

REVISIONS BY

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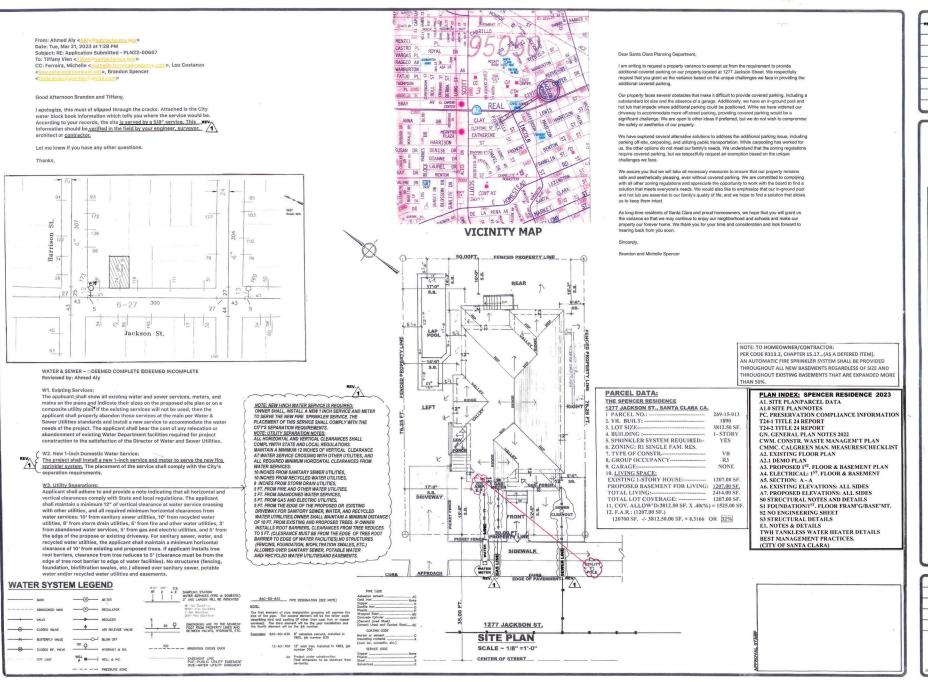
A PROPOSED BASEMENT AS LIVING WITTHE SPENCER RESIDENCE
1277 JACKSON ST., SANTA CLARA CA.
PLAN. LOLO COSTANCY 1601 SAN CARRIEL MY, S.J.

SITE PLAN

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THE SPENCER RESIDENCE
1277 JACKSON ST., SANTA CLARA CA. 95050
PINI: LOU COSTANZO 1901 SAN GABRIE WAY, S.J. 95125 408-26
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| RESIDENCE | LACKSON SH | CLARA, |
| | 1277 JAC | SANTA CL |
| N. | <u>_</u> | S |

Over Ceiling Joists: 8-6-9 Insul CaVby / Frame: 8-6.1 / 2x4 Inside Finish: Gypsum Board

REPORT Generated: 2023-06-11 12:26:11

EMERCY USE SUMMARY 31,46 0 7,25 86,37 0 -0.07 Standards Venius 2015
Software Venius [17]
Front Crientation (deg/ Cardina)
Number of Dwelling Units 1
Mumber of Stantes
Number of Stantes Mee EUI? Water Heating Self Otdination/Heating Credit Total Cond. Picor In. AEU Bedroom C Credit
Efficiency Compile
Stetal
Photovoltaics
Buttery
Flexibility
Indoor Lighting (A) 99.76 THE STATUTE SUMMARY COMPANIES RESULTS

81 Making Complete with Computer Performance

82 This building incorporate features that require field insing angles entitled to a conflict RESS rates under the supervision of a CC approved MESS provides

82 This building incorporate features that require field insing angles entitled field in conflict RESS rates under the supervision of a CC approved MESS provides

83 This building incorporate features that require field insing angles entitled field in conflict RESS rates under the supervision of a CC approved MESS provides

83 This building incorporate features that require field insing angles entitled field insing a conflict results from the conflict results from t BUILDING - FEATURES INFORMATION CF1R-PRF-01E (Fage 5 of 13) (Page 6 of 1%) CF1R-PRF-01E (Page 7 of 15) | Comparison | Co Calculation Description: Title 24 Analysis
ORAQUE SERVACES Calculation Description: Title 24 Analysis FENESTRATION / GLAZING topat File Name: 0230530 Spencer Pesidence ribd22x Input File Name: 0230530 Spencer Residence ribd22s Input File Name: 0230530 Spencer Residence ribd22x | STATE | STAT Surface Type
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 Table 132-FA

 Near-Wolf
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| Project Nar | mer Spencer Description | Reside | noe | | | ICE COMPLIA | | | | | sa/Time: 202 e: 0230530 S | | | | | (Page 9 of 1 |
|------------------|---|-----------|-------------------|---------------|--------------------|---------------------------------|------------|--|--------------|----------------------------|--|---------------------------------------|-----------------------------------|-------------|-----------------------------------|----------------------------------|
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| | CA Building Energy Efficiency Standards - 2022 Residential Compliance | | | | | | | Report Version: 2022.0.000 Schema Version: etv 20220901 | | | | Report Generated: 2029-08-11 12:26:11 | | | | |

Window 4 Telephone Cells Wall Left 335 I 33.5 0.54 Telephone Cells Inc. Cells 100.6-A 0.65 130.6-B drug Screen Calating No.

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| Project Name | t: Spencer Resi rescription: Titl | dence | TIAL PERFORMA | ACE COMPLIAN | CE SHETHOU | | | HOR-11T12-25:30 sencer Residence. | | | (Page 10 of |
|---------------------|--|--------------------------|---------------------------------------|---------------------------|-------------------------------|--|---------------------------------|--------------------------------------|--------------------|---------------------------|--------------------------------------|
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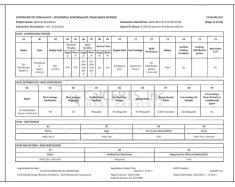
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Table 110.4-6

45 Table 110.6 B

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Cuccents vs.

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Framing

244.00 16 in. O. C.

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CANAGUE SURFACE CONSTRUCTIONS

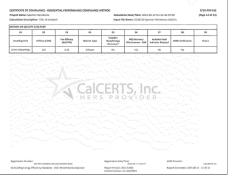
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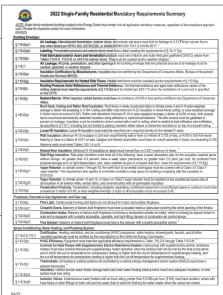
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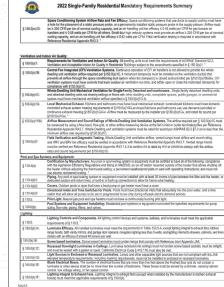
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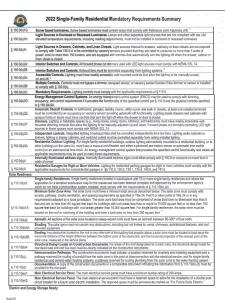




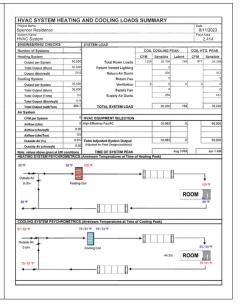


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IDENTIFICATION

2. Historic name:---- -=-:=------

Street or rural address: 1227 Jackson St.

Cit Santa Clara

4 Parcel number: 269-15-13

Zip 95050 County Santa Clara

5. Present Owner: Engelhaupt City___

Address: __same_____ Zip ____Ownership is: Public ___Private _x ____ 6. Present <u>Use:Si.ngle family</u> res. Original use: <u>Single family</u> res.

a Fresent [BesSLeale Samily res. Original use: Simple family res. DESCRIPTION
18. Additented style Once here Ortage
18. Additented style Once here Ortage
18. Indifferent between dead wome of the line structure and merrib any major alternisation original condition: 127 Jackson Street Is a single story wooder residence Dullt on a rectangular plan and designed in a Queen Anne Octtage style. Dullt on a rectangular plan and designed in a Queen Anne Octtage style. Dullt of the Company of the board of the Company of the board of the Company of the board of the theory of the board of the board of the theory of the board of the board of the board of the theory of the board of the board of the Company of the board of the Dorch of the Porch of the P



Estimated 889 Factual

Approx. property size |in feet| Frontage 50 Depth 76 or approx. acreage

Aptil 11, 1979

13. Condition: Excellent _ Good Fair _ Deteriorated __ No longer in existence _

+14. Alterations: Attached rear garage

17. Is the structure: On its original site? X ___ Moved? ___ Unknown? ___ _

18. Relaterfeatures One of 3 intentical houses in a row.

periodic.

Browly gate before an extra excheducial importance (pectade cales, events, and persons associated with the site).

The sistle is significant primarity duedto its architecture and the fact that it is one of 3 identically planned houses (with £1285 and £1261 adaction) which desire the site of the





Photograph 3 1261 Jackson Street.

View: Front façade showing the very similar Queen Anne Cottage architectural design found in the three houses including the 6 steps to the first level, approximately 4 feet above grade level.



Photograph 4 1277 Jackson Street View: front and right

façade showing the first level floor is approximately 4 feet above grade Proposed windows would be on this side of the building, which is not visible from the street...



Photograph 5 1295 Jackson Street

View Front façade showing the steep steps to the first level of the house, approximately 4 feet above grade. This house shows the most remodeling and loss of architectural details yet retains a visual connection to the other two homes.

Three Queen Anne Cottages in a Row. The row of three Victorian era house listed in the Santa Clare historical Resources inventory, are the same style, and form and mass. All are single story and have partial basements with the main floor elevated above the grade approximately 4 feet. Each has 6 stairs leading to the porch and horizontal board siding on all walls of the buildings. Each house also has windows in the basement walls below the first level.

The proposed excavation of the basement at 1277 Jackson Street will allow the occupancy use of the basement and maintain the same approximately 4-foot elevation to the porch and first level floor. The overall height of the house remains the same. The proposed plan does not change the appearance of the row of three Queen Anne Cottages, nor does it detract from the historic development pattern o shown by f the three c.1890 houses. The proposed excavation of the basement at 1277 Jackson Street will not be an adverse change to the architectural character of the house or the neighboring houses. The significance stated in the 1979 Historic Resources Inventory will be maintained and is not diminished by the proposed plan to provide additional height in the basement of 1277 Jackson Street.



Figure 1 Section of the 1915 Santa Clara Sanborn Map:page 213, showing the 3 Queen Anne cottages.

3. Each property will be recognized as a physical record of its time, place, and use. 4.

The proposed plan to add living space in a basement will not change the sense of the c. 1890 historical development. The house was developed with a basement. No conjectural features will be added.

All architectural features will be retained. Although none of the alterations have

acquired historic importance, none will be removed.

The foundation has failed and must be replaced. The foundation is not considered a distinctive feature or one that represents specific construction techniques or craftsmanship.

seventy of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials Replacement of missing features will be substantiated by documentary and physical

siding or window frames will be repaired or replaced in kind.

7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Although a specification for painting or repair have not been prepared, there is no reason that harsh chemical treatments would be considered

Because the site has been disturbed by the construction of the existing house and basement it is unlikely that archeological resources of importance would be found. However, an archeological survey was not conducted as part of this

9. New additions, exterior alterations, or related new construction will not destroy

The proposed plans do not destroy important historical materials of features that characterize the Queen Anne Cottage architecture.

Replacing the foundation will provide for the preservation of the building. It is not considered an addition and would not be removed in the future

The proposed plan to add a functional basement to the historic house is in conformance with the Secretary of the Interior's Standards



September 25, 2022

Phone: 108-254-7171, Fax: 808-254-0965 E-mail: 00amburg@00A.cell

Santa Clara Planning Department Santa Clara City Hall

Subject: 1277 Jackson Street- Proposed Basement Excavation

Purpose of this memo: The house at 1277 Jackson Street is one of a trio of veery similar. Queen Anne Cottage style houses constructed prior to 1891; Together they represent a late inferteenth century development pattern. The properties at 1295 and 1261 Jackson Street are on each side of 1277 Jackson St and each are individually listed in the Santa Clara Historic Resource Inventory. The owners of the property at 1277 Jackson Street have submitted a plan to replace the failing foundation. As part of the property at 12r1 Jackson I steem rare somment a part to trippose one of enting trustration. As part of the pain the partial Senserin will be exceeded to an 6th finish beament, creating a space to be occupied. This will require compliance with file safety codes, including windows for egress, light and art. The City of Santa Clara has required that the bein be evaluated by qualified consultants to determine if the changes diminish the character-defining architectural features of the house or of the trio of buildings.

The Study/Evaluation: Urban Programmers was asked to review the proposed plans and to compare the changes with the Secretary of the Interior's Standards for Rehabilitation- the criteria used by the City of

Methodology: Urban Programmers conducted a site visit and took photographs of the three properties The proposed plans were reviewed to determine if the changes were consistent with the "Standards" and how the changes might affect the group when all three buildings were considered. Marvin Bamburg, AIA, Historic Architect(NWIC) and Bonnie Bamburg participated in this evaluation

Existing property: The site visit conducted by Urban Programmers on September 2, 2022, confirmed that although there have been alterations, the 3 Queen Anne Cottage style houses retained sufficient integrity to be recognized as a pattern of speculative development c. 1890. The front and primary forced of 1927 inches of \$1.000 per property of \$1.000 per property of \$1.000 per property façade of 1277 Jackson St. appears very much the same as it did in the 1979 HRI photograph, The regions of 127 Jacoson 1st, appears very much the same as int oil in the 1979 HIG photograph. The house at 1277 Jacoson 1steet, and the other two, have deviced designs that soulcide be first floor raised 4 fleet above grade, over the foundation and cripple wall. Each house has 5 steep steps leading to the floor and side portions. Crity the house at 1277 Jacoson, 51 was waitable to be ween on all facates, however, it appeared that all were very similar with horizontal board siding covering the waits including the beament where side wideways appear to be original to the design.



Photograph 1 1277 Jackson St. 2 raised first level floor level. Few

View Front facade. Note the alterations to the architecture



Photograph 2 1277 Jackson St. View: Front facade and right side

Proposed plans:2 The house will be lifted from the existing foundation and stabilized while the 6 foot 6 inches high basement is excavated approximately 2 feet and the new foundation is insstalled. The house will be lowered onto the new foundation and structurally connected. The basement room height floor to ceiling will be 8 feet. The final first floor elevation will remain the same as the original elevation. The stair accessing the new basement will be inside the house. The front porch and front facade features will be repaired where needed and

² The proposed plans to create a usable basement were prepared by Lou Constanzo and dated 12-2602921 and are attached to this evaluation.

preserved. No changes are proposed for the front façade. The exterior changes are to add 3 windows beneath the first-floor level to provide light and air and egress for the basement. The change on the right side of the house will be two new windows will be added and set within concrete a window well to provide emergency egress. On the left side small sliding style windows are set within the wall above grade in the same area that windows already exist

No changes or alterations are proposed for the exterior facades above the basement level, The following is a comparison of the proposed basement level plans and the Secretary of the

Interior's Standards, for rehabilitating historically important buildings. Secretary of the Interior's Standards for Rehabilitation and Rehabilitating Historic Buildings

The house at 1277 Jackson Street will retain the historic residential use.

2. The historic character of a property will be retained and preserved. The removal of

The character of the house will be retained with no changes to the architectural features of the Queen Anne Cottage. There is very little removal of existing material, all distinctive features and spaces that characterize the house will be retained. Providing a usable basement does not require the removal of

JOSE CA. 254-7171

FOR: T 1277 J FROM: 10710

PPOSED BASEMENT AS LIVING WITH STAIRS IS SPENCER RESIDENCE
JACKSON ST., SANTA CLARA CA. 95050
OU COSTANTO STON TO GARRE WAY, S., 95125 406-264
HIRST PROVENCE STON YERROME BE AND REARIEFER. THE STATE SPLAN: LO

> RVATION INFORMATION COMPLIANCE PR

BONNIE BAMBUR SHEET

PC

SITCHEN LIGHTING) FROM OTHER LIGHTING SYSTEMS. CEC 150.0(k)21 J. ALL OUTDOOR LIGHTING, HIGH EFFICACY, WITH MANUAL OFF SWITCH AND ONE OF THE FOLLOWING: CEC 150(k)

1. PHOTO CONTROL AND MOTION SENSOR 2. PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL

. ASTRONOMICAL TIME SWITCH CONTROL , ENERGY MANAGEMENT CONTROL SYSTEMS. HIGH EFFICACY

LUMINAIRES OR COMPLY WITH EXCEPTIONS: ALL KITCHEN TO BE LED HIGH EFFICACY (CEILING UNDER CARINET KITCHEN LED HIGH EFFICACY (CEILING, UNDER CABINET, KITCHEN-LIGHT'S ARE HIGH EFFICACY LUMINARIES OR COMPLY WITH THE EXCEPTIONS AS FOLLOWS: ALL KITCHEN LIGHTING SHALL BE LED HIGH EFFICACY (CEILING & UNDER CABINETS) ATLEAST 50% OF THE INSTALLED WATTAGE MUST BE HIGH EFFICACY.

2. HIGH EFFICACY LIGHTING MUST BE SWITCHED SEPARATELY FROM

LOW EFFICACY LIGHTING.
3. LIGHTING IN AREAS ADJECENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING

ALL LIGHTING SHALL BE HIGH EFFICACY WITH AT LEAST ONE BATHROOM LIGHT TO BE CONTROLED BY A VACANCY SENSOR OTHER ROOMS: BEDROOMS, HALLWAYS, DINING, ETC., \
SHALL HAVE HIGH EFFICACY LUMINARIES OR COMPLY WITH EXCEPTIONS: PROVIDE DIMMER SWITCH, PROVIDE A (MANUEL-ON OCCUPANCY SENSOR THAT COMPLIES WITH CEC SEC, 110,9 (b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE

ALLOWING THE LUMINARIES TO BE ALWAYS ON), CLOSETS HAVING LESS THAN 70 SF, ARE EXEMPT FROM LIGHTING REQUIREMENTS. OUTDOOR LIGHTING: ALL LIGHTS PERMANENTLY MOUNTED TO EXTERIOR SHALL BE HIGH EFFICACY OR COMPLY WITH A CONTROL WITH MOTION SENSOR WITH INTEGRAL PHOTO CONTROL. LIGHTING NOT ATTACHED TO BUILDINGS, & LANDSCAPE LIGHTING, ARE EXEMPT.

2022 ENERGY / TITLE 24

I. INSULATION IN ROOF/CEILING CONSTRUCTION MUST BE AT LEAST R22 (MAX. "U" VALUE OF 0.043) (150.0(a)1).
2. NEW DUCT TOTAL LEAKAGE SHALL BE 5% OR LESS (150.0 (m)11b1).

3. INSTALLED AIR-CONDITIONER AND ANY HERST PUMP SYSTEMS SHALL BE EQUIPPED WITH LIQUID LINE FILTER DRIERS AS SPECIFIED BY MANUFACTURER'S INSTRUCTIONS. (150.0(h)3B) 4. STORAGE HOT WATER HEATERS NO LONGER NEED TO BE EXTERNALLY WRAPPED (150.0(j)1)

ALL LUMINAIRES SHALL BE HIGH- EFFICACY (150.0(k)1A) ALL INSTALLED LUMUNABIES MUST BE HIGH-FFFICACY LIGHT SOURCES AND ELIMINATES PREVIOUS KITCHEN WATTAGE

SOURCE OR LAMPS ARE ALLOWED THAT MEET JAS(COMPLIANT LIGHT NO USE OF ALLOWED THAT MEET JAS(COMPLIANT LIGHTING THAT MEET ELEVATED TEMPERATURE REQUIREMENTS) 1500(t) BUT CANNOT BE USED AS RECESSED DOWNLIGHT'G IN CELLINGS. HIGH EFFICACY SCREW, RASED LUMINARIES WITH LIGHT

CEILINGS.
6. ISOLATION VALVE IS REQUIRED FOR INSTANTANEOUS WATER HEATER (T.W.H.) THAT HAVE A MINIMUNM INPUT OF 6.8 KBTU/HR (110.3(e) 7). WITH EXTERIOR W.P. GFIC 120V. OUTLET WITH IN 3FT. WHOLE HOUSE FAN (WHF): WHEN REQUIRED MUST COMPLY WITH TOTAL AIR FLOW OF AT LEAST 1.5 CFM/FT. 2 AND HAVE 1 SQUARE FT. OF ATTIC VENT FREE AREA FOR EACH 750 CFM

(180.1(e)12).

HVAC AND WATER HEATING

LIQUID LINE FILTER DRYERS ARE REQUIRED FOR NEW HVAC

SYSTEMS OR REPLACED CONDENSERS WHEN PROVIDED BY MFG. OF

DUCTS AND AIR DISTRIBUTION SYSTEMS

R6 OR R8 INSULATION, IN UNCONDITIONED SPACE REQUIRED. DEPENDING ON ZONE, REFER TO TITLE 24 ENERGY REP

TOILET: CONTRACTOR SHALL SUPPLY TEMPORARY SANITARY FIELD TOILET FOR USE BY ALL CONSTRUCTION PERSONNEL, AND JUST PROVIDE FOR REGULAR CLEANING AND MAINTENANCE OF TOILET AT ALL TIMES DURNING THE LENGTH OF CONSTRUCTION

JOB SITE CLEANING: CONTRACTOR SHALL AT ALL TIMES, THROUGHOUT THE BUILDING PROCESS, MAINTAIN THE JOB SITE AREA, KEEPING IT CLEAR OF TRASH, DEBRIS, HAZARDESS DEBRIS, AND SHALL PROTECT ALL ADJACENT PROPERTY OF DAMAGE, SOILING, PAINT OVER SPRAY, ETC., AREA SHALL BE LEFT BROOM CLEAN EVERYDAY UPON

CONTRACTOR

SHALL PERFORM ALL LABOR AND INSTALL ALL MATERIALS IN A
TIMELY MANNER FROM BEGINNING TO COMPLETING PROJECT.
 BE RESPONSIBLE FOR ALL SUB CONTRACTOS, THEIR SCHEDULE

AND WORKMANSHIP.

3. SHALL BECOME FAMILIAR WITH ALL APPROVED CONSTRUCTION PLANS, & SITE CONDITIONS BEFORE STARTING

I. WATER CLOSETS : TO BE LOW FLUSH 1.28 GAL. / FLUSH MAX. 12. URNIALS: < 0.5 GAL. / FLUSH MAX.

13. MULTIBLE SHOWER HEADS: 1.8 GPM, COMBINED OR W/OTHER DUTLETS: CONTROLLED BY ONE VALVE (TOGETHER) CGBSC 4.303.1.3.2 14. LAV. FAUCETS REQUIRE MAX. 1.2 GPM AT 60 PSI, MIN. 0.8 20 PSI PER SEC. 402.1.2 CPC AND TABLE 4.303.2 OF 2022 CGBC IS. KITCHEN FAUCETS: NOT TO EXCEED 1.8 GAL. / MIN. MEASURED

T 60 PSL PER SEC. 402.1.2 OF 2022 CPC & TABLE 4.0303.2 OF CGBC 16. SHOWERS ARE NOT TO EXCEED 1.8 GPM MEASURED AT 80 PSI. PER CGBSC SEC. 4.303.1.3.1

17. ISLAND VENT'G: ISLAND SINK TO COMPLY W/SEC, 909 CPC MANDATORY MEASURE 2022 TITLE 24

INSULATION REQUIRED: (U.O.N.) SEE TITLE 24/ENERGY REPORT CEILINGS: RSS, WALLS: RIS, VAULT'D CEILING: RSS, FLOORS: R19, 2.3 "THICK BLOWN IN AIR-TIGHT FOAM IN ALL RAFTER BAYS AT RAFTERS FRAMED INTO EACH OTHER. OVER UNHEATED SPACE RI SLAB INSULATION FOR LIVING (REQ.'D) WHERE APPLIES

3. DOORS AND WINDOWS: TO BE WEATHERSTRIPPED, CERTIFIED. ARELED, DESIGNED TO PREVENT AIR LEAKAGE, ALL NEW LABELED, DESIGNED TO PREVENT AIR LEAKAGE. ALL NEW
WINDOWS, FERCH DOORS AND SLIDING GLASS DOORS MUST BE
LABELED WITH CERTIFIED U-VALUE AND HAVE INFILITRATION
CERTIFICATION. "U" VALUE 0.25 SHGC 0.25 OR 0.29 (SEE TITLE 24)
4. DUCTS CONSTRUCTED, INSTALLED AND SEALEDTO COMPLY WITH

CMC 2016, INSULATE DUCTS TO R4.2... ASBESTOS FREE... 5. ALL JOINTS AND PENETRATION SHALL BE CAULKED AND SEALED, W/EXPANDING URETHANE-RECOMMANDED.

6. EXHAUST FANS AND FAN SYSTEMS TO HAVE BACKDRAFT OF AUTOMATIC DAMPERS

AUTOMATIC DAMPERS.

7. MASONRY AND FACTORY BUILT FIREPLACES TO HAVE TITE CLOSEABLE FITTED METAL OR GLASS DOORS WITH OUTSIDE AIR. CONTINUOUS BURNING PILOT LIGHTS PROHIBITED.

8. INSULATE ALL HOT WATER PIPE R4. INSULATE 5 FT. COLD WATER

PIPE AT THE WATER HEATER WITH R4, INSULATE ANY RECIRCULATING PIPES W/ R-4. SEE TITLE 24 ENERGY REPORT ALL GLAZING SHALL BE DOUBLE, SEE CF-1R FOR "U" VALUES WINDOWS ARE SHOWN ON PLAN. FRENCH AND SLIDING DOOS WITH GLASS ARE SHOWN ON PLAN. 10. HOT WATER HEATER, IF USED, INTERIOR INSULATION + EXTERIOR

BLANKET TO EQUIL R-16, CERT, BY CEC, AMER, GUF 433 T, 40-75 GAL PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE WITH TERMINATION TO OUTSIDE OF STRUCTURE

11. ALL SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY CEC. AND TO BE DECIDED UPON. 12. GENERAL LIGHTING FOR KITCHEN AND ROOMS WITH WATER CLOSETS TO BE HIGH EFFICACY, 2022 CA. ENERGY CODE 150.0(k)

13. RECESSED FIXTURES MUST BE LISTED AS IC (INSULATION

COVERED) AND COVERED WITH INSULATION IN ATTIC. 14. ALL INSULATION SHALL BE CEC CERTIFIED & INSTALLED TO MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF 2-5311. 15. PROVIDE SAFETY GLAZ'G IN AND WITHIN 24" HORIZONTAL OF

DOORS/WINDOWS PER 2022 CRC.

16. SHOWER DOORS TO BE MIN. 24" WIDE, (22" MIN.AND TEMPERED), SWING OUTWARD OR SLIDE, AND BE SAFETY GLAZING MATERIAL PROVIDE HARD NON-ABSORBENT FINISH AT SHOWERS AT LEAST 72" ABOVE DRAIN INLET (IE. MARRLE OR TILE) CRC R307 & CPC 411.6)

ROOFING AND FLASHING: CBC 2022 SEC. 1507.9.9 VALLEY FLASHING: SEC. 1507.2 ASPHALT SHINGLES.

OF NOT LESS THAN 4", CUNSIST OF THAT ENGLISHED AT THE FULL INSTRUCTIONS.

USE MIN 36" UNDER LAYMENT OVER ONE LAYER 15# FELT THE FULL LENGTH OF THE VALLEY.

THE NO 28 GA. CODISSION RESISTANT.

EEC. 1508.3 METAL SHINGLES; USE NO 28 GA. CORISSION RESISTANT METAL FLASHING, 8" FR. CENTER LINE EA. WY, WITH 36" UNDER LAYMENT WITH 15# UNDER, END LAP 4", PER MFG. INSTRUCTIONS.

WITH A SPLASH DIVERTER RIB NOT LESS THAN 3/1" HIGH AT THE FLOW LINE FORMED AS PART OF FLASHING. 1508.3 ASBESTOS-CEMENT SHINGLES, SLATE SHINGLES, AND CLAY AND CONCRETE TILE: USE NO. 28 GA. CORR. RES. METAL FLSHING.

EXTENDING 11 " EA. WAY FR. CENTER LINE WITH DIVERTER RIB NOT LESS THAN I" HIGH AT THE FLOW LINE FORMED, END LAP 4". RUN 15# FELT AS UNDERLAYMENT...ETC.

RUN 13P FELI AS UNDERLAYMENT...ETC....
1507.88 OTHER FLASHING; AT JUNCTION AND VERTICAL SURFACES,
FLASHING AND COUNTER FLASHING BY ROOP'G MFG.
INSTRUCTIONS AND WHEN METAL SHALL BE NOT LESS THAN 26GA.
GALV., CORRISION-RESISTANT METAL.

SKYLIGHTS: I VS VELUX NED 216 OPEDARI E

VENTILATION: (SEE CALCULATIONS ON ELEVATION PAGE) 2. UNDER FLOOR VENTING: PROVIDE ONE S.F. OF SCREEN'D CROSS

VENTILATION PER 150 S.F. OF CRAWL SPACE. (NONE FOR CONC. SLAB LIGHTING REQUIREMENTS: -ALL LIGHTING SHALL BE HIGH EFFICACY

2022 CA. ENERGY CODE SEC. 150(k)

2022 CA. EMERGY CODE SEC. 150(b)
WHICH INCLUDE THE FOLLOWING.
A LL LIGHTING AS HIGH EPIFCACY, IE. FIN BASE CFL. PILSE-START
A START AS HIGH EPIFCACY, IE. FIN BASE CFL. PILSE-START
INTERNAL SOURCE, ETTO (CECTABLE 1500-A.
B. SCREW-BASED PERMANETLY. INSTALLED LIGHT FIXTURES MUST
CONTAIN SCREW-BASED LAS (GOIONT APPENDES SCOMPLIANT LAMPS
JAS COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAS-206" OR
JAS-206-FO (27-A3-206-E) CHUMNARES ARE PROPRIETE FOR USE

IN INCLOSED LUMINAIRES). CEC 150.0(k)C.
C. ALL JAS COMPIANT LIGHT SOURCES IN THE FOLLOWING
LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION: CLOSETS LESS THAN 70 SF. AND HALLWAYS) CEC CODE 150.0(k)(2K): 1. CEILING RECESSED DOWN LIGHT LUMINAIRES

2. LED LUMINAIRES WITH INTEGRAL SOURCES 3. PIN-BASED LED LAMPS IE, MR16 AR-111, ETC.) 4. GU-24 BASED LED LIGHT SOURCES.

ALL BATHROOM LIGHTING TO BE HIGH EFFICACY WITH AT LEAST ONE UMINAIRY TO BE CONTROLLED BY A VACANCY SENSOR. IN GARAGE AT LEAST ONE FIXTURE CONTROLLED BY A VACANCY

F. AT LEAST ONE FIXTURE IN EA. LAUNDRY ROOM CONTROLLED BY A

G. AT LEAST ONE FIXTURE IN UTILITY ROOM CONTROLLED BY A
VACANCY SENSOR OF CELLSON ON THE

MORE BUILDING CODES:

. COMMON WALLS BETWEEN LIVING SPACE AND GARAGE SHALL BE I HOUR AND HAVE 5/8 GWB TYPE (X) FROM SOLE PLATE THROUGH TO PLYWOOD ROOF SHEATHING, ALSO, ON CEILINGS, SUPPORTING POSTS AND, BEAMS, USE I HR. FIRERATED, 1 5/8" S.C. DOOR BETWEEN HOUSI AND GARAGE WITH SELF-CLOSING DEVICE.

2. STAIRCASES: PROVIDE 5/8" "X" GWB AT WALLS AND CEILING

INDER STAIRCASE

3. HANDRAILS. SEE 2019 CRC. SHALL EXTEND FULL LENGTH OF STAIRS AND 6" PAST ENDS AT TOP AND BOTTOM...36" HIGH....
4. BEDROOM EGRESS: 44" SILL HEIGHT MAX., 5.7 S.F. CLEAR OPEN'G, 0" WIDE, AND 24" HIGH.

5. FIREPLACE CHIMNEY: MIN. HT. SHALL BE 2' ABOVE 10' DISTANCE

6. LANDING: PROVIDE 36" DEEP, FULL WIDTH OF EXTERIOR DOORS. MECHANICAL

A. FIREPLACES & STOVES & FURNACES: UL APPROVED.

A FIREFLACES & STURES & FURRALESS W. 10. A PYROUGH.

PROVIDE A CHIMMEY SPARK ARRESTOR W. 10. A PYROUGH.

IS* DEEP AND WIDTH OF FIREFLACE HEARTH (8** MIN-EA. SIDE).

WHERE F. P. OFFINING IS LARGER HAN OF HEARTH

EXTENDS 20* MIN. IN FRONT OF F. P. & 12* EA. SIDE OF OPEN G.

WITH NON-COMBUSTIBLE WATERIAL TO BE 30** THICK. FURNACE AND WATER HEATER PLATFORMS IN GARAGE

SHALL BE 18" HIGH AND TO SEC. 904.10 2019 CMC. GAS FURNACE LOCATED IN ATTIC: SHALL HAVE MODEL LISTED FOR ATTIC INSTALLATION, WITH MIN. 22"X 30" ATTIC ACCESS, ONE ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS AND A 36" WIDE 3/4"

PLYWOOD WORKING PLATFORM. VENTILATION IN LAUNDRY: 2022 CMC. 504.4, 504.4.1, 504.2.1 E. DRYER: SHALL HAVE A SMOOTH METAL EXHAUST VENT EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN, DUCT WIDTH SHALL BE LIMITED TO 14 FT. WITH

90 DEGREE ELBOWS FROM/ TO POINT OF TERMINATION REDUCE LENGTH 2 FT. FOR EACH ADDITIONAL ELBOW USED IN EXCESS OF TWO FT. 2022 CMC SEC. 504.2.2

F. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS
SHALL BE A MINIMUM OF 3ft. AWAY FROM ANY OPENINGS
INTO BUILDING STRUCTURE (DRYERS, BATH, AND UTILITY FANS MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS 2022 CMC SEC. 504 5

KITCHEN HOOD HAS PER CODE A MIN. 100 CFM EXHAUST RATE BACKDRAFT DAMPER, IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAX. SOUND RATING OF 3-SONES IS ALLOWED AT 00 CFM PER 62.2 AND PER 2016 ENERGY CODE, BATHROOM FANS HAVE A MIN. 50 CFM EXHAUST RATE, AND FAN TO HAVE MIN, BACKDRAFT DAMPER, IF FAN IS PART OF WHOLE HOUSE VENTILATION SYSTEM PER ASHRAE 62.2. MAX. SOUND RATING 3-SONES IS ALLOWED AT 100 CFM PER ASHRAE 62.2 & 2022 ENERGY CODE. PROVIDE ENERGY COMPLIANT APPLIANCE ELECTRICAL SERVICE: 200 AMP UP TO 4000 SF., 300 AMP. @ 4-5000 SF.)

I. AN ARCH-FAULT CIRCUIT INTERRUPTOR (AFCI) PROTECTOR OUTLETS/DEVICES SHALL BE INSTALLED IN KITCHENS FAMILY DINING, LIVING ROOMS, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILIAR

ALL RECEPTICALS TO BE TAMPER PROOF SHALL BE INSTALLED AS SPECIFIED IN 2022 CEC ARTICAL, 406.12 (A) THROUGH (C) 5. PROVIDE SEPARATE ELEC, CIRCUITS FOR: LAUNDRY: 80 AMP, CIRCUIT, BATHROOM: PROVIDE 20 AMP, CIRCUIT, STECHEN: PROVIDE (2) 20 AMP. SMALL APPLIANCE CIRCUITS.

"URNACE: FAU MOTOR, GARBAGE DISPOSAL AND DISH WASHER.

LIGHTING IN A TUB/SHOWER LOCATION SHALL BE WATERPROOF PER ARTICLE 410.10 (A & B) CEC 2022

5. ALL LIGHTING IN BATHROOMS MUST BE HIGH EFFICANCY.

6. JETTED. SPAS & HOT TUBS REQUIRE A GFIC OUTLET. 6. JETTED, SPAS & HOT TUBS REQUIRE A GFIC OUTLET, 2022 GEG SEC. 680.74 ON SEPARATE CIRCUIT AND A READILY ACCESSABLE HATCH SHALL BE PROVIDED TO ACCETOR SUTLET. SEC. 680.73 SHALL COMPLY WITH A GFED FROTECTOR REQUIRED FOR ELEC. RECEPTACLES IN BATHROOM LIGHTING FIXTURES AND NEW OUTLETS OVER OR WITHIN 5" OF A SPA, HOT TUBSHALE BE A MIN. 7"-6" ABOVE MAX, WATER LEVEL AND PROTECTED BY GFCI. INSTALL WALL SWITCHES MIN. 5 FT. FROM INSIDE OF SPAS AND HOT TUBS.

SMOKE DETECTOR/CARBON MONOXIDE AC/DC ALARMS AT BOTTOM AND TOP OF STAIRCASE, WITH SMOKE DETECTOR IN EACH BEDROOM SEE 2022 CRC, WITH PRIMARY POWER SOURCE BACKUP, INTERCONNECTED PER SEC. R315 2022 CRC. FOR ALARM MANTENANCE AND REPLACEMENT REFER TO

SECTION R314.3.2 2022 CRC. 8. MICROWAVE, GARBAGE DISPOSAL, DISH WASHER. TRASH COMPACTOR AND REFRIFERATOR/SUB ZERO TO BE ON A

SEPARATE CIRCUIT D. FIRST SWITCH AT ALL ENTRANCES TO KITCHEN SHALL BE FOR NDER CABINET HIGH EFFICACY LIGHT FIXTURES 10. EXT. ELECTRICAL TO BE SUITABLE FOR DAMP LOCATIONS. LCLOSET LIGHTS SHALL COMPLY WITH ARTICLE 410.16 CEC. OR 12.LIGHTING IN KITCHEN TO BE HIGH EFFICACY, 2022 CEC 150.0

PLUMBING NOTES 2022 CPC 1. CLEANOUT, TO SERVICE KITCHEN SINK IS REQUIRED. WITHIN 2 FT. OF BUILDING FOUNDATION ON EXTERIOR OF BUILDING SHOW ALL CLEANOUTS LOCATED MORE THAN 20FT. FROM

CLEAR WIDE, WITH 24 CLEAR TO THE FRONT.

7. SHOWERS TO HAVE NON ABSORBANT SURFACE 72"

ABOVE THE DRAIN, R307 CRC 2022

8. WATER TANK HEATER SHALL BE SEISMIC ANCHORED PER 2022 CPC

WITH PRESSURE TEMP & RELIEF VALVE TERMINATING TO EXTERIOR 9. INSTALL NON REMOVEABLE BACK FLOW PREVENTERS ALL NEW HOSE BIBS PER 2022 CPC.

10. PLUMBING VENTS TO BE MIN. 10FT. FROM OPERABLE SKYLIGHTS.

GENERAL NOTES: CRC 2022

THESE NOTES ARE GENERAL IN NATURE.

THEY ARE INTENDED TO SET MINIMUM STANDARDS FOR CONSTRUCTION, WHERE CONFLICTS BETWEEN NOTES, DRAWING AND CODES ARISE, THE MORE STRINGENT WILL GOVERN, WRITTEN DIMENSIONS GOVERN OVER SCALING, REPORT DISCREPANCIES TO PLANMAKER/ARCHITECT OF ANY HIDDEN EXISTING COND BEFORE WORK IS STARTED AND FINAL CONTRACT IS CONCLUDED ALL WORK SHALL BE OF HIGHEST QUALITY AND IN ACCORDANCE WITH 2022 CALIFORNIA RESIDENTIAL BUILDING CODES, & 2022

CBC, CEC, CMC, CPC, ENERGY CODE /TITLE 24 & CALGREEN MANDATORY MEASURES, 2022 FIRE CODES, AND LOCAL CODES & MANUATORY MESONES, 2022 FIRE CODES, AND LOCAL CODE REGULATIONS, INCLUDING ALL SETBACK REQUIREMENTS. THE CIVIL ENGINEER, LICENSED LAND SURVEYOR SHALL LOCATE PROPERTY LINES AND EASEMENTS AND CERTIFY SETBACKS, ETC. CONV. CONSTR. PROVISIONS AS STATED, 2022 CRC, HAVE BEEN APPLIED TO THE DESIGN AND STRUCTURAL CALCULATIONS, NOTIFY DESIGNER/ARCHITECT/STRUCTURAL ENGINEER FOR FINAL INSPECTION UPON COMPLETION OF PROJECT.

CONCRETE: 2022 CBC, CRC R402.2

CONCERTE: 2022 CBC, CRC MQUZ.2 REFER TO 30 FOR STRUCTURAL NOTES AND DETAILS. 1. MINIMUM COMPRESSIVE STRENGTH SHALL BE 2500 PSI PER CBC 404. 1.23 PSI @ 32 DAYS. MINIMUM CEMENT CONTENT IS 5.5 SAKS PER YARD. AND SLABS ON GRADE TO BE 5 SAKS PER YARD. MAX. SLUMP 4". 2. PROVIDE KEYED CONTROL JOINTS IN ALL INTERIOR SLABS ON GRADE @ 20' O.C. EA. WAY MAX. PROVIDE ½" TOOLED JOINTS AT 5' O.C. " PREMOLDED EXPANSION JOINTS @ 30' O.C. IN ALL EXTERIOR WALKS AND SLABS. PLACE AND CURE PER ACI. SITE:

SITE:

1. PROVIDE WOOD EARTH SEPARATION PER 2022 CBC. SOIL MUST BE \$*,
MIN. BELOW WOOD FRAMING. WHEN USING GALVANIZ ED FLASHING,
FROVIDE AN AIR SPACE BETWEEN WOOD AND FLASHING TO ALLOW
FOR AIR MOVEMENT, PROVIDE GALVANIZED TERMITE FLASHING AT
ALL EXTERIOR ENTRANCE AREAS.

2. PROVIDE POSITIVE DRAINAGE CRC R401.3, 5% AWAY FROM PERIMETER FOUNDATION WALLS AT 10 FT

ALL FOOTINGS TO BE LEVELED & TO BEAR ON COMPACTED UBGRADE, MIN. 18" BELOW NATURAL, OR 18" BELOW LOWEST ADJACENT GRADE (WHICH IS LOWEST), CLEAN ALL FOOTINGS BY

HAND. (U.O.N.) 2. USE NATIVE FILL ONLY. B. WEEP SCREED REQUIRED AT TOP OF FOUNDATION ON ALL STUCCO VALLS AT CONVENTIONAL AND SLAB CONSTRUCTION

REFORCING STEEL: REFORCING STEEL:

ALL REFORCING STEEL TO BE A-615 GRADE 60 PER CRC 404.1.2.3.7.1.

ALL SLABS: 48 REBARA RT 18" O.C. EA, WAY, PLACE ALL REFORCING PER

ACI CODES, LAB ALL CONTINUOUS BARS 61 NN. BIMUNIN. DOUBLE UP

BARS IN WALLS ABOUND OPENINGS, PROVIDE COUNCE BARS 2" X" TO

MATCH HORIZONTA, AT ALL CONTROLORES, SEAS SITENCUTURAL NOTES)

2, PROVIDE 3" CLEARANCE FOR SURFACES FOLIRED AGAINST EARTH

AND MIN. 3.5" ELESWITERE. SEF PLAN.

CARPENTRY:

CARPENTRY:

MUDSILLS SHALL BE 3X PRESSURE TREATED DOUGLAS FIR

STANDARD, UNLESS OTHERWISE NOTED, (U.N.O.) S.S.D.

FLOOR AND ROOF FLYWOOD SHALL BE DEFA, GRADE MARKED, CD

RETTER, EXTERIOR GLUE, STAND, BD. APPROVED, SEE PLAN.

ALLEX (FOR X.O. FRAMING SHALL BE DEFA GRADE, SEE

ALLEX (FOR X.O. FRAMING SHALL BE DEFA GRADE, SEE

MINIMIMIM FRAMING SALLING TO CONFORM WITH

GRE 2027 TABLE 2304.10.4 ESTENING SCHEDILLE BLOCK JOINTS

CBC 2022 TABLE 2304.10.1 FASTENING SCHEDULE. BLOCK JOISTS AT ALL SUPPORTS. DRI. JOIST W/2 16d @ 12" O.C. & USE STRONGBACKS FOUIL TO THE SIZE OF THE CEILING JOIST, PROVIDE BLOCKING AT SET. O.C. FOR 2X12 RAFTERS AND 2X14 FLR. JOIST. 8FT. O.C. FOR 2X12 RAFTERS AND 2X14 FLR. JOIS1.

S. PLYWOOD (T) & (G) FLOOR SHEATHING SHALL BE ½" AND SECURRED WITH "GRABBER" #8 POINTED SCREWS 2 ½" LG. AT 6" O.C. (EDGES) AND

WITH "GRABBER" ** SPONTED SCREWS 23" LG. AT 6" O.C. (EDGES) AND 10" O.C. (FELDES) ESE STRUCTURAL DESIGN. 12" ROOP FLYWOOD SHEATING SHALL BE LAID WITH GRAIN OF THE OUTER PILES PREFERENCE, LAR TO THE FRANKING MEMBERS AND DEM JOIST SHALL BEDGES, 4 12" O.C. (FIELD), PLYWOOD WALL SHEATHING SHALL BE GEDGES, 4 12" O.C. (FIELD), PLYWOOD WALL SHEATHING SHALL BE MEMBERS AS 10" O.C. (FIELD), PLYWOOD WALL SHEATHING SHALL BE STRUCTURAL ENG. THE FIELD GLUED FLOOR SYSTEM SHALL BE NOTED OTHERWISE BY STRUCTURAL ENG. THE FIELD GLUED FLOOR SYSTEM SHALL BE AND SYSTEM OF THE ABERCAS' PLAY DOD SYSTEM.

STRUCTURAL DESIGN.

STRUCTURAL DESIGN.

7. EXTERIOR WOOD SIDING INSTALLED OVER 15# FELT OR APPROVED JILDING PAPER: 14-1 KRAFT PAPER OR UL 55 A ASPHALT SATURATED RAG FELT STUCCO SHALL HAVE 3-COATS OVER WIRE MESH AND 2

RAG FELT. STUCCO SHALL HAVE 3-COATS OVER WIRE MESH AND 2-LAVERS "D" WATERROOF PAPER.

8. USE DOUBLE TRIMMERS & SILL FOR OPENINGS S" OR GREATER.

DOUBLE TOP FLATES LAP MININUM 8" (REQUIRE A MIN. OF 8-16d
NAILS ON EACH SIDE OF THE SPLICE PER CRC REQLIAG.) SET STRUCTURAL DESIGN FOR ALL HEADER SIZES. INSTALL Z BAR OR GI
FLASHING OVER ALL TRIM, DOORS, AND BELLYBANDS. INSTALL WE
PAPER OVER FLASHING.

THE AND THE AND THE STANDAY OF THE STANDAY

OF SPLICE) 10. SOLID BLOCK AT THE ENDS OF ALL JOISTS AND RAFTERS OVER ALL BEARING WALLS. STRUTS TO PURLINS, HIPS AND RIDGES 45 11. INSTALL FIRE STOPS PER CRC R302.4.1.2 AT FLOOR, CEILING. UDDED SPACES AND AT 10' INTERVALS UP WALLS U.N.O. 12. PROTECT WATER AREAS SUBJECT TO WATER SPLASH PER CODE.
PROVIDE WATERPROOF PAPER OR FELT OVER AND UNDER METAL FLASHINGS, PREVENT DRYROT.

2 DO NOT NOTCH OR CUT ANY STRUCTURAL MEMBER UNLESS OTED AND APPROVED BY STRUCTURAL ENGINEER OF RECORD. 14. BOLT HOLES SHALL BE NOMINAL DIA. OF THE BOLT PLUS 1/16 POST/RM CONNECTIONS TO HAVE POSITIVE ATTACHMENT. SEI STRUCTURAL DESIGN.

15. USE 3 X 3 X 0.229 GI WASHERS AT ALL WOOD ANCHOR BOLT CONNECTIONS UNLESS STEEL PLATE IS SPECIFIED. S.S.D. 16. LAP TOP PLATES 48" WITH A MIN. OF 8-16d NAILS PROVIDED ON ACH SIDE OF SPLICE PER CRC R602.10.6 17. FIREPLACE HEARTH FLOOR TO BE NON-COMBUSTIBLE.

REVISIONS

WITH STAIRS FOR: TOPOSED BASEMENT AS LIVING WIE SPENCER RESIDENCE

> NOTES CRC NERAL 2022

LOU COSTANZO S.C. 5- 22 - 23 NONE 5-20210 GN

2022

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| Worksheet 1 | | 1 | Notes: | | | | |
| Worksheet 2 | | | | | | | |
| Worksheet 3 | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Grand Totals: | | 1 | | | | | |
| tep 1 - Insert totals from | Weight or Volume | worksheets in Column | C and/or D. | | | | |
| tep 2 - Add each Column | | | | | | | |
| Column C is larger than | Column D Complia | nce with the 50% wast | e reduction regulrement is achieved. | | | | |
| Certification: | | | | | | | |
| | ste that the leformatic | o nanolded on this force | is true and correct and certifies that I have tracked construction | | | | |
| rasts during the course of th | is project and that a | minimum of 50% of the t | otal waste has been diverted for either reuse or recycling. | | | | |
| ompany Name (general contract | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| lesponsible Person's Name | | | Responsible Person's Signature | | | | |
| | | | Service definition of the service and serv | | | | |
| | | | | | | | |
| SLB Larme | Date Signed | | Passion with Company or Tide. | | | | |

| roject Name: | | | | | | | Date: | Page of |
|------------------------|----------|---------|------------------|----------|---------------|----------------------------|---------------|---------|
| roject Location: | | | | | | | Completed By. | |
| roject Manager: | | | | | | | | |
| Vaste Hauler: | | | | | | | Signature: | |
| | A | | В | | C | D | orginatore: | |
| | h | nsert v | reight totals in | to prope | r category be | low | Notes: | |
| Waste Material Type | Recycled | | Reused | T | Diverted | Non-Recycled (Disposed) | | |
| sphalt | | + | | = | | | | |
| Asphalt Shingles | | + | | 10 | | | | |
| Brick (broken) | | | | 12 | | | | |
| Cardboard | | | | - | | | | |
| Carpet/Carpet Pad | | | | 1 8 | | | | |
| Concrete | | + | - | 10 | | | | |
| Gypsum Board (Orywall) | | | | 8 | | | | |
| Masonry | | + | | = | | | | |
| Metals . | | + | | 12 | | | | |
| Pallets | | | | 12 | | | | |
| Plastic | | + | | 10. | | | | |
| Wood (engineered) | | + | | 1 2 | | | | |
| Wood (solid sawn) | | | | - | | | | |
| Office Waste | | + | | - 1 | | | | |
| Other | | + | | - | | | | |
| Other | | + | | - | | | | |
| Other | | + | | = | | | | |
| Total: | | 1. | | - | | | | |

Size 2 - Add each column down and enter totals in the loves provided.

If Column Cis Isray than Column Do He summary sheetly, compliance with 50 percent waste reduction requirement is achieved.

If multiple worksheets are used, transfer column totals from each worksheet to the summary sheet.

The additional selections and information, please see received.



40 Yard Roll-Off / Dumpster

| Project Lessings: | Project Name: | | | | | | | Date: Page of |
|--|------------------------|------------|----------|---------------|-----------|-----------------|--------------|---------------|
| | Project Location: | | | | | | | Completed By: |
| A | Project Manager: | - | | | | | - | * |
| A B C | Waste Hauler: | | | | | | | Sionalure: |
| | | A | | В | | C | D | |
| | | Insert cut | bic foot | or cubic yard | totals is | oto proper cale | wolsd vnoo | Notes: |
| Aspend Storige 4 | Waste Material Type | | П | | TT | | Non-Recycled | |
| Minch planks | Asphalt | | + | | 12 | | | |
| Cureased | Asphalt Shingles | | | | 12 | | | |
| CarpotCappit Pad | | | + | | 10 | | 1 | |
| Concerts | | | + | - | 111 | | | |
| Opposed Bord (Oppose) | Carpet/Carpet Pad | | + | | 18 | | 1 | |
| Assembly | Concrete | | | | 10 | | | |
| Metals | Gypsum Board (Drywall) | | + | | 18 | | | |
| Paints | | | + | | - 10 | | | |
| Finally | Metals | 1 | + | | 1 10 | | | |
| Wood Legislatered | Pallets | | + | | - 1 | | | |
| Wood fording same) | Plastic | | | | 18 | | | |
| Other West 0 0 0 0 0 0 0 0 0 | Wood (engineered) | | | | - 1 | | | |
| Other | Wood (solid sawn) | | + | | 10 | | | |
| Other • • × × Other • • × × | Office Waste | | + | | 10 | | | |
| Other + # | Other | | + | | | | | |
| | Other | | | | 100 | | | |
| | Other | | | | - 10 | | | |
| Total: + = | Total: | | | | | | | |

GUADALUPE WASTE MANAGEMENT FACILITY 15999 GUADALUPE MINES RD., SAN JOSE CA. 95120 866 909-4458

Waste Management Roll-Off / Dumpster Rental Service, Serving San Jose and Santa Clara County. Waste Management's roll-off / dumpster rental allows you to quickly find the right size dumpster for your project.

Call our builder's direct line for assistance, 408-323-6317.



instructions for Weight or Volume Method:

- Choose which method of construction waste tracking to be used throughout the project. Choose either the <u>Whilahl Method</u> or the <u>Yokuma Method</u>, but do not use different methods on the same worksheet.
- To minimize confusion, use the same unit of measure and do not mix pounds and tons, or Cu. Yds. and Cu. Ft. on the same worksheet. It is easiest to stay with the same unit of measure for the entire project to avoid the need for conversions.
- Enter construction waste materials that are to be recycled under Recycled (Column A).
- Enter construction waste materials that are to be reused under Reused (Column B)
- . Enter construction waste materials that will not get recycled or reused under Non-Recycled/Disposed (Column D).
- Add amounts from Column A to amounts from Column B and enter the total under Diverted (Column C).
- Add amounts in each Column (A, B, C, and D) and enter these sums into Total boxes.
- When more than one worksheet is used, transfer the data onto the Weight or Volume Summary Worksheet at the completion
 of the project.

Examples of weights and volumes of some typical construction waste materials*

| Range of pounds per cubic yard | Typical pounds per cubic yard | Typical cubic yards per tor |
|-----------------------------------|--|---|
| 250-460 | 360 | 5.5 |
| 1300-2200 | 1750 | 1.1 |
| 70-135 | 85 | 23.5 |
| 1300-2200 | 1750 | 1,1 |
| 315-470 | 400 | 5 |
| 220-1940 | 540 | 3.7 |
| 200-540 | 499 | 5 |
| al Solid Waste Authority | 7'11 | 22'3" |
| equals 2000 pounds | THE RES | WW |
| | yard 250-460 1300-2200 70-135 1300-2200 315-470 220-1940 200-540 al Sold Waste Authority | yard yard yard 560 560 560 560 560 560 560 560 560 570 570 58 58 58 58 58 58 58 5 |

30 Yard Roll-Off / Dumpster

Guadalupe Recycling and Disposal

15999 Guadalupe Mines Road San Jose, CA 95120 Phone: (408) 268-1670 Scale house: (408) 268-1670 ext. 5 WM EarthCare Landscape Center:

20 Yard Roll-Off / Dumpster

Get directions to our location 14'3"

Facility 15009 Guartature Mines Road

(408) 268-1694

Construction Waste Management Plan (CWMP) - CW 1

Project Name: THE SPENCER RESIDENCE Project Location 1277 JACKSON ST., SANTA CLARA CA. 95050 Building Permit #: Project Sq. Ft.: Owners Name: BRANDON SPENCER Telephone: (510) 325-5859

THIS CONSTRUCTION WASTE MANAGEMENT PLAN IS HEREBY SUBMITTED TO COMPLY WITH SECTION 4,408.2 OF THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE.

- ☐ Yolume ☐ Weight ☐ 4 Lbs. per Sq. Ft.

 R Recycling Facility
- Construction waste generated on this project for transport to a recycling facility will be: (Check appropriate box)
- Sorted on-site (Source-separated) R Bulk mixed (Single stream) The facility (or facilities) where the construction waste material will be taken is:
- The following construction methods will be used to reduce the amount of waste generated: (Check at that apply)
- Efficient design (dimensions of building components are designed to available material sizes or standard sizes). Careful and accurate material ordering.
- Careful material handing and storage.
- Panelized or prefabricated construction.
- ☐ Other
 - Waste reduction and recycling strategies shall be discussed all periodic project meetings. Each new \$UBECHETACTORS! that comes onto the size shall be provided with a copy of the CYMEN, which shall and be posited in the project office. The [..., PEGALET MRIGH._.] shall also enstruct set [...strictContractCTOR]" as to the location and proper use of debris boxes for "spools of construction waste materials."

- Every effort shall be made to use recycling and/or reuse (diversion) measures to re smount of construction reade and other materials sent to landfills. Whenever post sorted device boxes shall be used to segregate construction westernales to materials to materials.
- The | CONTRACTOR | "shall provide debris boxes for materials sorted on-site (source-sepanates) another but mixed (pingle stream) wasts for all construction retard wasts penetrated on the project. Mixed construction waste but the 1-4 BURDONTRACTOR IN penetrated on the project. Mixed construction waste but the 1-4 BURDONTRACTOR IN provides their own debris box, they shall be responsible for previding the |_CONTRACTOR IN with a mortisty pened of the bulk Recycled and Resused (Diversit on the total Renor (Diversit)).

Any [WASTE_HABLER hauling ewey packaging or waste materials shall notify the L_CONTRACTOR," of the amount of these materials and how they will be disposed of (reused, recycled, salvaged, or taken to landin).

Identified below are the construction waste materials that will be reused and/or recycled during the course of this project and how they will be diverted:

| Material | Diversion Method: (Recycle/Reuse |
|------------|----------------------------------|
| WOOD | |
| METAL | |
| GLASS: | |
| COMP. ROOF | |
| CONCRETE | |

- (See Construction Waste Management Worksheets for examples of common materials.)
- The [_CONTRACTOR_]* shall monitor the process of waste management, rocycling, and reuse of construction waste materials to ensure compliance with the CWMP during the
- The <u>CONTRACTOR</u> shall ensure that all supporting documentation which demonstrates compliance with the waste management plan is provided to the local enforcement agency upon completion of the project.

A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:
THE SPENCER RESIDENCE
1277 JACKSON ST., SANTA CLARA CA. 95050
PLAN: LOU COSTANZO 1561 SAN CARRIEL WAY, S.J. 85125 408-284-0220

CONSTRUCTION
WASTE MANAGEMENT
PLAN

LOU COSTANZO T.T. NONE **CWM**



New residential buildings shall be designed to include the green building manulatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to the specific area of the addition or alteration.

BUILDING PERMIT NO.: BLD2
ADDRESS: 1277 JACKSON ST., SANTA CLARA CA. 95050

| Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for depositing, storage and collection of nonhazardous materials for recycling per GGC 4.410.2. | |
|--|---|
| ENVIRONMENTAL QUALITY (CGC 4.503) | |
| Gas fireplace. Any installed gas fireplaces shall be a direct-vent sealed-combustion type per CGC 4.503.1. | |
| Woodstoves. Any installed woodstove or peliet stove shall comply with U.S. EPA New Source Performance traindards (NSPS) emission limits as explicable and shall have a parmanent label indicating they are cortified to meet the emission limits per CGC 4.503.1. Woodstoves and pellet stoves shall also comply with Santa Clara City Code Chapter 1.50. | 0 |
| POLLUTANT CONTROL (CGC 4.504) | |
| Covering of duct openings and 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 acupment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmatal, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may enter the system per CGQ 4.56.1.1. | • |
| Adhesives, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1. | |
| Paints, stains and other coatings shall comply with VOC limits per CGC 4.504.2.2. | - |
| Aerosol paints and coatings shall meet the product-weighted MIR limits for ROC and other requirements per CGC 4.504.2.3. | |
| Verification. Documentation shall be provided, at the request of the Building Division, to verify that complant VOC-limit finish materials have been used per CGC 4.504.2.4. | |
| Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3. | 0 |
| Resilient flooring systems. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CGC 4.504.4. | |
| Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emissions standards and requirements per CGC 4.504.5. | • |
| INTERIOR MOISTURE CONTROL (CGC 4.505) | |
| Concrets slab foundations. Vapor returder and capitlary break shall be installed if a slab-on-grade foundation system is used. The use of a 4"thick base of 1"c returned returned in the state of the s | • |
| Moisture content of building material. 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 checked prior to finish material being applied per CGC 4.505.3. | |
| INDOOR AIR QUALITY AND EXHAUST (CGC 4.506) | |
| Bathroom exhaust fans. Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fans ducted to the exterior and equipped with humidity controls system per CGC 4.508.1. | |
| ENVIRONMENTAL COMFORT (CGC 4.507) | |
| Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods por CGC 4507.2. 1. Heat Loss/Heat Gain values in accordance with AMSI/ACCA 2 Manual J-2016, ASHRAE handbook or equivalent. 2. Duct systems are sized according to AMSI/ACCA 1 Manual D-2016, ASHRAE handbook or equivalent. 3. Elect heating and cooling equipment in accordance with AMSI/ACCA 3 Manual S-2014 or equivalent. | • |
| INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702) | |
| Installer training. 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 per CGC 702.1. | |
| Special Inspection. Special inspectors employed by the City must be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2. | |
| VERIFICATION (CGC 703) | |
| Documentation. Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per QGC 703.1. | |

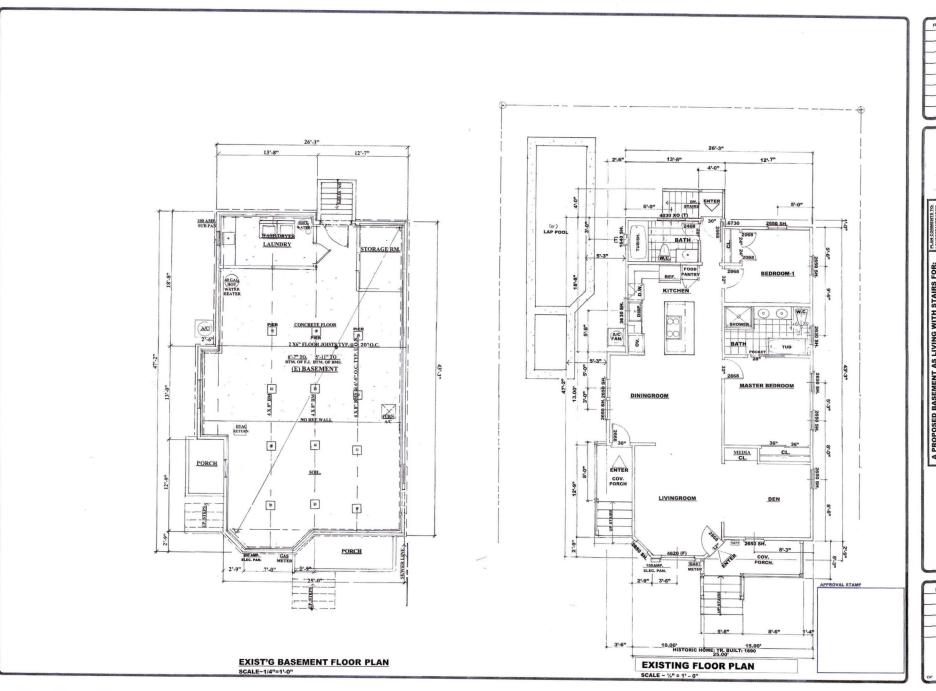
| Responsible Designer's Declaration Statement | Contractor Declaration Statement | | |
|---|--|--|--|
| I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code. | I hereby certify, as the builder or installer under the perm is listed herein, that this project will be constructed to meet the requirements of the California Green Building Standard Code. | | |
| Name: LOU COSTANZO | Name: | | |
| Signature: Lay Costron 170 | Signature: | | |
| Date: 5- 22 - 23 | Date: | | |
| Company: LOU COSTANZO DESIGN & ASSOC. | License: | | |
| Address: 1501 SAN GABRIEL WAY. | Address: | | |
| City: State: Zip: | City: State: Zip: | | |

| Feature or Measure | Yes |
|--|-----|
| SITE DEVELOPMENT (CGC 4.106) Storm water drainage and retention during construction. A plan shall be developed and shall be implemented to manage storm water drainage during construction per CGC 4.106.2. | |
| Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3. | |
| Section vehicle (EV) charging for new one, and two, family dwellings and fown-houses with statched morther garages and/or parting spaces on designed to a dwelling unit, and ADUADAU without delicitions parting but with electrical panel sugardes or new panels. Provide capability for electric vehicle spaces are supported by the parting of the partin | 0 |
| Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new realidential parking facilities. Provide electric vehicle infrastructure and capability for electric vehicle charging with minimum required Level 2 EV Charger, Level 1 EV Ready, Level 2 EV Ready | 0 |
| section 4.108.4.2, whichever is more stringent. 11 Betrical Outlot at Bloycle Parking: All multifamily residential developments shall include secured bloycle parking with 110v electrical outlets per CSC 2023 Reach Code section 15.38.040. | |
| Location: EVCS shall be located adjacent to an accessible parking space, and/or on an accessible route, per GGC 4.108.4.2.2.1.1. | |
| Dimension: Each EV ready space or EVCS shall be minimum 18 ft long and 8 ft wide. One in every 25 charging spaces, but not less than one, shall have an 8 ft wide occass asiae. A 5 ft wide minimum asise half be permitted provided the minimum width of the EV space is 12 feet. Surface slope for this EV space and the airsle shall not exceed 2.053% slope in any direction, per CGG 4.106 4.2.2.1.2. | 0 |
| Accessibility: EV Ready and EVCS spaces shall comply with the accessibility provision for EV Charging stations in California Building Code Chapter 11A (section 1109A) and Chapter 11B, per CGC 4.106.4.2.2.1.3. | |
| 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 | |
| Marking) or its successor(s), per CGC 4.108.4.2.5 Automatic load management system (ALMS) may be installed to increase the number of EV chargers or the amparage or voltage beyond the mirrimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS, per CGC 4.109.4.2.2 as amended by CSC 2023 Reach Code accolor 15.88.640. | 0 |
| Electric vehicle (EV) charging for additions or alterations of parking facilities earving oxisiting multifamily buildings. When new parking lacilities are accided, or electricity systems or lighting of existing parking consistence are discovered and earliers and the voice kinequires a building permit, iminimum 10% of total additional parking appears also be electrical vehicle charging spaces capable of supporting future Lével 2 electric vehicle supply equipment (EVS) parc CGC 4.106.4.3. | 0 |
| ENERGY EFFICIENCY (CGC 4.201) | |
| California Energy Code. The building's construction shall meet or exceed the requirements of the 2022 California Building Energy Efficiency Standards per CGC 4.201.1. | |
| WATER EFFICIENCY AND CONSERVATION | |
| INDOOR WATER USE (CGC 4.303) | |
| Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (aucets, showerheads, pre-rinse spray valves) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.5. | |
| Water closets: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CGC 4.303.1.1). | * |
| Urinals: The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush (CGC 4.303.1.2). | 0 |
| Showerheads. The flow rate for single showerhead and multiple showerheads serving one shower shall not exceed 1.8 gallons per minute at 80 psi and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3). | |
| Residential lavatory faucets. The flow rate shall not be more than 1.2 gallons per minute at 60 psi, and not less | |
| than 0.8 gallons per minute at 20 par (Cuc. 4.303.1.4.1). Lavatory faucets in common and public use areas. The flow rate shall not exceed 0.5 gallons per minute at 60 pal (CGC 4.303.1.4.2). | 0 |
| Metering Faucets. The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3). | • |
| Kitchen Faucets. The flow rate shall not exceed 1.8 gallons per minute at 80 psi (CGC 4.303.1.4.4). | |
| Pre-rinse Spray Valves. When installed, shall meet the requirements of Title 20 of the California Code of Regulations, and shall be equipped with an integral automatic shutoff (CGC 4.303.1.4.5). | 0 |
| Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure valer usage of individual rental dwelling units in accordance with the california Planing Code per GBC 4-303.2. | 0 |
| Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CGC 4.303.3. OUTDOOR WATER USE CGC 4.304) | |
| Outdoor potable water use in landscape areas. Residential developments shall comply with the City's Water | |
| Outdoor potable water use in landscape areas. Residential developments shall comply with the City's Weller Service and Use Rules and Regulations, Item No. 24, as adopted by Seath Citier City Code Section 13.15.180, or the California Model Water Efficient, Landscape Ordinance (MMELC), whichever is more stringent, per CGC 4.304.1. ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.405) | • |
| The state of the s | - |
| Rodent proofing, African's spaces allouine pipes, erectine cassies; cellulate or uner operange in sociencium posities at exherior veitis shall be rodent proofed by closing such openings with enteral montair, concrete massing, or similar method acceptable to the City per CGC 4.408.1. CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.408) | • |
| | 1 |
| Construction waste management, Recycle and/or salvage for reuse a minimum of 65% of nonhazardous | |
| Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demoittion waste in accordance with Section 4.408.2, x 4.408.4, or #4.08.4, or meet a more stringent local construction and demoittion waste management ordinance (CGC 4.408.1). BUILDING MAINTENANCE AND OPERATION (CGC 4.409.1) | |

A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:
THE SPENCER RESIDENCE
1277 JACKSON ST., SANTA CLARA GA. 95050
PLALE LOU COSTANACY SHOS NAN CARREILE WAY, S. 451515 409-264-0220
STRUCTURAL ROINER: TOWN TRUINGE DE JACK BOAD

CITY OF SANTA CLARA
CALGREEN MANDATORY
MEASURES/CHECKLIST 2022-23

LOU COSTANZO
CHECKED
S.C. 5- 22 - 23 NONE JOB NO. S-20210 **CMMC**



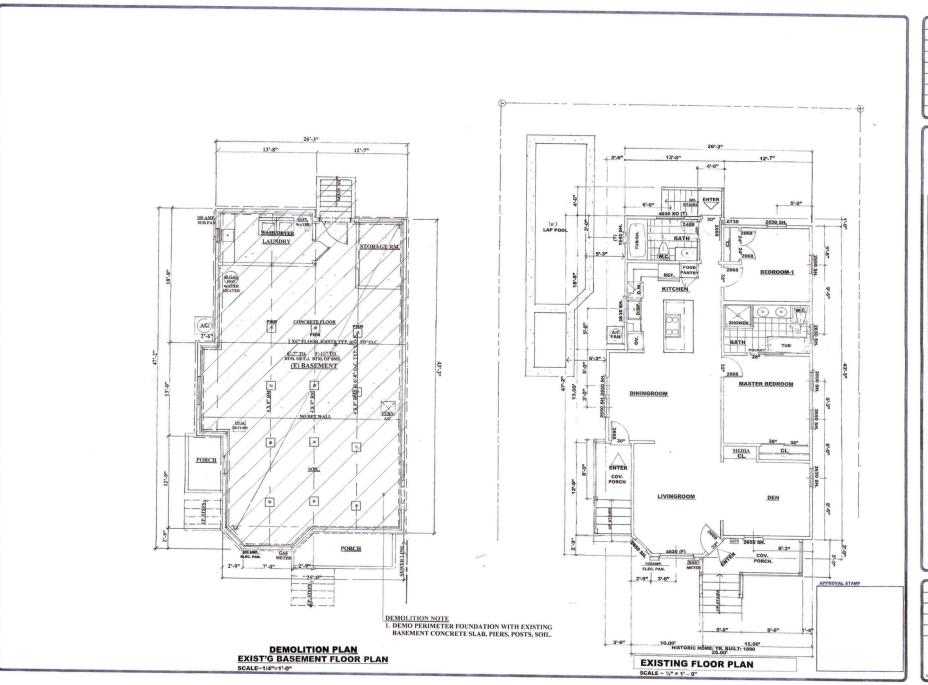
A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR: CHARGOMERISTO CHARGOMERIS

EXISTING FLOOR PLAN

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12 - 28 - 21

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1/4" = 1 - 0"

JOB NO.
S20210
SHEET



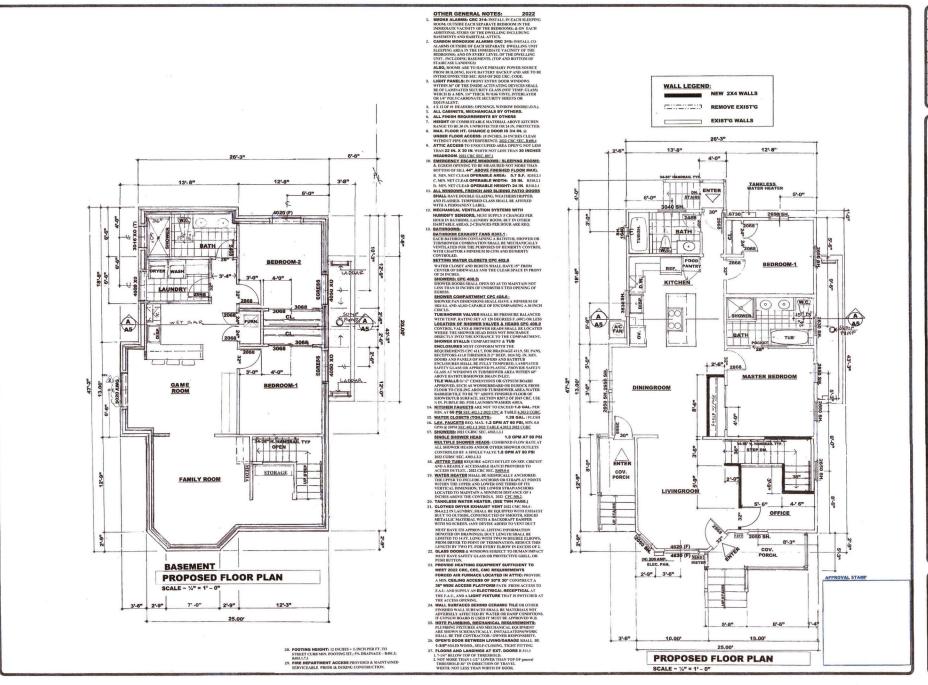
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A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:
THE SPENCER RESIDENCE
1277 JACKSON ST., SANTA CLARA CA. 95050
PLAN. LOU COSTANZO, 1951 SAM CABBLE WAY, S., 95154 408-384-0220
STRUCTURAL PROMIERE, TONY TRUONG PE. 408 899-0220

DEMOLITION PLAN

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REVISIONS BY

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SPENCER RESIDENCE
JACKSON ST., SANTA CLARA CA. 95050
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S20210
SHEET

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMBRAGENOY ESCAPE AND RESCUE OPENINGS

BASIOL Emergency escape and rescue opening required.
Basements, habitable sticls and every sleeping room shall make not clies than one sperable emergency escape and rescue rooms, and the state of the

Exceptions:

OTHER ELECTRICAL NOTES

RECESSED LIGHTING IN BATHROOM AREAS...GFIC...
REFER TO PLAN'S GENERAL NOTES.
ELECTRICAL DEVICES ARE SHOWN SCHEMATICALLY

IND SHALL BE THE CONTRACTOR/OWNER RESPONSIBILITY FOR WORK/COMPLIANCE TO CODE SEC

CRC R105.8
ELECTRICAL SERVICE: SHALL BE LOCATED IN THE

VACINITY OF THE CLOSEST DISTANCE TO UTILITY SERVICE KITCHEN FOR SMALL APPLIANCES. CONTRACTOR TO

INTERIOR SUB PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS...SUCH AS CLOTHES CLOSETS

AS CLOTHES CLOSETS LIGHTING REQUIREMENTS IN COMPLIANCE WITH: 2022 CA ENERGY CODE SEC.150(k)

WHICH INCLUDE THE FOLLOWING:

A. ALL LIGHTING AS HIGH EFFICACY, (IE. PIN-BASE CFL:
PULSE-START MH, HPS, GU-24 SOCKETS OTHER THAN LED'S,

LED LUMINAIRES WITH INTEGRAL SOURCE, ETC.) CEC TABLE 150.0-A

B. SCREW-BASED PERMANENTLY INSTALLED LIGHT

B. S.CEN-MASED PREMANENTLY INSTALLED LIGHT
STUTIES MIST CONTAIN SCREW-MASED AND GOOTE
SOURCES MIST BE MARKED AS "AND MIST OR "AND GOOD MIST OF MASE AND MIST OR "AND MIST OR "

E. AT LEAST ONE FIXTURE IN GARAGE CONTROLLED BY A

VACANCY SENSOR CEC ISQ(k)21
F. AT LEAST ONE FIXTURE IN LAUNDRY CONTROLLED BY A
VACANCY SENSOR CEC ISQ(k)21
G. AT LEAST ONE FIX. IN UTILITY ROOM CONTROLLED BY
A VACANCY SENSOR.

A VACANCY SENSOR 150(k)2] 4. EXHAUST FANS (EXCLUDES KITCHEN EXHAUST HOODS)

SWITCHED SEPARATELY FROM LIGHTING (OR UTILIZE A DEVISE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS BUNNINGS

JOYNES WIREPLAND THE CASE DESCRICT OF WHILE HE JOYNES WIREPLAND TO ANY DESCRICT OF WHILE HE JOYNES AND THE JOYNES AND AND AND AND THE JOYNES AND AND AND THE JOYNES AND AND AND AND THE JOYNES AND AND AND THE JOYNES AND AND AND THE JOYNES AND THE J

A EPBROT PROMULEMENT OF CONTROL PROGRAMMY SHALL A FROM PROBABLE SWITCH.

B PROVIDE MANUAL ON OCCUPANTY SENSOR AND MOTION SHALL NOT HAVE A PROVIDED MANUAL ON OCCUPANTY SENSOR AND MOTION OF THE PROBABLE SWITCH AND PROBABLE SWITCH SWITCH AND PROBABLE SWITCH SWIT

PROVIDE TWO 20 AMP, CIRCUITS

Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).

area of 200 square (see (18-26 at)).

2. Where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with Section P3094, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following: 2.1. One means of agress complying with Section R311 and one emergency escape and

2.2. Two means of egress complying with Sec-tion R311.

tion R311.

R310.1.1 Operational constraints and opening control devices. Emergency escape and rescue opening shall be maintained free of ony obstruction other than inhoral allowed by this section and shall be openingated from the allowed by this section with shall be openingated from the knowledge. Wildow opening control devices on windows serving as a required emergency escape and rescue openings thall comply with ASTM EDGOS.

ss specified in this section.

RSI0.0.2.1 Minimum opening area. Emergency and essage rescue opening that have a set clear opening of mot less than 5.7 square feet (0.35 m). The sec clear opening dimensions required by this section shall be obtained by the normal operation of the emergency seages and rescue opening from the inside. The net clear height of the opening shall be not less than 20 inches (610 mm) and the period of the opening shall be not less than 20 inches (500 mm).

mm).

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m²).

R310.2.2 Window still height. Where a window is pro-

vified at the emergency escape and rescue opening, it shall have the bottom of the clear opening not greater than 44 inches (118 mm) measured from the floor; where the sill height is below grade, it shall be growled with a window well in accordance with Section R310.2.3.

well is accordance with Section R3102.2.3. R310.2.3 Window wells. The horizonal area of the wis-dow well stall be not less than 9 square feet (0.9 m²), with a horizonal projection and which for olses than 85 factors (914 mm.). The area of the window well shall allow the energency scenes and rescue opening to be fally opened. Eacoption: The ladder or steps required by Section 7. Eacoption: The ladder permitted we concean but more than 6 size 1.5 mg. to the required disensations of the window well.

than of thickness 1.2. All my use required understands to the All 2310-2.3.1 Leader and steps. Window well: with a vertical depth greater than 44 inches (1) 18 mm) shall be equipped with a permanenty affect dadeer or steps usable with the window in the fully open position. Laders or steps required by this section SEI 1.7. Ladders or enquired more only with Section SEI 1.7. Ladders or exceeding which section SEI 1.7. Ladders or exceeding with the section SEI 1.7. Ladders or exceeding with the section SEI 1.7. Ladders or exceeding 500 mm, which project not see than 31 inches. (267 mm) on conserve vertically for the said and 3 incline. (267 mm) on conserve vertically for the

FIRST FLOOR

R330.2.3.2 Drainage. Window wells shall be designed for proper drainage by connecting to the building's foundation frainage system required by Section R03.1 or by an approved alternative method.

Exception 1. A drainage system for window wells is not required where the foundation is on well-drained soil or and grayer inflative tools in a corectaince with the United Soil Classification System, Group I Soils, 130.2.4 Emme Table R60.3.

as destined in Tubbe R406.3.1

R406.2.4 Emergange receipe and resture openings under decks and porches. Emergency estape and recture openings in statile and excels and porches all the fully openings in statile and excels and porches all the fully opening in statile and excels and porches all the fully opening in height to a year or court.

R300.2.5 Replacement windows. Replacement windows installed in buildings meeting the scope of this code shall be all the recture of the scope of this code shall be all the recture of the scope of this code shall be all the recture of the scope of this code shall be all the recture of the scope of this code shall be all the recture of the scope of this code shall be all the recture of the scope of this code shall be all the recture of the scope of this code shall be all the recture of the scope of this code shall be all the recture of the scope of the scope of this code shall be all the scope of the scope

tonowing constituens.

The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating sylve as the existing window or a style that provides on equal or greater window does not such that the existing window. . The replacement window is not part of a change of

occonance.

State of the control of

is area well.

R310.3.1 Minimum door opening size. The minimum net clear height opening for any door that serves as an emergency and escape rectue opening shall be in accordance with Section R310.2.1.

R310.3.2 Area wells. Area wells shall have a width of not less than 36 inches (914 mm). The area well shall be sized to allow the emergency escape and rescue door to be fully

(457 mm) on center vertically for the full height of the cuttoris tailwell.

R330.3.2.1 Dralanges. Area wells shall be designed for proper drainage by connecting to the building? Founda-tion drainage system required by Sections R655.1 or by proper drainage by connecting to the building? Founda-tion of the state of reagained where the foundation is on well-drained soll or stand-grown strates soils in consociation with the United Soil Classification System, Group I Soils, as detailed in 156th R652.1.

as detailed in Table ROS.1.

8.310.4 Bars, giffles, covers and servernes. Where bars, giffles, covers, servenie or similar devices are placed over emergency seasone and esteaso openings, near welfer, or window welfs, the minimum net clear opening size shall comply the serverness of the serverness opening the serverness opening. The release metabolism shall be re-leasable on bound opening of the escape and re-come opposing. The release metabolism shall be monitored on the serverness opening. The release metabolism shall be metabolism.

gency egress and rescue windows or doors, on or ofter 14, 2000, such devices shall comply with California Building Standards Code, Part 12, Chapter 12-3 and other applicable provisions of this code.

R310.5 Dwelling additions. Where dwelling additions con-tain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions have basements, an emergency escape and rescue opening shall be provided in the new basement.

An energency escape and rescue opening is not required in a new basement where there is an emer-gency escape and rescue opening in an existing basement that is accessed from the new basement.

R310.6 Alterations or repairs of existing basements. An emergency escape and rescue opening is not required where existing basements undergo alterations or repairs.

Exception: New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

SECTION R311

MEANS OF EGRESS

MEANO OF EGRESS

R311.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress that is accordance with this section. The means of egress that the section of egress that th

way.

Stall J. Egress door. Not leve than one egress door shall be provided for each deeding ust. The agress door shall be provided for each deeding ust. The agress door shall be long to the stall be supported by the stall be stall be supported by the stall be stall be supported by the stall be stall by the stall be stall be stall by supported by the stall be stall by supported by supported by comply whether the stall be stall by supported by supported by the stall be stall by supported by the stall by supported by supported

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope activities a caterior landings shall not exceed "J unit vertical in 12 units

Excention: Exterior balannies loss than 60 source fort (5.6

R311.3.1 Floor clevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than $1^{1}I_{2}$ inches (38 mm) lower than the top of the threshold.

top of the dreshold. Exceptions The landing or floor on the exterior side abail be not more than TV, inches (196 mm) below the top of the threshold provided that the cloer does not swing over the landing or floor.

Where exterior landings or floors serving the required agrees door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section 831.8 or a stairway in accordance with Section 831.8.

Exception: A top landing is not required where a stair-way of not more than two risers is located on the exte-rior side of the door, provided that the door does not

R311.3.3 Storm and screen doors. Storm and screen doors shall be permitted to swing over exterior stairs and

landings.

RS11.4 Vertical egress. Egress from habitable levels including habitable attics and basenesses that are not provided with
an egress door in necondance with Section RS11.2 shall be by
one or more ramps in accordance with Section RS11.8 for one
or more startings in accordance with Section RS11.8 for one
or more startings in accordance with Section RS11.6 for one
or more startings in accordance with Section RS11.7 for
both. For habitable levels or baseness located more than
one story above or more than one top-low our agrees above,
he machinum travel distance from any exception gives that
he machinum travel distance from any exception gives the
activities of the promised egrees from such shoulded.

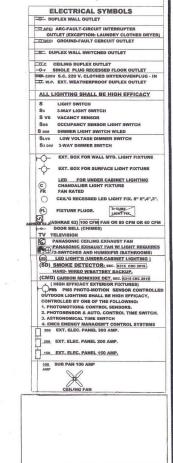
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S

8

TANKLESS. WATER HEATER DN. ENTER 3040 SH. 2468 別のから間の回り BATH 2068 0 BATH SS FOOD 2868 BEDROOM-1 90 BEDROOM-2 90 0220 PANTR REF. 32 (SD) KITCHEN 0 -(W.C. (CMD) (0) (CMD) 2868 OSE. 3068 3068 00 CL. 2068 PL A/C FAN DISP ov. BATH TUB CL 3068 (CMD) 32 (SD) 2650 SH. 2868 (SD) MASTER BEDROOM DININGROOM GAME BEDROOM-1 ROOM AFCI \$ AFCI AFCI SS 34-36" N. MANDRAE TYP 34-36" H. HANDRAIL TYP (SD) (CMD) AFC ENTER COV. 36" FAMILY ROOM LIVINGROOM AFCI 323 OFFICE Hã 1277 2050 SH 4620 (F) 4630 (F) GAS BASEMENT ALL LIGHTING TO BE HIGH EFFICACY

ELECTRICAL PLAN SCALE ~ 1/4" = 1' - 0



REVISIONS 2 12-12-23

OPOSED BASEMENT AS LIVING WITH STAIRS FOR:

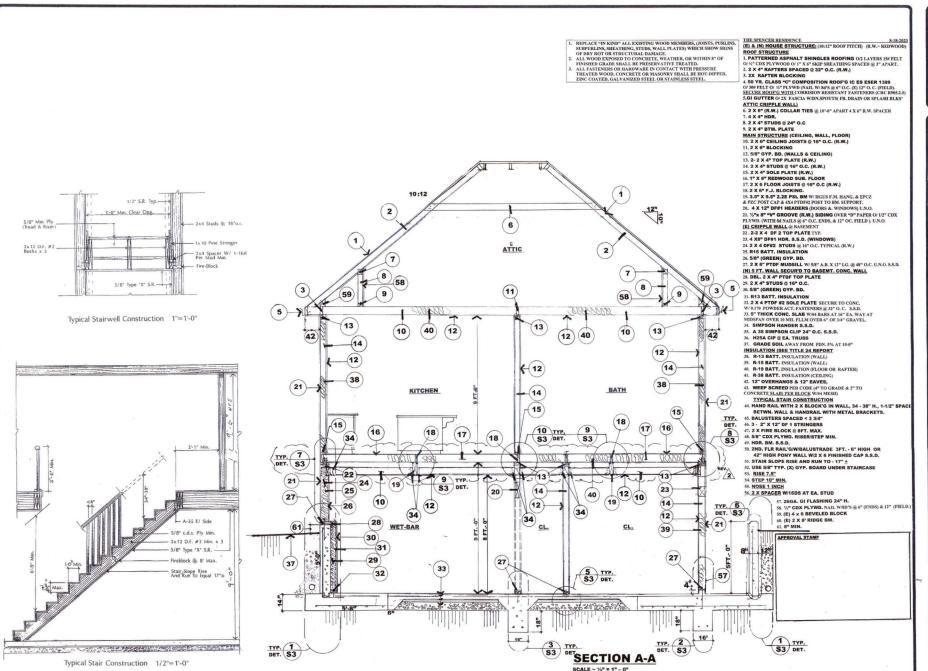
SPENCER RESIDENCE
JACKSON ST., SANTA CLARA CA. 85050
LOU OSTANCTS 1961 SAN GARBIEL WAY, S., 18124 608-264220
TURAL REGIMEN: TON TROUGH PE., 408 898-0220

ELECTRICAL

THE 1277 J. PLAN: LO STRUCTI

LOU COSTANZO 5- 22 - 23 1/4" = 1'-0" JOB NO. S-20210

A4



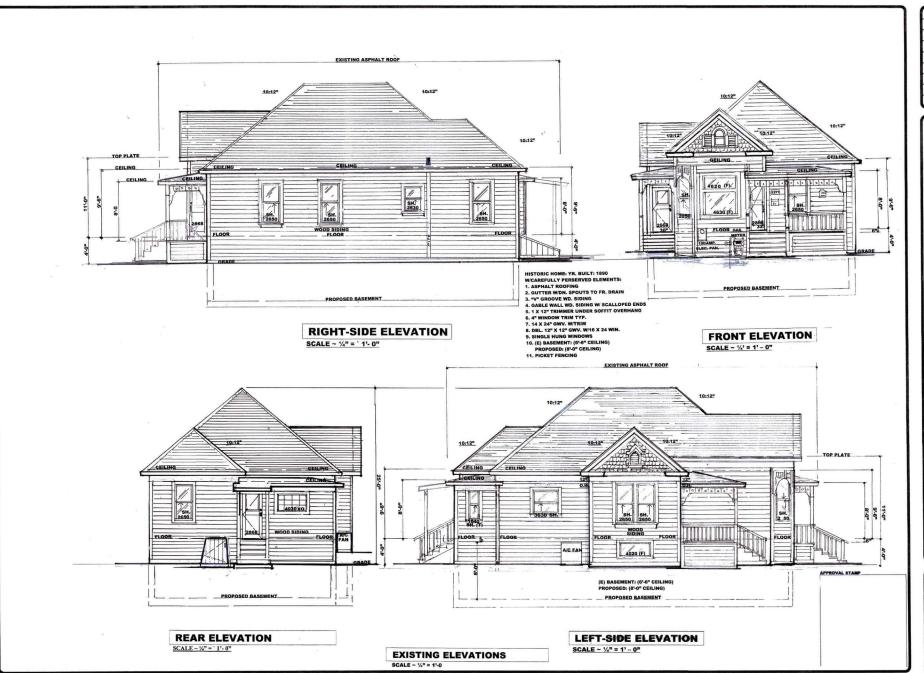
2 12-12-23 LC

WITH STAIRS FOR: SPENCER RESIDENCE JACKSON ST., SANTA CLARA C. LOU COSTANZO 1501 SAN GABRIEL WAY,

THE

LOU COSTANZO S.C. 10- 28 - 22 %" = 1'-0" 320210

A5

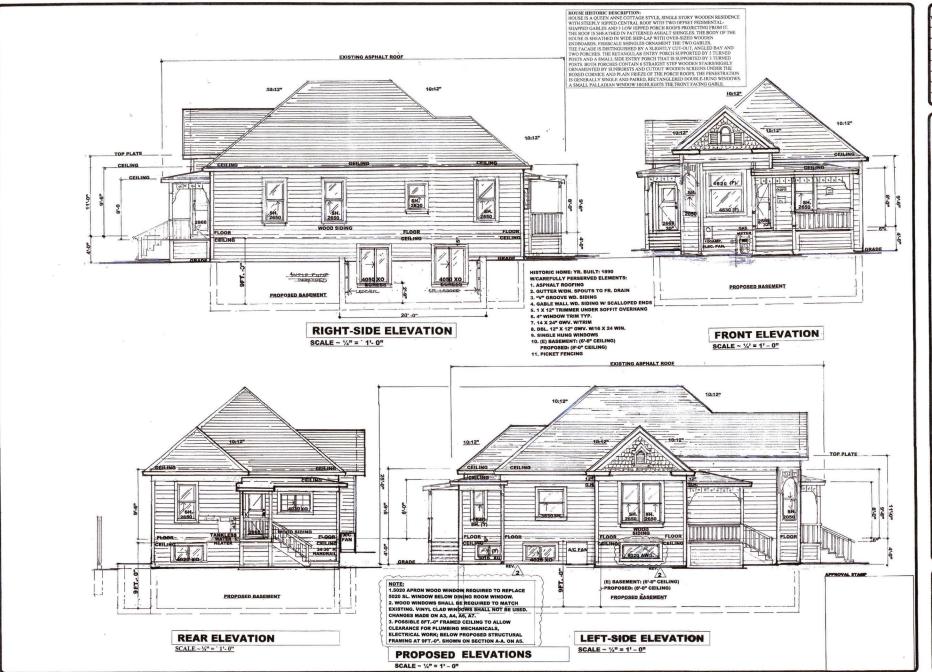


REVISIONS BY

CASTARTOGCOM CASTART 408-473-8629 CELL LEU, (Cc5-7-0-7-7)

EXISTING ELEVATIONS

DRAWN LOU COSTANZO
CHECKED S.C.
S.C.
DATE
12-28-21
SCALE
1/4"=1'-0"
JONE
S20210
SHEET

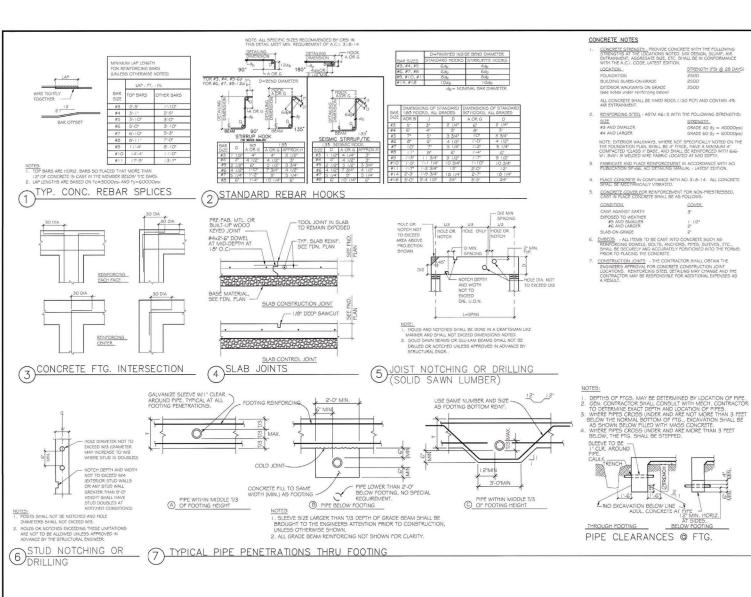


2 12-12-23 LC

A PROPOSED BASEMENT AS LIVING V
THE SPENCER RESIDENCE
1277 JACKSON ST., SANTA CLARA CA
PARK DAVING NA GARRIER WAY SE PROPERTY OF THE WAY SET PROPERTY OF THE WAY S

PROPOSED ELEVATIONS

LOU COSTANZO S.C. 12 - 28 - 21 1/4" = 1'-0" JOB NO. \$20210



CONCRETE NOTES

CONCRETE STRENGTH - PROVIDE CONCRETE WITH THE FOLLOWIN STRENGTHS AT THE LOCATIONS NOTED. MIX DESIGN, SLUMP, AIR ENTRAINMENT, AGGREGATE SIZE, ETC. SHALL BE IN CONFORMANC WITH THE A.C.I. CODE, LATEST EDITION.

STRENGTH (PSI @ 28 DAYS) LOCATION EXTERIOR WALKWAYS ON GRADE (see notes under reinforcing below)

ALL CONCRETE SHALL BE HARD ROCK (150 PCF) AND CONTAIN 4% AIR ENTRAINMENT.

2. REINFORCING STEEL - ASTM AG I 5 WITH THE FOLLOWING STRENGTHS: SIZE #3 AND SMALLER #4 AND LARGER STRENGTH.
GRADE 40 (fy = 40000ps)
GRADE 60 (fy = 60000ps)

NOTE: EXTERIOR WALKWAYS, WHERE NOT SPECIFICALLY NOTED ON THE THE FOUNDATION PLAN, SHALL BE 4" THICK, HAVE A MINIMUM 4" COMPACTED "CLASS II" BASE, AND SHALL BE REINFORCED WITH 6X6-WI.SWI.J WELDED WIRE FABRIC LOCATED AT MID DEPTH.

- FABRICATE AND PLACE REINFORCEMENT IN ACCORDANCE WITH ACI PUBLICATION SP-6G, ACI DETAILING MANUAL LATEST EDITION.
- PLACE CONCRETE IN COMPLIANCE WITH ACI 318-14. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.

CONCRETE GOVER FOR REINFORCEMENT FOR NON-PRESTRESSED, CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS:

CONDITION COVER CAST AGAINST EARTH 2" 1/2" SLAB-ON-GRADE

SLEEVE TO BE -

RENCH

THROUGH FOOTING

INO EXCAVATION BELOW LINE ADDL. CONCRETE A

1'-6'

PIPE CLEARANCES @ FTG.

===

BELOW FOOTING

HORIZ.

- EMBEDS ALLITEMS TO BE CAST INTO CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES, SIEEVES, ETC., SHALL BE SECURELY AND ACCURATELY POSITIONED INTO THE FORMS PRIOR TO PHACING THE CONCRETE.
- CONSTRUCTION, JOINTS THE CONTRACTOR SHALL OBTAIN THE ENGINEERS APPROVAL FOR CONCRETE CONSTRUCTION JOINT LOCATIONS, PRINCEORING SPEEL DETAILING MAY CHANGE AND THE CONTRACTOR MAY BE RESPONSIBLE FOR ADDITIONAL EXPENSES AS A RESULT.

GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT BY A CAUFORNIA LICENSED CONTRACTORIS). ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS.
- TO USINE STANDARDS.

 THE CONTRACT BRAWNINGS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE, UNLESS OFFERWING SHOWN, THEY DO NOT INJUGATE THE DESCRIPTION OF THE SHORT THE WORK AND SHALL BE SOLELY RESPONSE AND ENGLISH FOR SHORT THE WORK AND SHALL BE SOLELY RESPONSE FOR FORCE AND FALL SHOULD SHOULD BE SOLELY RESPONSE.

 CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- PROCEDURES.
 ALL HOLES DRILLED FOR BOLTS SHALL BE 1/1 G INCH LARGER THAN THE BOLT DIAMETER EXCEPT AS NOTED ON PLANS. THE TIGHTENING OF THE BOLTS SHALL NOT SHALL HOLES AND SHALL HAVE FRAMING ELEMENTS. ALL BOLTS AND THERAPORD KOOS SHALL HAVE HEAVY NUTS AND WASHERS.
- DOULS AND THEADER KOUS SMALL HAVE FLEAT YOUNG AND WASH
 TYPICAL NOTES AND DETAILS ARE PROVIDED TO COVER GENERAL
 CONSTRUCTION CONDITIONS. THE GENERAL CONTRACTOR SHALL
 FOUND THOSE DETAILS AND NOTES PERFORMED.
 NATURE OF THE WORK TO BE PERFORMED.
- NATURE OF THE WORK TO BE PERFORMED.

 NOTES AND DETING ON THESE STRUCTURAL DRAWNINGS SHALL APPLY DISEASE PERFORMED. BY AND THE STRUCTURAL STRUCTURA STRUCTURAL STRUCTURAL STRUCTURAL STRUCTURAL STRUCTURAL STRUCTURAL STRUCTU
- SARETY REQUIREMENTS.

 DESCREPANCIES THE CENTRAL CONTRACTOR SHALL VERIFY ALL DIMEDISONIS, ELEVATIONS, AND EXISTING CONDITIONS MIRRER APPLICABLE, AT THE LOS STEE AS WILL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS AND BRING TO THE ASCURIECTLY ENGINEERS ATTENTION AND DESCREPANCY. IN THE SERVICE OF A DESCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR EXTENDED THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR EXTENDED THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR EXTENDED.
- OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL AFFLY.

 DICKAVATION, HORRING, AND BRAGING, "I SHALL BET THE CENTERAL

 CONTRACTOR'S SOCK RESPONSIBILITY TO DESIGN AND PROVIDE

 ACQUIATE SHORE, BRACING, FORM WORK, LET, AS POUNDED FOR

 PROVIDED TO THE MAN PROVIDENCY TO SEMENT AND CONSTRUCTION

 PROVIDENCY OF THE MAN AD SEMENT AND ANCHORAGE INTO THE

 COMPLETED STRUCTURE.

 INSPECTIONS ALI INSPECTION AND TESTING SHALL BE PREFORMED

 ACCURRENTS TO BUILDING CODE AND/OR LOCAL BUILDING DEPARTMENT

 REQUIREMENTS.
- COORDINATION REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER PERTINENT DRAWINGS FOR THE SIZE AND LOCATION OF PPE, VENT, DUCT AND OTHER OPENING AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFED WITH THE ARCHITECTURAL DRAWINGS.

TIMBER NOTES

LUMBER SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS)

| 1- | USE | SIZE / TYPE | SPECIES | GRADE |
|----|------------------------------|-----------------------------|---------------|-----------------|
| L | LIGHT FRAMING | 2"-4" THICK 2"-6" WIDE | DF | NO.2 |
| | ROOF JOIST/ CEILING JOIST | 2*-4" THICK 5* AND WIDER | DF | NO.2 |
| | BEAMPOST | ANY | Dr | NO.2 |
| | SILL | ANY | DF | PRES. TRTD: #2 |
| | PSL BEAM | 2.2 E (ICC ESR# 11 | 8871 (TRUSS A | DIST MACMILLANI |

PLYWOOD SHEATHING - IN COMPLIANCE WITH U.S. PRODUCT STANDARD PSI, LATEST EDITION.

OBS SHEATING UPON APPROVAL OF THE STRUCTURAL ENGINEER OSS SHEATING WAY BE SUBSTITUTED FOR PLYWOOD SHEATING PROVIDED THE OSS SHEATING CONFORMS TO NATIONAL EVALUATION REPORT OF GASTS AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATING STRUCKEN LOS.

INSTALLATION WORKMANSHIP SHALL CONFORM TO MANUFACTURERS INSTRUCTIONS IN THE UNIT AND TO AMERICAN PLYWOOD ASSOCIATING DESIGN/CONFRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL" PROCEDURES.

- NOTCHING, BORING, AND CUTTING OF WOOD MEMBERS SHALL NOT BE ALLOWED EXCEPT AS PROVIDED FOR IN THE 2022 CALIFORNIA BUILDING CODE OR APPROVED BY THE STRUCTURAL ENGINEER.
- NAILS COMMON TYPE WITH SIZE AND SPACING IN COMPLIANCE WITH 2022 CALFORNIA BULDING CODE TABLE 2304. 10.1. OR AS SPECIFIED ON THE DRAWINGS, WINICHTYRS SPECIFICATION IS STREETS, WAILS SHALL NO PENETRATE FACE OF PLYMODO SHEETS MORE THAN FLUSH WITH THE SUPFRACE, THYDOOD SHEETS SHALL BE REFLACED WIFES MAILS HAVE PENETRATED THE FACE OF THE PLYMODO, MAILS SHALL BE PULL SCHULDHEAD MAILS CUPPED HEAD MAILS, FAMILS, CIT. SHALL NOT
- MACHINE BOLTS ASTM A307 QUALITY INSTALLED THROUGH HOLES 1/16" LARGER THAN SIZE OF BOLT. USE STANDARD CUT WASHESS UNDER HEAD AND NUT UNLESS OF HERMOSE NOTED. COLUMERSINK WEREE SPECIFIED NOT MORE THAN THICKNESS OF HEAD AND WASHER. RETIGHTEN PRIOR TO ENCOSING.
- LAG SCREWS INSTALLATION SAME AS FOR MACHINE BOLTS BUT WITH PILOT HOUSE 2/3 DIAMETER OF SCREW ROOT, LEAD HOLES SHALL BE UTILIZED EQUAL TO LENGTH AND DIAMETER OF SMOOTH PORTION OF SHANK WHERE SPLITTING IS ANTICIPATED.
- SHEET METAL FASTENERS TYPE AS INDICATED ON DRAWINGS BY SIMPSON COMPANY (OR EQUIVALENT) UTILIZING ALL SPECIFIED NAIS OR BOLTS, REPER TO MANIFACTURERS SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS WHERE NOT SHOWN OR NOTED.

STRUCTURAL DESIGN CRITERIA:

| DESIGN LOADS AND REQUIREMENTS: 2022 CBC, 2022 CRC 2021 IBC, ASCE 7-16

REQUIRED INSPECTIONS BY STRUCTURAL ENGINEER THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE STRUCTURAL ENGINEER THE POLLOWING REQUIRED INSPECTIONS, AT LEAST 48 HOURS NOTICE SHALL BE GIVEN TO THE ENGINEER PRIOR TO TIME OF REQUIRED REVIEW.

- CONCRETE FOOTINGS + STRUCTURAL EMBEDS ALL REINFORCEMENT AND STRUCTURAL EMBEDS TO BE IN PLACE AND INSPECTED PRIOR TO PLACING CONCRETE.
 INSTALLATION OF RETROFIT HOLD DOWN(S) + ANCHOR BOLT (S).
- ROUGH STRUCTURAL FRAMING ALL STRUCTURAL FRAMING MEMBERS AND STRUCTURAL HARDWARE TO BE IN PLACE AND INSPECTED PRIOR
- ROOF, AND WALL PLYWOOD ALL PLYWOOD EDGE AND FIELD NAILING TO BE IN PLACE AND INSPECTED PRIOR TO CONCEALMENT.
- 5. STRUCTURAL OBSERVATION FOR SHEAR-WALL NAILING OF 4 INCHES OR LESS

evisions



MILPIT TEL. 40



W/STAIR RESIDENCE LIVING

AS

BASEMENT

V

STREET CA 95050

1277 JACKSON S SANTA CLARA, C SPENCER

NOTES AND DETAILS STRUCTURAL

7-8-23 AS NOTED T.T. P.S.

5-2023-24

SO

NOTE: A MINIMUM OF TWO SILL ANCHORS ARE TO BE PROVIDED PER PLATE, AND THAT THEY ARE TO BE LOCATED NOT MORE THAN 12-INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM THE ENDS AS REQUIRED BY (CRC R403.1.6.)

- CONTRACTOR SHALL VERIFY EXISTING FOUNDATIONS IS CONVENTIONAL AND NOT A PIER AND GRADE BEAM FOUNDATION. CONTRACTOR SHALL ALERT STRUCTURAL ENGINEER IF EXISTING FOUNDATION IS PIER AND GRADE BEAM PRIOR TO CONSTRUCTION
- ALL ANCHOR EDGE DISTANCE FROM CONCRETE EDGE SHALL BE 2 INCHES MINIMUM (UNLESS NOTIFY OTHERWISE), TYPICAL. NOTE 2:
- FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL SILICON BRONZE OR COPPER (R3 1 7.3.1).

EXCEPTIONS:

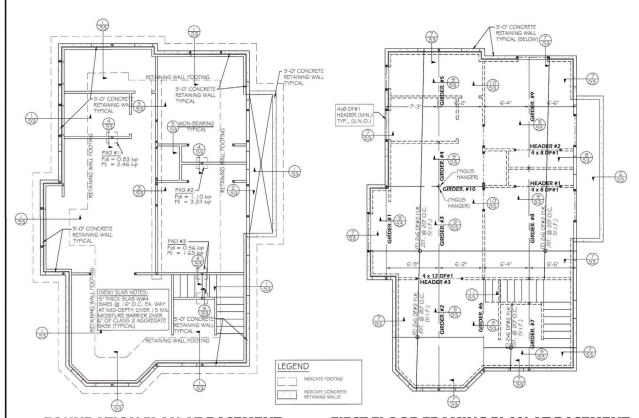
- ONE-HALF-INCH DIAMETER OR GREATER STEEL BOLTS.
 PLAIN CORBON STEEL FASTENERS IN SOMDOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
- FASTENERS, INCLUDING NUTS AND WASHERS, FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER RS. 17.3.3.

- THE NEW FOUNDATION AT THE NEW ADDITIONS ARE DESIGN PER CRC-2022 MINNWUM (1.500 PS) (CRC TABLE ROL-1.4) ALLOWABLE BEARING, THE NEW TOUNDATIONS ARE DESIGN WITHOUT A SOIL REPORT, HOWEVER, IF THE CITY REQUIRED A SOIL REPORT FOR THIS PROJECT. THE OWNER SHALL PROVIDE ONE. IN THE FUTURE IF THERE ARE ANY SETTLEMENTS AND CRACKS TO THE NEW FOUNDATIONS LOCATION. THE ADDITIONATION OF THE PROVIDED THE PROVIDED THE RESPONSIBILITY FOR THESE RESULT.

| DESCRIPTION | SPAN | BEAM SIZE | HANGER (FACE MOUNT) | MAX. LOAD (lbs.) | BEAM TO COLUMN (CONN.) | BEAM SUPPORT |
|-------------|---------|--------------------------|---------------------|------------------|------------------------------|-----------------|
| GIRDER #1 | 11'-9" | 3.5" x 9.5" 2.2E PSL BM. | | - | "EPCZ" AND "PCZ" POST CAP | 4x4 PTDF#2 POST |
| GIRDER #2 | 14'-10" | 3.5" x 9.5" 2.2E PSL BM. | (= | | "EPCZ" AND "PCZ" POST CAP | 4x4 PTDF#2 POST |
| GIRDER #3 | 12'-7" | 3.5" x 9.5" 2.2E PSL BM. | HGU5 | 9,100 | "EPCZ" AND FACE MOUNT HANGER | 4x4 PTDF#2 POST |
| GIRDER #4 | 6'-0" | 3.5" x 9.5" 2.2E PSL BM. | HGU5 | 9,100 | "EPCZ" AND FACE MOUNT HANGER | 4x4 PTDF#2 POST |
| GIRDER #5 | 12'-3" | 3.5" x 9.5" 2.2E PSL BM. | | - | "EPCZ" AND "PCZ" POST CAP | 4x4 PTDF#2 POST |
| GIRDER #G | 12'-0" | 3.5" x 9.5" 2.2E PSL BM. | 12 | - | "EPCZ" AND "PCZ" POST CAP | 4x4 PTDF#2 POST |
| GIRDER #7 | 8'-8" | 3.5° x 9.5" 2.2E PSL BM. | * | - | "EPCZ" AND "PCZ" POST CAP | 4x4 PTDF#2 POST |
| GIRDER #8 | 12'-8" | 3.5" x 9.5" 2.2E PSL BM. | 14 | - | "EPCZ" AND "PCZ" POST CAP | 4x4 PTDF#2 POST |
| GIRDER #9 | 12'-3" | 3.5" x 9.5" 2.2E PSL BM. | - | | "EPCZ" AND "PCZ" POST CAP | 4x4 PTDF#2 POST |
| GIRDER #10 | 13'-0" | 3.5" x 9.5" 2.2E PSL BM. | | | "EPCZ" AND "PCZ" POST CAP | 4x4 PTDF#2 POST |

DESIGN CRITERIA:

SCOPE: CONVERT BASEMENT TO LIVING ROOF DL = 14.5 psf: ROOF LL = 20.0 psf; EXTERIOR WALL DL = 9.0 psf FLOOR DL = 12.0 psf: FLOOR LL = 40.0 psf; INTERIOR WALL DL = 8.0 psf MINIMUM ALLOWABLE BEARING: 1,500 psf. (CRC TABLE 401.4.1)



FOUNDATION PLAN AT BASEMENT

FIRST FLOOR FRAMING PLAN AT BASEMENT

FOUNDATION / FIRST FLOOR PLAN NOTES

- 1. CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH THE LATEST ARCHITECTURAL DRAWINGS. ALERT THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE THE
- 2. REFER TO STRUCTURAL NOTES ON SHEET SO.
- 3. FOR TYPICAL CONCRETE REBAR SPLICES REFER TO DETAIL 1/50.
- FOR TYPICAL REINFORCING AT FOUNDATION INTERSECTION, REFER TO DETAIL 3/90.
- 5. FOR STANDARD REBAR HOOKS, REFER TO DETAIL 2/50
- G. FOR TYPICAL SLAB JOINT, REFER TO DETAIL 4/50.
- 7. FOR PIPE THROUGH FOOTING, REFER TO DETAIL 7/50
- 8. FOR STUD AND JOIST DRILLING OR NOTCHING, REFER TO DETAILS 5 AND 6/50.
- 9. FOR WALL PLYWOOD, REFER TO DETAIL 12/53.
- 10. FOR FLOOR PLYWOOD, REFER TO DETAIL 13/53.
- SHEATH ALL NEW EXTERIOR WALLS WITH $1/2^\circ$ CDX EXPOSURE 1, A.P.A. RATED PLYWOOD WITH ∂ A AT G° O.C. (EDGE, P.E.M.) 12° O.C. PIELD, ALL EDGES ARE TO BE NAUED TO 22 BLOCKING MINIMUM. PROVIDE PLYWOOD EDGE NAULING (P.E.N.) TO ALL POSTS, DOUBLE TOP PLATES, BOTTOM SOLE PLATES, MUD SILLS, EDGE INS NOTED IN THE DRAWINGS. (AT 2x CRIPPLE WALLS TO NEW CONCRETE RETAINING WALLS)
- SHEATH NEW FLOOR WITH 3/4" T4G A.P.A. RATED "STURD-HFLOOR", EXPOSURE I PLYWOOD WITH FACE GRAIN PERFENDICULAR TO JOISTS WITH ADHESIVE TO BEARING SURFACES AND T4G JOINTS WITH I OA T G" O.C. (EDGES, P.E.N.) I O" O.C. (PIELD). STAGGER END SPLICES, LAS REQUIRED)
- ALL POSTS SHOWN ☑ AND KING POSTS SHOWN ☐ SHALL BE 4x STUD WALL THICKNESS, U.O.N. (S.A.D. FOR STUD WALL THICKNESS'). TYPICAL POST TO BEAM CONNECTIONS SHALL BE EPC'S @ ENDS & PC'S @ INTERIOR SUPPORTS, U.O.N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE CORRECT POST CAP SIZE. PLYWOOD SHALL BE USED WHERE SHIMMING IS REQUIRED.

<u>truong</u> Design





W/STAIR RESIDENCE STREET CA 95050 BASEMENT AS LIVING

FOR:

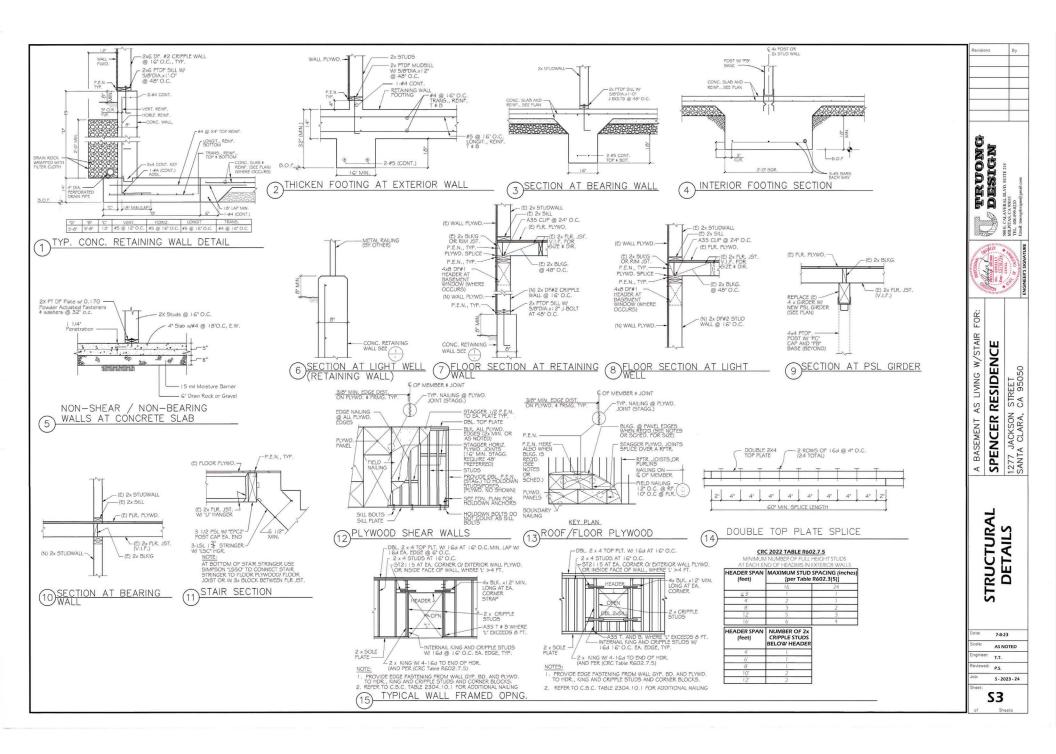
1277 JACKSON S SANTA CLARA, C SPENCER

V

FOUNDATION & FIRST FLOOR FRAMING AT BASEMENT

7-8-23

S-2023-24 **S1**



[CRC 314.486, 315.586]

LIGHTING:

 Electrical – Lighting:
 All installed lighting shall be high efficacy, [CNC 150.0(k)1A]
 Under-cabinet lighting must be switched separately from other tched separately from other lighting. [CNC 150.0(k)2G]

KITCHENS

Electrical - Lighting:

All installed lighting shall be high efficacy. [CNC 150.0(k)1A]

must be switched separately from other lighting. [CNC 150.0(k)2G]

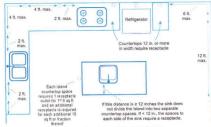
Electrical - Branch Circuits:

A minimum of the O2-mine small appliance branch circuits are required to serve countertop andwall receptacles in the stichers, pentry and dining room (CEC 210 1.10(1)). No butk-in appliances are allowed on these circuits (compare an electric octor of the spirition of a gas raregil. Individual (dedicated) circuits are required for garbage disposals, microwaves, compactors, and/dishweathers. [CEC201.10(4)(1)]

AFCI (arc-fault circuit-interrupter) protection is required for all 120V 15-8 20-amp branch circuits supplying latchen outlets or devices. (CEC 210.12(A))

Electrical - Receptacles:

Receptacles shall be installed at each countertop space ≥ 12 in. in width. Receptacles shall be in no point along the wall line is more than 24 inches horizontally from an outlet in that space (CEC The maximum spacing between receptacles, measured on the wall-countertop line, is 48 inches.



All receptables serving witchen countentop surfaces small make virtup treatment (z. v. dev).

Countentop receptables shall not be installed in a loss one up position (ICEC 405 (S)E), Listed "pop-up" receptables are allowed (ICEC 216 S2(C)ES). Receptables or strip outlets can be installed on the underside of the cabinet above the countentop if within 20 inches of the countentop.

Dehmasthers require GFCI protection, including 240-volt dishwashers. (ICEC 210 8(AKT). 422.5(AKT)I.

commissioners require un Controlled 24-but disantisetters. [CEC 210 8/A/17. 422 6/A/17]

AG FCC device controls must be in require accessible locations. Onlide behind a distribution accessible. GFCI protection can be provided by using a GFCI clinic breaker.

All perietic jurged and contention reconsiderals must be faminery resistant. [ECC 400 12/A)]

All 135-but through 256-but reconstances installed in stution countercos and within 6 ft of said shall have ground dast crossic processing.

ground shall cross-immurate protection for personnel, (EUL-27.08/A)].

At head on re-recipidate required within 2 for the outer and of perinnulus. A peninsula counterfor shall be measured from the connected perpendicular wall. (EUC 27.09.26 (CI)/27/01).

Receptables shall not be installed in a relative position in the una below a sink (EUC 408.5(G)/22).

Comer sinks separate the above on each sale with the distance belowed the connected the context and the lenk is x 18 (check 17.0 18.7 to 27.1 x 27.1 x 37.1 x 37.1



On islands and perinnalsa only, receptacles are allowed on the side of the cabinet, not more than 12 inches below the countentor and with no overhanging countertor greater than 5 inches (CEC 210.52(C)(5)exc.)
 An island or perinnals all considered myideful the separate countertor spaces when a sink or range is installed and does not have 12-inches of space behind it. See the diagram on page 2.

en to ourse house the Levinsaria of Makes seement. Over the weight not people 2.

Ber-type counters are considered wall space, Wallspaces 2. Sit, require receptacles so that no portion of the wall is more than 4 ft. from a receptacle outlet, measured at the floor/wall line (CEC 210.52(A)(1) 8(2)) as more than 4 it. from a receptace outlet, measured at this floor/wall line [CEE 210.52/A/X1] ki(2)].

A range hood i microwave combination can be cord-and-plug connected if the circuit is an individual (edicidated) practic incrit. The receptacle outlet shall be a single type, not a duplexerceptacle that would accept two plugs (CEC 422.19(8)(4)).

(Itchen Piumblig: Dalwashers shall be connected with an approved drainage air gap devices located above theflood level rim of the sint (ICPC 807-3).
Newly installate because it will not exceed, 15, galatine per minet (ICPR 4-00.1.1.4.4). All Essing, Newly installate because the level not exceed 15, galatine per minet (ICPR 4-00.1.1.4.4). All Essings Newly installates of the level not exceed the level not exceed the level not exceed the registed of received with the registed of received by the registed or in the prior indicates of all least in 1998 to 15 minutes, A maximum 16 PSI gauge is required for the gas test (ICPC 12.13.3).
An accessible shall have level and prior in proceed the registed of the level not incommended.

uses are viet or viewer if a sear one nr in monage in a specivilet, version, gains agric consult, [Unit 7120.1.0].

An accessible substitutive size a faller partialed outside each gaplacine and allead of the union comected femores and in addition to any valve on the applications [CPC 121.2.0].

Appliance pass devokable connectors shall be list and or illimination length but not to exceed 6 feet. [CPC 121.2.0].

All hot vester pipes require insulation to be at least the thickness of the pipe diameter [CPC 600.12, 009.12.2].

Named meconatricat:
A resolution permit is required to replace a kitchen exhaust hood that includes an outside air vent. The vent must terminate on the building exterior of least 31, from other openings into the building (CMO 502.1) and A mechanical heatest directly to the outdoors shall be provided in each kitchen (Ange) brook enhalant stells that be at least 100 CFM. Mechanical enhalant fines including downstant appliances shall have enhalant rate at least 300 CFM. (CMO 405.4, 405.4)

A ducted residential exhaust hood is required and shall be constructed of metal with a smooth interior surface.
 Flexible (corrugated) ducting is not allowed for exhaust hoods. Provide back draft protection. (CMC 504.1.1,

ours.oj Minimum 30° vertical clearance above cooktop surface to combustibles or metal cabinets. [CMC 922.3]

BATHROOMS

Bath Electrical:

All installed lighting shall be high efficacy. (CNC 150.0(k)1A)

At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). [CNC 150.0(k)2AJ]

Exhaust fam must be switched separate from lighting, with the exception that lighting integral to an exhaust fan can be on the same switch if the fan is controlled by a humidistat that continues its operation after the light is off.

All receptacle outlets in bathrooms shall be GFCI protected [CEC 210.8(A)(1)].

All receptacle outlets in bathrooms shall be tamper resistant (CEC 406.12(A)).

When a bathtub or shower stall is in an area not technically considered a bathroom (by the definitions in the electrical code), receptacles within 6 ft. of the tub/shower stall must be GFCI- protected. [CEC210.8(A)(9)]. A receptacle outlet is required within 3 feet of each wash basin location. The production (Lecture (LocA)(10)).

A receptacle outlet is required within 3 feet of each wash basin location, or on the feet on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin (CEC 210.52(D)).

Recoptacles cannot be face-up in a vanity surface; listed pop-up receptacles are allowed [CEC 406.5(E) & 210.52(D)].

IN U.A.(U.D.).

A minimum of one 170-voir, 20-simp circuit is required for the receptacle outlet(s) within 3 ft of the outside object of the sits basin in the batherously. This circuit can share multiple bathroom morpholose within 3 ft of deger of set basin or controlled out shall may outline but but on the voil on other outlets, including plains (ECE and the controlled outlines of the controlled outlines outlines

Hydro-massage tubs require an individual (dedicated) branch circuit and readily accessor (bctc.) CFL (D17(0)(3) (ECC 980.71). An access door is required and must be large enough to service the motor and pump. Coor-connected experient must have the receptable facing the opening and be no more than one foot behind the access hard (CEC 980.73).



Recessed light fixtures in shower enclosures must be listed for a damp or wet location (CEC 410.10(A))

Recesses (gift strume in above enrolouses must be tilled for a damp or well coation (PEC 410 10(4)).

Recesses (gift strume in a damp of the size and in the prediction (per size and in the p

Switches and receptacles are not allowed in bathtub or shower spaces. Receptacles shall not be installed

Bathroom Plumbing, General:

• All hot water pipes require insulation thickness to be at least equal to the pipe diameter (CPC 609.12, 609.12.)

Newly installed plumbing fixtures shall be water-conserving in compliance with the Galifornia Plumbing Code and Green Building Standards.

Water closets shall not exceed 1.28 gallons perflush [CPC 411.2, CGBSC 4.303.1.1]

Water closes small not exceed 1.5 glasters persuate (CoV Pr. 1, 2005).

Showtheads shall not exceed 1.6 glast 80 per (CPC 488.2.1, COBSC 4.303.1.3).

Lawstory faucets shall not exceed 1.2 GPM at 60 PSI, (CPC 487.2.1).

All Existing pulming fauthers not included in the scope of new work shall be replaced if necessary to comply with SB407 Plumbing Futures Replacement requirements – See Water Conservation Certification Form.

Bathroom Plumbing, Shower:

Shower stails require a minimum of 1004 so, inches and a 30° circle must 51 from the back of the finishes shower stalls require a minimum of 1004 so, inches and a 30° circle must 51 from the back of the finishes shower wall be middle of the dam. Shower doors must seving out and must be at least 22° wide. (CPC 44 406.6) The out-may efforced on the best ace requirements, All surfaces shall be waterproof up to 72 included the office of 100° 2.)

Safety glass (tempered or laminet) are required for all glass shower doors and partitions and for windows in walls focing the tub or shower and located less than 60 inches above the standing surface of the tubishower and within 80 inches horizontable (JCRC R308 4.1)(\$450).

Showers require a minimum 2 inch drain and trap [CPC Table 702.1].

Bathroom Plumbing, Toilets & Bidets:

Institution of Plumbing, Tollets & Bioless:

Tolkids and biolets require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches of clearance from the front edge of the bowl (CPC 402.5).

Lavadory sinks require a minimum 26 inches front clearance (CPC 402.5).

The maximum water temperature to a shower or buildhower combination in 120°F. The water health between the control to used as the control for this temperature. Varies shall provide social and frammal shock protection, and be pressure believed. The control of the temperature. Varies shall provide social and frammal shock protection, and his pressure believed the minimum control of the temperature. Varies shall provide social and frammal shock protection, and his pressure believed the minimum control of the temperature of the shock of the control of the temperature of the shock of the control of the temperature of the shock of the control of the temperature of the shock of the control of the temperature of the shock of the control of the temperature of the shock of the control of the temperature of the shock of the control of the temperature of the shock of the control of the temperature of the shock of the control of the control of the shock of the control of the shock of the control of the contro

Mechanical:

echanical:

Mechanical verbilation is required in all bathrooms with tubs or showers. Operable window is not an accepted way of providing bathroom exhaust for humiday control. (DMC 405.3, C68SC 4.586.1, CRC 305.3.1) The filler must move aminimum 50 CFM of an and be espeatively worked onto the significant primarism of CFM of an and be espeatively worked onto the significant primarism of the control of the con

Bathrooms with no tub or shower (half baths) do not require mechanical ventilation if they are provindow at least 3 sq. ft. half of which is openable [CRC R303.3].

westwarms, Watter creatated, gypraum board (purple board) can be used as a tile backer board in areas that are not subject to direct esposure to water or high humsday (PKR DR02.3.1.1) Exemples would be a wait behind a felial or already outlined. Purple board carried and a subject of the subject of the subject of subject or septiation of 166 in showers include coment board. Ster-cement or glass must grysum backers (PRC ERD2.4.2).

RYDCA 2.1

Bathable and shower floors and walls above bathable with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the foor, [CRC R302].

See CPC 408.7 for information on lining for shower and receptors.

Laundry Rooms Electrical:

All new or altered lighting shall be high efficacy. [CNC 150.0(k)1A]

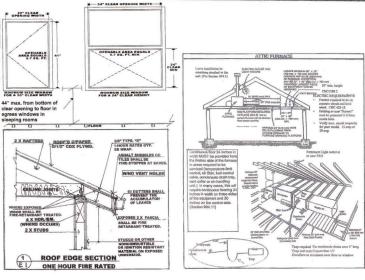
At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor). [CNC 150.0(k)2AJ

[CNC 150 Q(QQA) At 125-wolf through 260-wolf recopstacles in laundry areas require GFCI protection, including but not limited at the clothes washer and dryer recopstace, (CFC 210 A(M, 10)).

All non-boding type 125-wolf, 15- and 250-more receptated culties thatile be listed tamper-resistant, except those within dedicated space for an appliance not easily moved from one place to another (helmid clothes washer). (CEC 405 (12/4))

A separate 20-amp circuit is required for the laundry equipment. The lights and other receptacles in the roc cannot be on that circuit (CEC 210(C)(2)).

All circuits supplying outlets or devices in the laundry area (including laundry areas in garages)must be AF
protected (CEC210.12(A))



Plumbina:

Clothes washer standpipes must be 2-inch diameter. The weir of the trap must be roughed in 6 – 18 inches above the floor; the standpipe must be a minimum of 18 and a maximum of 30 inches above the trap [CPC 804.1].

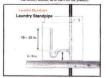
Mechanical:
 Clothes dryers in closets require a minimum of 100 sq. in. of opening for makeup air, which can be supplied by louvers or undercutting the door [CMC 504.4.1].

504.4.1].
Dyer ducts must be smooth-walled rigid metal at least 4-inch diameter and not more than 14 feet in length. Two 900 bends are allowed within the 14 ft, and for 900 bends are allowed within the 14 ft length for each additional band [CMC 504.4.2.1].

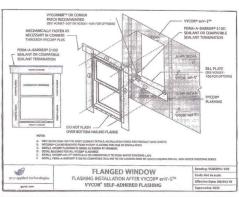
Ducts may not pass through plenums be shared with other systems or vents. They cannot be connected with screw that penetratethe duct interior [CMC 504.4].

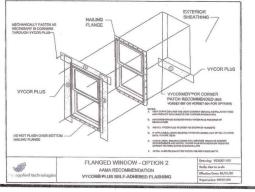
Dryer ducts must terminate on the building exterior in a beckdraft damper. Screens or louvers cannot installed [CMC 504.4]

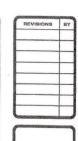
Plexible transition ducts (connectors) between the dryer and the metal ductare allowed in lengths up to 6 feet and cannot be concealed within construction (CMC 504.4.2.2 exception). They must be UI. listed and labeled (L&L) as dryer transition ducts, and cannot be plasbic.











COPOSED BASEMENT AS LIVING WISE SPENCER RESIDENCE
JACKSON ST., SANTA CLARA CA., I OU COSTANZO 1501 SAN GABRIE WAY, S., CIULAL ENGINERE, TONY TROONE., VOS THE

LOU COSTANZO S.C. 5- 22 - 23 NONE S-20210 E1

Electrical Rating: 120 VAC, 80 Hz, 0.8 A. Wiring Diagram

Note: If any of the original wring supplied with this appliance must be replaced, it must be replaced with anniance wring material (190c) or its equivalent. Were are available through the manufacturer.

WARNING. Do not disconnect the electrical supply if the impremitures will be near feeding. The representation of the properties of the pro

6. WARNING: Before bathing or showering always chock the water temperature. Do not shower or bath. The water temperature is set at 120° F (50° C) from the factory to maximize the amount of hot water you can use. Water temperature over 125° F can cause severe burns instantly or death from scales.

WARNING: Do not use this appliance if any part has been underwater. Immediately call a certified and trained technician to inspect and service the unit if necessary.

WARNING: Do not store or use gasoline o other flammable vapors or liquids in the vicinity of this or any other appliance.

9. WARNING: Do not reverse the water and gas

COLD

connections, this will damage your heater and can cause severe injury or death from scalds. Follow the diagram below when installing your Flash water heater.

For Your Safety

PLEASE READ THIS MANUAL CAREFULLY AND FOLLOW IT EXACTLY FOR YOUR

- SAFETY.

 1. Follow all local codes, or in the absonce of local codes, follow the most recent edition of the Mational Fael Gas Code, AMSI 2223. IMPPA 54 in USA or the CGA, standard, LCGA, IMPPA 54 in USA or the CGA, standard, CGA, SAFETY, C
- Check the rating plate for the correct gas type, gas pressure, water pressure, and electrical rating. Do not install this unit if these requirements can't be met.



| Table of Contents | | Specific | ations |
|--|----------------------|---|--|
| Specifications | 1 2 | Natural Gas Input | Min, 37,000 Btu Max, 165,000 Btu |
| Operation | 3 3 3 | LPG Input | Min. 35,000 Btu Max. 165,000 Btu |
| Temperature | 3 | Gas Connection | %" NPT |
| Freeze Protection | 4 | Water Connections | 3/4" NPT |
| General. Accessories Electrical Connections. | 5 | Water Pressure | Min. 15 psi Max. 150 psi |
| Wiring Diagram. Gas Supply Piping. Water Plumbing. | 6 7 8 | Natural Gas Pressure Inle | Min. 5" WC Max. 10.5" WC |
| Pressure Relief Valve Wall Hanging Installation | 8 9 | LP Gas Pressure Inlet | Min. 11" WC Max. 14" WC |
| Standing Installation | 9-10 | Manifold Pressure | Natural 3.5" WC Propane 4.0" WC |
| Combustible Air Supply Exhaust Venting Manufactured Home (Mobile Home | 10 | Weight | 60 lbs. |
| Installation1 | | Dimensions | 24.5"x16.5"x8.3" |
| Outdoor | 11 12 | Ignition | Electronic Ignition |
| Initial Operation Space Heating Application Dual Purpose Heating Applications | 12 13 14 15 | Electrical Supply | AC 120 V |
| Storage Tank | 15 15 | Inlet gas pressure mu maximum values. | st not exceed the above |
| Maintenance Before Operating Danger | 18 16 17 | gas, call the manufact | |
| Maintenance Troubleshooting | 18 18-19 | | as over 4,500 feet above manufacturer for high |
| Optional Items | 20 20 20 | Check the rating plat matches your specific | e to insure this productions. |
| TK-TV01 | 20 20 21 | | enstantly improving ou secifications are subject notice. |
| Exploded Diagram | 21 22 23 | ************************************** | |

Exhaust Venting
This water heater must be vented in accordance

This water heater must be vented in accordance with the section on venting of equipment in the latest edition of the National Fuel Gas Code.

This is a Category III appliance, and must be vented accordingly. The following are UL lated manufacturers: Z-Flax Inc. Profes h Systems FaakNsaal. Z Vent III and Heat-Fab Inc. Salf T Vent. Follow the vent pipe manufacturers instruction when installing the vent pipe. Do not common work this appliance with any other vented with the spipiance with any other vented.

appliance.
The venting system must not exceed a length of 21 ft. minus 5 ft. for every elbow. Do not use more

| No. of Elbows | Max. Vertical or Horizontal Length |
|---------------|---------------------------------------|
| 0 | 21 ft. |
| 1 | 16 ft. |
| 2 | 11 ft. |
| 3 | 6 ft. |

General

- f the horizontal vent run exceeds 5 ft., the following criteria must be observed:

 There must be a 2 ft. vertical run off the top of the heater before the horizontal run heater.
- begins.
 The horizontal run must be supported at 3'

The horizontal run must be supported at 3' intervais.
 The vent run should be pitched up towards the termination at 1's' per foot.
 The unit can be vented either up and out the roof, or directly through a wall. If the unit will be vented through a wall, use Takag USA inc, optional part, the TK-YTO' vent terminator, or an equal Category to the TK-YTO' vent terminator, or an equal Category to ASS 12223.1NFPA 54 and applicable local to ASS 12223.1NFPA 54 and applicable local

codes.

Maintain the following clearances to any combustible surface in an indoor installation:

Operation

The Flash Water Heater is an instantaneous, candess water heater designed to eliterity supply tendess water heater designed to eliterity supply behind the Flash water heater is simple: Once a hot water pis lo general, the Flash's flow sensor defects that hot water is needed, and automatically supply to the computer of the computer of the sensor defects that hot water is needed, and automatically purply to the computer monitors the water momentum and flow rate, and controls the pass flow and flas speech to maintain a constant output flow and flas speech to maintain a constant output or larger with purply flash butters are guided the "fine or larger with purply for larger water."

temperature. After the burners are ignited the Tarticon Tano will be it.

A minimum of 0.75 gallons per minute is required to turn the burners on, but after the burners are ignited, the flow rate can drop to 0.8 gallons per minute without the burners turning off.



As long as water, gas and electricity are connected, there will be an endless flow of hot water. To turn on your water heater just open a ten. To turn the on your water heater, just open a tap. heater off, just close the tap.

Turning It On

To turn on the Flash water heater

1. Open a hot water tap, or turn on water

demanding appliance.

2. Unit will detect flow, burners will ignite, "Fire On" lamp will light up.



Flow

The flow rate through the T-K1 is limited to a maximum of 5.3 GPM. The flow rate, along with the more wast intropy mer inch in effolicit to a service with the supply imperature of the water fill determine the cudet temperature of the water. Consult the low charts on the least page of the measure to reduce the measure of the water. Consult the reduced temperature of the measure of the control of t

| Household Flow Rates | | | | | | |
|----------------------|----------------|--|--|--|--|--|
| Appliance / Use | Flow Rate (GPM | | | | | |
| Lavatory Faucet | 1.0 | | | | | |
| Bath Tub | 4.0 | | | | | |
| Shower | 2.0 | | | | | |
| Kitchen Sink | 1.5 | | | | | |
| Dishwasher | 1.5 | | | | | |
| Washing Machine | 2.0 | | | | | |
| Taken From UPC 1997 | | | | | | |

Freeze Prevention

Freeze Prevention

This unit comes equipped with heaters that discourage the unit from freezing. For this freeze revention system to operate there has to be selected power to the unit.

See that the prevention of the prevention of the prevention of the unit.

The unit has been rated for temperatures down to celestrated power course is disconnected. On the unit has been rated for temperatures down to cell factor will cause the unit to freeze at temperatures above 5° F (-15° C), even if the unit is installed robots. Only in a races where the temperature will be very look of the prevention of the preve

If necessary, mix in cold water to get a comfortable temperature.



Turning It Off

To turn off the Flash water heater
1. Close the hot water tap, or turn appliance off.
2. Flow will diminish, unit will shut off.
3. "Fire On" lamp will go out.



The output formprinture of the T-K1 has been factory set for a maximum 120° F (50° C). This is factory set for a maximum 120° F (50° C). This is cannot be adjusted without a T-K-RED1 temporature controller Further adjustment may be received to the set of the set o

severe burns or death from scalding. Children, the disabled and the elderly are at a high risk of being injured. Feel the water temperature before bething or showering. Do not leave children, disabled persons, or the elderly unsupervised.

Indoor Clearances

| Piping side | 6" |
|---------------------------|--------------------------|
| Front (Maintenance space) | Suggested 24" Min. 4" |
| Floor | Noncombustible base |
| Back of heater | 1" |
| Non piping side | 2" |
| Top of heater | 11" |

WARNING. The pipe heaters are located on the Flass Water Heater only, Any hot or cool water produced. Properly protect and Installate these produced. Properly protect and Installate these pipes from freezing. If he heater will not be made for a long period of the heater will not be made for a long period of the heater will not be the produced to the heater will not be the produced of the heater will not be suffer of the first of the water than the unit of united made outdoor installations. This will keep the unit from sooning and being damaged.

- Heater.
 Close manual gas control valve.
 Close manual water shut off valve.
 Open all hot water taps in the house.
 (Bathroom, kitchen, laundry room, etc.). When
 the water flow has ceased, close all hot water
- taps.

 5. Have a bucket or pan ready to catch the water from the unit's drain plugs. Remove the drain plugs to drain the water out of the unit.
- plugs to drain the water out of the unit.

 6. Let drain for 5 minutes.

 7. Securely screw the drain plugs back into place.
- Follow these steps when it is again safe to use the
- Make save all hot water taps are closed and the drain plugs are securely stached.

 Purge the water line of oblets.

 Den manual water control valve located on the water supply line.

 Den all the hot water taps to verify water flows to the taps. Close hot water supply inc.

 Den manual gas control valve located on the case suincible taps.
- gas supply line. Turn on the power supply to the Flash Water



Wall Hanging Installation
For a wall mount installation, use TK-BK01
brackets to securely attach the T-K1 to the wall.
Locate the heater as desired, but follow all applicable local codes, as well as the indoor or outdoor clearances that apply to the installation.

Standing Installation
If the unit is to be installed standing on a surface,
adjust the legs so that the unit stands securely and
is level (legs can be adjusted up to 1").
Do not install the unit standing directly on a
combustible surface. Use a 3" non-combustible



Use the included L brackets to connect the unit to a wall to ensure that it does not fall over. These brackets will maintain the required 1° clearance between the back of the unit and a combustible surface,

Installation

| This section is for the installer. The installer is responsible for the correct installation of your Flash Water Heater. For Your Safety: |
|--|
| Only a certified and trained service technician or qualified plumber may service or install your product. |

Please keep this owner's manual in a safe place for future reference. Copies of this manual are available from TAKAGI-USA

All gas water heaters require careful and correct installation to ensure safe and efficient operation. This manual must be followed exactly.

- Read the For Your Safety section in the beginning of this manual.
 This unit is not capable of being used as a pool.
- This unit is not cognitive or spa heater.

 The regulator is preset at the factory, it is computer controlled and should not need
- adjustment.
 Suitable for potable water heating only. Well water or hard water may cause scale problems that will not be covered by the manufacturer's
- warranty.

 Maintain proper space for servicing. Install the unit so that it can be connected or removed
- easily.
 Install so that the electrical power can be switched off if necessary.

 Avoid installing in an area with high levels of dust, sand or debris. Particles may clog the air vent, reduce fan function, or cause improper
- combustion.

 Do not install the unit where the exhaust vent is pointing into any opening in a building or where the noise may disturb your neighbors.

Flash Water Heater™

FEATURING

Takagi Industrial Co. USA Inc. 3-B Goodyear Irvine, CA 92618 Toll Free (888) 882-5244

ENDLESS HOT WATER

ON DEMAND COMPACT, SPACE SAVING ENERGY CONSERVING

Outdoor Clearances

| Piping side | 12" |
|---------------------------|---|
| Front (Maintenance space) | 24" |
| Floor | Non combustible base Min. 3" off the ground |
| Back of heater | 1" |
| Non piping side | 2" |
| Top of heater | 36" |

If this unit is installed under an overhang, there must be a 36" clearance from the top of the unit to the overhang, and the surrounding area must be open in front and on the sides of the unit.



WARNING: Do not have the flue terminal pointing loward any opening into a building. Do not locate your heater in a pit or any location where gas and water can accumulate.

Accessories

Check that all the parts listed below were

| Parts | Shape | Number |
|-----------------------|-------|--------|
| Manual | | 1 |
| Washer | 0 | 4 |
| Screws | 8== | 4 |
| Wall Mount Bracket | 1 | 2 |

Electrical Connections
The T-4rt requires a 60 Hz 120 VAC electrical
The T-4rt requires a 60 Hz 120 VAC electrical
power supply, and a floated to properly glounded
power supply, and a floated to properly glounded
to the control of the control of

CAUTION: Label all wires prior to disconnection when servicing controls. Wring error can cause improper and dangerous operation. Verify proper operation after servicing.

- A means for switching off the 120 VAC power supply must be provided.
 Wire the heater exactly as shown in the wiring.
- diagram.

 A green screw is provided in the junction box for the grounding connection. Refer to the following wrining diagram. Writing diagrams are also printed on the inside panel of the appliance



FOR YOUR SAFFTY

This product must be installed by a professional service technician, licensed person or gas fitter qualified in water heater installation, when installed in the Commonwealth of Massachusetts and/or

unqualified person, will void warranty. WARNING WARNING:
If the information in this manual is not followed exactly, a fire or explosion may result, causing property damage, personal injury or death.

Do not store or use gasoline or other flammable vapors or liquids in the vicinity of this or any other appliance.

WHAT TO DO IF YOU SMELL GAS

Do not use any appliance.
 Do not touch any electrical switch, do not use any phone in your building, immediately contact your gas supplier from another location, Follow the gas supplier's instructions.

If you, cannot search your gas.

If you, cannot search your gas.

If you cannot reach your gas supplier, call the fire department.

Installation and service must b performed by a qualified installer service agency or the gas supplier.

T-K1 Instantaneous Water Heater

any state.

TAKAGI Installation Manual and Owner's Guide

VPC ®

eating and space

Follow all local codes, or in the absence of local codes, follow the codes for Installation of Gas Burning Appliances; National Fuel CeS Code ANSI 2221.23 in USA or CANICGA B149.1 or 2 in Canada. For dudoor installation, do not remove the west cap from the top of the appliance. Locate the water healter in an open, unforled area, and maintain the following minimum dearances from combustible materials.



WARNING: Do not install the heater where water, debris, or flammable vapors may get into the flue terminal. This may cause damage to the heater.



Gas Supply Piping

Check the rating plate to make sure that the unit was built for the type of one swallable in the area. The gas supply pring should be sided according the properties of the properties of the pass supply line by measuring the actual length of point, and then defective kingth of the gas supply line by measuring the actual length of point, and then defective kingth of the gas supply line by measuring the actual length of point, and then defective kingth of the gas supply line by measuring the actual length of point and the gas defective actual length of point and the gas defective actual length of point and the gas defective actual length of point actual length The gas supply pressures must be within the

| Natural Gas Supply Pressure | Min. 5" WC Max. 10.5" WC |
|--------------------------------|-----------------------------|
| Propane Gas | Min. 11" WC |
| upply Pressure | Max. 14" WC |

WARNING: Fire or explosion may result if the maximum supply pressures are exceeded. The manifold gas pressure should be at maximum 3.5° WC for netural gas, and 4.0° WC for propane. Always use approved connectors to connect the unit to the gas line. Always purge the gas line of any debris before connecting to the water heater.

WARNING: Conversion of this unit from natural gas to propane or propane to natural gas cannot be done in the field. Contact your focal retailer or distributor to get the correct unit for your gas type. Always install a manual shutoff valve on the gas supply line in case of an emergency, or if service or maintenance is necessary.

supply rise in class for an energy rely. In service supply rise in class for an energy rely. In service must be isolated from the gas supply piping system by unpliging the unit and turning off the main gas valve during any pressure testing of the main gas valve during any pressure testing of the or rises than 1/5 service and testing the Service of the service of the service of the When all of the connections have been made, neck the gas line for leaks. Apply soopy water to all gas fittings and connections, if bubbles form, there may be a law.

Natural Gas Supply Piping Based on 0.60 specific gravity for natural gas at .5" WC pressure drop

| Pipe Size | | | | | | | | | | | | | |
|--------------|------|------|------|------|------|------|------|------|------|------|------|-----|-----|
| Length | 10' | 20 | 30' | 40' | 50" | 60. | 70" | 80" | 90' | 100" | 125 | 150 | 200 |
| W. | 174 | 119 | 96 | 82 | 73 | 66 | 61 | 56 | 53 | 50 | 44 | 40 | 34 |
| 3/4" | 363 | 249 | 200 | 171 | 152 | 138 | 127 | 118 | 111 | 104 | 93 | 84 | 72 |
| 1" | 684 | 470 | 377 | 323 | 286 | 259 | 239 | 222 | 208 | 197 | 174 | 158 | 135 |
| 11/4" | 1404 | 965 | 775 | 663 | 588 | 532 | 490 | 456 | 428 | 404 | 358 | 324 | 278 |
| 1% | 2103 | 1445 | 1161 | 993 | 880 | 798 | 734 | 683 | 641 | 605 | 536 | 486 | 416 |
| 2" | 4050 | 2784 | 2235 | 1913 | 1696 | 1536 | 1413 | 1315 | 1234 | 1165 | 1033 | 936 | 801 |

Propage Supply Piping

| Pipe Size | kBTU of Propane | | | | | | | | | | | | |
|--------------|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Length | 101 | 20' | 30' | 40" | 50" | 60" | 70" | 80. | 90' | 100 | 125 | 1501 | 200 |
| 1/2" | 275 | 189 | 152 | 129 | 114 | 103 | 96 | 89 | 83 | 78 | 69 | 63 | 55 |
| 3/4" | 567 | 393 | 315 | 267 | 237 | 217 | 196 | 185 | 173 | 162 | 146 | 132 | 112 |
| 1" | 1071 | 732 | 590 | 504 | 448 | 409 | 378 | 346 | 322 | 307 | 275 | 252 | 213 |
| 1 1/4" | 2205 | 1496 | 1212 | 1039 | 913 | 834 | 771 | 724 | 677 | 630 | 567 | 511 | 440 |
| 1 1/5" | 3307 | 2299 | 1858 | 1559 | 1417 | 1275 | 1181 | 1086 | 1023 | 976 | 866 | 787 | 675 |
| 2" | 6221 | 4331 | 3465 | 2992 | 2646 | 2394 | 2205 | 2047 | 1921 | 1811 | 1606 | 1496 | 1260 |

Water Plumbing

Follow local guidelines for the length of the plumbing line in order to ensure that there is enough water pressure for all the foliance on the enough water pressure for all the foliance on the plumbing line by measuring the total length of pion. And then sading be that 5 for each other of the line. Use the following chart to determine the table number of father units on the line, and then compare with the chart at the bottom of this page dismerter and valued pressure necessary.



all with control valves on the inlet and outlet, use removable unions or connectors to state maintenance or service if necessary.



If the water heater is installed in a closed water

Purge the water line of air, and clean the filter before initial operation.

WARNING: Do not reverse the hot outlet and cold supply line connections to the Flash Water Heater. Make sure the hot and cold lines are connected as in the FOR YOUR SAFETY section at the front of this manual.

Pressure Relief Valve An approved pressure relief valve must be installed in any installation with this unit. The pressure relief valve must be installed on the hot line out of the unit, with no check valves or control valves between the unit and the relief valve.



The Pressure relief valve must be rated for 150 PSI, and have a discharge capacity of 165,000 BTU. Connect the discharge opening of the relief valve to a suitable drain to prevent water damage should discharge occur.

should discharge occur.

If the pressure relief valve discharges periodically,
this may be due to thermal expansion in a closed
water supply system. Contact the water supplier or
local plumbing inspector on how to correct this
with allocal.

icoa plumoning respector on now to correct tiss attuation.

Do not give pressure resilief valve. The line Do not have no reduced fittings or other restrictions and schoold allow for complete drainage of valve and line. The pressure relief valve should be manually operated once a year to check for correct operation.

Should overheading occur or the gas supply fall to

Should overheating occur or the gas supply fail to shut off, turn off the manual gas control valve to

ANKL WATER

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HEATE

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REVISIONS

PLAN COMME LOUCOSTANZ CAST.NET 408-472-9829

A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:
THE SPENCER RESIDENCE
1277 JACKSON ST., SANTA CLARA CA. 95050
PLAR, LOU COSTANZO, 1915 SAN CARREIR WAY, S., 19752 498264-0220
STRUCTURAL ENGINEER, TONY TRUONG FE. 468 899-0220

LOU COSTANZO S.C. 5- 22 - 23 NONE

TWH

JOB NO. S-20210

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm

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 water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or 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.

Waste Management

- 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, waterbased paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vesetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ 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 surface waters.
- Do not clean vehicle 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

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- 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 hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- □ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
- Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- □ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

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, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all 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 your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



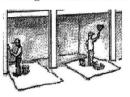
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and 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 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 statecertified contractor.



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