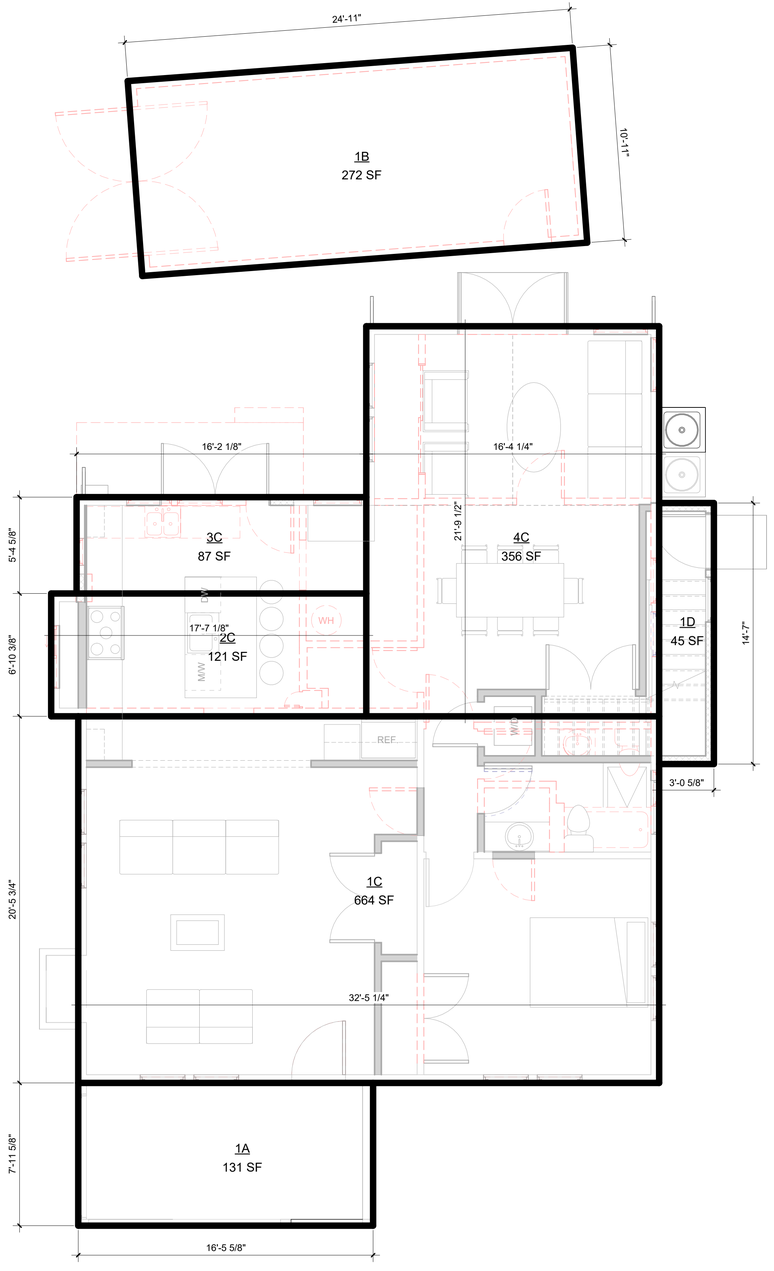
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- 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 406.12]

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 WALKLINE. 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.
3. ENCLOSURES UNDER STAIRWAYS. THE WALLS AND CEILING WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIR- WAYS 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 EN- CLOSED 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.
5. 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.
6. 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. BALUSTERS ON A HANDRAIL OR A GUARDRAIL SHALL BE SO SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

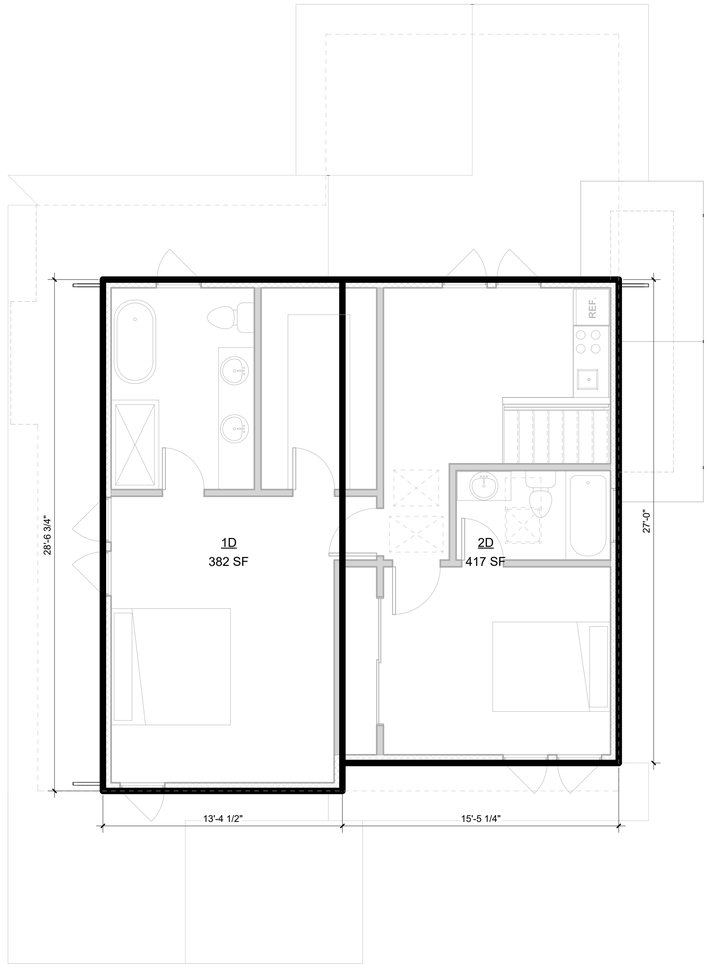


1 FLOOR AREA DIAGRAM - FIRST FLOOR
1/4" = 1'-0"

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"

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave,
Los Gatos, CA

revision history

No.	Description	Date

drawing release status

date

- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

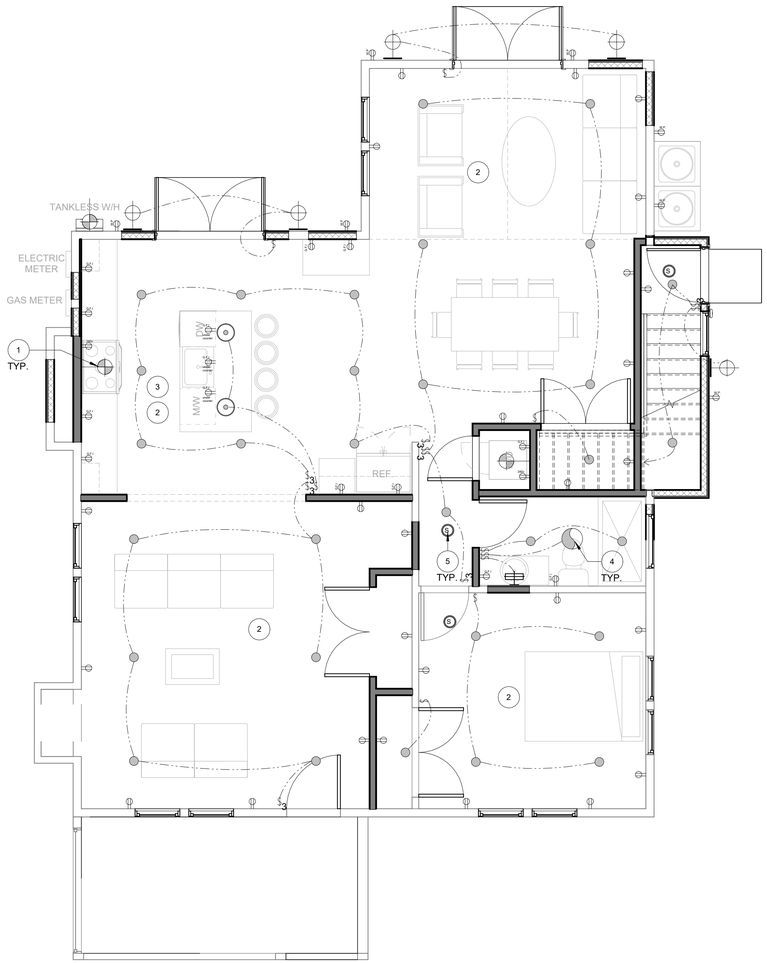
proj mgr

proj arch

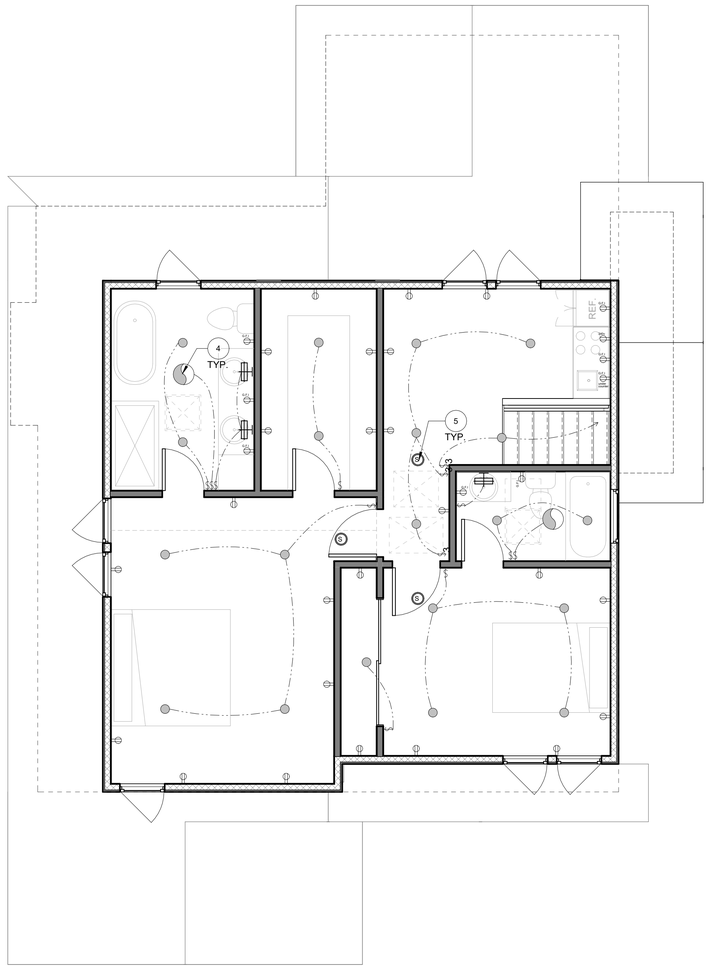
scale AS NOTED

FLOOR AREA DIAGRAM

sheet number A1.2



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: [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. [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 150.0(2)(K1)]
- LUMINARIES 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. [CEES 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

1. **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.
2. **MAXIMUM LIGHT LEVELS SHALL NOT EXCEED 10 FOOT-CANDLES AT FINISHED GRADE**
   LIGHTING INTENSITY SHALL COMPLY WITH CMC 19.102.040(D)(2). PHOTOMETRIC CALCULATIONS TO VERIFY CONFORMANCE SHALL BE PROVIDED IF REQUESTED.
3. **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 19.102.040(D)(3).
4. **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. (CENC 150.0(2)(I)):
HTTPS://UP.CODES/VIEWER/CALIFORNIA/CA-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 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.

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 HARDWIRE 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: VACANCY SENSOR SWITCH SHALL BE PROVIDED IN BATHROOMS & CLOSET. PROVIDE SEPARATE HUMIDITY SWITCH FOR EXHAUST FAN IN BATHROOMS.
- 3-WAY SWITCH
- BATHROOM/EXHAUST FAN W/ LED LIGHT AND MOISTURE CONTROL
- GAS STUB

KEYNOTES

1. INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.79. 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□E16□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.
5. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.

ELECTRICAL GENERAL NOTES

A. WALL RECETACLES. 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 BATHROOHS 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(h).
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 CEC 210.12A.
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)2B.
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.

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

revision history

No.	Description	Date

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- plan check
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- construction

date 11.6.2025

proj num

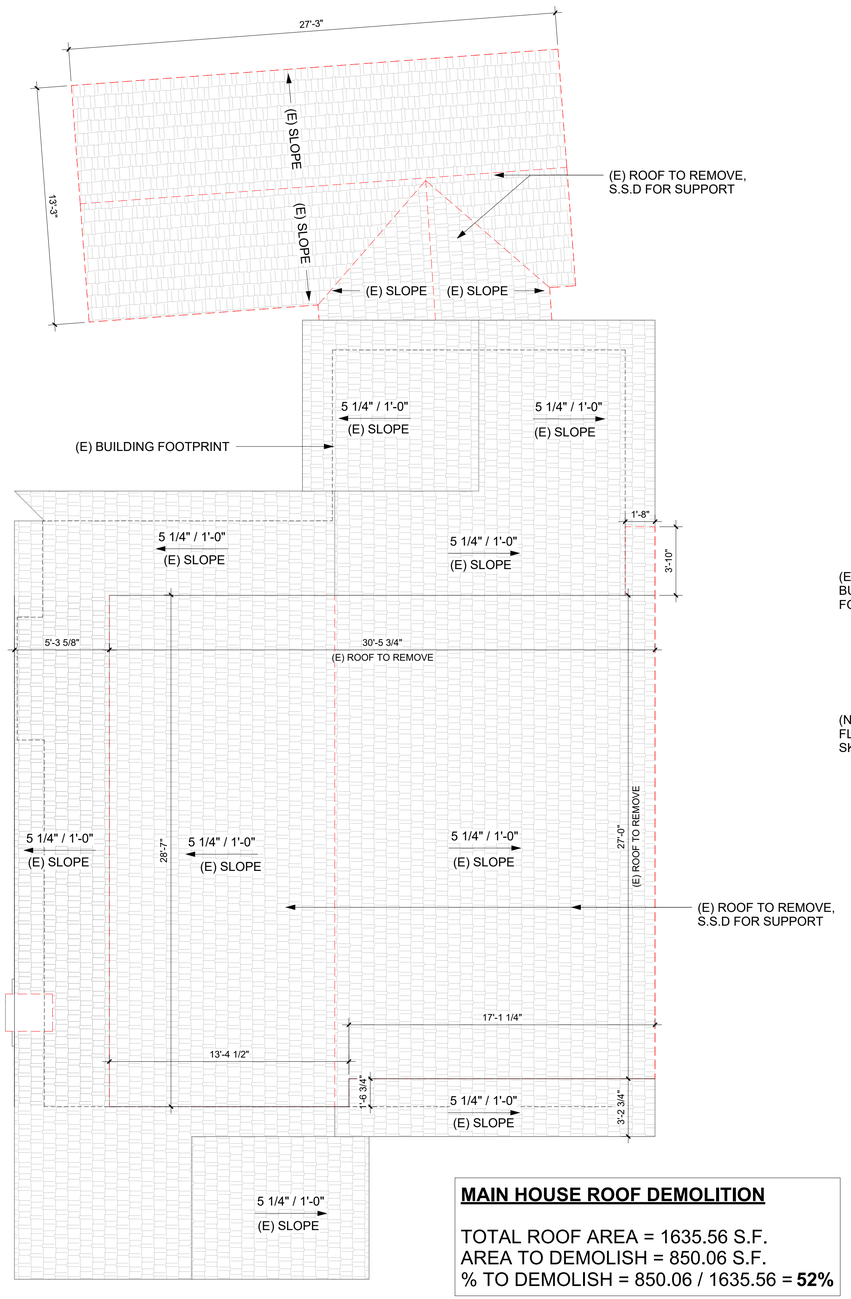
proj mgr

proj arch

scale AS NOTED

ELECTRICAL PLAN

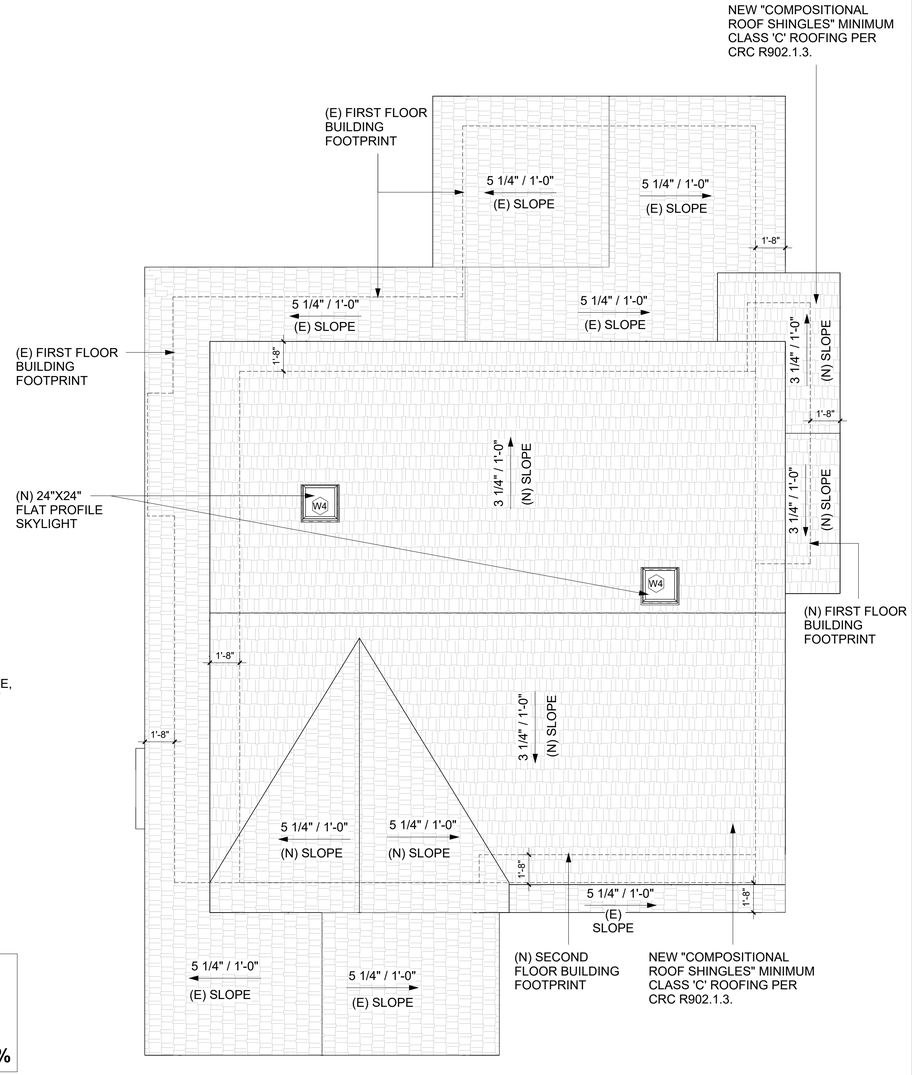
sheet number A1.3



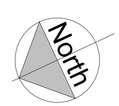
MAIN HOUSE ROOF DEMOLITION

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

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" MINIMUM OVERLAP AT ALL SEAMS.
6. 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.

EAVE VENTS = (3) - 3" HOLES PER BAY
45150 = 0.3 S.F.
0.3 X 144 = 43.2 SQ. IN.

EAVE 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.

EAVE VENTS = (3) - 3" HOLES PER BAY
390/150 = 2.6 S.F.
2.6 X 144 = 374.4 SQ. IN.

EAVE VENTILATION: 2.5" = AREA OF DIAMETER = 3.14 X 1.5² =7.065 X 3 = 21.195
374.4/21.195 = 18 HOLES REQUIRED.

- su-ling slaton - 1042 emerald ter. union city, ca 94587
- phone #: 510-377-8802
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SLC DESIGN

consultant

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

revision history

No.	Description	Date

drawing release status

date

- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

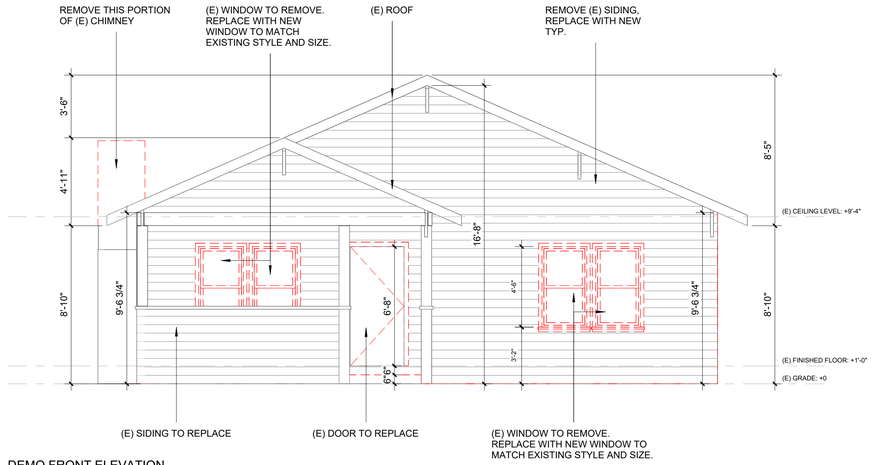
proj mgr

proj arch

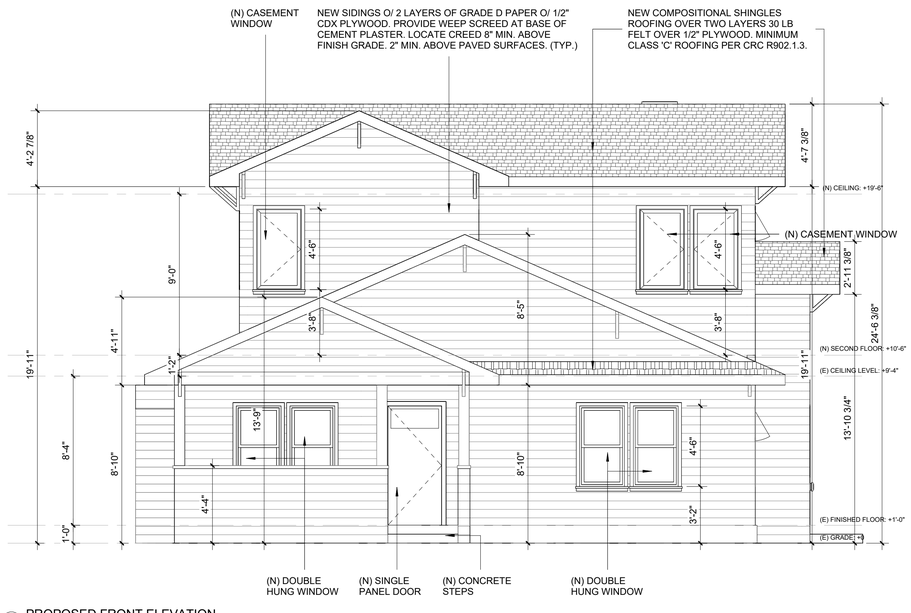
scale AS NOTED

ROOF PLANS

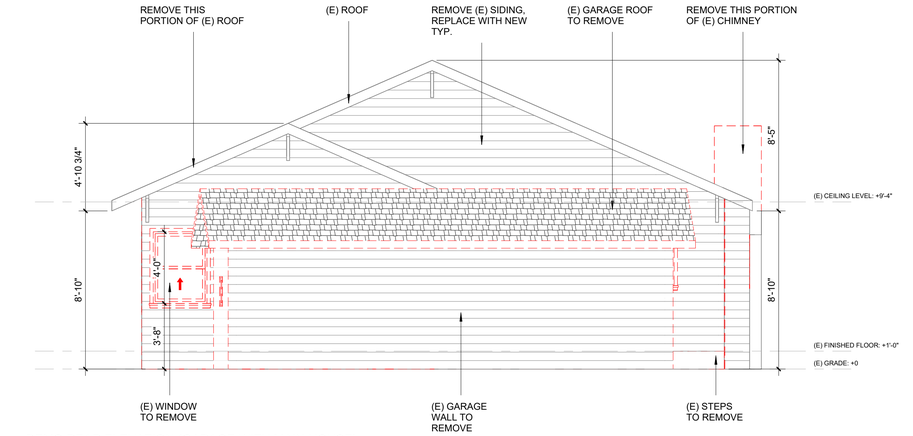
sheet number A2.0



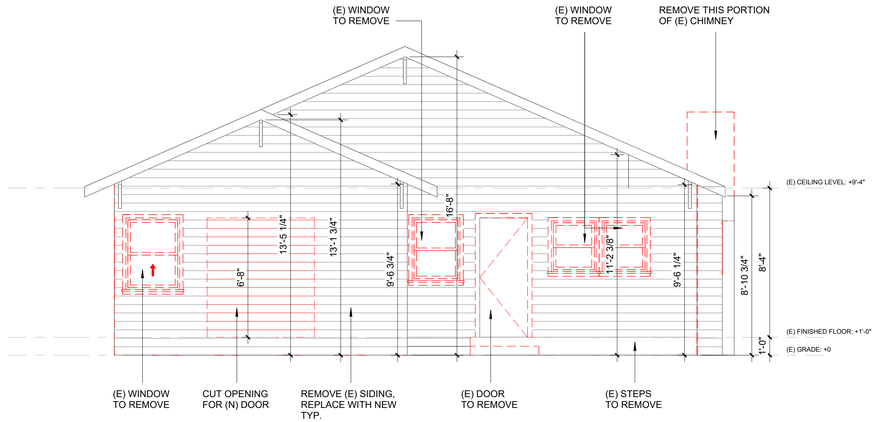
1 DEMO FRONT ELEVATION
1/4" = 1'-0"



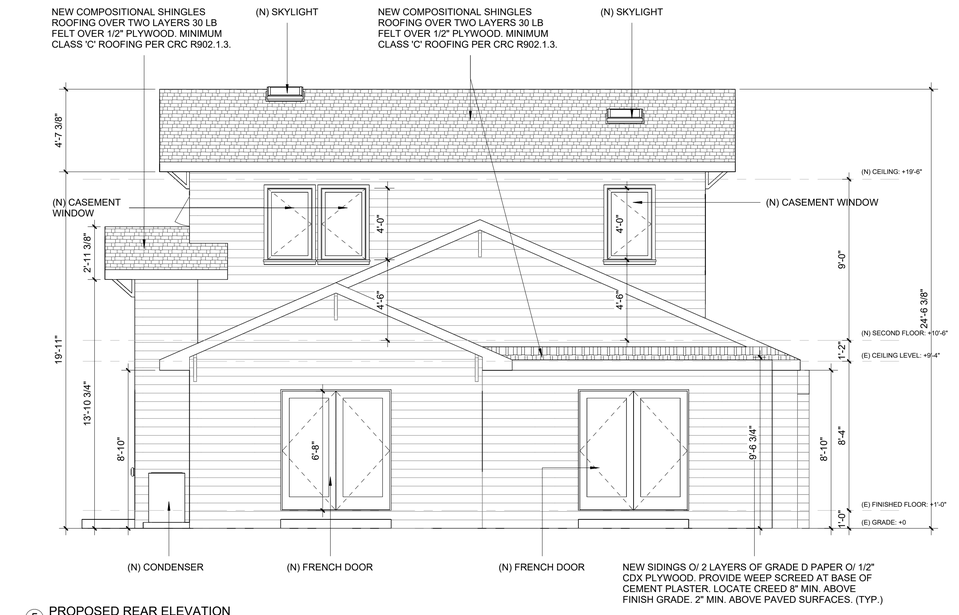
2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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



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



5 PROPOSED REAR ELEVATION
1/4" = 1'-0"

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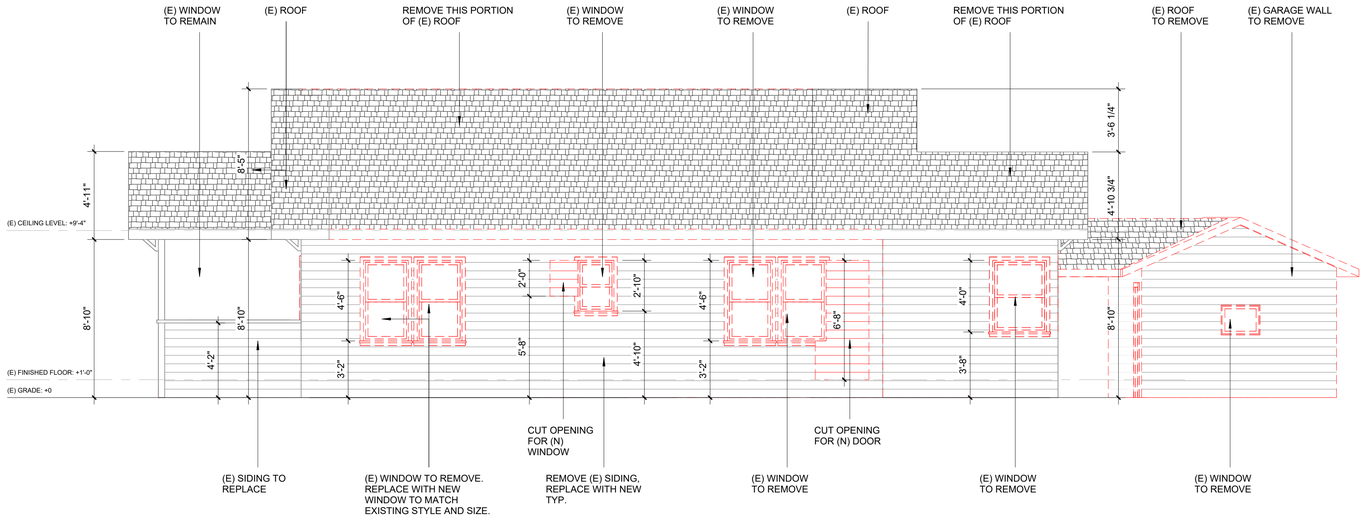
proj mgr

proj arch

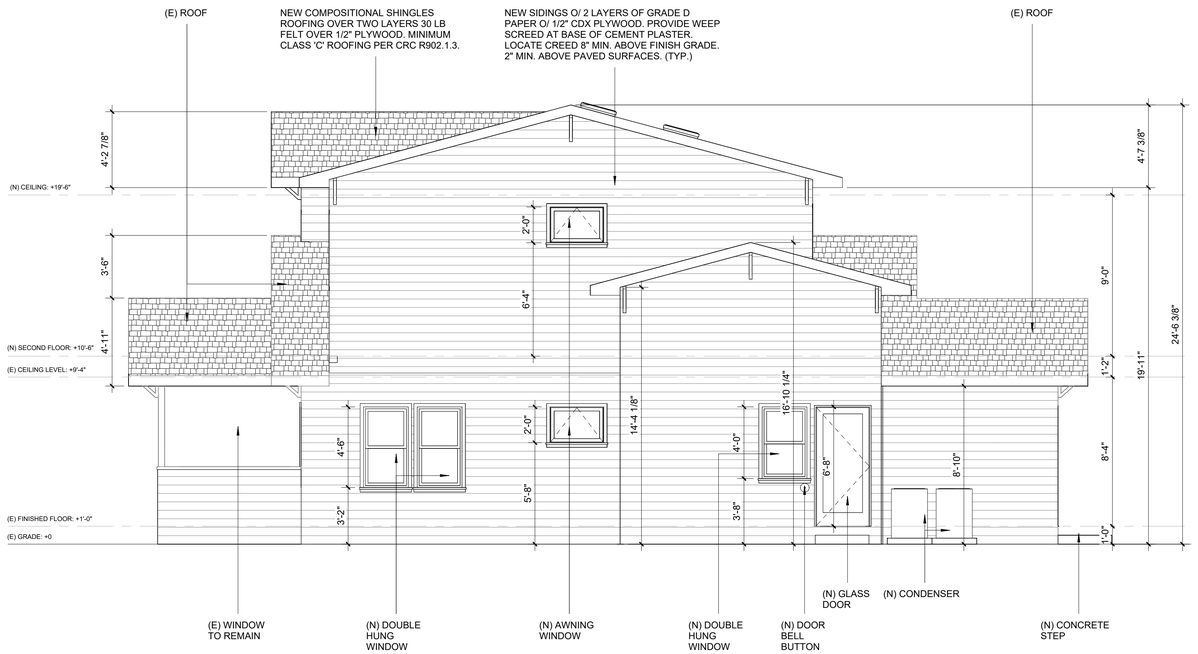
scale AS NOTED

ELEVATIONS

sheet number A3.0



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



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

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proj num:

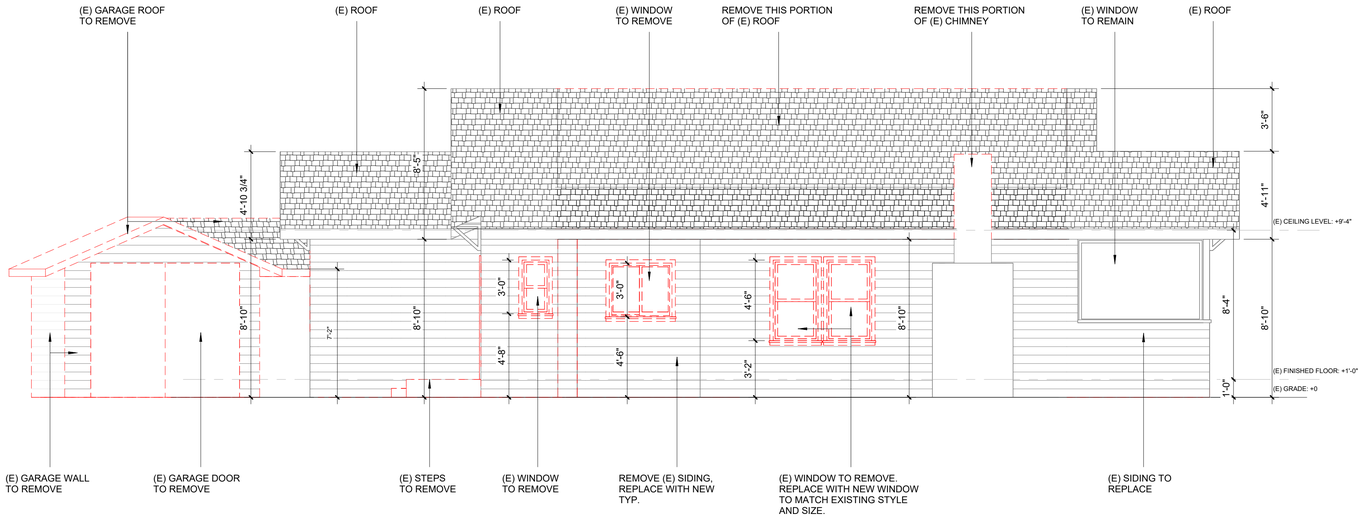
proj mgr:

proj arch:

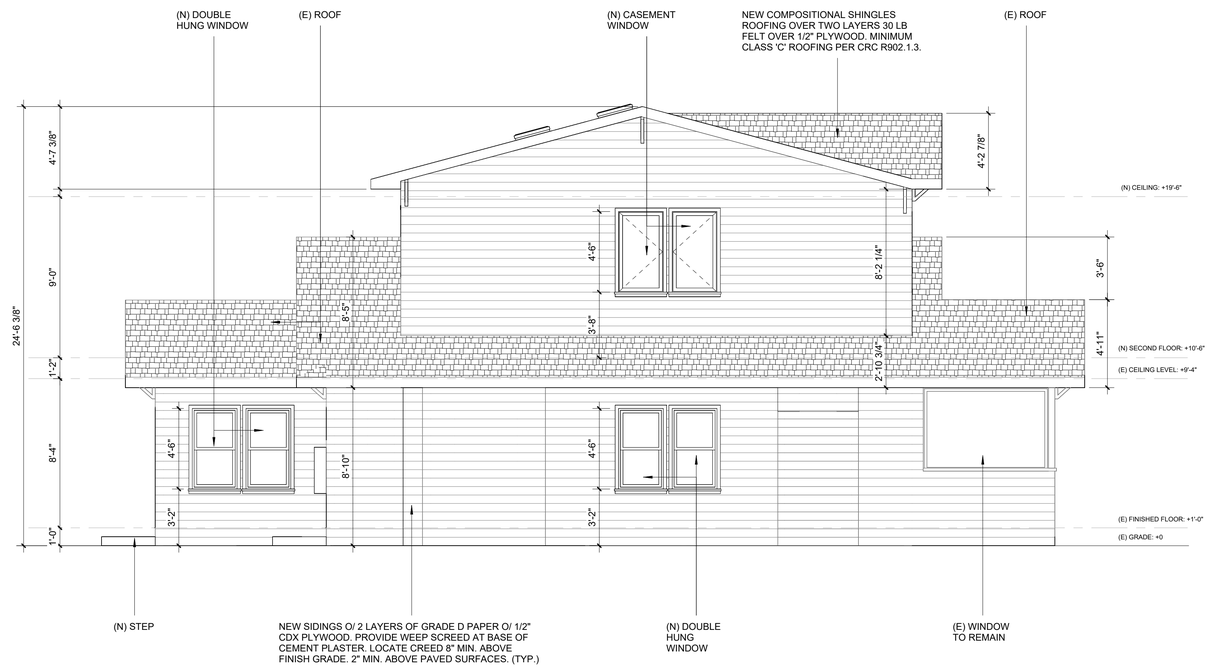
scale: AS NOTED

ELEVATIONS

sheet number: A3.1



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



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

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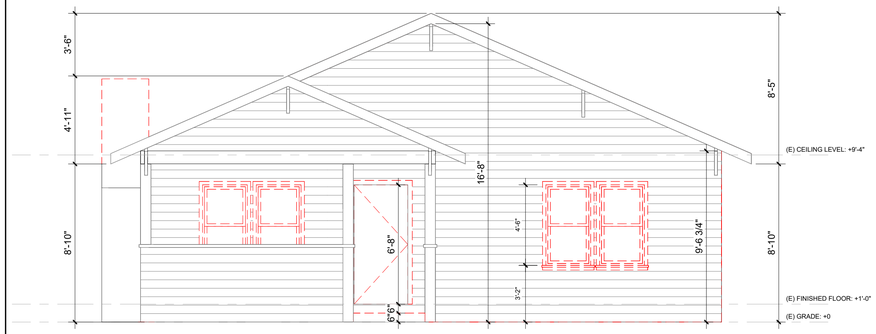
proj arch

scale AS NOTED

ELEVATIONS

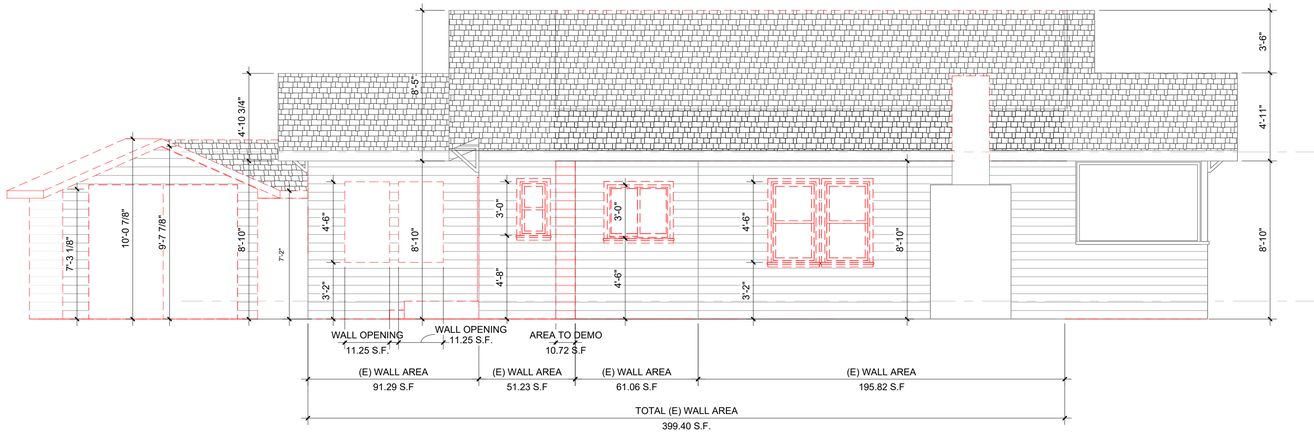
sheet number A3.2

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



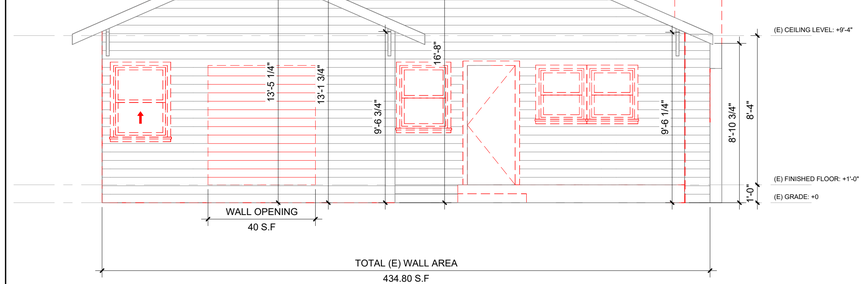
1 DEMO FRONT ELEVATION CALCULATION
1/4" = 1'-0"

STREET FACING LEFT ELEVATION (MAIN HOUSE):
TOTAL WALL AREA = 399.4 S.F.
AREA TO DEMOLISH = 33.22 S.F.
% TO DEMOLISH = 33.22 / 399.4 = **8.3% (<25%)**



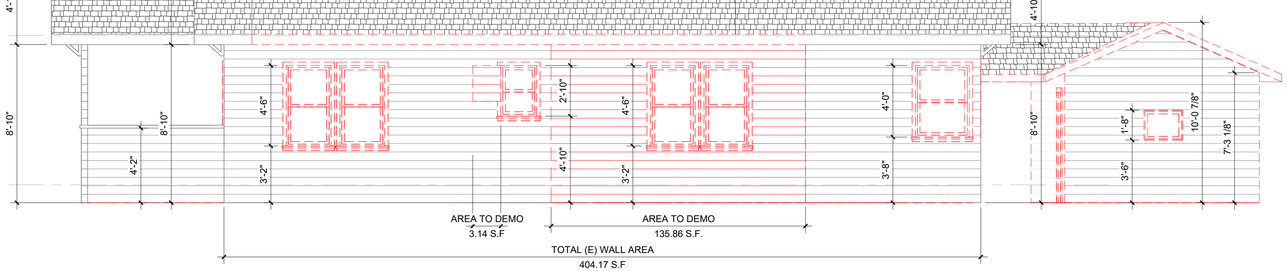
2 DEMO LEFT ELEVATION CALCULATION
1/4" = 1'-0"

MAIN HOUSE (REAR):
TOTAL WALL AREA = 434.80 S.F.
AREA TO DEMOLISH = 40 S.F.
% TO DEMOLISH = 40 / 434.80 = 9.2%



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

RIGHT ELEVATION (MAIN HOUSE):
TOTAL WALL AREA = 404.17 S.F.
AREA TO DEMOLISH = 139 S.F.
% TO DEMOLISH = 139 / 404.17 = 34.4%



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 - 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%)**

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%**

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%)**

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%

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave,
Los Gatos, CA

revision history

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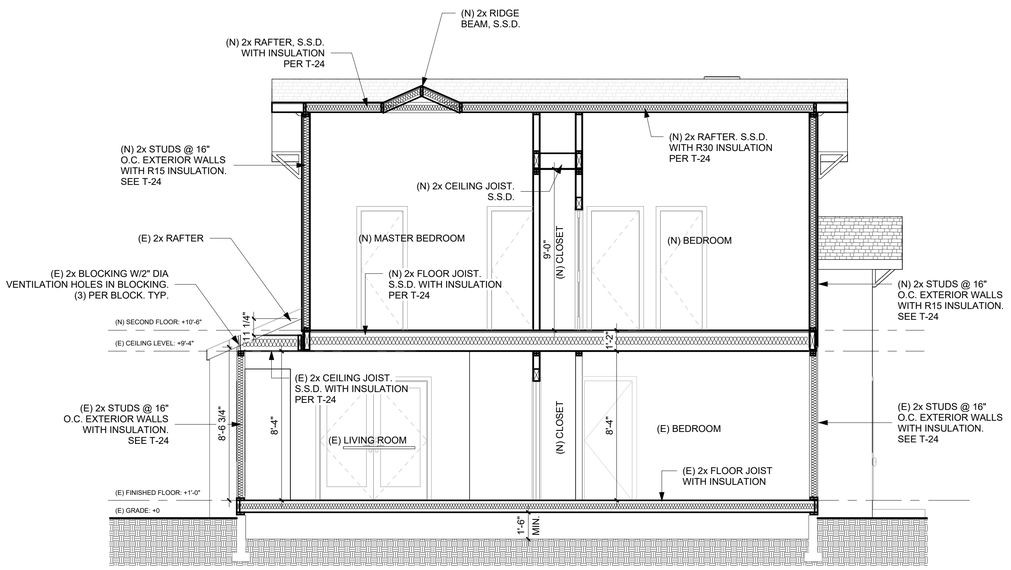
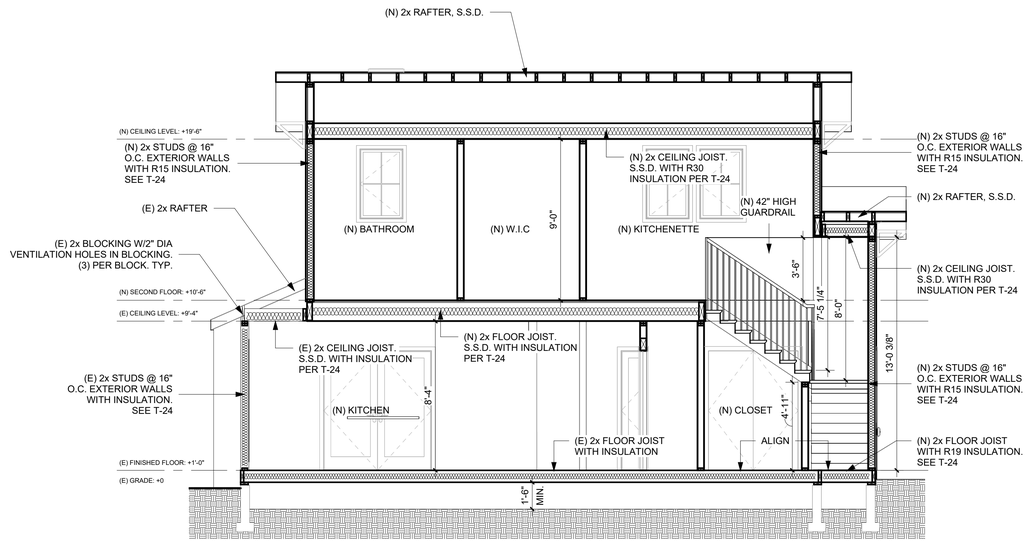
date: 11.6.2025
proj num:
proj mgr:
proj arch:
scale: AS NOTED

EXTERIOR DEMOLITION

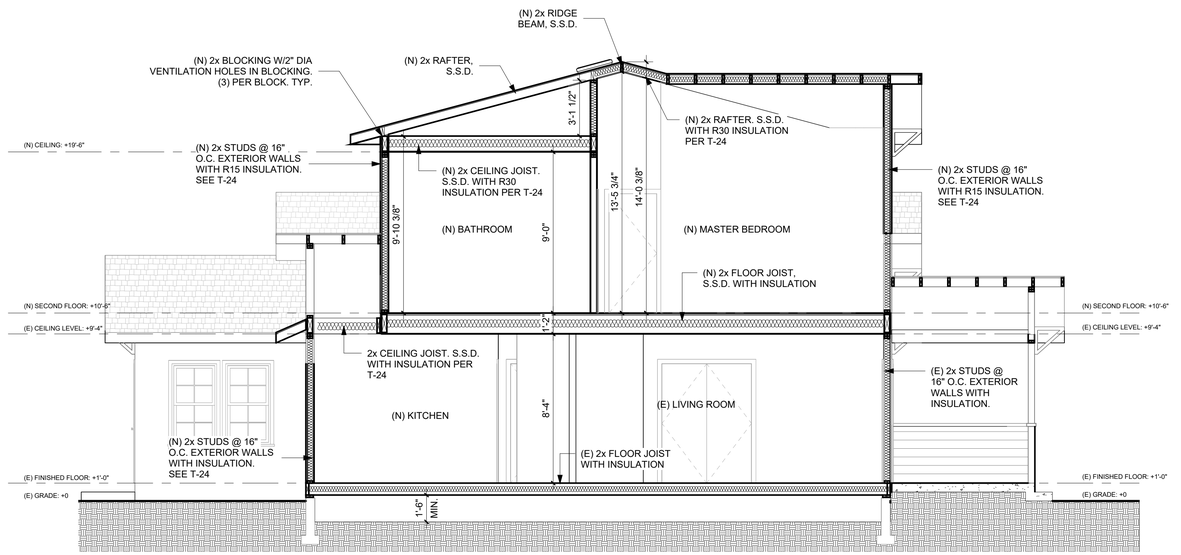
sheet number: A3.3



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



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



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

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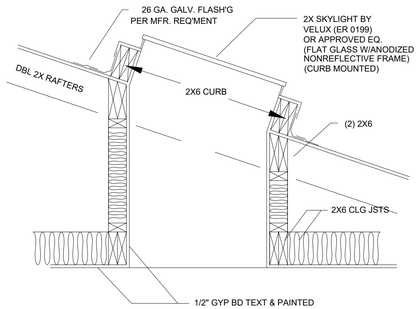
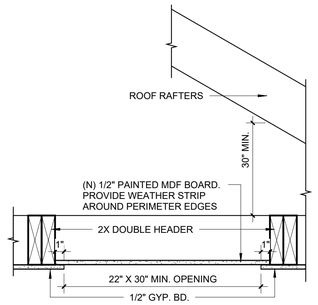
SECTIONS

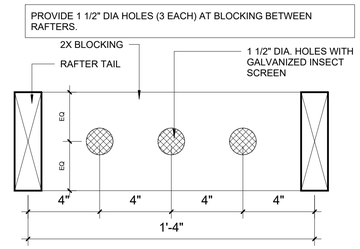
sheet number A4.0



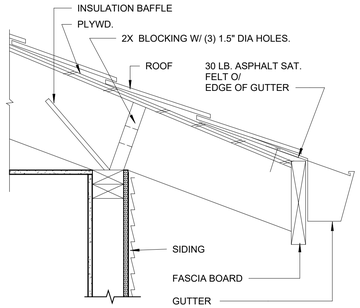
10 SKYLIGHT DETAIL
1" = 1'-0"



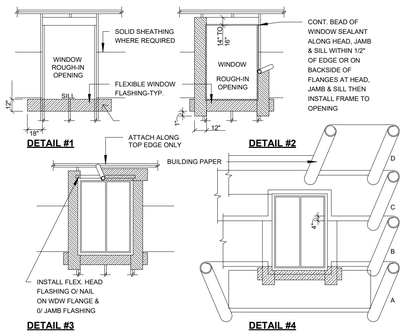
9 ATTIC ACCESS
1 1/2" = 1'-0"



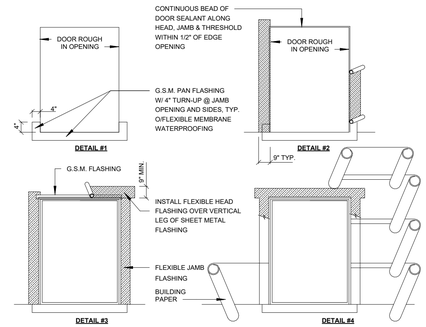
5 SOFFIT VENT DETAIL
3" = 1'-0"



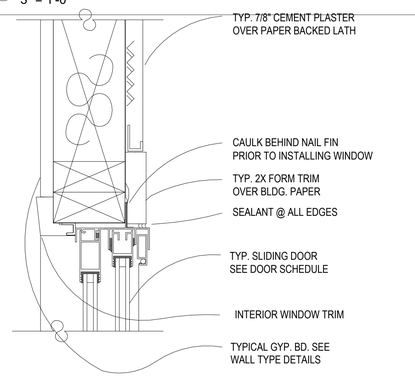
11 EAVE DETAIL
1 1/2" = 1'-0"



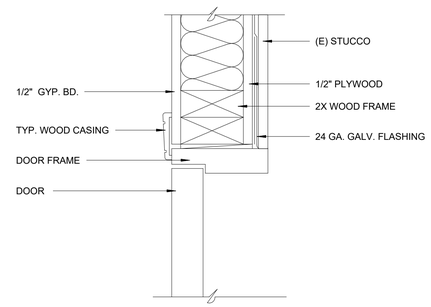
8 WINDOW OPENING FLASHING
3" = 1'-0"



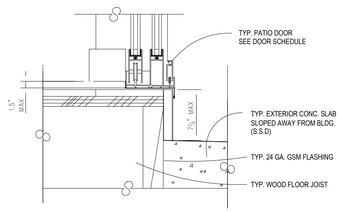
4 DOOR OPENING FLASHING
3" = 1'-0"



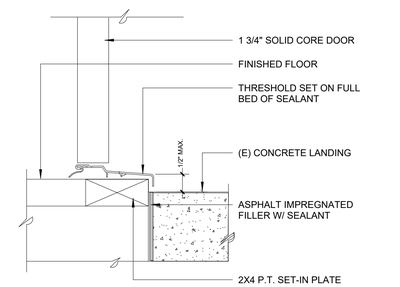
7 PATIO GLASS DOOR - HEAD DETAIL
3" = 1'-0"



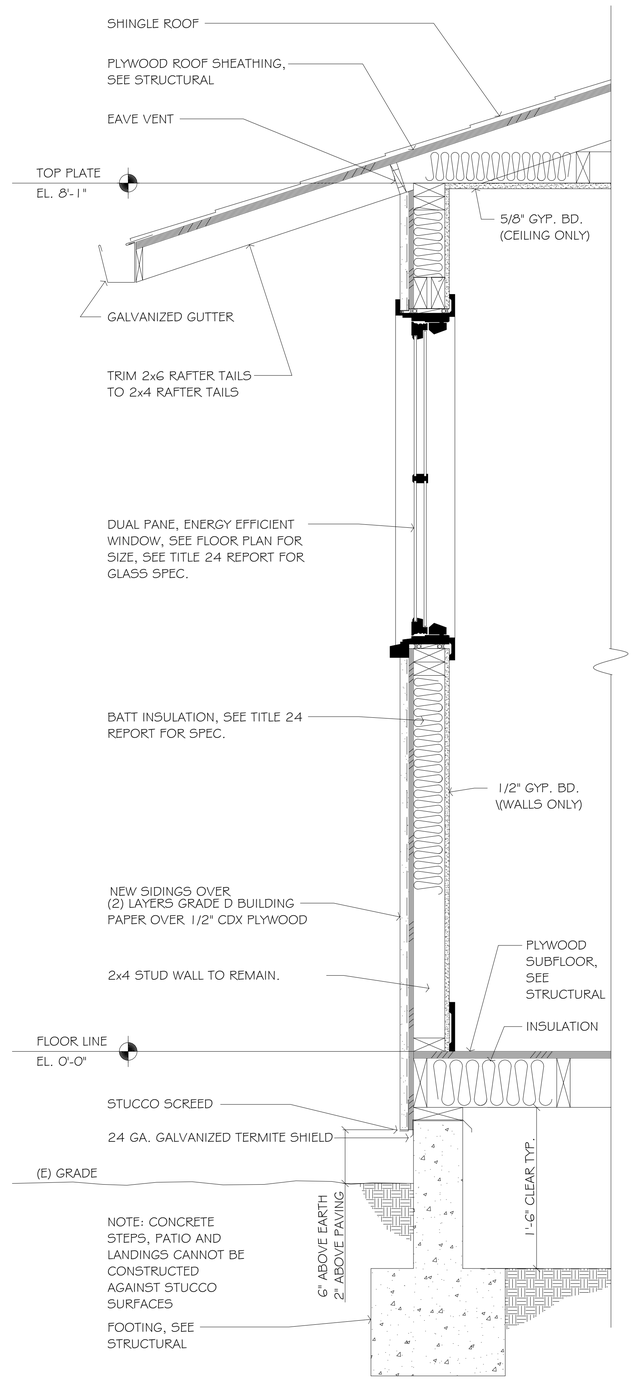
3 EXTERIOR DOOR JAMB
3" = 1'-0"



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

sheet number A5.0

Project Address:
150 Tait Avenue, Los Gatos, CA

Exterior Design & Materials

Table of Contents

I. Project Scope and Architectural Intent

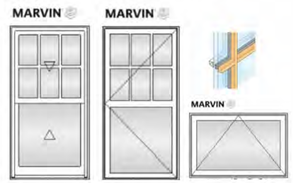
The residence, 150 Tait Avenue, is a contributing structure within the Almond Grove Historic District. This project will add a second-floor ADU to an existing one-story property located in downtown Los Gatos, as well as a small extension to the back of the home. The proposed design will maintain a Craftsman-inspired 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

1. **Brand:** Marvin Elevate Windows
2. **Material:** Fiberglass exterior with wood interior.
3. **Style:**
   - **Downstairs:** Double Hung with 6 lite SDL
   - **Upstairs:** Casement with 6 lite SDL to match the look of double hung windows
   - **Two Small Bathrooms:** Awning (no SDL grids)
4. **Images:**



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

V. Proposed Doors

1. Front Door

a. **Style:** Classic Craftsman door, upper window with 6-lite SDL
b. **Material:** Smooth fiberglass with 6-lite panel
c. **Color:** Stained wood or black
d. **Hardware Finish**: Dark bronze / black

B. Patio Doors

a. **Style** French single pane doors
b. **Material:** Smooth fiberglass
c. **Color:** Black
d. **Hardware Finish**: Dark bronze / black

C. ADU Door

a. **Style** Single Pane Glass Door
b. **Material:** Smooth fiberglass
c. **Color:** Black
d. **Hardware Finish**: Dark bronze / black

VI. Proposed Roof

1. **Roof Shape and Gables:**
   a. **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.

   b. **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 and repaired as needed.

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

   b. **Rafters:** The rafters will remain unchanged. They will be repaired and painted.

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 wood similar to the existing porch floor.

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 4–3/4"), 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 (Primed)
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 4–3/4"), and profile of the existing wood siding. Installation will also include a continuous weather-resistant barrier over exterior sheathing.
D. **Image:**

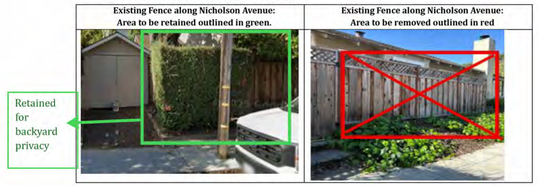
IX. Proposed Garage Removal and Corresponding Changes to the Driveway and Fence

1. **Garage.** The existing garage, which lacks a foundation, will be removed.

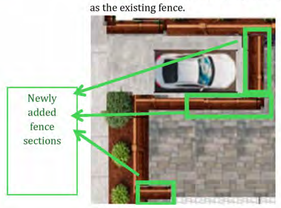
2. **Driveway.** The existing driveway is approximately 11.5' feet long. The driveway will be extended by 9 feet into the area once occupied by the garage. This will allow adequate space for a vehicle.

3. **Fence.** The existing fence currently surrounds all sides of the property. It is made of 72" tall redwood flat-top fence pickets with a 12" lattice on top. The fence will be adjusted as follows:

   i. Remove the majority of the fence facing Nicholson, retaining only the portion that provides privacy to the home's back yard.



   ii. 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.



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SLC DESIGN

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disclaimer

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- All vendors shall measure as builts/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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4.

Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

revision history

No.	Description	Date

drawing release status

date

- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

proj mgr

proj arch

scale AS NOTED

EXTERIOR MATERIALS SPECIFICATIONS

sheet number A6.0

GENERAL INFORMATION					
01	Project Name	150 Tait Alteration			
02	Run Title	Title 24 Analysis			
03	Project Location	150 Tait Ave			
04	City	Los Gatos, CA	05	Standards Version	2025
06	Zip code	95030	07	Software Version	CBECC 2025.2.0.1
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	290
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	1228	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	1228	19	Glazing Percentage (%)	16.20%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS
Building Complies with Computer Performance
This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.
This building incorporates one or more Special Features shown below

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Indoor air quality, balanced fan • IAQ Ventilation System: as low as 0.65 W/CFM • IAQ Ventilation System Heat Recovery: minimum 65 SRE and 65 ASRE • IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual

ECC FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the ECC Registry
• Kitchen range hood • Minimum Airflow • Verified Refrigerant Charge • Fan Efficacy Watts/CFM • Duct leakage testing

Compliance Summary

	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	52.07			
Proposed Design	51.74			
Compliance Margins	0.33			
	Pass			

RESULT*: Complies

[1]Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
[2]Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment
[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures
* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC[1] ($/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC[1] ($/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC[1] ($/ft²-yr)
Space Heating	0	38.29	0	36.65	0	1.64
Space Cooling	0	3.54	0	4.82	0	-1.28
IAQ Ventilation	0	1.17	0	1.2	0	-0.03
Water Heating	0	9.07	0	9.07	0	0
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	**0**	**52.07**	**0**	**51.74**	**0**	**0.33**
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.89	0	1.89	n/a	0
Appl. & Cooking	0	7.05	0	7.06	n/a	-0.01
Plug Loads	0	7.51	0	7.51	n/a	0
Outdoor Lighting	0	0.44	0	0.44	n/a	0
TOTAL COMPLIANCE	**0**	**68.96**	**0**	**68.64**	**0.32**	

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	49.29	48.8	0.49	0.99
Net EUI[2]	49.29	48.8	0.49	0.99

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
150 Tait Alteration	1228	1	1	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
House	Conditioned	HVAC new	1228	8.3	DHW alt	Existing Unchanged

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Ex Wall F	House	Wall ex	290	Front	270	65	90	none	Existing	No
Ex Wall L	House	Wall ex	20	Left	351	45	90	none	Existing	No
Ex Wall B	House	Wall ex	110	Back	300	80.4	90	none	Existing	No
Ex Wall R	House	Wall ex	200	Right	230	28.5	90	none	Existing	No
Interior Wall alt	House	Wall Int alt	n/a	n/a	121	0	n/a		New	n/a

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Ceiling ex	House	Ceiling attic ex	n/a	n/a	266	n/a	n/a		Existing	No
Floor Over Crawlspace ex	House	Floor crawl ex	n/a	n/a	1228	n/a	n/a		Existing	No
Interior Ceiling	House	Ceiling Int ex	n/a	n/a	799	n/a	n/a		New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Status	Verified Existing Condition
Cathedral-alt-L	House	Ceiling cath alt	20	Left	89	0	5.25	0.1	0.85	Existing	No
Cathedral-alt-R	House	Ceiling cath alt	200	Right	89	0	5.25	0.1	0.85	Existing	No

ATTIC

01	02	03	04	05	06	07	08a	09	10
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap	Status	Verified Existing Condition
Attic ex	Roof ex	Ventilated	5.25	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Wind-alt-W5-1	Window	Ex Wall F	Front	290	1	11.25	0.3	0.23	NFRC	Altered	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Wind-alt-W5-2	Window	Ex Wall F	Front	290	1	11.25	0.3	0.23	NFRC	Altered	No
Wind-alt-W5-3	Window	Ex Wall F	Front	290	1	11.25	0.3	0.23	NFRC	Altered	No
Wind-alt-W5-4	Window	Ex Wall F	Front	290	1	11.25	0.3	0.23	NFRC	Altered	No
Wind-alt-W5-5	Window	Ex Wall L	Left	20	1	11.25	0.3	0.23	NFRC	Altered	No
Wind-alt-W5-6	Window	Ex Wall L	Left	20	1	11.25	0.3	0.23	NFRC	Altered	No
Wind-alt-W5-7	Window	Ex Wall L	Left	20	1	11.25	0.3	0.23	NFRC	Altered	No
Wind-alt-W5-8	Window	Ex Wall L	Left	20	1	11.25	0.3	0.23	NFRC	Altered	No
GlDoor-alt-D6-1	Window	Ex Wall B	Back	110	1	40.2	0.3	0.23	NFRC	Altered	No
GlDoor-alt-D6-2	Window	Ex Wall B	Back	110	1	40.2	0.3	0.23	NFRC	Altered	No
Wind-alt-W5-9	Window	Ex Wall R	Right	200	1	11.25	0.3	0.23	NFRC	Altered	No
Wind-alt-W5-10	Window	Ex Wall R	Right	200	1	11.25	0.3	0.23	NFRC	Altered	No
Wind-alt-W1	Window	Ex Wall R	Right	200	1	6	0.3	0.23	NFRC	Altered	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Surface	Orientation	Azimuth	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Status	Verified Existing Condition
Total North Facing Fenestration						0					
Total East Facing Fenestration						0					
Total South Facing Fenestration						0					
Total West Facing Fenestration						0					

OPAQUE DOORS

01	02	03	04	05	06	07
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition	NFRC Rating Req.
Entry-alt-D1	Ex Wall F	20	0.5	Altered	No	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Wall ex	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.387	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4	☐

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Ceiling cath alt	Cathedral Ceilings	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.041	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x6 Inside Finish: Gypsum Board	☐
Wall Int alt	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board	☐
Roof ex	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-0	None / None	0.624	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6	☐
Floor crawl ex	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.22	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6	☐

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
Ceiling attic ex	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-0	None / None	0.467	Cavity / Frame: no insul. / 2x6 Inside Finish: Gypsum Board	☐
Ceiling Int ex	Interior Ceiling	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-0	None / None	0.199	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6 Ceiling Below Finish: Gypsum Board	☐

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	ECC Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW alt	Domestic Hot Water (DHW)	Standard	Tank-less	1	n/a	None	n/a	Tank-less (1)	Altered	No	

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave,
Los Gatos, CA

revision history

No.	Description	Date

drawing release status

date	
	client review
	plan check
	bidding
	construction

date 11.6.2025
proj num
proj mgr
proj arch
scale AS NOTED

TITLE 24

sheet number T24-1

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
Tank-less	Gas	Consumer Instantaneous	1	0	UEF	0.81	Btu/Hr	200000	0	n/a	n/a		Altered	No

HVAC - HEATING UNIT TYPES

01	02	03	04	05	06
Name	System Type	Number of Units	Heating Efficiency	Status	Verified Existing Condition
New Furnace	Central gas furnace	1	AFUE - 80	New	No

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09	10
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Airflow Target	Fan Power (Watts/CFM)	Status	Verified Existing Condition
New Cooling	Central split AC	1	EER2/SEER2	11.7	14.3	350	0.45	New	No

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply/Return		Supply	Return				
Duct new	Unconditioned attic	Non-Verified	R-8		Attic	Attic	New	n/a		n/a

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - ASRE	Includes Fault Indicator Display?	Status
SFam IAQVentRpt 1-1	35	0.65	Balanced	Yes	65 / 65	No	New

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Igor Pichko	Documentation Author Signature: Igor Pichko
Company: Energy Consult LLC	Signature Date: 03/27/2026
Address: 905 Paseo Pacifico	CEA/AEA/ECC Certification Identification (if applicable): R22-14-40027
City/State/Zip: Atascadero, CA 93422	Phone: (310) 356-8144

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Suling Cheah	Responsible Designer Signature: Suling Cheah
Company: Su-LingSlaton	Date Signed: 03/27/2026
Address: 1042 Emerald Ter Union City, CA 94587	License:
City/State/Zip: union city, CA 94587	Phone: 5103778802

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

GENERAL INFORMATION

01	Project Name	150 Tait ADU	05	Standards Version	2025
02	Run Title	Title 24 Analysis			
03	Project Location	150 Tait Ave			
04	City	Los Gatos, CA	07	Software Version	CBECC 2025.2.1
06	Zip code	95030	09	Front Orientation (deg/ Cardinal)	200
08	Climate Zone	4	11	Number of Dwelling Units	1
10	Building Type	Single family	13	Number of Bedrooms	3
12	Project Scope	Newly Constructed Addition	15	Number of Stories	1
14	Addition Cond. Floor Area (ft^2)	844	17	Fenestration Average U-factor	0.31
16	Existing Cond. Floor Area (ft^2)	1228	19	Glazing Percentage (%)	15.44%
18	Total Cond. Floor Area (ft^2)	2072	21	ADU Conditioned Floor Area	844
20	ADU Bedroom Count	2	23	No Dwelling Unit:	No
22	Fuel Type	Natural gas			

ADDITION ALONE - Project Analysis Parameters

01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1228	844	2072	1	2	3

ADDITION ALONE - ACCESSORY DWELLING UNIT (ADU) PROJECT ANALYSIS PARAMETERS

01	02	03	04	05	06	07	08
Zone Name	Existing Area (excl. new addition) (ft^2)	ADU Area (excl. existing) (ft^2)	Total Area (ft^2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms	Attached vs. Detached
ADU L1	1228	844	2072	1	2	3	Attached

COMPLIANCE RESULTS

Building Complies with Computer Performance

This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.

This building incorporates one or more Special Features shown below

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.3 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 75 SRE and 75 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- Insulation below roof deck
- One or more heat pump water heaters have been modeled as demand response compatible

ECC FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified ECC Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the ECC Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Duct leakage testing

Compliance Summary

	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft^2$-yr)	Total[3] ($/ft^2$-yr)	Total[3] (kBtu/ft^2-yr)	Electricity (kWh)
Standard Design	32.13	n/a	n/a	n/a
Proposed Design	31.75	n/a	n/a	n/a
Compliance Margins	0.38	n/a	n/a	n/a
	Pass			

RESULT*: Complies

[1]Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
[2]Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment
[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures
* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories
** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft^2 -yr)	Standard Design LSC[1] ($/$ft^2$ -yr)	Proposed Design Source Energy (kBtu/ft^2 -yr)	Proposed Design LSC[1] ($/$ft^2$ -yr)	Compliance Margin Source (kBtu/ft^2 -yr)	Compliance Margin LSC[1] ($/$ft^2$ -yr)
Space Heating	0	11.38	0	14.36	0	-2.98
Space Cooling	0	3.18	0	4.77	0	-1.59
IAQ Ventilation	0	2.91	0	1.38	0	1.53
Water Heating	0	14.66	0	11.24	0	3.42
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	**0**	**32.13**	**0**	**31.75**	**0**	**0.38**
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.65	0	1.65	n/a	0
Appl. & Cooking	0	11.43	0	11.47	n/a	-0.04
Plug Loads	0	13.75	0	13.75	n/a	0
Outdoor Lighting	0	1.04	0	1.04	n/a	0
TOTAL COMPLIANCE	**0**	**60**	**0**	**59.66**	**0.34**	

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	39.46	38.95	0.51	1.29
Net EUI[2]	39.46	38.95	0.51	1.29

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
ADU L1	Conditioned	HVAC new	45	14.3	DHW n	New
ADU L2	Conditioned	HVAC new	799	11:1	DHW n	New

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
Add Wall F	ADU L1	Wall new	200	Front	209	30.1	90	none	New
Add Wall L	ADU L1	Wall new	290	Left	39	0	90	none	New
Add Wall R	ADU L1	Wall new	110	Right	39	0	90	none	New
Add Wall F-2	ADU L2	Wall new	200	Front	212	6	90	none	New
Add Wall L-2	ADU L2	Wall new	290	Left	231	33.75	90	none	New
Add Wall B-2	ADU L2	Wall new	20	Back	255	22.5	90	none	New
Add Wall R-2	ADU L2	Wall new	110	Right	165	30	90	none	New
Interior Wall To House	ADU L1	Wall Int new	n/a	n/a	121	0	n/a	n/a	New
Interior Wall n	ADU L2>>ADU L1	Wall Int new	n/a	n/a	68	0	n/a	n/a	New

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
Interior Wall To Attic	ADU L2>>Attic	Wall Int To Attic	n/a	n/a	201	0	n/a	n/a	New
Ceiling n	ADU L2	Ceiling attic new	n/a	n/a	390	n/a	n/a	n/a	New
Floor Over Crawlspace n	ADU L1	Floor crawl new	n/a	n/a	45	n/a	n/a	n/a	New
Interior Floor To House	ADU L2	Floor Int new	n/a	n/a	799	n/a	n/a	n/a	New

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance
Cathedral-n-L	ADU L1	Ceiling cath new	290	Left	24	0	3.25	0.1	0.85
Cathedral-n-R	ADU L1	Ceiling cath new	110	Right	24	0	3.25	0.1	0.85
Cathedral-n-F	ADU L2	Ceiling cath new	200	Front	93	0	5.25	0.1	0.85
Cathedral-n-B	ADU L2	Ceiling cath new	20	Back	93	0	5.25	0.1	0.85
Cathedral-n-R2	ADU L2	Ceiling cath new	110	Right	43	8	3.25	0.1	0.85
Cathedral-n-L2	ADU L2	Ceiling cath new	290	Left	211	0	3.25	0.1	0.85

ATTIC

01	02	03	04	05	06	07	08a
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap
Attic	Asphalt Shingle	Ventilated	3.25	0.1	0.85	No	No

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Taraneah Moayed's Residence

Remodeling and New ADU

150 Tait Ave, Los Gatos, CA

revision history

No.	Description	Date

drawing release status

date

- client review
- plan check
- bidding
- construction

date 11.6.2025

proj num

proj mgr

proj arch

scale AS NOTED

TITLE 24

sheet number T24-2

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Mult.	07 Area (ft²)	08 U-factor	09 SHGC	10 Rating Source	11 Exception to 150.0 (q)*
Wind-n-W3a	Window	Add Wall F	Front	200	1	10	0.3	0.23	NFRC	☐
GlDoor-n-D2	Window	Add Wall F	Front	200	1	20.1	0.3	0.23	NFRC	☐
Wind-n-W1	Window	Add Wall F-2	Front	200	1	6	0.3	0.23	NFRC	☐
Wind-n-W2a	Window	Add Wall L-2	Left	290	1	11.25	0.3	0.23	NFRC	☐
Wind-n-W2b	Window	Add Wall L-2	Left	290	1	11.25	0.3	0.23	NFRC	☐
Wind-n-W2c	Window	Add Wall L-2	Left	290	1	11.25	0.3	0.23	NFRC	☐
Wind-n-W2d	Window	Add Wall B-2	Back	20	1	11.25	0.3	0.23	NFRC	☐
Wind-n-W2e	Window	Add Wall B-2	Back	20	1	11.25	0.3	0.23	NFRC	☐
Wind-n-W3b	Window	Add Wall R-2	Right	110	1	10	0.3	0.23	NFRC	☐
Wind-n-W3c	Window	Add Wall R-2	Right	110	1	10	0.3	0.23	NFRC	☐
Wind-n-W3d	Window	Add Wall R-2	Right	110	1	10	0.3	0.23	NFRC	☐
Skylights-n-W4a	Skylight	Cathedral-n-R2	Right	110	1	4	0.43	0.25	NFRC	☐

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Mult.	07 Area (ft²)	08 U-factor	09 SHGC	10 Rating Source	11 Exception to 150.0 (q)*
Skylights-n-W4b	Skylight	Cathedral-n-R2	Right	110	1	4	0.43	0.25	NFRC	☐

**Project includes fenestration not subject to maximum U-factor requirement per Exception 1 / Exception 2 / Exception 3 to Section 150.0(q).*

Total North Facing Fenestration	0
Total East Facing Fenestration	0
Total South Facing Fenestration	0
Total West Facing Fenestration	0

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers	09 Non-Std Spray Foam
Wall new	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.087	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco	☐

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers	09 Non-Std Spray Foam
Ceiling cath new	Cathedral Ceilings	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.041	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x6 Inside Finish: Gypsum Board	☐
Wall Int new	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board	☐
Wall Int To Attic	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board	☐
Asphalt Shingle	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-4	None / None	0.178	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-4 / 2x6	☐

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers	09 Non-Std Spray Foam
Floor crawl new	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6	☐
Ceiling attic new	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 Insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board	☐
Floor Int new	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.199	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6 Ceiling Below Finish: Gypsum Board	☐

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 ECC Verification	09 Water Heater Name (#)
DHW n	Domestic Hot Water (DHW)	Standard	Tank-less	1	n/a	None	n/a	Tank-less (1)

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (Int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location
Tank-less	Gas	Consumer Instantaneous	1	0	UEF	0.98	Btu/Hr	200000	0	n/a	n/a	n/a

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency
New Furnace	Central gas furnace	1	AFUE - 80

HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency Metric	05 Efficiency EER/EER2/CEER	06 Efficiency SEER/SEER2	07 Airflow Target	08 Fan Power (Watts/CFM)	09 Status	10 Verified Existing Condition
New Cooling	Central split AC	1	EER2/SEER2	11.7	14.3	350	0.45	New	n/a

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value	05 Duct Ins. R-value	06 Duct Location	07 Duct Location
			Supply/Return		Supply	Return
Duct new	Unconditioned attic	Non-Verified	R-8		Attic	Attic

INDOOR AIR QUALITY (IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - ASRE	07 Includes Fault Indicator Display?	08 Status
SFam ADU IAQVentRpt 1-1	60	0.3	Balanced	Yes	75 / 75	No	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Igor Pichko	Documentation Author Signature: Igor Pichko
Company: Energy Consult LLC	Signature Date: 03/28/2026
Address: 905 Paseo Pacifico	CEA/AEA/TCC Certification Identification (if applicable): R22-14-40027
City/State/Zip: Atascadero, CA 93422	Phone: (310) 356-8144

CABEC California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Suling Cheah	Responsible Designer Signature: Suling Cheah
Company: Su-LingSlaton	Date Signed: 03/28/2026
Address: 1042 Emerald Ter Union City, CA 94587	License:
City/State/Zip: union city, CA 94587	Phone: 5103778802

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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- phone #: 510-377-8802
- email: slodesign1999@gmail.com

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scale AS NOTED

TITLE 24

sheet number T24-3

ABBREVIATIONS

Ø	DIAMETER
AB	ANCHOR BOLT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
ARCH	ARCHITECTURAL
BLDG	BUILDING
BLK'G	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOT	BOTTOM
CB	COLUMN BASE
CC	CENTER TO CENTER
CL	CENTER LINE
CJ	CONSTRUCTION JOINT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONN	CONNECTION
CONT	CONTINUOUS
CJP	COMPLETE JOINT PENETRATION
CTR	CENTER
CTRSK	COUNTERSINK
DCW	DEMAND CRITICAL WELD
DET	DETAIL
DF	DOUGLAS FIR
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL OR ELEV	ELEVATION
ELECT	ELECTRICAL
EN	END (OR EDGE) NAILING
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
EXT	EXTERIOR
FDN	FOUNDATION
FG	FINISH GRADE
FIN	FINISH
FL OR FLR	FLOOR
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FRM'G	FRAMING
FS	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLB	GLU-LAMINATED BEAM
HD	HOLD DOWN
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
INT	INTERIOR
JH	JOIST HANGER
JT	JOINT
LLH (LLV)	LONG LEG HORIZONTAL (VERTICAL)
LT	LIGHT
LT WT	LIGHT WEIGHT
MB	UNFINISHED MACHINE BOLTS
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
NW	NORMAL WEIGHT
OC	ON CENTER
OD (ID)	OUTSIDE (INSIDE) DIAMETER
OPG	OPENING
OPP	OPPOSITE
PA	PURLIN ANCHOR
PAF	POWER ACTUATED FASTENER
PL	PLATE
PJP or PP	PARTIAL JOINT PENETRATION
PLY	PLYWOOD
PSL	PARALLAM
PT	PRESSURE TREATED
PTN	PARTITION
REF	REFERENCE
REINF	REINFORCEMENT
REQ	REQUIRED
RO	ROUGH OPENING
RWD	REDWOOD
SAD	SEE ARCHITECTURAL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SLRS	SEISMIC LOAD RESISTING SYSTEM
SMD	SEE MECHANICAL DRAWINGS
SPA	SPACE
SPEC	SPECIFICATION
SQ	SQUARE
ST	STRAP TIE
STAGG'D	STAGGERED
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SYMM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TD	TIEDOWN
THRD'D	THREADED
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WP	WORK POINT
WT	WEIGHT

SHEET INDEX:

CONCRETE

1. CONCRETE CLASSES:

CLASS	USE	28-DAY STRENGTH (PSI)	AGGREGATE SIZE (INCH)	WEIGHT (PCF)	W/C RATIO	% FLYASH	% SLAG
A	(N) FOOTINGS, SLAB ON GRADE	2500	1	145	0.45	15-25	30

2. CONCRETE MIXING SHALL COMPLY WITH ASTM C94.
3. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED.
4. REINFORCING STEEL:
   - A. BARS: ASTM A615, GRADE 60.
   - B. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY MARKED "NOT REINFORCED"
5. TERMINATION OF REINFORCEMENT
   - A. TERMINATE ALL BARS IN LAPS, 90 DEGREE BENDS, OR WITH DOWELS INTO EXISTING CONCRETE.
   - B. BEND TOP FOOTING BARS DOWN TO BOTTOM MAT AT ENDS.
   - C. BEND BOTTOM FOOTING BARS UP WITH STANDARD 90 DEGREE BENDS.
   - D. PROVIDE DOWELS INTO FOOTINGS AT WALLS OF SAME SIZE AND SPACING AS WALL VERTICAL REINFORCEMENT.
   - E. ALL REINFORCEMENT MAY LAP WITH COUPLERS WHICH ARE 125% OF BAR STRENGTH OR GRATER. SUBMIT ICBO REPORT.
6. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
   - A. SURFACES PLACED AGAINST EARTH 3"
   - B. FORMED SURFACES BELOW GRADE 2"
   - C. SURFACES EXPOSED TO WEATHER 2"
   - D. BEAM AND COLUMNS BARS (INCLUDING STIRRUPS OR TIES) 1½"
   - E. EXTERIOR WALL AT EXTERIOR FACE 1½"
   - F. SLABS AND WALLS NOT EXPOSED TO WEATHER 1"
7. FINISH: SLABS ACI 301 "FLOATED FINISH", U.O.N.

STEEL

1. MACHINE BOLTS: ASTM A307.
2. ANCHOR BOLTS / RODS: ASTM F1554, GR. 36.
3. ALL STEEL SHAPES AND PLATES AND STEEL DECKING EXPOSED TO WEATHER OR UNHEATED SPACES SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH G90 GALVANIZATION. TOUCH UP WELDED AREAS WITH GALV WELD REPAIR. PAINT EXPOSED SURFACES WITH EPOXY PAINT SYSTEMS AS REQUIRED BY ARCHITECTURAL DRAWINGS.

WOOD

1. SAWN FRAMING LUMBER – DOUGLAS FIR-LARCH U.O.N:
   - A. HEADERS AND JOISTS: NO.1 OR BETTER.
   - B. POST AND BEAMS: NO.1
   - C. EXPOSED POSTS: CLEAR HEART REDWOOD
   - D. STUDS: NO. 2
   - E. PLATES AND BLOCKING: NO. 2
   - F. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE PRESERVATIVE TREATED.
   - G. ALL FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION AND FABRICATION.
2. PLYWOOD OR OSB STRUCTURAL SHEATHING:
   - A. ROOF: 1/2" APA RATED 32/16.
   - B. FLOORS: 3/4" APA RATED 40/20 EXP. 1, WITH TONGUE AND GROOVE EDGES. STRUCT I WHEN NOTED ON PLAN.
   - C. WALL-SHEATHING: 1/2" STRUCT I, INTERIOR WITH EXTERIOR GLUE.
3. GLUED-LAMINATED BEAMS:
   - A. 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVERED AND CONTINUOUS BEAMS.
   - B. INDUSTRIAL GRADE TYP. ARCHITECTURAL GRADE IF EXPOSED.
   - C. EXTERIOR EXPOSURE: PRESSURE PRESERVATIVE TREATED.
4. PARALLAM PSL BEAMS: AS MANUFACTURED BY WEYERHAEUSER, E=2,000,000 PSI, FB=2900 PSI, FV=290 PSI.
5. TIMBERSTRAND LSL BEAMS: AS MANUFACTURED BY WEYERHAEUSER, E=1,550000 PSI FB=2,3250 PSI, FV=400 PSI.
6. MICROLAM LVL BEAMS: AS MANUFACTURED BY WEYERHAEUSER, E=2,000,000 PSI, FB=2600 PSI, FY=285 PSI.
7. I-JOISTS: "TRUSS -JOIST" BY WEYERHAEUSER.
8. FRAMING HARDWARE: AS MANUFACTURED BY SIMPSON CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED.
9. NAILS: COMMON WIRE GAGE U.N.O. NAILING TO CONFORM TO 2025 CBC TABLE 2304.10.2 U.N.O.
10. BOLTS: ASTM A307.
11. ALL NAILS, BOLTS, & OTHER FASTENERS IN CONTACT WITH PRESERVATIVE OR FIRE TREATED WOOD TO BE HOT-DIPPED GALVANIZED.
12. GLUE AND NAIL FLOOR SHEATHING TO SUPPORTING MEMBERS.
13. STACK ALL BEARING STUDS & POSTS CONTINUOUS TO FOUNDATION. BLOCK SOLID AT FLOORS BETWEEN POSTS & BEARING STUDS.

GENERAL

1. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR STAIRS, CURBS, ETC.
2. NO PIPES OR DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT.
3. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER OR CONSTRUCTION MANAGER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.
4. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
5. DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS. WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
6. IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE CALLED FOR OR SHOWN. ALL DETAILS REFERENCED ONCE SHALL APPLY TO ALL SIMILAR CONDITIONS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY LICENSES AND PERMITS. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE WORK.
8. ALL CONSTRUCTION TO BE PERFORMED IN A MANNER TO MINIMIZE IMPACT ON THE CONTINUING OPERATION OF THE BUILDING & SITE. CONTRACTOR TO PROVIDE APPROPRIATE BARRIERS AROUND CONSTRUCTION. COORDINATE ALL OPERATIONS WITH THE OWNER.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BEFORE BEGINNING WORK. SPECIAL CARE SHALL BE TAKEN TO PROJECT UTILITIES THAT ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.
10. ALL FINISHES, STRUCTURAL ELEMENTS AND ARCHITECTURAL FEATURES AFFECTED BY CONSTRUCTION TO BE REPAIRED AND/OR REPLACED TO MATCH EXISTING CONSTRUCTION.
11. THE SCOPE OF WORK INCLUDES CLEANUP NECESSARY TO LEAVE THE BUILDING IN A NEAT AND USABLE CONDITION. ALL REMOVED ITEMS, MATERIALS AND DEBRIS, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE REMOVED PROMPTLY FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

EXISTING CONSTRUCTION

1. WORK SHOWN IS NEW UNLESS NOTED AS EXISTING: (E).
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING JOB CONDITIONS, REVIEW ALL DRAWINGS AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES AND EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.
3. THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF STRUCTURAL MEMBERS OR MECHANICAL, ELECTRICAL, OR ARCHITECTURAL FEATURES NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED AND PRIOR APPROVAL SHALL BE OBTAINED BEFORE REMOVAL OF MEMBERS.
4. THE CONTRACTOR SHALL SAFELY SHORE EXISTING CONSTRUCTION WHEREVER EXISTING SUPPORTS ARE REMOVED TO ALLOW THE INSTALLATION OF THE NEW WORK. ALL SHORING METHODS AND SEQUENCING OF DEMOLITION SHALL BE SPECIFIED BY A LICENSED STRUCTURAL ENGINEER TO BE RETAINED BY THE CONTRACTOR. SEE SPECIFICATIONS FOR DETAILED REQUIREMENTS.

DESIGN BASIS

1. APPLICABLE CODE: CALIFORNIA RESIDENTIAL CODE, 2025 EDITION
   CALIFORNIA BUILDING CODE, 2025 EDITION
   AMERICAN SOCIETY OF CIVIL ENGINEERS 7-22
2. VERTICAL LIVE LOADS:
   RESIDENTIAL: 40 PSF
   UNINHABITABLE ATTICS WITHOUT STORAGE: 10 PSF
   ROOF: 20 PSF
3. VERTICAL SUPERIMPOSED DEAD LOADS:
   ROOF: 13 PSF
   CEILING: 9 PSF
3. WIND LOADS:
   DESIGN WIND: 92 MPH, EXPOSURE C
4. SEISMIC LOADS:
   OCCUPANCY CATEGORY II
   SEISMIC IMPORTANCE FACTOR I=1.0
   SITE CLASS "CD"
   SEISMIC DESIGN CATEGORY "D"
   S_s = 2.70
   S_1 = 1.03
   S_{DS} = 1.86
   S_{D1} = 1.32

   WOOD SHEARWALL WALL

   R = 6.5
   Ω_o = 3
   C_d = 4

FOUNDATIONS

1. SIZES OF FOOTINGS AND ELEVATIONS AT BOTTOMS OF FOOTINGS HAVE BEEN ESTABLISHED BASED ON 2025 CBC CODE BASED MINIMUM VALUES.
2. AS EXCAVATION PROGRESSES, CONDITIONS MAY DEVELOP REQUIRING CHANGES IN THESE ELEVATIONS AND/OR FOOTINGS. SUCH CHANGES SHALL BE MADE ONLY AS DIRECTED BY THE ENGINEER OF RECORD.
3. ALLOWABLE SOIL BEARING PRESSURES ARE:
   - A. DEAD + LIVE LOADS: 1500 PSF
   - B. DEAD + LIVE + SEISMIC LOADS: 2000 PSF
4. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
5. VERIFY LOCATIONS FOR OPENING OR PENETRATIONS THROUGH CONCRETE, CONCRETE CURBS, FLOOR DEPRESSIONS, FLOOR SLOPES AND DRAINS, INSERTS, ETC. PRIOR TO POURING CONCRETE. COORDINATE WITH ARCHITECTURAL AND OTHER DRAWINGS.
6. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.

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Exp. 3-31-28
CIVIL
STATE OF CALIFORNIA

PROJECT

HOUSE REMODEL & ADDITION

SINGLE FAMILY HOUSE

150 TAIT AVE,
LOS GATOS, CA 95030

JURISDICTION STAMP

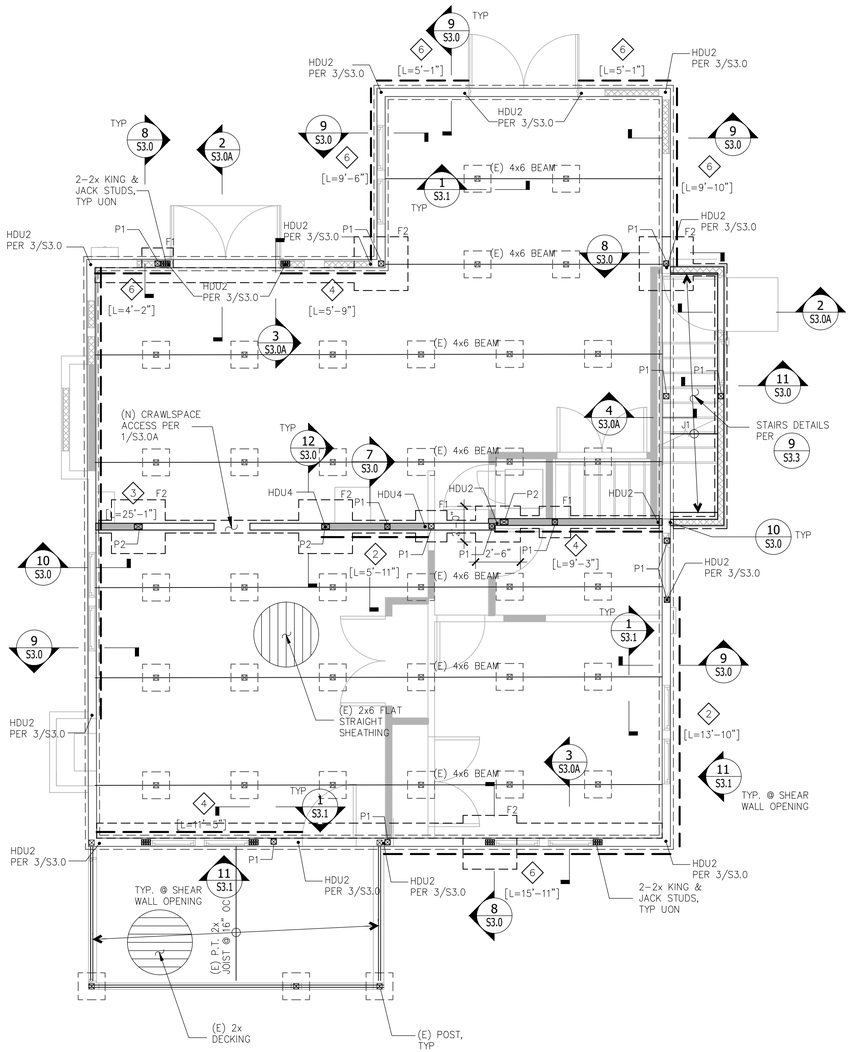
REV	DATE	DESCRIPTION
	3.19.2026	BUILDING PERMIT

DATE 2.18.2026
PROJECT NO. 26C161
SHEET TITLE

GENERAL NOTES

SHEET NO.

S1.0



1 FOUNDATION PLAN

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

FOUNDATION PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S1.0.
2. SEE SHEET S3.0 FOR TYPICAL CONCRETE DETAILS.
3. FOUNDATION PLAN IS TAKEN ABOVE FINISH FLOOR. NOMINAL FINISH FLOOR ELEVATIONS ARE CALLED OUT ON ARCHITECTURAL PLANS.
4. FOR DRAINAGE DETAILS, SUMPS, PITS, DAMP PROOFING, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT DETAILS, STEPS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
5. CONTRACTOR SHALL VERIFY BOF, ELEVATION WITH DRAWINGS AND SITE CONDITIONS.
6. SAD FOR NOMINAL FLOOR FINISH ELEVATION.
7. SEE SHEET S3.1 & S3.2 FOR TYPICAL WOOD FRAMING DETAILS.
8. ⟷ INDICATES WALL ABOVE
9. SEE 4/S3.1 FOR STUD SCHEDULE. SAD FOR WALL THICKNESS AND CONFIGURATION. SEE 6/S3.1 FOR TYPICAL FRAMING OF WALLS.
10. — 3 — INDICATES PLYWOOD SHEATHING ON SIDES OF WALL NOTED. SEE SHEARWALL SCHEDULE ON 8/S3.1. MARKS * DENOTES BLOCKED SHEARWALL.
11. [L=XX'-XX"] INDICATES MINIMUM PLYWOOD SHEATHING SHEARWALL LENGTH.
12. HD INDICATES HOLDOWNS ON PLAN. SEE DETAIL 9/S3.2.
13. ALL CONNECTIONS SHALL COMPLY WITH 2025 CRC FASTENING SCHEDULE TABLE R602.3(1). SEE DETAIL 12/S3.2 FOR WALL, FLOOR, AND ROOF FASTENER SCHEDULE TABLE R602.3(1).
14. MARKS P1 DENOTES (N) 3.5x3.5 PSL 2.0E POST
    MARKS P2 DENOTES (N) 3.5x5.25 PSL 2.0E POST
15. MARKS F1 DENOTES (N) 1'-9"SQ x 1'-6" SPREAD FOOTING
    MARKS F2 DENOTES (N) 3'-0"SQ x 1'-6" SPREAD FOOTING
16. MARKS J1 DENOTES (N) 2x6 DFL NO.2 JOIST @ 16" OC

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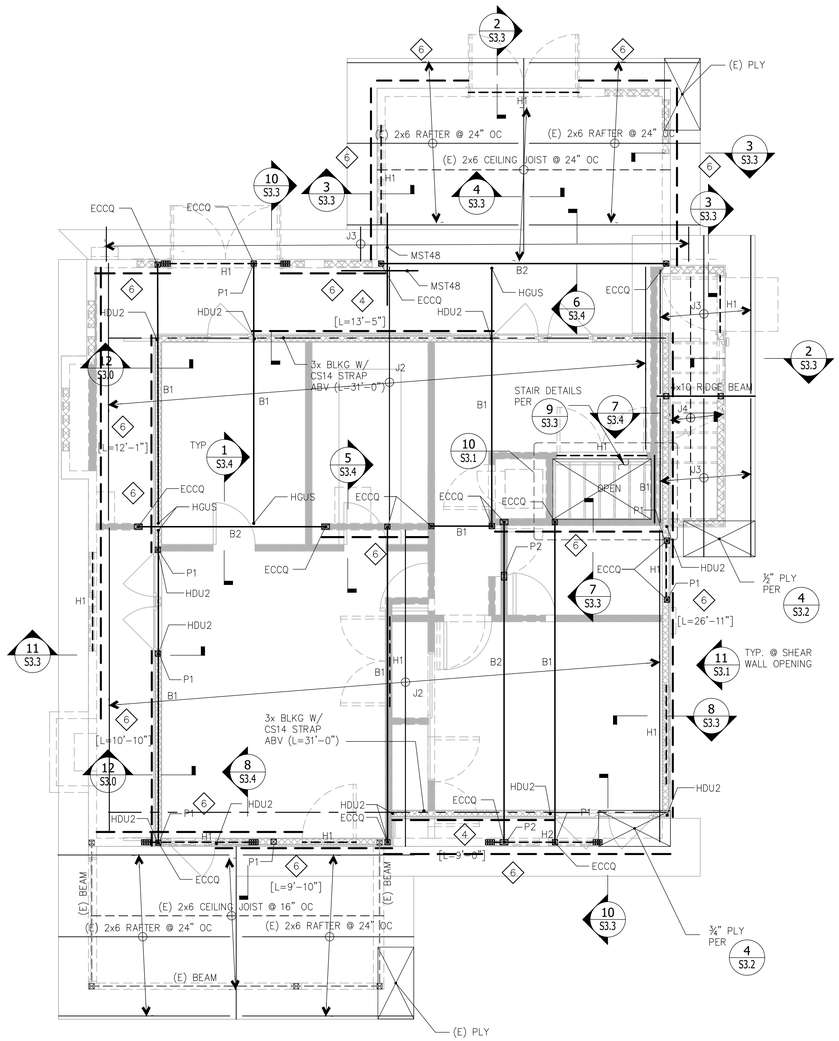
SHEET TITLE

FOUNDATION PLAN

SHEET NO.

S2.0



1 2ND FLOOR & LOW ROOF FRAMING PLAN

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

2ND FLOOR & LOW ROOF FRAMING PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S1.0.
2. SEE SHEET S3.1 & S3.2 FOR TYPICAL WOOD FRAMING DETAILS.
3. SAD FOR NOMINAL ROOF FINISH ELEVATION.
4. ⊏⊐⊐ INDICATES WALL BELOW
5. — 3 — INDICATES PLYWOOD SHEATHING ON SIDES OF WALL NOTED. SEE SHEARWALL SCHEDULE ON 8/S3.1.
6. [L=XX'-XX"] INDICATES MINIMUM PLYWOOD SHEATHING SHEARWALL LENGTH.
7. HD INDICATES HOLDOWNS ON PLAN. SEE DETAIL 9/S3.2.
8. ALL CONNECTIONS SHALL COMPLY WITH 2025 CRC FASTENING SCHEDULE TABLE R602.3(1). SEE DETAIL 12/S3.2 FOR WALL, FLOOR, AND ROOF FASTENER SCHEDULE TABLE R602.3(1).
9. MARKS J2 DENOTES (N) 1.75x11.875 LVL 1.9E @ 16" OC FLOOR JOIST
   MARKS J3 DENOTES (N) 2x8 DFL NO.2 @ 16" OC RAFTER
   MARKS J4 DENOTES (N) 2x6 DFL NO.2 @ 16" OC CEILING JOIST
10. MARKS H1 DENOTES (N) 4x12 DFL NO.2 HEADER BELOW
    MARKS H2 DENOTES (N) 3.5x11.25 PSL 2.0E HEADER BELOW
11. MARKS B1 DENOTES (N) 3.5x11.875 PSL 2.0E BEAM
    MARKS B2 DENOTES (N) 5.25x11.875 PSL 2.0E BEAM
12. MARKS P1 DENOTES (N) 3.5x3.5 PSL 2.0E POST
    MARKS P2 DENOTES (N) 3.5x5.25 PSL 2.0E POST

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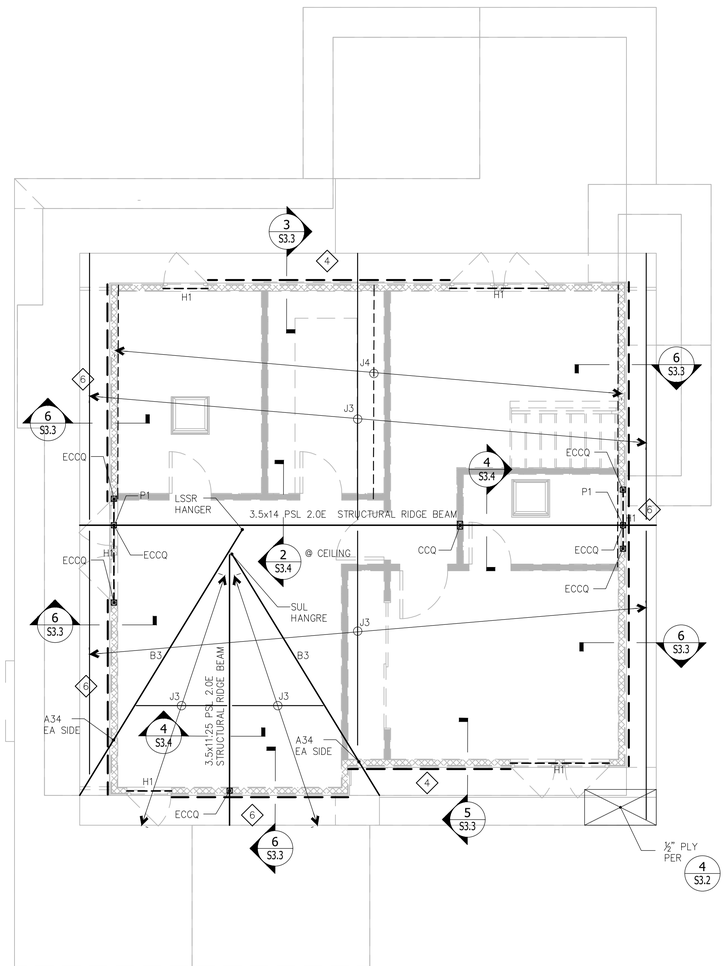
SHEET TITLE

2ND FLOOR & LOW ROOF FRAMING PLAN

SHEET NO.

S2.1



1 HIGH ROOF FRAMING PLAN

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

HIGH ROOF FRAMING PLAN NOTES:

1. SEE GENERAL NOTES ON SHEET S1.0.
2. SEE SHEET S3.1 & S3.2 FOR TYPICAL WOOD FRAMING DETAILS.
3. SAD FOR NOMINAL ROOF FINISH ELEVATION.
4. ⊏⊐⊐ INDICATES WALL BELOW
5. — 3 — INDICATES PLYWOOD SHEATHING ON SIDES OF WALL NOTED. SEE SHEARWALL SCHEDULE ON 8/S3.1.
6. [L=XX"–XX"] INDICATES MINIMUM PLYWOOD SHEATHING SHEARWALL LENGTH.
7. ALL CONNECTIONS SHALL COMPLY WITH 2025 CRC FASTENING SCHEDULE TABLE R602.3(1). SEE DETAIL 12/S3.2 FOR WALL, FLOOR, AND ROOF FASTENER SCHEDULE TABLE R602.3(1).
8. MARKS J3 DENOTES (N) 2x10 DFL NO.2 @ 16" OC RAFTER
   MARKS J4 DENOTES (N) 2x6 DFL NO.2 @ 16" OC CEILING JOIST
9. MARKS H1 DENOTES (N) 4x12 DFL NO.2 HEADER BELOW
10. MARKS B3 DENOTES (N) 3.5x11.25 PSL 2.0E HIP BEAM

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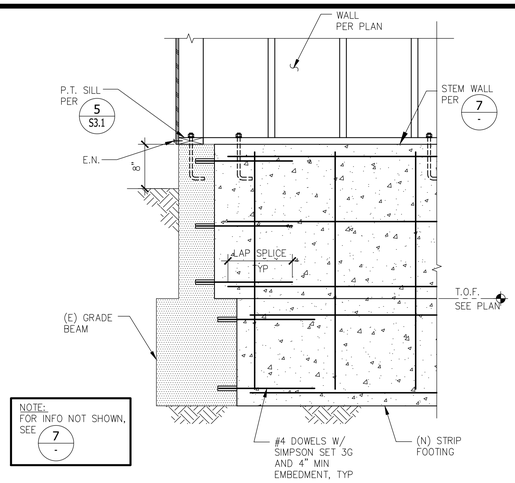
SHEET TITLE

HIGH ROOF FRAMING PLAN

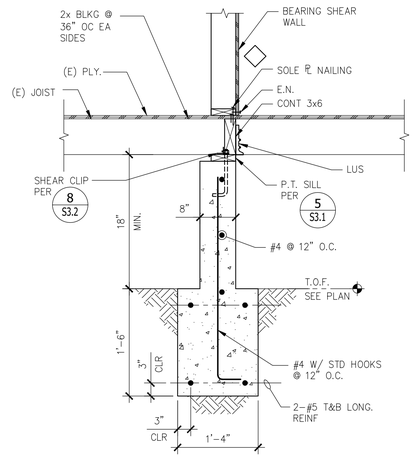
SHEET NO.

S2.2



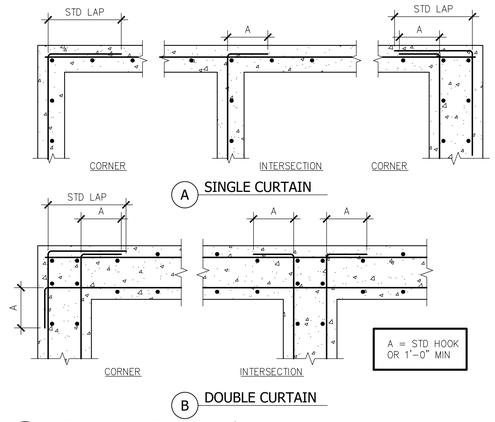
10 (N) GRADE BEAM TO (E) GRADE BEAM

Scale: 3/4"=1'-0"



7 INTERIOR WALL FOOTING RAISED FLOOR

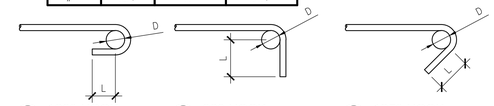
Scale: 3/4"=1'-0"



4 TYP CONC FOOTING/WALL REINFORCING AT CORNERS AND INTERSECTIONS

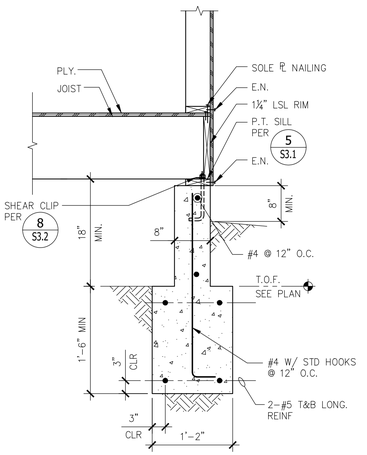
Scale: NTS

REBAR SIZE	MAIN REINFORCING			STIRRUPS & TIES		
	D	180° HOOK L	90° HOOK L	D	90° HOOK L	135° HOOK L
#3	2¼"	4"	6"	1½"	3¾"	3"
#4	3"	4½"	8"	2"	4½"	3"
#5	3¾"	5"	10"	2½"	5¾"	3¾"
#6	4½"	6"	12"	4½"	12"	4½"
#7	5¼"	7"	14"	5¼"	14"	5¼"
#8	6"	8"	16"	6"	16"	6"
#9	9½"	10¼"	19½"			
#10	10¾"	11½"	22"			
#11	12"	12¾"	24¼"			
#14	18¼"	17"	31¼"			



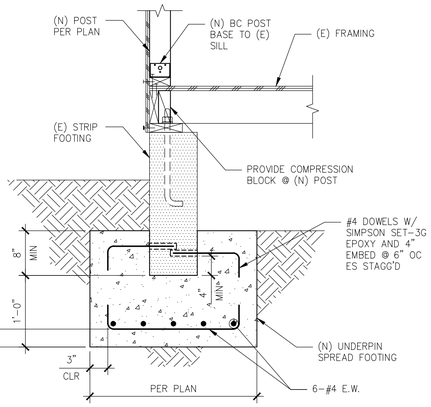
1 TYPICAL REBAR BENDS AND HOOKS

Scale: NTS



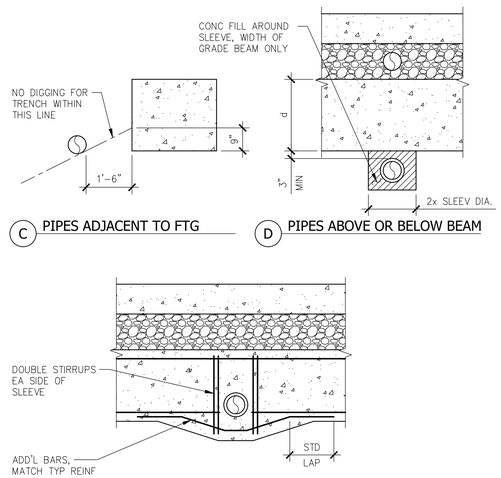
11 EXTERIOR WALL FOOTING RAISED FLOOR

Scale: 3/4"=1'-0"



8 (N) FOOTING AT (E) STRIP FOOTING

Scale: NTS



NOTES:

1. DO NOT CUT OR INTERRUPT GRADE BEAM REINFORCING.
2. MAXIMUM OUTER DIAMETER FOR SLEEVES IS d/3.
3. FOR SIZE AND LOCATION OF PIPES S.P.D., S.E.D., S.A.D., S.M.D.
4. LENGTH OF SLEEVE = WIDTH OF GRADE BEAM.
5. FOR PIPES PARRALEL TO GRADE BEAM SEE DETAIL
6. PIPES SHALL NOT BE PLACED LONGITUDINALLY INSIDE GRADE BEAM.

PIPE WITHOUT SLEEVE

PIPE WITH SCHEDULE 40 STEEL SLEEVE, 1" CLR ALL AROUND

6 TYPICAL PIPE AND SLEEVE AT GRADE BEAM

Scale: NTS

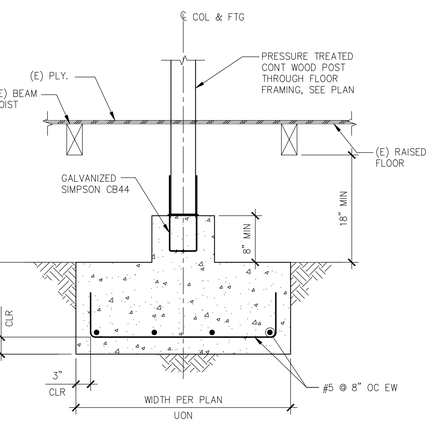
CONCRETE STRENGTH	f'c = 2500 PSI			
CLASS OF LAP SPLICE	CLASS "A"		CLASS "B"	
BAR SIZE / CASE	BOTTOM BARS	TOP BARS	BOTTOM BARS	TOP BARS
#3	1'-8"	2'-1"	2'-1"	2'-10"
#4	2'-3"	2'-10"	2'-10"	3'-9"
#5	2'-6"	3'-8"	3'-8"	4'-8"
#6	3'-4"	4'-4"	4'-4"	5'-8"

NOTES:

1. USE THE CLASS B LAP SPLICE LENGTHS, MULTIPLIED BY THE APPLICABLE FACTOR(S) LISTED BELOW,UNLESS OTHERWISE NOTED.
2. WHERE THE CLEAR SPACING OF BARS BEING SPLICED IS LESS THAN 2 BAR DIAMETERS, INCREASE THE LAP BY 50%.
3. WHERE THE BAR COVER IS LESS THAN OR EQUAL TO THE BAR DIAMETER, INCREASE THE LAP LENGTH BY 50%.
4. CLASS A SPLICES MAY ONLY BE USED WHERE NOTED ON THE DRAWINGS.
5. TOP BARS ARE ALL HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
6. LAP SPLICE LENGTHS IN TABLE ARE FOR NORMAL WEIGHT CONCRETE. WHERE LIGHTWEIGHT CONCRETE IS USED, INCREASE LAP SPLICE LENGTHS BY 30%.
7. SPLICES OF HORIZONTAL REINFORCEMENT IN WALLS SHALL BE STAGGERED.
8. SPLICES OF HORIZONTAL REINFORCEMENT IN WALLS CONTAINING TWO CURTAINS OF REINFORCEMENT SHALL NOT OCCUR IN THE SAME LOCATION.

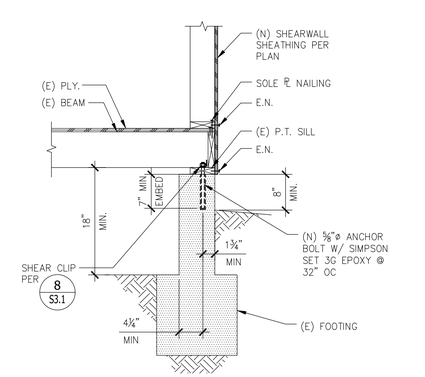
2 LAP SPLICE LENGTHS AND DEVELOPMENT

Scale: NTS



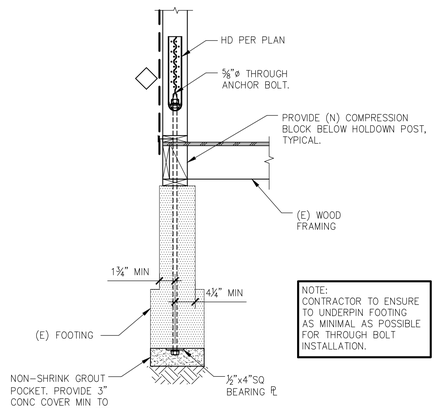
12 TYP POST FOOTING

Scale: 3/4"=1'-0"



9 EXTERIOR WALL FOOTING RAISED FLOOR

Scale: 3/4"=1'-0"



NOTE: CONTRACTOR TO ENSURE TO UNDERPIN FOOTING AS MINIMAL AS POSSIBLE FOR THROUGH BOLT INSTALLATION.

3 THROUGH ANCHOR BOLT DETAIL

Scale: NTS

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PROJECT

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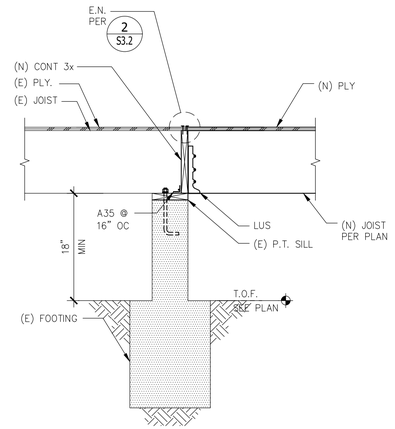
SHEET TITLE

CONCRETE DETAILS

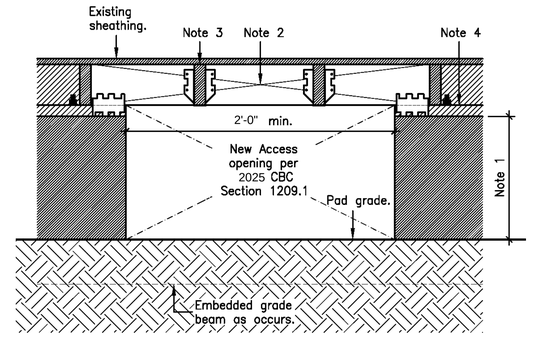
SHEET NO.

S3.0



4 INTERIOR WALL FOOTING
RAISED FLOOR

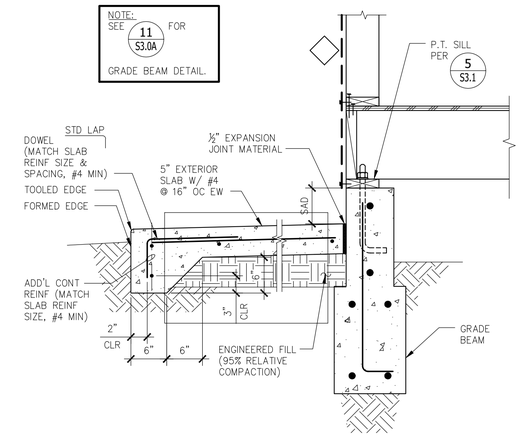
Scale: 3/4"=1'-0"



Note:
1. Existing grade beam as occurs.
2. New 4x floor girder with LPT4 clip at both side of beam at each end, unless existing 4x rim joist occurs and isn't spliced over new access.
3. Existing floor joists with new LUS hangers as required.
4. Existing sill as occurs.

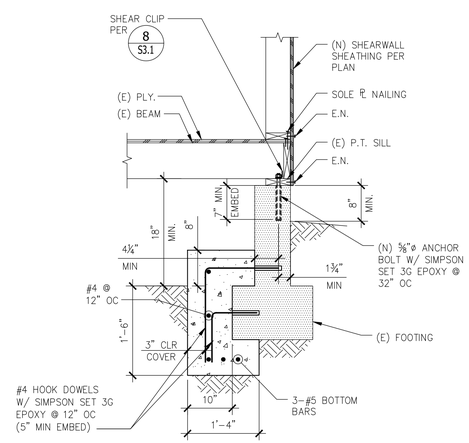
1 (N) CRAWLSPACE AT (E) STEM WALL FOOTING

Scale: NTS



2 EXTERIOR PAD DETAIL

Scale: NTS



3 EXTERIOR WALL FOOTING STRENGTHENING

Scale: 3/4"=1'-0"

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STAMP

PROJECT

HOUSE REMODEL & ADDITION

SINGLE FAMILY HOUSE

150 TAIT AVE,
LOS GATOS, CA 95030

JURISDICTION STAMP

REV	DATE	DESCRIPTION
	3.19.2026	BUILDING PERMIT

DATE 2.18.2026

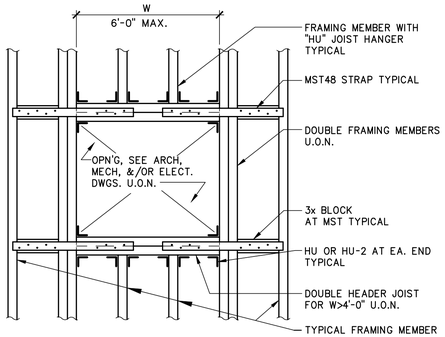
PROJECT NO. 26C161

SHEET TITLE

CONCRETE DETAILS

SHEET NO.

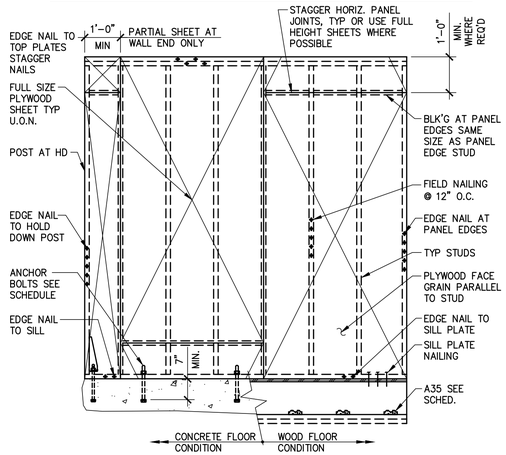
S3.0A



10 OPENING IN FRAMING

Scale: NTS

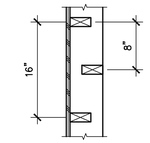
NOTE: FUR WALL STUDS W/ ½" PLYWOOD AT WALL AREAS ADJACENT TO SHEARWALL.



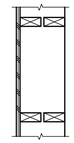
7 SHEAR WALL FRAMING ELEVATION

Scale: 1/2"=1'-0"

BEARING WALL STUD SCHEDULE			
FLOOR	4x WALL	6x WALL	PARTY WALL OR STAGGERED STUDS
1	2x4 @ 16"	2x6 @ 16"	2x6 @ 16" STAGGERED



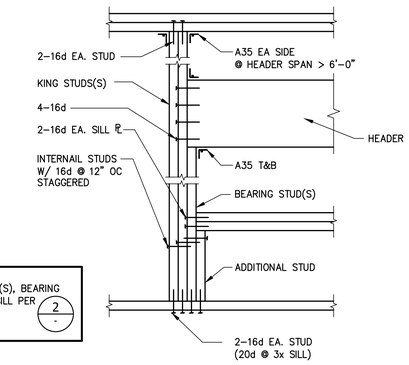
STAGGERED STUD WALL



PARTY WALL

4 STUD SCHEDULE

Scale: NTS



NOTE:
KING STUD(S), BEARING STUD(S), SILL PER 2/-

1 WALL OPENING DETAIL

Scale: NTS

BEARING OR SHEAR WALL SCHEDULE						
CONDITION	FLOOR	OPENING WIDTH	KING STUD(S)	HEADER U.O.N. ON PLAN	BEARING STUD(S)	SILL
EXTERIOR	1	W≤ 4'-0"	1-2x	12x SW	1-2x	2-2x
EXTERIOR	1	W≤ 8'-0"	2-2x	12x SW	1-2x	2-2x
EXTERIOR	1	W≤ 14'-0"	3-2x	12x SW	2-2x	2-2x
EXTERIOR	1	W≤ 18'-0"	4-2x	12x SW	2-2x	2-2x

A

NON-BEARING WALL SCHEDULE				
OPENING WIDTH	KING STUD(S)	HEADER	BEARING STUD(S)	SILL
W≤ 6'-0"	2-2x	8x SW	1-2x	1-2x
W≤ 10'-0"	3-2x	10x SW	2-2x	2-2x

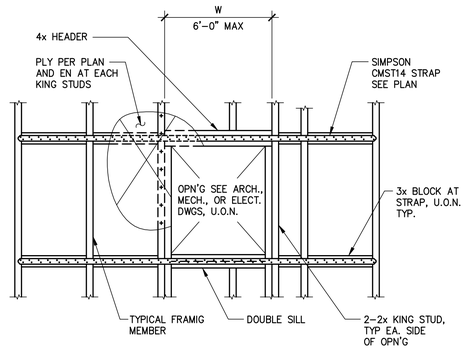
B

NOTES:

1. AT HD, USE POST PER PLAN AND ADD KING STUD(S) TO HD POST IF REQUIRED TO CREATE A TOTAL POST WIDTH GREATER THAN THE SCHEDULED KING POST.
2. STUD, SILL, AND HEADER WIDTHS TO MATCH WALL FRAMING SIZE.
3. SW=STUD WIDTH.

2 FRAMING SCHEDULE AT OPENINGS

Scale: NTS



11 OPENING IN SHEARWALL

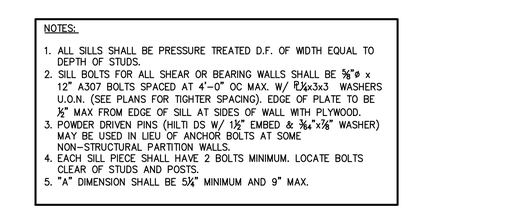
Scale: 3/4"=1'-0"

SHEAR WALL SCHEDULE								
			ANCHOR BOLT, SHEARWAL, SILL, ℄ OF SILL ℄ (A)	SOLE PLATE NAILING OR BOLTING, SHEARWAL, BLK'G OR JOIST, A35 CLIP, LPT4, WHERE OCCURS, EN (B)	EN, A35 CLIP, LPT4, WHERE OCCURS, RAFTER OR BLK'G, SHEARWAL (C)			
SHEARWALL SYMBOL (1)(2)	CAPACITY (PLF)	EDGE NAILING O.C. (EN)	SILL ANCHOR BOLT O.C.	SOLE ℄ NAILING/ BOLTING O.C. (7)	SHEAR CLIP O.C. (8)	SHEAR CLIP O.C.	SILL ℄ THICKNESS	SOLE ℄ THICKNESS
◇6	340	6"	⅝"ø @ 4'-0"	16d @ 6"	A35 @ 16"	A35 @ 16"	2x	2x
◇4 (4)	510	4"	⅝"ø @ 4'-0"	16d @ 4"	A35 @ 16"	A35 @ 16"	2x	2x
◇3 (4)	665	3"	⅝"ø @ 2'-8"	16d @ 3"	A35 @ 12"	A35 @ 12"	2x	2x
◇2 (4)	870	2"	⅝"ø @ 2'-8"	16d @ 3"	A35 @ 9"	A35 @ 9"	2x	2x

1. USE 10d SHORTS (2⅞" LONG) COMMON WIRE NAILS U.O.N.
2. ◇# NUMBER SHOWN IN SYMBOL REPRESENTS PLYWOOD PANEL EDGE NAILING IN INCHES. USE A35F AS ALTERNATE TO A35 U.O.N.
3. PROVIDE 3x FRAMING MEMBERS AND BLOCKING AT ALL PLYWOOD ADJOINING PANEL EDGES. NAILING SHALL BE STAGGERED.
4. RAFTERS SHOWN CONCEPTUALLY ONLY. SEE SPECIFIC DETAIL FOR GEOMETRY.
6. PROVIDE 3x BLKG AND STAGGER LAG SCREWS.
7. BASED ON SW DESIGNATION ABOVE.
8. BASED ON SW DEIGNATION BELOW.
9. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.

8 SHEAR WALL SCHEDULE

Scale: NTS



NOTES:

1. ALL SILLS SHALL BE PRESSURE TREATED D.F. OF WIDTH EQUAL TO DEPTH OF STUDS.
2. SILL BOLTS FOR ALL SHEAR OR BEARING WALLS SHALL BE ⅝"ø x 12" A307 BOLTS SPACED AT 4'-0" OC MAX. W/ ℄ ¼x3x3 WASHERS U.O.N. (SEE PLANS FOR TIGHTER SPACING). EDGE OF PLATE TO BE ½" MAX FROM EDGE OF SILL AT SIDES OF WALL WITH PLYWOOD.
3. POWDER DRIVEN PINS (HILTI DS W/ 1½" EMBED & ¾"x⅞" WASHER) MAY BE USED IN LIEU OF ANCHOR BOLTS AT SOME NON-STRUCTURAL PARTITION WALLS.
4. EACH SILL PIECE SHALL HAVE 2 BOLTS MINIMUM. LOCATE BOLTS CLEAR OF STUDS AND POSTS.
5. "A" DIMENSION SHALL BE 5¼" MINIMUM AND 9" MAX.

5 ANCHOR BOLT AND SILL PLATE

Scale: NTS

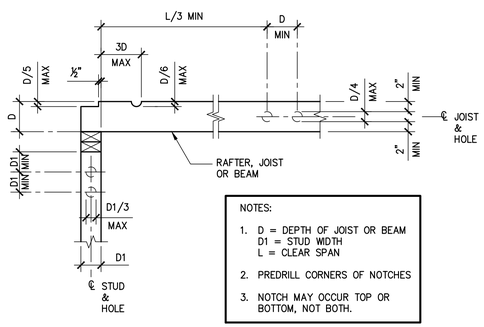
HANGER SCHEDULE		
MEMBER	SUPPORT	SIMPSON HANGER
2x, 3x,1¾ LVL	WOOD BEAM/LEDGER	LUS
4x, 6x SKEWED 2x	WOOD BEAM/LEDGER	HU
3½" PSL/LVL	WOOD OR STEEL BEAM	HU
5¼"-7 PSL/LVL	WOOD OR STEEL BEAM	HU

NOTE:

1. USE SLOPED/SKEWED HANGERS AS REQUIRED.

12 TYPICAL HANGER SCHEDULE

SCALE: NTS

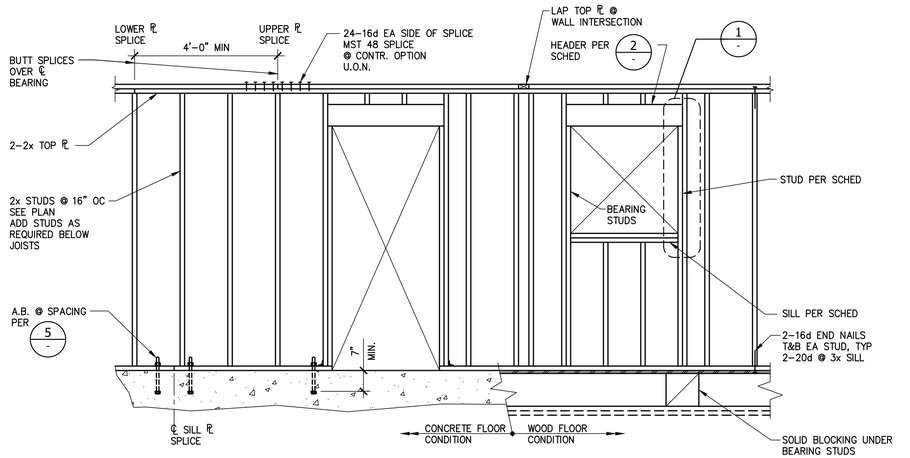


NOTES:

1. D = DEPTH OF JOIST OR BEAM
   D1 = STUD WIDTH
   L = CLEAR SPAN
2. PREDRILL CORNERS OF NOTCHES
3. NOTCH MAY OCCUR TOP OR BOTTOM, NOT BOTH.

9 HOLES AND NOTCHING IN FRAMING MEMBERS

Scale: NTS



6 TYPICAL STRUCTURAL WALL FRAMING

Scale: 1/2"=1'-0"

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STAMP

PROJECT

HOUSE REMODEL & ADDITION

SINGLE FAMILY HOUSE

150 TAIT AVE,
LOS GATOS, CA 95030

JURISDICTION STAMP

REV	DATE	DESCRIPTION
	3.19.2026	BUILDING PERMIT

DATE 2.18.2026

PROJECT NO. 26C161

SHEET TITLE

WOOD DETAILS

SHEET NO.

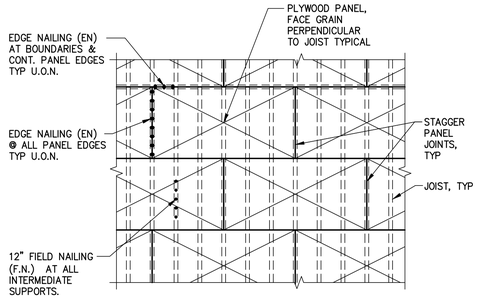
S3.1

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3–8d COMMON (2½"x0.131")	TOENAIL
2. BRIDGING TO JOIST	2–8d COMMON (2½"x0.131")	TOENAIL EACH END
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2–8d COMMON (2½"x0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	3–8d COMMON (2½"x0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2–16d COMMON (3½"x0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d COMMON (3½"x0.162") AT 16" OC	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3"–16d COMMON(3½"x0.162") AT 16" OC	BRACE WALL PANELS
7. TOP PLATE TO STUD	2–16d COMMON (3½"x0.162")	END NAIL
8. STUD TO SOLE PLATE	4–8d COMMON (2½"x0.131")	TOENAIL
	2–16d COMMON (3½"x0.162")	END NAIL
9. DOUBLE STUDS	16d COMMON (3½"x0.162") AT 24" OC	FACE NAIL
10. DOUBLE TOP PLATES	16d COMMON (3½"x0.135") AT 16" OC	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8–16d COMMON (3½"x0.162)	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR	3–8d COMMON (2½"x0.131")	TOENAIL
12. RIM JOIST TO TOP PLATE	8d COMMON (2½"x0.131") AT 6" OC	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2–16d COMMON (3½"x0.162")	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½"x0.162")	16" OC ALONG EDGE
15. CEILING JOISTS TO PLATE	3–8d COMMON (2½"x0.131")	TOENAIL
16. CONTINUOUS HEADER TO STUD	4–8d COMMON (2½"x0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1,	3–16d COMMON (3½"x0.162") MINIMUM, TABLE 2308.10.4.1	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1,	3–16d COMMON (3½"x0.162") MINIMUM, TABLE 2308.10.4.1	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3–8d COMMON (2½"x0.131")	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2–8d COMMON (2½"x0.131")	FACE NAIL
21. 1"x8" SHEATHING TO EACH BEARING	3–8d COMMON (2½"x0.131")	FACE NAIL
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3–8d COMMON (2½"x0.131")	FACE NAIL
23. BUILT–UP CORNER STUDS	16d COMMON (3½"x0.162")	24" OC
24. BUILT–UP GIRDER AND BEAMS	2–20d COMMON (4"x0.192") 32"OC	FACE NAIL AT T&B STAGGERED ON OPPOSITE SIDES
	20d COMMON (4"x0.192") 32"OC	FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3½"x0.162")	AT EA. BEARING
26. COLLAR TIE TO RAFTER	3–10d COMMON (3"x0.148")	
27. JACK RAFTER TO HIP	3–10d COMMON (3"x0.148")	TOENAIL
	2–16d COMMON (3½"x0.162")	FACE NAIL
28. ROOF RAFTER TO 2–BY RIDGE BEAM	2–16d COMMON (3½"x0.162")	TOENAIL
	2–16d COMMON (3½"x0.162")	FACE NAIL

NOTES:
1. NAILS ARE SMOOTH–COMMON, BOX OR DEFORMED SHANKS UNLESS OTHERWISE NOTED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
2. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16–INCH ON DIAMETER CROWN WIDTH.
3. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.

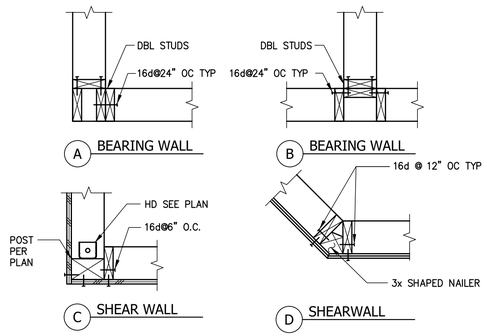
12 FASTENING SCHEDULE
Scale: NTS

CONNECTION	FASTENING	LOCATION
29. JOIST TO BAND JOIST	3–16d COMMON (3½"x0.162")	FACE NAIL
30. LEDGER STRIP	3–16d COMMON (3½"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD[b]. SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	½" AND LESS 6d[cJ] COMMON	
	19/32" TO ¾" 8d[d] COMMON	
SINGLE FLOOR (COMBINATION SUBFLOOR–UNDERLAYMENT TO FRAMING	⅞" TO 1" 8d[c] 1⅛" TO 1¼" 10d[d] OR 8d[d] ¾" AND LESS 6d[e] ⅞" TO 1" 8d[e] 1⅛" TO 1¼" 10d[d] OR 8d[e]	
32. PANEL SIDING (TO FRAMING)	½" OR LESS 6d[f] ⅝" 8d[f]	
33. FIBERBOARD SHEATHING[g]	½" No. 11 GAGE ROOFING NAIL[h] 6d COMMON NAIL (2"x0.113") No. 16 GAGE STAPLE[i]	
	25/32" No. 11 GAGE ROOFING NAIL[h] 8d COMMON NAIL (2½"x0.131") No. 16 GAGE STAPLE[i]	
34. INTERIOR PANELING	¼" 4d[j] ⅜" 6d[k]	



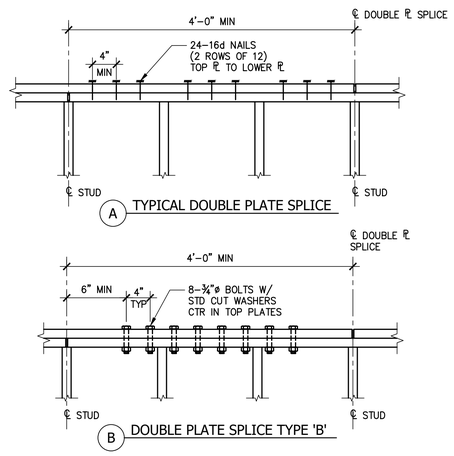
NOTES:
1. USE 8d COMMON NAILS @ ROOF & 10d COMMON NAILS @ FLOOR.
2. MINIMUM PLYWOOD WIDTH IS 24".
3. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.
4. STAGGER EDGE NAILS AT AJOINING PANELS.
5. EDGE NAILING & BOUNDARY NAILING 6" O.C., U.O.N. ON PLAN.
6. GLUE AND NAIL FLOOR SHEATHING.

4 PLYWOOD SHEATHING AT ROOF & FLOOR
Scale: 1/4"=1'-0"

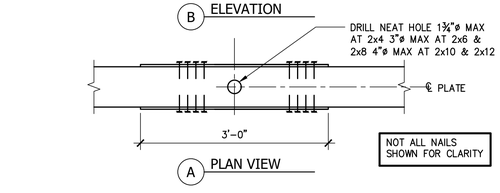


NOTE: ALL NAILING SHOWN TO BE PLYWOOD SHEAR WALL EN, U.O.N.

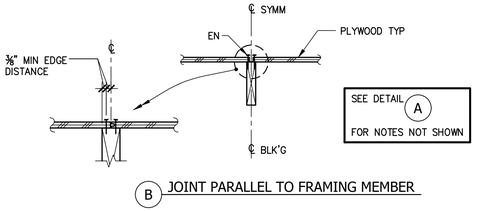
1 WALL INTERSECTIONS
Scale: 1"=1'-0"



8 DOUBLE TOP PLATE SPLICE
Scale: 1"=1'-0"



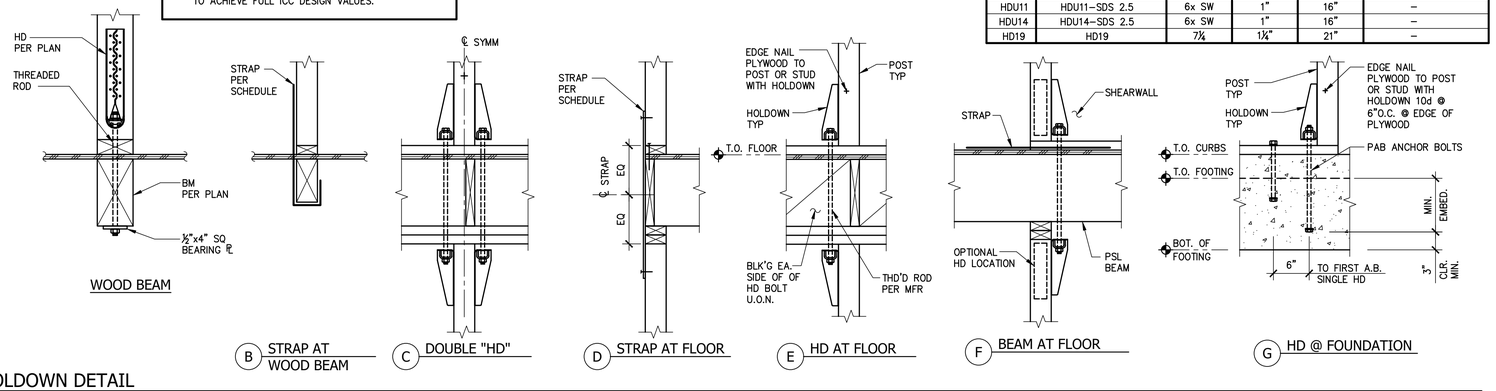
5 PLUMBING PENETRATION AT WALL DOUBLE TOP PLATES
Scale: NTS



2 PLYWOOD NAILING
Scale: NTS

NOTES:
1. SEE PLAN FOR SIZES & LOCATIONS OF HOLDOWNS.
2. SIMPSON DESIGNATIONS USED.
3. FOLLOW ALL MANUFACTURER'S GUIDELINES NECESSARY TO ACHIEVE FULL ICC DESIGN VALUES.

MARK	HOLDOWN	MIN POST SIZE	MIN A.B. / ROD DIA.	MIN A.B. EMBED.	STRAP ALTERNATE CONTRACTOR'S OPTION
HDU2	HDU2–SDS 2.5	2–2x SW	5/8"	10"	CMSTI4 (32)0.162X2½" @D
HDU4	HDU4–SDS 2.5	2–2x SW	5/8"	10"	CMSTI4 (40)0.162X2½" @D
HDU5	HDU5–SDS 2.5	2–2x SW	5/8"	10"	MST48 @ B, MST60 @ D
HDU8	HDU8–SDS 2.5	4x SW	⅞"	16"	–
HDU11	HDU11–SDS 2.5	6x SW	1"	16"	–
HDU14	HDU14–SDS 2.5	6x SW	1"	16"	–
HD19	HD19	7¼	1¼"	21"	–



9 HOLDOWN DETAIL
Scale: 1"=1'-0"

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STAMP

REGISTERED PROFESSIONAL ENGINEER JESSE P. REONARDY No. C81196 Exp. 3-31-28 CIVIL STATE OF CALIFORNIA

PROJECT

HOUSE REMODEL & ADDITION

SINGLE FAMILY HOUSE

150 TAIT AVE,
LOS GATOS, CA 95030

JURISDICTION STAMP

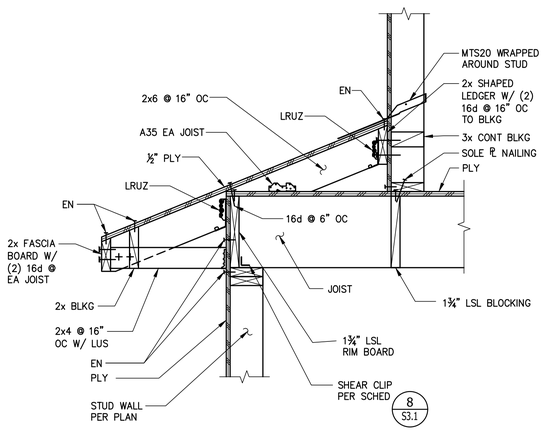
REV	DATE	DESCRIPTION
	3.19.2026	BUILDING PERMIT

DATE 2.18.2026
PROJECT NO. 26C161
SHEET TITLE

WOOD DETAILS

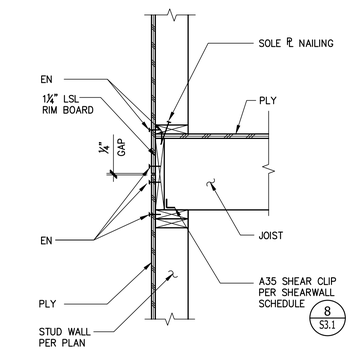
SHEET NO.

S3.2



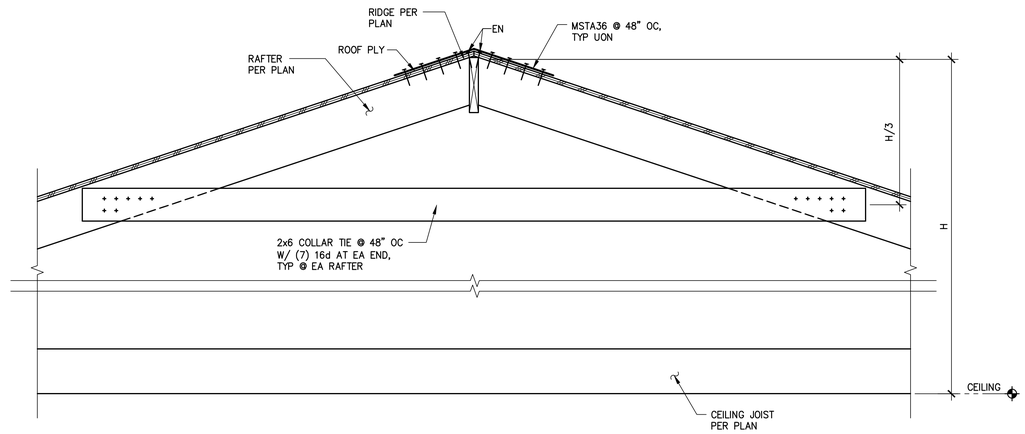
10 EXTERIOR WALL PERPENDICULAR TO JOIST

Scale: 1"=1'-0"



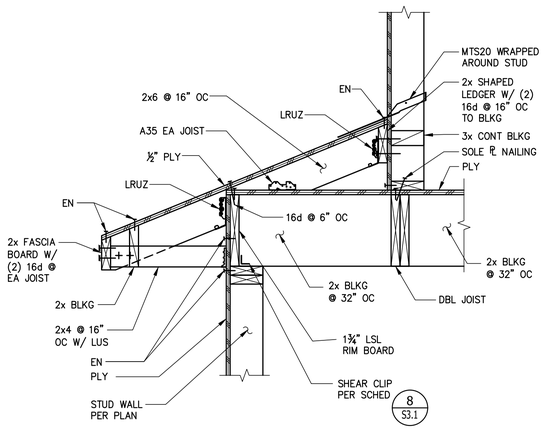
7 EXTERIOR WALL PERPENDICULAR TO JOISTS

Scale: 1"=1'-0"



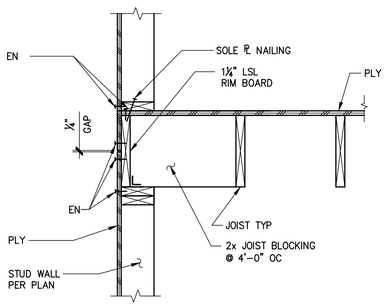
4 ROOF SECTION

Scale: NTS



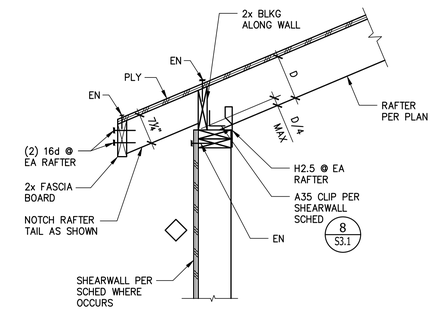
11 EXTERIOR WALL PERPENDICULAR TO JOIST

Scale: 1"=1'-0"



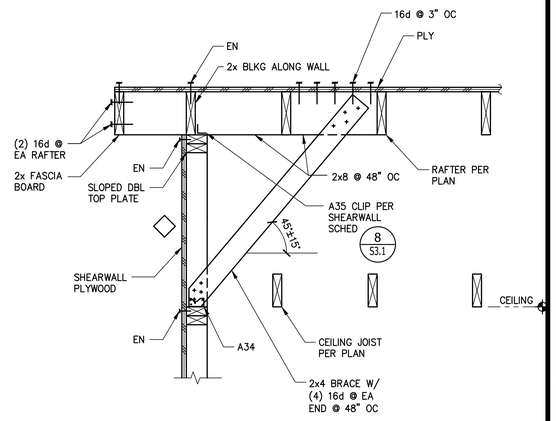
8 EXTERIOR WALL PARALLEL TO JOISTS

Scale: 1"=1'-0"



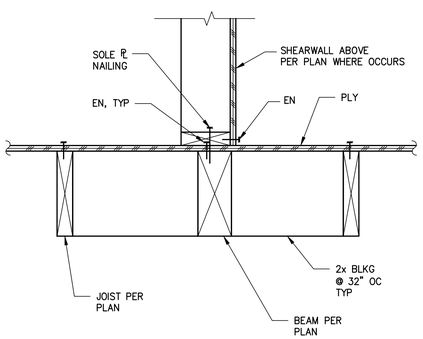
5 RAFTER PERPENDICULAR TO EXTERIOR WALL

Scale: 1"=1'-0"



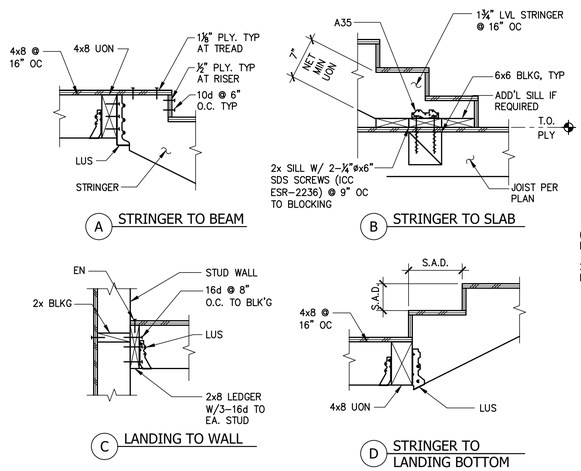
2 ROOF PARALLEL TO EXTERIOR WALL

Scale: 1"=1'-0"



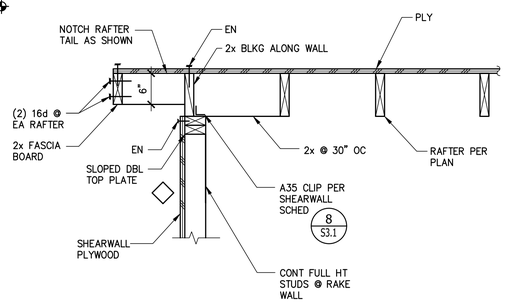
12 SHEARWALL AT BEAM

Scale: NTS



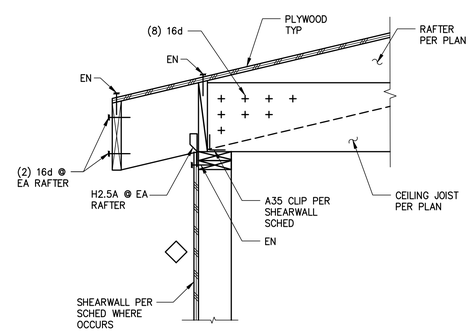
9 STAIR DETAILS

Scale: 1"=1'-0"



6 RAFTER PARALLEL TO EXTERIOR WALL

Scale: 1"=1'-0"



3 ROOF PERPENDICULAR TO EXTERIOR WALL

Scale: 1"=1'-0"

KINETEK ENGINEERING
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DUBLIN, CA 94568

PHONE: (415) 533-1244
EMAIL: JESSEREONARDY@GMAIL.COM

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REGISTERED PROFESSIONAL ENGINEER
JESSE P. REONARDY
No. C81196
Exp. 3-31-28
CIVIL
STATE OF CALIFORNIA

PROJECT

HOUSE REMODEL & ADDITION

SINGLE FAMILY HOUSE

150 TAIT AVE,
LOS GATOS, CA 95030

JURISDICTION STAMP

REV	DATE	DESCRIPTION
	3.19.2026	BUILDING PERMIT

DATE 2.18.2026

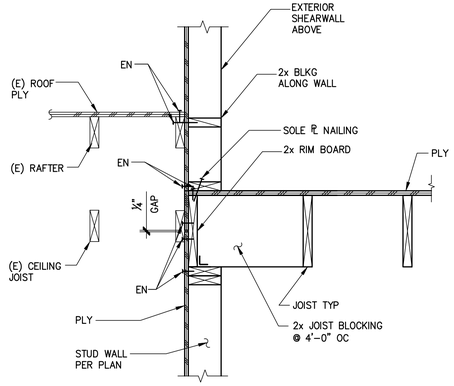
PROJECT NO. 26C161

SHEET TITLE

WOOD DETAILS

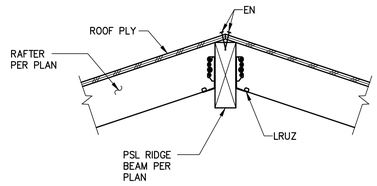
SHEET NO.

S3.3



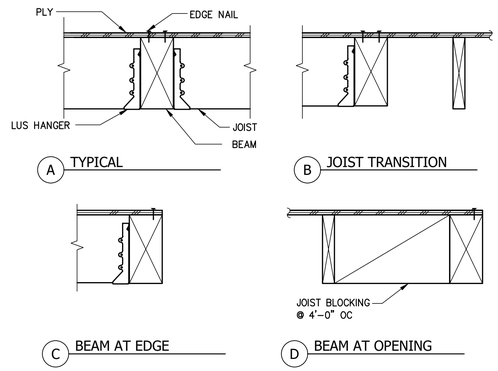
7 EXTERIOR WALL PARALLEL AT ROOF

Scale: 1"=1'-0"



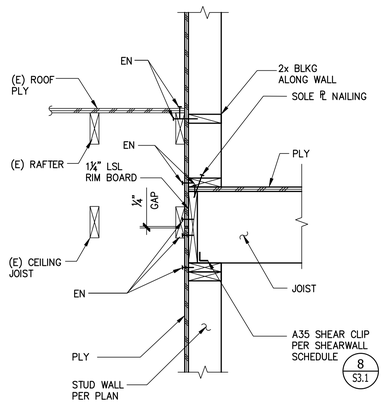
4 RIDGE CONNECTION

Scale: NTS



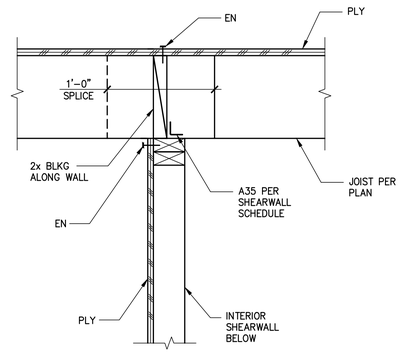
1 JOISTS AT BEAM

Scale: NTS



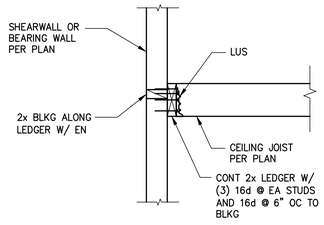
8 EXTERIOR WALL PERPENDICULAR AT ROOF

Scale: 1"=1'-0"



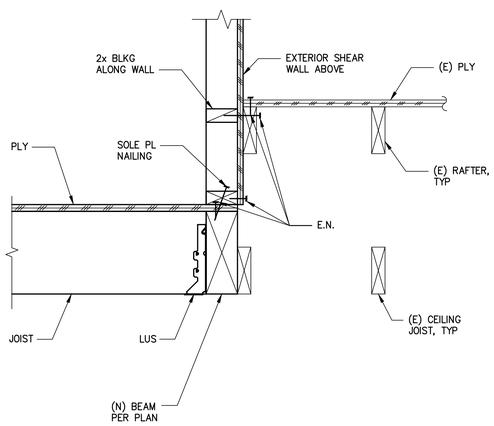
5 INTERIOR SHEARWALL AT FLOOR FRAMING

Scale: NTS



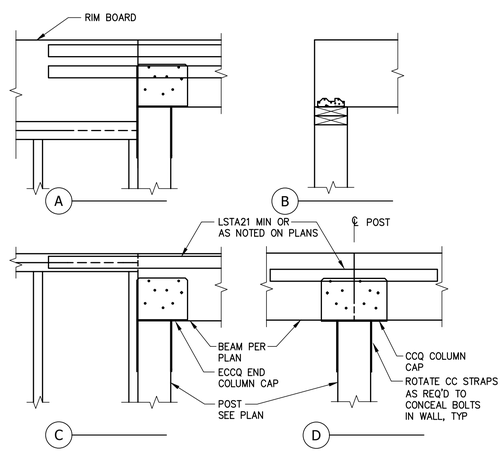
2 CEILING JOIST LEDGER

Scale: 1"=1'-0"



6 BEAM AT SHEARWALL DETAIL

Scale: NTS



3 POST & BEAM CONNECTIONS

Scale: 1"=1'-0"

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SHEET TITLE

WOOD DETAILS

SHEET NO.

S3.4

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