

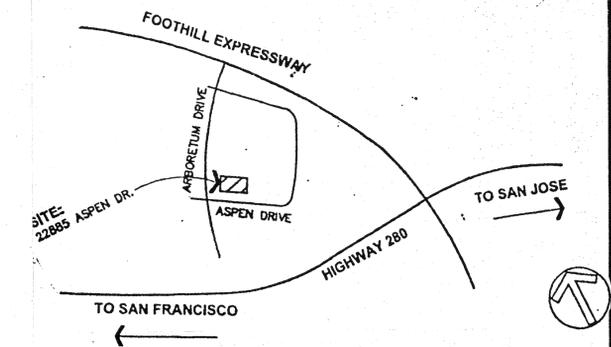
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A 1-20-16	LC

PLAN COMMENTS TO:
LOUCOSTANZO.COM
CAST.NET
408-472-9829 CELL

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSEL RESIDENCE
22885 ASPEN DR., LOS ALTOS CA. 94024
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220
A.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

COVER SHEET

DRAWN
LOU COSTANZO
CHECKED
DATE
11-12-15
SCALE
1/8" = 1' - 0"
JOB NO.
D-201537
SHEET
C
OF SHEETS



PLAN INDEX

C. COVER:
VACINITY MAP, PROJECT SUMMRY,
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S2.1 CEILINGPLAN/2ND. STORY FRAMING AND
S3 STRUCTURAL DETAILS
S4 STRUCTURAL DETAILS

PROJECT DATA:

1. PARCEL NO.: 342 - 03 - 058
2. YEAR BUILT: 1953 (REMODEL/ADD.) 2006
3. LOT AREA: 23,109.00 S.F.
4. ZONING: SGL. FAM. RES. R1 - 20
5. MAX. ALLOWABLE AREA: 5060.90 SF.
(23109 - 11,000 = 12,109 X .10(%) = 1210.90 SF.
12109 + 3850 SF. = 5060.90 SF)
6. MAXIMUM HEIGHT: 27 FT.
7. SETBACKS: FRONT: 30.00 FT.
REAR: 35.00 FT.
RIGHT-SIDE: 25.00 FT.
LEFT-SIDE: 25.00 FT.
8. MAXIMUM STORIES ALLOWED: TWO
9. SPRINKLERED: NO
10. TYPE OF CONSTR.: VB
11. GROUP OCCUPANCY: R3
12. LIVING SPACE:
(E) 1ST. FLR.: 2392.03
PROP. 1ST. FLR. ADD.: 453.42
SUB TOTAL 1ST. FLR. 2845.45 2845.45 SF.
(E) 2ND. FLR.: 859.05
PROP. 2ND.FLR. ADD. 887.40
SUB TOTAL 2ND. FLR.:1746.45 1746.45 SF.
TOTAL LIVING: 4591.90 SF.
(E) ATTACHED GARAGE: 456.80 SF.
TOTAL: 5048.70 SF.

LOT COVERAGE:
(2845.45 (1ST. FLR.) + 456.80 (GARAGE) = 3302.25)
3302.45 -/ 23109 SF. = 0.1429 OR 14%
F.A.R.:
(2845.45 (1ST. FLR.) + 1746.45 (2ND. FLR.) + 456.80
(GAR.) = 5048.70)
5048.70 SF. -/ 23109 SF. = 0.2185 OR 22%

ZONING COMPLIANCE:

	EXISTING SF.	PROPOSED SF.	ALLOWED/REQUIRED
LOT COVERAGE:	2949.00	3302.25	5777.25 SF.
Land area covered by all structures that are over 6ft. in height	13%	14%	25%
FLOOR AREA:	1ST. FLR.2848.83	1ST. FLR.2845.45	
Measured to the outside	2ND. FLR. 859.05	2ND. FLR.1746.45	5060.90
SUB TOTAL	3707.88	5048.70	
surfaces of exterior walls TOTAL	16.05%	21.80%	21.9%
SETBACKS:			
FRONT:	33.00 FT.	55.00 FT.	30.00 FT.
REAR:	29.72 FT.	29.72 FT.	35.00 FT.
RIGHT SIDE(1ST./2ND. FLR.)	38.52/52.00 FT.	38.52/52 FT.	25.00/25.00 FT.
LEFTSIDE:(1ST./2ND. FLR.)	50.00/72.00 FT.	57.00/54.50 FT.	25.00/25.00 FT.
HEIGHT:	21 FT. 6 IN.	23 FT. 6 IN.	27FT.

SQUARE FOOTAGE BREAKDOWN:

	EXISTING SF.	CHANGE SF.	TOTAL PROPOSED:
HABITABLE LIVING AREA:	3251.08	1340.82	4591.90
includes habitable basement areas			
NON-HABITABLE AREA:	456.80	0000.00	456.80
does not include cov. porches or open structures			

LOT CALCULATIONS:

NET LOT AREA: 23,109.00 SF.

FRONT YARD HARDSCAPE AREA: 2300.00 SF.(36%)
hardscape area in the front yard setback shall not exceed 50%

LANDSCAPING BREAKDOWN:

TOTAL HARDSCAPE AREA (EXISTING & PROPOSED): 9047.42 SF.

EXISTING SOFTSCAPE (UNDISTURBED) AREA: 14491.75 SF.

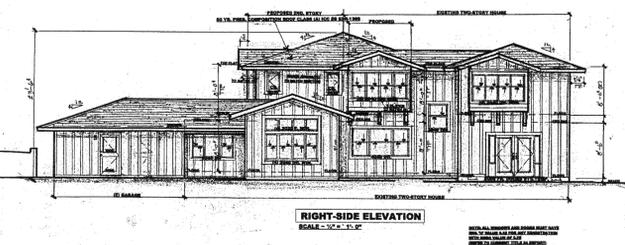
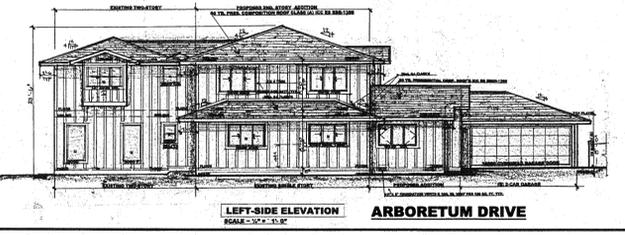
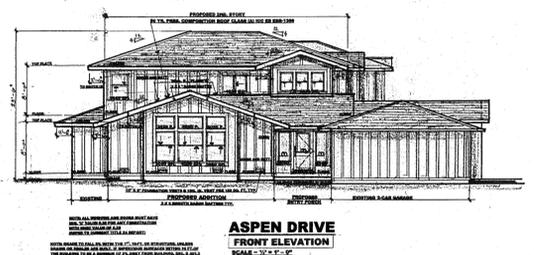
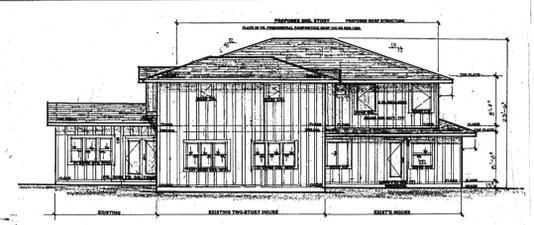
NEW SOFTSCAPE AREA: - 430.00 SF.

TOTAL: 23109.00 SF.

PROJECT DESCRIPTION
THE PROJECT WILL INCLUDE ADDITIONS TO EXISTING TWO-STORY HOME. A FIRST STORY ADDITION WILL BE CONSTRUCTED AS A KITCHEN WITH DINING NOOK AND COVERED ENTRY AND REMODELED LAUNDRY. AND A SECOND STORY ADDITION WILL INCLUDE AN OFFICE, LAUNDRY, 2-BEDROOMS WITH CLOSETS AND HALL BATHROOM. NEW CONSTRUCTION TO INCLUDE FOUNDATION WITH CRAWLSPACE WITH RAISED FLOOR, WALLS AND ROOF FRAMING PER STRUCTURAL PLAN. ALSO, MATCH ALL EXISTING EXTERIOR ELEMENTS, SIDING TRIM, ROOFING.

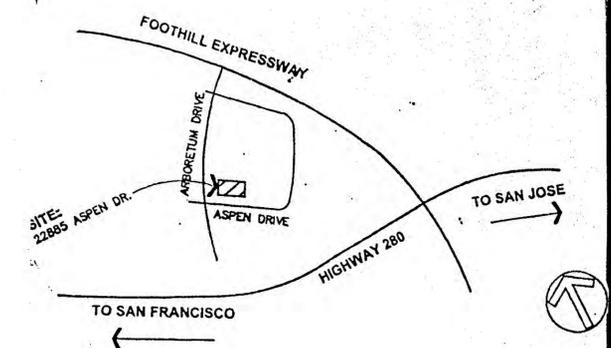
A REMODEL AND FIRST AND SECOND STORY ADDITIONS FOR THE: JILL AND KENDON DRESSEL RESIDENCE 22885 ASPEN DRIVE, LOS ALTOS CA. 94024

PROPOSED ELEVATIONS



RESIDENTIAL PLANS:
LOU COSTANZO AND ASSOCIATES 408-264-0220
1501 SAN GABRIEL WAY, SAN JOSE CA. 95125
DESIGN:
LOU COSTANZO 408-472-9829
ARCHITECT:
SORIN COMANESCU A.I.A. 408-218-9855
STRUCTURAL ENGINEER:
TONY TRUONG PE. 408-899-0220
FRI ENERGY CONSULTANTS LLC
TITLE 24 REPORT 408-866-1620
NICK BIGNARDI 408-866-1853

REVISIONS	BY
1-20-16	LC



ZONING COMPLIANCE:

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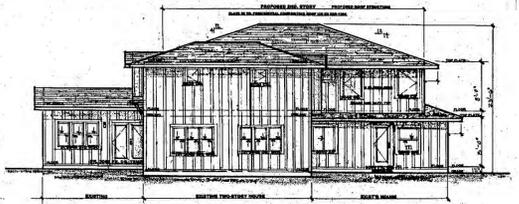
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- A7.1 ELEV. PROP. LEFT SIDE, (E) LEFT SIDE
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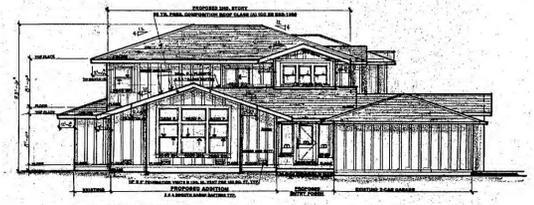
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12109 + 3850 SF. = 5060.90 SF)	
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9. SPRINKLERED:	NO
10. TYPE OF CONSTR.:	VB
11. GROUP OCCUPANCY:	R3
12. LIVING SPACE:	
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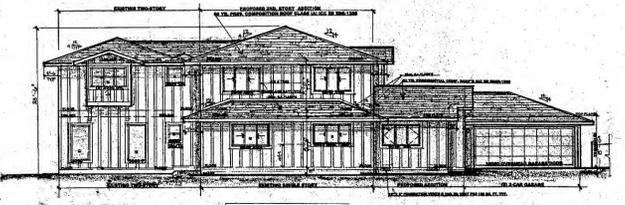
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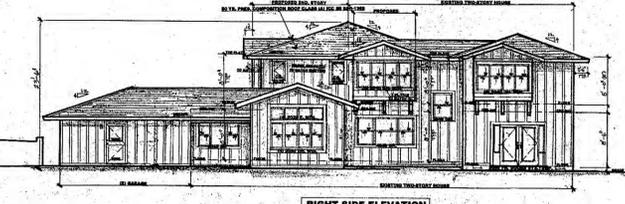
REAR ELEVATION
SCALE - 3/4" = 1'-0"



ASPEN DRIVE
FRONT ELEVATION
SCALE - 3/4" = 1'-0"



LEFT-SIDE ELEVATION
SCALE - 3/4" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE - 3/4" = 1'-0"

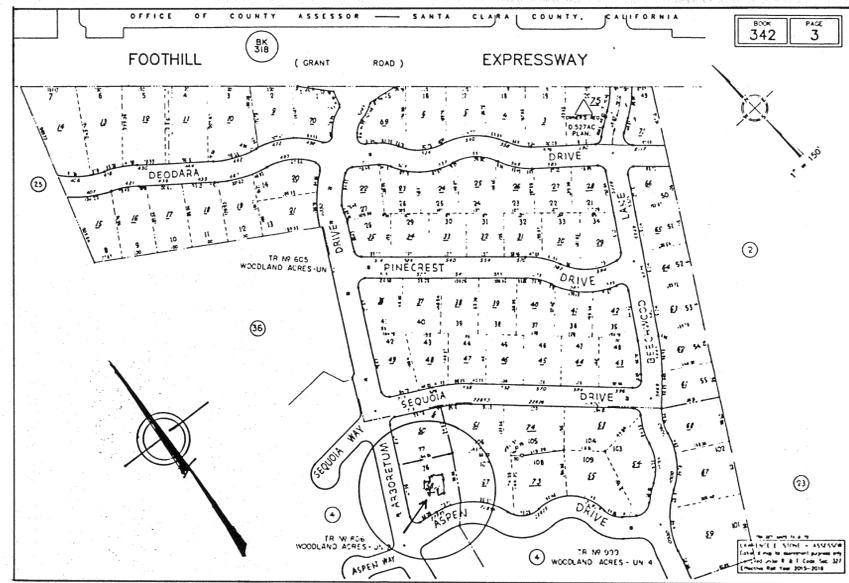
RESIDENTIAL PLANS:
LOU COSTANZO AND ASSOCIATES 408-264-0220
 1501 SAN GABRIEL WAY, SAN JOSE CA. 95125
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STRUCTURAL ENGINEER:
TONY TRUONG PE. 408-899-0220
FRI ENERGY CONSULTANTS LLC
TITLE 24 REPORT 408-866-1620
NICK BIGNARDI 408-866-1853

**A REMODEL AND
 FIRST AND SECOND STORY ADDITIONS
 FOR THE:
 JILL AND KENDON DRESSEL
 RESIDENCE
 22885 ASPEN DRIVE, LOS ALTOS CA. 94024**

PLAN COMMENTS TO:
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COVER SHEET

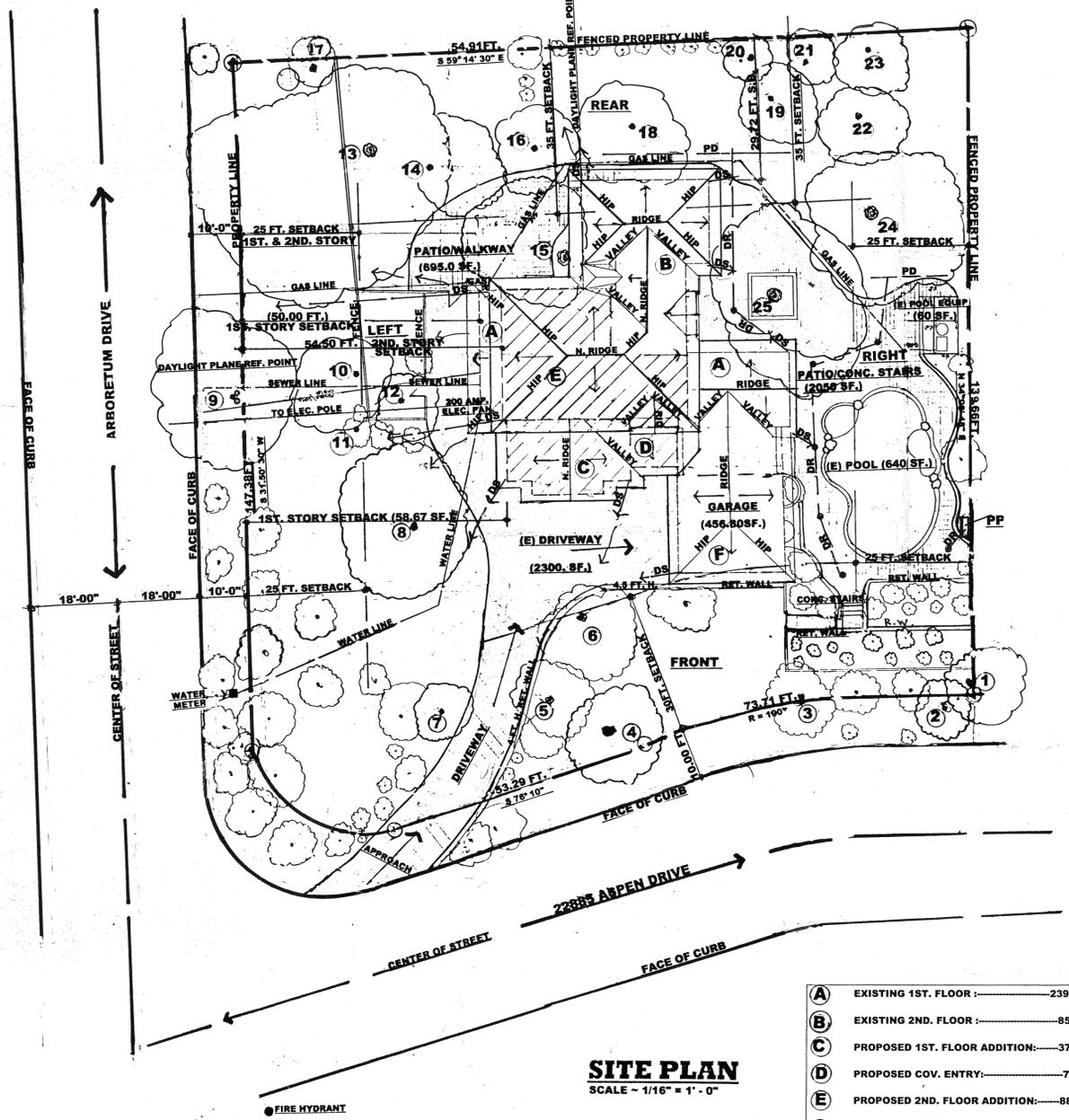
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NO.	TREE SPECIES	DBH	HT.	COND.	REMARKS
1	Coast Live Oak	10	Yes	No	
2	Purple Leaf Cherry Plum	4	Yes	No	
3	Toyon	6	Yes	No	
4	Ironbark Eucalyptus	24	Yes	No	
5	Ironbark Eucalyptus	10	Yes	No	
6	Ironbark Eucalyptus	18	Yes	No	
7	Bifurcate Trunk Incense Cedar	10 & 12	Yes	No	
8	Coast Live Oak	16	Yes	No	
9	Trifurcate Trunk Oak	11, 12 & 14	Yes	No	
10	Coast Live Oak	10	Yes	No	
11	Coast Live Oak	5	Yes	No	
12	Coast Live Oak	9	Yes	No	
13	Coast Live Oak	28	Yes	No	
14	Spruce	11	Yes	No	
15	Coast Live Oak	30	Yes	Yes	
16	Coast Live Oak	9	Yes	No	
17	Coast Live Oak	6	Yes	No	
18	Coast Live Oak	11	Yes	No	
19	Coast Live Oak	12	Yes	No	
20	Olive	8	Yes	No	
21	Coast Live Oak	7	Yes	No	
22	Coast Live Oak	12	Yes	No	
23	Coast Live Oak	12	Yes	No	
24	Coast Live Oak	24	Yes	No	
25	Coast Live Oak	26	Yes	No	

SYMBOLS
DS ROOF DOWNSPOUT/GUTTER
PD PERFERATED 4" PIPE FRENCH DRAIN
DR 4" DRAIN
PP PERCULATION PIT (2FT. X 3FT.)

- SITE PLAN NOTES:**
1. PROTECT EXIST'G DRIVEWAY DURING CONST.
 2. EXISTING FLATWORK TO BE PROTECTED
 3. GRADING WILL NOT BE AFFECTED.
 4. DRAINAGE WILL NOT BE AFFECTED
 5. STORM DRAINAGE NOT TO BE AFFECTED
 6. SEWER LATERAL: CONNECT TO (E) UNDER HOUSE.
 7. EXIST'G GAS AND ELECTRICAL SERVICE TO REMAIN
 8. SETBACKS TO BE PER PLAN
 9. TREES: PROTECT (E) DURING CONSTRUCTION
 10. FENCES: PROTECT DURING CONSTRUCTION
 11. LANDSCAPE: PROTECT DURING CONSTRUCTION



SCOPE OF WORK:

A. CONTRACTOR PROPOSES ADDITIONS:
 TO 1ST. STORY (378.78 SF.) AS KITCHEN/DINING NOOK, A COVERED ENTRY PORCH (74.64 SF.) AND 2ND. STORY ADDITION (887.40 SF.) AS 2 BEDROOMS/CLOSET, BATH, LAUNDRY, OFFICE, FOLLOWING CONSTRUCTION PLANS.

B. SELECTED CONTRACTOR SHALL:

1. DEMO EXISTING KITCHEN AND ROOF STRUCTURE OVER (E) BEDROOMS 1 & 2 AS SHOWN.
2. CONNECT ELECTRICAL AND PLUMBING AS NEEDED.
3. REMODEL 1ST. FLOOR LAUNDRY.
4. REMODEL 1ST. FLOOR BATH.
5. CONSTRUCT ADDITIONS WITH COV. ENTRY TO EXISTING 1ST. AND 2ND. FLOORS AS NEW KITCHEN, DINING/NOOK, LAUNDRY, BATHROOMS, OFFICE...MATCHING EXISTING CEILING HEIGHTS AND EXTERIOR ELEMENTS....
6. LOCATE AND INSTALL NEW FURNACE AND NEW 75 GAL. HOT WATER HEATER IN HALL CLOSET (SEE PLAN).
7. HOUSE WILL HAVE EXTERIOR BOARD AND BATT. SIDING WITH TRIM TO MATCH EXISTING WITH 50 YR. COMPOSITION ROOFING AND ROOF VENTING TO CODE.

C. ALL WORK SHALL COMPLY WITH:

TITLE 24	2013
CALGREEN RESIDENTIAL MANDATORY MEASURES	2013
CBC CALIFORNIA BUILDING CODE	2013
CRC CALIFORNIA RESIDENTIAL CODE	2013
CEC CALIFORNIA ELECTRICAL CODE	2013
CPC CALIFORNIA PLUMBING CODE	2013
CMC CALIFORNIA MECHANICAL CODE	2013
IBC CALIFORNIA INTERNATIONAL CODE	2013
ASCE AMERICAN SOC. OF CIVIL ENGINEER'G	7-10
ACI AMERICAN CONCRETE INSTITUTE 318-11 CBC CHAPTER 35	
ALL LOCAL CODES AND REGULATIONS/SETBACK REQ'MTS	

D. CONTRACTOR SHALL BE:

1. RESPONSIBLE FOR ALL SUB-CONTRACTORS, THEIR WORKMANSHIP AND SCHEDULES.
2. SHALL BECOME FAMILIAR WITH ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.

LIABILITY:

3. ALTHOUGH THIS PLAN MAKER TAKES EVERY PRECAUTION TO BE ACCURATE, DISCREPANCIES, SHALL BE BROUGHT TO HIS ATTENTION FOR CORRECTION IN A TIMELY MANNER.
4. THIS PLAN MAKER WILL NOT ASSUME ANY LIABILITY, FOR ANY PRIOR OR NEW CONSTRUCTION PERFORMED, WITH OR WITHOUT BUILDING PERMITS, BY OWNER/ CONTRACTOR /SUB CONTRACTOR OR ANY ERRORS OR OMISSIONS OR WORKMANSHIP.
5. THIS PLAN MAKER SHALL HAVE NO LIABILITY IN THE TIME NEEDED FOR PREPARING THIS PLAN FOR PLANNING/BUILDING DEPARTMENT APPROVAL FOR PERMITS OR BUILDING CONSTRUCTION TIME. MAXIMUM LIABILITY IS LIMITED TO THE DESIGN CHARGES FOR PREPARING THIS PLAN.

(A)	EXISTING 1ST. FLOOR :.....	2392.03 SF.
(B)	EXISTING 2ND. FLOOR :.....	859.05 SF.
(C)	PROPOSED 1ST. FLOOR ADDITION:.....	378.78 SF.
(D)	PROPOSED COV. ENTRY:.....	74.64 SF.
(E)	PROPOSED 2ND. FLOOR ADDITION:.....	887.40 SF.
(F)	EXISTING GARAGE:.....	456.80 SF.
TOTAL SF.		5048.70 SF.

SITE PLAN
 SCALE - 1/16" = 1' - 0"

REVISIONS	BY

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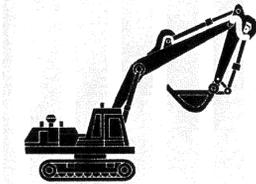
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SHEET
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Heavy Equipment Operation

Best Management Practices for the Construction Industry



Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Doing The Right Job

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Liquid Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheathing secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

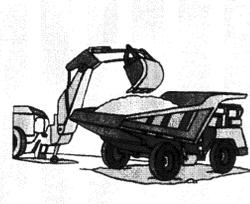
- Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm Water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

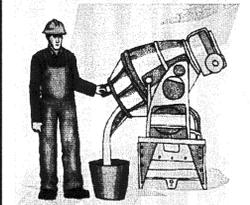
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- 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) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described in this drawing sheet.

Spill Response Agencies

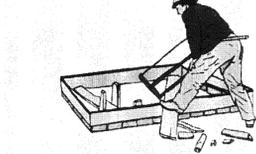
DIAL 911-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7550
Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford
City of Los Altos
Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation!) by using terms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

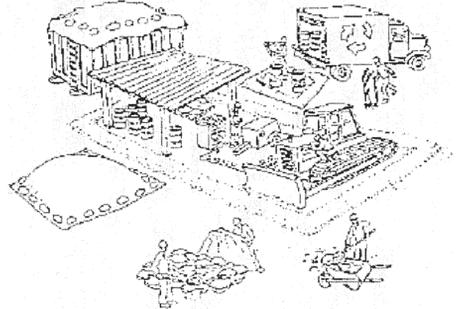
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

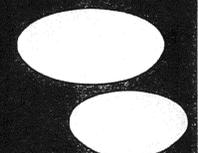


Santa Clara Urban Runoff Pollution Prevention Program



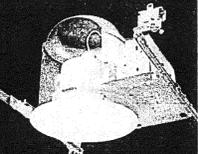
DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS R.C.E.	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF SHEETS	DRAWING NO:

SLD Series SLD and SLD-6 Surface LED Luminaires



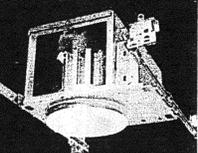
- Surface mount to standard and fire-rated 4" x 2-1/8" junction boxes
- May be used in 4", 5", or 6" Type IC, airtight, Halo LED housings
- WaveStream™ LED Technology
- Downlight cone-of-light performance
- AccuAim™ optics for directional control
- Lumens: SLD-4 - 650 SLD-6 - 675
- Wattage: 12.5W / Voltage: 120V
- 3000K CCT
- 90 CRI
- Five-year warranty

ML56 Series LED - 4" LED Downlight (Halo System)



- 600 Series: up to 700 lumens, 9.0 - 10.2 Watts, up to 78 LpW*
- 900 Series: up to 1000 lumens, 13.4 Watts, up to 75 LpW*
- 1200 Series: up to 1400 lumens, 17.5 Watts, up to 80 LpW*
- 90 CRI
- 2700K, 3000K, 3500K, 4000K CCT
- Rated for use in Type IC, airtight, Halo LED housings
- 5" and 6" trim options fit standard and shallow housings
- Universal voltage, 120V-277V input, 50/60Hz
- Dimmable at 120V to 5% with select dimmers
- Five-year warranty

H4 Gen2 Series 4" LED Downlight and Adjustable System



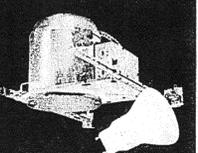
H4 LED Downlight System

- 90 CRI
- 2700K, 3000K, 3500K, 4000K CCT
- Up to 900 lumens depending on color temperature and trim selected
- Wide selection of 4" trim options in reflector and baffle trim styles available with deep recessed dome lens or recessed Solt® lens.
- High efficacy system with LED housing, light engine and trim
- Five-year warranty

H4 LED Adjustable Gimbal System

- 90 CRI
- 2700K, 3000K, 3500K, 4000K CCT
- Up to 900 lumens depending on color temperature and trim selected
- Adjustable 0-35° tilt
- Round and square gimbal style trims with integral LED light engine
- Interchangeable reflectors: 25° (included), 35° and 60° available
- High efficacy system with LED housings and gimbal trim/light engine
- Five-year warranty

GU24 Series 6" and 8" High-Efficiency GU24 Solution



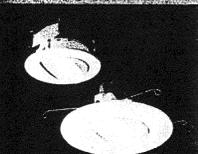
- Housings offered in 5" and 6" apertures designed for GU24 base self-ballasted lamps
- Housings are Type IC, airtight in accordance with ASTM-E283
- GU24 base energy-efficient self-ballasted lamps feature high lumens per watt
- For use in kitchens, baths, hallways, closets, laundry rooms and utility rooms

RL Series RL4 and RL56 4" and 6" LED Downlight



- Up to 640 lumens, 90 CRI
- 9.0W - 10.5W (per CRI and CCT), 120V
- 2700K, 3000K, 3500K CCT
- Rated for use in IC Type IC, airtight, Halo LED housings
- White and Satin Nickel finishes
- Dimmable to 5% with select dimmers
- Damp and wet location listed (chower rated)
- AIR-TITE certified per ASTM-E283.
- Field replaceable driver
- Diffusing, recessed lens
- Five-year warranty

RA Series RA4 and RA6 4" and 6" LED Adjustable Downlight



- 600 Lumens, 90 CRI
- 10W, 120V
- 2700K, 3000K CCT
- Adjustable gimbal; 35° tilt, up to 360° rotation
- Rated for use in Type IC, airtight, Halo LED housings
- Beam distribution options: NFL (Narrow Flood 25°) and VWFL (Very Wide Flood 80°)
- Dimmable to 5% with select dimmers
- Damp location listed
- AIR-TITE certified per ASTM-E283.
- Field replaceable driver
- Five-year warranty

HU10 Series Integrated LED Undercabinet (New 3rd Generation) (April 2014)

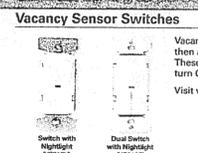


Preview Commercial 2014

- 2700K, 3000K, 90 CRI
- Sleek 3/4" profile
- Fully dimmable with wall switch
- Integral ON/OFF switch
- Plug-in or direct wire with splice box
- Link any combination of fixtures up to 800W total load
- Damp location listed
- Five-year warranty

Controls Lighting Control Solutions by Eaton

Vacancy Sensor Switches



Vacancy Sensors require someone to manually turn ON the lights when required. The sensor will then automatically turn lights OFF when no presence is detected for a specified amount of time. These sensors ensure the highest level of energy savings since the lights will never automatically turn ON. These sensors also meet residential requirements for California Title 24. Visit www.cooperwiringdevices.com for more information.

2013 CA Electrical Code, Part 3

DIRES

1	Max 1/4" in. setback from non-combustible surface	314.29
2	Box extenders acceptable to correct excess setback	314.20
3	Boxes flush with combustible surfaces	314.20
4	Plaster gap max 1/8 in. for flush cover boxes	314.21
5	Min. 5 in. free conductor & 3 in. past box face	300.14
6	Luminaires only in boxes designed for luminaires EXC	312.27A
7	Wall luminaire boxes max weight marked if < 50 lbs	314.27A1
8	Ceiling luminaire req 50 lb. rating	314.27A2
9	Paddle fans req L&L paddle fan box	314.27C
10	Smoke Alarms OK on device boxes with 2 #5 screws	314.27DX
11	Size sufficient to provide free space for conductors	314.16

NM CABLE

1	Protect cables with 1/16 in. steel plate if < 1 1/4 in. from framing	300.4A&D
2	Min. 1/2 in sheathing into box	314.17C
3	Single gang plastic box stapled within 8 in.	314.17CX
4	Protect conductors at their ampacity EXC	240.4

HYDRO MESSAGE TUBS

1	Readily accessible GFCI protection req'd	680.71
2	Individual branch circuit req'd	680.71
3	Electrical equip (pump motor) must be accessible	680.73
4	Disconnecting means req'd in sight of motor	430.102B
5	Bond metal parts in contact with circulating water	680.74
6	Bond metal piping system to motor lug EXC	680.74
7	Bonding conductor min solid 8 AWG Cu	680.74

REQUIRED CIRCUITS

1	Min 20A small-appliance circuits req'd	210.11C
2	Small-Appliance circuits must serve ref'g & all countertop & exposed wall receptacles in kitchen, dining room & pantry EXC	210.52B1 X1
3	Switched receptacle OK on individual branch circuit >15A	210.52B1 X1
4	Dishwashers & disposer req separate circuits if combined rating exceeds branch circuit rating	210.19A1
5	GFCI protection req'd for all receptacles serving countertops	210.8A6

DEDICATED CIRCUITS FOR FASTEN IN PLACE APPLIANCES

1	Receptacles for specific appliances (laundry, garage door opener, ovens, disposals) to be within 6 ft of appliance location	210.50C
2	Separate 20A Circuit for bath receptacles OR dedicated 20A Circuit to each bathroom	210.11C3 and 210.11C3 X
3	Central Furnace must be on individual circuit EXC	422.12
4	Min 1 ea. 20A Circuit for laundry receptacles	210.11C2

GENERAL PURPOSE RECEPTACLE & SWITCHES

1	All Req'd receptacles listed TR type XC	406.12
2	Garages and unfinished basements req min 1 receptacle in addition to any for specific equipment	210.52G
3	Receptacle req'd for hallways ≥10 ft in length	210.52H
4	Receptacle req'd on wall or partition within 3 ft. of each basin or in side or face of cabinet ≤12 in below countertop	210.52D
5	Receptacles req'd for wall counter space ≥12 in. wide	210.52C1
6	120V receptacle req'd within 25 ft on same elevation	210.63
7	Lighting outlet switched at entry to equipment space	210.70A3
8	Island & peninsula countertop spaces min 1 receptacle per space - no 24 in. rule	210.52C2 & 3
9	Receptacle req'd on wall within 3 ft of each basin	210.52D
10	Receptacle req'd accessible from grade at front and rear of dwelling max 6.5 ft. above grade	210.52E1
11	Walls >2 ft. wide req receptacle	210.52A2
12	Electric Dryer req'd min 30A Circuit (10AWG Cu, 8 AWG Al)	220.54

MIN. COVER REQUIREMENT

1	Minimum coverage in 24 in deep	340.10
2	Minimum coverage with PVC conduit	340.10
3	Seal underground raceways where entering the building	225.27
4	Users ≥20ft 84 or larger rebar near bottom of footing or 20 ft 4 AWG or larger Cu wire near bottom of footing	250.52A3

DETACHED BUILDINGS

1	Each building or structure req's GES EXC	250.32A
2	Disconnect Req'd at each building	225.31
3	Disconnect must be rated as service equipment EXC	225.36
4	Only 1 service per building	230.2
5	Provide each occupant access to service disconnect	230.72C
6	Service disconnects grouped in one location	230.71A
7	Service conductors may not pass through interior of 1 building to another	230.3

RECEPTACLES THAT REQUIRE GFCI PROTECTION

1	Protection for all receptacles serving counter tops	210.8A6
2	All bathroom receptacles	210.8A1
3	Req'd to be in readily accessible location	210.8A
4	All garage and accessory buildings	210.8A2
5	All receptacles in unfinished basements EXC	210.8A5
6	Receptacles within 6 ft of all non-kitchen sinks	210.8A7

RECEPTACLES THAT REQUIRE AFCI PROTECTION

1	Combination type AFCI req'd for 15A & 20A branch circuits supplying outlets in family, dining, living, parlors, libraries, dens, bedrooms, sunrooms, and recreation rooms; closets, hallways and similar rooms or areas EXC	210.12A
2	AFCI must protect entire branch circuit EXC	210.12
3	Replacement or extension of branch circuit r AFCI outlet device at first receptacle of existing branch circuit	210.12B

TITLE 24 REQUIREMENTS, PART 6

A KITCHENS - At least half the installed wattage of luminaires in kitchens shall be high efficacy. However, lighting installed inside cabinets may not be required to be included in the wattage calculation that determines whether half of the installed wattage is high efficacy.

B BATHROOMS - At least one luminaire in each bathroom must be high efficacy. All other luminaires in a bathroom must be either high efficacy, or controlled by vacancy sensors

C GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS - All luminaires must be high efficacy, and must be controlled by a vacancy sensor.

D OTHER ROOMS - This classification applies only to rooms that are not kitchens, bathrooms, garages, laundry rooms, closets, or utility rooms. All installed luminaires shall either be high efficacy or shall be controlled by a vacancy sensor or dimmer. Closets that are less than 70 ft² are exempt from this requirement.

E OUTDOOR LIGHTING - Single Family In single-family residences, all luminaires mounted to the building (or to other buildings on the same lot) shall be high efficacy luminaires, or shall be controlled by a motion sensor and also by a photocontrol, astronomical time clock, or energy management control system

Title 24-2013 Overview of Residential Lighting Standards

Effective: July 1, 2014

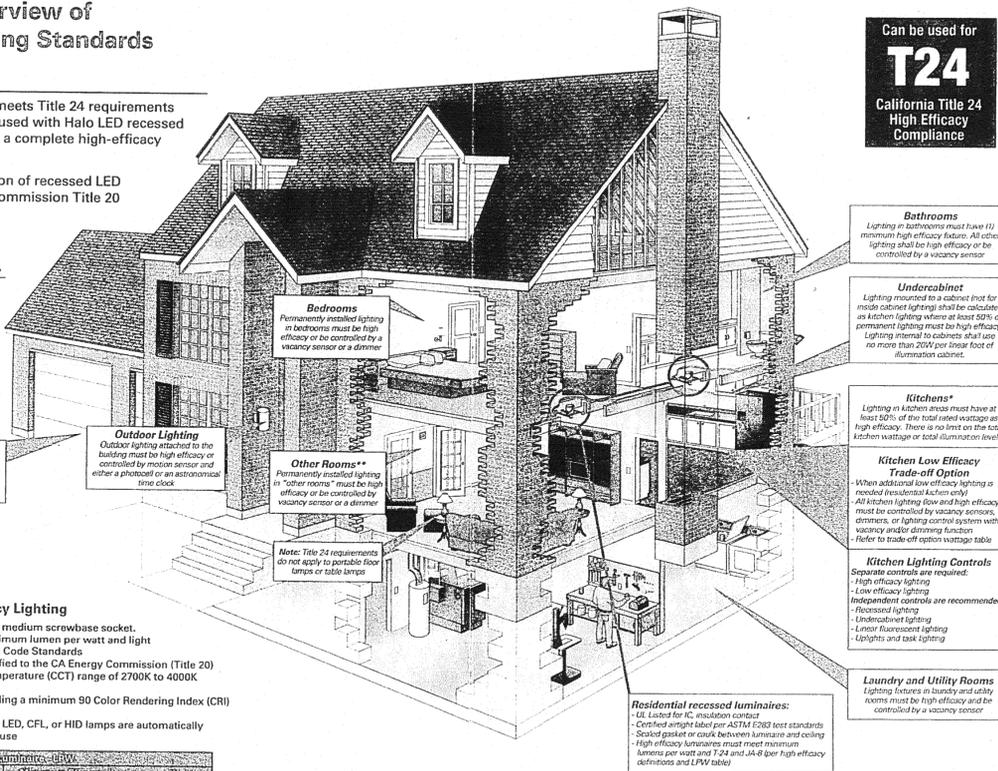
HALO LED Recessed Lighting meets Title 24 requirements in all areas of the house when used with Halo LED recessed housings (non-screw base); for a complete high-efficacy luminaire.

HALO offers the largest selection of recessed LED certified to California Energy Commission Title 20 Appliance Efficiency Database.

Refer to CEC Title 24 Part 6 for complete code requirements: 2013 Building Energy Efficiency Standards and refer to the CEC Title 20 Appliance Efficiency Database for specific LED listings. www.energy.ca.gov

- Title 24 Residential High Efficacy Lighting**
- High efficacy luminaires may not have a medium screw-base socket.
 - High efficacy luminaires must meet minimum lumens per watt and light source criteria per T24 & JA-8 California Code Standards
 - LED residential luminaires must be certified to the CA Energy Commission (Title 20)
 - Indoor LED nominal correlated color temperature (CCT) range of 2700K to 4000K (outdoor: 2700K to 5000K)
 - LED luminaire must be capable of providing a minimum 90 Color Rendering Index (CRI)
 - Pin-base CFL luminaires ≥13W
 - Luminaires with GU-24 sockets rated for LED, CFL, or HID lamps are automatically qualified as high efficacy for residential use.

Luminaire Power (Wattage)	Minimum Efficacy (lumens per watt)
5 watts or less	30
over 5 watts to 15 watts	45
over 15 watts to 40 watts	60
over 40 watts	90



Kitchen Low Efficacy Trade-off Option Wattage

≤ 2,500 ft²	up to 50W additional
> 2,500 ft²	up to 100W additional

*Kitchens include dining areas when dining is on the same lighting circuit.
**Other rooms: hallways, closets, attics, home offices, dining, and family rooms.
Vacancy sensor: Manual on/automatic off occupancy sensor. Must be certified by the manufacturer to the CA Energy Commission Title 20 Appliance Efficiency Regulations

REVISIONS	BY

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSER RESIDENCE
22885 ASPEN DR., LOS ALTOS CA. 94024
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220
A.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

PLAN COMMENTS TO:
LOU COSTANZO
CAST-NET
408-472-9820 CELL

CEC 2013 RESIDENTIAL ELECTRICAL CODES/TITLE 24

DRAWN
LOU COSTANZO
CHECKED

DATE
11 - 22 - 15

SCALE
NONE

JOB NO.
D-201536

SHEET
E1

OF SHEETS

II. Luminaire Locations
410.10 Luminares in Specific Locations.
(A) Wet and Damp Locations. Luminaires installed in wet or damp locations shall be installed such that water cannot enter or accumulate in wiring compartments, lamp holders, or other electrical parts.

(B) Corrosive Locations. Luminaires installed in corrosive locations shall be of a type suitable for such locations.
(C) In Ducts or Hoods. Luminaires shall be permitted to be installed in commercial cooking hoods where all of the following conditions are met:

- (1) The luminaire shall be identified for use within commercial cooking hoods and installed such that the temperature limits of the materials used are not exceeded.
(2) The luminaire shall be constructed so that all exhaust vapors, grease, oil, or cooking vapors are excluded from the lamp and wiring compartment. Diffusers shall be resistant to thermal shock.
(3) Parts of the luminaire exposed within the hood shall be corrosion resistant or protected against corrosion, and the surface shall be smooth so as not to collect deposits and to facilitate cleaning.
(4) Wiring methods and materials supplying the luminaire(s) shall not be exposed within the cooking hood.

Informational Note: See 110.11 for conductors and equipment exposed to deteriorating agents.
(D) Bathing and Shower Areas. All types of cord-connected luminaires, chairs, cable, or cord-suspended luminaires, lighting track, pendants, or ceiling-suspended (paddle) fans shall be located within a zone measured 900 mm (3 ft) horizontally and 2.5 m (8 ft) vertically from the top of the bathtub rim or shower stall threshold. This zone shall be all encompassing and includes the space directly over the tub or shower stall. Luminaires located within the actual outside dimension of the bathtub or shower to a height of 2.5 m (8 ft) vertically from the top of the bathtub rim or shower threshold shall be marked for damp locations, or marked for wet locations where subject to shower spray.

(E) Luminaires in Indoor Sports, Mixed-Use, and All-Purpose Facilities. Luminaires subject to physical damage, using a mercury vapor or metal halide lamp, installed in playing and spectator seating areas of indoor sports, mixed-use, or all-purpose facilities shall be of the type that protects the lamp with a glass or plastic lens. Such luminaires shall be permitted to have an additional guard.

410.11 Luminaires Near Combustible Material. Luminaires shall be constructed, installed, or equipped with shades or guards so that combustible material is not subjected to temperatures in excess of 90°C (194°F).
410.12 Luminaires over Combustible Material. Lamp holders installed over highly combustible material shall be of the unswitched type. Unless an individual switch is provided for each luminaire, lamp holders shall be located at least 2.5 m (8 ft) above the floor or shall be located or guarded so that the lamps cannot be readily removed or damaged.

410.14 Luminaires in Show Windows. Chain-suspended luminaires used in a show window shall be permitted to be externally wired. No other externally wired luminaires shall be used.

410.16 Luminaires in Clothes Closets.
(A) Luminaire Types Permitted. Only luminaires of the following types shall be permitted in a closet:

- (1) Surface-mounted or recessed incandescent or LED luminaires with completely enclosed light sources
(2) Surface-mounted or recessed fluorescent luminaires
(3) Surface-mounted fluorescent or LED luminaires identified as suitable for installation within the closet storage space

(B) Luminaire Types Not Permitted. Incandescent luminaires with open or partially enclosed lamps and pendant luminaires or lamp holders shall not be permitted.

(C) Location. The minimum clearance between luminaires installed in clothes closets and the nearest point of a closet storage space shall be as follows:

- (1) 300 mm (12 in.) for surface-mounted incandescent or LED luminaires with a completely enclosed light source installed on the wall above the door or on the ceiling.
(2) 150 mm (6 in.) for surface-mounted fluorescent luminaires installed on the wall above the door or on the ceiling.
(3) 150 mm (6 in.) for recessed incandescent or LED luminaires with a completely enclosed light source installed in the wall or on the ceiling.
(4) 150 mm (6 in.) for recessed fluorescent luminaires installed in the wall or on the ceiling.

(D) Surface-mounted fluorescent or LED luminaires shall be permitted to be installed within the closet storage space where identified for this use.

410.18 Space for Cove Lighting. Coves shall have adequate space and shall be located so that lamps and such equipment can be properly installed and maintained.

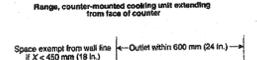
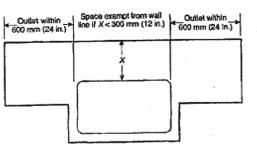


Figure 210.52(C)(3) Determination of Area Behind a Range, or Counter-Mounted Cooking Unit or Sink.

(E) Receptacle Outlet Location. Receptacle outlets shall be located on or above, but not more than 500 mm (20 in.) above, the countertop. Receptacle outlet assemblies listed for the application shall be permitted to be installed in countertops. Receptacle outlets not readily accessible by appliances fastened in place, appliance grates, sinks, or range tops as covered in 210.52(C)(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28), (29), (30), (31), (32), (33), (34), (35), (36), (37), (38), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (58), (59), (60), (61), (62), (63), (64), (65), (66), (67), (68), (69), (70), (71), (72), (73), (74), (75), (76), (77), (78), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), (96), (97), (98), (99), (100), (101), (102), (103), (104), (105), (106), (107), (108), (109), (110), (111), (112), (113), (114), (115), (116), (117), (118), (119), (120), (121), (122), (123), (124), (125), (126), (127), (128), (129), (130), (131), (132), (133), (134), (135), (136), (137), (138), 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(997), (998), (999), (1000).

Informational Note: See 406.5(E) for requirements for installation of receptacles in countertops.

(F) Laundry Areas. In dwelling units, at least one receptacle outlet shall be installed for the laundry.

Exception No. 1: In a dwelling unit that is an apartment or living area in a multifamily building where laundry facilities are provided on the premises and are available to all building occupants, a laundry receptacle shall not be required.
Exception No. 2: In other than one-family dwellings where laundry facilities are not to be installed or permitted, a laundry receptacle shall not be required.

Exception No. 3: To comply with the conditions specified in (1) or (2), receptacle outlets shall be permitted to be installed in a dwelling unit where the receptacle is located in accordance with this exception shall not be located where the countertop extends more than 150 mm (6 in.) beyond its support base.

(1) Construction for the physically impaired
(2) On island and peninsula countertops where the countertop is flat across its entire surface (no backslashes, dividers, etc.) and there are no means to mount a receptacle within 300 mm (20 in.) above the countertop, such as an overhead cabinet

(D) Bathrooms. In dwelling units, at least one receptacle outlet shall be installed in bathrooms within 900 mm (3 ft) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop, located on the countertop, or installed on the side or face of the basin cabinet not more than 300 mm (12 in.) below the countertop. Receptacle outlet assemblies listed for the application shall be permitted to be installed in the countertop.

Informational Note: See 406.5(E) for requirements for installation of receptacles in countertops.

(E) Outdoor Outlets. Receptacle outlets shall be installed in accordance with (E)(1) through (E)(3). [See 210.8(A)(3).]

(1) One-Family and Two-Family Dwellings. For a one-family dwelling and each unit of a two-family dwelling that is at grade level, at least one receptacle outlet accessible while standing at grade level and located not more than 2.0 m (6 1/2 ft) above grade shall be installed at the front and back of the dwelling.

(2) Multifamily Dwellings. For each dwelling unit of a multifamily dwelling where the dwelling unit is located at grade level and provided with individual exterior entrance/egress, at least one receptacle outlet accessible from grade level and not more than 2.0 m (6 1/2 ft) above grade shall be installed.

(3) Balconies, Decks, and Porches. Balconies, decks, and porches that are accessible from inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck, or porch. The receptacle shall not be located more than 2.0 m (6 1/2 ft) above the balcony, deck, or porch surface.

(F) Laundry Areas. In dwelling units, at least one receptacle outlet shall be installed for the laundry.

Exception No. 1: In a dwelling unit that is an apartment or living area in a multifamily building where laundry facilities are provided on the premises and are available to all building occupants, a laundry receptacle shall not be required.
Exception No. 2: In other than one-family dwellings where laundry facilities are not to be installed or permitted, a laundry receptacle shall not be required.

Exception No. 3: To comply with the conditions specified in (1) or (2), receptacle outlets shall be permitted to be installed in a dwelling unit where the receptacle is located in accordance with this exception shall not be located where the countertop extends more than 150 mm (6 in.) beyond its support base.

(C) 40- and 50-Ampere Branch Circuits. A 40- or 50-ampere branch circuit shall be permitted to supply cooking appliances that are fastened in place in any occupancy. In other than dwelling units, such circuits shall be permitted to supply fixed lighting units with heavy-duty lamp holders, infrared heating units, or other utilization equipment.

(D) Branch Circuits Larger Than 50 Amperes. Branch circuits larger than 50 amperes shall supply only nonlighting outlet loads.
210.24 Branch-Circuit Requirements - Summary. The requirements for circuits that have two or more outlets or receptacles, other than the receptacle circuits of 210.11(C)(1), (C)(2), and (C)(3), are summarized in Table 210.24. This table provides only a summary of minimum requirements. See 210.19, 210.20, and 210.21 for the specific requirements applicable to branch circuits.

210.25 Branch Circuits in Buildings with More Than One Occupancy.

(A) Dwelling Unit Branch Circuits. Branch circuits in each dwelling unit shall supply only loads within that dwelling unit or loads associated with that dwelling unit.

(B) Common Area Branch Circuits. Branch circuits installed for the purpose of lighting, central alarm, signal, communications, or other purposes for public or common areas of a two-family dwelling, a multifamily dwelling, or a multi-occupancy building shall not be supplied from equipment that supplies an individual dwelling unit or tenant space.

III. Required Outlets
210.25 General. Receptacle outlets shall be installed as specified in 210.52 through 210.63.

(A) Cord Connectors. A cord connector that is supplied by a permanently connected cord pendant shall be considered a receptacle outlet.

(B) Cord Connections. A receptacle outlet shall be installed

Table 210.24 Summary of Branch-Circuit Requirements. Columns: Circuit Rating (15A, 20A, 30A, 40A, 50A), Conductors (min. size), Circuit wires, Taps, Fixture wires and cords, Overcurrent Protection, Outlet devices (Lamp holders permitted, Receptacle rating), Maximum Load, Permissible load.

These ranges are for copper conductors.
* For receptacle rating of cord-connected electric-discharge luminaires (lighting fixtures), see 410.62(C).

(B) Receptacles, Plugs, and Connectors. Receptacles, polarized attachment plugs, and cord connectors for plugs and polarized plugs shall have the terminal intended for connection to the grounded conductor identified as follows:

- (1) Identification shall be by a metal or metal coating that is substantially white in color or by the word 'white' or the letter 'W' colored adjacent to the identified terminal.
(2) If the terminal is not visible, the conductor entrance hole for the connection shall be colored white or marked with the word 'white' or the letter 'W'.
Informational Note: See 220.125 for identification of wiring device equipment grounding conductor terminals.
(C) Screw Shells. For devices with screw shells, the terminal for the grounded conductor shall be the one connected to the screw shell.
Informational Note: See 220.125 for identification of wiring device equipment grounding conductor terminals.
(D) Screw Shell Devices with Leads. For screw shell devices with attached leads, the conductor attached to the screw shell shall have a white or gray finish. The outer finish of the other conductor shall be of a solid color that will not be confused with the white or gray finish used to identify the grounded conductor.
Informational Note: The color gray may have been used in the past as an ungrounded conductor. Care should be taken when working on existing systems.

(E) Appliances. Appliances that have a single-pole switch or a single-pole overcurrent device in the line or any line-connected screw shell lamp holders, and that are to be connected by (1) a permanent wiring method or (2) field-installed attachment plugs and cords with three or more wires (including the equipment grounding conductor), shall have means to identify the terminal for the grounded circuit conductor (if any).

210.11 Polarity of Connections. No grounded conductor shall be attached to any terminal or lead so as to reverse the designated polarity.

(C) 277 Volts to Ground. Circuits exceeding 120 volts, nominal, between conductors and not exceeding 277 volts, nominal, to ground shall be permitted to supply the following:

- (1) Listed electric-discharge (or listed light-emitting diode) type luminaires
(2) Listed incandescent luminaires, where supplied at 120 volts or less from the output of a stepdown autotransformer that is an integral component of the luminaire and the outer shell terminal is electrically connected to a grounded conductor of the branch circuit
(3) Luminaires equipped with mogul-base screw shell lamp holders
(4) Lamp holders, other than the screw shell type, applied within their voltage ratings
(5) Auxiliary equipment of electric-discharge lamps
(6) Cord-and-plug-connected or permanently connected utilization equipment
(7) 600 Volts Between Conductors. Circuits exceeding 277 volts, nominal, to ground and not exceeding 600 volts, nominal, between conductors shall be permitted to supply the following:
(1) The auxiliary equipment of electric-discharge lamps mounted in permanently installed luminaires where the luminaires are mounted in accordance with one of the following:
a. Not less than a height of 6.7 m (22 ft) on poles or similar structures for the illumination of outdoor areas such as highways, roads, bridges, athletic fields, or parking lots
b. Not less than a height of 5.5 m (18 ft) on other structures such as tunnels
(2) Cord-and-plug-connected or permanently connected utilization equipment other than luminaires
(3) Luminaires powered from direct-current systems where the luminaire contains a listed, dc-rated ballast that provides isolation between the dc power source and the lamp circuit and protection from electric shock when changing lamps.
Informational Note: See 410.138 for auxiliary equipment limitations.

Informational Note: See 410.138 for auxiliary equipment limitations.
Exception No. 1 to (B), (C), and (D): For lamp holders of infrared industrial heating appliances as provided in 422.14, Exception No. 2 to (B), (C), and (D): For railway properties as described in 110.19.

(E) Over 600 Volts Between Conductors. Circuits exceeding 600 volts, nominal, between conductors shall be permitted to supply utilization equipment in installations where conditions of maintenance and supervision ensure that only qualified persons service the installation.

Informational Note: See 410.138 for auxiliary equipment limitations.
Exception No. 1 to (B), (C), and (D): For lamp holders of infrared industrial heating appliances as provided in 422.14, Exception No. 2 to (B), (C), and (D): For railway properties as described in 110.19.

(E) Over 600 Volts Between Conductors. Circuits exceeding 600 volts, nominal, between conductors shall be permitted to supply utilization equipment in installations where conditions of maintenance and supervision ensure that only qualified persons service the installation.

(F) Over 600 Volts Between Conductors. Circuits exceeding 600 volts, nominal, between conductors shall be permitted to supply utilization equipment in installations where conditions of maintenance and supervision ensure that only qualified persons service the installation.

210.7 Multiple Branch Circuits. Where two or more branch circuits supply devices or equipment on the same yoke, a means to simultaneously disconnect the ungrounded conductors supplying those devices shall be provided at the point at which the branch circuits originate.

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. Ground-fault circuit-interrupter (GFCI) protection shall be provided as required in 210.8(A) through (C). The ground-fault circuit-interrupter shall be installed in a readily accessible location.

Informational Note: See 215.9 for ground-fault circuit-interrupter protection for personnel on feeders.

(A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
(2) Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
(3) Outdoors

Exception to (B): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipe/line and vent heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

(C) Crawlspaces - at or below grade level
(4) Unfinished basements - for purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like

Exception to (C): A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection.
Informational Note: See 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

Receptacles installed under the exception to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).

- (6) Kitchens - where the receptacles are installed to serve the countertop surfaces
(7) Sinks - located in areas other than kitchens where receptacles are installed within 1.8 m (6 ft) of the outside edge of the sink
(8) Bathrooms

(B) Other Than Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (8) shall have ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms
(2) Kitchens
(3) Roof tops
(4) Outdoors

Exception No. 1 to (3) and (4): Receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipe/line and vent heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.

Exception No. 2 to (4): In industrial establishments only, where the conditions of maintenance and supervision ensure that only qualified personnel are involved, an assured equipment grounding conductor program as specified in 591.0(B)(2) shall be permitted for only those receptacle outlets used to supply equipment that would create a greater hazard if power is interrupted or having a design that is not compatible with GFCI protection.

- (5) Sinks - where receptacles are installed within 1.8 m (6 ft) of the outside edge of the sink.
Exception No. 1 to (5): In industrial laboratories, receptacles used to supply equipment where removal of power would introduce a greater hazard shall be permitted to be installed without GFCI protection.
Exception No. 2 to (5): For receptacles located in patient bed locations of general care or critical care areas of health care facilities other than those covered under 210.8(B)(1), (2), (3), (4), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (2

MANDATORY FEATURE OR MEASURE	COLUMN 2 Project Requirements Rater to initial applicable measures prior to submitting forms	COLUMN 3 Verification Rater to verify during construction as applicable to project
Planning and Design		
Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.		
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		
4.106.4 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages, and 3 percent of total parking spaces, as specified, for multifamily dwellings.		
Energy Efficiency		
General		
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.		
Water Efficiency and Conservation		
Indoor Water Use		
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.		
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.		
Outdoor Water Use		
4.304.1 When landscaping is provided, a water budget (calculations) shall be developed for landscape irrigation use that conforms to the local water efficient landscape ordinance or to the California Department of Water Resources Model Water Efficient Landscape Ordinance, whichever is more stringent.		
Applies to landscaped areas for buildings for which building permits have been submitted on or after June 1, 2015 until future revision of the MVELD by Dept. of Water Resources (DWR).		
4.304.2 Automatic irrigation systems controllers installed at the time of final inspection shall be weather or soil moisture-based.		
Material Conservation and Resource Efficiency		
Enhanced Durability and Reduced Maintenance		
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.		
Construction Waste Reduction, Disposal and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan per Section 4.408.2; or 3. A waste management company per Section 4.408.3; or 4. The waste stream reduction alternative per Section 4.408.4.		
Building Maintenance and Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.		
ENVIRONMENTAL QUALITY		
Fireplaces		
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves, fireplaces shall also comply with applicable local ordinances.		
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.		
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.		
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.		
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROG and other toxic compounds.		
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.		
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.		
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.		
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.		
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab on-grade foundations.		
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.		
Environmental Comfort		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.		

2013 CALGREEN RESIDENTIAL CHECKLIST
MANDATORY ITEMS - Version 7.1-15
 COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING DIVISION
 KIRK BALLARD, BUILDING OFFICIAL
 ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3088
 (650) 947-2752 • FAX (650) 947-2734 • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2013 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregated residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

"If your project totals 300 sq. ft. or less of addition and/or structural remodeled area combined you will NOT be required to obtain a third-party rater. You will still be responsible to follow all Residential Mandatory Measures as applicable to your project. Please incorporate all pages of this checklist except the CALGreen Signature Declaration page into your plans".

CALGreen SIGNATURE DECLARATIONS

Project Name: _____
 Project Address: _____
 Project Description: _____

SECTION 1 - DESIGN VERIFICATION
 Complete all lines of Section 1 - "Design Verification" and SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT.

The owner and design professional responsible for compliance with CalGreen Standards have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code as adopted by the City of Los Altos.

Owner's Signature _____ Date _____
 Owner's Name (Please Print) _____
 Design Professional's Signature _____ Date _____
 Design Professional's Name (Please Print) _____
 Signature of Green Point Rater _____ Date _____
 Name of Green Point Rater (Please Print) _____ Phone No. _____
 Email Address for Green Point Rater _____ License No. _____

SECTION 2 - IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION.

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the 2013 California Green Building Standards Code as adopted by the City of Los Altos.

Signature of Licensed Green Point Rater _____ Date _____
 Name of Licensed Green Point Rater (Please Print) _____ Phone No. _____
 Email address for Licensed Green Point Rater _____ License No. _____

Installer and Special Inspector Qualifications

Qualifications
 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.
 702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

Verifications
 703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance
 1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.
 2. Required prerequisites for this Tier.
 3. These measures are currently required elsewhere in statute or in regulation

CALGreen 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES
 (Includes significant changes from 2010 CALGREEN)

SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
Division 4.1 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL) (Continued)		
4.505.3	Moisture Content of Building Materials	NO CHANGE FROM 2010 CALGREEN 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 15% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.7 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each place to be verified 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided that the time of approval to enclose the wall and floor framing 4. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided that the time of approval to enclose the wall and floor framing 5. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
Division 4.5 - ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & EXHAUST)		
4.506.1	Bathroom Exhaust Fans	NO CHANGE FROM 2010 CALGREEN Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%. b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans are required in each bathroom
Division 4.6 - ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)		
4.507.1	Reserved	REPEALED: Section 4.507.1 Openings (for whole house fans) has been repealed. There is no substitute language
4.507.2	Heating and Air Conditioning System Design	NO CHANGE FROM 2010 CALGREEN Heating and air conditioning systems shall be sized, designed, and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.
CHAPTER 7 - INSTALLERS & SPECIAL INSPECTOR QUALIFICATIONS (QUALIFICATIONS, VERIFICATIONS)		
702.1	Installer Training	NO CHANGE FROM 2010 CALGREEN HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and installation programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.
702.2	Special Inspection	NO CHANGE FROM 2010 CALGREEN Special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
703.1	Documentation	NO CHANGE FROM 2010 CALGREEN Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Acknowledgement: This document is an updated version of an original checklist prepared by the California Building Industry Association for summarizing the 2013 CALGreen mandatory measures for low-rise residential structures. The checklist includes CALGreen provisions effective January 1, 2014, covering all residential buildings and notations for sections revised or updated for the 2013 CALGreen.
 Note: This document is only a summary of the mandatory measures in the 2013 CALGreen. Users should refer to the most recent version of the 2013 CALGreen code for additional details and complete requirements.

CALGreen 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES
 (Includes significant changes from 2010 CALGREEN)

SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
CHAPTER 8 - ADMINISTRATION		
101.3.1	State-regulated buildings	REVISED: Expands the scope of CALGreen to include ALL low-rise, high-rise, and hotel/motel buildings of Group R occupancy.
CHAPTER 9 - DEFINITIONS		
202	Definitions	NEW: Reallocates all definitions to Chapter 2. Other chapters include only defined terms and a reference to Chapter 2. REVISED: Modifies "residential building" to include "low-rise residential buildings" and "high-rise residential buildings". REVISED: Clarifies "low-rise residential building" as a Group R occupancy that is 3 stories or less and defines reference to one- or two-family dwellings or townhouses. NEW: Defines "high-rise residential building" as a Group R occupancy that is 4 stories or greater in height.
CHAPTER 10 - GREEN BUILDING		
301.1.1	Additions and alterations	NEW: Clarifies that mandatory measures in Chapter 4 apply to additions or alterations of residential buildings and specifies that requirements only apply to the specific area of the addition or alteration. NEW: Adds a note directing code users to review Civil Code, Section 11011.1 et seq., regarding mandatory replacement of non-compliant plumbing fixtures.
301.2	Low-Rise and High-Rise Residential Buildings	NEW: Clarifies that CALGreen may apply to either low-rise or high-rise residential buildings or both. NEW: New "banners" (LR) and (HR-) as identifying provisions applying only to low-rise or high-rise residential structures, respectively.
Division 4.1 - PLANNING AND DESIGN (SITE DEVELOPMENT)		
4.106.2	Storm Water Drainage and Retention During Construction	NO CHANGE FROM 2010 CALGREEN Projects which disturb less than one acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
4.106.3	Grading and Paving	NO CHANGE FROM 2010 CALGREEN Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. NEW EXCEPTION: Revision provides an exception for additions and alterations not altering the drainage path.
Division 4.2 - ENERGY EFFICIENCY		
4.201.1/5.201.1	Scope	REVISED: Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. REVISED: Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2013 California Energy Code (code reference date updated from 2010 to 2013).
Division 4.3 - WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	REVISED: 20% reduction of water use are now prescriptively designated within CALGreen text. REPEALED: Prescriptive and performance methodology, Tables 4.303.1 and 4.303.2. NEW: Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 Water Closets ≤ 1.28 gal/flush 4.303.1.2 Urinals ≤ 0.5 gal/flush 4.303.1.3 Single Showerheads ≤ 2.0 gpm @ 80 psi 4.303.1.3.2 Multiple Showerheads, combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet to be in operation at a time 4.303.1.4 Residential Lavatory Faucets ≤ 1.5 gpm @ 80 psi 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 80 psi 4.303.1.4.3 Metering Faucets ≤ 0.25 gallons per cycle 4.303.1.4.4 Kitchen Faucets ≤ 1.8 gpm @ 80 psi, temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm
4.303.2	Standards for Plumbing Fixtures and Fittings	REVISED: Specifies that plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code. REPEALED: Prescriptive and performance methodology, Tables 4.303.1 and 4.303.2. REVISED: Table 4.303 "Standards for Plumbing Fixtures and Fittings" Code users are directed, in Section 4.303.2, to the California Plumbing Code for applicable reference standards
Division 4.5 - WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)		
4.304.1	Irrigation Controllers	NO CHANGE FROM 2010 CALGREEN Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plant watering needs as weather or soil conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wind or wireless rain sensor which connects or communicates with the controller(s).

CALGreen 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES
 (Includes significant changes from 2010 CALGREEN)

SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
Division 4.4 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL) (Continued)		
4.504.2.2	Paints and Coatings	NO CHANGE FROM 2010 CALGREEN Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating based on its gloss, as defined in Sections 4.21, 4.26, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.
4.504.2.3	Aerosol Paints and Coatings	NO CHANGE FROM 2010 CALGREEN Aerosol paints and coatings shall meet the Product-Weighted MIR limits for ROG in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(a)(4) and (a)(5) of the California Code of Regulations, Title 17, commencing with Section 94522, and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
4.504.3	Carpet Systems	NO CHANGE FROM 2010 CALGREEN All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1 - Carpet and Rug Institute's Green Label Plus Program 2 - California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350) 3 - NSF/ANSI 140 at the Gold level 4 - Scientific Certifications Systems Indoor Advantage™ Gold
4.504.3.1	Carpet Cushion	NO CHANGE FROM 2010 CALGREEN All carpet cushions installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Program.
4.504.3.2	Carpet Adhesive	NO CHANGE FROM 2010 CALGREEN All carpet adhesives shall meet the requirements of Table 4.504.1.
4.504.4	Resilient Flooring Systems	REVISED: Compliance rate of resilient flooring is increased from 50% to 80%. Related changes are made for Tier 1 and Tier 2 resilient flooring measures. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: 1 - VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database 2 - Products compliant with CHPS criteria certified under the Greenguard Children & Schools program. 3 - Certification under the Resilient Floor Coatings Institute (RFCCI) FloorScore program. 4 - Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350)
4.504.5	Composite Wood Products	NO CHANGE FROM 2010 CALGREEN FOR 4.504.5. Referenced Table 4.504.5 has been revised to delete obsolete compliance dates. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et. seq.), on or before the dates specified in those sections as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1. Definition of Composite Wood Products. Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardwood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(a).
Division 4.6 - ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)		
4.505.2	Concrete Slab Foundations	NO CHANGE FROM 2010 CALGREEN Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
4.505.2.1	Capillary Break	NO CHANGE FROM 2010 CALGREEN A capillary break shall be installed in compliance with at least one of the following: 1 - A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curing shall be used. For additional information, see American Concrete Institute, ACI 302.2R-08. 2 - Other equivalent methods approved by the enforcing agency. 3 - A slab design specified by a licensed design professional.

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 Note: This document is only a summary of the mandatory measures in the 2013 CALGreen. Users should refer to the most recent version of the 2013 CALGreen code for additional details and complete requirements.

CALGreen 2013 CALGREEN RESIDENTIAL MANDATORY MEASURES
 (Includes significant changes from 2010 CALGREEN)

SECTION	MEASURES	2013 CALGREEN REQUIREMENTS AND CHANGES FROM 2010 CALGREEN
Division 4.8 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)		
4.406.1	Rodent Proofing	REVISED: Specifies the areas needing rodent proofing are sole/bottom plates Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or similar method acceptable to the enforcing agency to prevent passage of rodents.
Division 4.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)		
4.408.1	Construction Waste Reduction of at least 50%	NO CHANGE FROM 2010 CALGREEN Recycle and/or salvage for reuse a minimum of 50% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4. A more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions: 1 - Excavated soil and land-clearing debris. 2 - Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this tier do not exist or are not located reasonably close to the jobsite. 3 - The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
4.408.2	Construction Waste Management Plan	NO CHANGE FROM 2010 CALGREEN Submit a construction waste management plan meeting items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
4.408.3	Waste Management Company	NO CHANGE FROM 2010 CALGREEN Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
4.408.4	Waste Stream Reduction Alternative	4.408.4 Generate a total combined weight of construction and demolition waste disposed in landfills that is equal to or less than 4 pounds per square-foot of the building area. NEW: 4.408.4.1 (HR-) Generate a total combined weight of construction and demolition waste disposed in landfills that is equal to or less than 2 pounds per square-foot of the building area.
Division 4.6 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)		
4.410.1	Operation and Maintenance Manual	NO CHANGE FROM 2010 CALGREEN At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
Division 4.6 - ENVIRONMENTAL QUALITY (FIREPLACES)		
4.503.1	General	NO CHANGE FROM 2010 CALGREEN Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
Division 4.5 - ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)		
4.504.1	Covering of Duct Openings and Protection of Mechanical Equipment During Construction	NO CHANGE FROM 2010 CALGREEN At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Taped, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4.504.2.1	Adhesives, Sealants and Caulks	NO CHANGE FROM 2010 CALGREEN Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1 - Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.2, as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tetrachloroethylene), except for aerosol products as specified in Subsection 2 below. 2 - Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards commencing with Section 94507.

REVISIONS	BY

PLAN COMMENTS TO:
 PLUMBER/MECHANICAL
 CASEY METZGER
 408-772-9829/CELL
 408-772-9829

**A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
 THE DRESSER RESIDENCE
 22885 ASPEN DR., LOS ALTOS CA. 94024
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J., 95125 408-264-0220
 A.L.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566**

**2013
 CALGREEN RESIDENTIAL
 MANDATORY MEASURES**

DRAWN
 LOU COSTANZO
 CHECKED

DATE
 11 - 22 - 15

SCALE
 NONE

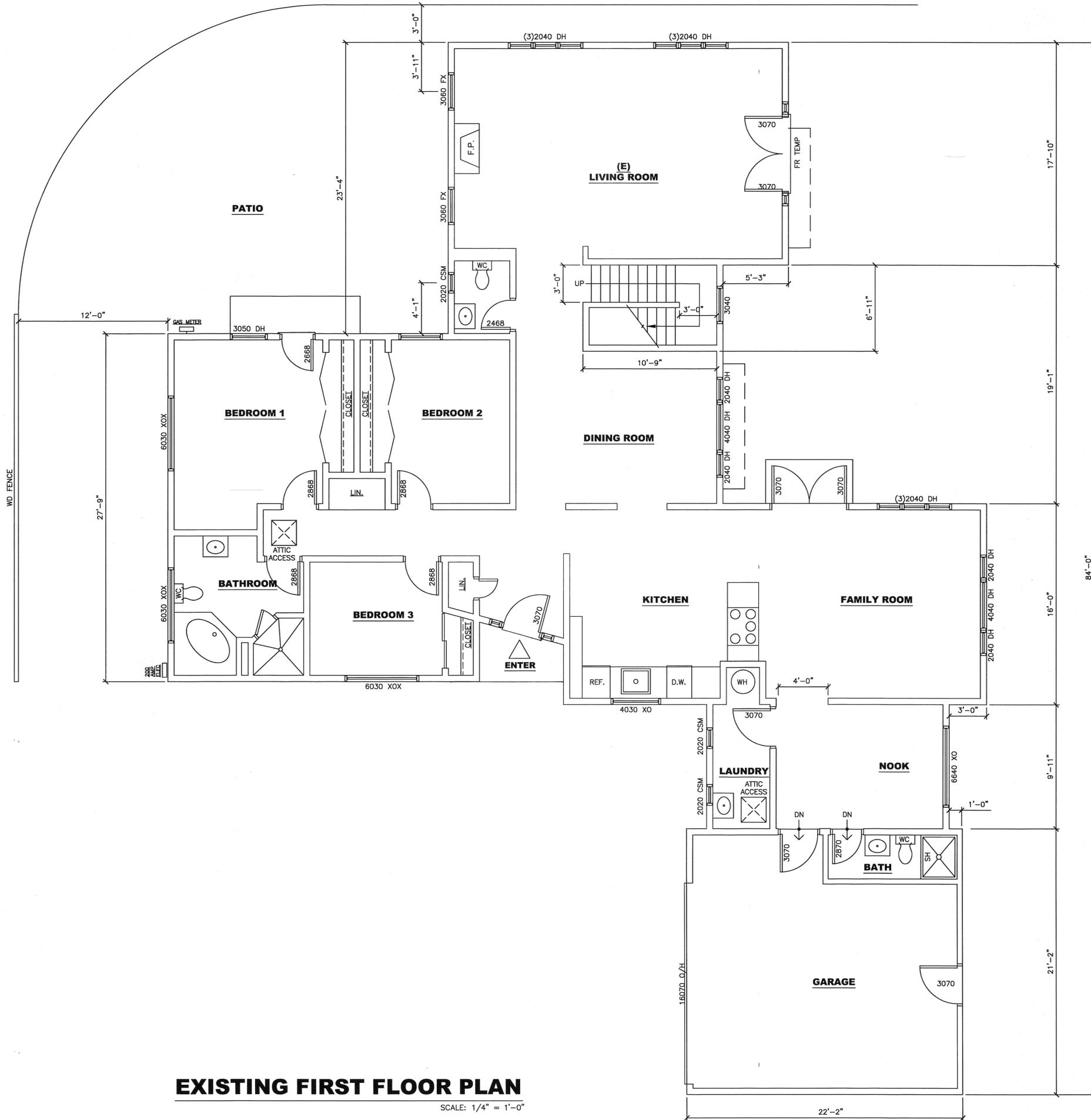
JOB NO.
 D-201536

SHEET

**2013
 CALGREEN**

OF SHEETS

This is a 24"x36" size sheet. Any other size is not full scale.



EXISTING FIRST FLOOR PLAN

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

Revision	By

PLAN COMMENTS TO:
 LOUCOSTANZO.COM
 CASTLENET
 408-472-9829 CELL

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSEL RESIDENCE
 22885 ASPEN DRIVE, LOS ALTOS CA 94024
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, SAN JOSE CA. 95125
 A.I.A. SORIN COMANESCU 2144 RAVIN RD., PLEASANTON, CA. 94566

EXISTING FIRST FLOOR PLAN

DRAWN
LOU COSTANZO
 CHECKED

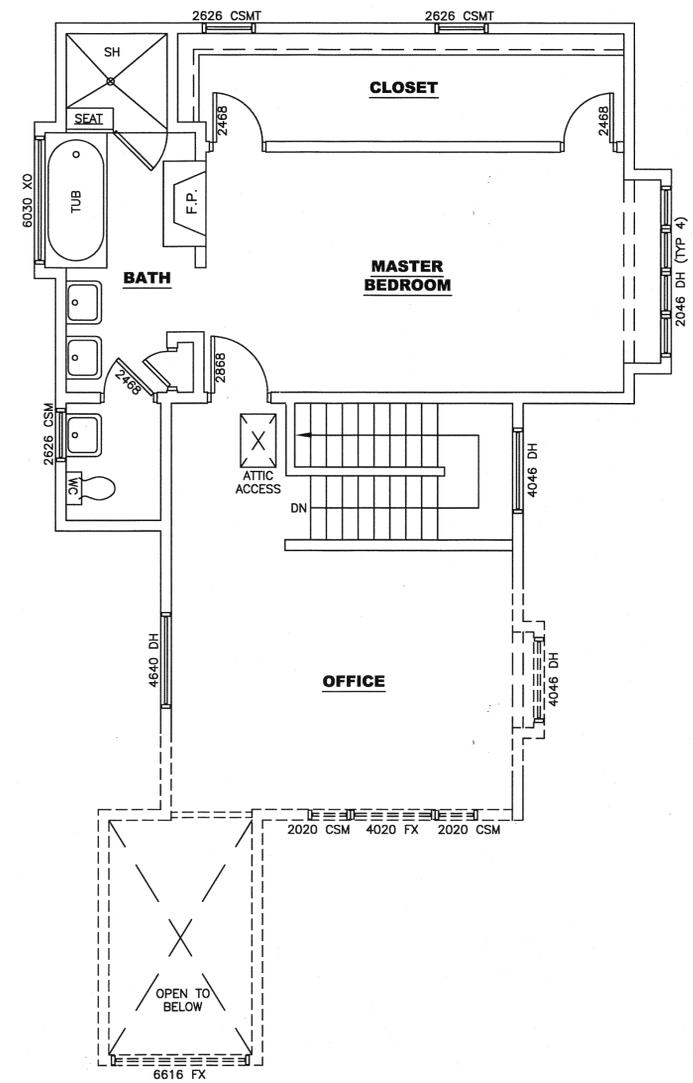
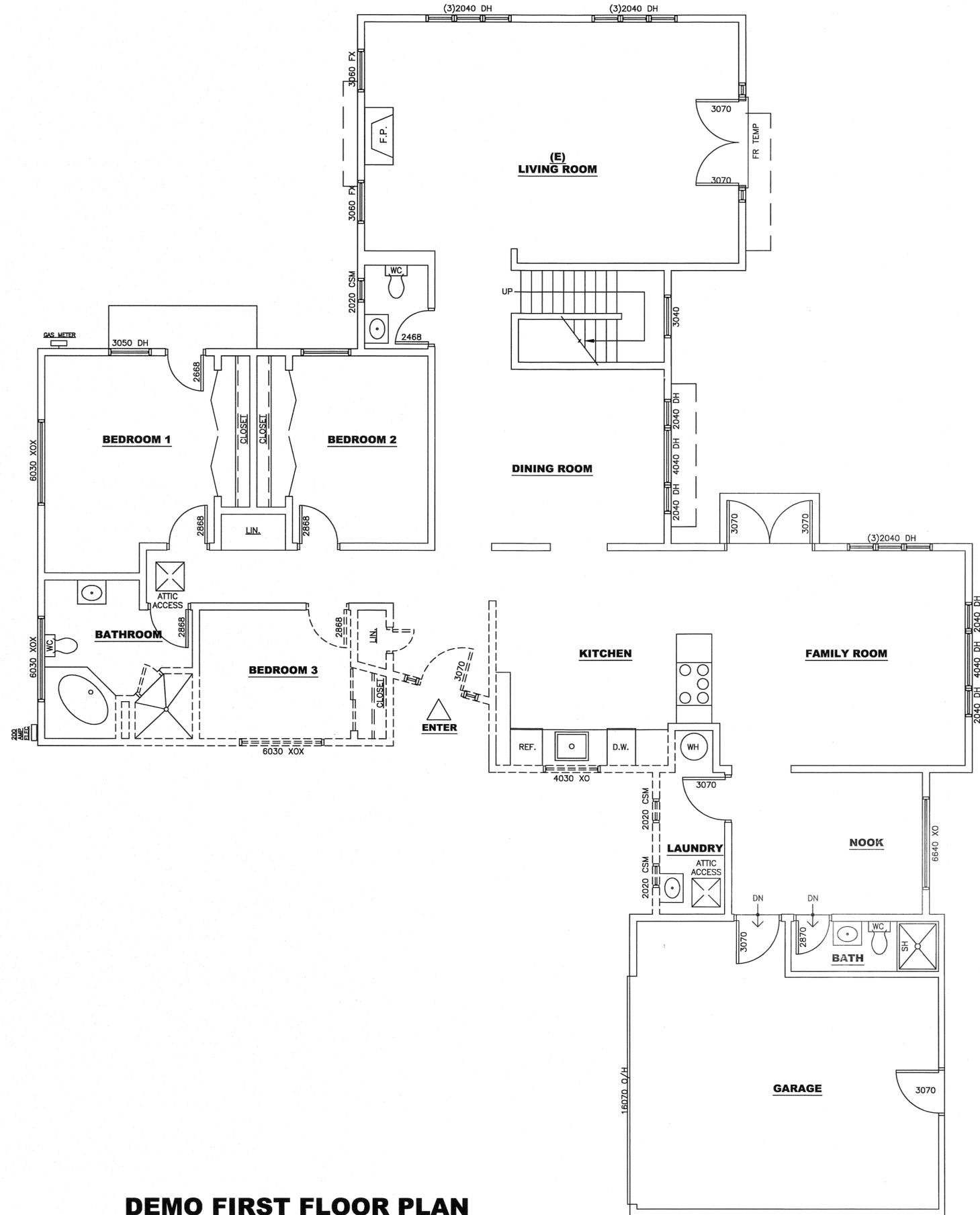
DATE
 11 - 22 - 15

SCALE
 1/4" = 1'-0"

JOB NO.
 D-201537

SHEET

This is a 24"x36" size sheet. Any other size is not full scale.



Revision	By

**A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSEL RESIDENCE**
22885 ASPEN DRIVE, LOS ALTOS CA 94024
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, SAN JOSE CA. 95125
A.I.A. SORIN COMANESCU 2144 RAVIN RD., PLEASANTON, CA. 94566

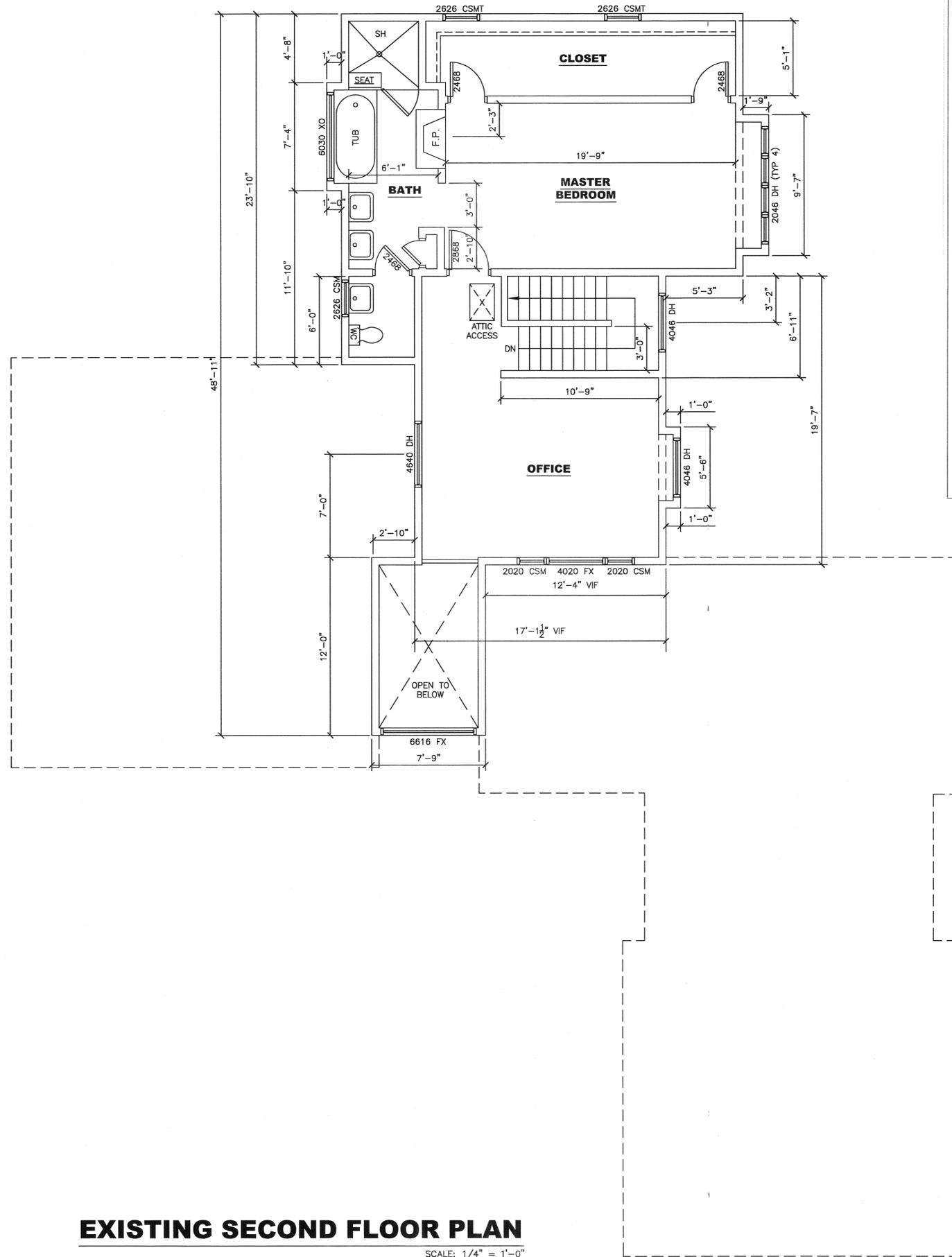
DEMO FLOOR PLAN

DRAWN LOU COSTANZO
CHECKED
DATE 11-22-15
SCALE 1/4" = 1'-0"
JOB NO. D-201536
SHEET

A3.1

OF SHEETS

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EXISTING SECOND FLOOR PLAN

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

VENTILATION CALCULATIONS:

DRESSSELL RESIDENCE

HOUSE: 2- STORY. WOOD FLOOR / FDN. / PIERS

SUB FLOOR:

1746.45 SF. $- / - 300 = 5.82$ S.F. X 144 = 838.29 $- / - 2 = 419.14$ S.I.
(VERIFY & PROVIDE VENTING) 14.5 X 5.5" = 79.75 S.I./EA.
2731.63 $- / - 79.75 = 34.25 \sim 35$ FDN VENTS.

ATTIC SPACE:

SECOND FLOOR:

1746.45 $- / - 300 = 5.82$ S.F. X 144 = 838.29 S.I.
(VERIFY AND PROVIDE)

838.29 $- / - 2 = 419.14$ S.I. AT LEVEL:

- (1) ≤ 3 FT. ABOVE WALL TOP PLATE AND 419.14 S.I. AT LEVEL
- (2) $>$ ABOVE WALL TOP PLATE

(1) (VERIFY & PROVIDE) EYEBROW VENTS AT RATE OF 100 SI EA. NOLL VENT MODEL 2695 OR EQUIV.

3 X 100 S.I. = 300 S.I.
419.14 - 300 = 119.14 S.I. (PROVIDE BAL. ALONG EAVE BLOCK VENTS) AT RATE OF 9.42 S.I./BLOCK
119.14 $- / - 9.42$ S.I. = 12.65 ~ 13 E.B. **13 EAVE BLOCKS VENTS**

(2) (VERIFY & PROVIDE)
5 X 100 S.I. = 500 S.I. (5 EB) $>$ 419.14 S.I.) OR **5 EYEBROW VENTS**

TOTAL 2ND. FLOOR ATTIC VENTILATION :

8 EYEBROW VENTS
13 EAVE BLOCKS.

FIRST FLOOR ATTIC VENTILATION:

4591.90 + 456.80 = 5048.70
5048.70 - 1766.45 = 3302.25 SF.
KITCHEN CATHERAL CEIL'G: 364.00 SF.
FAMILY ROOM: 336.00 SF.
TOTAL: 700.00 SF.

1ST. FLOOR ATTIC AREA: 3302.25 - 700.00 = 2602.25 SF.
FOR CATHERAL CEIL'G AREAS
VERIFY & PROVIDE

AT KITCHEN/FAMILY ROOM INSTALL EAVE BLOCK VENTILATION: (EAVE BLOCK'G VENTILATION AT RATE OF 3-2" dia. VENTS W/#4 MESH = 9.42 S.I./BLOCK) ALONG WEST + EAST LINES.

AT FAMILY ROOM: INSTALL EAVE BLOCK VENTILATION AT EA. BLOCK @ NORTH + SOUTH LINES.

AT REMAINDER OF FIRST FLOOR
2602.25 $- / - 300 = 8.67$ X 144 = 1249.07 $- / - 2 = 624.53$ S.I. @ LEVEL (A) & (B).
VERIFY AND PROVIDE

(A) **624.53 S.I.** @ ≤ 3 FT. ABOVE WALL TOP PLATE (VERIFY AND PROVIDE) EYEBROW VENTS @ 100 S.I. EA.

(4) X 100 = 400.00 S.I. **4 EYEBROW VENTS**

624.53 S.I. - 400 S.I. = 224.53 S.I.
(INSTALL ALONG EAVE BLOCK'G @ RATE OF 9.42 S.I./BLK)

224.53 S.I. $- / - 9.42$ S.I. = 23.84 OR **24 EAVE BLOCK VENTS**

(B) **624.53 S.I.** @ $<$ 3FT. ABOVE WALL TOP PLATE (VERIFY AND PROVIDE) EYEBROW VENTS @ 100 S.I. EA.)

7 X 100 S.I. = 700 S.I. $>$ 624.53 S.I. **7 EYEBROW VENTS**

TOTAL FIRST FLOOR ATTIC VENTILATION:

(MINUS CATHERAL CEILING)

11 EYEBROW VENTS
24 EAVE BLOCK VENTS

Revision	By

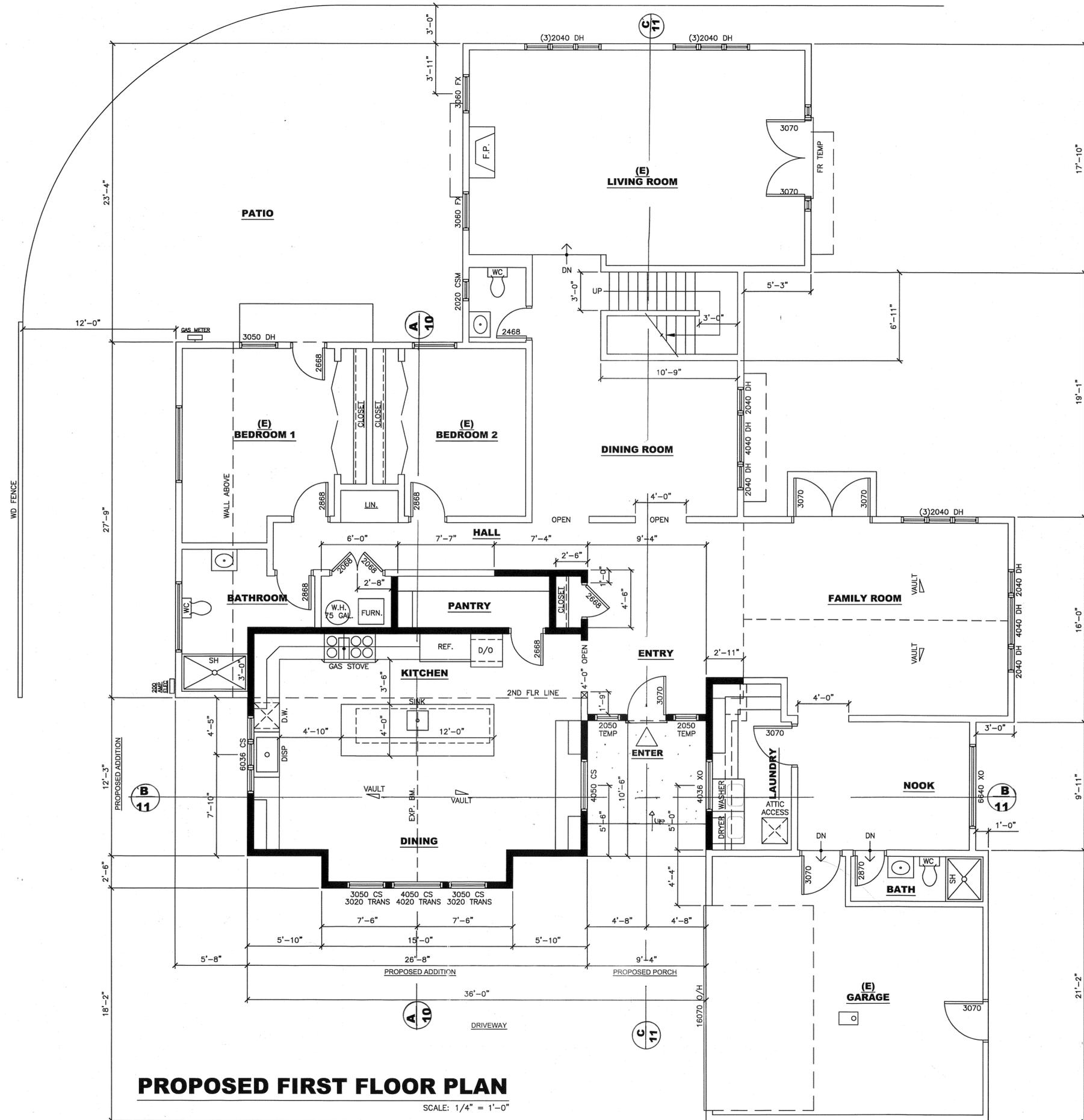
PLAN COMMENTS TO:
LOUCOSTANZO@COM
CASTLENET
408-472-9829 CELL

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSSEL RESIDENCE
22885 ASPEN DRIVE, LOS ALTOS CA 94024
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, SAN JOSE CA. 95125
A.I.A. SORIN COMANESCU 2144 RAVIN RD., PLEASANTON, CA. 94566

DRAWN
LOU COSTANZO
CHECKED
DATE
11 - 22 - 15
SCALE
1/4" = 1'-0"
JOB NO.
D-201537
SHEET

A3
OF SHEETS

This is a 24"x36" size sheet. Any other size is not full scale.



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

OTHER GENERAL NOTES: 2013

- USE TILE WALLS 0/1" CEMENTIOUS OR GYPSUM BOARD APPROVED, SUCH AS WONDERBOARD OR DUROCK FROM FLOOR TO CEILING AROUND TUB/SHOWER AREA. WATER BARRIER/TILE TO BE 7" ABOVE FINISHED FLOOR OF SHOWER/TUB SURFACE. SECTION 1302.2 OF 2013 CRC. USE 1/2" IN. PURPLE BD. FOR LAUNDRY/WASHER AREA.
- 4 X 12 DF #1 HEADERS: OPENINGS, WINDOWS, DOOR (U.O.N.).
- SMOKE & CARBON MONOXIDE DETECTORS** ARE TO HAVE PRIMARY POWER SOURCE FROM BUILDING, HAVE BATTERY BACKUP, AND ARE TO BE INTERCONNECTED PER SEC. 915 OF 2013 CRC. CODE. LOCATED IN EACH BEDROOM, HALL OUTSIDE SLEEPING AREAS, ALSO, AT TOP AND BOTTOM OF STAIRCASE LANDINGS.
- JETTED TUBS** REQUIRE AGFC OUTLET ON SEP. CIRCUIT AND A READILY ACCESSIBLE HATCH PROVIDED TO ACCESS OUTLET. 2013 CRC SEC. R409.0.6
- KITCHEN FAUCETS** ARE NOT TO EXCEED 1.8 GAL. PER MIN. AT 60 PSI SEC. 402.1.2 2013 CPC AND TABLE 4.303.2 CCGBC.
- LAVATORY FAUCETS** REQ. MAX. 1.5 GPM AT 60 PSI, MIN. 0.8 GPM @ 20 PSI SEC. 402.1.2 2013 TABLE 4.303.2 2013 CCGBC.
- SHOWERS**, NOT TO EXCEED 2.0 GAL. PER MIN. AT 80 PSI. SEC. 402.1.2 2013 CPC AND TABLE 4.303.2 2013 CCGBC.
- WATER CLOSETS (TOILETS):** 1.28 GAL. / FLUSH
- ALL WINDOWS, FRENCH AND SLIDING PATIO DOORS** SHALL HAVE DOUBLE GLAZING, WEATHERSTRIPPED, AND FLASHED. TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.
- LIGHT PANELS** IN FRONT ENTRY DOOR WINDOWS WITHIN 36" OF THE INSIDE ACTIVATING DEVICES SHALL BE OF LAMINATED SECURITY GLASS (NOT TEMP. GLASS) WHICH IS A MIN. 1/4" THICK W/ 0.06 VINYL INTERLAYER OR 1/4" POLYCARBONATE SECURITY SHEETS OR EQUIVALENT.
- WATER HEATER** SHALL BE SEISMICALLY ANCHORED. THE UPPER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION, THE LOWER STRAP/ANCHORS LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS. 2013 CPC 508.2.
- CLOTHES DRYER EXHAUST VENT** IN LAUNDRY SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. DUCT WITH LENGTH SHALL BE LIMITED TO 14 FT. LONG WITH TWO 90 DEGREE ELBOWS FROM DRYER TO POINT OF TERMINATION. REDUCE THIS LENGTH BY TWO FT. FOR EVERY ELBOW IN EXCESS OF TWO. CMC SEC. 504.504.1 REQUIRES SMOOTH METAL DUCT AS VENT TO OUTSIDE WITH BACKDRAFT. CRC 2013 SEC. 504.33.2
- ELECTRICAL SERVICE** SHALL BE LOCATED IN THE VICINITY OF CLOSET DISTANCE TO UTILITY SERVICE. INTERIOR SUB PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS...SUCH AS CLOTHES CLOSETS.
- HEIGHT OF COMBUSTABLE MATERIAL ABOVE KITCHEN RANGE** TO BE 30 IN. UNPROTECTED OR 24 IN. PROTECTED.
- WHERE **FORCED AIR FURNACE IS LOCATED** IN ATTIC, PROVIDE A MIN. CEILING ACCESS OF 30" X 30. CONSTRUCT A 36" WIDE ACCESS PLATFORM PATH FROM ACCESS TO F.A.U. AND SUPPLY AN ELECTRICAL RECEPTICAL AT THE F.A.U. AND A LIGHT FIXTURE THAT IS SWITCHED AT THE ACCESS OPENING.
- ALL CABINETS, MECHANICALS BY OTHERS.**
- CONTRACTOR TO PROVIDE TWO 20 AMP. CIRCUITS TO KITCHEN FOR SMALL APPLIANCES.
- ALL FINISH REQUIREMENTS BY OTHERS**
- SHOWER STALLS AND COMPARTMENT & TUB ENCLOSURES** MUST CONFORM WITH THE REQUIREMENTS CPC 411.7, FOR DRAINAGE 411.9, SH. FANS, RECEPTORS 411.8 THRESHOLD 4" MIN. DOOR AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. PROVIDE SAFETY GLASS AT WINDOWS IN TUB/SHOWER AREA WITHIN 6" ABOVE BATHTUB/SHOWER DRAIN INLET.
- MAX. FLOOR HT. CHANGE @ DOOR IS 3/4 IN. @ DOORWAYS.**
- GLASS DOORS & WINDOWS** SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLASS OR PROTECTIVE GRILL, OR PUSH BUTTON.
- MECHANICAL VENTILATION SYSTEMS** MUST SUPPLY 5 CHANGES PER HOUR IN BATHROOMS, LAUNDRY ROOM, BUT IN OTHER HABITABLE AREAS 2 CHANGES PER HOUR ARE REQ. PROVIDE HEATING EQUIPMENT SUFFICIENT TO MEET 2013 CRC, CEC, CMC REQUIREMENTS... BY OTHERS.
- WALL SURFACES BEHIND CERAMIC TILE** OR OTHER FINISHED WALL SURFACES SHALL BE MATERIALS NOT ADVERSELY AFFECTED BY WATER OR DAMP CONDITIONS. IF GYPSUM BOARD IS USED IT MUST BE APPROVED W.B.
- TOP / FOUNDATION TO BE MIN 6" ABOVE CROWN OF STREET.
- UNDER FLOOR ACCESS:** 18 INCHES, 24 INCHES CLEAR WITHOUT PIPE OR INTERFERENCE. 2013 CRC SEC. R408.1
- ATTIC ACCESS** TO UNOCCUPIED AREA OPENING LESS THAN 22 IN. X 30 IN. WITH NOT LESS THAN 30 INCHES HEADROOM. 2013 CRC SEC. 807
- TUB/SHOWER VALVES** SHALL BE PRESSURE BALANCED AND THE TEMP. RATING SET AT 120 DEGREES F. (49C) OR LESS.
- RECESSED LIGHTING** IN BATHROOM AREAS...G.F.I.C... REFER TO PLAN'S GENERAL NOTES.
- EMERGENCY ESCAPE WINDOWS FOR SLEEPING ROOMS:**
A. MIN. NET CLEAR OPERABLE AREA: 5.7 S.F.
B. MIN. NET CLEAR OPERABLE WIDTH: 20 IN.
C. MIN. NET CLEAR OPERABLE HEIGHT: 24 IN. (EMERGENCY EGRESS OPENING IS TO BE MEASURED 44" ABOVE FINISHED FLOOR)
D. MAX. BOTTOM SILL OPENING NOT MORE THAN 44IN. ABOVE FINISHED FLOOR. SEC. 1029.2 2013 CRC
- NOTE THAT ELECTRICAL DEVICES ARE SHOWN SCHEMATICALLY AND SHALL BE THE CONTRACTOR/DESIGNER RESPONSIBILITY FOR WORK COMPLIANCE TO CODE SEC. CRC R105.8
- NOTE PLUMBING, MECHANICAL REQUIREMENTS: PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATIONS/WORK SHALL BE THE CONTRACTOR / DESIGN PROFESSIONAL RESPONSIBILITY FOR COMPLIANCE TO CODE SEC. CRC R105.8
- COMPLIANCE WITH 2013 CA ENERGY CODE SECTION 150(k) FOR LIGHTING**, WHICH INCLUDE THE FOLLOWING:
A. MIN. (1) LIGHT IN BATHROOMS IS HIGH EFFICACY.
B. ALL OTHER BATHROOM LIGHTS ARE HIGH EFFICACY LUMINARIES OR CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR AND MOTION) SENSOR THAT COMPLIES WITH CEC SECTION 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.
C. CLOSETS LESS THAN 70 SF. ARE EXEMPT FROM LIGHTING REQUIREMENTS.
D. LUMINARIES IN INSULATED CEILINGS SHALL BE IC RATED AND AIR TIGHT (AT) FOR ALL RECESSED LUMINARIES.
- LIGHTING IN ALL BEDROOM AREAS.**
HALLWAYS SHALL BE HIGH EFFICACY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTIONS:
A. PROVIDE DIMMER SWITCH.
B. PROVIDE MANUAL ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SEC. 110.9 (b) AND SHALL NOT HAVE A MOTION CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS** SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (i.e.) DRYERS, BATHROOMS, AND UTILITY FANS, AND MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPEN SKYLIGHTS, OR ATTIC VENTS).

Revision	By

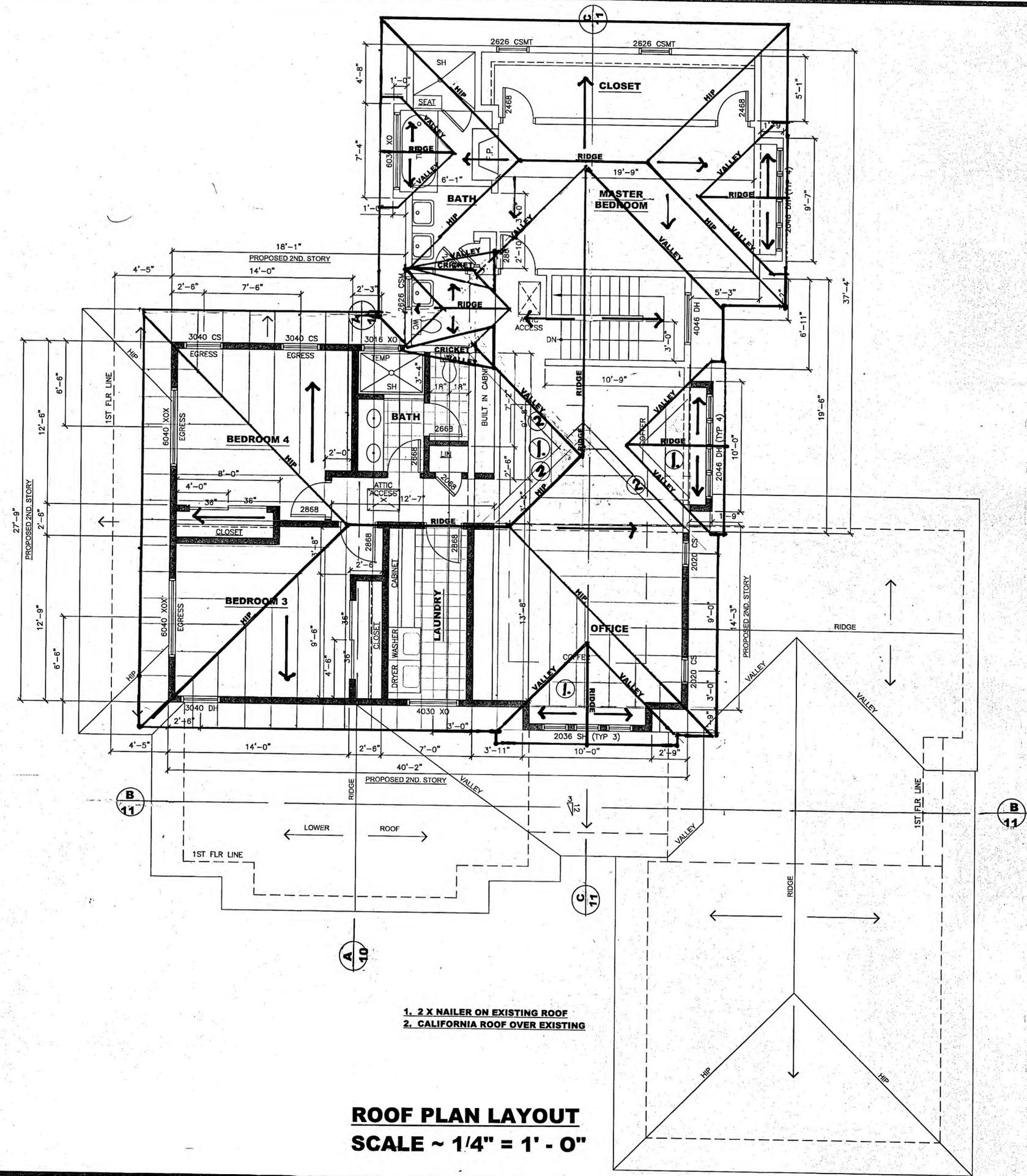
PLAN COMMENTS TO:
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PROPOSED FIRST FLOOR PLAN

DRAWN LOU COSTANZO
CHECKED
DATE 11-22-15
SCALE 1/4" = 1'-0"
JOB NO. D-201536
SHEET A4
OF SHEETS

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- 1. 2 X NAILER ON EXISTING ROOF
- 2. CALIFORNIA ROOF OVER EXISTING

ROOF PLAN LAYOUT
SCALE ~ 1/4" = 1' - 0"

Revision	By

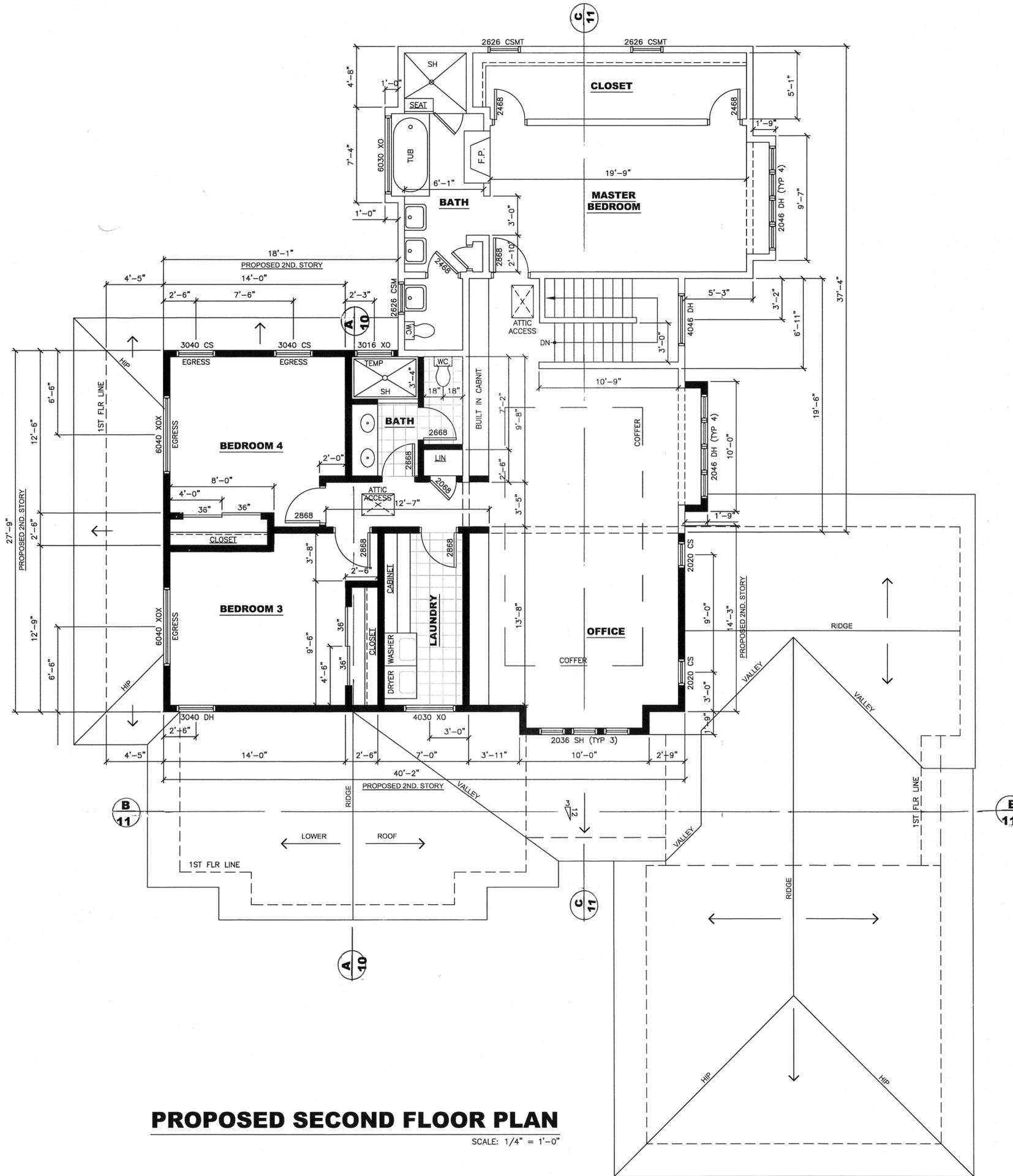
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 CASTLENEI
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A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSEL RESIDENCE
 22885 ASPEN DRIVE, LOS ALTOS CA 94024
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, SAN JOSE CA. 95125
 A.I.A. SORIN COMANESCU 2144 RAVIN RD., PLEASANTON, CA. 94566

ROOF PLAN LAYOUT

DRAWN	LOU COSTANZO
CHECKED	
DATE	11-12-15
SCALE	1/4" = 1'-0"
JOB NO.	D-201536
SHEET	

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PROPOSED SECOND FLOOR PLAN

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

OTHER GENERAL NOTES: 2013

1. USE TILE WALLS OR 1/2" CEMENTIOUS OR GYPSUM BOARD APPROVED, SUCH AS WONDERBOARD OR DURROCK FROM FLOOR TO CEILING AROUND TUB/SHOWER AREA. WATER BARRIER/TILE TO BE 72" ABOVE FINISHED FLOOR OF SHOWER/TUB SURFACE. SECTION R907.2 OF 2013 CRC. USE 1/2" IN. PURPLE HD. FOR LAUNDRY/WASHER AREA.
2. 4 X 12 DF #1 HEADERS OPENINGS, WINDOWS, DOOR(U.O.N.).
3. SMOKE & CARBON MONOXIDE DETECTORS ARE TO HAVE PRIMARY POWER SOURCE FROM BUILDING, HAVE BATTERY BACKUP, AND ARE TO BE INTERCONNECTED PER SEC. R901.3 OF 2013 CRC. CODE. LOCATED IN EACH BEDROOM, HALL OUTSIDE SLEEPING AREAS, ALSO, AT TOP AND BOTTOM OF STAIRCASE LANDINGS.
4. JETTED TUBS REQUIRE AGFCI OUTLET ON SEP. CIRCUIT AND A READILY ACCESSIBLE HATCH PROVIDED TO ACCESS OUTLET. 2013 CRC SEC. R409.4.6
5. KITCHEN FAUCETS ARE NOT TO EXCEED 1.8 GAL. PER MIN. AT 60 PSI SEC. 402.1.2 2013 CPC AND TABLE 4.303.2 CGBC.
6. LAVATORY FAUCETS REQ. MAX. 1.5 GPM AT 60 PSI, MIN. 0.8 GPM @ 20 PSI SEC. 402.1.2 2013 TABLE 4.303.2 2013 CGBC.
7. SHOWERS; NOT TO EXCEED 2.0 GAL. PER MIN. AT 80 PSI. SEC. 402.1.2 2013 CPC AND TABLE 4.303.2 2013 CGBC.
8. WATER CLOSETS (TOILETS); 1.28 GAL. FISH
9. ALL WINDOWS, FRENCH AND SLIDING PATIO DOORS SHALL HAVE DOUBLE GLAZING, WEATHERSTRIPPED, AND FLASHED. TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.
10. LIGHT PANELS IN FRONT ENTRY DOOR WINDOWS WITHIN 36" OF THE INSIDE ACTIVATING DEVICES SHALL BE OF LAMINATED SECURITY GLASS (NOT TEMP. GLASS) WHICH IS A MIN. 1/4" THICK W/ 0.06 VINYL INTERLAYER OR 1/4" POLYCARBONATE SECURITY SHEETS OR EQUIVALENT.
11. WATER HEATER SHALL BE ESSENTIALLY ANCHORED. THE UPPER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION, THE LOWER STRAP/ANCHORS LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS. 2013 CPC 508.2
12. CLOTHES DRYER EXHAUST VENT IN LAUNDRY SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. DUCT WITH LENGTH SHALL BE LIMITED TO 14 FT. LONG WITH TWO 90 DEGREE ELBOWS, FROM DRYER TO POINT OF TERMINATION. REDUCE THIS LENGTH BY TWO FT. FOR EVERY ELBOW IN EXCESS OF TWO. CMC SEC. 504.1 REQUIRES SMOOTH METAL DUCT AS VENT TO OUTSIDE WITH BACKDRAFT CMC SEC. 504.2
13. ELECTRICAL SERVICE SHALL BE LOCATED IN THE VICINITY OF CLOSEST DISTANCE TO UTILITY SERVICE. INTERIOR SUB PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS...SUCH AS CLOTHES CLOSETS.
14. HEIGHT OF COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGE TO BE 30 IN. UNPROTECTED OR 24 IN. PROTECTED.
15. WHERE FORCED AIR FURNACE IS LOCATED IN ATTIC, PROVIDE A MIN. CEILING ACCESS OF 30" X 30. CONSTRUCT A 36" WIDE ACCESS PLATFORM PATH FROM ACCESS TO F.A.U. AND SUPPLY AN ELECTRICAL RECEPTICAL AT THE F.A.U. AND A LIGHT FIXTURE THAT IS SWITCHED AT THE ACCESS OPENING.
16. ALL CABINETS, MECHANICALS BY OTHERS.
17. CONTRACTOR TO PROVIDE TWO 20 AMP. CIRCUITS TO KITCHEN FOR SMALL APPLIANCES.
18. ALL FINISH REQUIREMENTS BY OTHERS
19. SHOWER STALLS AND COMPARTMENT & TUB ENCLOSURES MUST CONFORM WITH THE REQUIREMENTS CPC 411.7, FOR DRAINAGE 411.9, SH. PANS, RECEPTORS 411.8 THRESHOLD 2" DEEP, 404 SQ. IN. MIN. DOORS AND PANELS OF SHOWERS AND BATH TUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. PROVIDE SAFETY GLASS AT WINDOWS IN TUB/SHOWER AREA WITHIN 60" ABOVE BATH/TUB/SHOWER DRAIN INLET.
20. MAX. FLOOR HT. CHANGE @ DOOR IS 3/4 IN. @ DOORWAYS.
21. GLASS DOORS & WINDOWS SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLASS OR PROTECTIVE GRILL, OR PUSH BUTT.
22. MECHANICAL VENTILATION SYSTEMS MUST SUPPLY 5 CHANGES PER HOUR IN BATHRMS, LAUNDRY ROOM. BUT IN OTHER HABITABLE AREAS, 2-CHANGES PER HOUR ARE REQ.
23. PROVIDE HEATING EQUIPMENT SUFFICIENT TO MEET 2013 CRC, CEC, CMC REQUIREMENTS... BY OTHERS.
24. WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISHED WALL SURFACES SHALL BE MATERIALS NOT ADVERSELY AFFECTED BY WATER OR DAMP CONDITIONS. IF GYPSUM BOARD IS USED IT MUST BE APPROVED W.B.
25. TOP / FOUNDATION TO BE MIN 6" ABOVE CROWN OF STREET.
26. UNDER FLOOR ACCESS: 18 INCHES, 24 INCHES CLEAR WITHOUT PIPE OR INTERFERENCE. 2013 CRC SEC. R408.1
27. ATTIC ACCESS TO UNOCCUPIED AREA OPEN'G NOT LESS THAN 22 IN. X 30 IN. WITH NOT LESS THAN 30 INCHES HEADROOM. 2013 CRC SEC. R07.
28. TUB/SHOWER VALVES SHALL BE PRESSURE BALANCED AND THE TEMP. RATING SET AT 120 DEGREES F. (40C) OR LESS.
29. RECESSED LIGHTING IN BATHROOM AREAS...GFCI... REFER TO PLAN 'S GENERAL NOTES.
30. EMERGENCY ESCAPE WINDOWS FOR SLEEPING ROOMS:
 - A. MIN. NET CLEAR OPERABLE AREA: 5.7 S.F.
 - B. MIN. NET CLEAR OPERABLE WIDTH: 20 IN.
 - C. MIN. NET CLEAR OPERABLE HEIGHT: 24 IN. (EMERGENCY EGRESS OPENING IS TO BE MEASURED 4" ABOVE FINISHED FLOOR)
 - D. MAX. BOTTOM SILL OPENING NOT MORE THAN 44IN. ABOVE FINISHED FLOOR. SEC. 1029.3 2013 CBC
31. NOTE THAT ELECTRICAL DEVICES ARE SHOWN SCHEMATICALLY AND SHALL BE THE CONTRACTOR/DESIGNER RESPONSIBILITY FOR WORK/COMPLIANCE TO CODE SEC. CRC R105.8
32. NOTE PLUMBING, MECHANICAL REQUIREMENTS. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATIONS/WORK SHALL BE THE CONTRACTOR /DESIGN PROFESSIONAL RESPONSIBILITY FOR COMPLIANCE TO CODE SEC. CRC R105.8
33. COMPLIANCE WITH 2013 CA EMERGENCY CODE SECTION 1509(f) FOR LIGHTING, WHICH INCLUDE THE FOLLOWING:
 - A. MIN. (1) LIGHT IN BATHROOMS IS HIGH EFFICACY.
 - B. ALL OTHER BATHROOM LIGHTS ARE HIGH EFFCACY LUMINARIES OR CONTROLLED BY A VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLES WITH CEC SECTION 119.9 (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).
34. LIGHTING IN ALL BEDROOM AREAS. HALLWAYS SHALL BE HIGH EFFICACY LUMINARIES OR COMPLY WITH THE FOLLOWING EXCEPTIONS:
 - A. PROVIDE DIMMER SWITCH.
 - B. PROVIDE MANUAL ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLES WITH CEC SEC. 119.9 (b) AND SHALL NOT HAVE A MOTION CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR HAS AN OVERRIDE ALLOWING THE LUMINARIES TO BE ALWAYS ON.
 - C. CLOSETS LESS THAN 70 SF. ARE EXEMPT FROM LIGHTING REQUIREMENTS.
 - D. LUMINARIES IN INSULATED CEILINGS SHALL BE IC RATED AND AIR TIGHT (AT) FOR ALL RECESSED LUMINARIES.
35. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (i.e.) DRYERS, BATHROOMS, AND UTILITY FANS, AND MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS).
36. OPEN DOOR BETWEEN DWELLING LIVING /GARAGE AREA SHALL BE 1-3/8" SOLID WOOD, SELF-CLOSING AND TIGHT FITTING.
37. FIRE DEPARTM'T ACC. TO BE PROVIDED & MAINTAINED SERVICEABLE PRIOR & DURING CONSTRUCTION.

Revision	By

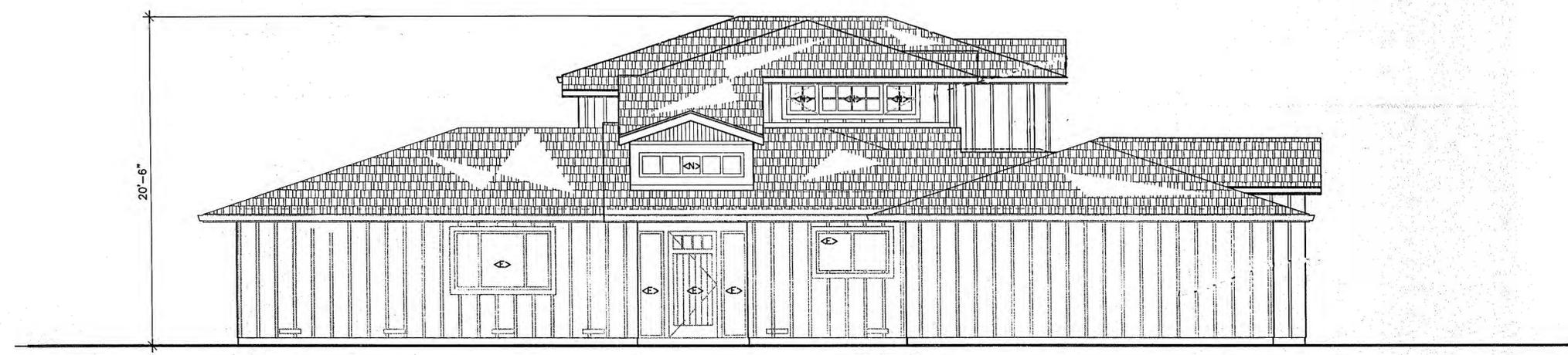
PLAN COMMENTS TO:
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PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, SAN JOSE CA. 95125
A.I.A. SORIN COMANESCU 2144 RAVIN RD., PLEASANTON, CA. 94566

PROPOSED SECOND FLOOR PLAN

DRAWN LOU COSTANZO CHECKED
DATE 11 - 12 - 15
SCALE 1/4" = 1'-0"
JOB NO. D-201536
SHEET A5
OF SHEETS

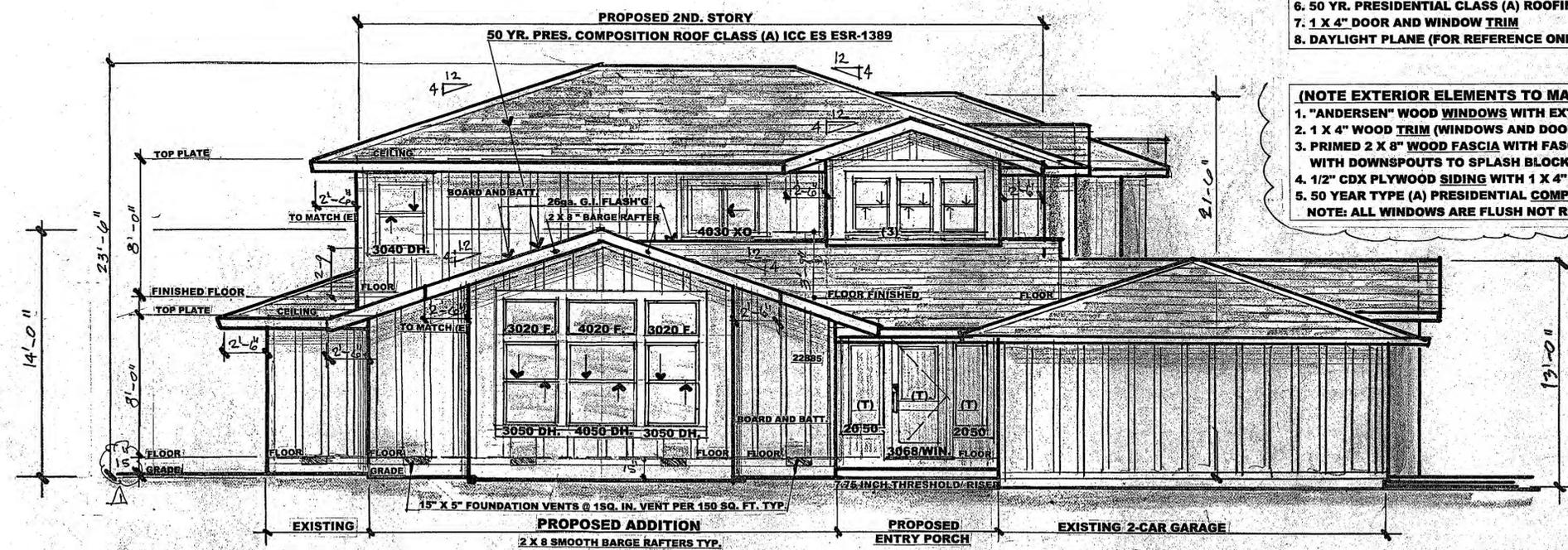
REVISIONS	BY
1-10-16	LC



EXISTING
SOUTH (FRONT) ELEVATION
1/4" = 1'-0"

- ELEVATION NOTES:**
CONTRACTOR SHALL PROVIDE TO MATCH EXISTING:
1. EARTH TO SIDING CLEARANCE 8" CONC. TO SIDING CLR. 2"
 2. WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS AND SEAL ALL JOINTS IN SIDING.
 3. NEW BATTEN VERTICAL SIDING O/ TYVEK PAPER/OVERLAP AND TAPE ALL JOINTS AND SEAL ALL PENETRATIONS PRIOR TO THE INSTALLATION OF THE FINISH SIDING.(PER SPECS.)
 4. PAINT SIDING AND TRIM WITH ONE COAT ACRILIC LATEX PRIMER AND TWO COATS SLKYD-MODIFIED VINYL LATEX.
 5. 15"X 5" FOUNDATION VENTS AT 1SF. VENT PER 150 SF.
 6. 50 YR. PRESIDENTIAL CLASS (A) ROOFING
 7. 1 X 4" DOOR AND WINDOW TRIM
 8. DAYLIGHT PLANE (FOR REFERENCE ONLY)

- (NOTE EXTERIOR ELEMENTS TO MATCH EXISTING.)**
1. "ANDERSEN" WOOD WINDOWS WITH EXTERIOR VINYL.
 2. 1 X 4" WOOD TRIM (WINDOWS AND DOORS)
 3. PRIMED 2 X 8" WOOD FASCIA WITH FASCIA G.I. GUTTERS WITH DOWNSPOUTS TO SPLASH BLOCKS.
 4. 1/2" CDX PLYWOOD SIDING WITH 1 X 4" VERTICAL BATTENS
 5. 50 YEAR TYPE (A) PRESIDENTIAL COMPOSITION ROOFING
- NOTE: ALL WINDOWS ARE FLUSH NOT RECESSED.**



NOTE: ALL WINDOWS AND DOORS MUST HAVE MIN. "U" VALUE 0.32 FOR ANY FENESTRATION WITH SHGC VALUE OF 0.25 (REFER TO CURRENT TITLE 24 REPORT)

NOTE: GRADE TO FALL 5% WITHIN THE 1ST. 10-FT. OF STRUCTURE, UNLESS DRAINS OR SWALES ARE BUILT. IF IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING TO BE A MINIMUM OF 2% AWAY FROM BUILDING. SEC. R 401.3 OF 2013 CRC.

ASPEN DRIVE
FRONT ELEVATION
SCALE ~ 1/4" = 1'-0"

NOTE: FOR EGRESS WINDOWS AT BEDROOMS: WINDOW MUST HAVE:

1. A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (GRADE-FLOOR OPENINGS SHALL BE MIN. 5 S.F.)
2. MIN. NET CLEAR OPENING HEIGHT OF 24 INCHES
3. MIN. NET CLEAR OPENING WIDTH OF 20 INCHES.
4. BOTTOM CLEAR OPENING: NOT MORE THAN 44 INCHES ABOVE THE FLOOR. AND OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD OR COURT THAT OPENS TO A PUBLIC WAY.

PLAN COMMENTS TO:
LOUCOSTANZO@COM
CAST.NET
408-472-9859 CELL

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSER RESIDENCE
22885 ASPEN DR., LOS ALTOS CA. 94024
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220
A.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

ELEVATIONS

DRAWN
LOU COSTANZO
CHECKED
DATE
11-22-15
SCALE
1/4" = 1'-0"
JOB NO.
D-201537
SHEET

A6
OF SHEETS

REVISIONS	BY
Δ 1-20-16	LC

PLAN COMMENTS TO:
LOUCOSTANZO.COM
CAST.NET
408-472-9929 CELL

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSER RESIDENCE
22885 ASPEN DR., LOS ALTOS CA. 94024
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220
A.L.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

ELEVATIONS

DRAWN
LOU COSTANZO
CHECKED

DATE
11 - 22 - 15

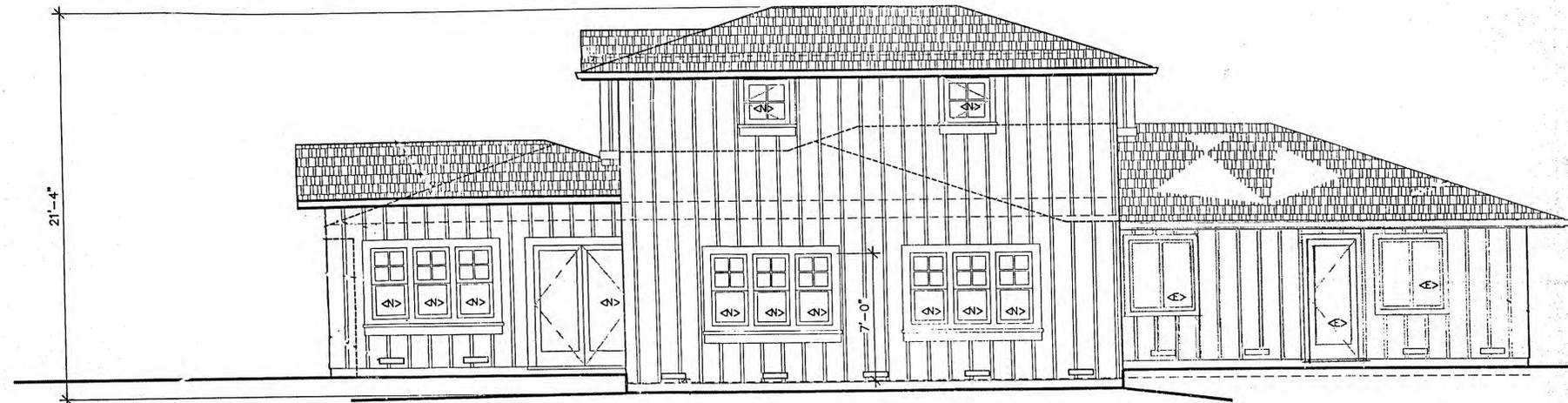
SCALE
1/4" = 1'-0"

JOB NO.
D-201537

SHEET

A6.1

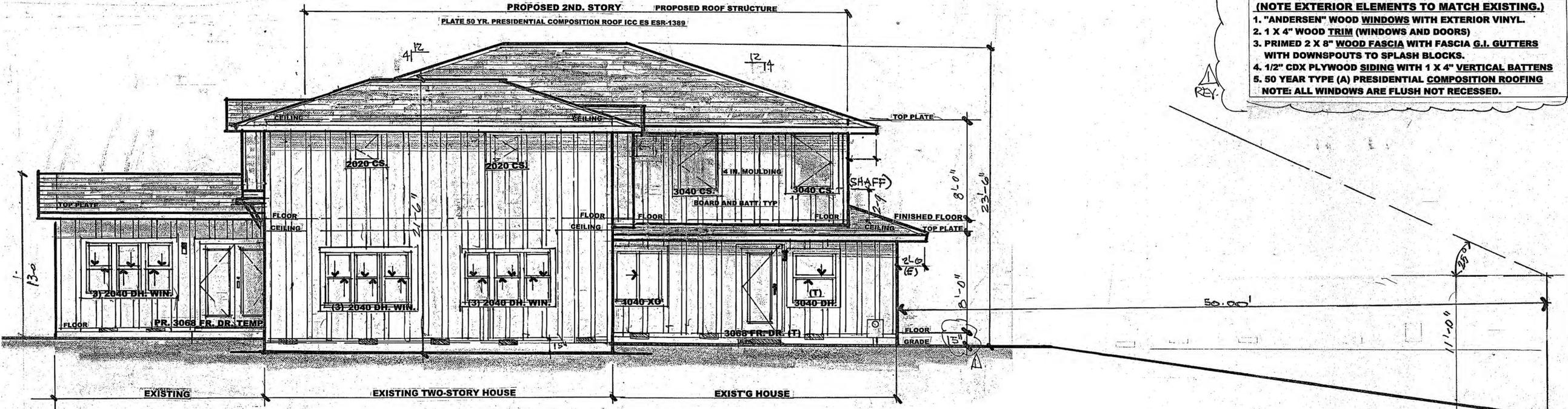
OF SHEETS



**EXISTING
NORTH (REAR) ELEVATION**
1/4" = 1'-0"

- ELEVATION NOTES:**
CONTRACTOR SHALL PROVIDE TO MATCH EXISTING:
1. EARTH TO SIDING CLEARANCE 8" CONG. TO SIDING CLR. 2"
 2. WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS AND SEAL ALL JOINTS IN SIDING.
 3. NEW BATTEN VERTICAL SIDING O/ TYVEK PAPER/OVERLAP AND TAPE ALL JOINTS AND SEAL ALL PENETRATIONS PRIOR TO THE INSTALLATION OF THE FINISH SIDING.(PER SPECS.)
 4. PAINT SIDING AND TRIM WITH ONE COAT ACRILIC LATEX PRIMER AND TWO COATS SLKYD-MODIFIED VINYL LATEX.
 5. 15"X 5" FOUNDATION VENTS AT 1SF. VENT PER 150 SF.
 6. 50 YR. PRESIDENTIAL CLASS (A) ROOFING
 7. 1 X 4" DOOR AND WINDOW TRIM
 8. DAYLIGHT PLANE (FOR REFERENCE ONLY)

- (NOTE EXTERIOR ELEMENTS TO MATCH EXISTING.)**
1. "ANDERSEN" WOOD WINDOWS WITH EXTERIOR VINYL.
 2. 1 X 4" WOOD TRIM (WINDOWS AND DOORS)
 3. PRIMED 2 X 8" WOOD FASCIA WITH FASCIA G.I. GUTTERS WITH DOWNSPOUTS TO SPLASH BLOCKS.
 4. 1/2" CDX PLYWOOD SIDING WITH 1 X 4" VERTICAL BATTENS
 5. 50 YEAR TYPE (A) PRESIDENTIAL COMPOSITION ROOFING
- NOTE: ALL WINDOWS ARE FLUSH NOT RECESSED.



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

NOTE: GRADE TO FALL 5% WITHIN THE 1ST. 10-FT. OF STRUCTURE, UNLESS DRAINS OR SWALES ARE BUILT. IF IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING TO BE A MINIMUM OF 2% AWAY FROM BUILDING. SEC. R 401.3 OF 2015 CRC.

NOTE: ALL WINDOWS AND DOORS MUST HAVE MIN. U' VALUE 0.32 FOR ANY PENETRATION WITH SHGC VALUE OF 0.25 (REFER TO CURRENT TITLE 24 REPORT)

**NOTE: FOR EGRESS WINDOWS AT BEDROOMS:
WINDOW MUST HAVE:**

1. A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (GRADE-FLOOR OPENINGS SHALL BE MIN. 5 S.F.)
2. MIN. NET CLEAR OPENING HEIGHT OF 24 INCHES
3. MIN. NET CLEAR OPENING WIDTH OF 20 INCHES.
4. BOTTOM CLEAR OPENING: NOT MORE THAN 44 INCHES ABOVE THE FLOOR. AND OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD OR COURT THAT OPENS TO A PUBLIC WAY.

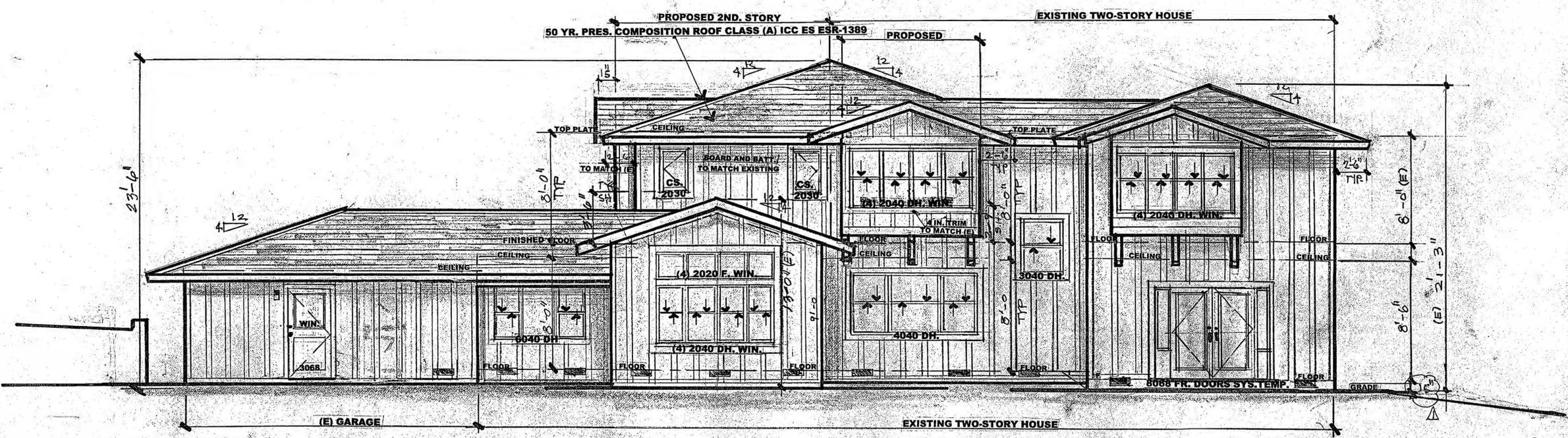
REVISIONS	BY
1-2016	LC

ELEVATION NOTES:
CONTRACTOR SHALL PROVIDE TO MATCH EXISTING:
 1. EARTH TO SIDING CLEARANCE 8" CONC. TO SIDING CLR. 2"
 2. WEATHERSTRIP ALL EXTERIOR DOORS AND WINDOWS AND SEAL ALL JOINTS IN SIDING.
 3. NEW BATTEN VERTICAL SIDING O/ TYVEK PAPER/OVERLAP AND TAPE ALL JOINTS AND SEAL ALL PENETRATIONS PRIOR TO THE INSTALLATION OF THE FINISH SIDING.(PER SPECS.)
 4. PAINT SIDING AND TRIM WITH ONE COAT ACRYLIC LATEX PRIMER AND TWO COATS SLKYD-MODIFIED VINYL LATEX.
 5. 15"X 5" FOUNDATION VENTS AT 1SF. VENT PER 150 SF.
 6. 50 YR. PRESIDENTIAL CLASS (A) ROOFING
 7. 1 X 4" DOOR AND WINDOW TRIM
 8. DAYLIGHT PLANE (FOR REFERENCE ONLY)

(NOTE EXTERIOR ELEMENTS TO MATCH EXISTING.)
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 2. 1 X 4" WOOD TRIM (WINDOWS AND DOORS)
 3. PRIMED 2 X 8" WOOD FASCIA WITH FASCIA G.I. GUTTERS WITH DOWNSPOUTS TO SPLASH BLOCKS.
 4. 1/2" CDX PLYWOOD SIDING WITH 1 X 4" VERTICAL BATTENS
 5. 50 YEAR TYPE (A) PRESIDENTIAL COMPOSITION ROOFING
NOTE: ALL WINDOWS ARE FLUSH NOT RECESSED.



EXISTING EAST (RIGHT) ELEVATION
 1/4" = 1'-0"



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

NOTE: ALL WINDOWS AND DOORS MUST HAVE MIN. 'U' VALUE 0.32 FOR ANY FENESTRATION WITH SHGC VALUE OF 0.25 (REFER TO CURRENT TITLE 24 REPORT)

PLAN COMMENTS TO:
 LUCAS HANCOCK
 EAST AVE.
 408-472-9829 CELL

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSER RESIDENCE
 22885 ASPEN DR., LOS ALTOS CA. 94024
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220
 A.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

ELEVATIONS

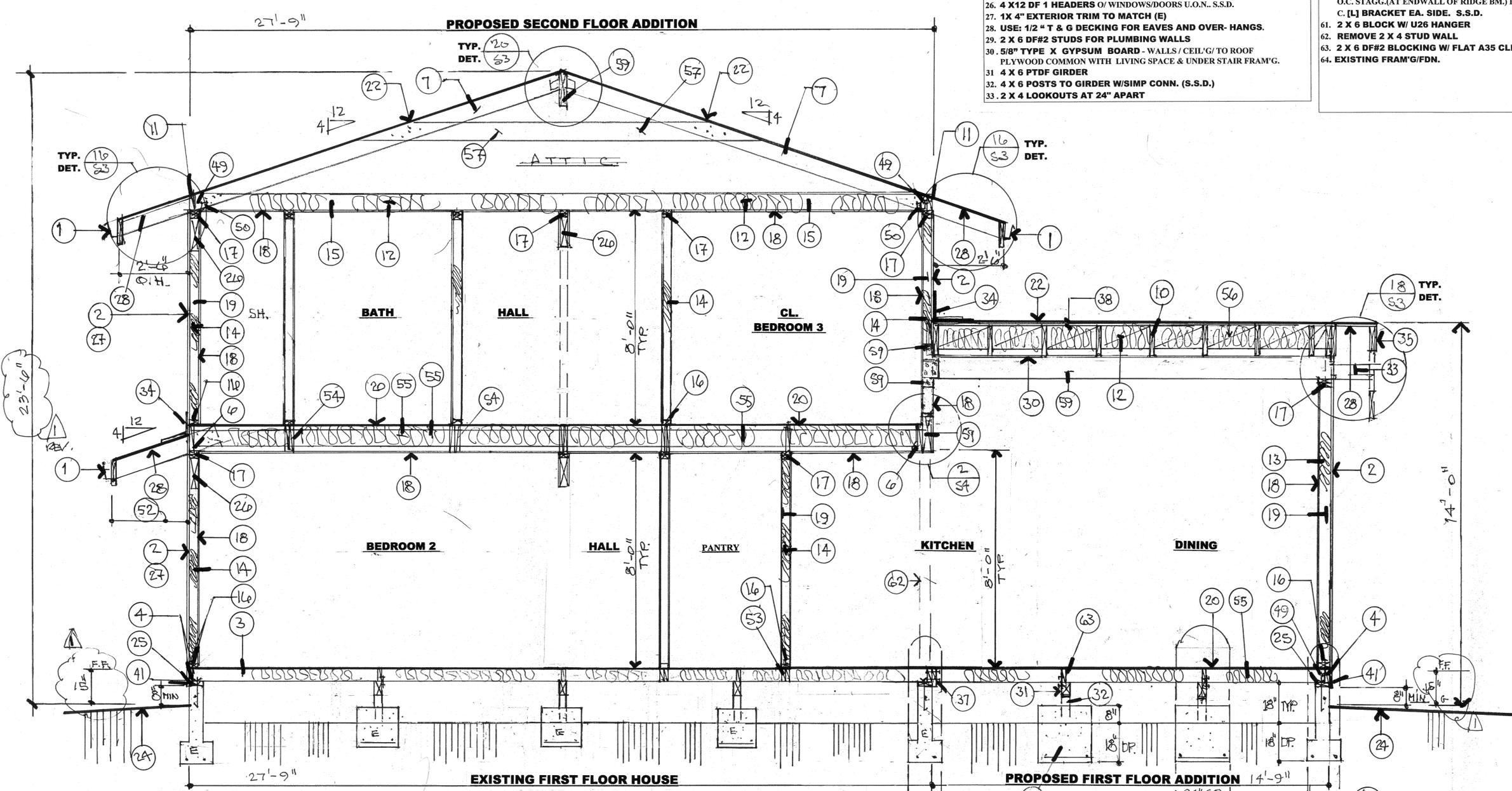
DRAWN
LOU COSTANZO
 CHECKED
 DATE
11-22-15
 SCALE
 1/4" = 1'-0"
 JOB NO.
D-201537
 SHEET

A7

OF SHEETS

REVISIONS	BY
1	LC

1. GI GUTTER O/(2X FASCIA & SOFFITS OPTIONAL) W/DOWNSPOUTS &(E) FRANCH DRAIN SYSDTEM
2. BATTEN WD. SIDING TO MATCH EXIST'G OVER TYVEK PAPER O/1/2" CDX PLYWD. (NAIL WITH 8d NAILS @ 6" O.C., (ENDS) AND 12" O.C. (FIELD))
3. 2X 6 DF #2 FLR JSTS. @ 16 INCHES O.C. TYP.
4. 2 X 6" F.J. BLOCK'G VENTED @ 1 SF. VENT PER 150 SF.
5. 11.875" TJI PRO(TM) 360 FLOOR JOISTS AT 16" O.C. S.S.D.
6. LVL TJI BLOCKING S.S.D.
7. 2 X 6 DF#2 RAFTERS @ 24 IN. O.C.
8. 2 X 8 DF#2 RAFTERS @ 24 IN. O.C.
9. 2 X 10" DF#2 RAFTERS @ 24" O.C.
10. 1.7/8" X 11.875" 2.2 LVL RAFTERS @ 24" O.C.
11. 2 X RAFTER BLOCKING VENTED W/ 3- 2" dia. HOLES /BLOCK W/#4 MESH VENTS. @ 1 SF. VENT PER 150 SF. (300SF.) SEE CALCS.
12. R-30 BATT INSULATION (CEILING)
13. R-21 BATT. INSULATION 2 X 6" STUD WALLS
14. R-13 BATT. INSULATION 2 X 4" STUD WALLS
15. 2 X 6" DF#2 CEILING JOISTS AT 24" O.C.
16. 2 X 4 DF 2 SOLE PLATE W/ 16 d @ 16" O.C. (2 x 6 FOR 2 x 6 STUDS)
17. 2-2X4 DF 2 TOP PLATE TYP. (2- 2 x 6 TOP PLATE FOR 2 x 6 STUDS)
18. 1/2" GYP BOARD TYP. WALLS AND CEILING (USE 5/8" FOR COFFER)
19. 2X4 DF#2 STUDS @ 16" O.C. TYP. (BALLOON WALLS 2 X 6 STUDS)
20. 3/4" (T) & (G) PLYWOOD SUB FLOOR : GLUED WITH GRABBER" NO. 8 X 2.5" LONG SCREWS @ 6" O.C. (ENDS) & 10" O.C. (FIELD) S.S.D.
21. 2 X 8 FLOOR JOISTS @ 16" O.C. TYP.
22. 50 YR. "C" COMPOSITION ROOF ICC ESR 1389 TYP. O/30# FELT O/ 1/2" CDX/ FOIL BACK, PLY. (W/ 8d 'S @ 6" O.C. (ENDS) 12" O.C. (FIELD))
23. 4" THICK CONC. SLAB REINF. W/ #4 BARS @ 18" O.C., E.W. O2" SAND O/ 10 MIL FILM O/ 4" CRUSHED ROCK. (S.S.D.), SLOPED 1/4" /1 FT.
24. GRADE SOIL AWAY FROM FDN. 5% @ 10FT.
25. 2X6 DF PRES. TR. MUDDSILL S.S.D. W/ 5/8" dia. X 12" LG. A.B. @ 48" O.C. U.N.O. S.S.D. USE 3" G.I. WASHERS.
26. 4 X 12 DF 1 HEADERS O/ WINDOWS/DOORS U.O.N. S.S.D.
27. 1X 4" EXTERIOR TRIM TO MATCH (E)
28. USE: 1/2" T & G DECKING FOR EAVES AND OVER- HANGS.
29. 2 X 6 DF#2 STUDS FOR PLUMBING WALLS
30. 5/8" TYPE X GYPSUM BOARD - WALLS / CEIL'G TO ROOF PLYWOOD COMMON WITH LIVING SPACE & UNDER STAIR FRAM'G.
31. 4 X 6 PTDF GIRDER
32. 4 X 6 POSTS TO GIRDER W/SIMP CONN. (S.S.D.)
33. 2 X 4 LOOKOUTS AT 24" APART
34. 26ga. G.I. FLASHING
35. 2 X 10 SMOOTH BARGE RAFTERS (ROOF FLASHING AT TOP)
36. 4" THICK CONC. DRIVEWAY WITH #4 BARS E.W. @ 18" O.C., MIDWAY O/4" CRUSHED ROCK.
37. 2 X 8 LEDGER WITH SIMPSON HANGER SECUR'D WITH 5/8" DIA. X 8" LG LAG SCREWS TOP & BOTTOM @ 16" O.C. U.O.N., S.S.D.
38. ONE- INCH AIR SPACE BETWEEN INSULATION & ROOF PLYWOOD.
39. 2 X BEV. NAILER W/3-16d NAILS TO 2X RAFTERS
40. 4 X 10 PTDF NO 1 EXTERIOR BEAM
41. WEEP SCREED
39. 2 X 6 PURLIN W/ 2 X 6 STRUTS @ 48" APART
40. 4 X 10 DF#1 CEILING BM W/U 410 SIMP. HANGER
41. 23.5" X 9.5 2.OE PSL BM. W/PC/EPC
42. 3.5" X 11.875" 2.OE PSL FLOOR BM OR RIDGE BM.
43. 5.25" X 11.875 2.OE PSL FLOOR BM.
44. 3.5" X 11.25. 2.OE PSL BM.
45. 4 X 12 DF #1 BM.
46. 4 X 10 DF#1 RIDGE BM. EPC /PC.
47. 24" X 24" CONC. PIERS 18" DEEP W/ #5 BARS E. W. @ BTM.
48. 2 x 4 FIRE BLOCK'G AT 8 FT. (2 X 6 BLOCKING FOR 2 X 6 STUDS)
49. SIMPSON A35 CLIP
50. SIMPSON H 2.5 HURRICANE CLIP
52. ROOF OVERHANG SHALL BE 2'- 6" TO MATCH EXISTING
53. DBL. 2 X BLOCKING
54. DBL. LVS BLOCKING UNDER WALL
55. R19 BATT. INSULATION UNDER FLOOR (INSTALL SOUND ATTENUATION INSULATION BETWEEN FLOORS)
56. 2 X BLOCK'G VENTED WITH 3- 2" DIA. HOLES (ABOVE RIDGE BM. @ CATHRAL CEILING)
57. 2 X 8" COLLAR TIES @ 48" O.C. W/2 X PURLINS AND 2 X 6 STRUTS
58. ST. 18 STRAP TO TIE DN. RAFTERS S.S.D. NAIL EA. HOLE
59. SEE S.S.D. FOR SIZE
60. 4 X 4 POST WITH A. 2 X 6 DF2 EA. SIDE (NAIL WITH 16d NAILS AT 8" O.C. STAGG.(AT ENDWALL OF RIDGE BM.) B. ST. 16 STRAP POST TO HDR. C. [L] BRACKET EA. SIDE. S.S.D.
61. 2 X 6 BLOCK W/ U26 HANGER
62. REMOVE 2 X 4 STUD WALL
63. 2 X 6 DF#2 BLOCKING W/ FLAT A35 CLIP TO GIRDER
64. EXISTING FRAM'G/FDN.



SECTION A-A
SCALE ~ 1/2" = 1'-0"

PLAN COMMENTS TO:
LOUCOSTANZO.COM
CASTLE.NET
408-472-9929 CELL

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSLE RESIDENCE
22885 ASPEN DR., LOS ALTOS CA. 94024
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220
A.L.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

SECTION A-A

DRAWN
LOUCOSTANZO
CHECKED

DATE
11-22-15

SCALE
1/2" = 1'-0"

JOB NO.
D-201536

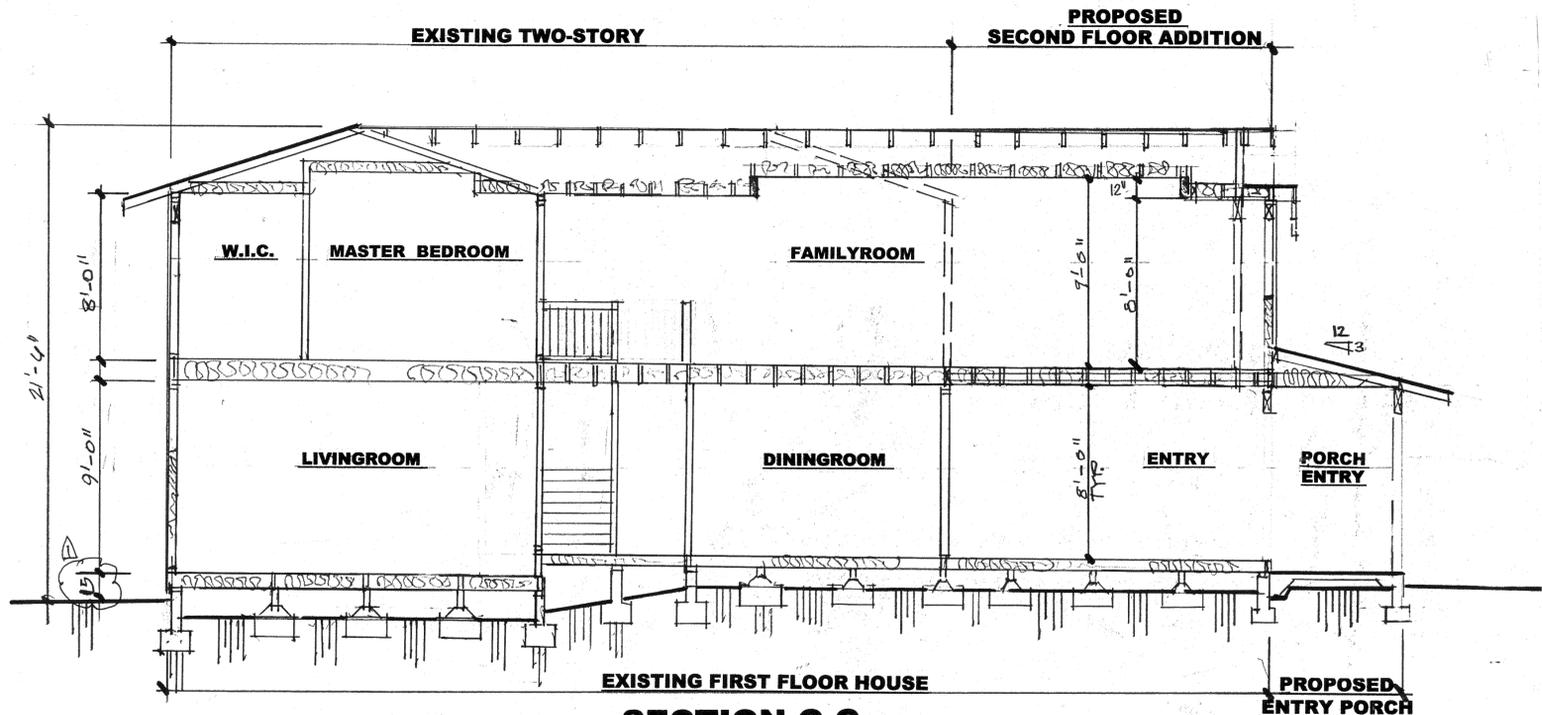
SHEET

A10

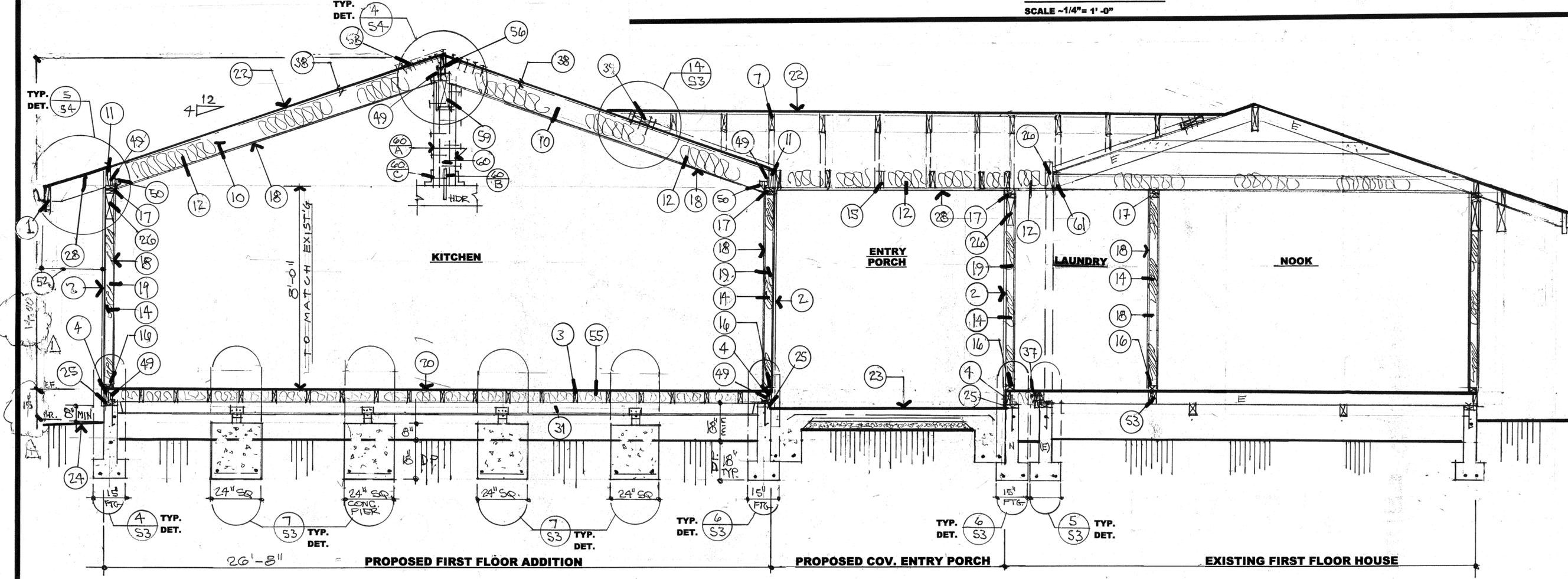
OF SHEETS

1. GI GUTTER O/(2X FASCIA & SOFFITS OPTIONAL) W/DOWNSPOUTS &(E) FRANCH DRAIN SYSDTEM
2. BATTEN WD. SIDING TO MATCH EXIST'G OVER TYVEK PAPER O/1/2" CDX PLYWD. (NAIL WITH 8d NAILS @ 6" O.C., (ENDS) AND 12" O.C. (FIELD))
3. 2X 6 DF#2 FLR JSTS. @ 16 INCHES O.C. TYP.
4. 2 X 6" F.J. BLOCK'G VENTED @ 1 SF. VENT PER 150 SF.
5. 11.875" TJI PRO(TM) 360 FLOOR JOISTS AT 16" O.C. S.S.D.
6. LVL TJI BLOCKING S.S.D.
7. 2 X 6 DF#2 RAFTERS @ 24 IN. O.C.
8. 2 X 8 DF#2 RAFTERS @ 24 IN. O.C.
9. 2 X 10" DF#2 RAFTERS @ 24" O.C.
10. 1.7/8" X 11.875" 2.2 LVL RAFTERS @ 24" O.C.
11. 2 X RAFTER BLOCKING VENTED W/ 3- 2" dia. HOLES /BLOCK W/#4 MESH VENTS. @ 1 SF. VENT PER 150 SF. (300SF.) SEE CALCS.
12. R-30 BATT INSULATION (CEILINGS)
13. R-21 BATT. INSULATION 2 X 6" STUD WALLS
14. R-13 BATT. INSULATION 2 X 4" STUD WALLS
15. 2 X 6" DF#2 CEILING JOISTS AT 24" O.C.
16. 2 X 4 DF 2 SOLE PLATE W/ 16 d @ 16" O.C. (2 x 6 FOR 2 x 6 STUDS)
17. 2-2X4 DF 2 TOP PLATE TYP. (2-2 x 6 TOP PLATE FOR 2 x 6 STUDS)
18. 1/4" GYP BOARD TYP. WALLS AND CEILING (USE 5/8" FOR COFFER)
19. 2X4 DF#2 STUDS @ 16" O.C. TYP. (BALLOON WALLS 2 X 6 STUDS)
20. 3/4" (T) & (G) PLYWOOD SUB FLOOR : GLUED WITH GRABBER NO. 8 X 2.5" LONG SCREWS @ 6" O.C. (ENDS) & 10" O.C. (FIELD) S.S.D.
21. 2 X 8 FLOOR JOISTS @ 16" O.C. TYP.
22. 50 YR. "C" COMPOSITION ROOF ICC ES ESR 1389 TYP. O/30# FELT O/ 1/2" CDX/ FOIL BACK, PLY. (W/ 8d 'S @ 6" O.C. (ENDS) 12" O.C. (FIELD))
23. 4" THICK CONC. SLAB REINF. W/ #4 BARS @ 18" O.C., E.W. O/2" SAND O/ 10 MIL FILM O/ 4" CRUSHED ROCK. (S.S.D.), SLOPED 1/4"/1 FT.
24. GRADE SOIL AWAY FROM FDN. 5% @ 10FT.
25. 2X6 DF PRES. TR. MUDDILL S.S.D. W/ 5/8" dia. X 12" LG. A.B. @ 48" O.C. U.N.O. S.S.D. USE 3" G.I. WASHERS.
26. 4 X 12 DF 1 HEADERS / WINDOWS/DOORS U.N.O., S.S.D.
27. 1X 4" EXTERIOR TRIM TO MATCH (E)
28. USE: 1/2" T & G DECKING FOR EAVES AND OVER- HANGS.
29. 2 X 6 DF#2 STUDS FOR PLUMBING WALLS
30. 5/8" TYPE X GYPSUM BOARD - WALLS / CEIL'G/ TO ROOF PLYWOOD COMMON WITH LIVING SPACE & UNDER STAIR FRAM'G.
31. 4 X 6 PTFD GIRDER
32. 4 X 6 POSTS TO GIRDER W/SIMP CONN. (S.S.D.)
33. 2 X 4 LOOKOUTS AT 24" APART

34. 26ga. G.I. FLASHING
35. 2 X 10 SMOOTH BARGE RAFTERS (ROOF FLASHING AT TOP)
36. 4" THICK CONC. DRIVEWAY WITH #4 BARS E.W. @ 18" O.C., MIDWAY O/4" CRUSHED ROCK.
37. 2 X 8 LEDGER WITH SIMPSON HANGER SECUR'D WITH 5/8" DIA. X 8" LG LAG SCREWS TOP & BOTTOM @ 16" O.C. U.O.N., S.S.D.
38. ONE- INCH AIR SPACE BETWEEN INSULATION & ROOF PLYWOOD.
39. 2 X BEV. NAILER W/3-16d NAILS TO 2X RAFTERS
40. 4 X 10 PTFD NO 1 EXTERIOR BEAM
41. WEEP SCREED
42. 2 X 6 PURLIN W/ 2 X 6 STRUTS @ 48" APART
43. 4 X 10 DF#1 CEILING BM W/U 410 SIMP. HANGER
44. 23.5" X 9.5 2.OE PSL FLOOR BM. W/PC/EPC
45. 3.5" X 11.875" 2.OE PSL FLOOR BM OR RIDGE BM.
46. 5.25" X 11.875" 2.OE PSL FLOOR BM.
47. 3.5" X 11.252. OE PSL BM.
48. 4 X 12 DF #1 BM.
49. 4 X 10 DF#1 RIDGE BM. EPC /PC.
50. 24" X 24" CONC. PIERS 18" DEEP W/ #5 BARS E. W. @ BTM.
51. 2 X 4 FIRE BLOCK'G AT 8 FT. (2 X 6 BLOCKING FOR 2 X 6 STUDS)
52. SIMPSON A35 CLIP
53. SIMPSON H 2.5 HURRICANE CLIP
54. ROOF OVERHANG SHALL BE 2'- 6" TO MATCH EXISTING
55. DBL. 2 X BLOCKING
56. DBL. LVS BLOCKING UNDER WALL
57. R19 BATT. INSULATION UNDER FLOOR (INSTALL SOUND ATTENUATION INSULATION BETWEEN FLOORS)
58. 2 X BLOCK'G VENTED WITH 3- 2" DIA. HOLES (ABOVE RIDGE BM. @ CATHRAL CEILING)
59. 2 X 8" COLLAR TIES @ 48" O.C. W/2 X PURLINS AND 2 X 6 STRUTS
60. ST. 18 STRAP TO TIE DN. RAFTERS S.S.D. NAIL EA. HOLE
61. SEE S.S.D. FOR SIZE
62. 4 X 4 POST WITH A. 2 X 6 DF2 EA. SIDE (NAIL WITH 16d NAILS AT 8" O.C. STAGG.(AT ENDWALL OF RIDGE BM.) B. ST. 16 STRAP POST TO HDR. C. [L] BRACKET EA. SIDE. S.S.D.
63. 2 X 6 BLOCK W/ U26 HANGER
64. REMOVE 2 X 4 STUD WALL
65. 2 X 6 DF#2 BLOCKING W/ FLAT A35 CLIP TO GIRDER
66. EXISTING FRAM'G/FDN.



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



SECTION B-B
SCALE - 1/2" = 1' - 0"

REVISIONS	BY
1-20-16	LC

A REMODEL AND 1ST. & 2ND STORY ADDITIONS FOR:
THE DRESSER RESIDENCE
 22885 ASPEN DR., LOS ALTOS CA. 94024
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220
 A.I.A. SORIN COMANESCU 2144 RAVEN RD., PLEASANTON CA. 94566

SECTION B-B
SECTION C-C

DRAWN LOU COSTANZO CHECKED DATE 11-22-15 SCALE 1/4" = 1'-0" 1/2" = 1'-0" JOB NO. D-201536 SHEET A11
--