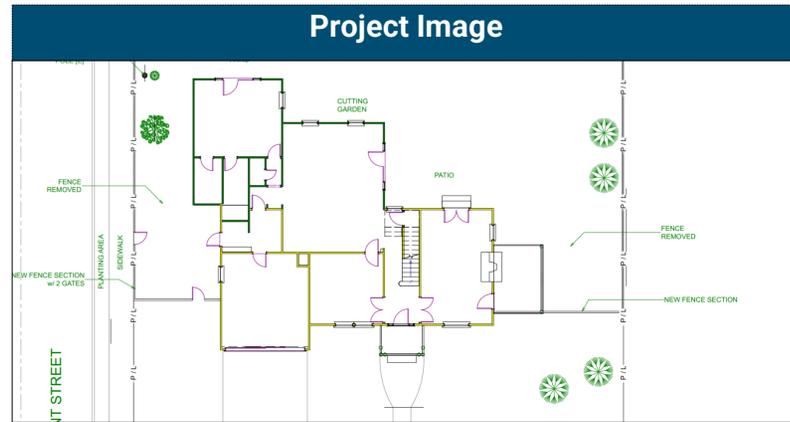





City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423



Notice of Public Hearing

Dear Campbell Resident,

May 8, 2024

The Historic Preservation Board of the City of Campbell will hold a Public Hearing at 5:00 p.m., or shortly thereafter, on Wednesday May 22, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 126 N 2nd St
Zoning | Area Plan: P-D | N/A
Neighborhood Association(s): Downtown Campbell Neighborhood Association
Council District: 3
File No.: PLN-2023-2
APN: 279-41-052
Applicant: Hammerschmidt Construction
Property Owner: Brian Brennan
Application Type: Admin. Planned Development Permit & Historic Resource Alt. Permit (Addition)
Project Planner: Larissa Lomen, Assistant Planner

Request to allow the remodel and addition of 886 square feet to an existing single-family dwelling designated as a historic structure of merit.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom: (<http://campbellca.gov/HPBsignup> .)
- ◇ Watch YouTube live-stream: (<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

****Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traduccion en Español**



PROJECT DESCRIPTION:
 HOUSE ADDITION AND REMODEL
 BRIAN AND WENDY BRENNAN
 126 NORTH 2ND STREET
 CAMPBELL, CA 95008
 APN 279-41-052
 ZONE P-D

PERMIT JURISDICTION: CAMPBELL, CALIFORNIA

DESIGN - BUILD FIRM: HAMMERSCHMIDT CONSTRUCTION, INC.
 DRAFTING: ABALONEHILL DESIGN
 STRUCTURAL ENGINEER: BETTA GROUP
 FIRE SPRINKLER ENGINEER: N/A
 SOILS ENGINEER: N/A
 GEOLOGIST: N/A
 SURVEY ENGINEER: N/A
 LANDSCAPE CONTRACTOR: N/A

INDEX:

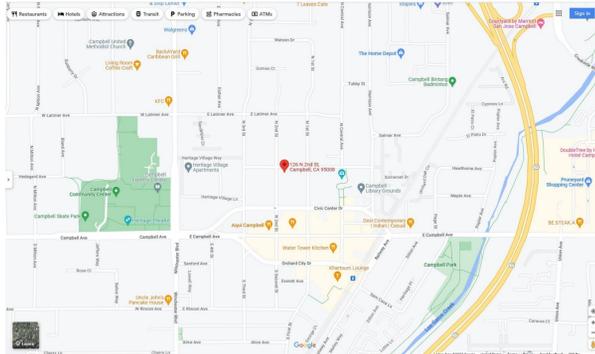
- A- 1.0. PAGE: COVER SHEET / PLOT PLAN
- A- 1.1. PAGE: SITE PHOTOGRAPHY SHEET
- A- 1.2. PAGE: EXISTING TREE SURVEY OVER PROPOSED SITE PLAN
- A- 1.3. PAGE: EXISTING SITE PLAN
- A- 1.4. PAGE: PROPOSED SITE PLAN
- A- 2.0. PAGE: CONSTRUCTION NOTES
- A- 2.1. PAGE: CALIFORNIA GREEN NOTES
- A- 2.2. PAGE: BLUEPRINT FOR A CLEAN BAY
- A- 3.0. PAGE: EXISTING FLOOR PLANS
- A- 3.1. PAGE: EXISTING BASEMENT AND ROOF PLAN
- A- 4.0. PAGE: EXISTING EXTERIOR ELEVATIONS
- A- 4.1. PAGE: EXISTING EXTERIOR ELEVATIONS
- A- 6.0. PAGE: PROPOSED FIRST FLOOR PLAN
- A- 6.1. PAGE: PROPOSED SECOND FLOOR PLAN
- A- 6.2. PAGE: PROPOSED BASEMENT FLOOR PLAN
- A- 6.3. PAGE: PROPOSED ROOF PLAN
- A- 7.0. PAGE: PROPOSED EXTERIOR ELEVATIONS
- A- 7.1. PAGE: PROPOSED EXTERIOR ELEVATIONS
- M- 1.0. PAGE: PROPOSED FIRST FLOOR MECHANICAL PLAN
- M- 1.1. PAGE: PROPOSED 2ND FLOOR MECHANICAL PLAN
- M- 1.2. PAGE: PROPOSED BASEMENT MECHANICAL PLAN
- E- 1.0. PAGE: PROPOSED FIRST FLOOR ELECTRICAL PLAN
- E- 1.1. PAGE: PROPOSED 2ND FLOOR ELECTRICAL PLAN
- E- 1.2. PAGE: PROPOSED BASEMENT ELECTRICAL PLAN

FIRE NOTES:

FIRE DEPARTMENT JURISDICTION: CAMPBELL, CALIFORNIA
 FIRE HYDRANT DISTANCE: 85 FEET FROM PROPERTY LINE
 ADDRESSING AT STREET FOUR (4) INCH NUMBERS
 ROOF: COMPOSITE CLASS B OR BETTER
 FIREPLACE/WOOD STOVE w/ SPARK ARRESTER: YES

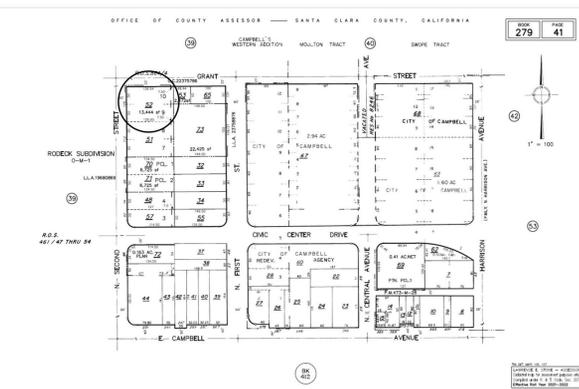
UTILITIES

GAS/PROPANE SERVICE: PG&E
 ELECTRIC: PG&E
 200 AMP TWO PHASE 220 / 208 VAC
 WATER: CAMPBELL, CALIFORNIA
 SEWER: CAMPBELL, CALIFORNIA



Abbreviation:

- AFCI arc fault circuit interrupter
- AFF above finished floor
- BET better
- DF Douglas fir
- DFL Douglas fir larch
- EA each
- EN end nail
- GFCI ground fault circuit interrupter
- GFI ground fault interrupter
- FLS floor(s)
- FN face nail
- FTG footing
- FV field verify
- HDR header
- HW hardwood
- M.B. machine bolt
- O.C. on center
- PTDF pressure treated Douglas fir
- SQFT square feet
- S.W.S shear wall schedule
- TBD to be determined
- T&G tongue and groove
- TYP typical
- VAC volts alternating current
- VDC volts direct current
- w/ with
- WD wood
- WP waterproof
- WWF welded wire fabric
- & and
- [E] existing
- [N] new
- [R] remodel



Disclaimers:

These Drawings are the proprietary work product and property of Kevin WR Crispin, AbaloneHill Design, developed for the exclusive use of AbaloneHill Design. Use of these drawings and concepts contained herein without the written permission of AbaloneHill Design is prohibited and may subject you to a claim for damage. These renderings, floor plans and elevations constitute partial fulfillment of the typical permit application package.

To the best of my knowledge these plans are drawn to comply with the owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's / builder's expense and responsibility. These design drawings are to assist a state license structural engineer to produce engineering requirements and details to comply with local and state specific codes. The contractor shall verify all dimensions and enclosed drawings. AbaloneHill Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to start of construction and be solely responsible thereafter.

Joist, framing, rafter, and truss drawings are for visualization purpose and are not intended as competent structural design. Competent structural design and requirements are the responsibility of the owner's/builder's license structural engineer.

Owner/Builder/Contractor must verify all dimensions, structural details and building codes and grade requirements.

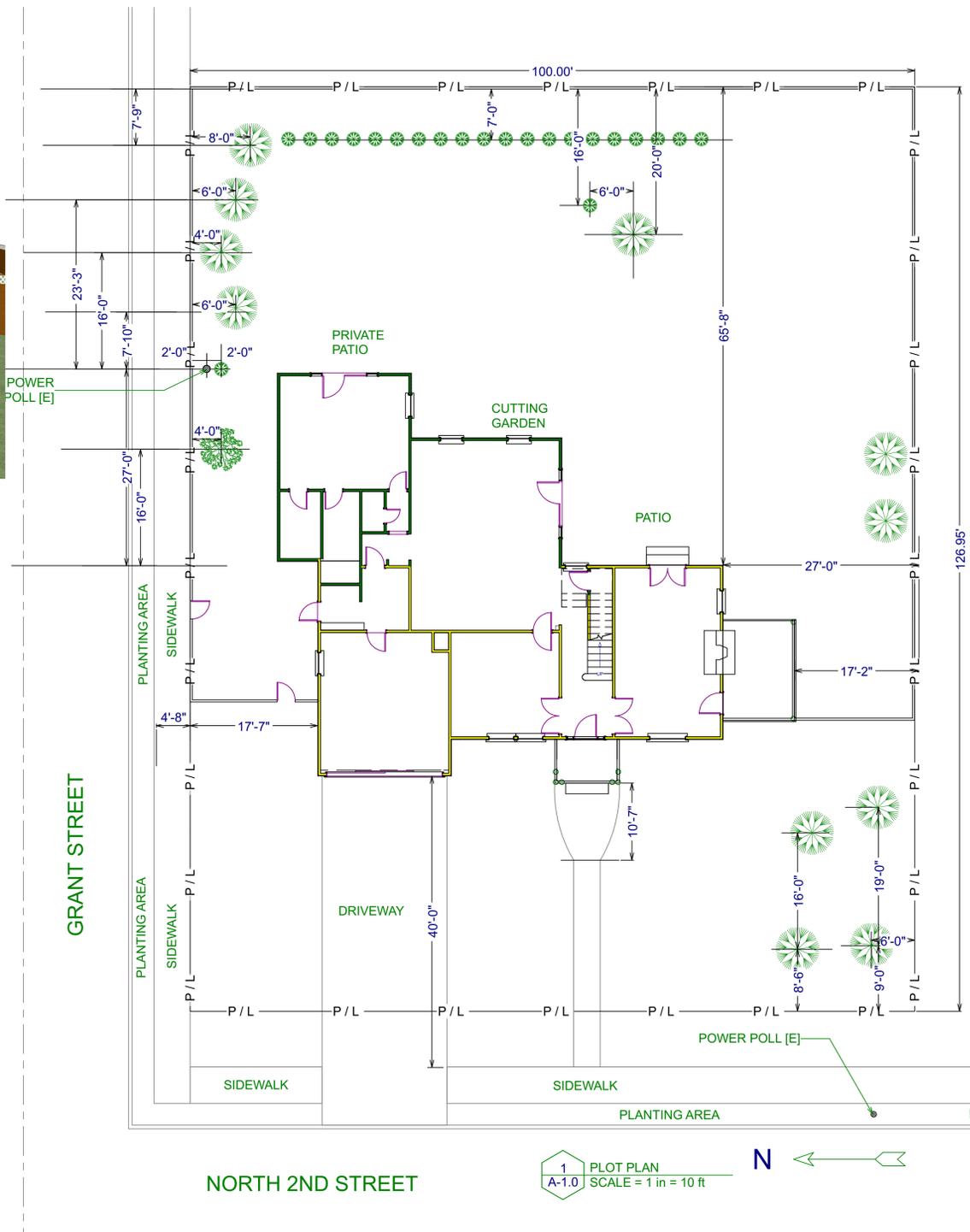
TABULATED AREA				
	Existing SQFT	New SQFT	Total SQFT	%
1ST FL	1085	851	1936	
GARAGE	352	0	352	
FRONT PORCH	54	0	54	
2ND FL	1272	35	1307	
STAIRWELL	72	0	72	
BALCONY	128	0	128	
BASEMENT	431	0	431	
TOTAL	3394	886	4280	
LOT AREA			12695	

FLOOR AREA LIMIT CALCULATIONS				
	Existing SQFT	New SQFT	Total SQFT	%
1ST FL	1085	851	1936	
GARAGE	352	0	352	
2ND FL	1272	35	1307	
STAIRWELL	72	0	72	
BALCONY	128	0	128	
BASEMENT	431	0	431	
TOTAL	3340	886	4226	33
LOT AREA			12695	

HABITABLE FLOOR AREA CALCULATIONS				
	Existing SQFT	New SQFT	Total SQFT	%
1ST FL	1085	851	1936	
2ND FL	1272	35	1307	
BASEMENT	431	0	431	
TOTAL	2788	886	3674	29
LOT AREA			12695	

LOT COVERAGE AREA COVERAGE				
	Existing SQFT	New SQFT	Total SQFT	%
1ST FL	1085	851	1936	
GARAGE	352	0	352	
FRONT PORCH	54	0	54	
BALCONY	128	0	128	
TOTAL	1619	851	2470	19
LOT AREA			12695	

LOT SETBACK REQUIREMENTS			
	Required FT	Existing FT	New FT
FRONT	25	25	25
SIDE	5	5	5
SIDE	5	5	5
BACK	25	25	25



General Notes:
 Design drawings and plans are to be used to remodel a living unit at 126 North 2nd Street, Campbell, CA. It is intended that these drawings shall be used in support of Engineering structural plans, calculation sheets, and specifications, and List others. Land Survey provides a Plot Plan separately.

NOTE: This project shall comply with the: 2019 California Building Code, 2019 California Residential Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, 2019 California Green Building Code (CALGreen), 2019 California Fire Code (with local amendments), 2019 International Property Maintenance Code, 2019 California Energy Code, and amending portions of those California Building Standards making express findings of local necessity

*** FIELD PERSONNEL ***
 1. FIELD PERSONNEL (FP) TO VERIFY EXISTING CONDITIONS OF JOBSITE PRIOR TO BEGINNING WORK. CHECK FOUNDATION FOR ANY EVIDENCE OF COMPROMISED SOIL CONDITIONS. IF EVIDENCE OF POOR SOIL CONDITIONS PROPER SOIL TEST WILL BE CONDUCTED PRIOR TO DIGGING FOOTINGS. FP TO EXAMINE PLAN DIMENSIONS AND SCOPE OF CONSTRUCTION. ALL DIMENSION ARE SUBJECT TO FIELD VERIFICATION.

*** PRECAUTIONS ***
 HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

*** CONSTRUCTION DETAILS ***
 1. IN THE EVENT THAT CONTRACT DETAILS AND PLAN DETAILS ARE DIFFERENT, CONTRACT DETAILS SUPERCEDE PLAN DETAILS.

PROJECT SCOPE:
 1. ADD NEW MASTER SUITE AND FAMILY ROOM,
 2. REMODEL GIRL'S BEDROOM AND ADD EGRESS SKYLIGHT,
 3. REMODEL KITCHEN DN SERVICE PORCH,
 4. ADD SINGLE FRENCH DOOR TO LIVING ROOM,
 5. UPDATE FENCES,
 6. UPDATE BASEMENT ENTRANCE,
 7. RESTORE DINNING ROOM ACCESS.

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com

Kevin WR Crispin
 AbaloneHill Design

Project
20220506

Date
2/6/2024

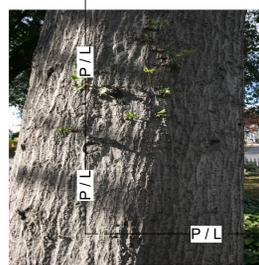
Scale
A-1.0



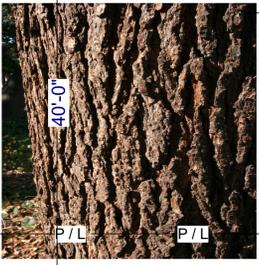
T#1 T#2



T#3 T#4 T#5



T#9



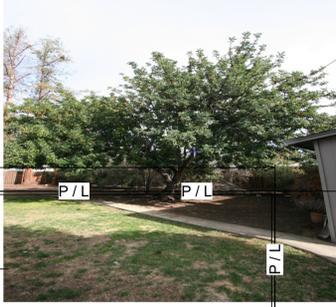
T#10



T#11



T#12



T#6 T#7



T#6



T#7 & T#8



T#7



T#9, T#10, T#11, T#12



T#9, T#10, T#11, T#12



1 A-1.2 EXISTING TREE SURVEY OVER PROPOSED SITE PLAN SCALE = 1/8 in = 1 ft

EXISTING TREE SURVEY OVER PROPOSED SITE PLAN

TREE REMOVAL AND PROTECTION PLAN					
TREE #	Common Name	Scientific Name	Circumference	Diameter	Dripline
(Feet & inches)					
1	Live Oak	Quercus agrifolia	7'1"	2'3"	52'
2	Coast Redwood	Sequoia sempervires	4'9"	1'8"	20'
3	Coast Redwood	Sequoia sempervires	8'5"	3'	32'
4	Coast Redwood	Sequoia sempervires	6'3"	2'2"	20'
5	Coast Redwood	Sequoia sempervires	4'3"	1'5"	24'
6	Carob	Ceratonia siliqua	7'9"	7'6"	40'
7	Live Oak	Quercus agrifolia	2'7"	1'	24'6"
8	Live Oak	Quercus agrifolia	1'9"	0'9"	15'
9	Live Oak	Quercus agrifolia	6'2"	2'3"	48'
10	Deodar Cedar	Cedrus Deodara	8'2"	2'10"	46'
11	Live Oak	Quercus agrifolia	7'1"	2'	67'10"
12	Deodar Cedar	Cedrus Deodara	7'8"	2'4"	60'

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
 Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

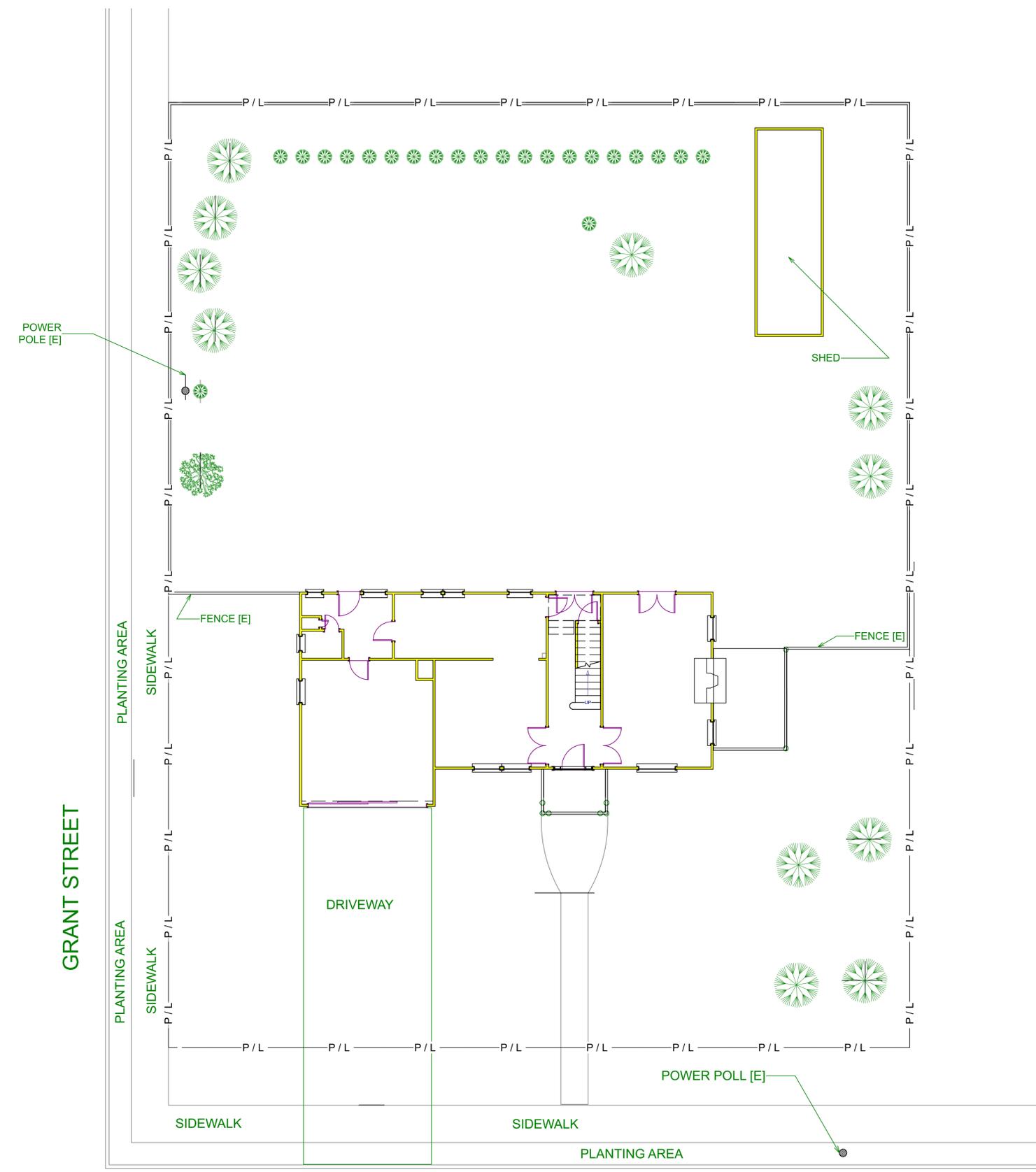
License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project
20220506
 Date
2/6/2024
 Scale

A-1.2

General Notes:



POWER POLE [E]

SHED

FENCE [E]

FENCE [E]

DRIVEWAY

POWER POLL [E]

GRANT STREET

NORTH 2ND STREET

1 A-1.3

EXISTING SITE PLAN
SCALE = 1/8 in = 1 ft

N

EXISTING SITE PLAN

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

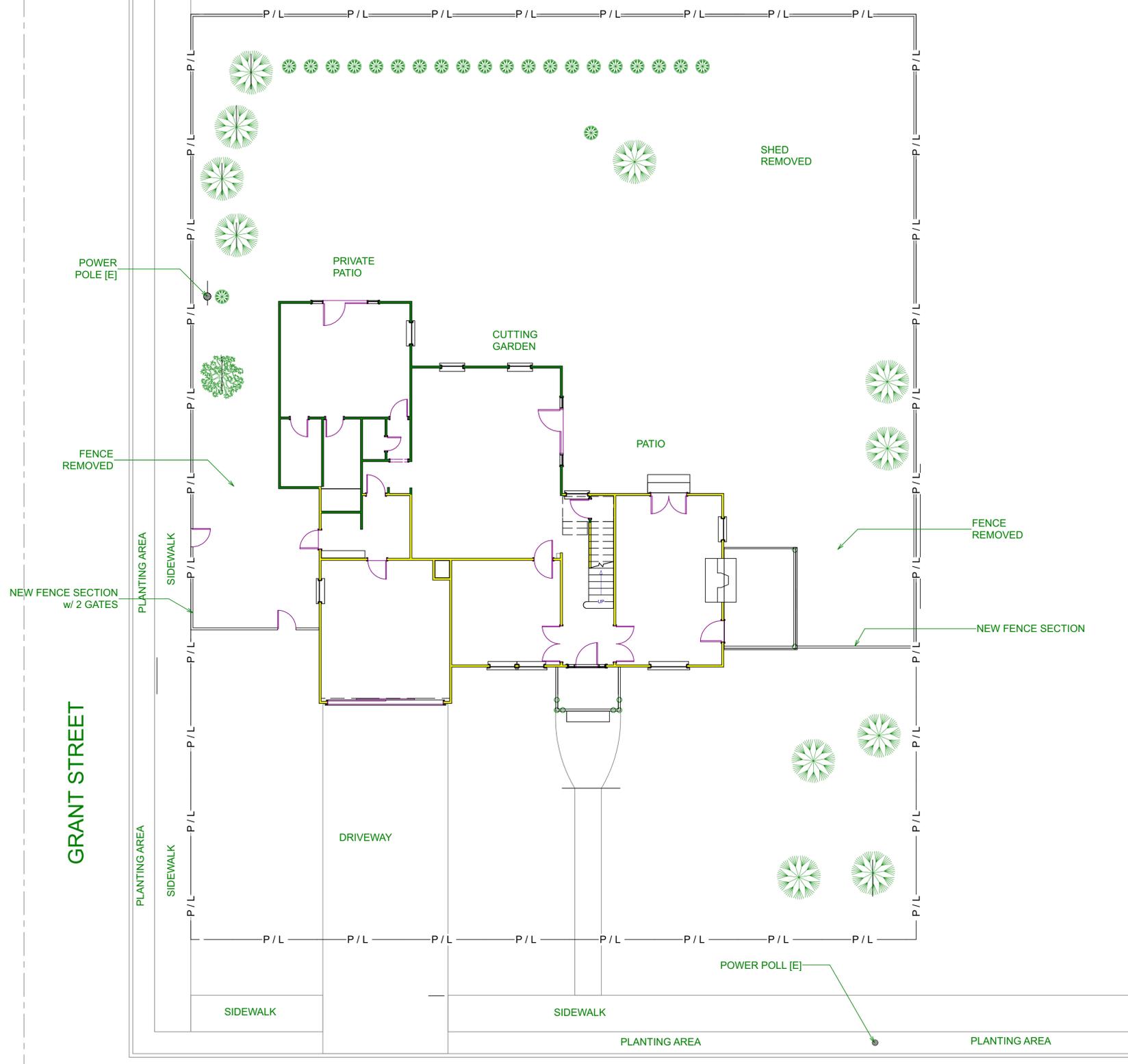
Project 20220506

Date 2/6/2024

Scale

A-1.3

General Notes:



GRANT STREET

NORTH 2ND STREET

1 PROPOSED SITE PLAN
 A-1.4 SCALE = 1/8 in = 1 ft

N ←

PROPOSED SITE PLAN

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project 20220506

Date 2/6/2024

Scale

A-1.4

GENERAL NOTES

- ALL PENETRATIONS IN TOP OR BOTTOM PLATES FOR PLUMBING OR ELECTRICAL RUNS TO BE SEALED. SEE ELECTRICAL PLAN OF ADDITIONAL SPECIFICATIONS.
- PROVIDE 1/2" WATER PROOF GYPSUM BOARD OR CONCRETE BOARD WITH FIBERGLASS TAPE w/THIN SET MORTAR AROUND ALL TUBS, SHOWERS, AND SPAS.
- VENT DRYER AND ALL FANS TO OUTSIDE AIR THROUGH VENT WITH DAMPER.
- INSULATE TANK WATER HEATER TO R-11, NEW WATER HEATERS; TANK-LESS MIN. 0.82 ENERGY FACTOR, ≤ 55 GAL MIN. 0.60 ENERGY FACTOR, > 55 GAL 0.76 ENERGY FACTOR
- TANK WATER HEATER IN GARAGE TO BE ON 18" HIGH PLATFORM
- PROVIDE 1-HOUR FIREWALL BETWEEN GARAGE AND RESIDENCE WITH 5/8" TYPE "x" GYPSUM BOARD FROM FLOOR TO BOTTOM OF SHEATHING.
- INSTALL ALL MATERIALS PER MANUFACTURES SPECIFICATIONS.

CAULKING NOTES

- SEAL THE EXTERIOR SHEATHING AT CORNERS, JOINTS, DOOR AND WINDOW, AND FOUNDATION SILLS W/ 100% SILICONE CAULKING. ACRYLIC CAULKING CAN BE OVERPLIED FOR PAINTING.
- CAULK THE FOLLOWING OPENING W/EXPANDED FOAM OR BACKER RODS, POLYURETHANE, ELASTOMERIC COPOLYMER. SILICONIZED ACRYLIC LATEX CAULKS MAY ALSO BE USED WHERE APPROPRIATE.
 - ANY SPACE BETWEEN WINDOW AND DOOR FRAMES, BETWEEN ALL EXTERIOR WALL SOLE PLATES AND PLY-SHEATHING.
 - ON TOP OF RIM JOIST PRIOR TO PLYWOOD FLOOR APPLICATION.
 - WALL SHEATHING TO TOP PLATE
 - JOINTS BETWEEN WALL AND FOUNDATION,
 - JOINTS BETWEEN WALL AND ROOF,
 - JOINTS BETWEEN WALL PANELS,
 - AROUND OPENINGS FOR DUCTS, PLUMBING, ELECTRICAL, TELEPHONE,
 - AND GAS LIMES IN CEILINGS, WALLS AND FLOORS.
 - ALL VOIDS AROUND PIPING RUNNING THROUGH FRAMING OR SHEATHING TO BE PACKED.

THERMAL AND MOISTURE PROTECTION:

- DAMP PROOFING:
 - APPLY STANDARD DRY WALL PRODUCTS, INC. THOROSEAL FOUNDATION COATING FOUNDATION WATERPROOFING ON ALL BACKFILL OR EQUIVALENT.
 - FACES OF WALLS BELOW GRADE WHERE INTERIOR FACE WALL IS TOWARD AN OCCUPIED SPACE. PROVIDE THORGLAZED DAMPPROOFING COATING OR EQUIVALENT ON ALL EXPOSED SURFACES OF CONCRETE WALLS ABOVE EARTH GRADE AND FLATWORK NOT COVERED BY FINISH MATERIALS ALL IN STRICT CONFORMANCE WITH MFG. PRINTED INSTRUCTIONS.

Header Depths For 2 x 4 Construction				Header Depths For 2 x 6 Construction			
open width less than	depth	2x	insulation thickness	open width less than	depth	2x	insulation thickness
22"	3 1/2"	double	1/2"	22"	3 1/2"	triple	dbl 1/2"
36"	5 1/2"	double	1/2"	36"	5 1/2"	triple	dbl 1/2"
54"	7 1/4"	double	1/2"	54"	7 1/4"	triple	dbl 1/2"
90"	11 1/4"	double	1/2"	90"	11 1/4"	triple	dbl 1/2"

PRESSURE TREATED WOOD NOTE:

PRESSURE TREATED LUMBER METAL CONNECTORS IN ACCORDANCE WITH SECTION 2304.3 OF THE CALIFORNIA BUILDING CODE FASTENERS FOR PRESSURE-PERSEVERED AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. NAILS, BOLTS AND WASHERS, FLASHING AND CONNECTION HARDWARE SUCH AS HOLD DOWNS, HANGER AND OTHER CONNECTORS MUST BE STAINLESS STEEL OR STEEL PROTECTED WITH G-185 HDG PER ASTM A653 HOT DIPPED GALVANIZED (ZMAX IS EQUIVALENT TO G-185 HDG PER ASTM A653) WHEN USED IN CONJUNCTION WITH ALKALINE COPPER QUAT (ACQ TYPES B, C AND D) AND COPPER AZOLE CBA-A AND CA-B PRESSURE TREATED LUMBER.

GARAGE WALLS AND CEILINGS

- 5/8" TYPE-X GYPSUM BOARD ON CEILINGS AND SUPPORTING MEMBERS (i.e. BEAMS, COLUMNS AND BEARING WALLS) WHERE LIVING AREAS ARE ABOVE OR CEILING IS USED AS THE SEPARATION
- 1/2" GYPSUM BOARD ON WALLS CONTINUOUS TO ROOF ON WALLS ADJACENT TO LIVING AREAS
- 1-3/8 INCH MINIMUM SOLID CORE OR 20 MINUTE FIRE RATED DOOR WITH SELF-CLOSURE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE

ROOF PLAN NOTES

- PROVIDE SCREENED VENTS MIN. @ EACH 3rd JOIST SPACE @ ALL ATTIC EAVES. PROVIDE (3) 1" DIAMETER SCREENED VENTS AT EACH VAULTED EAVES SPEC.
- PROVIDE SCREENED ROOF VENTS MIN. @ 10'-0" O.C.
- USE 1/2" CCX PLYWOOD MINIMUM @ ALL EXPOSED EAVES
- USE 30# COMPOSITION SHINGLES OVER MIN. 15# FELT, CLASS A FIRE RATED.
- PROVIDE SCREENED RIDGE VENTS @ 10'+/- . PROVIDE 1 EACH 3rd SPACE AT VAULTED CEILINGS
- ATTIC VENTILATION TO BE 1/150 OF ATTIC AREA

FIELD PERSONNEL

- FIELD PERSONNEL (FP) TO VERIFY EXISTING CONDITIONS OF JOBSITE PRIOR TO BEGINNING WORK. CHECK FOUNDATION FOR ANY EVIDENCE OF COMPROMISED SOIL CONDITIONS. IF EVIDENCE OF POOR SOIL CONDITIONS PROPER SOIL TEST WILL BE CONDUCTED PRIOR TO DIGGING FOOTINGS. FP TO EXAMINE PLAN DIMENSIONS AND SCOPE OF CONSTRUCTION. ALL DIMENSION ARE SUBJECT TO FIELD VERIFICATION.

*** PRECAUTIONS ***
 HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

*** CONSTRUCTION DETAILS ***
 1. IN THE EVENT THAT CONTRACT DETAILS AND PLAN DETAILS ARE DIFFERENT, CONTRACT DETAILS SUPERCEDE PLAN DETAILS.

FRAMING NOTES

- UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER.
- ALL FRAMING LUMBER TO BE DFL #2 OR BETTER, ALL GLU-LAM BEAMS TO BE fb2400, V-4, DF/DF.
- FRAME ALL EXTERIOR NON-BEARING WALLS W/ 2 x 4 OR 2 x 6 @ 16" O.C. ACCORDING TO PLANS.
- USE 2 x 6 NAILER AT THE BOTTOM OF ALL DOUBLE-2 x HEADERS @ EXTERIOR WALLS, BACK OR SPACE HEADER W/ 2" RIGID POLYURETHANE INSULATION.
- PLYWOOD ROOF SHEATHING TO BE 1/2" EXTERIOR GRADE RADIANT BARRIER OSB LAID PERPENDICULAR TO RAFTERS OR TRUSSES. NAIL W/8d'S @ 6" O.C. AT EDGE, AND 12" O.C. AT FIELD.
- BLOCK ALL WALLS OVER 10'-0" HIGH AT MID HEIGHT.
- PLYWOOD FLOOR SHEATHING TO BE 3/4" STANDARD GRADE T&G OR SHIPLAP PLYWOOD LAID PERPENDICULAR TO JOIST. NAIL W/10d'S @ 6" O.C. AT EDGE AND BLOCKING, AND 12" O.C. AT FIELD. COVER WITH 3/8" HARDBOARD UNDERLAYMENT.
- NOTCHES IN THE ENDS OF JOIST SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES DRILLED IN JOIST SHALL NOT BE IN THE UPPER OR LOWER 2" OF THE JOIST. THE DIAMETER OF THE HOLES DRILLED INTO JOIST SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST.
- PROVIDE DOUBLE JOIST UNDER AND PARALLEL TO LOAD-BEARING WALLS UNLESS STATED OTHERWISE BY ENGINEER.
- BLOCK ALL FLOOR JOIST AT SUPPORT ENDS AND AT 10'-0" O.C. MAX. ACROSS SPAN.
- ALL FRAMING CONNECTORS TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL EXPOSED EAVES TO BE COVERED W/ 1/2" "CCX" EXTERIOR PLYWOOD MINIMUM W/VENTS AS APPROPRIATE.
- ALL SHEAR PANELS TO BE EXTERIOR GRADE 1/2" PLY NAILED W/8d'S @ 4" O.C. @ EDGE AND BLOCKING, AND 8d'S @ 8" O.C. AT FIELD OR AS SPECIFIED BY STRUCTURAL ENGINEER.
- LET-IN BRACES IF ALLOWED TO BE 1 X 4 DIAGONAL BRACES @ 45 DEGREES FOR ALL INTERIOR LOAD-BEARING WALLS.
- ALL TRUSSES TO BE @ 16" OR 24" O.C. (DIRECTLY OVER STUDS). TRUSS DESIGN/ENGINEERING BY OTHERS. SUBMIT TRUSS CALCULATIONS TO BUILDING DEPARTMENT AT TIME OF PROJECT SUBMITTAL OR PRIOR TO ERECTION.
- ALL AREAS OF NEW CONSTRUCTION TO HAVE SUFFICIENT FB BOTH HORIZONTALLY AND VERTICALLY TO CREATE AN EFFECTIVE BARRIER BETWEEN FLOORS,

DESCRIPTION OF BUILDING ELEMENTS	FASTENING SCHEDULE		SPACING AND LOCATION
	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Roof			
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 1/2" x 0.131"); or	Each end, toenail	
	3-10d box (3" x 0.128"); or		
Blocking between rafters or truss not at the wall (top plate, to rafter or truss)	3-3" x 0.131" nails; or	Each end, toenail	
	3-3" 14 gage staples, 1/16" crown		
Flat blocking to truss and web filer	2-8d common (2 1/2" x 0.131")	End nail	
	2-3" 14 gage staples		
2. Ceiling joists to top plate	2-16d common (3 1/2" x 0.162"); or	Each joist, toenail	
	3-3" x 0.131" nails		
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-3" 14 gage staples	Face nail	
	16d common (3 1/2" x 0.162") @ 6"		
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	3" x 0.131" nails @ 6" o.c.	Face nail	
	3" x 14 gage staples @ 6" o.c.		
5. Collar tie to rafter	3-8d common (2 1/2" x 0.131"); or	Face nail	
	3-10d box (3" x 0.128"); or		
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-3" x 0.131" nails; or	Toenail ^a	
	4-3" 14 gage staples, 1/16" crown		
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	3-10d common (3 1/2" x 0.162"); or	End nail	
	4-3" x 0.131" nails; or		
8. Stud to stud (not at braced wall panels)	3-3" 14 gage staples, 1/16" crown; or	24" o.c. face nail	
	3-10d common (3 1/2" x 0.148"); or		
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	4-10d box (3" x 0.128"); or	16" o.c. face nail	
	4-3" x 0.131" nails; or		
10. Built-up header (2" to 2" header)	3-3" 14 gage staples, 1/16" crown	16" o.c. face nail	
	16d common (3 1/2" x 0.162"); or		
11. Continuous header to stud	16d box (3 1/2" x 0.135"); or	12" o.c. face nail	
	16d box (3 1/2" x 0.135")		
12. Top plate to top plate	4-8d common (2 1/2" x 0.131"); or	Toenail	
	4-10d box (3" x 0.128"); or		
13. Top plate to top plate, at end joints	16d common (3 1/2" x 0.162"); or	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)	
	10d box (3" x 0.128"); or		
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	3" x 0.131" nails; or	12" o.c. face nail	
	3-3" 14 gage staples, 1/16" crown		
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	16d common (3 1/2" x 0.162"); or	16" o.c. face nail	
	12-10d box (3" x 0.128"); or		
16. Stud to top or bottom plate	12-3" x 0.131" nails; or	End nail	
	12-3" 14 gage staples, 1/16" crown		
17. Top or bottom plate to stud	16d common (3 1/2" x 0.162"); or	End nail	
	3-10d box (3" x 0.128"); or		
18. Top plates, laps at corners and intersections	3-3" x 0.131" nails; or	Face nail	
	3-3" 14 gage staples, 1/16" crown		
19. 1" brace to each stud and plate	2-16d common (3 1/2" x 0.162"); or	Face nail	
	2-10d box (3" x 0.128"); or		
20. 1" x 6" sheathing to each bearing	2-3" x 0.131" nails; or	Face nail	
	2-3" 14 gage staples, 1/16" crown		
21. 1" x 8" and wider sheathing to each bearing	2-16d common (3 1/2" x 0.162"); or	Face nail	
	3-10d box (3" x 0.128"); or		

BATH AND SHOWER

- SHOWER AND TUB COMBINATIONS SHALL BE PROVIDE WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE
- DOOR AND PANELS OF SHOWER AND/OR BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC
- GLAZING IN SHOWER OR BATH ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
22. Joist to sill, top plate, or girder	3-8d common (2 1/2" x 0.131"); or floor	Toenail
	3-10d box (3" x 0.128"); or	
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	3-3" x 0.131" nails; or	6" o.c., toenail
	3-3" 14 gage staples, 1/16" crown	
24. 1" x 6" subfloor or less to each joist	8d common (2 1/2" x 0.131"); or	Face nail
	10d box (3" x 0.128"); or	
25. 2" subfloor to joist or girder	3" x 0.131" nails; or	Face nail
	3" 14 gage staples, 1/16" crown	
26. 2" planks (plank & beam - floor & roof)	2-8d common (2 1/2" x 0.131"); or	Each bearing, face nail
	2-10d box (3" x 0.128")	
27. Built-up girders and beams, 2" lumber layers	2-16d common (3 1/2" x 0.162"); or	24" o.c. face nail at top and bottom staggered on opposite sides
	4-3" x 0.131" nails; or	
28. Ledger strip supporting joists or rafters	10d box (3" x 0.128"); or	Ends and at each splice, face nail
	3" x 0.131" nails; or	
29. Joist to band joist or rim joist	3" 14 gage staples, 1/16" crown	End nail
	3-16d common (3 1/2" x 0.162"); or	
30. Bridging or blocking to joist, rafter or truss	4-3" x 0.131" nails; or	Each end, toenail
	4-3" 14 gage staples, 1/16" crown	

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
		Edges (inches)	Intermediate (inches)
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing ^a			
31. 3/8" - 1/2"	6d common or deformed (2" x 0.113") (subfloor and wall)	6	12
		6	12
32. 1 3/32" - 3/4"	23/8" x 0.113" nail (subfloor and wall)	6	12
		4	8
33. 7/8" - 1 1/4"	2 1/2" x 0.113" nail (roof)	4	8
		3	6
34. 1/2" fiberboard sheathingb	1 1/2" galvanized roofing nail (1/16" head diameter), or 1 1/2" 16 gage staple with 1/16" or 1"	3	6
		3	6
35. 25/32" fiberboard sheathingb	1 1/2" galvanized roofing nail (1/16" diameter head), or 1 1/2" 16 gage staple with 1/16" or 1"	3	6
		3	6
Wood structural panels, combination subfloor underlayment to framing			
36. 3/4" and less	8d common (2 1/2" x 0.131"); or 6d deformed (2" x 0.113")	6	12
		6	12
37. 7/8" - 1"	8d common (2 1/2" x 0.131"); or 6d deformed (2 1/2" x 0.131")	6	12
		6	12
38. 1 1/8" - 1 1/4"	10d common (3" x 0.148"); or 8d deformed (2 1/2" x 0.131")	6	12
		6	12
Panel siding to framing			
39. 1/2" or less	6d corrosion-resistant siding (1 1/2" x 0.106"); or 6d corrosion-resistant casing (2" x 2 1/2" x 0.128"); or 8d corrosion-resistant siding (2 1/2" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113")	6	12
		6	12
40. 5/8"	6d corrosion-resistant siding (2 1/2" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113")	6	12
		6	12
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
Interior paneling	4d casing (1 1/2" x 0.080"); or 4d finish (1 1/2" x 0.072")	6	12
		6	12
41. 1/4"	6d casing (2" x 0.099"); or 6d finish (Panel supports at 24 inches)	6	12
		6	12

UNLESS SPECIFIED BY ENGINEER

- Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm

HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

9 Floor Plans Redlines 02/01/24
 8 Floor Plans Redlines 12/14/22
 4 Floor Plans Redlines 08/11/22
 1 Floor Plans Existing 05/06/22

No Revisions/Issue Date

Project
20220506

Date
2/6/2024

Scale

A-2.0

GENERAL NOTES

- GENERAL
 - WASTE: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. (CALGREEN 4.408.2, OR 4.408.3 OR 4.408.4, OR MORE STRINGENT LOCAL ORDINANCE) A DECONSTRUCTION SURVEY (IF REQUIRED) WILL BE COMPLETED AS PART OF ANY DEMOLITION PERMIT AND DEBRIS TRACT THROUGH USE OF THE GREEN HALO SYSTEM (WHERE IN USE) FOR DEMOLITION AND CONSTRUCTION DEBRIS
 - CAPILLARY BREAK: CONCRETE SLAB FOUNDATIONS MUST HAVE A VAPOR RETARDER AND CAPILLARY BREAK. INSTALL ≥4-INCH-THICK BASE OF ≥½" CLEAN AGGREGATE WITH ≥6 MIL. VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE. (CALGREEN 4.505.2.1)
 - MOISTURE CONTENT: BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED PRIOR TO ENCLOSURE. (CALGREEN 4.505.3)
 - FIREPLACE: FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY WOODSTOVE OR PELLET STOVE MUST COMPLY WITH U.S EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS). (CALGREEN 4.503.1)
 - RODENT-PROOF: ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHODS. (CALGREEN 4.406.1)
 - OPERATIONS MANUAL: AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, OR WEB-BASED REFERENCE SHALL BE AVAILABLE IN THE BUILDING, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1.:
 - DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
 - OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
 - PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
 - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
 - INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
 - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
 - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
 - INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
 - A COPY OF ALL SPECIAL INSPECTIONS VERIFICATIONS, INCLUDING HERS CERTIFICATES. (CALGREEN 4.410.1)
 - A SCHEDULE OF ALL JA8-2016 LAMPS. (ENERGY CODE 10-103(B))
 - IF TITLE 24 REPORT INDICATES INSULATION SHEATHING ON EXTERIOR WALLS, INCLUDE IN CONSTRUCTION DETAILS.]
- PLUMBING
 - WATER CLOSETS: 1.28 GALLONS PER FLUSH, WATERSENSE CERTIFIED.
 - SHOWERHEADS: 1.8 GPM @ 80 PSI; WATERSENSE CERTIFIED. IF SHOWER HAS MORE THAN 1 SHOWERHEAD/SPRAYER, COMBINED FLOW RATE OF ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GPM, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY 1 SHOWER OUTLET IN OPERATION AT A TIME PER CALGREEN SUP 07/01/2018.
 - LAVATORY FAUCETS: BETWEEN 0.8 GPM @ 20 PSI AND 1.2 GPM @ 60 PSI.
 - KITCHEN FAUCETS: 1.8 GPM @ 60 PSI. NOTE: KITCHEN FAUCETS MAY TEMPORARILY INCREASE TO 2.2 GPM @ 60 PSI, AND MUST DEFAULT TO 1.8 GPM.
 - PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. (CALGREEN 4.303.2)
- ELECTRICAL
 - LIGHTING, INDOOR AND OUTDOOR:
 - RECESSED DOWNLIGHTS: SHALL NOT HAVE SCREW-BASE SOCKETS; SHALL HAVE IC/AT LABEL; SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING; SHALL CONTAIN JA8-2016-E LIGHT SOURCE.
 - LUMINAIRE EFFICACY: ALL LUMINAIRES MUST EITHER BE HIGH EFFICACY LUMINAIRES OR CONTAIN HIGH EFFICACY LIGHT SOURCES MARKED JA8-2016 OR JA8-2016-E. SEE TABLE 150.0-A.
 - ENCLOSED LUMINAIRES: LIGHT SOURCES NOT MARKED JA8-2016-E SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES.
 - NIGHT LIGHTS: MAX. 5 WATTS EACH.
 - BLANK ELECTRICAL BOXES: NUMBER OF ELECTRICAL BOXES >5" ABOVE FINISHED FLOOR, THAT DO NOT CONTAIN A LIGHT OR OTHER DEVICE, SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. SUCH BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. (RES. ENERGY CODE 150.0(K)(1))
 - PROVIDE A SCHEDULE OF ALL JA8-2016 LAMPS, TO BE INCLUDED IN OPERATIONS MANUAL. (ENERGY CODE 10-103(B))

High Efficacy Light Sources Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.
1. Pin-based linear or compact fluorescent light sources using electronic ballasts.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(K)(1C).
2. Pulse-start metal halide.	9. GU-24 sockets containing LED light sources.
3. High pressure sodium.	10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.
4. GU-24 sockets containing light sources other than LEDs. ^{a,b}	
5. Luminaires with hardwired high frequency generator and induction lamp.	
6. Inseparable SSL luminaires that are installed outdoors.	
7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	
Notes:	
^a GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps.	
^b California Title 20 Section 1605(k)(3) does not allow incandescent sources to have a GU-24 base	

- LIGHTING CONTROLS:
 - EXHAUST FANS SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEMS.
 - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
 - DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH JA8, EXCEPT IN CLOSETS <70 S.F. AND IN HALLWAYS.
 - UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING. (ENERGY CODE 150.0(K)(2))
 - OUTDOOR LIGHTING TO MEET MANUAL AND AUTOMATED CONTROL REQUIREMENTS OF ENERGY CODE SECTION 150.0(K)(3).
 - BATHROOM EXHAUST: BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING. (CALGREEN 4.506.1)
- FAN CONTROLS:
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN OR EQUAL TO 50 PERCENT TO A MAXIMUM OF 80 PERCENT. (CALGREEN 4.506.1)
 - CONTINUOUSLY-OPERATING FAN(S) SHOULD NOT BE CONTROLLED BY A WALL SWITCH BUT IF IT IS, THAT WALL SWITCH SHOULD BE LOCATED IN A LESS OBVIOUS LOCATION (NOT ADJACENT TO LIGHT SWITCHES). AT SWITCH, APPLY PERMANENT LABEL THAT READS "KEEP ON FOR BUILDING VENTILATION" OR "FAN TO BE LEFT ON FOR INDOOR AIR QUALITY". SWITCH AND MARKING CAN BE IN FAN HOUSING OR BREAKER BOX. (ENERGY CODE)
 - [NEW CONSTRUCTION] ELECTRIC VEHICLE CHARGING READINESS: PROVIDE ONE OF THE FOLLOWING FOR EACH RESIDENCE, IN CLOSE PROXIMITY TO ON-SITE PARKING.
 - CONDUIT ONLY: (A) PANEL CAPABLE OF ACCOMMODATING A DEDICATED BRANCH CIRCUIT TO INSTALL 208/240 V, 50 AMP GROUNDED AC OUTLET; (B) 1" WIDE RACEWAY OR WIRING TO ACCOMMODATE 100 AMP CIRCUIT, TERMINATING IN (C) LISTED CABINET, BOX, ENCLOSURE, OR NEMA RECEPTACLE. MARK BOX AND RESERVED SPACE IN PANEL "EV CAPABLE".
 - EVSE-READY OUTLET: CONDUIT ONLY CRITERIA PLUS A TWO-POLE CIRCUIT BREAKER, 50 AMP WIRING, 50 AMP NEMA RECEPTACLE IN A COVERED OUTLET BOX.
 - EVSE INSTALLED: INSTALLED LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT. (CALGREEN A4.106.8, PAMV 16.14.420) [NOTE LOCATION OF (FUTURE) EV CHARGING EQUIPMENT ON ELECTRICAL PLANS]
 - [IRRIGATION SYSTEM CONTROLLER: IF LANDSCAPING IS INCLUDED IN PROJECT SCOPE, SHOW LOCATION ON PLANS.]

- FINISHES
 - ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1- 4.504.3. (CALGREEN 4.504.2.1 - 4.504.2.3)
 - CARPET: ALL CARPET INSTALLED IN THE BUILDING INTERIOR TO MEET THE 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 OF VOCs (SPECIFICATION 01350), (3) NSF/ANSI 140 AT THE GOLD LEVEL, OR (4) SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD. ALL CARPET CUSHION TO MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. ALL CARPET ADHESIVE TO MEET CALGREEN TABLE 4.504.1 LIMITS. (CALGREEN 4.504.3)
 - RESILIENT FLOORING: WHERE RESILIENT FLOORING (CORK, LINOLEUM, SHEET VINYL, RUBBER, ETC.) IS INSTALLED, 100% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS OF ONE OF THE FOLLOWING: (1) COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE, (2) GREENGUARD CHILDREN & SCHOOLS CERTIFICATION, (3) RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE CERTIFICATION, OR (4) MEET CALIFORNIA DEPT. OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOCs (SPECIFICATION 01350)." (CALGREEN 4.504.4)
 - COMPOSITE WOOD: NEW NON-STRUCTURAL HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET CALIFORNIA AIR RESOURCES BOARD FORMALDEHYDE LIMITS ("CARB PHASE 2"). SEE TABLE A4.504.1. (CALGREEN 4.504.5)

- HVAC
 - HVAC SIZING: HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS; SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. IF AIR CONDITIONING IS INSTALLED, MANUAL S CALCULATIONS MUST BE PROVIDED SHOWING THE SELECTED EQUIPMENT TOTAL COOLING CAPACITY IS NOT MORE THAN 115% OF TOTAL CALCULATED COOLING LOAD (OR NEXT AVAILABLE SIZE ABOVE 100%, OR THE SMALLEST AVAILABLE SIZE - 1.5 TONS). IF NO AC IS INSTALLED, MANUAL S CALCULATIONS MUST BE PROVIDED SHOWING THE SELECTED EQUIPMENT TOTAL HEATING CAPACITY IS NOT MORE THAN 140% OF TOTAL CALCULATED HEATING LOAD (OR SMALLEST AVAILABLE SIZE - 40 KBUTH). GENERAL CONTRACTOR TO PROVIDE COPY OF ACCA MANUAL J, D, AND S CALCULATIONS. HVAC DESIGNER AND INSTALLER TO SIGN ACCOUNTABILITY FORM ATTESTING TO COMPLIANCE WITH THESE REQUIREMENTS. (CALGREEN 4.507.2)
 - DUCT AND EQUIPMENT PROTECTION: ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE MUNICIPALITY UNTIL THE FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT. (CALGREEN 4.504.1)
 - HVAC INSTALLER TRAINING: HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - STATE CERTIFIED APPRENTICESHIP PROGRAMS.
 - PUBLIC UTILITY TRAINING PROGRAMS.
 - TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATE-WIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
 - PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
 - OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY. (CALGREEN 702.1)

ADHESIVE VOC LIMIT ^{1,2} (Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single - ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

¹ If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

² For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168

SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single - ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3} (Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	VOC LIMIT
Flat coatings	
Nonflat coatings	100
Nonflat - high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form - release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnetite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinishing coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc - rich primers	340

¹ Grams of VOC per liter of coating, including water and including exempt compounds.

² The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

³ Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board

FORMALDEHYDE LIMITS ¹ (Maximum formaldehyde Emissions in Parts per Million)	
PRODUCT	LIMITS
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

¹ Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12

² Thin medium density fiberboard has a maximum thickness of 5/16 inch (8mm)

- VERIFICATION NOTE:
 - VERIFICATION OF COMPLIANCE WITH THESE CODES MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATIONS, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOWS SUBSTANTIAL CONFORMANCE. (CALGREEN 703.1)
 - VERIFICATION DOCUMENTATION SHALL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.

8-49-301 Limits: a person shall not sell, offer for sale, apply, solicit, or manufacture for sale within the District any hand-held aerosol paint project with a VOC content in excess of the following limits, expressed as percent VOC by weight of product:	
301.1 General Coatings	VOC Limits (%)
Clear Coatings	67
Flat Paint Products	66
Fluorescent	65
Ground / Traffic Marking Coating	66
Nonflat	80
Non-Flat Paint Projects	65
Primer	60
301.2 Specialty Coatings	
2.1 Specialty Clear and Tinted coatings	
Corrosion Resistant Brass / Bronze / Copper Coating	92
Photographic Emulsion Coating	95
Art Varnish	92
Marine Spar Varnish	85
Vinyl / Fabric / Polycarbonate	95
Webbing / Veiling Coating	90
Wood Stain	95
Workable Art Fixative	95
2.2 Exact Match Finish	
Engine Enamel	80
Automotive	88
Industrial	88
2.3 Miscellaneous Coatings	
Auto Body Primer	80
Automotive Bumper and Trim Products	95
Aviation Propeller Coating	80
Aviation or Marine Zinc Primer	80
Floral Spray	95
Glass Coating	95
High Temperature Coating	80
Hobby / Model / Craft Coatings	80
Reactive penetrating sealers	80
Enamel	80
Roof coatings	88
Clear, Metallic	95
Shellac Sealer	
Clear 88	
Pigmented	75
Slip-Resistant Epoxy Coating	80
Splatter Coating	80
Weld-through Primer	75
Wood Touch-up / Repair / Restoration	95

(Amended August 21, 1991; December 20, 1995)

General Notes:

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm

HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
AbaloneHill Design

Project
20220506

Date
2/6/2024

Scale

A-2.1

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for 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).
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

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 rag) 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 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: Police (non-emergency): 650-903-6350. Fire & Environmental Safety: 650-903-6378.
- 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.

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 water pollution. Prevent leaks by properly maintaining equipment and utilizing drip pans to place under any leaking equipment. Remove any leaking or malfunctioning equipment from the site as soon as possible.

Roadwork and Paving

Best Management Practices for the Construction Industry



Who should use this information?

- 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

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 storm water runoff.
- Cover and seal catch basins and manholes when applying seal coats, 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 Water 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 be illegally enter storm drains. Extra planning is required to protect storm drain inlets, store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Who should use this information?

- 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.

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.

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, causes serious problems and is prohibited by law.

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 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 must comply with the practices described in this blueprint.

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call: 408-299-7300 for a quote, more information or guidance on disposal.

Spill Response Agencies

DIAL 9-1-1

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: 800-533-8414

Santa Clara Valley Water District: 408-265-2600

Santa Clara Valley Water District Pollution Hotline: 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 Mountain View

Building Division: 650-903-6313

Fire & Environmental Protection Division: 650-903-6378

Solid Waste Division: 650-903-6311

Local Accredited Laboratories List
<http://www.cdph.ca.gov/certlic/labs/Documents/ELAPLlist.xls>

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers

Doing the Job Right

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 unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.

Storm Water 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 algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Curbside pickup of yard waste is provided for Mountain View residents. Place yard waste in approved containers at curbside for pickup on recycling collection days. Commercial entities may take yard waste directly to the SMART Station* in Sunnyvale (fees apply). Contact the SMART Station* at: 408-752-8530 for further information.

Cover loads with a tarp when transporting to a facility.

Never blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance

When it's time to drain a pool, spa, or fountain, please be sure to call the City of Mountain View Fire and Environmental Protection Division at: 650-903-6378 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallons per minute.

- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Who should use this information?

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers

Doing the Job Right

Handling Paint 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 the Santa Clara County Hazardous Waste Program at: 408-299-7300.
- 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.
- 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 paint to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in a plastic drop cloth and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with a high-pressure water jet, block storm drains. Direct wash water into a dirt area and spade into soil. Or, check Palo Alto Regional Water Quality Control Plant at: 650-329-2598 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- Recycle or donate excess water-based (latex) paint, or return to supplier.
- Reuse leftover oil-based paint. Dispose of non-paint residues, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Storm Water 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 water courses.

Mountain View Municipal Code Requirements



Mountain View Municipal Code Chapter 35.31.3.1 Discharge to curbside gutter, storm sewer, storm drain or natural outlets It shall be unlawful to discharge or cause a threatened discharge to any curbside gutter, storm sewer, storm drain gutter, creek or natural outlet any domestic sewage, sanitary sewage, industrial wastes or polluted waters except where permission is granted by the fire chief or his designee. Unlawful discharges to storm drains shall include, but are not limited to discharges from: toilets, sinks, commercial or industrial processes, cooling systems, air compressors, boilers, fabric or carpet cleaning, equipment cleaning, vehicle cleaning, swimming pools, spas, fountains, construction activities (e.g., painting, paving, concrete placement, sawcutting, grading), painting, and paint stripping, unless specifically permitted by a discharge permit or unless exempted pursuant to regulations established by the fire chief or his designee. Additionally, it shall be unlawful to discharge any pollutants or waters containing pollutants that would contribute to violations of the city's stormwater discharge permit or applicable water quality standards.

Mountain View Municipal Code Chapter 35.32.10 Discharges and prevention thereof through implementation of best management practices

Construction Areas. All construction projects occurring within city limits shall be conducted in a manner which prevents the release of hazardous materials or hazardous waste to the soil or groundwater, and minimizes the discharge of hazardous materials, hazardous wastes, polluted water and sediments to the storm sewer system. Practices which shall be implemented to meet the intent of this requirement are described in the City of Mountain View's document "It's In the Contract! (But Not in the Bay)." The city may require any additional practices consistent with its NPDES stormwater discharge permit if it concludes that the intent of this section is not being met during the construction process. A stormwater pollution prevention plan (SWPPP) shall be prepared and available at the site for all projects regulated under the state's "general construction" permit and for, any other projects for which the fire department (fire and environmental protection division) determines that a SWPPP is necessary to protect surface waters.

Mountain View Municipal Code Chapter 35.32.2.1 Discharge Permit

It shall be unlawful for any person or organization to discharge or cause to be discharged any industrial wastes or polluted water whatsoever directly or indirectly into the sewer system without first obtaining a permit for discharge. The discharge applicant shall not commence discharge prior to permit issuance. Furthermore, it shall be unlawful for any person to discharge any industrial wastes or polluted water in excess of the quantity or quality limitations, or to violate any other requirement set forth in this article or in a permit for discharge.

Criminal and judicial penalties can be assessed for non-compliance.

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

General Construction and Site Supervision

Best Management Practices for the Construction Industry



Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers

Doing the Job Right

General Principles

- 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 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 berms 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.
- 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 sheeting 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, cleaned 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 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, cleaned 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 when you order materials. Order only the amount you need to finish the job.

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.

Storm Water 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.**

Earth-Moving and Dewatering Activities

Best Management Practices for the Construction Industry



Who should use this information?

- Bulldozers, 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 awales. 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.

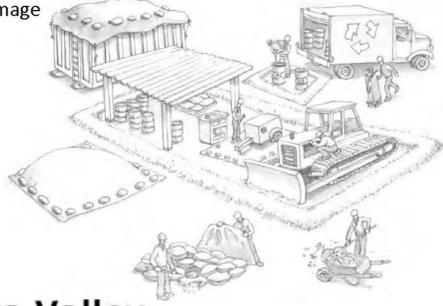
Storm Water Pollution from Earth-Moving Activities and Dewatering

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.

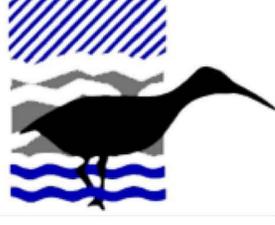
Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

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 Valley Urban Runoff Pollution Prevention Program

Check for Top Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or to a nearby sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- If the water has been determined to be unpolluted and is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate is greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
 - Pumping from a bucket placed below water level using a submersible pump;
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- When discharging to a storm drain, protect the inlet using a barrier or burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Project

House Addition and Remodel

Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm



HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

License #716400
www.hammerschmidtinc.com

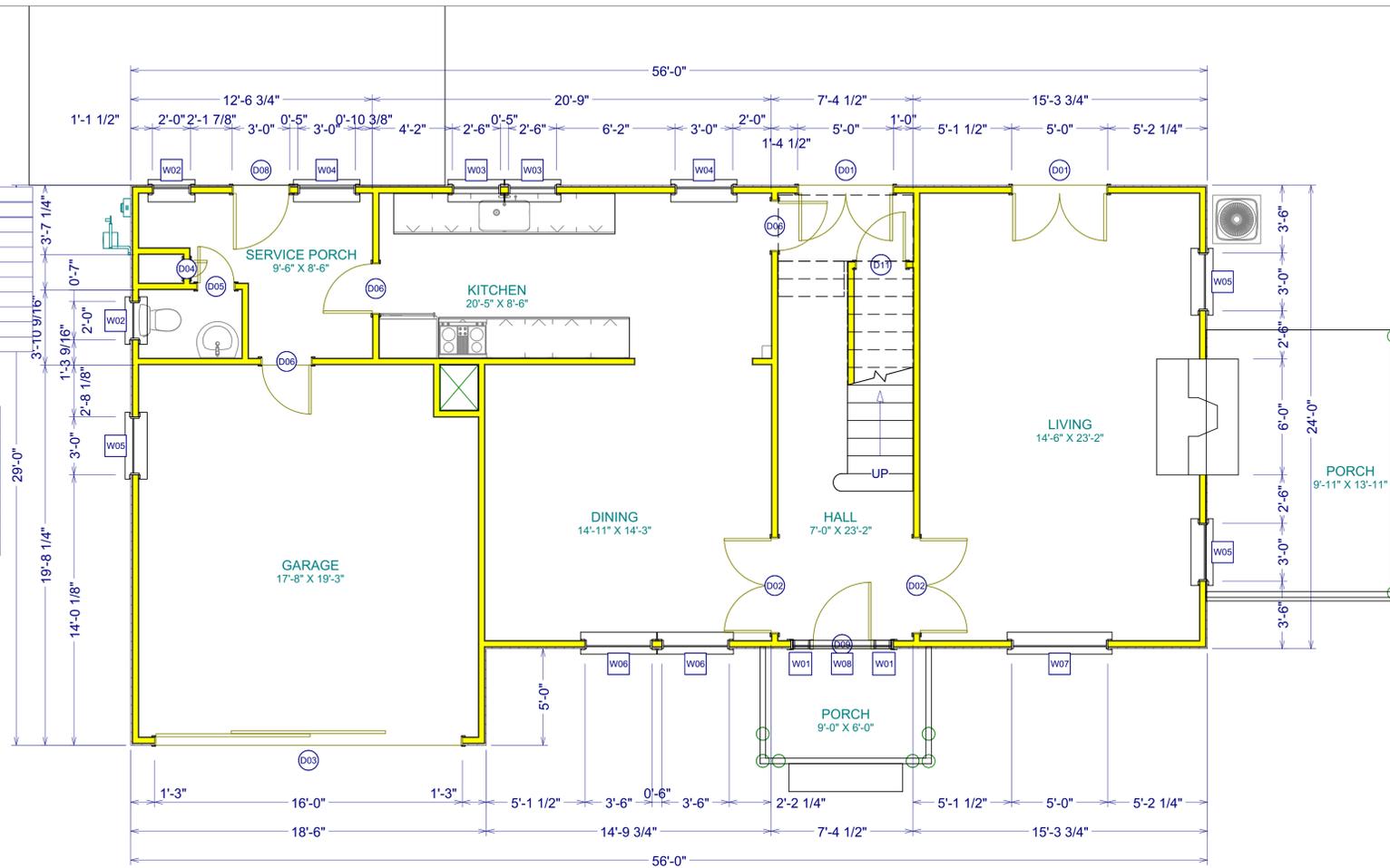
Kevin WR Crispin
AbaloneHill Design

Project: 20220506
Date: 2/6/2024
Scale:

A-2.2

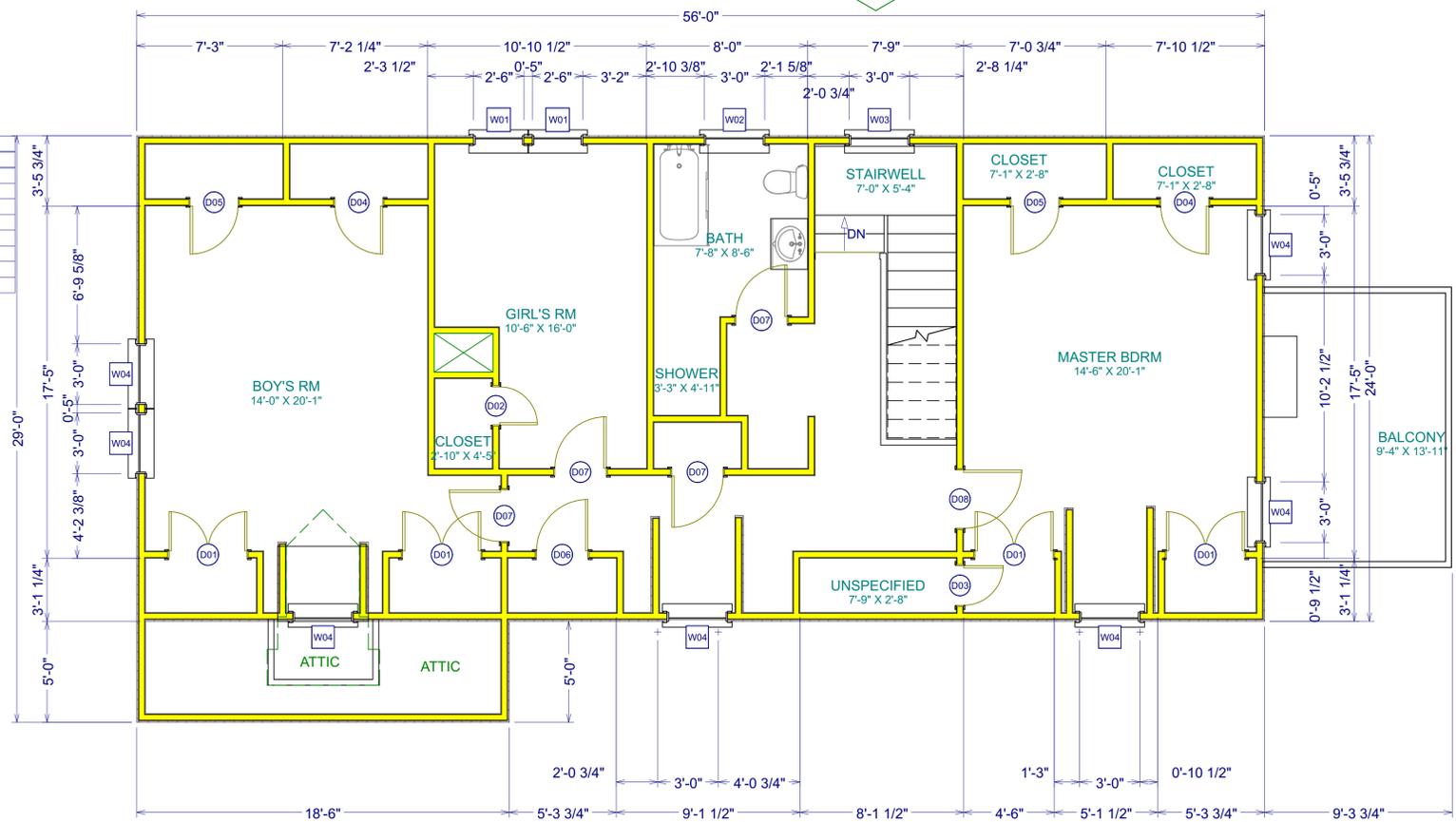
DOOR SCHEDULE					
NUMBER	QTY	FLOOR DIMENSIONS	DESCRIPTION	COMMENTS	
D01	2	1	(2) 29 1/4"x79 1/4"x1 3/4" L/R EX	EXT. DOUBLE HINGED-GLASS PANEL	[E]
D02	2	1	(2) 29 1/4"x79 1/4"x1 3/8" L/R IN	DBL HINGED-DOOR	[E]
D03	1	1	(2) 96 1/4"x83 1/4"x1 3/4" R EX	EXT. SLIDER-GARAGE DOOR CHD04	[E]
D04	1	1	10 1/2"x79 1/4"x1 3/8" L IN	HINGED-DOOR	[E]
D05	1	1	22 1/2"x79 1/4"x1 3/8" L IN	HINGED-DOOR	[E]
D06	3	1	30 1/2"x79 1/4"x1 3/8" L IN	HINGED-DOOR	[E]
D08	1	1	34 1/2"x79 1/4"x1 3/4" R EX	EXT. HINGED-DOOR	[E]
D09	1	1	36"x80"x1 3/8" R IN	EXT. HINGED-DOOR	[E]
D11	1	1	30 1/2"x79 1/4"x1 3/8" R IN	HINGED-DOOR P09	[E]

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR DIMENSIONS	DESCRIPTION	COMMENTS	
W01	2	1	12"x80"FX	FIXED GLASS	[E]
W02	2	1	24"x42"DH	DOUBLE HUNG	[E]
W03	2	1	30"x42"DH	DOUBLE HUNG	[E]
W04	2	1	36"x42"DH	DOUBLE HUNG	[E]
W05	3	1	36"x61"DH	DOUBLE HUNG	[E]
W06	2	1	42"x72"DH	DOUBLE HUNG	[E]
W07	1	1	60"x72"DH	DOUBLE HUNG	[E]
W08	1	1	61"x15"FX	FIXED GLASS-AT	[E]



DOOR SCHEDULE					
NUMBER	QTY	FLOOR DIMENSIONS	DESCRIPTION	COMMENTS	
D01	4	2	(2) 23 1/4"x71 1/4"x1 3/8" L/R IN	DBL HINGED-DOOR	[E]
D02	1	2	22 1/2"x79 1/4"x1 3/8" R IN	HINGED-DOOR	[E]
D03	1	2	23 1/2"x41 1/4"x1 3/8" L IN	HINGED-DOOR	[E]
D04	2	2	28 1/2"x71 1/4"x1 3/8" L IN	HINGED-DOOR	[E]
D05	2	2	28 1/2"x71 1/4"x1 3/8" R IN	HINGED-DOOR	[E]
D06	1	2	30 1/2"x71 1/4"x1 3/8" R IN	HINGED-DOOR	[E]
D07	4	2	30 1/2"x79 1/4"x1 3/8" R IN	HINGED-DOOR	[E]
D08	1	2	34 1/2"x79 1/4"x1 3/8" L IN	HINGED-DOOR	[E]

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR DIMENSIONS	DESCRIPTION	COMMENTS	
W01	2	2	30"x54"DH	DOUBLE HUNG	[E]
W02	1	2	36"x42"DH	DOUBLE HUNG	[E]
W03	1	2	36"x54"DH	DOUBLE HUNG	[E]
W04	7	2	36"x61"DH	DOUBLE HUNG	[E]



No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

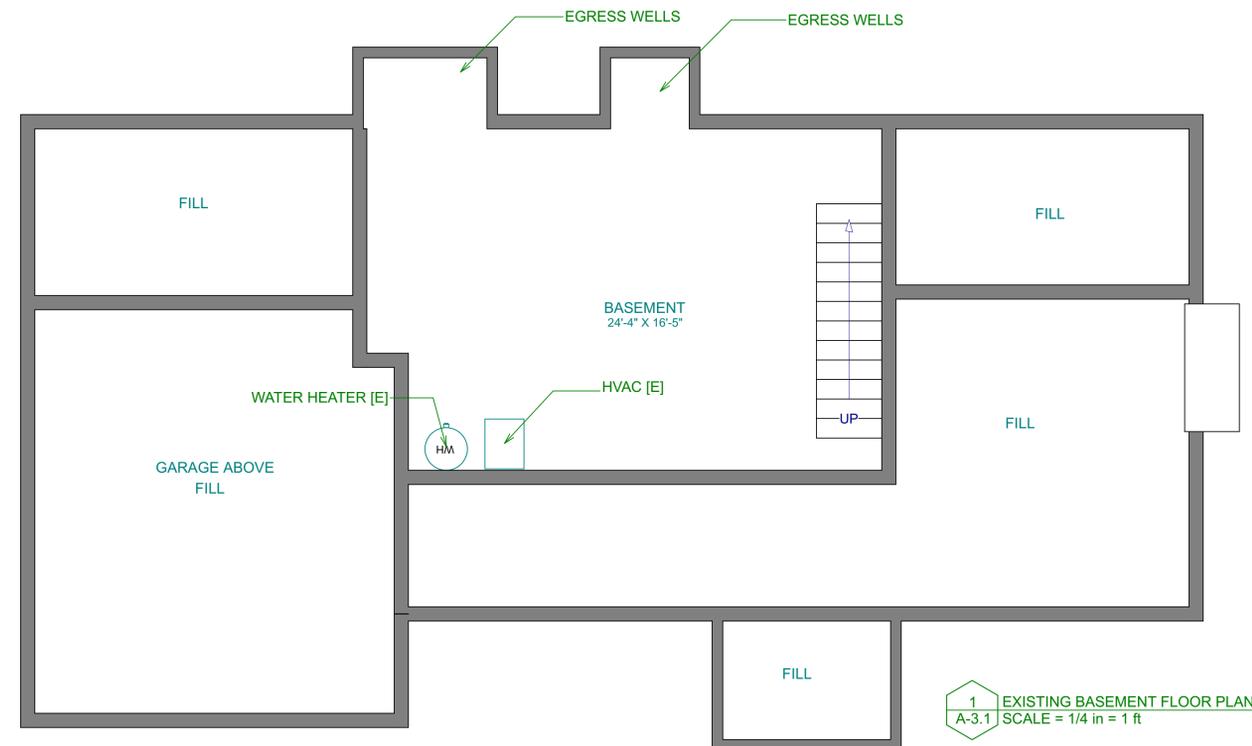
Project
20220506

Date
2/6/2024

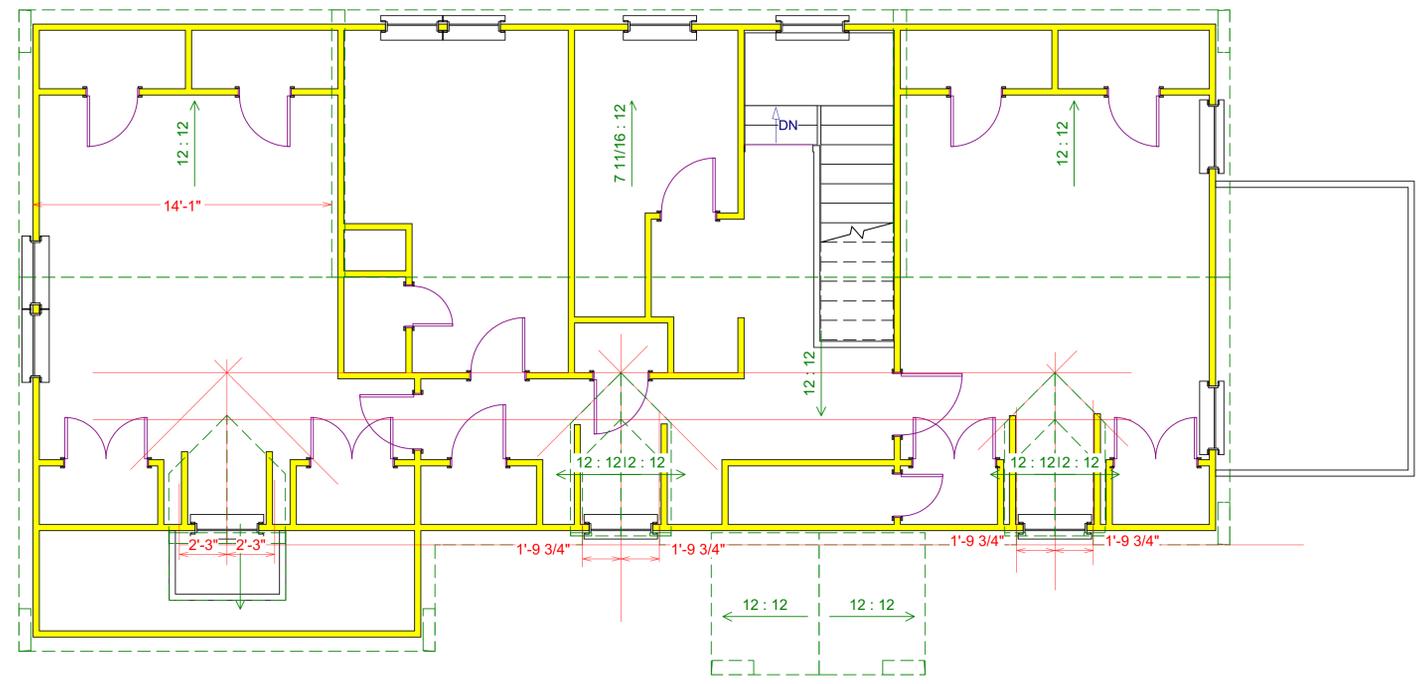
Scale

A-3.0

EXISTING FLOOR PLANS



1 EXISTING BASEMENT FLOOR PLAN
SCALE = 1/4 in = 1 ft



2 EXISTING ROOF PLAN
SCALE = 1/4 in = 1 ft

EXISTING BASEMENT AND ROOF PLAN

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

License #716400
www.hammerschmidtinc.com
Drafting Services

Kevin WR Crispin
AbaloneHill Design

Project
20220506

Date
2/6/2024

Scale

A-3.1

General
Notes:



EXISTING EXTERIOR ELEVATIONS

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

License #716400
www.hammerschmidtinc.com
Drafting Services

Kevin WR Crispin
AbaloneHill Design

Project
20220506

Date
2/6/2024

Scale

A-4.0

General
Notes:



EXISTING EXTERIOR ELEVATIONS

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222
 License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
AbaloneHill Design

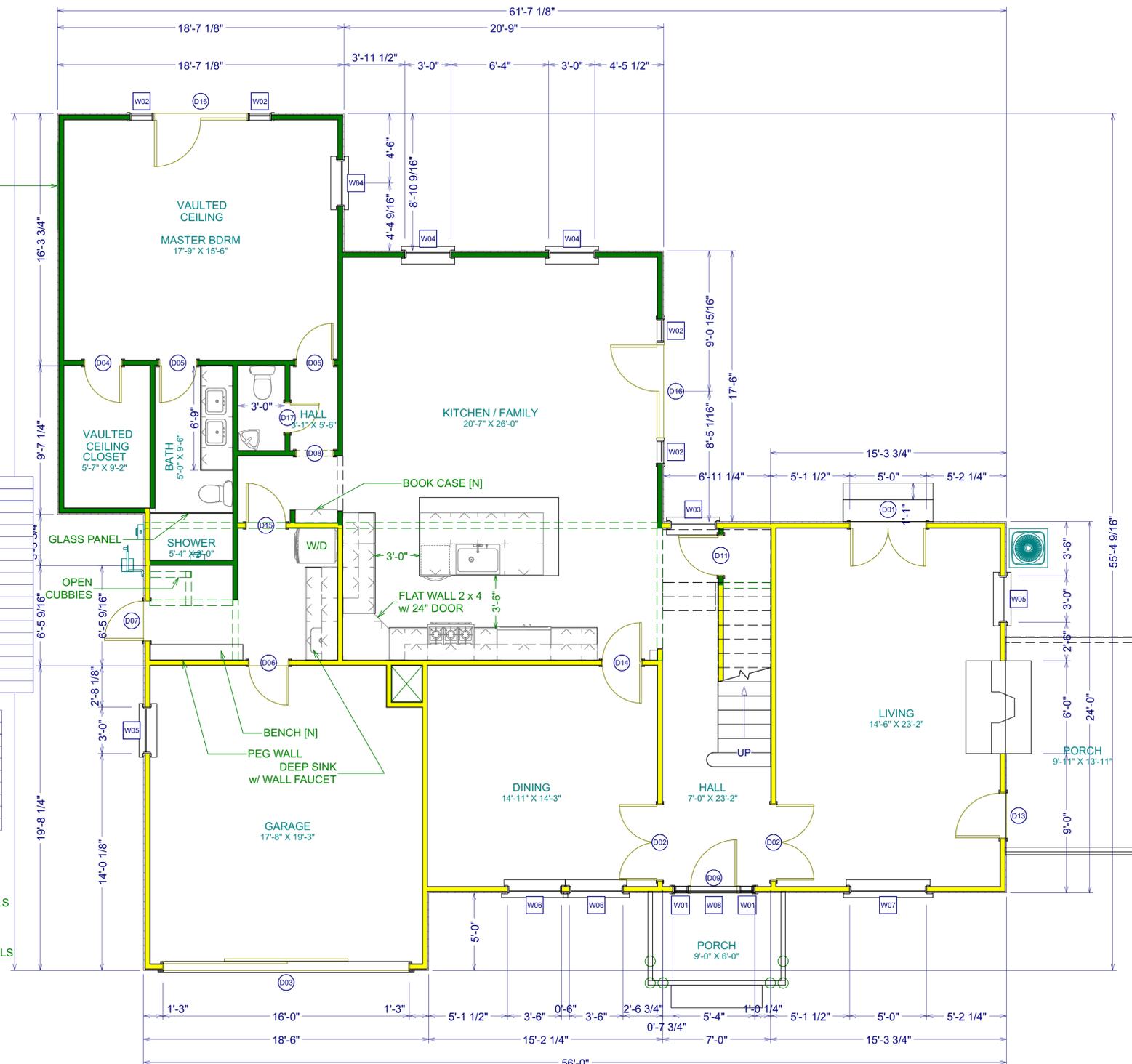
Project
20220506
 Date
2/6/2024
 Scale
A-4.1

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	DIMENSIONS	DESCRIPTION	COMMENTS
D01	1	1	(2) 29 1/4"x79 1/4"x1 3/4" L/R EX	EXT. DOUBLE HINGED-GLASS PANEL	[E]
D02	2	1	(2) 29 1/4"x79 1/4"x1 3/8" L/R IN	DBL HINGED-DOOR	[E]
D03	1	1	(2) 96 1/4"x83 1/4"x1 3/4" R EX	EXT. SLIDER-GARAGE DOOR CHD04	[E]
D04	1	1	28 1/2"x79 1/4"x1 3/8" L IN	HINGED-DOOR	[N]
D05	2	1	28 1/2"x79 1/4"x1 3/8" R IN	HINGED-DOOR	[N]
D06	1	1	30 1/2"x79 1/4"x1 3/8" L IN	HINGED-DOOR	[E] FIRE RATED
D07	1	1	30 1/2"x79 1/4"x1 3/4" L EX	EXT. HINGED-GLASS PANEL	[N] 10 LITE
D08	1	1	30"x80"	HINGED-DOOR	[N]
D09	1	1	36"x80"x1 3/8" R IN	EXT. HINGED-DOOR	[E]
D11	1	1	30 1/2"x79 1/4"x1 3/8" R IN	HINGED-DOOR	[E] MOVE [E] DOOR
D13	1	1	34 1/2"x79 1/4"x1 3/4" L EX	EXT. HINGED-GLASS PANEL	[N]
D14	1	1	30 1/2"x79 1/4"x1 3/8" R IN	HINGED-GLASS PANEL	[N] 10 LITE
D15	1	1	30 1/2"x79 1/4"x1 3/8" L IN	HINGED-DOOR	[N]
D16	2	1	(2) 36"x80"x1 3/4" R EX	EXT. DOUBLE HINGED-GLASS PANEL	[N] DBL 10 LITE
D17	1	1	22 1/2"x79 1/4"x1 3/8" L IN	HINGED-DOOR	[N]
D18	2	1	30"x72"x1 3/8" L IN	HINGED-LATTICE GATE	[N]

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	DIMENSIONS	DESCRIPTION	COMMENTS
W01	2	1	12"x80"FX	FIXED GLASS	[E]
W02	4	1	18"x80"FX	FIXED GLASS	[N] MULLED
W03	1	1	36"x60"SH	SINGLE HUNG	[N]
W04	3	1	36"x60"DH	DOUBLE HUNG	[N]
W05	2	1	36"x61"DH	DOUBLE HUNG	[E]
W06	2	1	42"x72"DH	DOUBLE HUNG	[E]
W07	1	1	60"x72"DH	DOUBLE HUNG	[E]
W08	1	1	61"x15"FX	FIXED GLASS-AT	[E]

NATURAL LIGHT AND VENTILATION AREA CALCULATIONS							
ROOM	Egress Requirement	light		air		light & egress	
		area	8%	4%	vent	vent	vent
Master Bedroom [N]	5.7 SQFT 2ND FL. 5.0 SQFT 1ST FL.	298	23.8	11.9	41	33	OK
Master Bedroom [E]		283	22.6	11.3	45	22	OK
Girls Room [N]		175	14.0	7.0	17	17	OK
Boys Room [N]		290	23.2	11.6	45	22	OK

- EXISTING WALLS
- NEW WALLS
- - - - REMOVED WALLS



1 PROPOSED FIRST FLOOR PLAN
A-6.0 SCALE = 1/4 in = 1 ft

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

License #716400
www.hammerschmidtinc.com
Drafting Services

Kevin WR Crispin
AbaloneHill Design

Project
20220506
Date
2/6/2024
Scale
A-6.0

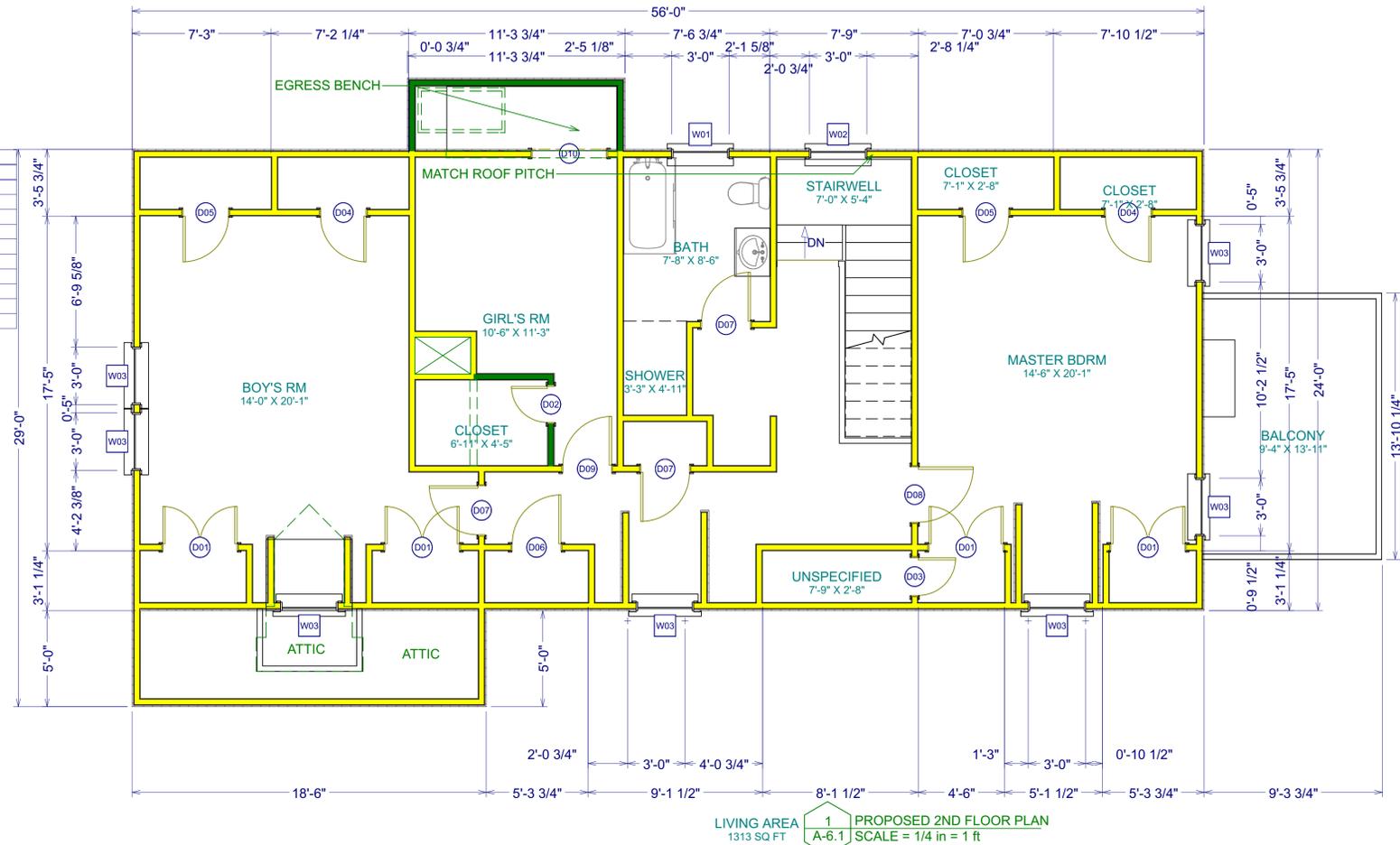
PROPOSED FIRST FLOOR PLAN

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	DIMENSIONS	DESCRIPTION	COMMENTS
D01	4	2	(2) 23 1/4"X71 1/4"X1 3/8" L/R IN	DBL HINGED-DOOR	[E]
D02	1	2	22 1/2"X79 1/4"X1 3/8" R IN	HINGED-DOOR	[N]
D03	1	2	23 1/2"X41 1/4"X1 3/8" L IN	HINGED-DOOR	[E]
D04	2	2	28 1/2"X71 1/4"X1 3/8" L IN	HINGED-DOOR	[E]
D05	2	2	28 1/2"X71 1/4"X1 3/8" R IN	HINGED-DOOR	[E]
D06	1	2	30 1/2"X71 1/4"X1 3/8" R IN	HINGED-DOOR	[E]
D07	3	2	30 1/2"X79 1/4"X1 3/8" R IN	HINGED-DOOR	[E]
D08	1	2	34 1/2"X79 1/4"X1 3/8" L IN	HINGED-DOOR	[E]
D09	1	2	30 1/2"X79 1/4"X1 3/8" R IN	HINGED-DOOR	[N] MOVE OPENING
D10	1	2	48"X50"	DOORWAY	[N]

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	DIMENSIONS	DESCRIPTION	COMMENTS
W01	1	2	36"X42"DH	DOUBLE HUNG	[E]
W02	1	2	36"X54"DH	DOUBLE HUNG	[E]
W03	7	2	36"X61"DH	DOUBLE HUNG	[E]
W04	1	2	24"X60"	RECT. SKYLIGHT	[N] EGRESS WINDOW SKYLIGHT

NATURAL LIGHT AND VENTILATION AREA CALCULATIONS								
ROOM	Egress	floor area	light required		air required		light & vent	egress
			8%	4%	light	vent		
Master Bedroom	[N]	298	23.8	11.9	41	33	OK	OK
Master Bedroom	[E]	283	22.6	11.3	45	22	OK	OK
Girls Room	[N]	175	14.0	7.0	17	17	OK	OK
Boys Room	[N]	290	23.2	11.6	45	22	OK	OK

Egress Requirement
5.7 SQFT 2ND FL, 5.0 SQFT 1ST FL
20" WIDE 24" TALL
44" ≤ SILL HEIGHT



No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

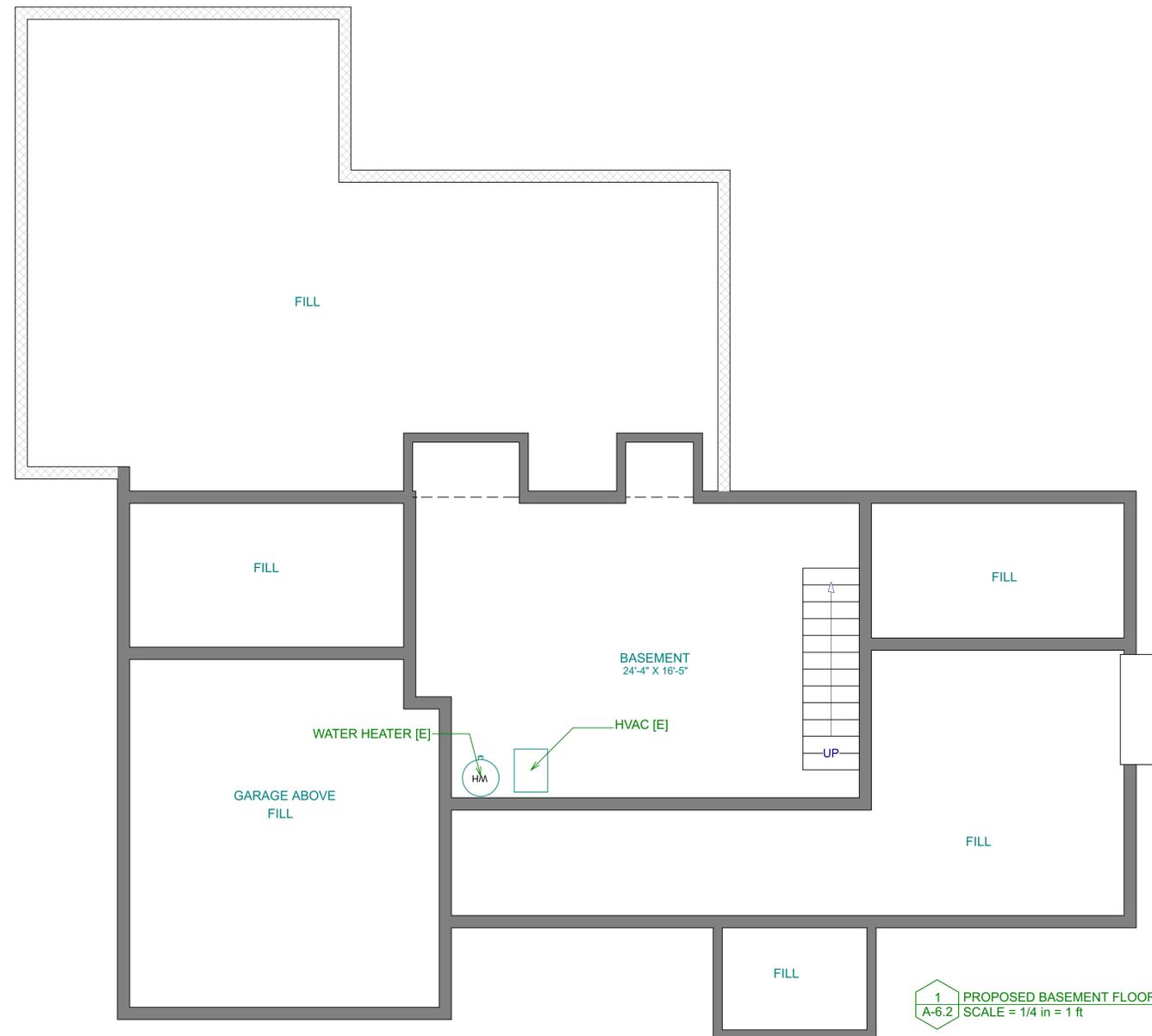
Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm

HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services
Kevin WR Crispin
 AbaloneHill Design

Project
 20220506
 Date
 2/6/2024
 Scale
A-6.1



PROPOSED BASEMENT FLOOR PLAN

General Notes:

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

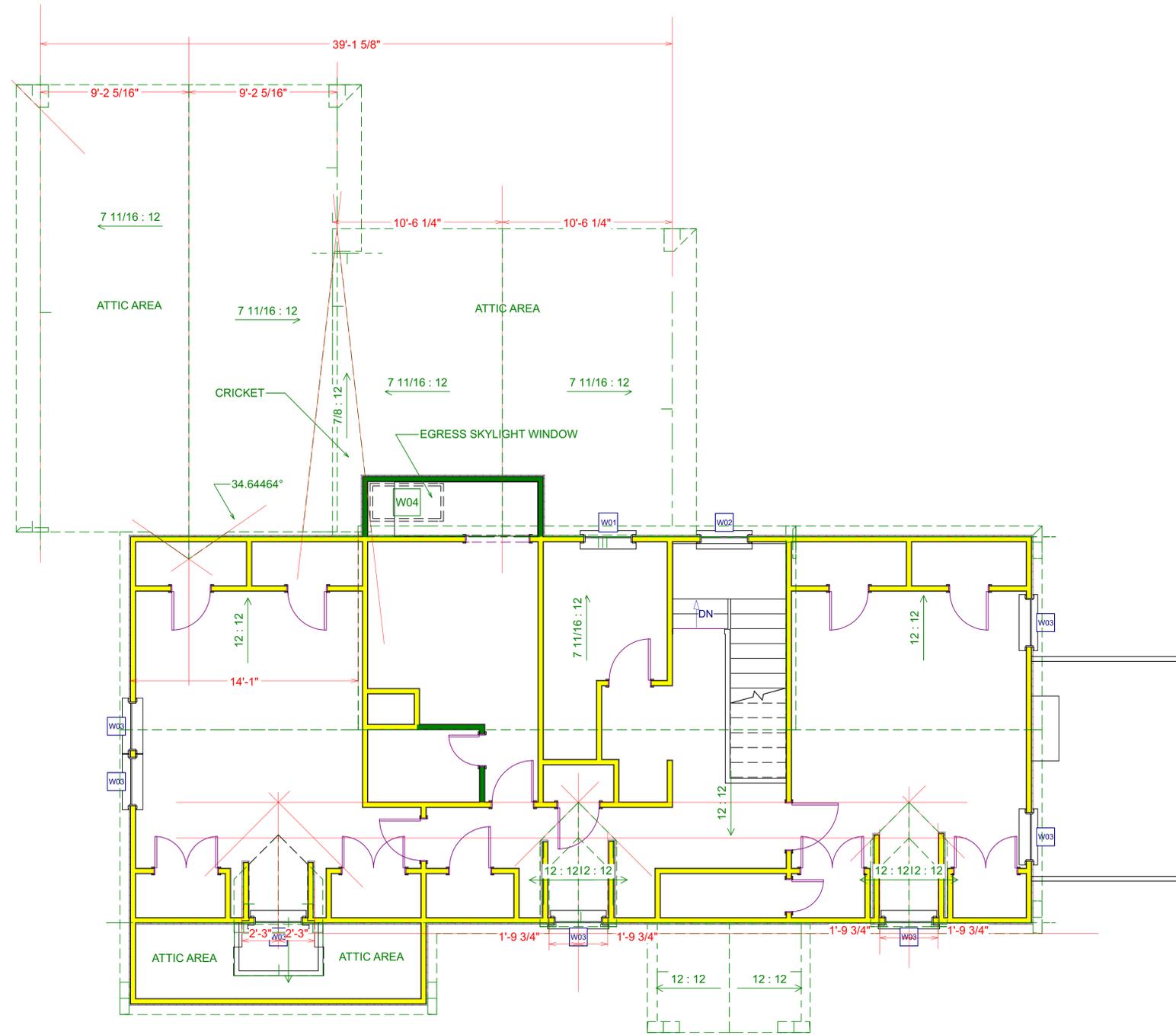
Kevin WR Crispin
 AbaloneHill Design

Project
20220506

Date
2/6/2024

Scale

A-6.2



1 PROPOSED ROOF PLAN
A-6.3 SCALE = 1/4 in = 1 ft

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project
20220506
 Date
2/6/2024
 Scale

A-6.3

A

PROPOSED ROOF PLAN

General Notes:



A

PROPOSED EXTERIOR ELEVATIONS

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222
 License #716400
 www.hammerschmidtinc.com

Kevin WR Crispin
 AbaloneHill Design

Project
20220506
 Date
2/6/2024
 Scale
A-7.0

General Notes:



E EAST ELEVATION
A-7.1 SCALE = 1/4 in = 1 ft



N NORTH ELEVATION
A-7.1 SCALE = 1/4 in = 1 ft

A

PROPOSED EXTERIOR ELEVATIONS

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

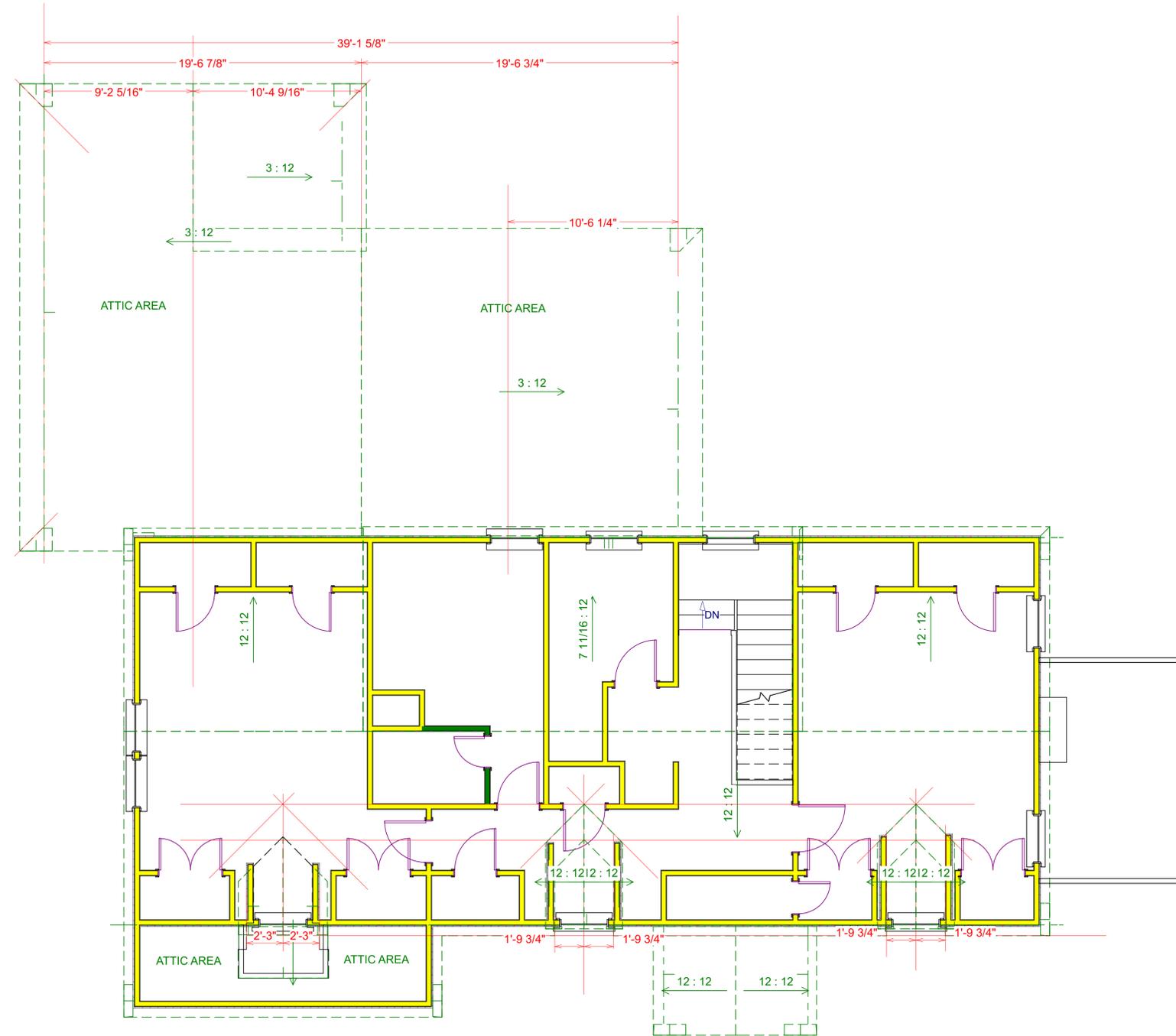
Kevin WR Crispin
 AbaloneHill Design

Project
 20220506

Date
 2/6/2024

Scale

A-7.1



1 PROPOSED ROOF PLAN
A-6.3 SCALE = 1/4 in = 1 ft

B

PROPOSED ROOF PLAN

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

License #716400
www.hammerschmidtinc.com
Drafting Services

Kevin WR Crispin
AbaloneHill Design

Project
20220506

Date
2/6/2024

Scale

A-6.3

General Notes:



B

PROPOSED EXTERIOR ELEVATIONS

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project
20220506

Date
2/6/2024

Scale

A-7.0

General Notes:



E EAST ELEVATION
A-7.1 SCALE = 1/4 in = 1 ft



N NORTH ELEVATION
A-7.1 SCALE = 1/4 in = 1 ft

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

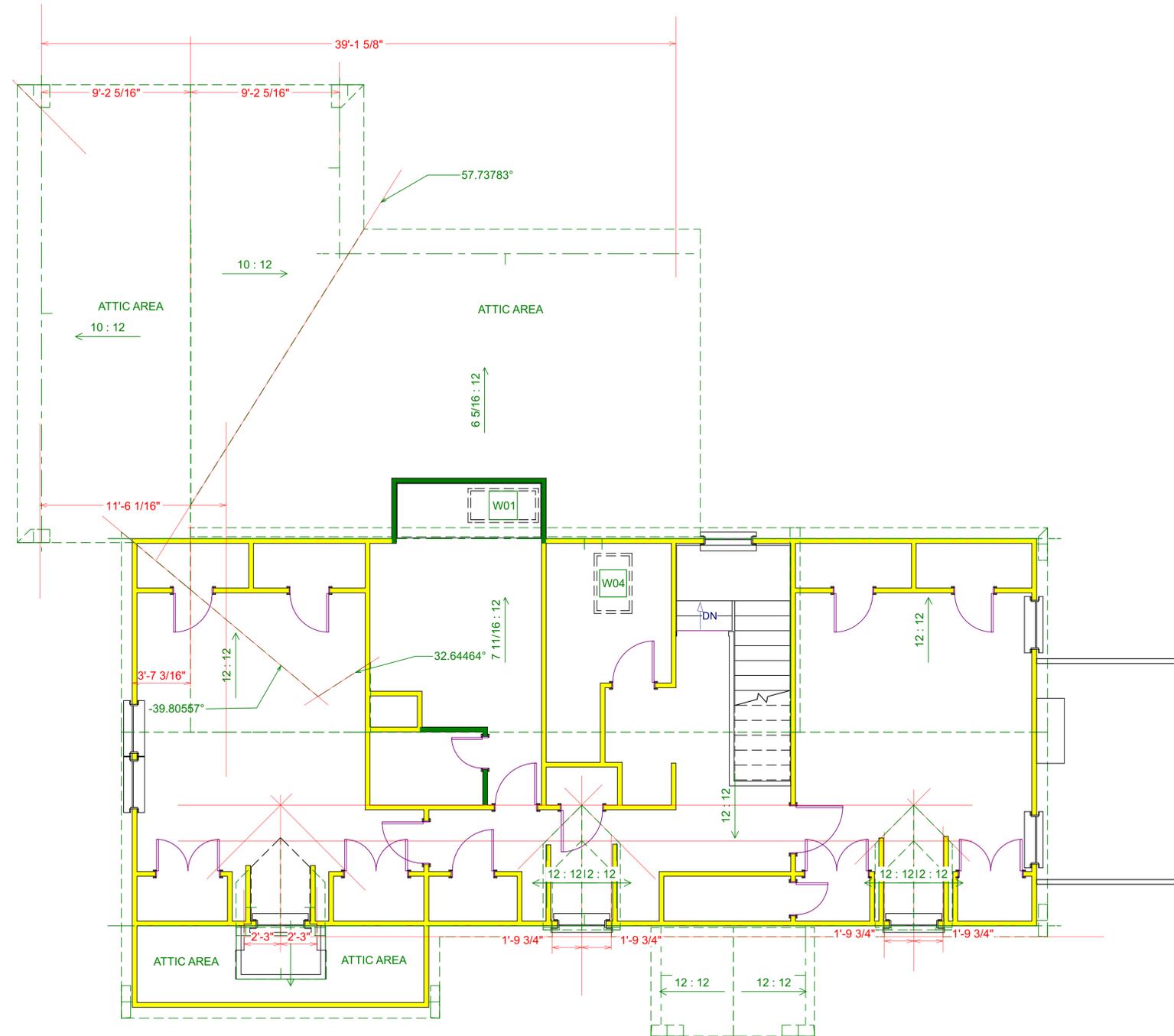
Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222
 License #716400
 www.hammerschmidtinc.com

Kevin WR Crispin
 AbaloneHill Design

Project
20220506
 Date
2/6/2024
 Scale
A-7.1

B

PROPOSED EXTERIOR ELEVATIONS



1 PROPOSED ROOF PLAN
A-6.3 SCALE = 1/4 in = 1 ft

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project 20220506	A-6.3
Date 2/6/2024	
Scale	

C
 PROPOSED ROOF PLAN

General Notes:



C

PROPOSED EXTERIOR ELEVATIONS

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project 20220506	A-7.0
Date 2/6/2024	
Scale	

General Notes:



C

PROPOSED EXTERIOR ELEVATIONS

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project
20220506

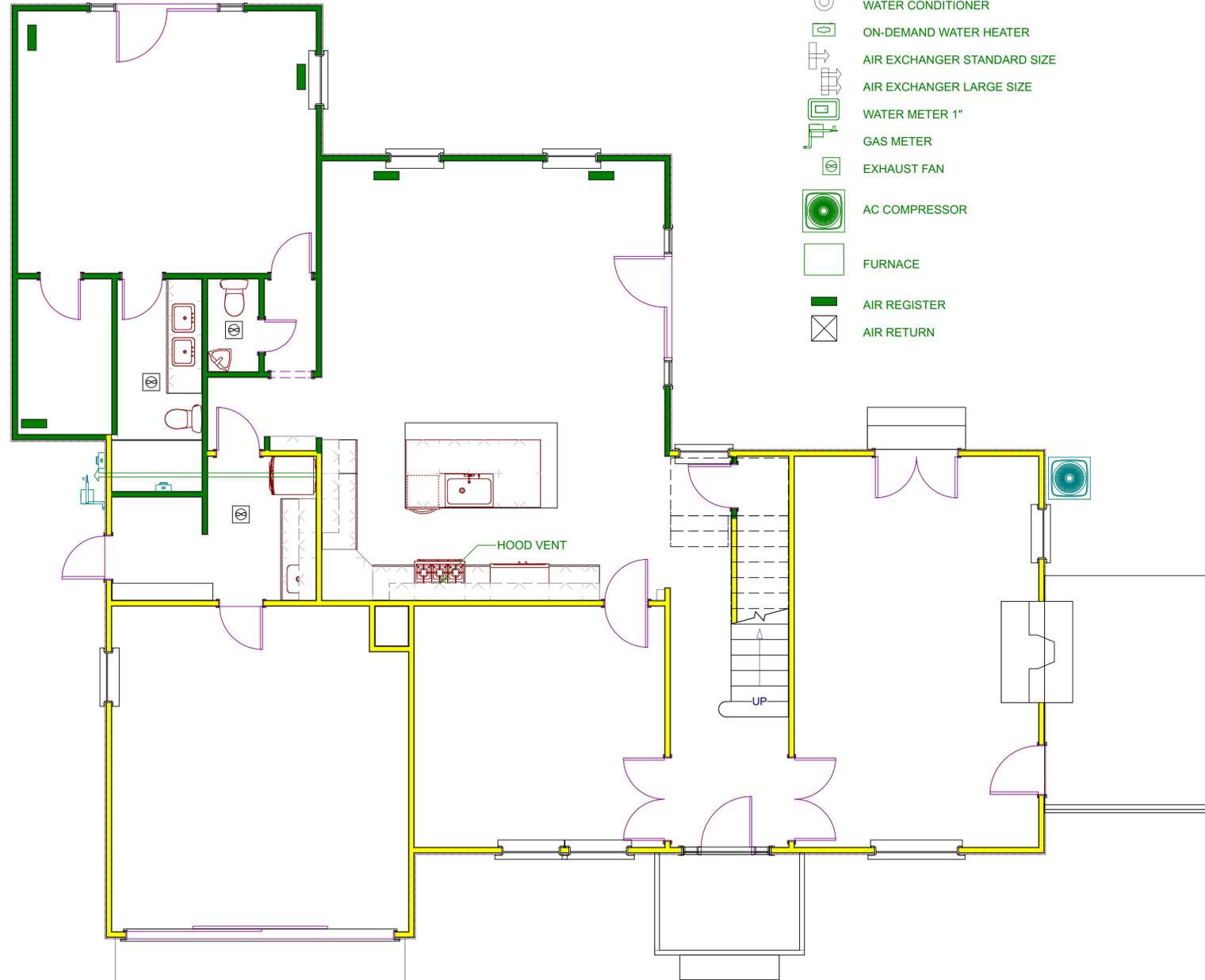
Date
2/6/2024

Scale

A-7.1

General
Notes:

-  HOOD VENT DUCTING
-  FAN VENT DUCTING
-  DRYER VENT DUCTING
-  WATER CONDITIONER
-  ON-DEMAND WATER HEATER
-  AIR EXCHANGER STANDARD SIZE
-  AIR EXCHANGER LARGE SIZE
-  WATER METER 1"
-  GAS METER
-  EXHAUST FAN
-  AC COMPRESSOR
-  FURNACE
-  AIR REGISTER
-  AIR RETURN



1 PROPOSED FIRST FLOOR MECHANICAL PLAN
M-1.0 SCALE = 1/4 in = 1 ft

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
 **HAMMERSCHMIDT CONSTRUCTION, INC.**
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project
20220506

Date
2/6/2024

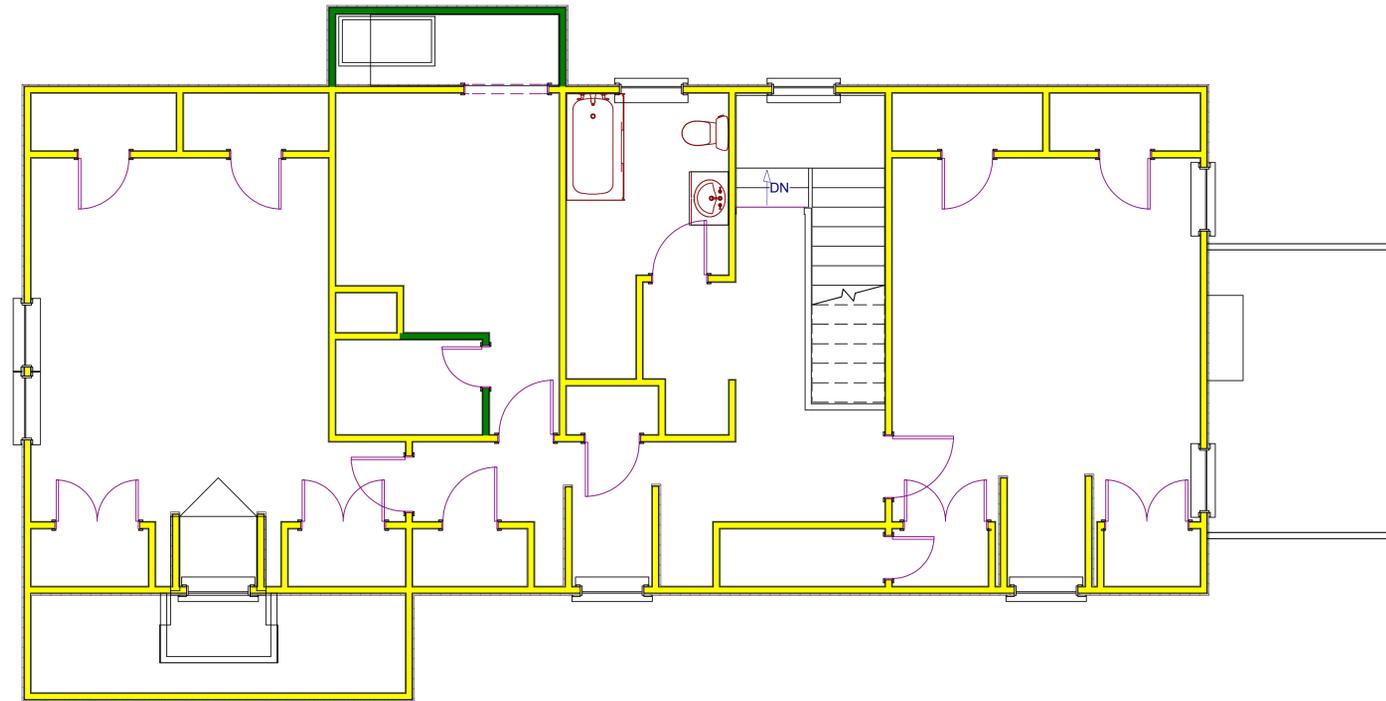
Scale

M-1.0

PROPOSED FIRST MECHANICAL PLAN

General
Notes:

HVAC NOTE:
NO HVAC WORK THIS FLOOR



1 PROPOSED 2ND FLOOR MECHANICAL PLAN
M-1.1 SCALE = 1/4 in = 1 ft

PROPOSED 2ND FLOOR MECHANICAL PLAN

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

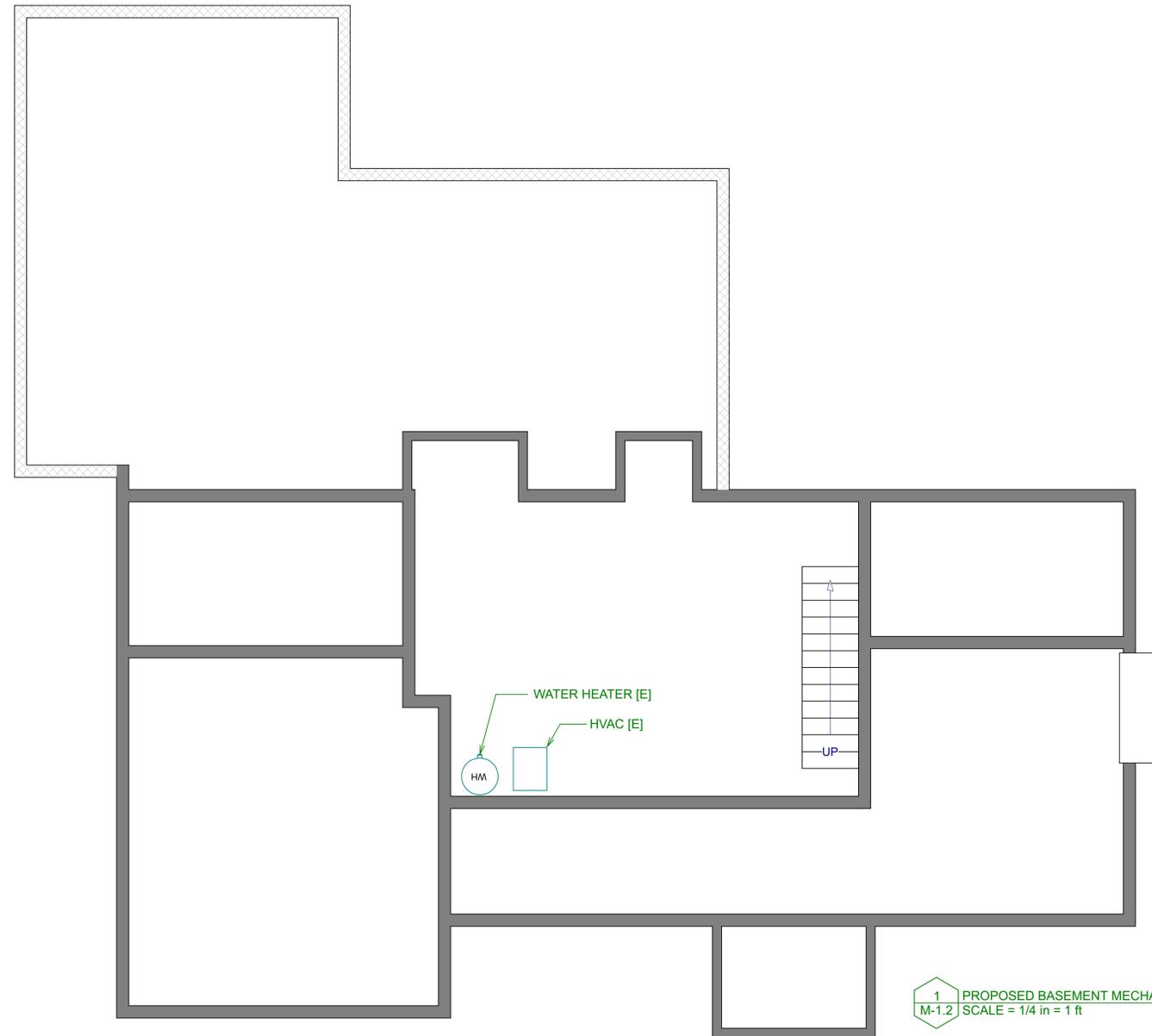
Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222
License #716400
www.hammerschmidtinc.com
Drafting Services

Kevin WR Crispin
AbaloneHill Design

Project
20220506
Date
2/6/2024
Scale
M-1.1

General
Notes:

HVAC NOTE:
NO HVAC WORK THIS FLOOR



PROPOSED BASEMENT MECHANICAL PLAN

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222

License #716400
www.hammerschmidtinc.com
Drafting Services

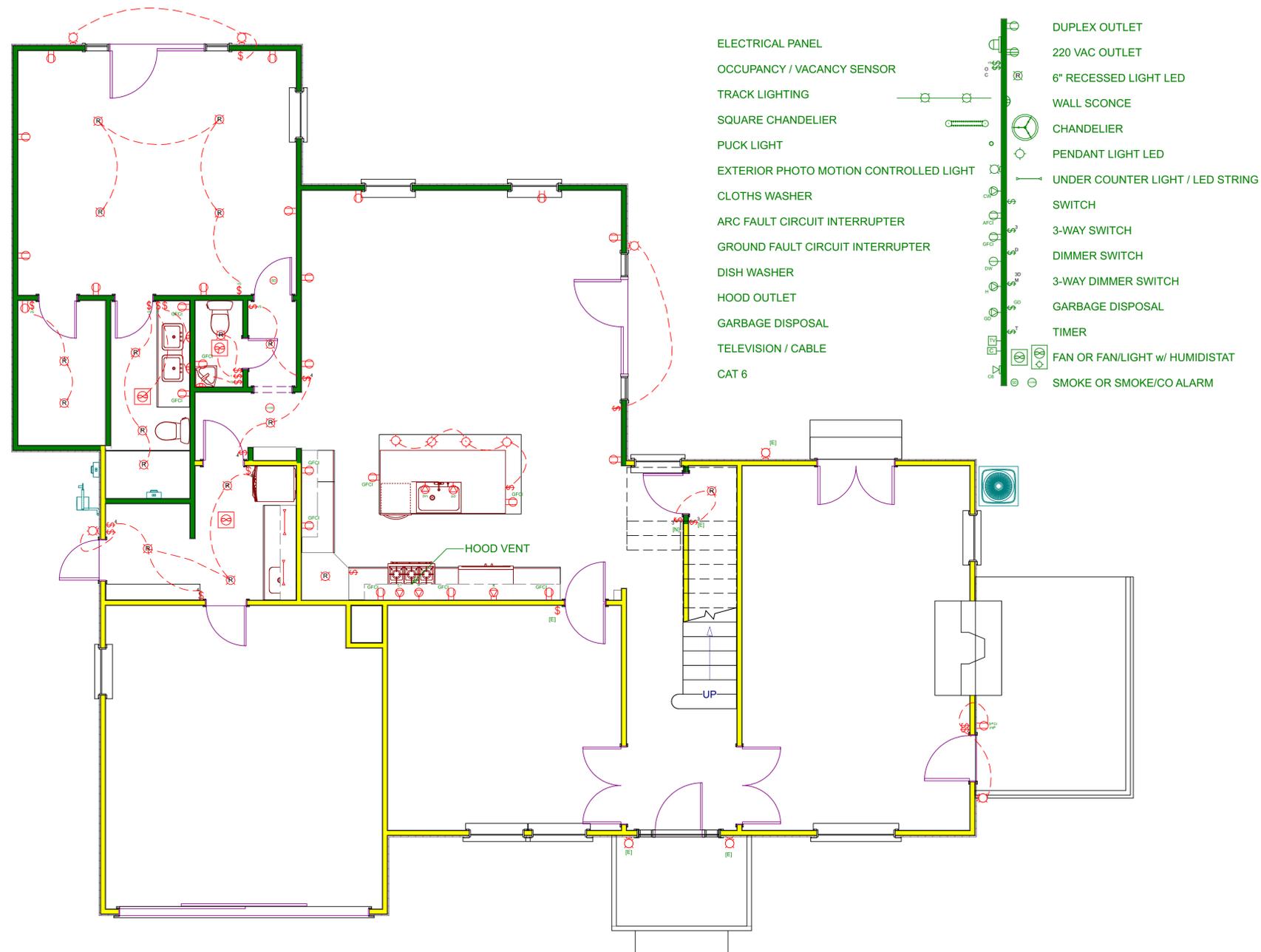
Kevin WR Crispin
AbaloneHill Design

Project
20220506

Date
2/6/2024

Scale

M-1.2



General Notes:

- ELECTRICAL FIXTURE NOTES**
- CONTRACTOR/BUILDER OWNER WILL VERIFY COMPLIANCE WITH ALL OF THESE NOTES.
 - ALL GFI, GFCI AND AFCI RECEPTACLES ARE CIRCUIT BREAKER BOX SOURCED AT MAIN OR SUB ELECTRICAL PANEL.
 - ALL SMOKE DETECTORS ARE 110VAC W/ BATTERY BACKUP OR BATTERY OPERATED.
 - ALL BEDROOMS HAVE AT LEAST ONE (1) SMOKE DETECTOR.
 - SMOKE / CO DETECTORS WILL BE OUTSIDE SLEEPING AREAS
 - ARC-FAULT CIRCUIT INTERRUPTER IS REQUIRED TO SERVICE ALL CIRCUITS FOR ALL ROOMS EXCEPT GARAGES, KITCHENS, AND BATHROOMS. EVEN PARLORS AND CLOSETS REQUIRE AFCI, CEC 210.12(A)
 - ALL OUTDOOR DUPLEX OUTLETS ARE WATERPROOF (WP) AND GROUND FAULT CIRCUIT INTERRUPT (GFCI) PROTECTED.
 - ALL BEDROOM OVERHEAD OR PRIMARY LIGHTING IS TITLE 24 COMPLIANT ACCORDING TO TABLE 150.0-A: HIGH EFFICACY LIGHT SOURCES.
 - ALL BATHROOM ELECTRICAL OUTLETS ARE GFCI w/ DEDICATED 20 AMP CIRCUIT, CEC 210.11(C)(3)
 - KITCHEN UNDER CABINET LIGHTING ARE INDIVIDUALLY SWITCHED HIGH EFFICACY LIGHTING.
 - ALL 125 VAC 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
 - KITCHEN WILL HAVE MIN. TWO DEDICATED - 20 AMPERE SMALL APPLIANCE CIRCUITS FOR COUNTER TOP APPLIANCES,

TITLE 24 RESIDENTIAL LIGHTING CODE

- CONTRACTOR/BUILDER OWNER WILL VERIFY COMPLIANCE WITH ALL OF THESE NOTES.
- ALL LIGHTING DESIGNATED IN THESE DRAWINGS ARE HIGH EFFICACY LAMPS ACCORDING TO TABLE 150.0-A: HIGH EFFICACY LIGHT SOURCE.
- ALL LIGHT FIXTURES AND HIGH EFFICACY LIGHT FIXTURES ARE SWITCHED SEPARATELY FROM INCANDESCENT LIGHT FIXTURES.
- OUTDOOR LIGHTING IS HIGH EFFICACY LIGHTING WITH MANUAL, MOTION & PHOTO PERIOD CONTROL.
- FOR DETAILS, SEE TITLE 24 RESIDENTIAL LIGHTING SUMMARY SCHEDULE, PAGE T-24 PAGE.
- ALL LIGHTING IN GARAGE AND BATHROOM WILL BE HIGH EFFICACY LAMPS OPERATED BY MANUAL ON-MOTION SENSOR WHERE THE SENSOR WILL TURN OFF LIGHTING AUTOMATICALLY WHEN NO ONE IS PRESENT BUT REQUIRES MANUAL SWITCHING TO TURN ON LIGHTING. EACH BATHROOM IS REQUIRED TO HAVE AT LEAST ONE HIGH-EFFICACY LIGHT FIXTURE MOTION CONTROLLED.
- ALL HARDWIRED LIGHTING IN FAMILY ROOMS, HALLWAYS STAIRS, ETC WILL BE HIGH EFFICIENCY LAMPS WITH JA8 BASED LIGHTING WITH DIMMER OR OPERATED BY MANUAL ON-MOTION SENSOR WHERE THE SENSOR WILL TURN OFF LIGHTING AUTOMATICALLY WHEN NO ONE IS PRESENT BUT REQUIRES MANUAL SWITCHING TO TURN ON LIGHTING.
- ALL OUTDOOR LIGHTING WILL BE HIGH EFFICIENCY LAMPS OPERATED BY MOTION SENSOR / PHOTO CONTROL.

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

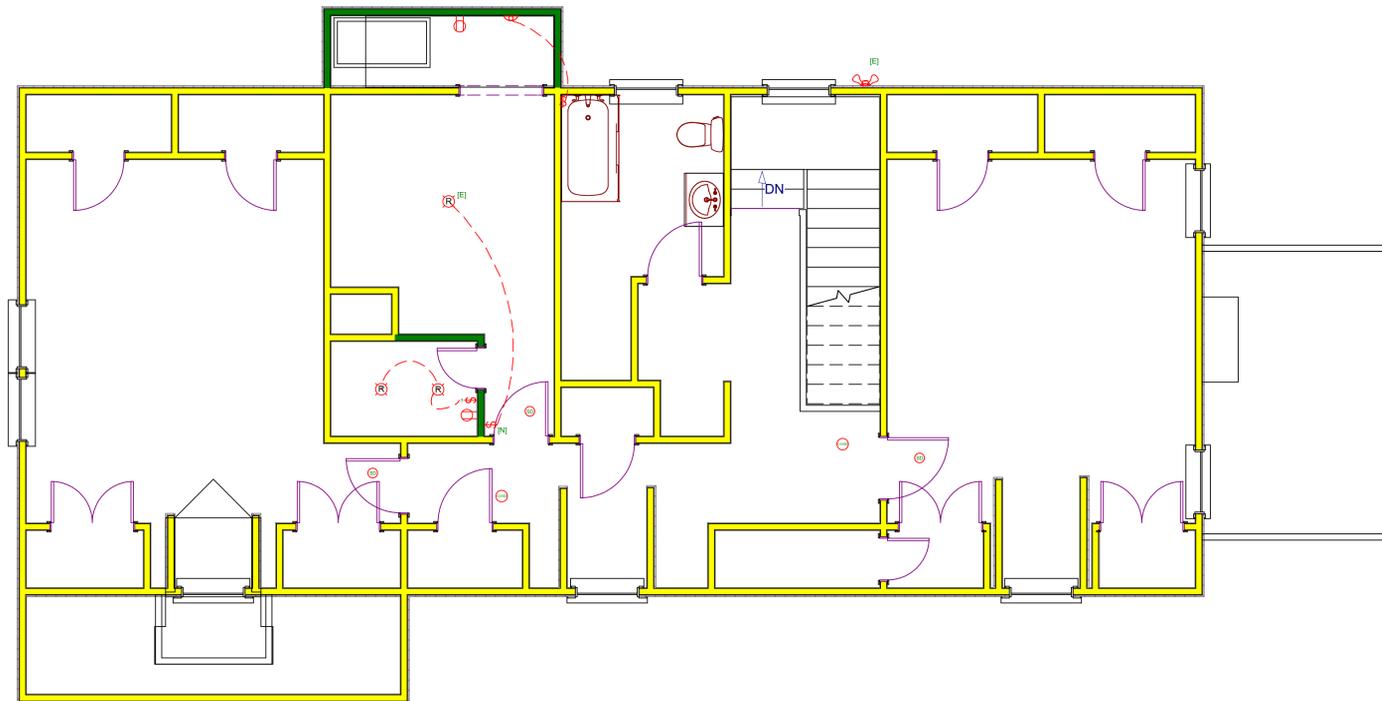
Project
20220506

Date
2/6/2024

Scale
E-1.0

PROPOSED FIRST FLOOR ELECTRICAL PLAN

General
Notes:



1 PROPOSED 2ND FLOOR ELECTRICAL PLAN
E-1.1 SCALE = 1/4 in = 1 ft

PROPOSED 2ND FLOOR ELECTRICAL PLAN

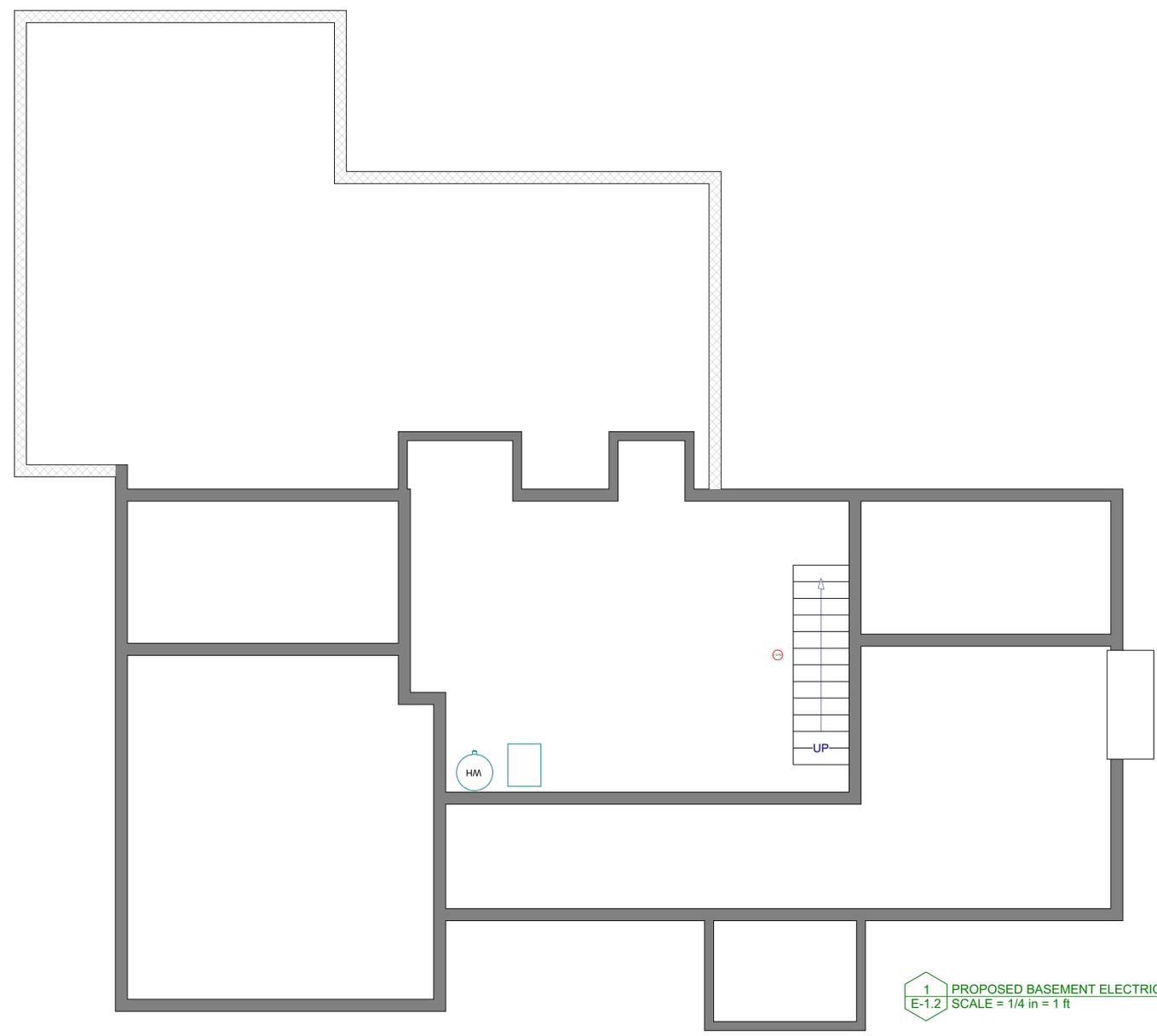
No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
126 North 2nd Street
Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
1574 COUNTRY CLUB DRIVE
LOS ALTOS, CA 94024
Tel (650) 948-4200 Fax (650) 948-5222
License #716400
www.hammerschmidtinc.com
Drafting Services

Kevin WR Crispin
AbaloneHill Design

Project 20220506	E-1.1
Date 2/6/2024	
Scale	



1 PROPOSED BASEMENT ELECTRICAL PLAN
E-1.2 SCALE = 1/4 in = 1 ft

General Notes:

ELECTRICAL NOTE:
NO WORK ON THIS FLOOR

No	Revisions/Issue	Date
9	Floor Plans Redlines	02/01/24
8	Floor Plans Redlines	12/14/22
4	Floor Plans Redlines	08/11/22
1	Floor Plans Existing	05/06/22

Project
House Addition and Remodel
Brian and Wendy Brennan
 126 North 2nd Street
 Campbell, Ca 95008

Design Build Firm
HAMMERSCHMIDT CONSTRUCTION, INC.
 1574 COUNTRY CLUB DRIVE
 LOS ALTOS, CA 94024
 Tel (650) 948-4200 Fax (650) 948-5222

License #716400
 www.hammerschmidtinc.com
 Drafting Services

Kevin WR Crispin
 AbaloneHill Design

Project
20220506

Date
2/6/2024

Scale

E-1.2

PROPOSED ELECTRICAL PLAN