

DESIGN REVIEW DOCUMENTS FOR A NEW RESIDENCE 767 SANTA RITA AVE.- LOS ALTOS, CA



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STRUCTURAL CONSULTANTS



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CONDITIONS OF APPROVAL

1. TO BE DETERMINED.

PROJECT INFORMATION

OWNERS: ENRIQUE'S VENTURES
120 PLUMB COURT, MOUNTAIN VIEW, CA 94043
PHONE: (650) 255-9278
DESIGNER: AHJ ENGINEERS, P.C. 5418 N. EAGLE RD. #140 BOISE, ID 83713
PHONE: (208) 323-0199
PROJECT ADDRESS: 767 SANTA RITA AVENUE, LOS ALTOS, CA 94022
CROSS STREET: VAN BUREN
CITY OF LOS ALTOS JURISDICTION:
PLANNING DIVISION - (650) 947-2640
BUILDING DIVISION - (650) 947-2752
BUILDING DATA: R3 AND U OCCUPANCY, V-B CONSTRUCTION
BUILDING AREA: 3998 S.F. INCLUDES GARAGE
BUILDING CODE: THIS PROJECT SHALL COMPLY W/ THE 2010 CBC, CRC, CMC,
CFC, CGCB, 2008 CER ENERGY CODE AND LOCAL ORDINANCES.

SCOPE OF PROJECT: THIS PROJECT INVOLVES THE COMPLETE DEMOLITION AND REMOVAL OF AN EXISTING RESIDENCE IN AN ESTABLISHED NEIGHBORHOOD. A NEW RESIDENCE WILL BE CONSTRUCTED WITH CONSIST OF A TWO STORY WITH ATTACHED GARAGE. THE HOUSE DESIGN IS DESCRIBED AS TRADITIONAL STYLE.

BUILDING DATA: R3 & U OCCUPANCY, V-B CONSTRUCTION, FIRST FLOOR=2033.2 SF, SECOND FLOOR=1563.5 SF, GARAGE=433.1 SF, BUILDING CODE: 2010 CBC.

1. FIRE SPRINKLERS: WHERE REQUIRED, APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES AND IN EXISTING MODIFIED BUILDINGS AND STRUCTURES, SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION, AND SHALL BE INSTALLED PER THE REQUIREMENTS OF CFC SECTIONS 903.2.1 THROUGH 903.2.1.3 AND LOCAL AMENDMENTS, WHICHEVER IS MORE RESTRICTIVE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL NEW BUILDINGS. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE SANTA CLARA COUNTY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK.

2. POTABLE WATER SUPPLIES: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR OR SUPPLYING THE SITE OF SUCH PROJECT AND TO COMPLY WITH THE REQUIREMENTS OF THE PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S).

3. PREMISES IDENTIFICATION: APPROVED NUMBERS OR ADDRESS SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

4. BEST MANAGEMENT PRACTICES: COMPLIANCE WITH THE NEW DEVELOPMENT AND CONSTRUCTION BEST MANAGEMENT PRACTICES AND URBAN RUNOFF POLLUTION PREVENTION PROGRAM, AS ADOPTED BY THE CITY FOR THE PURPOSES OF PREVENTING STORM WATER POLLUTION.

5. THE FOLLOWING DEFERRED SUBMITTALS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY PRIOR TO INSTALLATION:
A. PRE-MANUFACTURED FIREPLACE ICC RESULTS.

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REVISIONS

NO.	DESCRIPTION

CAL GREEN MANDATORY MEASURES

THIS HOME WILL BE DESIGNED TO MEET THE CITY OF LOS ALTOS SUSTAINABILITY PROGRAM REQUIREMENTS. ALL CAL GREEN POINT REQUIREMENTS WILL BE DOCUMENTED AND VERIFIED BY A CERTIFIED GREEN POINT RATER.

THE GENERAL CONTRACTOR AND EACH APPLICABLE SUBCONTRACTOR SHALL AGREE TO COORDINATE WITH THE OWNER/DEVELOPER IN PREPARING AN OPERATION AND MAINTENANCE MANUAL ADDRESSING THE FUNCTIONS OF ALL OF THE RESIDENCE'S SYSTEMS REQUIRED BY THE CITY OF LOS ALTOS.

BEFORE CONSTRUCTION BEGINS THE INFILTRATION TRENCHES AND SWALES SHOWN IN THESE PLANS SHALL BE CONSTRUCTED TO DIRECT STORM WATER TO THE EAST, WEST AND NORTH SIDES OF THE PROPERTY. TEMPORARY MEASURES MUST BE TAKEN TO ENSURE RUNOFF DOES NOT EXIT THE PROPERTY.

DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE RECYCLED OR SALVAGED AT A RATE OF 50% OF ALL MATERIAL LEAVING THE CONSTRUCTION SITE. PROVIDE DOCUMENTATION FROM REPUTABLE RECYCLING FACILITY.

PLUMBING FIXTURE MAXIMUM FLOW RATES	MAX. FLOW
FIXTURE	
SHOWER HEADS (MULTIPLE HEADS NOT ALLOWED)	2 GPM AT 80PSI
LAVATORY FAUCETS	1.5 GPM AT 60PSI
KITCHEN FAUCETS	1.8 GPM AT 60PSI
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS PER FLUSH

AUTOMATIC IRRIGATION CONTROLLERS MUST BE INSTALLED TO REGULATE WATER AT ALL LANDSCAPE AREAS. PROVIDE APPROVED WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IN RESPONSE TO CHANGES IN PLANTS NEEDS, USING RAIN SENSORS OR A WEATHER DATA COMMUNICATIONS LINK.

JOINTS AND OPENINGS AROUND PIPES, CABLES, ETC. IN EXTERIOR WALLS SHALL BE SEALED WITH A CEMENTIOUS MORTAR OR OTHER APPROVED DURABLE PRODUCT TO PREVENT RODENT INTRUSION.

ALL DUCT MATERIALS, HEATING AND COOLING EQUIPMENT AND OTHER AIR DISTRIBUTION COMPONENTS SHALL BE COVERED, TAPED OR OTHERWISE SEALED TO REDUCE THE POSSIBILITY OF DUST OR DEBRIS COLLECTING IN THEM.

ALL FINISH MATERIALS, (CARPET, MDF, ETC.) AS WELL AS GEL, LIQUID AND SPRAY PRODUCTS TO BE USED IN THE CONSTRUCTION OF THE RESIDENCE SHALL MEET THE CITY MANDATED VOC AND FORMALDEHYDE LIMITS AND SHALL BE CAREFULLY DOCUMENTED IN A MANNER CONSISTENT WITH TABLES AND METHODS SPECIFIED BY THE CITY OF LOS ALTOS.

ALL FRAMING MEMBERS AND OTHER BUILDING MATERIALS MUST BE VERIFIED AND DOCUMENTED TO BE DRY TO A MOISTURE CONTENT OF LESS THAN 19% BEFORE RECEIVING APPROVAL TO COVER. WATER DAMAGED MATERIALS MUST NOT BE USED.

ALL BATHROOMS MUST HAVE AN ENERGY STAR COMPLIANT EXHAUST FAN DUCTED TO THE OUTSIDE AND BE CONTROLLED BY A HUMIDISTAT WITH RELATIVE HUMIDITY RANGE CONTROL OF 50 TO 80 PERCENT.
HVAC SYSTEMS AND DUCTWORK SHALL BE SIZED AND SELECTED ACCORDING TO ACCA MANUAL J, D OR S. HVAC INSTALLERS MUST BE TRAINED AND CERTIFIED BY A NATIONALLY RECOGNIZED CERTIFICATION PROGRAM.

ALL CAL GREEN MANDATORY MEASURES MUST BE INSPECTED AND DOCUMENTED BY AN APPROVED RATER, ACCEPTABLE TO THE CITY OF LOS ALTOS.

AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER.

NET LOT AREA	12,500 S.F.		
	EXISTING S.F.	CHANGE IN S.F.	TOTAL PROPOSED S.F.
% OF FRONT YARD PAVING	2200.0 (49.3%)	-410.6 (-9.1%)	1789.4 (40.2%)
HABITABLE LIVING AREA	2322.0	+1242.6	3564.6
NON-HABITABLE AREA (GARAGE)	400.0	+33.1	433.1 S.F.

	EXISTING S.F.	PROPOSED S.F.	ALLOWED S.F.
LOT COVERAGE	2754 (22.0%)	3748.0 (29.9%)	3750.0 (30%)
FLOOR AREA	2663 (21.8%)	3997.7 (31.9%)	4000 (32.0%)

ENTIRE LOT	EXISTING S.F.	PROPOSED S.F.	---
SOFTSCAPE	7104.5	6787.6	---
HARDSCAPE INCLUDING STRUCTURE	5395.5	5712.4	---
TOTAL LOT AREA	12500 S.F.	12500 S.F.	---

SETBACKS:	EXISTING	PROPOSED	REQUIRED
FRONT (NORTH)	30.8'	25'	25'
REAR (SOUTH)	38'	27'-1"	25'
RIGHT SIDE	8.8'	20'	10'
LEFT SIDE	24.3'	15'	10'
HEIGHT:	<20'	26'-9"	<27'

767 SANTA RITA AVENUE
NEW RESIDENCE
OWNER: ENRIQUE'S VENTURES
120 PLUMB CT. MTN VIEW, CA 94043

JOB NO. 13031.00

DATE: 01/15/2014

DRN. BY: G.V.

CHKD. BY: D.H.

A0.1

GENERAL INFORMATION



REVISIONS	

767 SANTA RITA AVENUE
NEW RESIDENCE
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A0.2
CLEAN BAY

Preventing Pollution: It's Up to Us

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

Spill Response Agencies

DIAL 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: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford
City of Los Altos Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

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, cause serious problems, and is prohibited by law.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

Never wash excess material from exposed-aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.

- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs of plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (coils, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (followed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.

- In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant 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 gallon per minute.
- Never discharge pool or spa water to a storm or storm drain, discharge to a sanitary sewer, or into the ocean.
- 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 algicides. 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 disintegrated earth filters into a dirt area, and spade filter residue into soil. Dispose of spent disintegrated earth in the garbage.
- If there is no suitable dirt area, call your local wastewater treatment plant for guidance 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



Best Management Practices for the

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

- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority 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-recyclable thinners, 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 Drain Pollution from Paints, Solvents, and Adhesives

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General 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 to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site especially during excavation by using 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, berms if necessary. Make major repairs off site.
- 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.

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

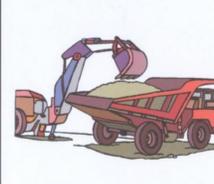
- Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, 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, and cleaned vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains. Soil erosion 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.

Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

- Check for Toxic Pollutants
 - Check for colors, 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 sanitary 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 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 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 of 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.

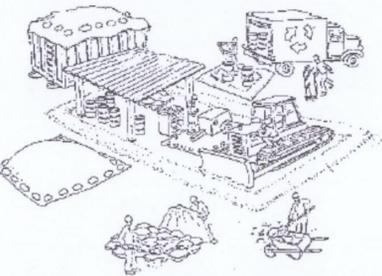
Blueprint for a Clean Bay

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

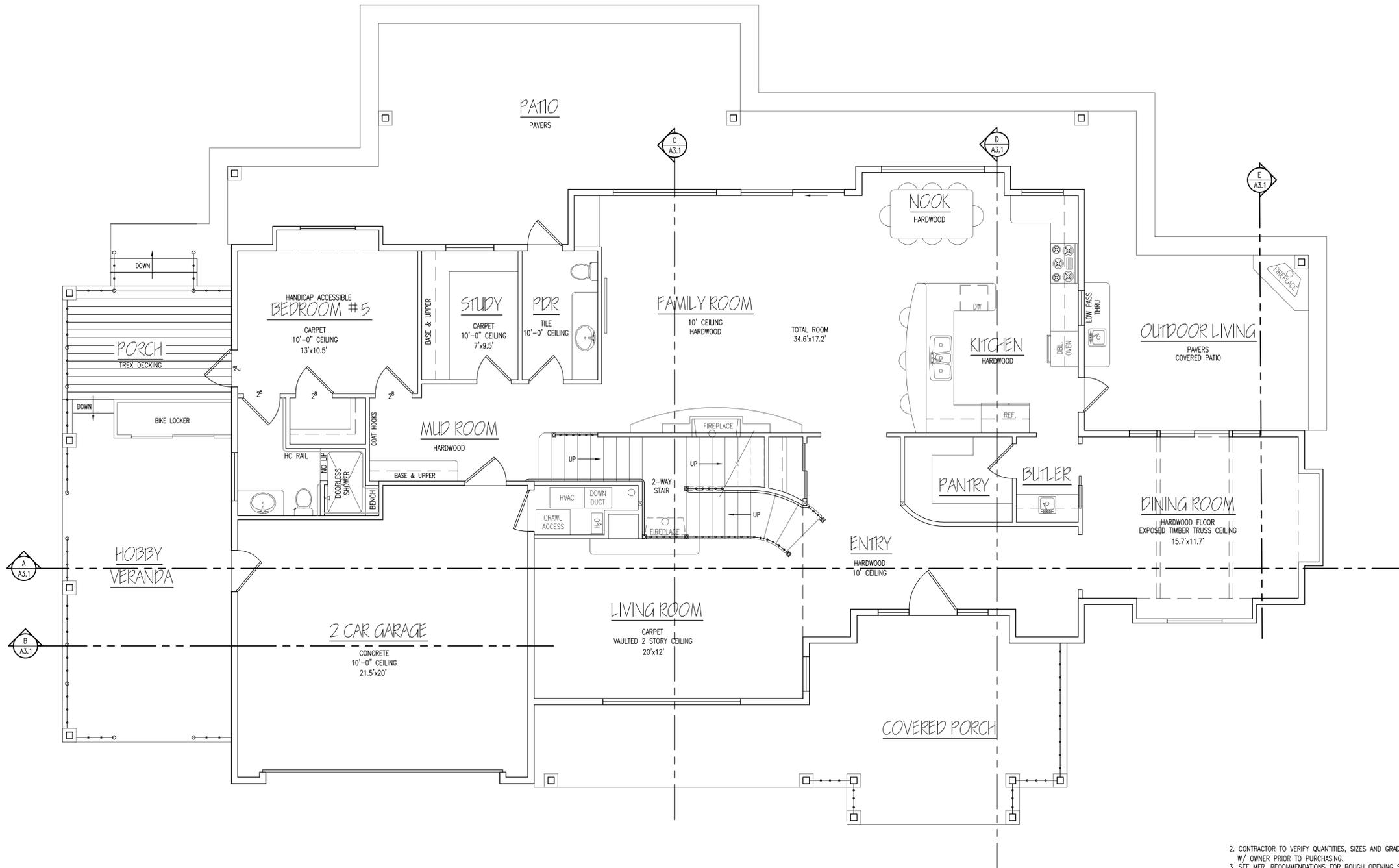
Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



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



PLAN NOTES

- ALL EXTERIOR STUDS ARE TO BE 2x6 UNLESS OTHERWISE NOTED. ALL INTERIOR STUDS ARE TO BE 2x4 UNLESS OTHERWISE NOTED. STUDS ARE TO BE PLACED ON 24" CENTERS.
- BASE MATERIAL BENEATH SHOWER PAN SHALL BE SLOPED TO DRAIN PER UPC SECTION 410.5.
- PROVIDE 5/8" M.R. GYP. BD. AROUND ALL TUBS, SHOWERS, AND SPAS.
- GYPSUM BOARD USED AS A BASE FOR TILE/MARBLE AT THE SHOWERS AND TUBS SHALL BE MOISTURE-RESISTANT.
- VENT DRYER AND ALL FANS TO OUTSIDE AIR THRU VENT W/DAMPER.
- SHOWERS AND TUBS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBANT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. OTHER THAN STRUCTURAL MATERIALS SHALL BE MOISTURE RESISTANT.
- ALL EXTERIOR STUD WALLS ARE TO RECEIVE FULL BATT INSULATION. SHIM SPACES BETWEEN THE LAST "STUD" AND THE WINDOW OR DOOR FRAMES, I.E. THE ROUGH OPENING SPACE, SHALL BE INSULATED COMPLETELY. USE INSULATION WITH PROPER R-VALUE RATINGS AS REQUIRED BY THE CITY, AND/OR THE TITLE 24 REPORT, FOR FLOORS, WALLS, AND CEILINGS.
- PROVIDE ACOUSTICAL INSULATION AT ALL WALLS SURROUNDING BATHROOMS, POWDER ROOM, LAUNDRY ROOM AND BTWN. MECHANICAL AND LIVING SPACES AND IN FLOOR.
- "FINISH FLOOR" REFERS TO THE TOP OF THE STRUCTURAL DECK (FLOOR PLYWOOD).
- WHERE FINISH MATERIALS IMPLY A PATTERN, SUCH PATTERNS SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- ALL WOODWORK, WHETHER PAINTED OR STAINED, TO BE EQUAL TO PREMIUM GRADE SECTION OF AWI MANUAL.
- NOTE THAT THESE PLANS AS DRAWN ARE SPECIFIC, NOT GENERIC. DIMENSIONAL OR OTHER CHANGES ARE NOT TO BE MADE TO ELEMENTS OF THESE PLANS WITHOUT PRIOR REVIEW WITH THE DESIGNER AND OWNER.
- CONTRACTOR SHALL PROVIDE AN ON SITE DEBRIS CONTAINER FOR CONSTRUCTION AND OTHER JOBSITE WASTE FOR USE BY ALL SUB-TRADES. CLEAN-UP SHALL OCCUR ON A DAILY BASES. NO TRASH SHALL BE ALLOWED TO ACCUMULATE OUTSIDE OF THE TRASH CONTAINER.
- NECESSARY HEAVY EQUIPMENT/MACHINERY SHALL BE ALLOWED TO REMAIN ON SITE THROUGHOUT THE COURSE OF CONSTRUCTION, BUT SHALL BE POSITIONED TO ALLOW THE OWNER ACCESS.
- LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36".
- NO WOOD BURNING FIREPLACES ALLOWED ON THIS PROJECT.
- KITCHEN AND BATH CABINETS SHALL BE 22" DEEP AND 36" TALL.

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www.ahjengineers.com
ahj@ahjengineers.com



REVISIONS	

WINDOW NOTES

- LEGEND:
A--AWNING CASEMENT
C--CASEMENT
F--FIXED
V--VELUX FLAT GLASS SKYLIGHT, IAPMO ER-0199, SEE ROOF PLAN ALSO.
- CONTRACTOR TO VERIFY QUANTITIES, SIZES AND GRADES W/ OWNER PRIOR TO PURCHASING.
- SEE MFR. RECOMMENDATIONS FOR ROUGH OPENING SIZES.
- TEMPERED SAFETY GLASS IS REQUIRED WHERE GLASS IS WITHIN 18" OF FLOOR AND BATHUBS, OR 24" OF DOORS. A PERMANENT LABEL PER CBC 2406.2 SHALL IDENTIFY EA. LITE OF SAFETY GLAZING.
- EGRESS WINDOWS SHALL HAVE A NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. THE MIN. OPERABLE HEIGHT SHALL BE 24" AND WIDTH SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NO MORE THAN 44" ABOVE THE FINISH FLOOR.
- ALL OPERABLE PANES SHALL HAVE SOLAR INSECT SCREENS.
- ALL GLAZING SHALL HAVE A U-FACTOR 0.71 NFRC.
- ALL WINDOWS TO HAVE ROLL DOWN SHADES OR EQUIVALENT SHADING DEVICES PER TITLE-24 REQUIREMENTS.
- '2670' - DENOTES SIZE IN FEET AND INCHES (2'-6" WIDE x7'-0" TALL)
- '7026' - DENOTES SIZE IN FEET AND INCHES (7'-0" WIDE x2'-6" TALL)

CAL GREEN MANDATORY MEASURES

PLUMBING FIXTURE MAXIMUM FLOW RATES	MAX. FLOW
SHOWER HEADS (MULTIPLE HEADS NOT ALLOWED)	2gpm @ 80psi
LAVATORY FAUCETS	1.5gpm @ 60psi
KITCHEN FAUCETS	1.5gpm @ 60psi
GRAVITY TANK TYPE WATER CLOSETS	1.28 gallons per flush

AUTOMATIC IRRIGATION CONTROLLERS MUST BE INSTALLED TO REGULATE WATERING AT ALL LANDSCAPE AREAS. PROVIDE APPROVED WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IN RESPONSE TO CHANGES IN PLANTS' NEEDS, USING RAIN SENSORS OR A WEATHER DATA COMMUNICATIONS LINK.

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ALL FRAMING MEMBERS AND OTHER BUILDING MATERIALS MUST BE VERIFIED AND DOCUMENTED TO BE DRY TO A MOISTURE CONTENT OF LESS THAN 19% BEFORE RECEIVING APPROVAL TO COVER. WATER DAMAGED MATERIALS MUST NOT BE USED.

INSULATION SCHEDULE		
LOCATION	TYPE	MIN. R-VALUE
2x6 EXTERIOR WALLS	FIBERGLASS BATTS	R-19
2x4 INTERIOR WALLS	SOUND BATTS	R-11
FRAMED FLOORS ABOVE CRAWL SPACE	FIBERGLASS BATTS	R-30
ROOF, TYP. ABOVE CEILING	BLOWN-IN	R-30

FLOOR AREA TOTALS	
HOUSE (1ST=2001.1, 2ND=1563.5)	3564.6 S.F.
GARAGE	433.1 S.F.
TOTAL	3997.7 S.F.
TOTAL ALLOWED	4000 S.F.

1. OTHER INSULATION TYPES ARE POSSIBLE BUT MAY AFFECT COMPLIANCE WITH THE TITLE 24 ANALYSIS AND REQUIRE RECALCULATION AND CITY APPROVAL.

UNDERFLOOR VENTING REQUIREMENTS

AREA REQUIRED = 1/150 X 4000 = 26.7 S.F. PROVIDE (48) 8" x 16" FOUNDATION VENTS W/ 1/8" MINIMUM AND 1/4" MAXIMUM NON-CORROSIVE MESH, WHICH HAS 84 S.I. OF FREE AREA MINIMUM. INSTALL UNIFORMLY IN ALL CRAWLSPACE FOUNDATION WALLS, BUT NOT MORE THAN 6" FROM ANY CORNER. THIS EQUALS 84 X 48/144 = 28.0 S.F. PROVIDED WHICH IS GREATER THAN 26.7 S.F. REQUIRED. SEE FOUNDATION PLAN S1.1 FOR LOCATIONS.

FLOOR PLAN

1/4" = 1'-0"



767 SANTA RITA AVENUE
NEW RESIDENCE
OWNER: ENRIQUE'S VENTURES
120 PLUM CT. MTN VIEW, CA 94043

JOB NO. 13031.00
DATE: 01/15/2014
DRN. BY: G.V.
CHKD. BY: D.H.

A1.1
DETAILED FLOOR PLAN

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A1.2
DETAILED FLOOR PLAN

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CAL GREEN MANDATORY MEASURES

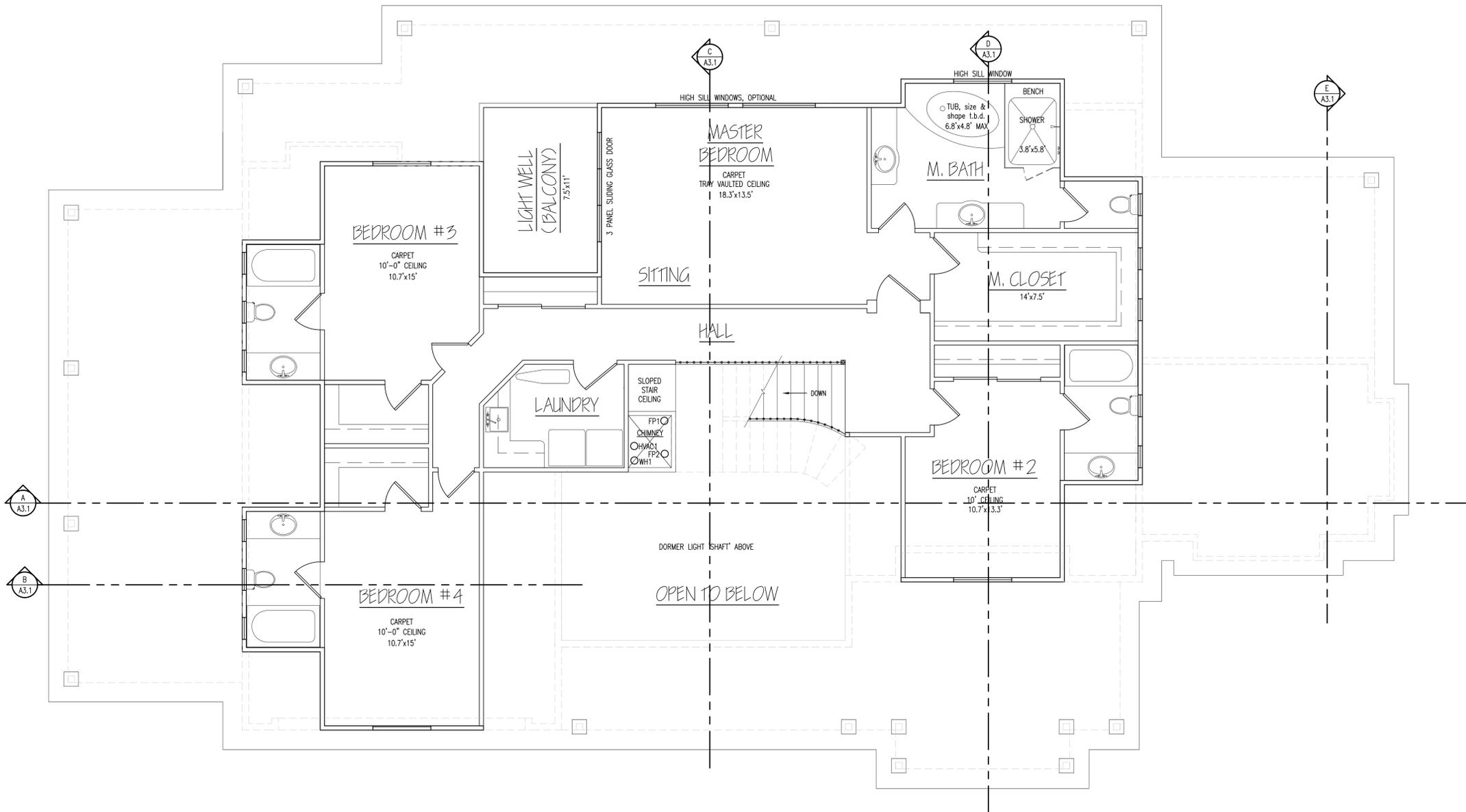
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GARAGE	433.1 S.F.
TOTAL	3997.7 S.F.
TOTAL ALLOWED	4000 S.F.

UNDERFLOOR VENTING REQUIREMENTS

AREA REQUIRED = 1/150 X 4000 = 26.7 S.F. PROVIDE (48) 8" x 16" FOUNDATION VENTS W/ 1/8" MINIMUM AND 1/4" MAXIMUM NON-CORROSIVE MESH, WHICH HAS 84 S.I. OF FREE AREA MINIMUM. INSTALL UNIFORMLY IN ALL CRAWLSPACE FOUNDATION WALLS, BUT NOT MORE THAN 6" FROM ANY CORNER. THIS EQUALS 84 X 48/144 = 28.0 S.F. PROVIDED WHICH IS GREATER THAN 26.7 S.F. REQUIRED. SEE FOUNDATION PLAN S1.1 FOR LOCATIONS.

UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



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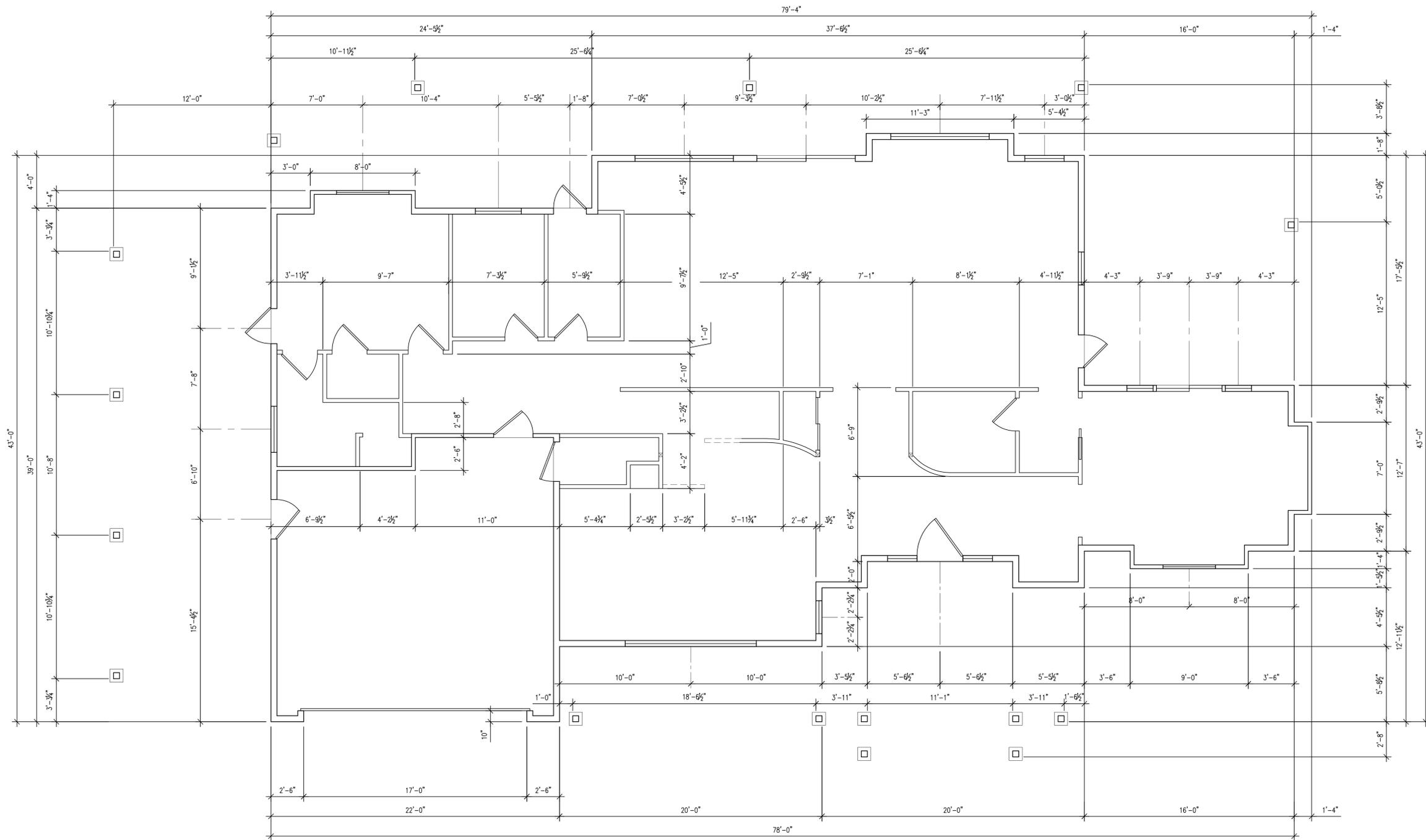


REVISIONS	

767 SANTA RITA AVENUE
NEW RESIDENCE
OWNER: ENRIQUE'S VENTURES
120 PLUM CT. MTN VIEW, CA 94043

JOB NO.	13031.00
DATE:	01/15/2014
DRN. BY:	G.V.
CHKD. BY:	D.H.

A1.3
 DIMENSIONED
 1st FLOOR PLAN



DIMENSIONED 1st FLOOR PLAN
 1/4" = 1 FT



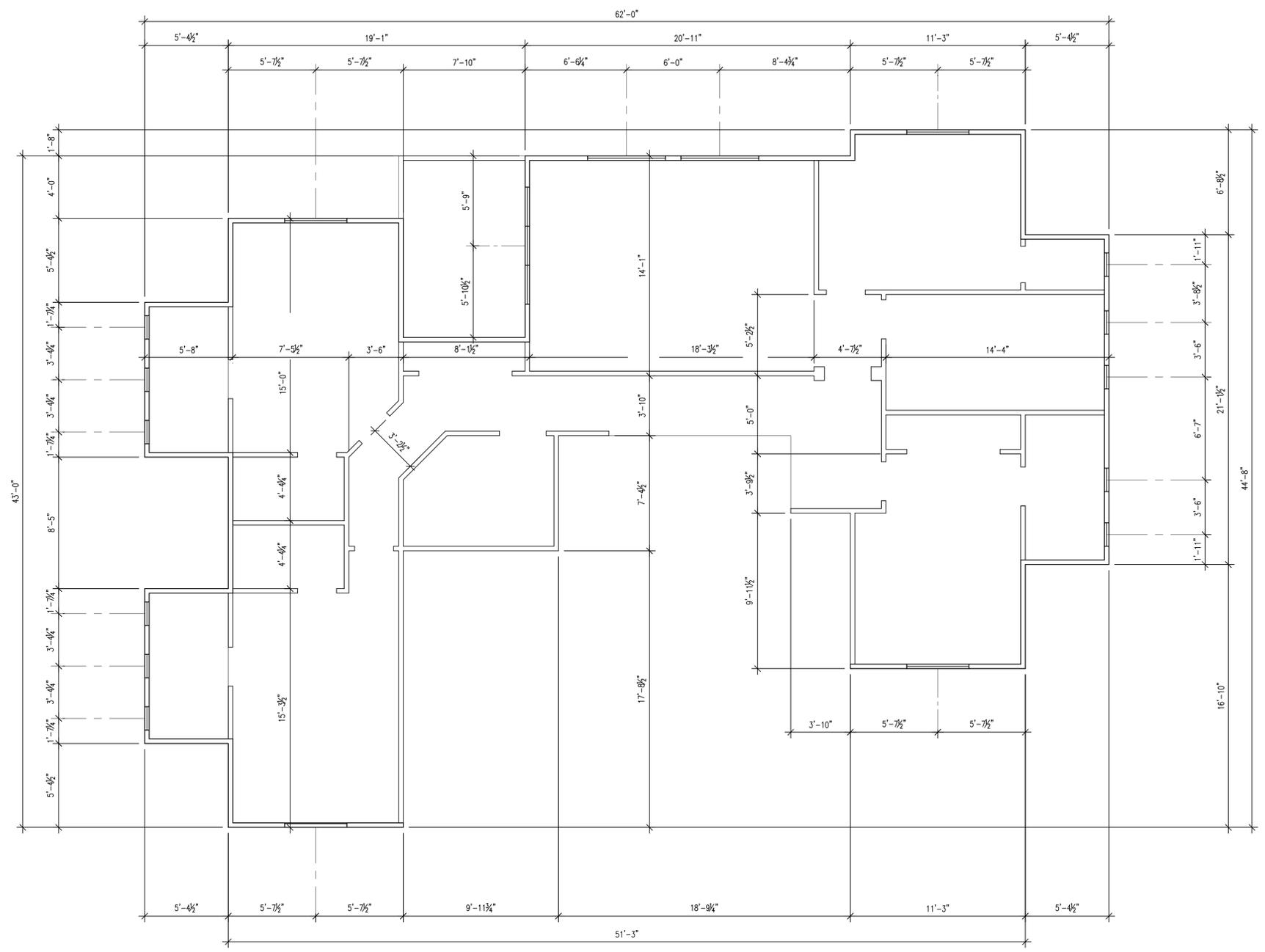


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A1.4
 DIMENSIONED
 2nd FLOOR PLAN



DIMENSIONED 2nd FLOOR PLAN
 1/4" = 1 FT





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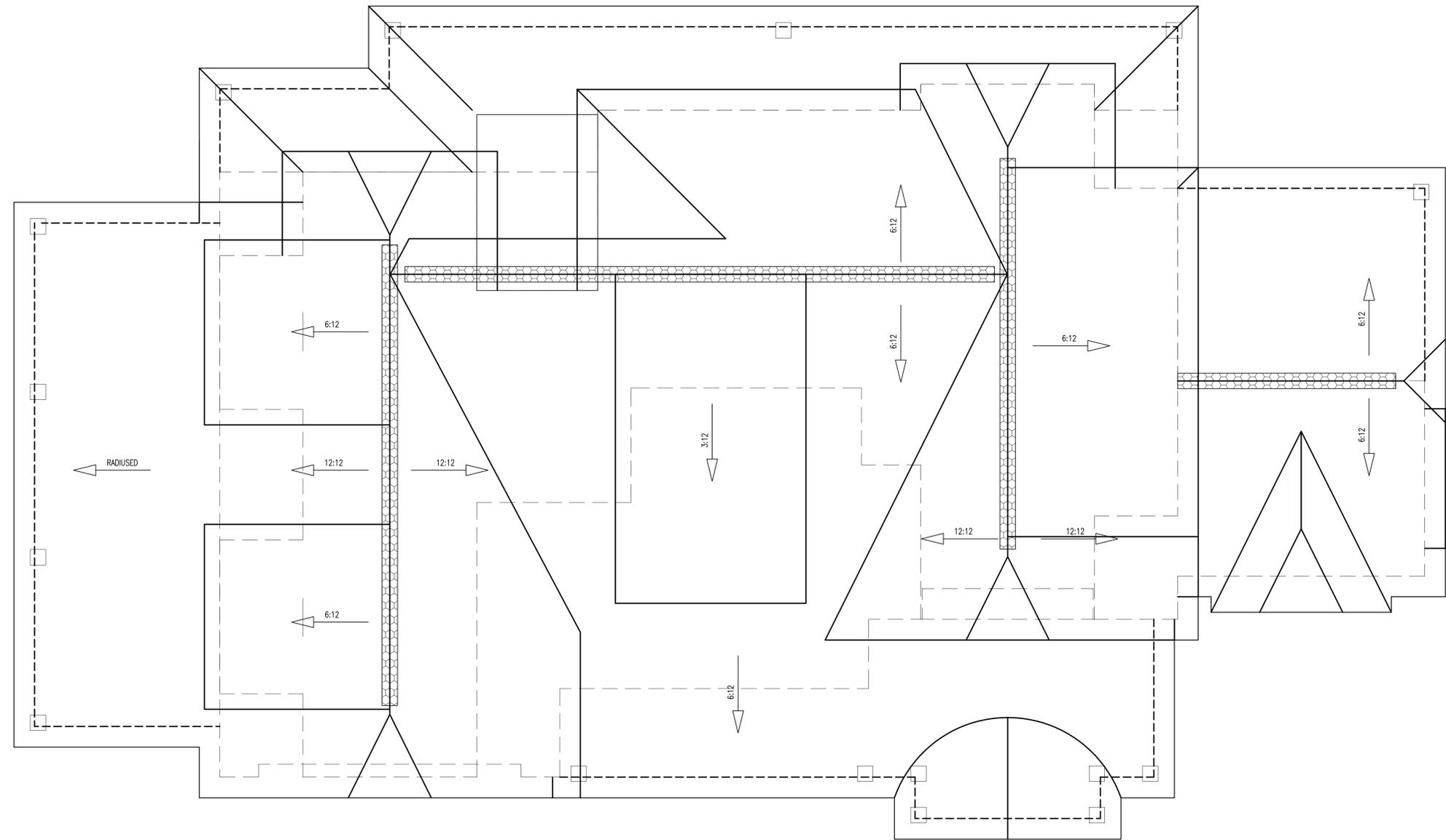
A1.5
 ROOF PLAN

ROOF/ ATTIC VENTING REQUIREMENTS

1. PROVIDE 1" MIN. CLEAR BETWEEN INSULATION AND ROOF SHEATHING. USE PRE-FORMED BAFFLES WHERE NEEDED.
2. REQUIRED VENTING AREA = $1/300 \times 2078 \text{ S.F.} = 6.9 \text{ S.F.}$
3. PROVIDE CONTINUOUS 2" SOFFIT VENT AT EAVES, BY AIR VENT INC. #SVO2 (WHITE) OR EQUAL, WHICH HAS 9 S.I. PER FOOT OF FREE AREA. INSTALL UNIFORMLY IN APPROXIMATELY 115 LINEAL FEET OF SOFFIT. THIS EQUALS $9 \times 115 / 144 = 7.2 \text{ S.F.}$ PROVIDED WHICH IS GREATER THAN 6.9 S.F. REQUIRED. ALSO PROVIDE (3) 2" DIA. HOLES IN EVERY OTHER SHEAR BLOCK. THIS EQUALS 7.5 S.F. WHICH IS GREATER THAN 6.9 S.F. SEE 1/A3.2.
4. PROVIDE CONTINUOUS 12" WIDE RIDGE VENTS ON ALL ROOF PEAKS, BY AIR VENT INC. #SHV (ICC LEGACY REPORT #97-22) (BLACK) OR EQUAL, WHICH HAS 18 S.I. PER FOOT OF FREE AREA. INSTALL CONTINUOUSLY IN APPROXIMATELY 120 LINEAL FEET OF RIDGE AS SHOWN. THIS EQUALS $18 \times 60 / 144 = 7.5 \text{ S.F.}$ PROVIDED WHICH IS GREATER THAN 6.9 S.F. REQUIRED

ROOF NOTES

1. ALL ROOF SLOPES TO BE 5:12, UNLESS NOTED OTHERWISE
2. ROOFING TO BE DARK BROWN ASPHALT 40 YEAR ARCHITECTURAL SHINGLES. PRODUCT TO BE SELECTED BY THE OWNER AND SHALL HAVE A CLASS "A" FIRE RATING OVER 30# FELT.
3. WHERE THE ROOF BUTTS INTO AN UPPER WALL, APPROPRIATE FLASHING SHOULD EXTEND BEHIND THE SIDING AND DOWN ONTO THE ROOFING FELT. THE ROOF SHOULD BE DEEMED WATERTIGHT PRIOR TO PLACING SHINGLES.
4. SEE SHEET A3.1 FOR FASCIA AT EAVE AND RAKE ROOF EDGES
5.  DENOTES CONTINUOUS RIDGE VENT PER SPECIFICATIONS BELOW
6. THE FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION



ROOF PLAN
 1/4" = 1'-0"



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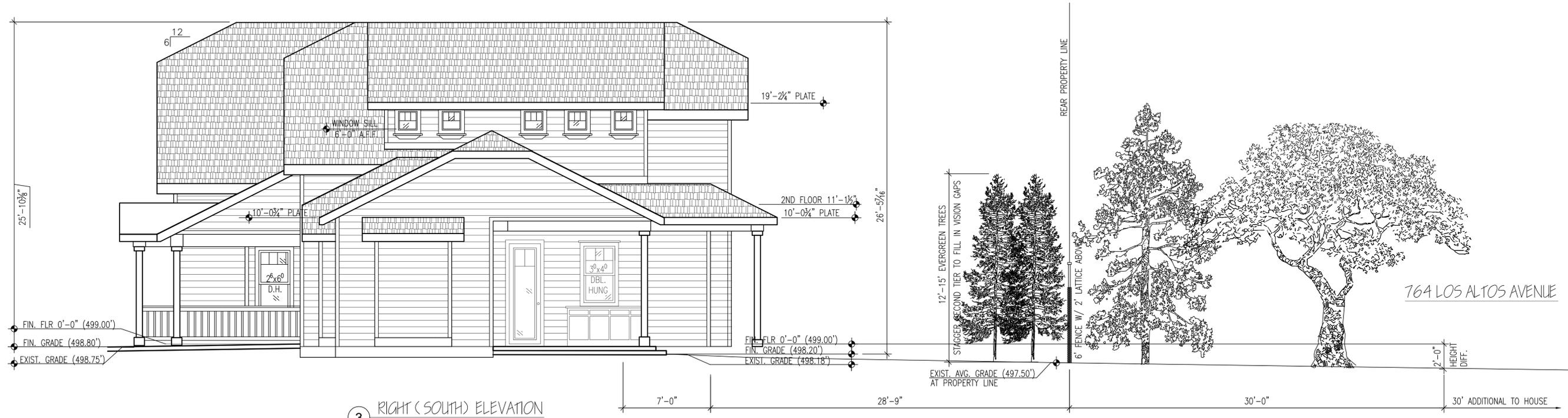


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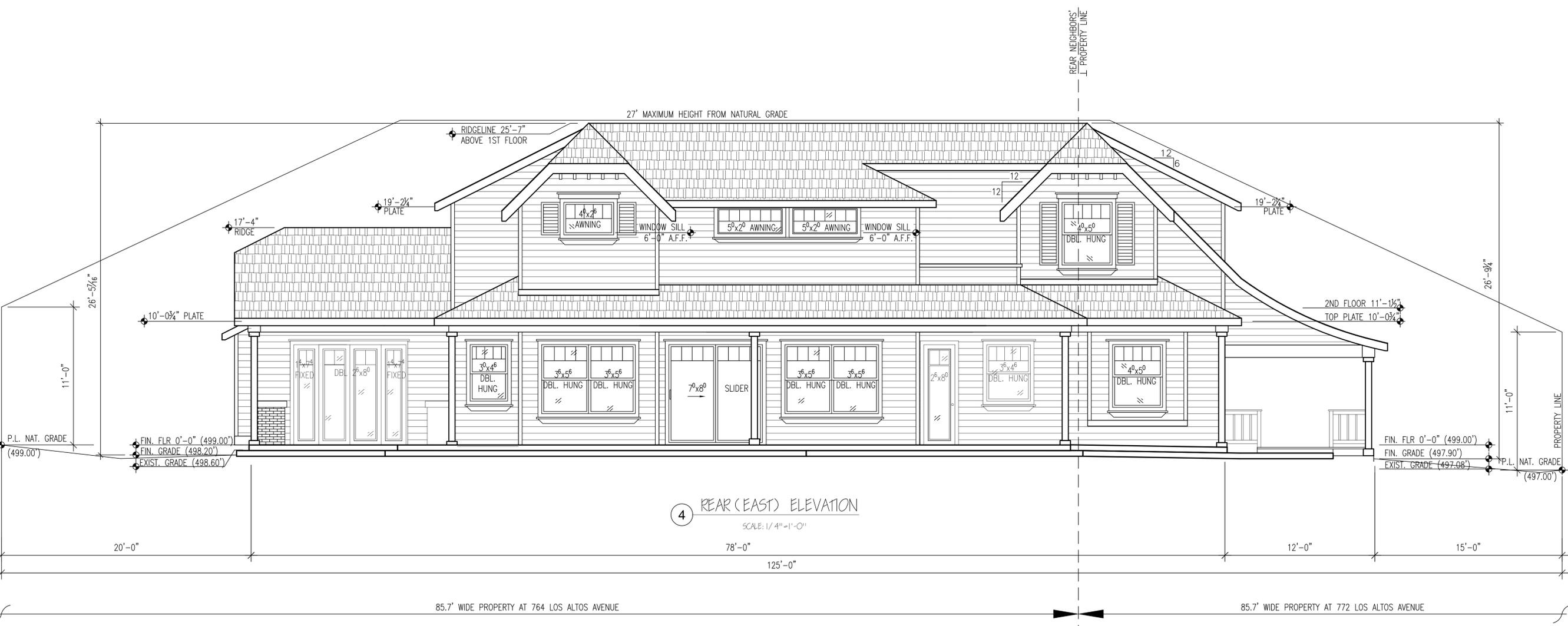
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A2.2
 ELEVATIONS



3 RIGHT (SOUTH) ELEVATION
 SCALE: 1/4"=1'-0"



4 REAR (EAST) ELEVATION
 SCALE: 1/4"=1'-0"

85.7' WIDE PROPERTY AT 764 LOS ALTOS AVENUE

85.7' WIDE PROPERTY AT 772 LOS ALTOS AVENUE

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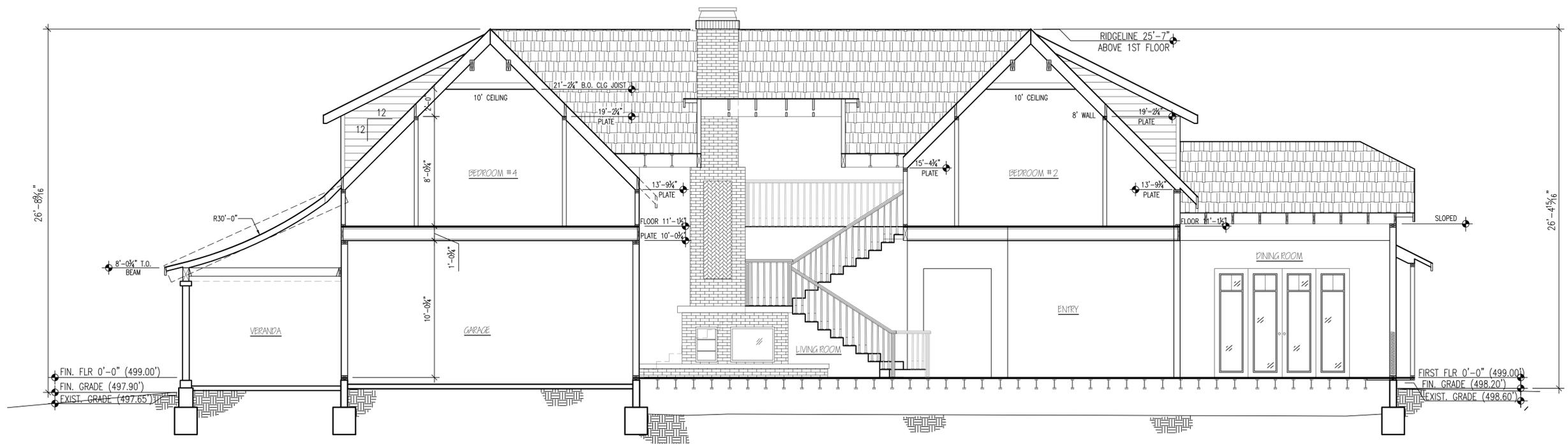


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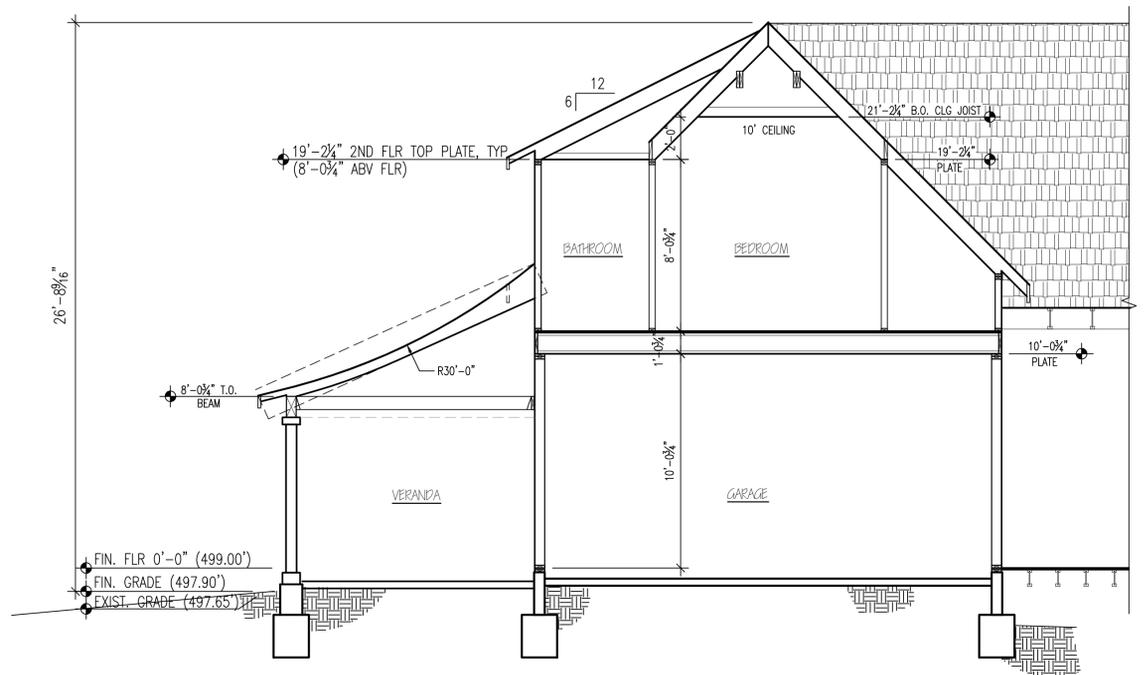
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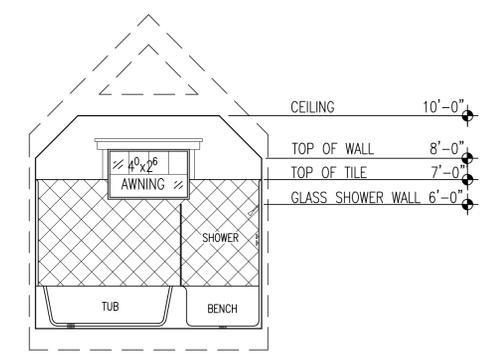
A3.1
 SECTIONS



(A) LONGITUDINAL SECTION
 SCALE: 1/4"=1'-0"



(B) GARAGE / LOFT SECTION
 SCALE: 1/4"=1'-0"



(C) MASTER TUB / SHOWER SECTION
 SCALE: 1/4"=1'-0"

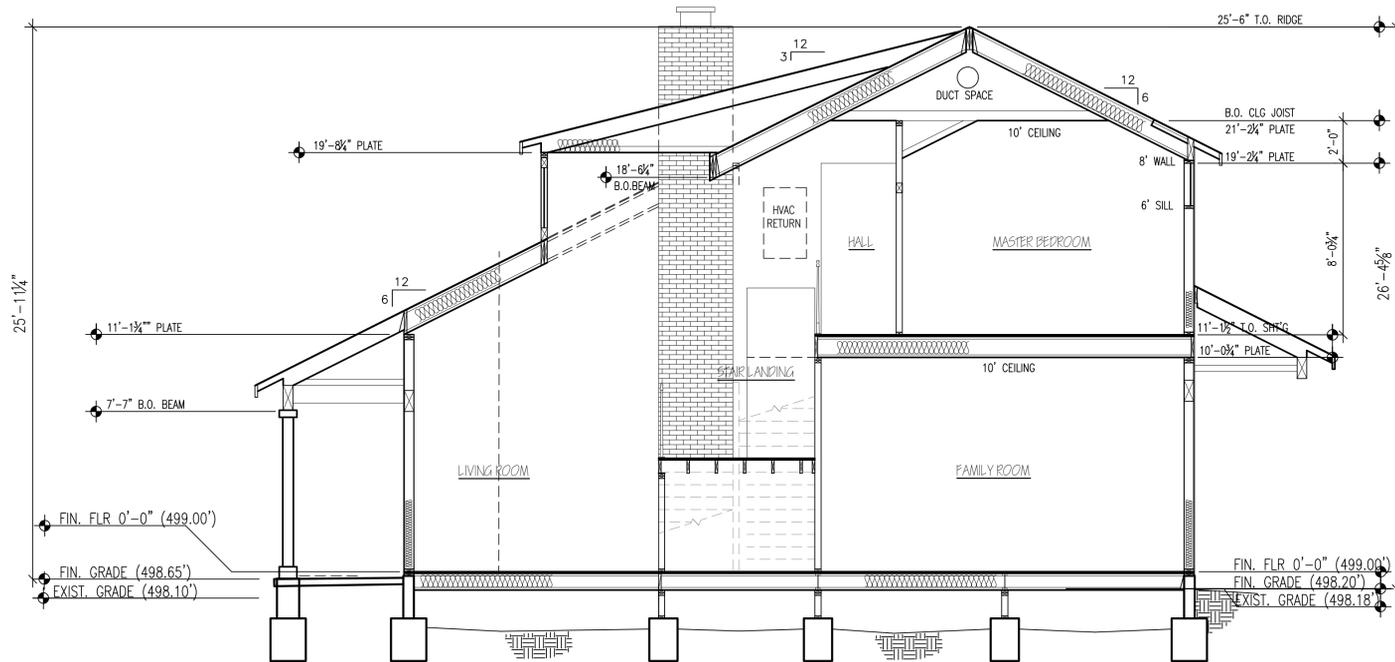


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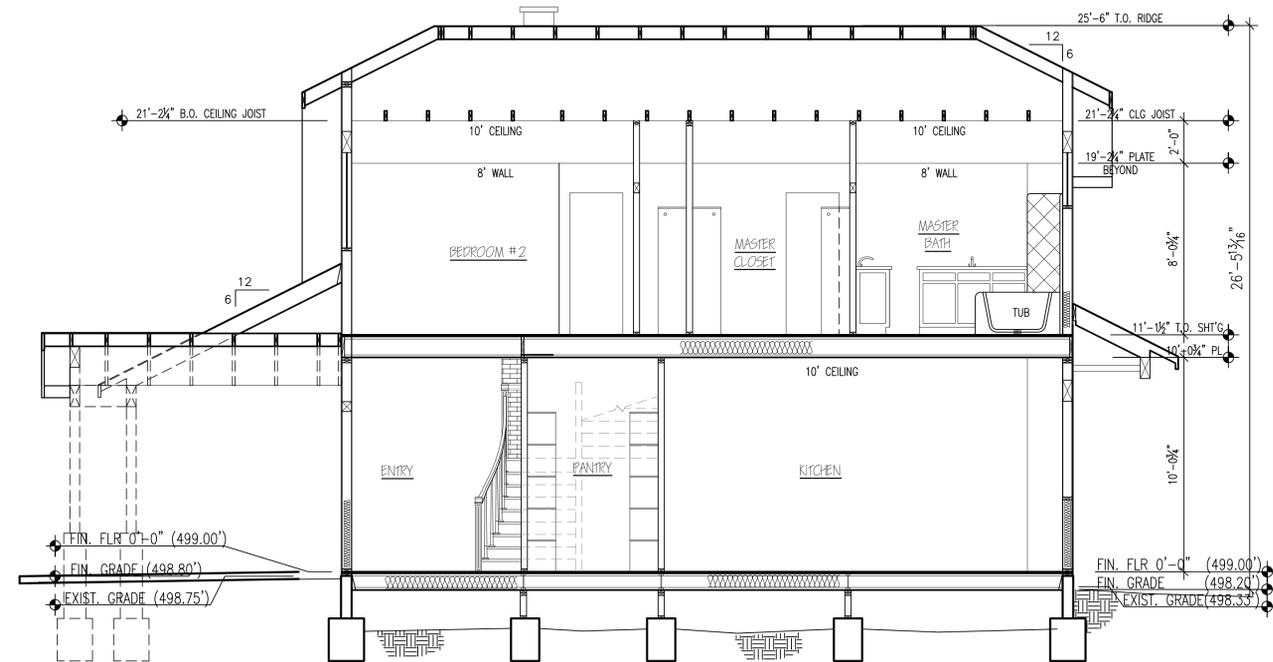
767 SANTA RITA AVENUE
 NEW RESIDENCE
 OWNER: ENRIQUE'S VENTURES
 120 PLUM CT. MTN VIEW, CA 94043

JOB NO.	13031.00
DATE:	01/15/2014
DRN. BY:	G.V.
CHKD. BY:	D.H.

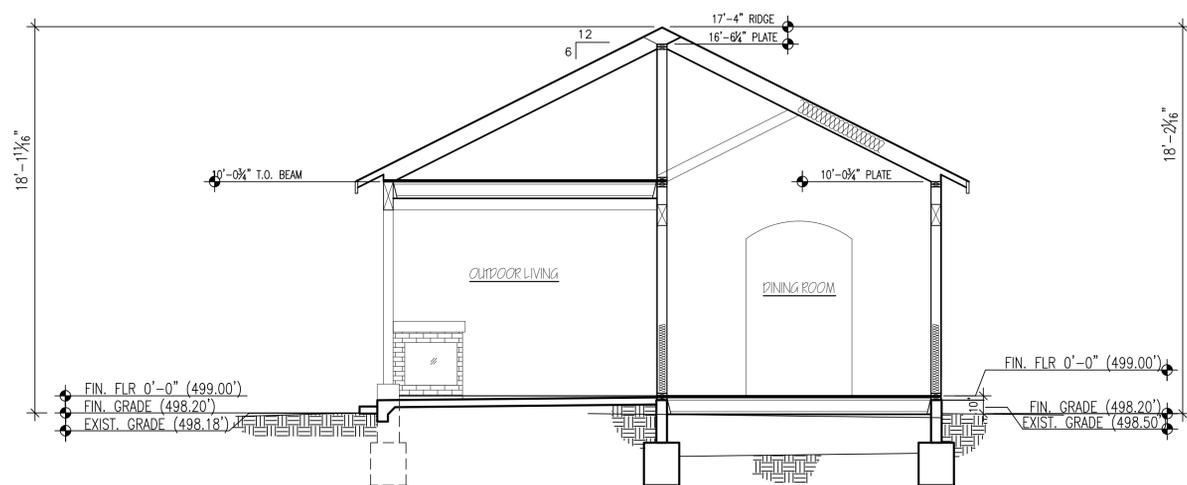
A3.2
 SECTIONS



C TRANSVERSE SECTION AT LIVING ROOM / FAMILY ROOM
 SCALE: 1/4"=1'-0"



D TRANSVERSE SECTION AT ENTRY / KITCHEN
 SCALE: 1/4"=1'-0"



E SECTION AT DINING ROOM / MASTER BALCONY
 SCALE: 1/4"=1'-0"

GENERAL NOTES

- EXISTING SITE IMPROVEMENTS ARE SHOWN APPROXIMATELY AND FOR GENERAL INFORMATION PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY EXISTING AND PROPOSED SITE CONDITIONS AND GRADES.
- SITE FINE GRADING SHALL CLOSELY FOLLOW CONTOURS ON PLAN. UNDER NO CIRCUMSTANCES SHALL THE FINAL GRADE SLOPE LESS THAN 2% AWAY FROM THE HOUSE FOR A DISTANCE OF 5'. IF CONFLICT OF GRADES OCCURS, CONTACT THE OWNER.
- THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK SHALL BE 2 PERCENT.
- IF A CONFLICT EXISTS BETWEEN THE PLANS AND CITY STANDARDS, THE CONTRACTOR SHALL CONTACT THE OWNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- SITE GRADING AND EARTHWORK CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AND RECOMMENDATIONS.
- MAINTAIN CONSTRUCTION SITE IN SUCH A MANNER TO PREVENT STORM DRAIN POLLUTION IN ACCORDANCE WITH SANTA CLARA VALLEY "BLUEPRINT FOR A CLEAN BAY, BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY."
- SPLASH BLOCKS SHALL BE PROVIDED AT ALL DOWNSPOUTS
- ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

LEGEND

- DIRECTED RAINWATER FLOW FROM ROOF DOWNSPOUTS OVERLAND TO DRAINAGE FEATURE OR LANDSCAPING PROVIDE CONCRETE SPLASH BLOCKS
- EXISTING TOPOGRAPHY
- NEW TOPOGRAPHY
- SPOT ELEVATIONS ON EXISTING SITE
- NEW SPOT ELEVATIONS
- DIRECTION OF PREVAILING DRAINAGE TO DRAINAGE FEATURE OR LANDSCAPING
- 24" ROUND GRATE SET AT LOW GROUND LEVEL INDICATES IN SWALE SITTING ATOP A 24" DIA. x 3 FT. DEEP PLASTIC PIPE EMBEDDED IN AN 8FTx8FTx5FT DEEP SEEPAGE BED. SEE DET. 1/C1.3.

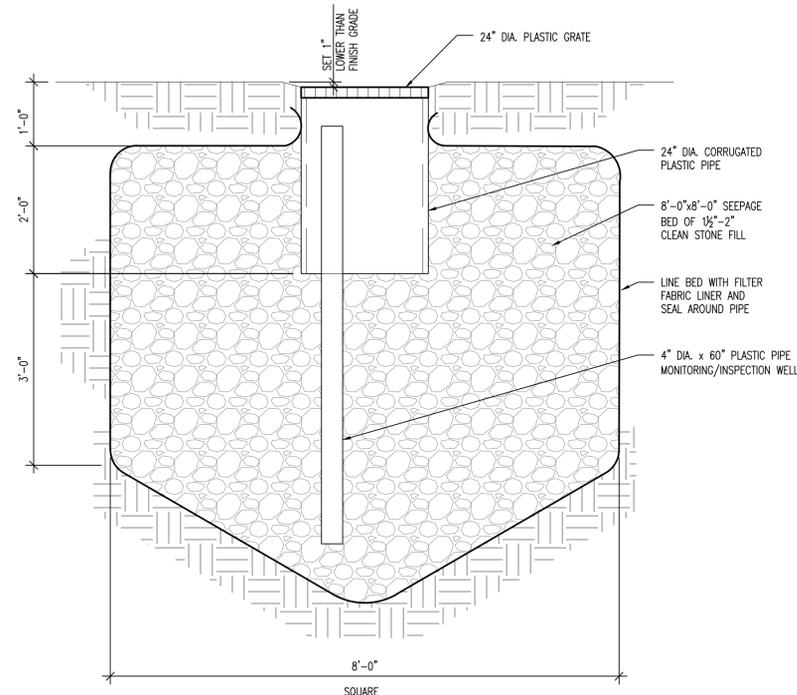
NOTE: GRADING HAS BEEN DESIGNED TO MINIMIZE CHANGES TO THE EXISTING GRADE AND KEEP ORIGINAL RUNOFF PATTERNS UNDISTURBED.

GEOTECHNICAL / EXCAVATION NOTES

- THE GEOTECHNICAL REPORT AND ALL OF ITS RECOMMENDATIONS SHALL BE CONSIDERED AS PART OF THE REQUIRED CONSTRUCTION DOCUMENTS.
- THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING OPERATIONS AND BE ON SITE TO OVERSEE ALL EXCAVATION, BACKFILL AND MOISTURE CONDITIONING OPERATIONS.
- BUILDING PAD AND EXTERIOR CONCRETE FLATWORK AREAS AND 5 FT BEYOND SHALL BE OVER EXCAVATED AT LEAST 2 FT BELOW EXIST. GRADE UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER.
- SOILS SHALL BE MOISTURE CONDITIONED DURING GRADING OPERATIONS.
- NON-EXPANSIVE IMPORTED MATERIALS SHALL BE BACKFILLED UNDER ALL CONCRETE FLATWORK.

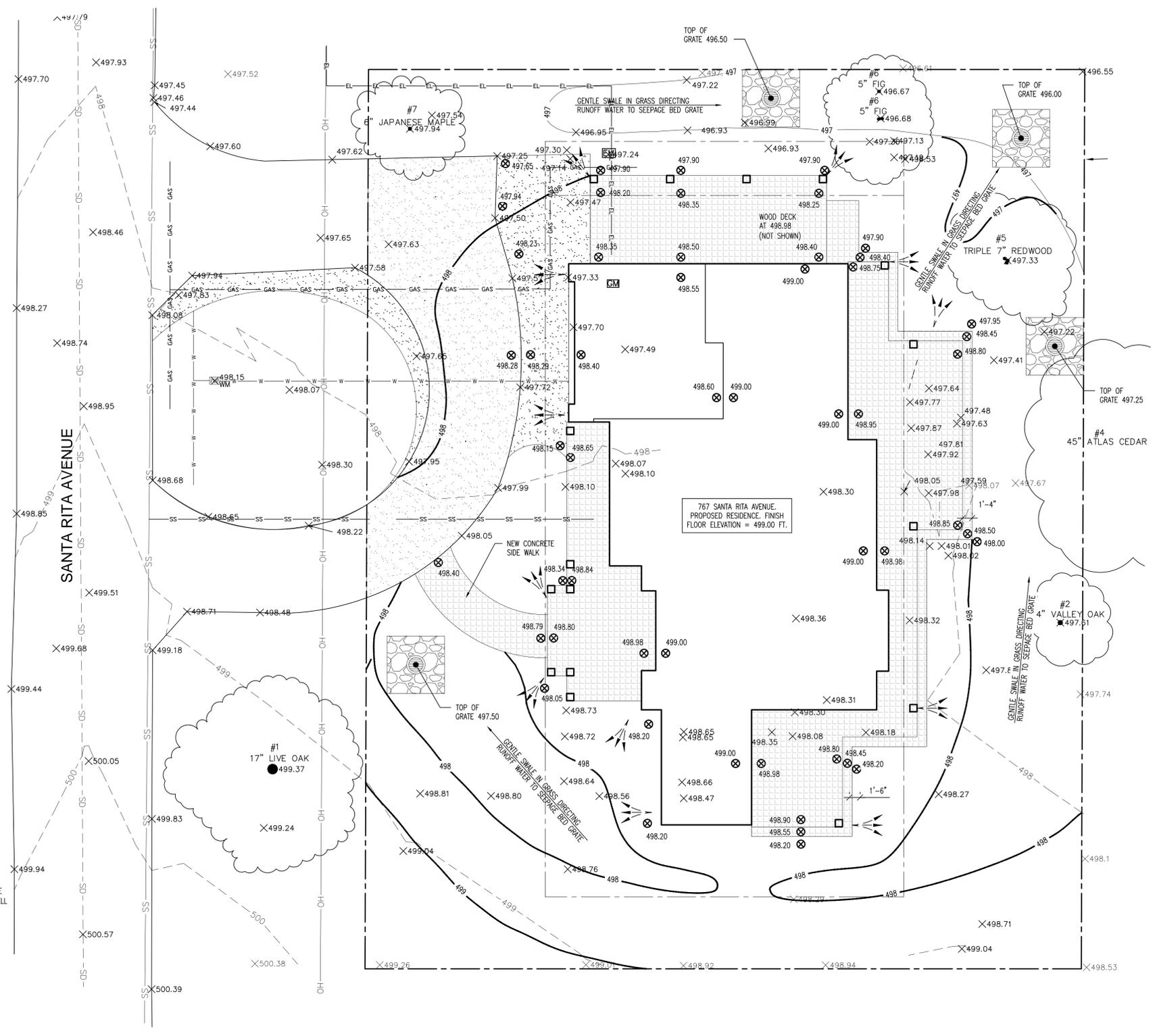
CAL GREEN MANDATORY MEASURES

BEFORE CONSTRUCTION BEGINS THE INFILTRATION TRENCHES AND SWALES SHOWN IN THESE PLANS SHALL BE CONSTRUCTED TO DIRECT STORM WATER TO THE EAST, WEST AND NORTH SIDES OF THE PROPERTY. TEMPORARY MEASURES MUST BE TAKEN TO ENSURE RUNOFF DOES NOT EXIT THE PROPERTY.



1 SEEPAGE BED INLET

SCALE: NONE



GRADING AND DRAINAGE PLAN

1/8" = 1 FT



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STRUCTURAL CONSULTANTS



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C1.3
GRADING AND
DRAINAGE PLAN

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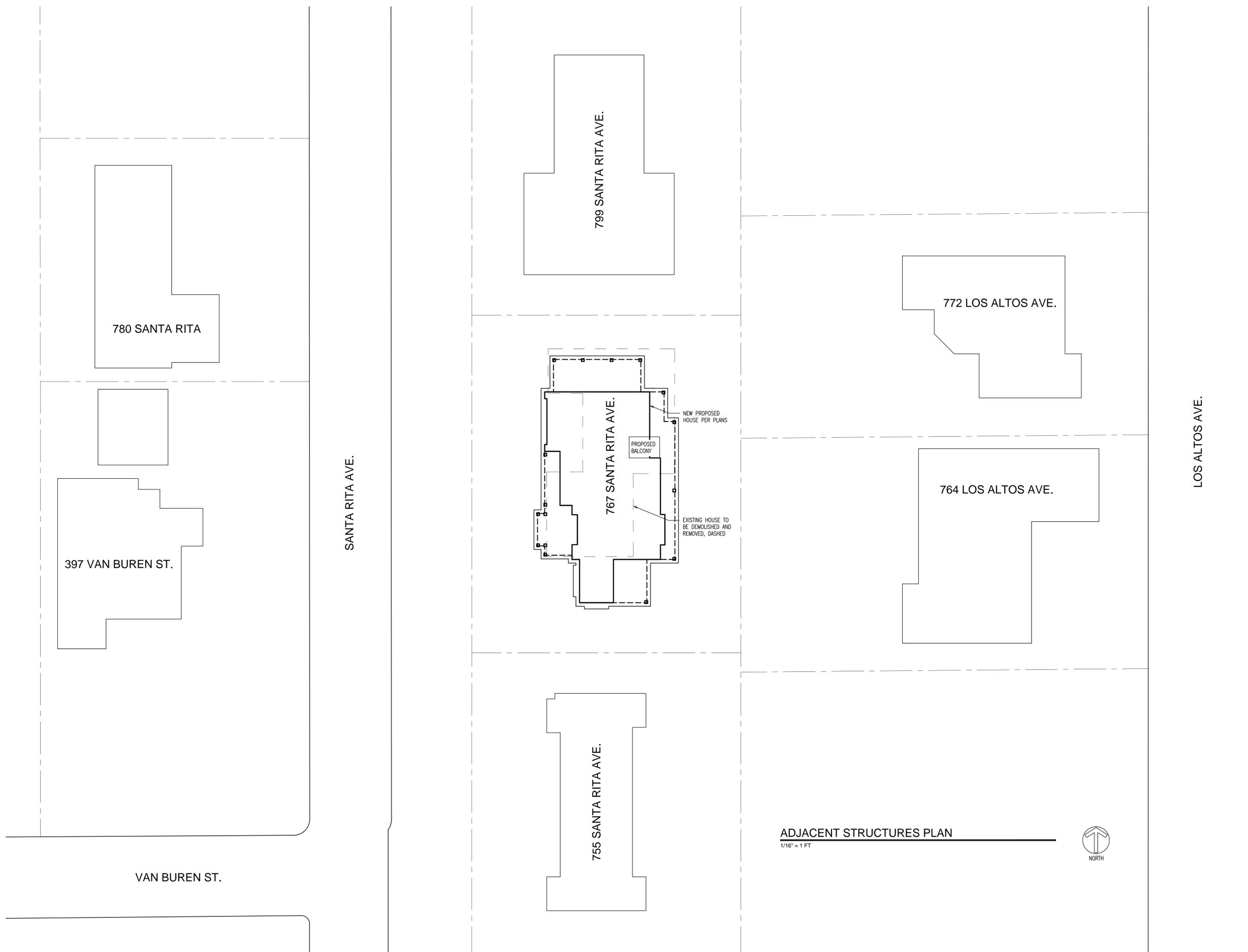


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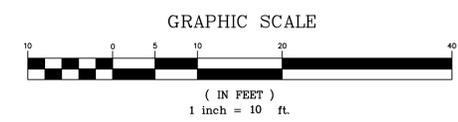
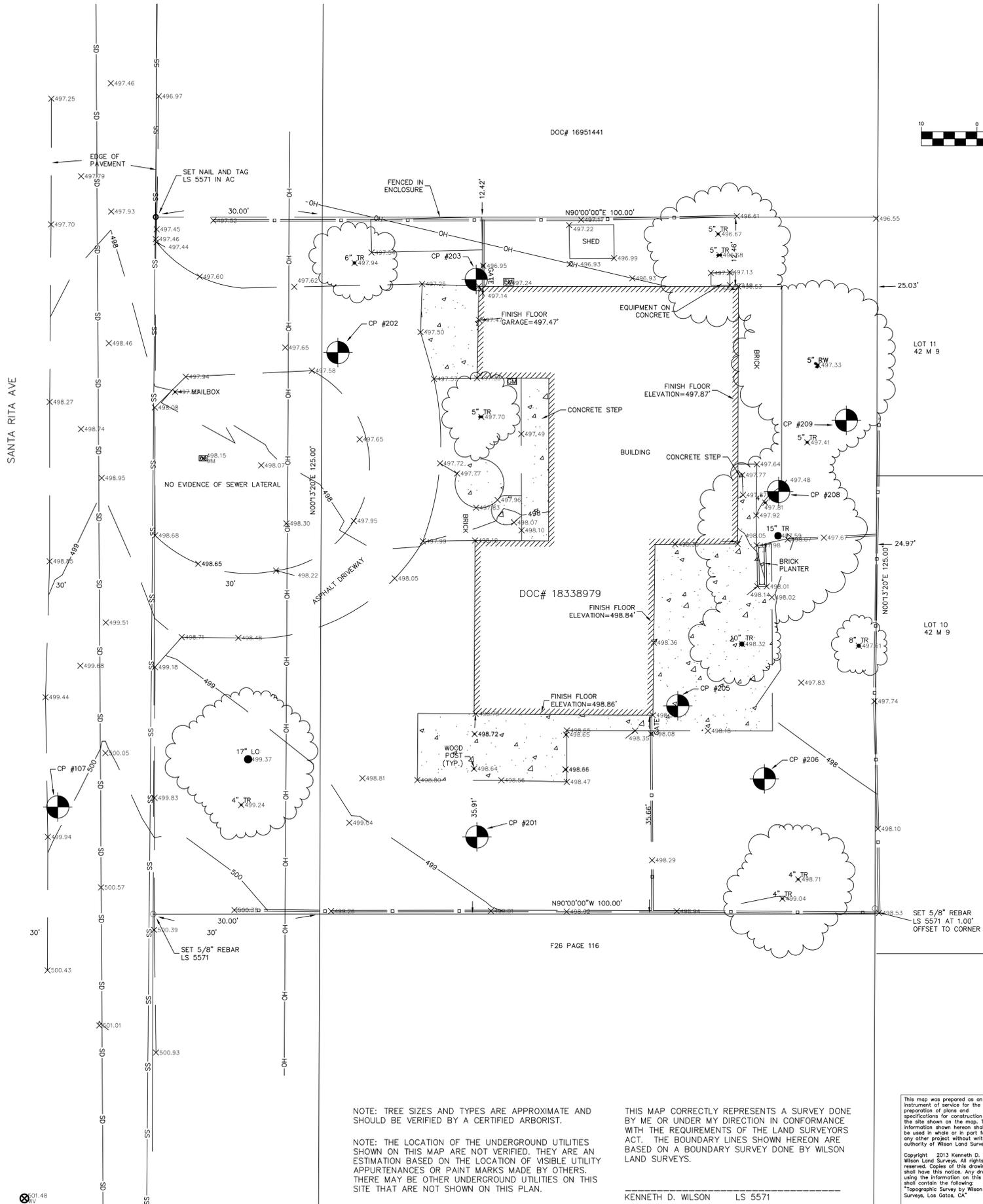
C1.4
 ADJACENT
 STRUCTURES



ADJACENT STRUCTURES PLAN

1/16" = 1 FT





CP #	NORTHING	EASTING	ELEVATION	DESCRIPTION
107	11124.7207	9331.0150	500.00	CP NAIL
201	11119.3500	9406.5047	498.76	CP SPIKE
202	11206.2119	9381.4883	497.63	CP N+T
203	11219.3022	9406.3773	497.30	CP SPIKE
205	11142.8717	9442.6704	498.31	CP MARKX
206	11129.7727	9458.2846	498.27	CP SPIKE
208	11181.2855	9460.8482	497.63	CP SPIKE
209	11194.0587	9473.0482	497.22	CP SPIKE

- ### LEGEND
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR LS 5571 UNLESS OTHERWISE NOTED
 - ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ JOINT POLE
 - ⊕ UTILITY POLE
 - ⊕ TELEPHONE POLE
 - GUYWIRE
 - W BLUE PAINT— EVIDENCE OF UG WATER LINE
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ MONITORING WELL
 - G YELLOW PAINT, EVIDENCE OF UG GAS LINE
 - ⊕ PHONE PEDESTAL
 - ⊕ PHONE BOX
 - ⊕ PHONE MANHOLE
 - P ORANGE PAINT, EVIDENCE OF UG PHONE LINE
 - ⊕ TRAFFIC SIGNAL CONTROL BOX
 - ⊕ TRAFFIC SIGNAL
 - ⊕ TV BOX
 - OH OVERHEAD LINE
 - TV ORANGE PAINT, EVIDENCE OF UG TV LINE
 - ⊕ HANDICAP RAMP
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ DROP INLET
 - ⊕ PHONE MANHOLE
 - ⊕ SEWER MANHOLE
 - ⊕ SEWER CLEANOUT
 - ⊕ PARKING METER
 - ⊕ SIGN
 - ⊕ CONTROL POINT
 - ⊕ LAMP POST
 - ⊕ ELECTRIC BOX
 - ⊕ WALL
 - ⊕ BOLLARD
 - ⊕ WOOD FENCE
 - ⊕ CONCRETE
 - LO LIVE OAK
 - WO WHITE OAK
 - RW REDWOOD
 - TYP. TYPICAL

NOTE: CONCRETE AND BRICKS IN BACK AND SIDE YARD ARE APPROXIMATE DUE TO BEING OVERGROWN

NOTE: ALL BUILDINGS SHOT TO WOOD OR STUCCO CORNERS

NOTE: TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE NOT VERIFIED. THEY ARE AN ESTIMATION BASED ON THE LOCATION OF VISIBLE UTILITY APPURTENANCES OR PAINT MARKS MADE BY OTHERS. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN.

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

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KEN WILSON LS 5571

3001 WINCHESTER BOULEVARD, SUITE 11 CAMPBELL, CA 95008 408-540-7687

THE BENCHMARK FOR THIS SURVEY IS AN ASSUMED ELEVATION OF 500.00' AT CONTROL POINT #107.

TOPOGRAPHIC SURVEY

ENRIQUE GANITSKY

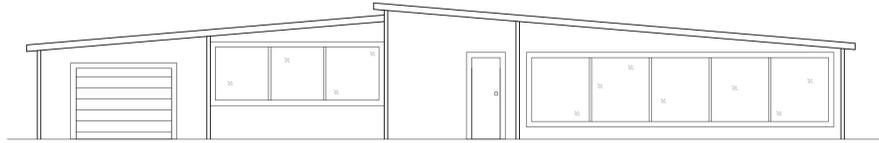
LEGAL DESCRIPTION: LOT AS DESCRIBED IN DOCUMENT #18338979, CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

C1.5

APN: 167-21-004
DATE: MAY 2013

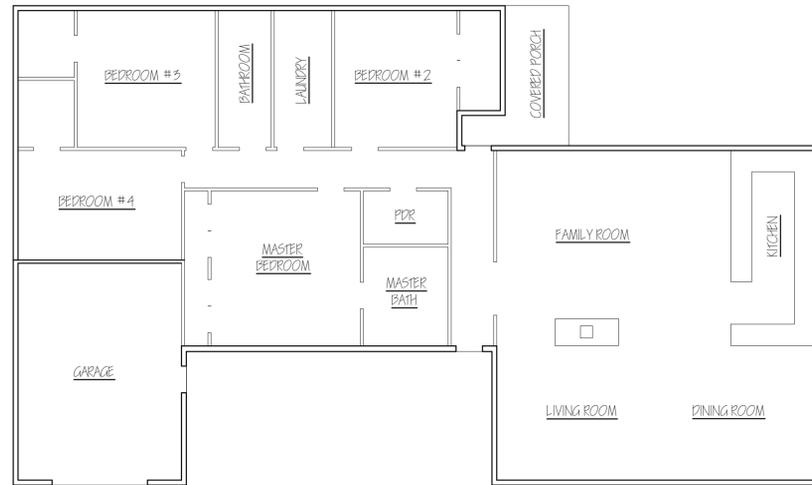
SURVEY

DRAWN BY: KTW SCALE: 1"=10' PROJECT: D-056 JOB NUMBER: D-056 SHEET: 1 OF 1



EXISTING ELEVATION

N.T.S.



EXISTING FLOOR PLAN

N.T.S.



EXISTING FLOOR AREA DIAGRAM

N.T.S.

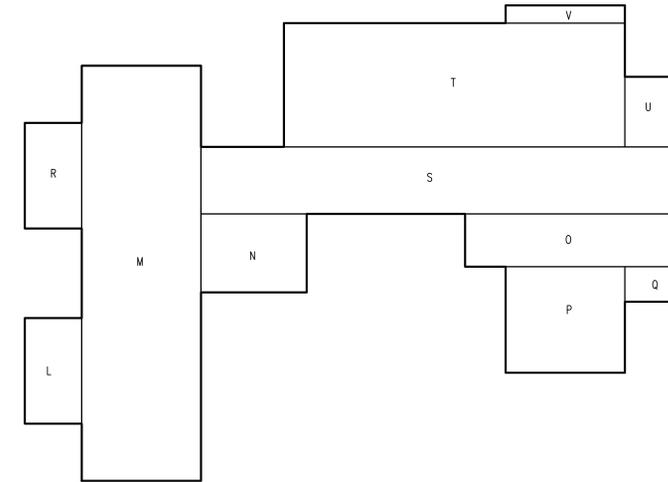
PROPOSED FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
AA	GARAGE (2) 2'-6" x 0'-10"	4.2 S.F.
A	GARAGE 11'-0" x 18'-3"	200.7 S.F.
B	GARAGE 11'-0" x 20'-9"	228.2 S.F.
GARAGE TOTAL AA, A AND B 433.1 S.F.		
C	1ST FLR 20'-0" x 6'-5 1/2"	129.2 S.F.
D	1ST FLR (2) 4'-5 1/2" x 2'-0"	17.8 S.F.
E	1ST FLR 11'-0" x 19'-11"	219 S.F.
F	1ST FLR 11'-0" x 17'-5"	191.6 S.F.
G	1ST FLR 40'-0" x 26'-10"	1073.3 S.F.
H	1ST FLR 16'-0" x 12'-7"	201.3 S.F.
I	1ST FLR 37'-6 1/2" x 4'-0"	150.2 S.F.
J	1ST FLR 11'-3" x 1'-8"	18.7 S.F.
K	1ST FLR 24'-0" x 1'-4"	0.0 S.F.
1st. FLOOR TOTAL C THRU K 2001.1 S.F.		
1st. FLOOR PLUS GARAGE AA THRU K 2434.2 S.F.		
L	2ND FLR 5'-4 1/2" x 9'-11"	53.3 S.F.
M	2ND FLR 11'-3" x 39'-0"	438.7 S.F.
N	2ND FLR 9'-11 3/4" x 7'-4 1/2"	73.6 S.F.
O	2ND FLR 20'-5 1/2" x 4'-11 1/2"	101.4 S.F.
P	2ND FLR 11'-3" x 9'-11 1/2"	112.0 S.F.
Q	2ND FLR 5'-4 1/2" x 3'-3 1/2"	17.7 S.F.
R	2ND FLR 5'-4 1/2" x 9'-11"	53.3 S.F.
S	2ND FLR 45'-4 1/2" x 6'-3 1/2"	285.5 S.F.
T	2ND FLR 32'-2" x 11'-7 1/2"	373.9 S.F.
U	2ND FLR 5'-4 1/2" x 6'-7"	35.4 S.F.
V	2ND FLR 11'-3" x 1'-8"	18.7 S.F.
2nd. FLOOR TOTAL L THRU V 1563.5 S.F.		
TOTAL FLOOR AREA AA THRU V 3997.7 S.F.		
TOTAL HABITABLE FLOOR AREA C THRU V 3564.6 S.F.		
W	COVERED PORCH 11'-10 1/4" x 2'-8"	31.7 S.F.
X	COVERED PORCH 20'-0" x 5'-8 1/2"	114.2 S.F.
Y	COVERED PORCH 20'-0" x 10'-2"	203.3 S.F.
Z	COVERED PORCH 11'-10 1/4" x 32'-3"	383.6 S.F.
PP	COVERED PORCH 11'-1" x 2'-0"	22.2 S.F.
RR	COVERED PORCH 16'-0" x 12'-3 1/4"	197.0 S.F.
TT	COVERED PORCH 37'-6 1/2" x 3'-7 1/4"	135.3 S.F.
UU	COVERED PORCH 5'-4 1/2" x 1'-8"	9.0 S.F.
VV	COVERED PORCH 20'-11" x 1'-8"	34.9 S.F.
WW	COVERED PORCH 13'-4 1/4" x 9'-3 1/4"	124.2 S.F.
XX	COVERED PORCH 11'-0 3/4" x 5'-3 1/4"	58.3 S.F.
COVERED PORCH TOTAL W THRU XX 1313.7 S.F.		
TOTAL COVERAGE AA THRU K PLUS W THRU XX 3747.9 S.F.		

NOTE: 1. CANTILEVERED BAY WINDOWS NOT COUNTED.

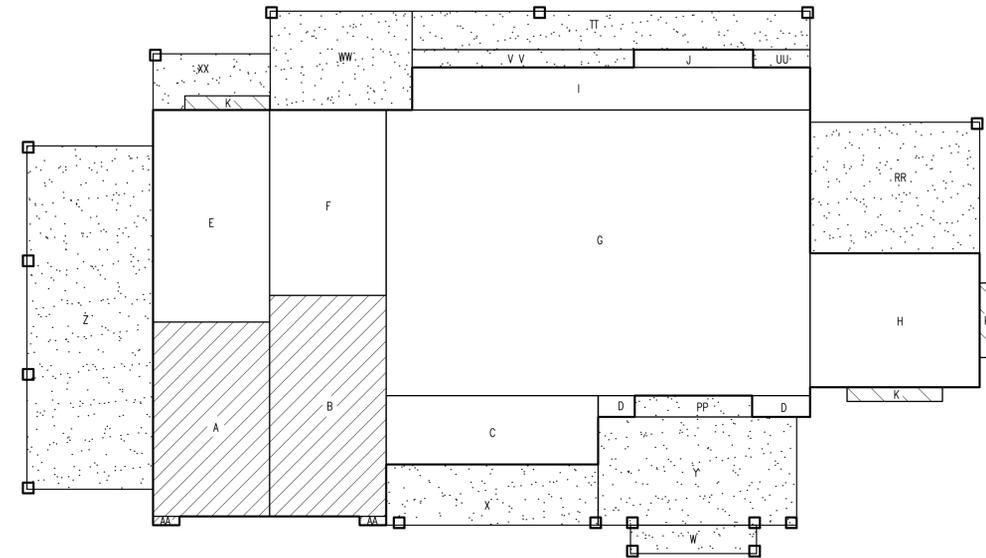
EXISTING FLOOR AREA TO BE DEMOLISHED COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
1	GARAGE 16'-2" x 21'-1"	341.0 S.F.
TOTAL GARAGE SQUARE FOOTAGE = 341.0 S.F.		
2	1ST FLR 16'-2" x 23'-11"	386.7 S.F.
3	1ST FLR 29'-0" x 19'-4"	560.7 S.F.
4	1ST FLR 26'-2" x 13'-1 1/2"	345.4 S.F.
5	1ST FLR 4'-1" x 10'-3 1/2"	41.8 S.F.
6	1ST FLR 31'-0" x 31'-11"	989.4 S.F.
TOTAL HOUSE SQUARE FOOTAGE 2 THRU 6= 2322.0 S.F.		
TOTAL FLOOR AREA = 2663.0 S.F.		
7	COVERED PORCH 4'-1" x 2'-10"	11.6 S.F.
8	COVERED PORCH 6'-0" x 13'-3"	79.4 S.F.
COVERED PORCH TOTAL 7 AND 8 = 91.0 S.F.		
TOTAL COVERAGE 1 THRU 8 = 2754.0 S.F.		



PROPOSED 2nd FLOOR AREA DIAGRAM

1/8" = 1 FT



PROPOSED 1st FLOOR AREA DIAGRAM

1/8" = 1 FT



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C1.6
FLOOR AREA PLAN

