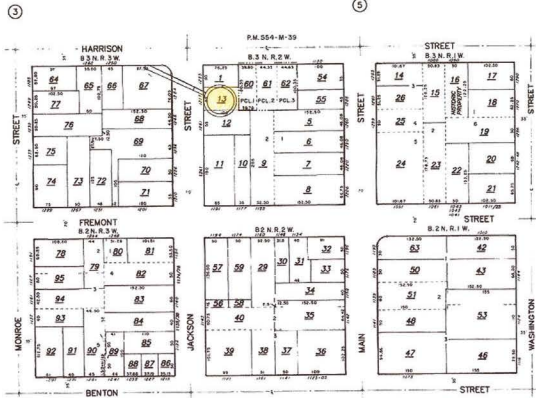


269 15



PROPERTY OVERVIEW 1277 JACKSON ST, SANTA CLARA, CA 95050-4823

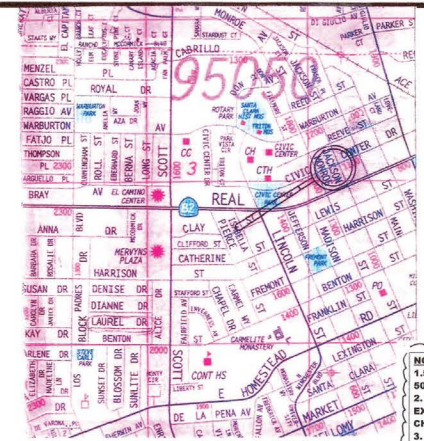
Owner and Geographic Information

Property Owner: SPENCER BRANCON AND HERRERA MICHELLE Site Address: 1277 JACKSON ST, SANTA CLARA, CA 95050-4823 APN: 269-15-015 Mapping Tract Number: Legal Description: City/Map/Zone: CITY/SANTA CLARA SANTA CLARA	Secondary Owner: Mail Address: 1277 JACKSON ST, SANTA CLARA, CA 95050-4823 Lot Number: Paper/Date: 269-15-015 Santa Clara
--	---

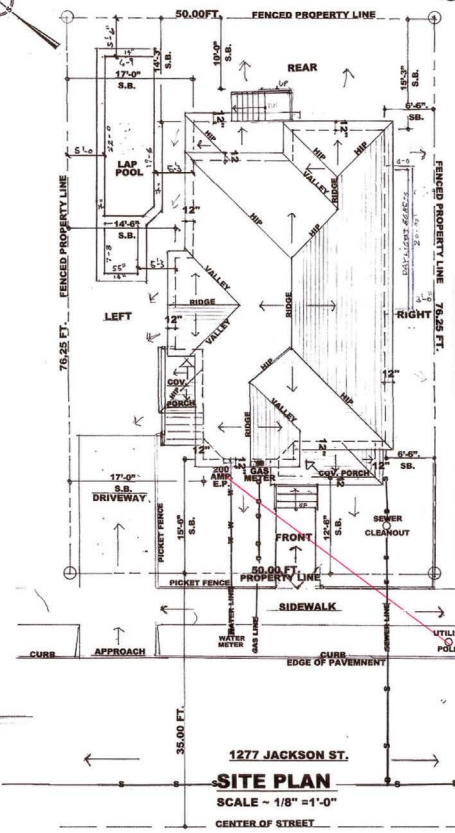
(S) Bedrooms: 2 (B) Bathrooms: 1.5 (C) Total Rooms: 6 (F) Garage: 0	(N) Year Built: 1990 (G) Garage: Garage 1 (P) Pool: 0	Square Feet: 1,207 Lot Size: 3,000 SF Number of Units: 0 Use Code: Single Family Residential
--	---	---

41422: 11:36 AM 1284 Jackson St - Google Maps

Google Maps 1284 Jackson St



VICINITY MAP



**PARCEL DATA:**  
**THE SPENCER RESIDENCE**  
**1277 JACKSON ST., SANTA CLARA CA.**

1. PARCEL NO.:	269-15-013
2. YR. BUILT:	1890
3. LOT SIZE:	3812.50 SF.
4. BUILDING:	1-STORY
5. SPRINKLER SYSTEM REQUIRED:	YES
6. ZONING: RI SINGLE FAM. RES.	
7. TYPE OF CONSTR.:	VB
8. GROUP OCCUPANCY:	R3
9. GARAGE:	NONE
10. LIVING SPACE:	
EXISTING 1-STORY HOUSE:	1207.00 SF.
PROPOSED BASEMENT FOR LIVING:	1207.00 SF.
TOTAL LIVING:	2414.00 SF.
TOTAL LOT COVERAGE:	1207.00 SF.
11. COV. ALLOW'D: 3812.50 SF. X .40(%) = 1525.00 SF.	
12. F.A.R.: (1207.00 SF.)	
120700 SF. -/ 3812.50 SF. = 0.3166 OR 32%	

**SCOPE OF WORK: SPENCER RESIDENCE 5-31-2023**

- A. SELECTED CONTRACTOR PROPOSES TO:**
1. DEMO EXISTING BASEMENT AREA WITH 6.5' CEILING FOR (N) BASEMENT/FOUNDATION W/ NEW CEILING HT. OF 8 FT.-0" MIN.
  2. CONSTRUCT NEW BASEMENT AS ADDITIONAL LIVING SPACE WITH LAUNDRY, BATHROOM, TWO BEDROOMS WITH CLOSETS KITCHEN, GAME ROOM, FAMILY ROOM, STAIRCASE TO FIRST FLOOR AND A DAYLIGHT, EGRESS AREA CONSISTING OF LADDERS FOR ESCAPE WITH GRATING COVER AND SLUMP PUMP.
  3. INSTALL NEW FURNACE/AC IN BASEMENT AREA.
  4. CONSTRUCT STAIRCASE ON (E) MAIN FLOOR TO (N) BASEMENT WITH SUPPORTING STRUCTURE.
  5. PROVIDE ELECTRICAL AND PLUMBING AS NEEDED.
  6. INSTALL NEW TANKLESS WATER HEATER @ REAR OF HOUSE.
  7. CONTRACTOR SHALL MATCH EXTERIOR FINISH AND TRIM.
    - A. EXISTING 1<sup>ST</sup>. STORY (1207.00 SF.).
    - B. PROPOSED BASEMENT TO EXT. FDN. WALLS (1207.00 SF.).
- B. ALL WORK SHALL COMPLY WITH:**
- 2022 BUILDING ENERGY STANDARDS
  - 2022 CALIFORNIA ENERGY CODE, TITLE 24
  - 2022 CALIFORNIA FIRE CODE
  - 2022 CBC CALIFORNIA BUILDING CODE
  - 2022 CBC CALIFORNIA RESIDENTIAL CODE
  - 2022 CEC CALIFORNIA ELECTRICAL CODE
  - 2022 CPC CALIFORNIA PLUMBING CODE
  - 2022 CMC CALIFORNIA MECHANICAL CODE
  - 2022 IBC CALIFORNIA INTERNATIONAL CODE
  - 7-15 ASCE AMERICAN SOC. OF CIVIL ENGINEER'S
  - 318-15 ACI AMERICAN CONCRETE INSTITUTE
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR:**
- ALL LOCAL CODES AND REGULATIONS INCL. ALL SETBACKS
  - ALL SUB-CONTRACTORS, THEIR WORKMANSHIP AND SCHEDULES. BECOME FAMILIAR WITH ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION. THIS PLANNING/ARCH. SHALL ASSUME NO LIABILITY FOR PREVIOUS WORK PERFORMED BY OTHERS WITH OR WITHOUT OFFICIAL BUILDING PERMITS FROM THE CITY OF SANTA CLARA PLANNING, BUILDING DEPARTMENTS, ETC...
  - ANY PLAN VARIATIONS OR DISCREPANCIES SHALL BE BROUGHT TO THIS PLAN MAKER FOR CORRECTION IN A TIMELY MANNER.

**NOTE:**  
 1. 5000 APRON WOOD WINDOW REQUIRED TO REPLACE 5020 SL. WINDOW BELOW DINING ROOM WINDOW.  
 2. WOOD WINDOWS SHALL BE REQUIRED TO MATCH EXISTING. VINYL CLAD WINDOWS SHALL NOT BE USED.  
 CHANGES MADE ON A3, A4, A6, A7.  
 3. POSSIBLE 8FT.-0" FRAMED CEILING TO ALLOW CLEARANCE FOR PLUMBING MECHANICALS, ELECTRICAL WORK; BELOW PROPOSED STRUCTURAL FRAMING AT 9FT.-0". SHOWN ON SECTION A-A. ON AS.

**NOTE:** DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM. POOL GUARD/PPM INDUSTRIES INC MODEL DAPT-WT UL 2017 OR EQUIVALENT, TO BE INSTALLED. THE ALARM WILL PRODUCE AN AUDIBLE WARNING WHEN THE DOOR AND/OR SCREEN, IF PRESENT, ARE OPENED. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 5' ABOVE THE DOOR THRESHOLD.

**NOTE TO HOMEOWNER/CONTRACTOR:**  
 PER CODE R313.2, CHAPTER 15.17... (AS A DEFERRED ITEM). AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL NEW BASEMENTS REGARDLESS OF SIZE AND THROUGHOUT EXISTING BASEMENTS THAT ARE EXPANDED MORE THAN 50%.

**PLAN INDEX: SPENCER RESIDENCE 2023**

A1. SITE PLAN/PARCEL DATA
A1B. SITE PLAN/NOTES
PC. PRESERVATION COMPLIANCE INFORMATION
T24-1 TITLE 24 REPORT
T24-2 TITLE 24 REPORT
GN. GENERAL PLAN NOTES 2022
CWM. CONSTR. WASTE MANAGEMENT PLAN
CMCC. CALGREEN MAN. MEASURES/CHECKLIST
A2. EXISTING FLOOR PLAN
A2.1 DEMO PLAN
A3. PROPOSED 1 <sup>ST</sup> . FLOOR & BASEMENT PLAN
A4. ELECTRICAL: 1 <sup>ST</sup> . FLOOR & BASEMENT
A5. SECTION: A - A
A6. EXISTING ELEVATIONS: ALL SIDES
A7. PROPOSED ELEVATIONS: ALL SIDES
S0. STRUCTURAL NOTES AND DETAILS
S1. FOUNDATION/1 <sup>ST</sup> . FLOOR FRAM'G/BASE/MT.
S2. NO ENGINEERING SHEET
S3. STRUCTURAL DETAILS
E1. NOTES & DETAILS
TWH TANKLESS WATER HEATER DETAILS
BEST MANAGEMENT PRACTICES. (CITY OF SANTA CLARA)

REVISIONS BY

REV. 1	12-12-23	LC

PLAN COMMENTS TO LOU@COSTANZO.COM 408-422-8609 CELL 408-422-8609

**A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR: THE SPENCER RESIDENCE**  
 1277 JACKSON ST., SANTA CLARA CA. 95050  
 PLANNING LOU COSTANZO 1591 SAN GABRIEL WAY, S.J. 95128 408-264-0220  
 STRUCTURAL ENGINEER: TONY TRUONG PE. 408 898-0220

**SITE PLAN**

DRAWN LOU COSTANZO CHECKED S.C. DATE 12-28-21 SCALE 1/8" = 1' - 0" JOB NO. S20210 SHEET

**A1**







State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
HISTORIC RESOURCES INVENTORY

SASS Ser. No. HAER NR SWL LGE 8  
UTM: A C B D

IDENTIFICATION  
1. Common name: \_\_\_\_\_  
2. Historic name: \_\_\_\_\_  
3. Street or rural address: 1277 Jackson St.  
City: Santa Clara Zip: 95050 County: Santa Clara  
4. Parcel number: 269-0543  
5. Present Owner: None/haus Address: 1277  
City: \_\_\_\_\_ Zip: \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Single family res. Original use: Single family res.

DESCRIPTION  
7a. Architectural style: Queen Anne Cottage  
7b. Briefly describe the present appearance of the site or structure and describe any major alterations from its original condition: 1277 Jackson Street is a single story wooden residence built on a rectangular plan and designed in a Queen Anne Cottage style. The structure exhibits a steeply hipped central roof with 2 offset pedimental-shaped gables and 3 low hipped porch roofs projecting from it. The various roof planes are sheathed in patterned asphalt shingles. The body of the house is sheathed in wide ship lap with over-sized wooden endboards. Flansable shingles ornament the 2 gables. The facade is distinguished by a slightly cut-out, angled bay and two porches. A rectangular entry porch that is supported by 4 turned posts and a small side-entry porch supported by 3 turned posts. Both porches contain 6 straight step wooden stairs and are highly ornamented by subnatura and cut-out wooden screens under the boxed cornice and plain frieze of the porch roofs. Fenestration is generally single and paired, rectangular double-hung windows. A small palladian window highlights the front facing gable. Spindles, pendants and carved, oversized, wooden brackets ornament one side of the angled bay. Landscape is minimal. The rear attached garage is an addition.



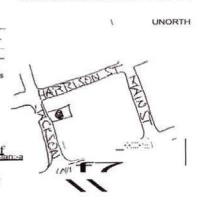
Construction date: Estimated 1890 Factual \_\_\_\_\_  
Architect: unk.  
D. Builder: unk.

1. Approx. property size (in feet):  
Frontage 30 Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_
2. Dates of enclosed photographs:  
April 11, 1979

13. Condition: Excellent \_\_\_\_\_ Good ✓ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_  
14. Alterations: Attached rear garage \_\_\_\_\_  
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_  
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other \_\_\_\_\_  
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_  
18. Related features: One of 3 identical houses in a row.

SIGNIFICANCE  
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):  
The site is significant primarily due to its architecture and the fact that it is one of 3 identically planned houses (with #1225 and #1261 Jackson) which despite minor alterations in detail over the years, perfectly reflect the early speculative housing techniques for residential development in Santa Clara. The set of 3 identical Victorian houses in a row provides a unique addition to the City's urban heritage. The 1915 Sanborn Insurance map shows all three identical Queen Anne Cottages built on their present locations except that their lot sizes are much larger. The 1915 City Directory lists Augustine F. Cronin as the owner/occupant of the residence.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks)



20. Main theme of the historic resource (if more than one is checked, number in order of importance):  
Architecture X Arts & Letters \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement X \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, show refs., see refs., historical interviews and/or records): Sanborn Insurance Map 1891, 1915, Fols City Directory 1915.

22. Date form prepared: Jan 4, 1980  
By (name): Michelle Garcia/Johnnie  
Address: 1277 Jackson St  
City: Santa Clara Zip: 95050  
Phone: 1081384-311



Photograph 3 1261 Jackson Street.

View: Front facade 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 facade 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 1285 Jackson Street.

View Front facade 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 Clara 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 shown by 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.

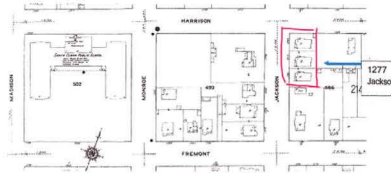


Figure 1 Section of the 1915 Santa Clara Sanborn Mappage 213, showing the 3 Queen Anne cottages.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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.

Changes to a property that have acquired historic significance in their own right will be retained and preserved. All architectural features will be retained. Although none of the alterations have acquired historic importance, none will be removed.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. 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.

Deteriorated historic features will be repaired rather than replaced. Where the severity 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 evidence.

During the proposed construction, any deteriorated material, horizontal board siding or window frames will be repaired or replaced in kind.

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.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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 evaluation process.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, scale, and proportion, and massing to protect the integrity of the property and its environment.

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

New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

Santa Clara Planning Department  
Santa Clara City Hall  
1500 Warburton Street  
Santa Clara CA 95150

Rebecca Bamburg, Owner  
1915 Historic Resources Inventory  
San Jose, CA 95128  
Phone: 408-284-1171  
Email: rebecca@urbans.com

Subject: 1277 Jackson Street: Proposed Basement Excavation  
Purpose of this memo: The house at 1277 Jackson Street is one of a trio of very similar Queen Anne Cottage style houses constructed prior to 1891! Together they represent a late nineteenth century development pattern. The properties at 1265 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 plan the partial basement will be excavated to an 8-ft. height basement, creating a space to be occupied. This will require compliance with life safety codes, including windows for egress, light and air. The City of Santa Clara has required that the plan 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 Santa Clara.

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 (NWC) 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 facade of 1277 Jackson St. appears very much the same as it did in the 1979 HRI photograph. The house at 1277 Jackson Street, and the other two, have identical designs that include the first floor raised 4 feet above grade, over the foundation and cripple wall. Each house has 6 steep steps leading to the front and side porches. Only the house at 1277 Jackson St. was available to be reviewed on all facades, however, it appears that all were very similar with horizontal board siding covering the walls including the basement where side windows appear to be original to the design.



Photograph 1 1277 Jackson St.  
View: Front facade. Note the raised first level floor. Few alterations to the architectural details of the front facade.



Photograph 2 1277 Jackson St.  
View: Front facade and right side wall. Note the raised level of the porch and first floor.

Proposed plans: 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 installed. 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

The proposed plans to create a usable basement were prepared by Lou Conston and dated 12-28-2021 and are attached to this evaluation.

Proposed: No changes are proposed for the front facade. The exterior changes are to add windows beneath the first-floor level to provide light and air and egress for the basement. The changes 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

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. The house at 1277 Jackson Street will retain the historic residential use.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. 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 distinctive materials.

REVISIONS	BY

FOR: THE SPENCER RESIDENCE  
1277 JACKSON ST., SANTA CLARA, CA.  
FROM: BONNIE BAMBURG,  
10710 RIDGEVIEW AV., SAN JOSE CA. 95127  
Bamburg@urbans.com 408.284.1171

A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
THE SPENCER RESIDENCE  
1277 JACKSON ST., SANTA CLARA CA. 95050  
FOR CONTACT: REBECCA BAMBURG 408-264-0220  
STRUCTURAL ENGINEER: TONY TRUONG PE 408-893-9228

PRESERVATION COMPLIANCE INFORMATION

DRAWN BY: BONNIE BAMBURG  
CHECKED BY: \_\_\_\_\_  
DATE: 9-25-22  
SCALE: NONE  
JOB NO.: B. BAMBURG SHEET

PC





**City of Santa Clara**  
**2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC)**  
**RESIDENTIAL CHECKLIST**

New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or area. 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**

Building Division: 408-616-2440  
 Email: [Building@sanclara.gov](mailto:Building@sanclara.gov)  
 Permit Center: 408-616-2420  
 Email: [PermitCenter@sanclara.gov](mailto:PermitCenter@sanclara.gov)  
 Automated Inspection Scheduling System: 408-615-2400

MANDATORY MEASURES SPECIFIED (Please check boxes below)

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 CGC 4.410.2.	<input type="checkbox"/>
<b>ENVIRONMENTAL QUALITY (CGC 4.503)</b>	
Gas fireplace. Any installed gas fireplace shall be a direct-vent sealed-combustion type per CGC 4.503.1.	<input type="checkbox"/>
Woodstoves. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits per CGC 4.503.1. Woodstoves and pellet stoves shall also comply with Santa Clara City Code Chapter 15.85.	<input type="checkbox"/>
<b>POLLUTANT CONTROL (CGC 4.504)</b>	
Covering of dust 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 equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, treatment, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.	<input type="checkbox"/>
Adhesives, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	<input type="checkbox"/>
Paints, stains and other coatings shall comply with VOC limits per CGC 4.504.2.2.	<input type="checkbox"/>
Area/soil paints and coatings shall meet the product-weighted MIR limits for RDC and other requirements per CGC 4.504.2.3.	<input type="checkbox"/>
Verification. Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC-limit finish materials have been used per CGC 4.504.2.4.	<input type="checkbox"/>
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	<input type="checkbox"/>
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.	<input type="checkbox"/>
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.	<input type="checkbox"/>
<b>INTERIOR MOISTURE CONTROL (CGC 4.505)</b>	
Concrete slab foundations. Vapor retarder and capillary break shall be installed if a slab-on-grade foundation system is used. The use of 4" thick bases of 50' or larger coarse aggregate under a 10mil vapor retarder with joints lapped not less than 6" shall be provided per CGC 4.505.2, CRC R506.2.2, CRC R506.2.3 and CBC Section 1905.	<input type="checkbox"/>
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.	<input type="checkbox"/>
<b>INDOOR AIR QUALITY AND EXHAUST (CGC 4.506)</b>	
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 4.506.1.	<input type="checkbox"/>
<b>ENVIRONMENTAL COMFORT (CGC 4.507)</b>	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2: 1. Heat Load/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016, ASHRAE handbook or equivalent. 2. Duct systems are sized according to ANSI/ACCA 1 Manual S-2016, ASHRAE handbook or equivalent. 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3 Manual S-2014 or equivalent.	<input type="checkbox"/>
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)</b>	
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.	<input type="checkbox"/>
Special inspection. Special inspectors employed by the City must be qualified and able to demonstrate competence in the disciplines they are inspecting per CGC 702.2.	<input type="checkbox"/>
<b>VERIFICATION (CGC 703)</b>	
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 CGC 703.1.	<input type="checkbox"/>

<b>Responsible Designer's Declaration Statement</b> I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code.	<b>Contractor Declaration Statement</b> I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: <b>LOU COSTANZO</b>	Name:
Signature: <i>LOU COSTANZO</i>	Signature:
Date: <b>5-22-23</b>	Date:
Company: <b>LOU COSTANZO DESIGN &amp; ASSOC.</b>	License:
Address: <b>1501 SAN GABRIEL WAY,</b>	Address:
City: <b>SAN JOSE CA, 95125</b>	City: State: Zip:

<b>Feature or Measure</b>		<b>Yes</b>
<b>SITE DEVELOPMENT (CGC 4.106)</b>		
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 4.106.3.	<input type="checkbox"/>	
Grading and paving. Construction plans shall indicate how site grading or the drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3.	<input type="checkbox"/>	
Electric vehicle (EV) charging for new one- and two-family dwellings and town-houses with attached private garages and/or parking spaces not assigned to a dwelling unit, and ADU/JADU without additional parking lot with electrical panel upgrades or new panels. Provide capability for electric vehicle charging with minimum required Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CGC 4.106.4.1 as amended by City of Santa Clara Reach Code Ordinance No.2059 (CGC 2023 Reach Code) section 15.38.040.	<input type="checkbox"/>	
Identification. The roadway termination location shall be permanently and visibly marked as "Level 2 EV-READY" per CGC 4.106.4.1.1 as amended by CGC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>	
Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential 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, Low Power Level 2 EV Ready as specified in CGC 2023 Reach Code section 15.38.040 and 2022 California Green Code section 4.106.4.2, whichever is more stringent.	<input type="checkbox"/>	
110v Electrical Outlet at Bicycle Parking. All multifamily residential developments shall include secured bicycle parking with 110v electrical outlets per CGC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>	
Location. EV charging shall be located adjacent to an accessible parking space, and/or on an accessible route, per CGC 4.106.4.2.2.1.	<input type="checkbox"/>	
Dimension. Each EV ready space or EVCS shall be minimum 18 ft long and 9 ft wide. One in every 25 charging spaces, but not less than one, shall have an 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted provided the minimum width of the EV space is 17 feet. Surface slope for this EV space and the aisle shall not exceed 2.0% slope in any direction, per CGC 4.106.4.2.2.1.2.	<input type="checkbox"/>	
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 11D, per CGC 4.106.4.2.2.1.3.	<input type="checkbox"/>	
EV Ready Space Signage. EV ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s), per CGC 4.106.4.2.2.1.4.	<input type="checkbox"/>	
Automatic load management system (ALMS) may be installed to increase the number of EV chargers for the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS, per CGC 4.106.4.2.2.2 as amended by CGC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>	
Electric vehicle (EV) charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 10% of total added/alterated parking spaces shall be electric vehicle charging spaces capable of supporting future Level 2 electric vehicle supply equipment (EVSE) per CGC 4.106.4.3.	<input type="checkbox"/>	
<b>ENERGY EFFICIENCY (CGC 4.201)</b>		
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.	<input type="checkbox"/>	
<b>WATER EFFICIENCY AND CONSERVATION</b>		
<b>INDOOR WATER USE (CGC 4.303)</b>		
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets, showerheads, pre-rinse spray valves) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.5.	<input type="checkbox"/>	
Water closets: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	<input type="checkbox"/>	
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).	<input type="checkbox"/>	
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).	<input type="checkbox"/>	
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 psi (CGC 4.303.1.4.1).	<input type="checkbox"/>	
Lavatory faucets in common and public use areas. The flow rate shall not exceed 0.5 gallons per minute at 60 psi (CGC 4.303.1.4.2).	<input type="checkbox"/>	
Kitchen Faucets. The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3).	<input type="checkbox"/>	
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).	<input type="checkbox"/>	
Submitters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings. Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code per CBC 4.303.2.	<input type="checkbox"/>	
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.	<input type="checkbox"/>	
<b>OUTDOOR WATER USE (CGC 4.304)</b>		
Outdoor potable water use in landscape areas. Residential developments shall comply with the City's Water Service and Use Rules and Regulations, Item No. 24, as adopted by Santa Clara City Code Section 15.15.180, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	<input type="checkbox"/>	
<b>ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)</b>		
Resident proofing. Annual spaces around pipes, electric cables, conduits or other openings in nonloadbearing planks at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the City per CGC 4.406.1.	<input type="checkbox"/>	
<b>CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.408)</b>		
Construction waste management. Recycle and/or salvage for reuse a minimum of 85% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance (CGC 4.408.1).	<input type="checkbox"/>	
<b>BUILDING MAINTENANCE AND OPERATION (CGC 4.410)</b>		
An operation and maintenance manual shall be provided to the building occupant or owner per CGC 4.410.1.	<input type="checkbox"/>	

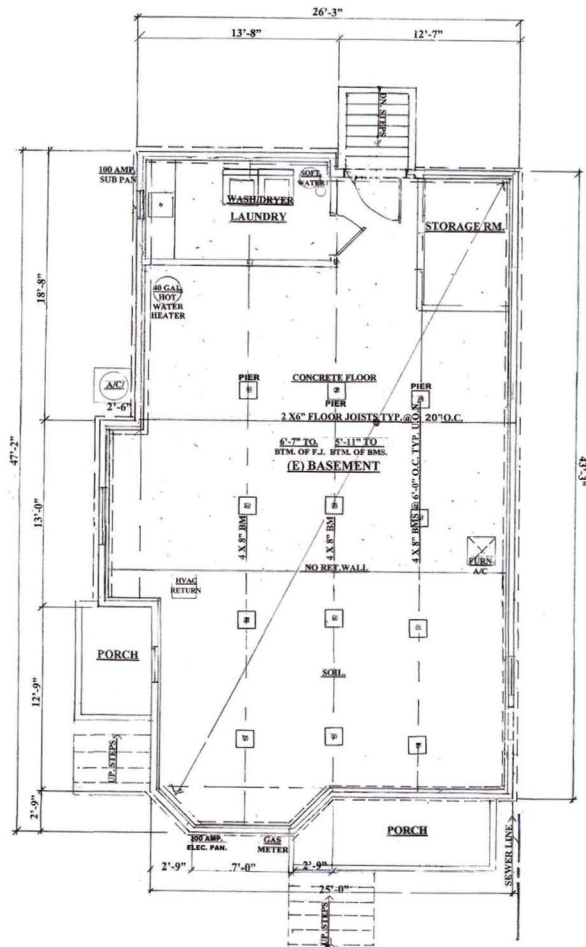
REVISIONS	BY

PLANS COMPLETED BY:  
 LOU COSTANZO  
 CHARTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 50876  
 1277 JACKSON ST., SANTA CLARA CA, 95050  
 PLANS: LOU COSTANZO 1501 SAN GABRIEL WAY, SAN JOSE, CA 95125 408-264-0220  
 STRUCTURAL ENGINEER, TONY TRUONG PE, 408-893-9220

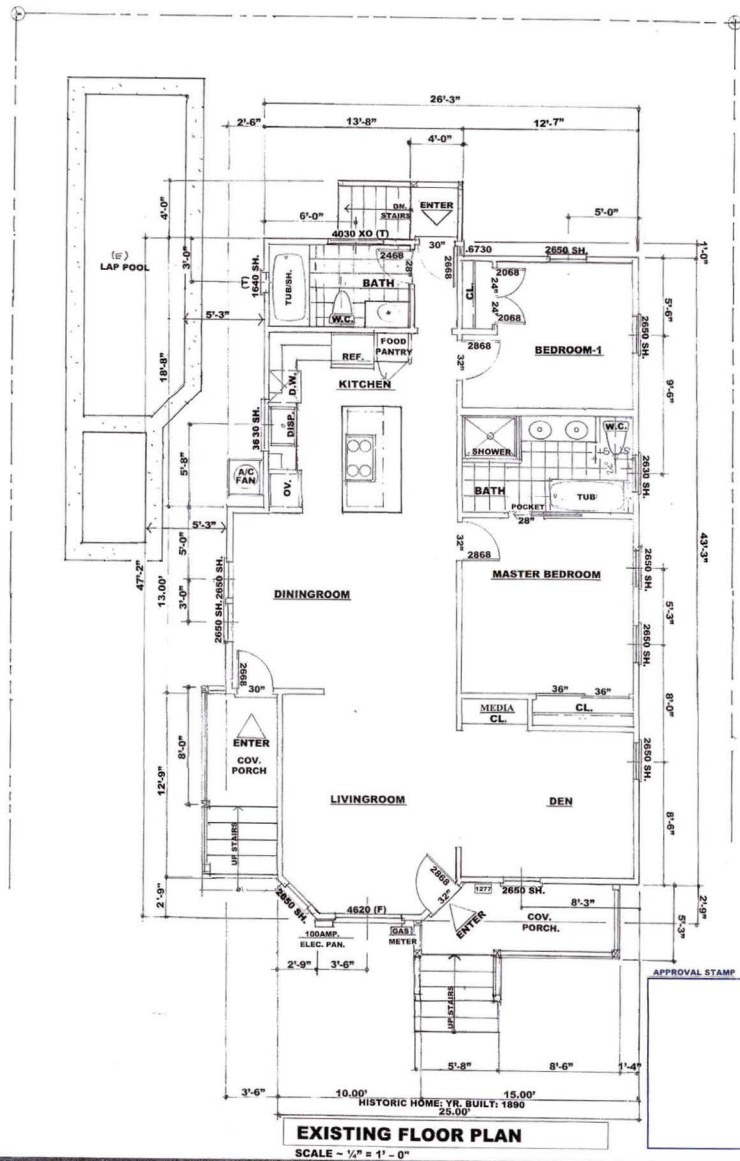
**CITY OF SANTA CLARA**  
**CALGREEN MANDATORY**  
**MEASURES/CHECKLIST**  
 2022-23

DRAWN:  
**LOU COSTANZO**  
 CHECKED:  
**S-C**  
 DATE:  
**5-22-23**  
 SCALE:  
**AS NOTED**  
 JOB NO:  
**S-202210**  
 SHEET  
**CMM**





**EXIST'G BASEMENT FLOOR PLAN**  
SCALE - 1/4" = 1'-0"



**EXISTING FLOOR PLAN**  
SCALE - 1/8" = 1'-0"

REVISIONS	BY

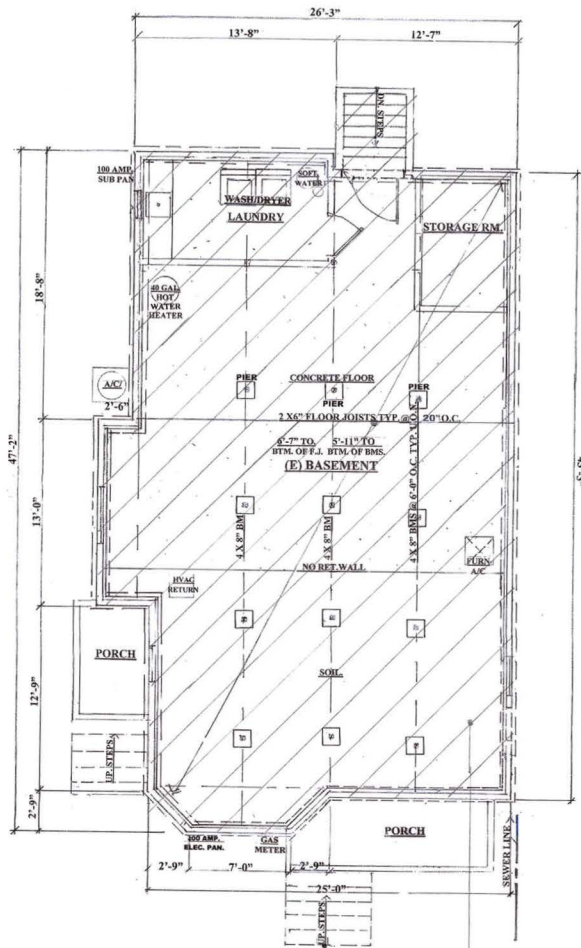
**A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:**  
**THE SPENCER RESIDENCE**  
 1277 JACKSON ST., SANTA CLARA CA. 95050  
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220  
 STRUCTURAL ENGINEER: TONY TRUONG PE. 408 898-0220

**EXISTING FLOOR PLAN**

DRAWN  
**LOU COSTANZO**  
 CHECKED  
 S.C.  
 DATE  
 12 - 28 - 21  
 SCALE  
 1/4" = 1'-0"  
 JOB NO.  
 S20210  
 SHEET

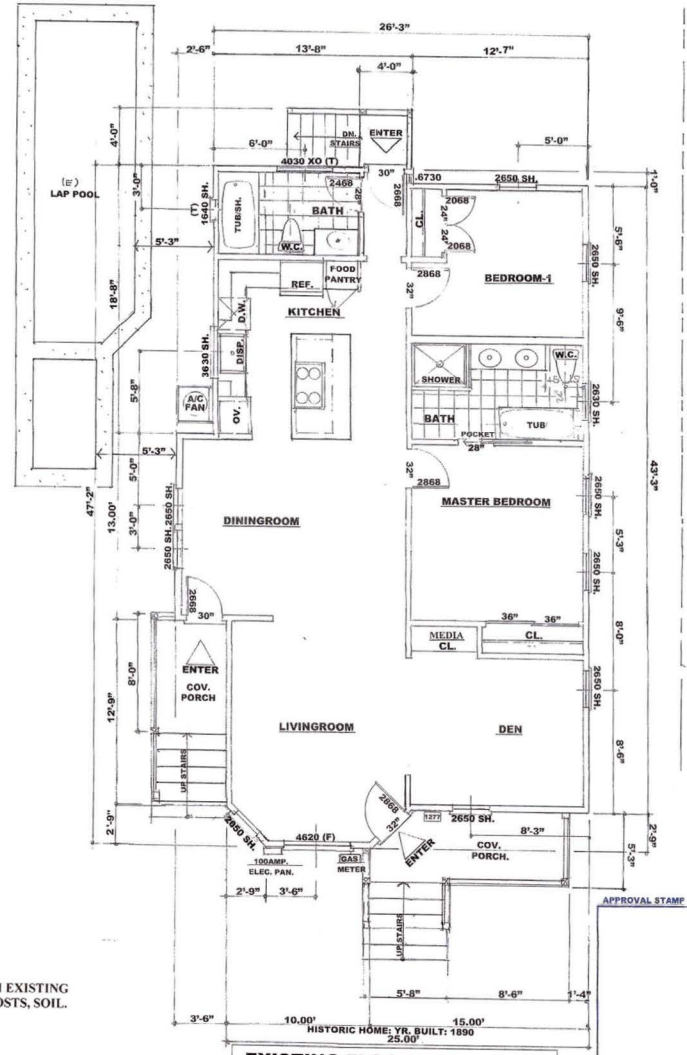
**A2**

OF SHEETS



DEMOLITION NOTE  
 1. DEMO PERIMETER FOUNDATION WITH EXISTING  
 BASEMENT CONCRETE SLAB, PIERS, POSTS, SOIL.

**DEMOLITION PLAN**  
**EXIST'G BASEMENT FLOOR PLAN**  
 SCALE - 1/4" = 1'-0"



**EXISTING FLOOR PLAN**  
 SCALE - 1/2" = 1'-0"

REVISIONS	BY

PLAN COMMENTS TO:  
 LOUCOSTANZO.COM  
 GARY LEE  
 SHEET 02 OF 04

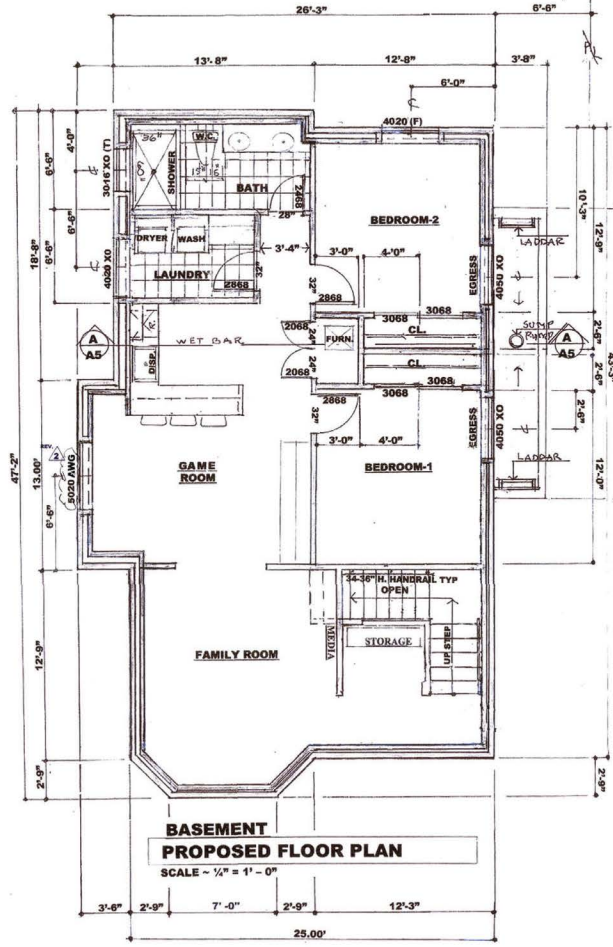
**A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
 THE SPENCER RESIDENCE**  
 1277 JACKSON ST., SANTA CLARA CA. 95050  
 PLAN: LOU COSTANZO 1501 BAYVIEW DR. #104 SANTA CLARA CA. 95050-4088-0220  
 STRUCTURAL ENGINEER: TONY TRUONG P.E. #03 889-0220

**DEMOLITION PLAN**

DRAWN  
**LOU COSTANZO**  
 CHECKED  
 S.C.  
 DATE  
 12 - 28 - 21  
 SCALE  
 1/4" = 1'-0"  
 JOB NO.  
 S20210  
 SHEET

**A2.1**

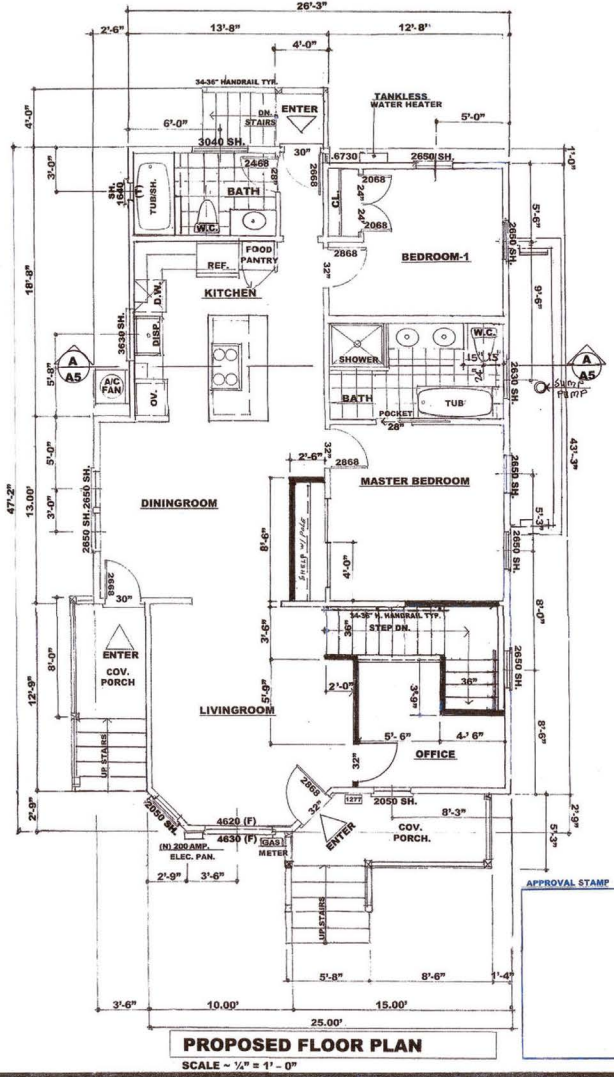
OF SHEETS



- OTHER GENERAL NOTES: 2022**
- SMOKE ALARMS:** CRC 314. INSTALL IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE BEDROOM IN THE IMMEDIATE VICINITY OF THE BEDROOMS; & ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITUAL ATTICS.
  - CARBON MONOXIDE ALARMS:** CRC 315. INSTALL CO-ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS; AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS, (TOP AND BOTTOM OF STAIRCASE LANDINGS). ALSO, ROOMS ARE TO HAVE PRIMARY POWER SOURCE FROM BUILDING; HAVE BATTERY BACKUP AND ARE TO BE INTERCONNECTED SEC. R315 OF 2022 CRC CODE.
  - LIGHT PANELS:** IN FRONT ENTRY DOOR WINDOWS WITHIN 4" OF THE EXISTING ACTIVATING DEVICES SHALL BE OF LAMINATED SECURITY GLASS (NOT TEMP. GLASS WHICH IS A MIN. 1/4" THICK WITH W/68 VINYL INTER-LAYER OR 1/4" POLYCARBONATE SECURITY SHEETS OR EQUIVALENT).
  - 4 X 12 DF #1 HEADERS: OPENINGS, WINDOW DOOR(S), ALL CABINETS, MECHANICALS BY OTHERS.
  - ALL FINISH REQUIREMENTS BY OTHERS**
  - HEIGHT OF COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGE:** TO BE 36 IN. UNPROTECTED OR 24 IN. PROTECTED.
  - MAX. FLOOR HT. CHANGE @ DOOR IS 3/4 IN. @**
  - UNDER FLOOR ACCESS:** 18 INCHES, 24 INCHES CLEAR WITHOUT PIPE OR INTERFERENCE, 2022 CRC SEC. R404.4
  - ATTIC ACCESS:** TO UNOCCUPIED AREA OPENING NOT LESS THAN 22 IN. X 20 IN. WITH NET LESS THAN 30 INCHES HEADROOM, 2022 CRC SEC. 407.1
  - EMERGENCY ESCAPE WINDOWS / SLEEPING ROOMS:**
    - ACCESS OPENING TO BE MEASURED NOT MORE THAN BOTTOM OF SILL, 44" ABOVE FINISHED FLOOR MAX.
    - MIN. NET CLEAR OPERABLE AREA: 5.7 SF, R310.1.1
    - MIN. NET CLEAR OPERABLE WIDTH: 20 IN. R310.1.1
    - MIN. NET CLEAR OPERABLE HEIGHT: 24 IN. R310.1.1
  - ALL WINDOWS, FRENCH AND SLIDING PATIO DOORS SHALL HAVE DOUBLE GLAZING, WEATHERSTRIPPED, AND FLAMMED, TEMPLATED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.**
  - MECHANICAL VENTILATION SYSTEMS WITH:**
    - EXHAUST FANS SHALL BE 1.5 CHANGES PER HOUR IN BATHS, LAUNDRY ROOM, BUT IN OTHER HARTABLE AREAS, 1-CHANGES PER HOUR ARE REQ.
  - BATHROOMS:**
    - BATHROOM EXHAUST FANS:** R902.1
    - EXHAUST FANS SHALL BE 1.5 CHANGES PER HOUR IN BATHS, LAUNDRY ROOM, BUT IN OTHER HARTABLE AREAS, 1-CHANGES PER HOUR ARE REQ.
    - SETTING WATER CLOSETS:** CPC 402.5
    - WATER CLOSET AND BERTS SHALL HAVE 18" FROM CENTER OF BERTWALLS AND THE CLEAR SPACE IN FRONT OF 24 INCHES.
    - SHOWERS:** CPC 408.8
    - SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING OF EGRESS.
    - SHOWER COMPARTMENT:** CPC 408.6
    - SHOWER AN ENCLOSURE SHALL HAVE A MINIMUM OF 80 PSI AND ALSO CAPABLE OF ENCOMPASSING A 10 INCH CIRCLE.
    - TUB/SHOWER VALVES:** SHALL BE PRESSURE BALANCED WITH THE RATING SET AT 120 INCHES F. (PC) OR LESS
    - LOCATION OF SHOWER VALVES & HEADS:** CPC 408.9
    - VALVES & HEADS SHALL BE LOCATED IN THE ROOM WHERE THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY INTO THE ENTRANCE TO THE COMPARTMENT.
    - SHOWER STALLS:** COMPARTMENT & TUB ENCLOSURES MUST CONFORM WITH THE REQUIREMENTS CPC 411.7 FOR BRANCHED 411.8, SH. PANS, RECEPTORS 411.8 TUBS SHALL BE 2" DEEP, 804 SO. IN MIN. DOORS AND PANELS OF SHOWERS AND BATH TUB ENCLOSURES SHALL BE FULLY TEMPLATED, LAMINATED GLASS OR APPROVED CLEAR FROSTED SECURITY GLASS AT WINDOWS IN TUB/SHOWER AREA WITHIN 60" ABOVE TUB/SHOWER DRAIN INLET.
    - TILE WALLS:** 9" CEMENTIOUS OR GYPSUM BOARD APPROVED, SUCH AS WOODBOARD OR DUCK BOARD FROM FLOOR TO CEILING ABOVE TUB/SHOWER AREA. WATER BARRIER TO BE 7" ABOVE FINISHED FLOOR OF POWERTER BUREAU SECTION R402.7 OF 2022 CRC. USE 5 IN. PURPLE HD. FOR LAUNDRY WASHER AREA.
    - KITCHEN SINKS:** ARE NOT TO EXCEED 1.8 GAL. PER MIN. AT 60 PSI SEC. 401.2 2022 CPC & TABLE 4.03.1 CGCBC
    - WATER CLOSETS (TOILETS):** 1.20 GAL. / FLUSH
    - LAV. (SINKS):** REQ. MAX. 1.2 GPM AT 40 PSI MIN. 0.8 GPM @ 20 PSI SEC. 401.2 2022 TABLE 4.03.1 2022 CGCBC
    - SHOWERS:** 2022 CGCBC SEC. 408.13.1.1
    - SINGLE SHOWER HEAD:** 1.8 GPM AT 80 PSI
    - MULTIPLE SHOWER HEADS:** COMBINED FLOW RATE AT ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE 1.8 GPM AT 80 PSI 2022 CGCBC SEC. 408.13.2
    - JETTED TUBS:** REQUIRE AGFCI OUTLET ON SEP. CIRCUIT AND A READILY ACCESSIBLE HATCH PROVIDED TO ACCESS OUTLET. 2022 CGCBC SEC. 408.13.4
    - WATER HEATER:** SHALL BE SEISMICALLY ANCHORED, THE OPER. TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION, THE LOWER STRAPS/ANCHORS LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROL. 2022 CGCBC 311
    - TANKLESS WATER HEATER:** (SEE TWIN PAGE.)
    - CLOTHES DRYER EXHAUST VENT:** 2022 CGCBC 304.4
    - SHALL IN LAUNDRY, SHALL BE EQUIPPED WITH EXHAUST DUCT TO OUTSIDE, CONSTRUCTED OF SMOOTH RIGID METALLIC MATERIAL WITH A BACKDRAFT DAMPER WITH NO SCREEN, (ANY DEVICE ADDED TO VENT DUCT MUST HAVE ITS APPROVAL LISTING INFORMATION PRINTED ON DRAWINGS, DUCT LENGTH SHALL BE LIMITED TO 4 FT. LONG WITH TWO 90 DEGREE ELBOWS, FROM DUCT TO POINT OF TERMINATION, REDUCE THIS LENGTH BY TWO FT. FOR EVERY ELBOW IN EXCESS OF 2.
    - GLASS DOORS & WINDOWS:** SUBJECT TO THE DUCT MUST NOT HAVE SAFETY GLASS OR PROTECTIVE GRILL, OR PUSH BUTTON.
    - PROVIDE HEATING EQUIPMENT SUFFICIENT TO MEET 2022 CGCBC, CGC, CMC REQUIREMENTS**
    - FORCED AIR FURNACES:** LOCATED IN ATTIC: PROVIDE A MIN. CEILING ACCESS OF 30" X 30" CONSTRUCT A 30" WIDE ACCESS PLATFORM PATH FROM ACCESS TO F.A.S. AND SUPPLY AN ELECTRICAL RECEPTAL AT THE F.A.S. AND A LIGHT FIXTURE THAT IS SWITCHED AT THE ACCESS OPENING.
    - WALL SURFACES BEHIND CERAMIC TILE:** OR OTHER FINISHED WALL SURFACES SHALL BE MATERIALS NOT OPENLY AFFECTED BY WATER OR DAMP CONDITIONS, IF GYPSUM BOARD IS USED IT MUST BE APPROVED W.B.
    - NOTE PLUMBING, MECHANICAL REQUIREMENTS:** PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION WORK SHALL BE THE CONTRACTOR / OWNER RESPONSIBILITY.
    - OPENING DOOR BETWEEN LIVING/DINING:** SHALL BE 1-3/8" SOLID WOOD, SELF-CLOSING, TIGHT FITTING.
    - FLOORS AND LANDINGS AT EXT. DOORS:** R311.1 1-1/4" BE LOW TOP OF THRESHOLD. 2. NOT MORE THAN 1-1/2" LOWER THAN TOP OF general THRESHOLD 3/4" IN DIRECTION OF TRAVEL. WIDTH: NOT LESS THAN WIDTH OF DOOR.

**WALL LEGEND:**

	NEW 2X4 WALLS
	REMOVE EXIST'G
	EXIST'G WALLS



REV.	DATE	BY
2	12-10-23	LC

PLANNING COMMENTS TO BE PROVIDED TO THE CLIENT BY THE ARCHITECT:

**A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:**  
**THE SPENCER RESIDENCE**  
1277 JACKSON ST., SANTA CLARA CA. 95050  
PLANNING: LOU COSTANZO 408-264-0220  
STRUCTURAL ENGINEER: TONY TRUONG PE. 408-898-0220

**PROPOSED PLAN**

DRAWN	LOU COSTANZO
CHECKED	S.C.
DATE	12-28-21
SCALE	1/4" = 1'-0"
JOB NO.	820210
SHEET	A3



REVISIONS	BY
2	12-23 LC

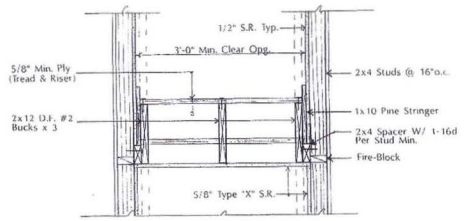
1. REPLACE "IN KIND" ALL EXISTING WOOD MEMBERS, JOISTS, PURLINS, SUBPURLINS, SHEATHING, STUDS, WALL PLATES WHICH SHOW SIGNS OF DRY ROT OR STRUCTURAL DAMAGE.
2. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESERVATIVE TREATED.
3. ALL FASTENERS OR HARDWARE IN CONTACT WITH PRESSURE TREATED WOOD, CONCRETE OR MASONRY SHALL BE HOT DIPPED, ZINC COATED, GALVANIZED STEEL OR STAINLESS STEEL.

THE SPENCER RESIDENCY (10:12" ROOF PITCH) (R.W. - REDWOOD) 8-18-2023

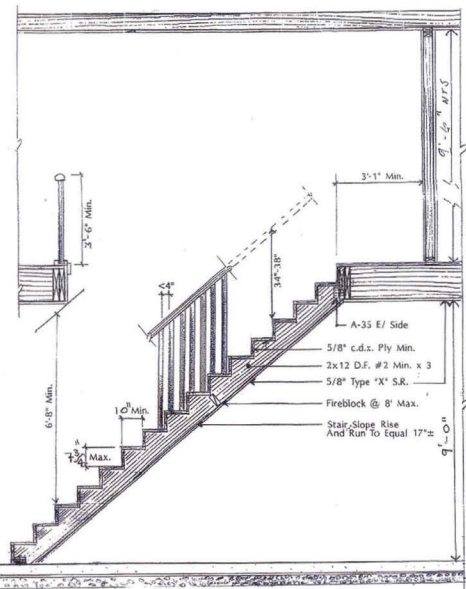
- (E) & (N) HOUSE STRUCTURE**
- ROOF STRUCTURE**
1. PATTERNED ASPHALT SHINGLES ROOFING 02 LAYERS 1/2" FELT 0 1/2" CDX PLYWOOD 0 1" X 6" SKI SHEATHING SPACED @ 3" APART.
  2. 2 X 4" RAFTERS SPACED @ 32" O.C. (R.W.)
  3. 2X RAFTER BLOCKING
  4. 50 YR. CLASS "C" COMPOSITION ROOFING ICES ESER 1389 0/300 FELT 0 1/2" PLYWD (NAIL W/84'S @ 6" O.C. (E) 12" O.C. (FIELD). SECURE ROOFING WITH CORROSION RESISTANT FASTENERS (CRC R96.2.5)
  5. G1 GUTTER 0 2X FASCIA W/DN.SPOUTS/FR. DRAIN OR SPLASH BLES ATTIC CRIPPLE WALL
  6. 2 X 6" (R.W.) COLLAR TIES @ 10'-0" APART 4 X 6" R.W. SPACER
  7. 4 X 4" HDR.
  8. 2 X 4" STUDS @ 24" O.C.
  9. 2 X 4" STM. PLATE

- MAIN STRUCTURE (CEILING, WALL, FLOOR)**
10. 2 X 6" CEILING JOISTS @ 16" O.C. (R.W.)
  11. 2 X 6" BLOCKING
  12. 5/8" GYP. BD. (WALLS & CEILING)
  13. 2 X 2" 4" TOP PLATE (R.W.)
  14. 2 X 4" STUDS @ 16" O.C. (R.W.)
  15. 2 X 4" SOLE PLATE (R.W.)
  16. 1" X 6" REDWOOD SUB. FLOOR
  17. 2 X 6 FLOOR JOISTS @ 16" O.C (R.W.)
  18. 2 X 6" F.J. BLOCKING.
  19. 3/8" X 9.5" 2-2E PBL BM W/HGUS F.M. HANG. & EPCZ & FCZ POST CAP & 4X PTFD2 POST TO BM SUPPORT.
  20. 4 X 12" DF#1 HEADERS (DOORS & WINDOWS) U.N.O.
  21. 1/2" X 8" V" GROOVE (R.W.) SIDING OVER "D" PAPER OF 1/2" CDX PLYWD. (WITH 8d NAILS @ 6" O.C. ENDS, & 12" OC. FIELD.) U.N.O.
  - (E) CRIPPLE WALL @ BASEMENT
  22. 2-2 X 4 DF 2 TOP PLATE TYP.
  23. 4 X8" DF#1 HDR. S.S.D. (WINDOWS)
  24. 2 X 4 DF#2 STUDS @ 16" O.C. TYPICAL (R.W.)
  25. R-15 BATT. INSULATION
  26. 5/8" (GREEN) GYP. BD.
  27. 2 X 6" PTFD MUSSLIL W/5/8" A.B. X 12" LG. @ 48" O.C. U.N.O. S.S.D.
  - (N) 5 FT. WALL SECURED TO BASEMT. CONC. WALL
  28. DBL. 2 X 4" PTFD TOP PLATE
  29. 2 X 4" STUDS @ 16" O.C.
  30. 5/8" (GREEN) GYP. BD.
  31. R-13 BATT. INSULATION
  32. 2 X 4 PTFD #2 SOLE PLATE SECURE TO CONC. W/1/2" POWDER ACT. FASTENERS @ 32" O.C. S.S.D.
  33. 1" THICK CONC. SLAB W/BARS AT 16" EA. WAY AT MIDSPAN OVER 18 MIL FLLM OVER 6" OF 3/4" GRAVEL.
  34. SIMPSON HANGER S.S.D.
  35. A 35 SIMPSON CLIP 24" O.C. S.S.D.
  36. H2SA CIP @ EA. TRUSS
  37. GRADE SOIL AWAY FROM FDN. 5% AT 10'-0"
  - INSULATION (SEE TITLE 24 REPORT)
  - R-13 BATT. INSULATION (WALL)
  - R-15 BATT. INSULATION (WALL)
  - R-19 BATT. INSULATION (FLOOR OR RAFTER)
  - R-38 BATT. INSULATION (CEILING)
  - 12" OVERHANGS & 12" EAVES,
  - WEEP SCREED PER CODE 1" TO GRADE & 3" TO CONCRETE SLAB PER BLOCK W/4 MESH

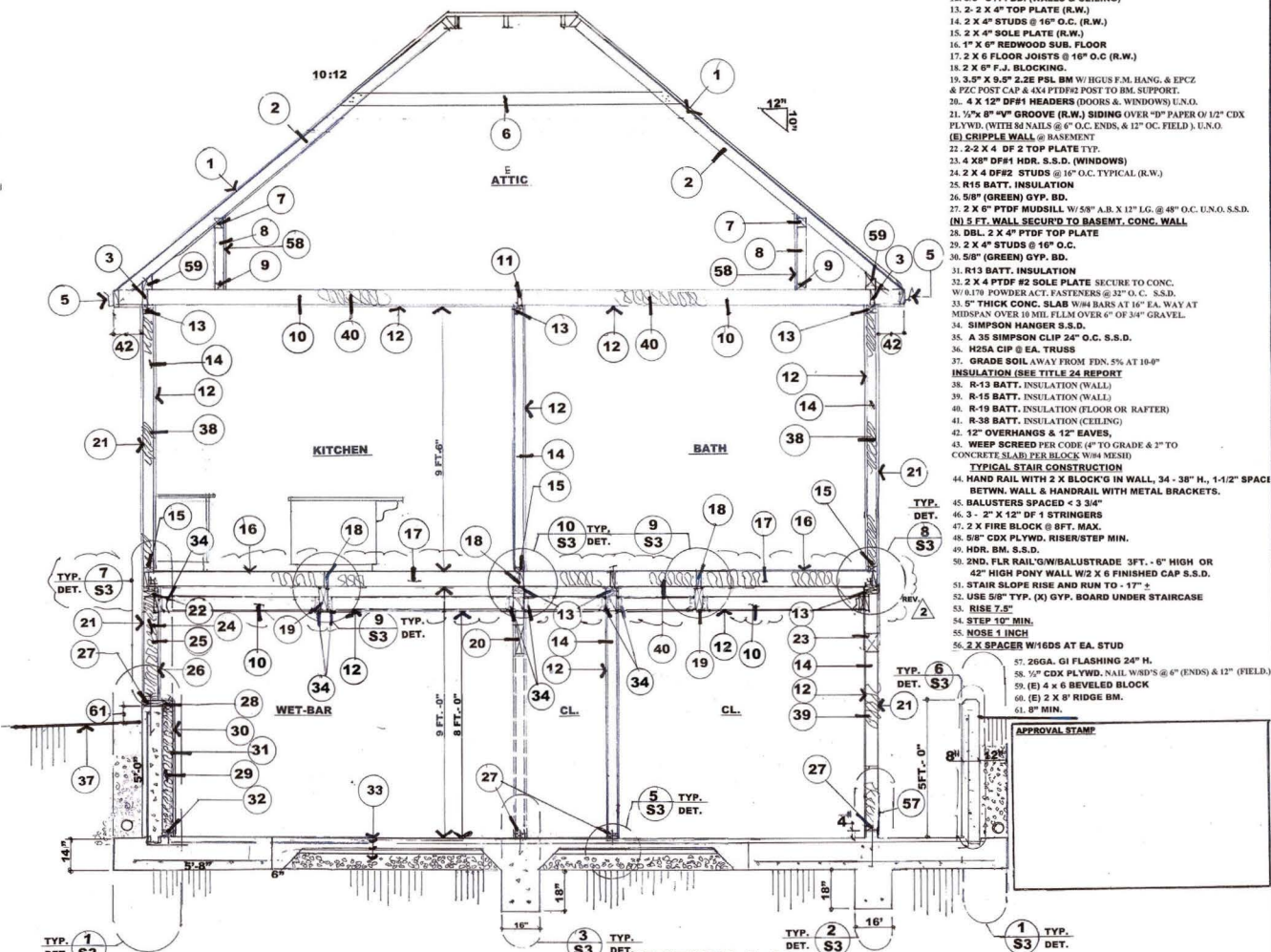
- TYPICAL STAIR CONSTRUCTION**
44. HAND RAIL WITH 2 X BLOCK'G IN WALL, 34 - 38" H., 1-1/2" SPACI BETWN. WALL & HANDRAIL WITH METAL BRACKETS.
  45. BALUSTERS SPACED @ 3 3/4"
  46. 3 - 2" X 12" DF 4 STRINGERS
  47. 2 X FIRE BLOCK @ 8 FT. MAX.
  48. 5/8" CDX PLYWD. RISER/STEP MIN.
  49. HDR. BM. S.S.D.
  50. 2ND. FLR. FLR. G/W/BALUSTRADE 3FT. - 6" HIGH OR 42" HIGH PONY WALL W/2 X 6 FINISHED C.P. S.D.
  51. STAIR SLOPE RISE AND RUN TO - 17" ±
  52. USE 5/8" TYP. (X) GYP. BOARD UNDER STAIRCASE
  53. RISE 7.5"
  54. STEP 10" MIN.
  55. NOSE 1 INCH
  56. 2 X SPACER W/16DS AT EA. STUD
  57. 26GA. G1 FLASHING 24" H.
  58. 1/2" CDX PLYWD. NAIL W/84'S @ 6" (ENDS) & 12" (FIELD).
  59. (E) 4 X 6 BEVELED BLOCK
  60. (E) 2 X 8 RIDGE BM.
  61. 8" MIN.



Typical Stairwell Construction 1"=1'-0"



Typical Stair Construction 1/2"=1'-0"



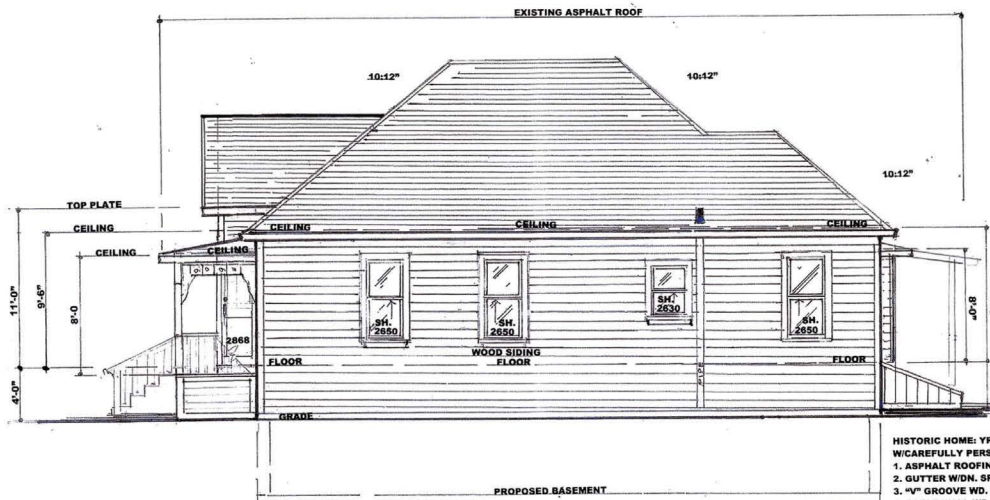
SECTION A-A  
SCALE ~ 1/4" = 1' - 0"

PLAN COMMENTS TO ARCHITECT/ENGINEER:  
408-772-9229 CELL  
Lou Costanzo

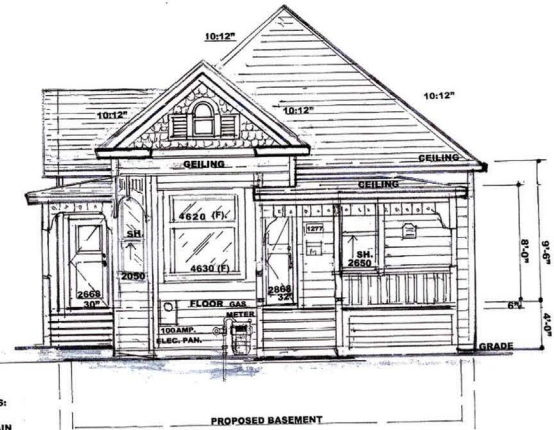
A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
**THE SPENCER RESIDENCE**  
1277 JACKSON ST., SANTA CLARA CA. 95050  
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220  
STRUCTURAL ENGINEER: TONY TRUONG PE. 408 898-0220

**SECTIONS**

DRAWN  
**LOU COSTANZO**  
CHECKED  
S.C.  
DATE  
10-28-22  
SCALE  
1/4" = 1'-0"  
JOB NO.  
S20210  
SHEET  
**A5**

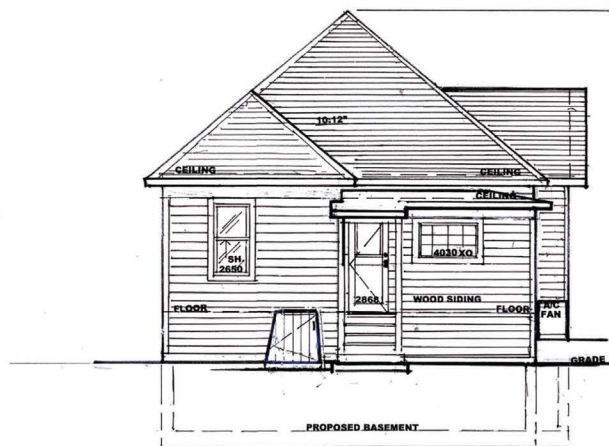


**RIGHT-SIDE ELEVATION**  
SCALE - 1/4" = 1'-0"

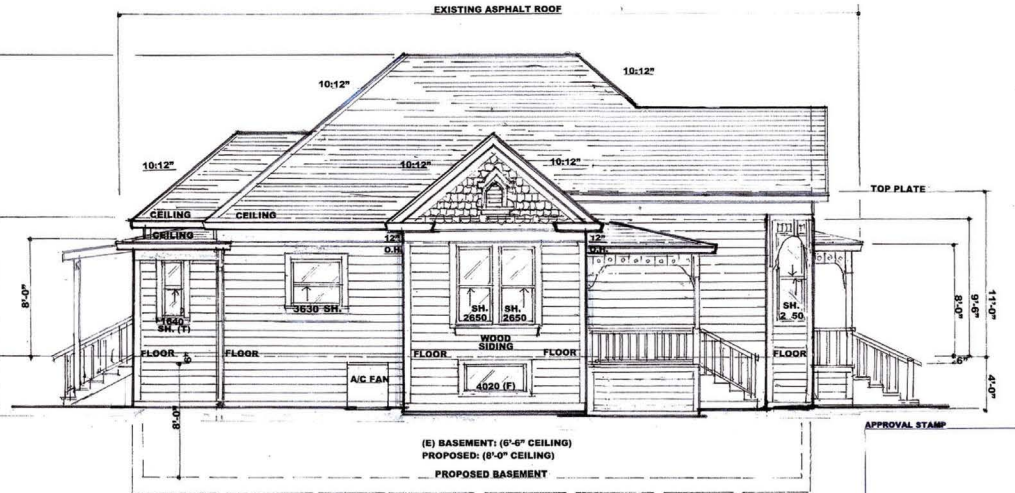


**FRONT ELEVATION**  
SCALE - 1/4" = 1'-0"

- HISTORIC HOME, YR. BUILT: 1890  
WCAREFULLY PERSERVED ELEMENTS:
1. ASPHALT ROOFING
  2. GUTTER W/DN. SPOUTS TO FR. DRAIN
  3. 1/4" GROOVE WD. SIDING
  4. GABLE WALL WD. SIDING W/ SCALLOPED ENDS
  5. 1 X 12" TRIMMER UNDER SOFFIT OVERHANGS
  6. 4" WINDOW TRIM TYP.
  7. 14 X 24" GWV. W/TRIM
  8. DBL. 12" X 12" GWV. W/16 X 24 WIN.
  9. SINGLE HUNG WINDOWS
  10. (E) BASEMENT; (6'-0" CEILING)  
PROPOSED; (8'-0" CEILING)
  11. PICKET FENCING



**REAR ELEVATION**  
SCALE - 1/4" = 1'-0"



**LEFT-SIDE ELEVATION**  
SCALE - 1/4" = 1'-0"

**EXISTING ELEVATIONS**  
SCALE - 1/4" = 1'-0"

REVISIONS	BY

PLAN COMMENTS TO:  
LUCIO COSTANZO  
408-472-8829 CELL  
408-472-8829 CELL

*Lucio Costanzo*

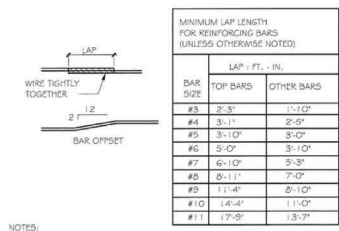
A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
**THE SPENCER RESIDENCE**  
1277 JACKSON ST., SANTA CLARA CA. 95050  
1277 JACKSON ST., SANTA CLARA CA. 95050  
STRUCTURAL ENGINEER: TONY TRUONG P.E. 408-899-0220

**EXISTING ELEVATIONS**

DRAWN  
LOU COSTANZO  
CHECKED  
S.C.  
DATE  
12-28-21  
SCALE  
1/4" = 1'-0"  
JOB NO.  
S20210  
SHEET

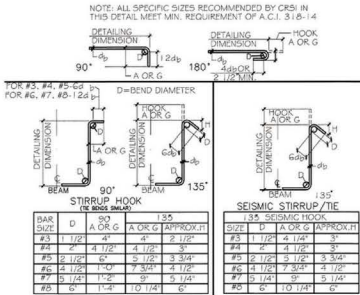
**A6**





NOTES:  
 1. TOP BARS ARE HORIZ. BARS SO PLACED THAT MORE THAN 1/2" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BARS.  
 2. LAP LENGTHS ARE BASED ON  $f_y=60,000$ psi AND  $f_c=4,000$ psi.

1 TYP. CONC. REBAR SPLICES

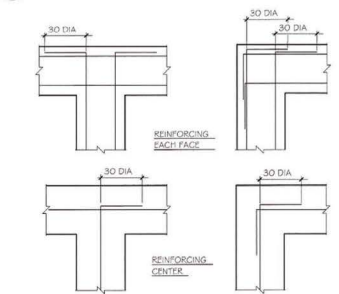


2 STANDARD REBAR HOOKS

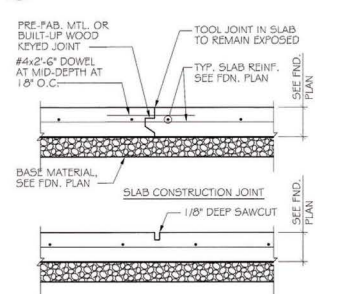
BAR SIZES	D=FINISHED INSIDE REND DIAMETER	STANDARD HOOKS	STIRRUP/TIE HOOKS
#3, #4, #5	6d <sub>b</sub>	4d <sub>b</sub>	
#6, #7, #8	6d <sub>b</sub>	6d <sub>b</sub>	
#9, #10, #11	6d <sub>b</sub>	6d <sub>b</sub>	
#14, #18	10d <sub>b</sub>	10d <sub>b</sub>	

d<sub>b</sub> = NOMINAL BAR DIAMETER

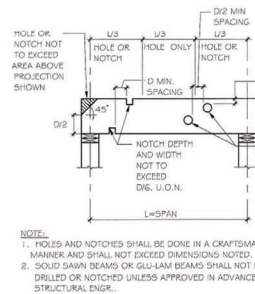
BAR SIZE	D	A OR G	D	A OR G
#3	5"	3"	2 1/4"	6"
#4	6"	4"	3"	8"
#5	7"	5"	3 3/4"	10"
#6	8"	6"	4 1/2"	11"
#7	10"	7"	5 1/4"	14"
#8	11"	8"	6"	14"
#9	13"	11 3/4"	9 1/2"	17"
#10	15"	14 1/4"	12 3/4"	20"
#11	17"	17 3/4"	15 3/4"	24"
#14	21"	21 1/2"	24"	24"



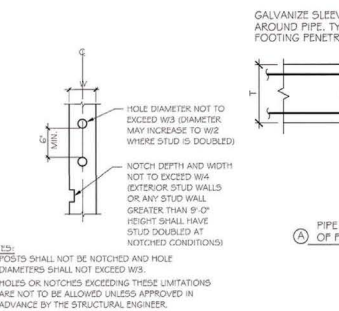
3 CONCRETE FTG. INTERSECTION



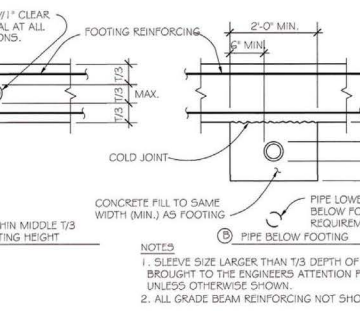
4 SLAB JOINTS



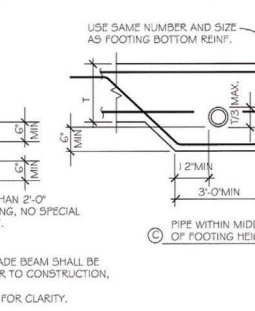
5 JOIST NOTCHING OR DRILLING (SOLID SAWN LUMBER)



6 STUD NOTCHING OR DRILLING



7 TYPICAL PIPE PENETRATIONS THRU FOOTING



8 PIPE CLEARANCES @ FTG.

CONCRETE NOTES

- CONCRETE STRENGTH - PROVIDE CONCRETE WITH THE FOLLOWING STRENGTHS AT THE LOCATIONS NOTED. MAX DESIGN, SLURRY, AIR ENTRAINMENT, AGGREGATE SIZE, ETC. SHALL BE IN CONFORMANCE WITH THE A.C.I. CODE, LATEST EDITION.
 

FOUNDATION	STRENGTH (PSI @ 28 DAYS)
BUILDING SLABS-ON-GRADE	2500
EXTERIOR WALLWAYS ON GRADE (see notes under reinforcing below)	2500
- REINFORCING STEEL - ASTM A615 WITH THE FOLLOWING STRENGTHS:
 

SIZE	STRENGTH
#3 AND SMALLER	GRADE 40 (f <sub>y</sub> = 40000psi)
#4 AND LARGER	GRADE 60 (f <sub>y</sub> = 60000psi)
- EXTERIOR WALLWAYS, WHERE NOT SPECIFICALLY NOTED ON THE FOUNDATION PLAN, SHALL BE 4" THICK, HAVE A MINIMUM 4" COMPACTED CLASS II BASE, AND SHALL BE REINFORCED WITH #4-W/ 9" S-WELDED WIRE FABRIC LOCATED AT MID DEPTH.
- FABRICATE AND PLACE REINFORCEMENT IN ACCORDANCE WITH ACI PUBLICATION SP-66, AND DETAILING MANUAL - LATEST EDITION.
- PLACE CONCRETE IN COMPLIANCE WITH ACI 318-14. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
- COMPLETE COVER FOR REINFORCEMENT FOR NON-PRESTRESSED, CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS:
 

CONDITION	COVER
CAST AGAINST EARTH	3"
#3 AND SMALLER EXPOSED TO WEATHER	1 1/2"
#4 AND LARGER	2"
- SLAB-ON-GRADE:
  - REINFORCING BARS SHALL BE CAST INTO CONCRETE SUCH AS REINFORCING DOWNELS, BOLTS, ANCHORS, PIPES, BLEEDERS, ETC., SHALL BE SECURELY AND ACCURATELY POSITIONED INTO THE FORMS PRIOR TO PLACING THE CONCRETE.
- REINFORCING JOINTS - THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL FOR CONCRETE CONSTRUCTION JOINT LOCATIONS. REINFORCING JOINT DETAILING MAY CHANGE AND THE CONTRACTOR MAY BE RESPONSIBLE FOR ADDITIONAL DETAILS AS A RESULT.

TIMBER NOTES

- LUMBER SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS)
- | USE           | SIZE / TYPE               | SPECIES                  | GRADE           |
|---------------|---------------------------|--------------------------|-----------------|
| FRAMING       | 2'-4" THICK               | DF                       | NO. 2           |
| ROOF JOIST    | 2'-6" WIDE                |                          |                 |
| CEILING JOIST | 2'-4" THICK, 3" AND WIDER | DF                       | NO. 2           |
| BEAMPOST      | ANY                       | DF                       | NO. 2           |
| SKILL         | ANY                       | DF                       | PREST. TRTD. #2 |
| PSL BEAM      | 2.2 E ICC ESR-1387I       | (TRUSS JOIST MAX/MILLAN) |                 |
- PLYWOOD SHEATHING - IN COMPLIANCE WITH U.S. PRODUCT STANDARD PS-1.
    - OSB SHEATHING - UPON APPROVAL OF THE STRUCTURAL ENGINEER OSB SHEATHING MAY BE SUBSTITUTED FOR PLYWOOD SHEATHING PROVIDED THE OSB SHEATHING CONFORMS TO NATIONAL PLYWOOD ASSOCIATION QA397 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE RATING STANDARD NER 1-08.
    - DESIGNATION WORKMANSHIP SHALL CONFORM TO MANUFACTURERS' INSTRUCTIONS FOR THE DETAILS TO AMERICAN PLYWOOD ASSOCIATION'S DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL PROCEDURES".
  - NOTHING BOSSING AND FITTING 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 CALIFORNIA BUILDING CODE TABLE 2304.10.1. OR AS SPECIFIED ON THE DRAWING, WHICHEVER SPECIFICATION IS STRICTER. NAILS SHALL NOT PENETRATE FACE OF PLYWOOD SHEETS MORE THAN FLUSH WITH THE SURFACE. PLYWOOD SHEETS SHALL BE REPLACED WHERE NAILS HAVE PENETRATED THE FACE OF THE PLYWOOD. NAILS SHALL BE FULL ROUND-HEAD NAILS (CUPPED HEAD NAILS, T-NAILS, ETC. SHALL NOT BE ALLOWED).
  - MACHINE BOLTS - ASTM A307 QUALITY INSTALLED THROUGH HOLES 1/16" LARGER THAN SIZE OF BOLT. USE STANDARD CUT WASHERS UNDER HEAD AND NUT UNLESS OTHERWISE NOTED. COUNTERSINK WHERE SPECIFIED NOT MORE THAN THICKNESS OF HEAD AND WASHER. RETIGHTEN PRIOR TO FINISHING.
  - LAG SCREWS - INSTALLATION SAME AS FOR MACHINE BOLTS BUT WITH PILOT HOLES 3/8" 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 NAILS OR BOLTS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS WHERE NOT SHOWN OR NOTED.

GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT BY A CALIFORNIA LICENSED CONTRACTOR(S). ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO USPA STANDARDS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINEST STRUCTURES UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION OR SHALL SUPERSEDE ALL PREVIOUS AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- ALL HOLES DRILLED FOR BOLTS SHALL BE 1/16" INCH LARGER THAN THE BOLT DIAMETER EXCEPT AS NOTED ON PLANS. THE NOTCHING OF THE BOLTS SHALL NOT DAMAGE EXISTING OR NEW FRAMING ELEMENTS. ALL BOLTS AND THREADS SHOULD BE FULLY PROTECTED WITH BUTTS AND WAGNERS.
- TYPICAL NOTES AND DETAILS ARE PROVIDED TO COVER GENERAL CONSTRUCTION CONDITIONS. THE GENERAL CONTRACTOR SHALL FOLLOW THOSE DETAILS AND NOTES CONTAINING TO THE SPECIFIC NATURE OF THE WORK TO BE PERFORMED.
- NOTES AND DETAILS ON THESE STRUCTURAL DRAWINGS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS ARE SHOWN IN DIAGRAMMATIC FORM AND ARE NOT TO BE SCALED (SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SLOPES, FINISHES, ETC.). CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK OR CONSTRUCTION SHALL CONFORM WITH THE 2022 CBC AND 2021 IBC AND ALL OTHER APPLICABLE REGULATIONS AND SAFETY REQUIREMENTS.
- DISCREPANCIES - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS (WHERE APPLICABLE) AT THE JOB SITE AS WELL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS AND BRING TO THE ARCHITECT'S ENGINEER ATTENTION ANY DISCREPANCY. IN THE EVENT OF A DISCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY.
- EXCAVATION, SHORING, AND BRACING - IT SHALL BE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORK, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY AND TO SUPPORT ANY CONSTRUCTION LOAD, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE INTO THE COMPLETED STRUCTURE.
- INSPECTIONS - ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING 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 PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS.

Revisions	By



A BASEMENT AS LIVING W/STAIR FOR:  
**SPENCER RESIDENCE**  
 1272 JACKSON STREET  
 SANTA CLARA, CA 95050

STRUCTURAL NOTES AND DETAILS

STRUCTURAL DESIGN CRITERIA:

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

REQUIRED INSPECTIONS BY STRUCTURAL ENGINEER

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

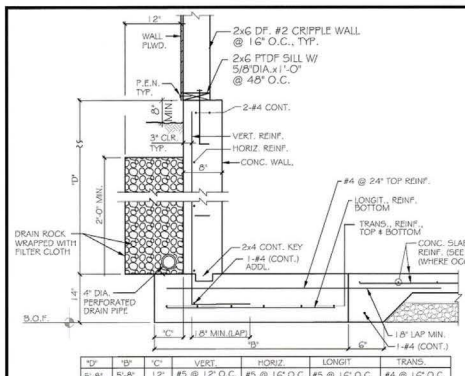
- CONCRETE FOOTINGS & STRUCTURAL EMBEDS ALL REINFORCEMENT AND STRUCTURAL EMBEDS TO BE IN PLACE AND INSPECTED PRIOR TO PLACING CONCRETE.
- INSTALLATION OF RETROFIT HOLD DOWN(S) & ANCHOR BOLT(S).
- ROUGH STRUCTURAL FRAMING - ALL STRUCTURAL FRAMING MEMBERS AND STRUCTURAL HARDWARE TO BE IN PLACE AND INSPECTED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

Date:	7-23
Scale:	AS NOTED
Engineer:	T.T.
Reviewed:	P.S.
Job:	S-2023-24
Sheet:	50

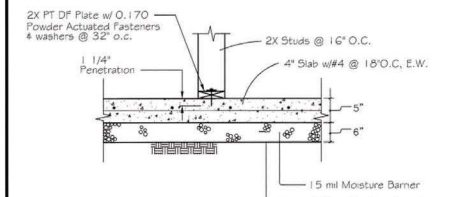
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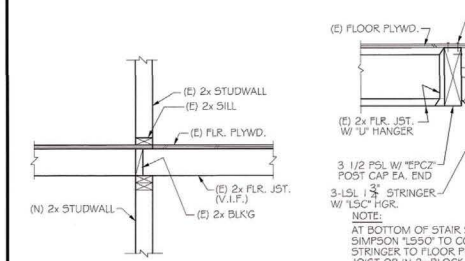




1 TYP. CONC. RETAINING WALL DETAIL



5 NON-SHEAR / NON-BEARING WALLS AT CONCRETE SLAB



10 SECTION AT BEARING WALL



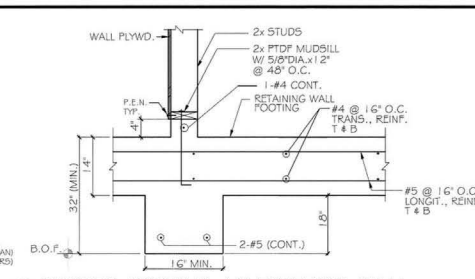
11 STAIR SECTION



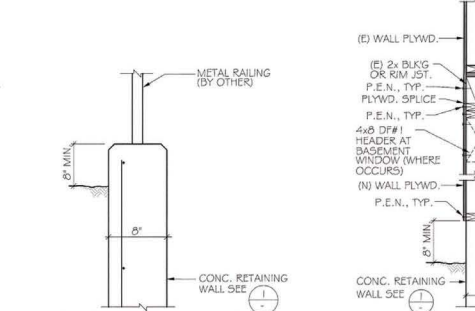
12 PLYWOOD SHEAR WALLS



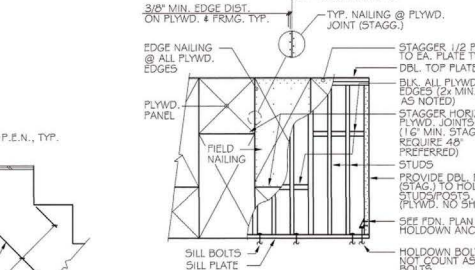
13 ROOF/FLOOR PLYWOOD



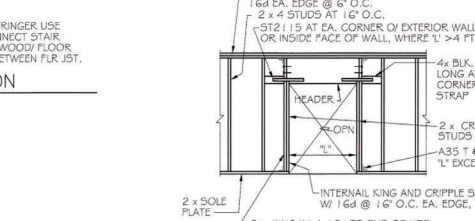
2 THICKEN FOOTING AT EXTERIOR WALL



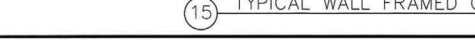
6 SECTION AT LIGHT WELL (RETAINING WALL)



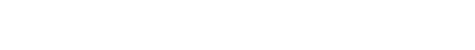
7 FLOOR SECTION AT RETAINING WALL



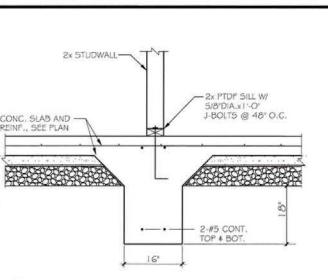
15 TYPICAL WALL FRAMED OPNG.



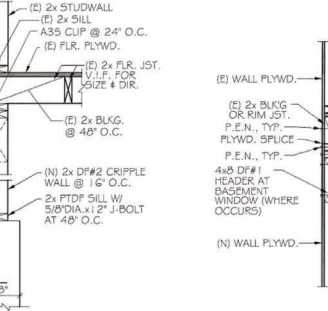
16 SECTION AT BEARING WALL



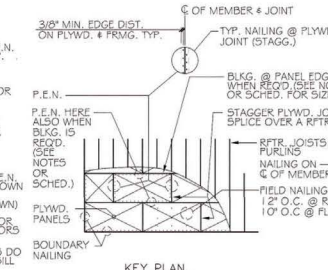
17 FLOOR SECTION AT LIGHT WELL



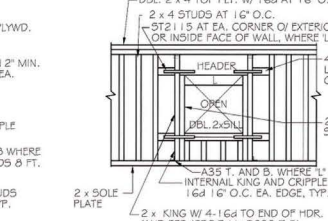
3 SECTION AT BEARING WALL



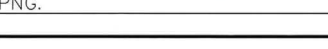
8 FLOOR SECTION AT LIGHT WELL



13 ROOF/FLOOR PLYWOOD



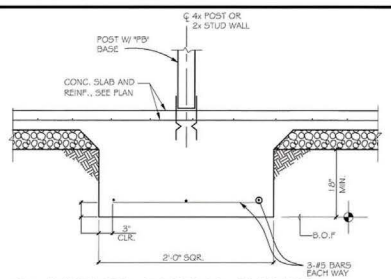
14 DOUBLE TOP PLATE SPLICE



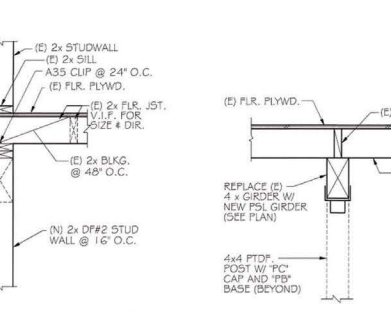
16 SECTION AT BEARING WALL



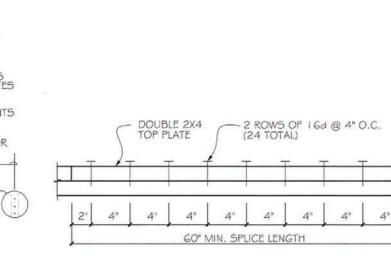
17 FLOOR SECTION AT LIGHT WELL



4 INTERIOR FOOTING SECTION



9 SECTION AT PSL GIRDER



14 DOUBLE TOP PLATE SPLICE

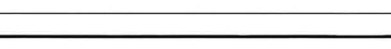
**CRC 2022 TABLE R602.7.5**  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAXIMUM STUD SPACING (inches) [per Table R602.3(5)]
≤3	24
4	1
5	1
6	2
7	3
8	3
9	4

HEADER SPAN (feet) NUMBER OF 2x CRIPPLE STUDS BELOW HEADER

4	1
5	1
6	1
7	2
8	2

14 DOUBLE TOP PLATE SPLICE



16 SECTION AT BEARING WALL



17 FLOOR SECTION AT LIGHT WELL

Revisions By

**TRUONG DESIGN**  
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Email: truongdesign@gmail.com

**SPENCER RESIDENCE**  
1277 JACKSON STREET  
SANTA CLARA, CA 95050

A BASEMENT AS LIVING W/STAIR FOR:

**STRUCTURAL DETAILS**

Date: 7-23  
Scale: AS NOTED  
Engineer: T.T.  
Reviewed: P.S.  
Job: S-2023-24  
Sheet: 53 of Sheets

ENGINEER'S SIGNATURE





