

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



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AHJ ENGINEERS, PC
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

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

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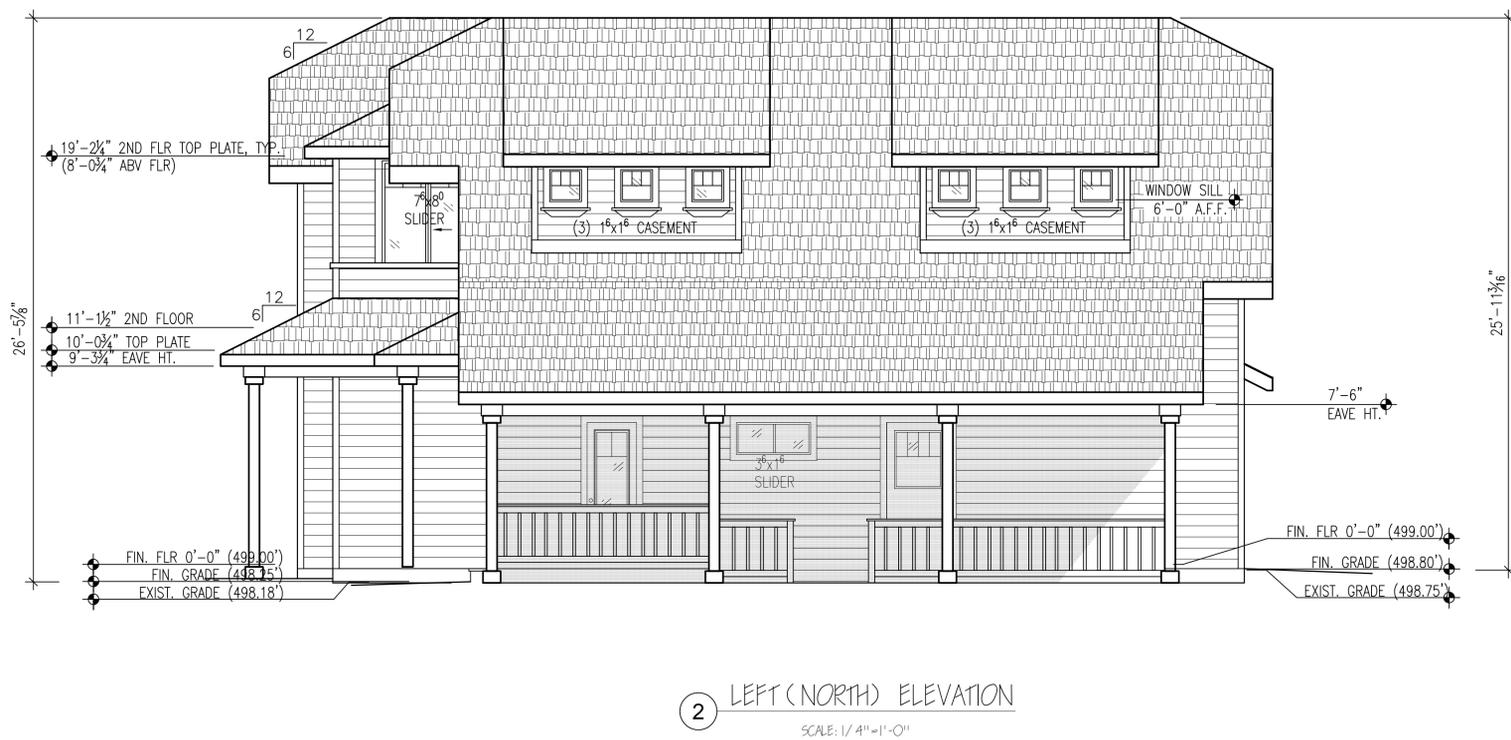
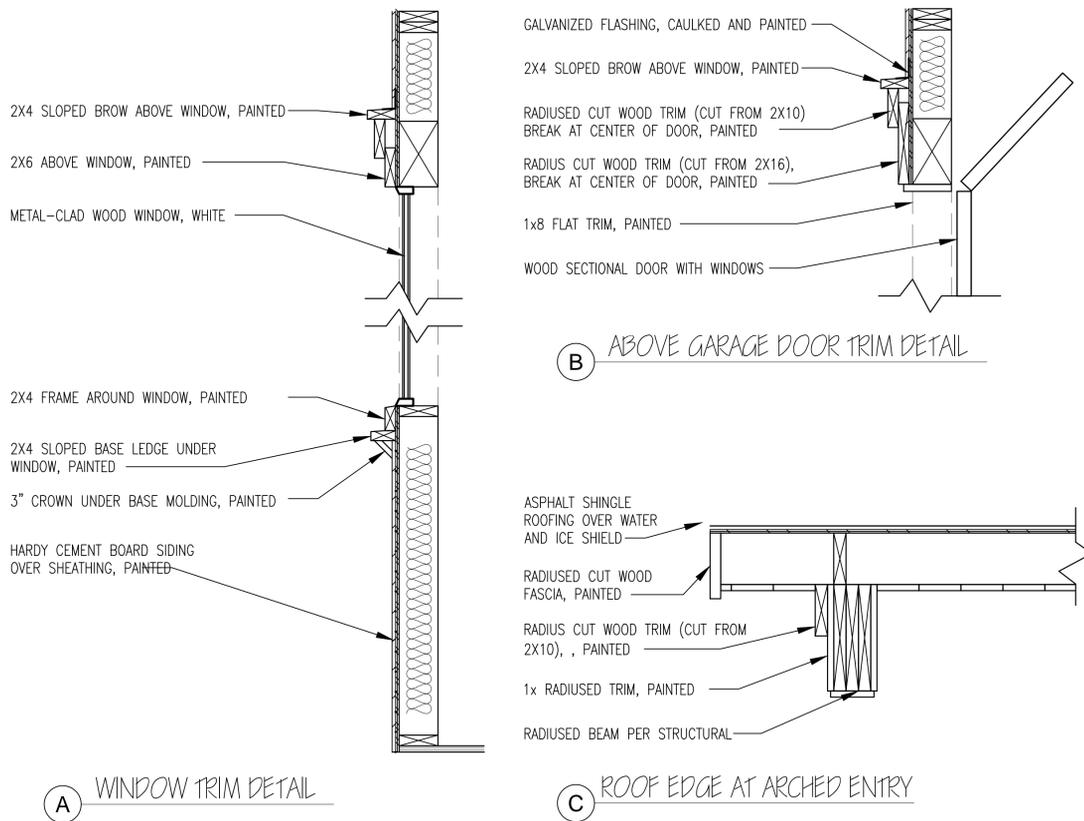
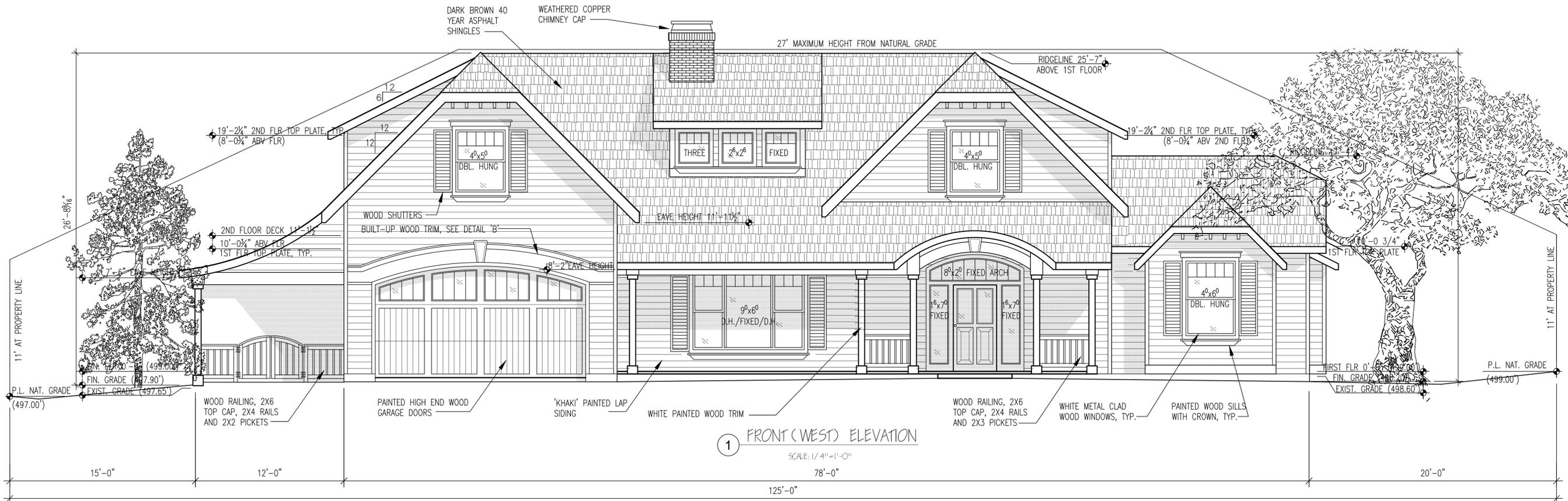


REVISIONS

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A2.1
 ELEVATIONS



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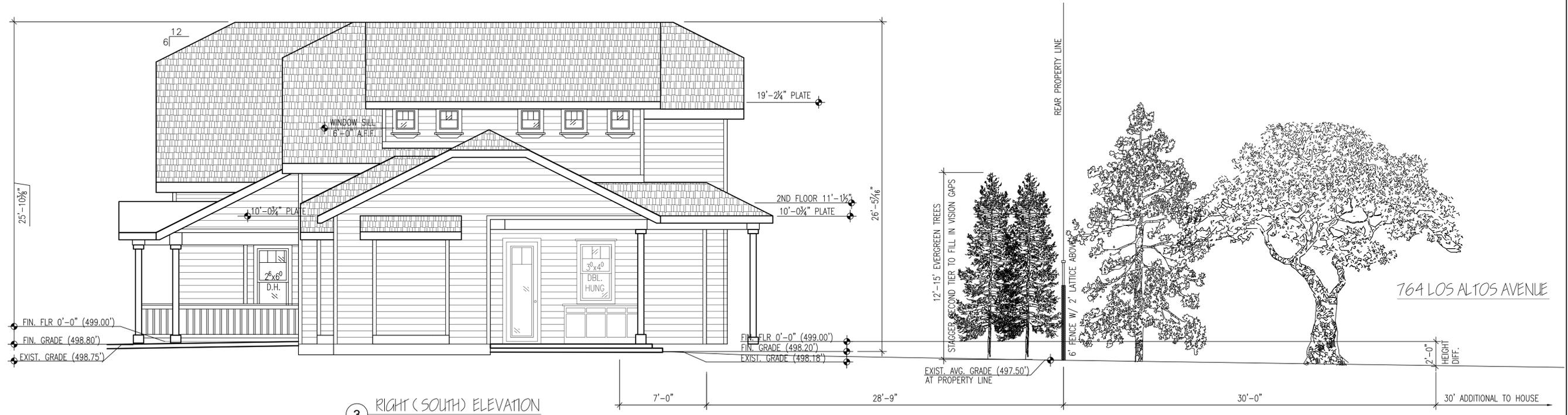


REVISIONS	

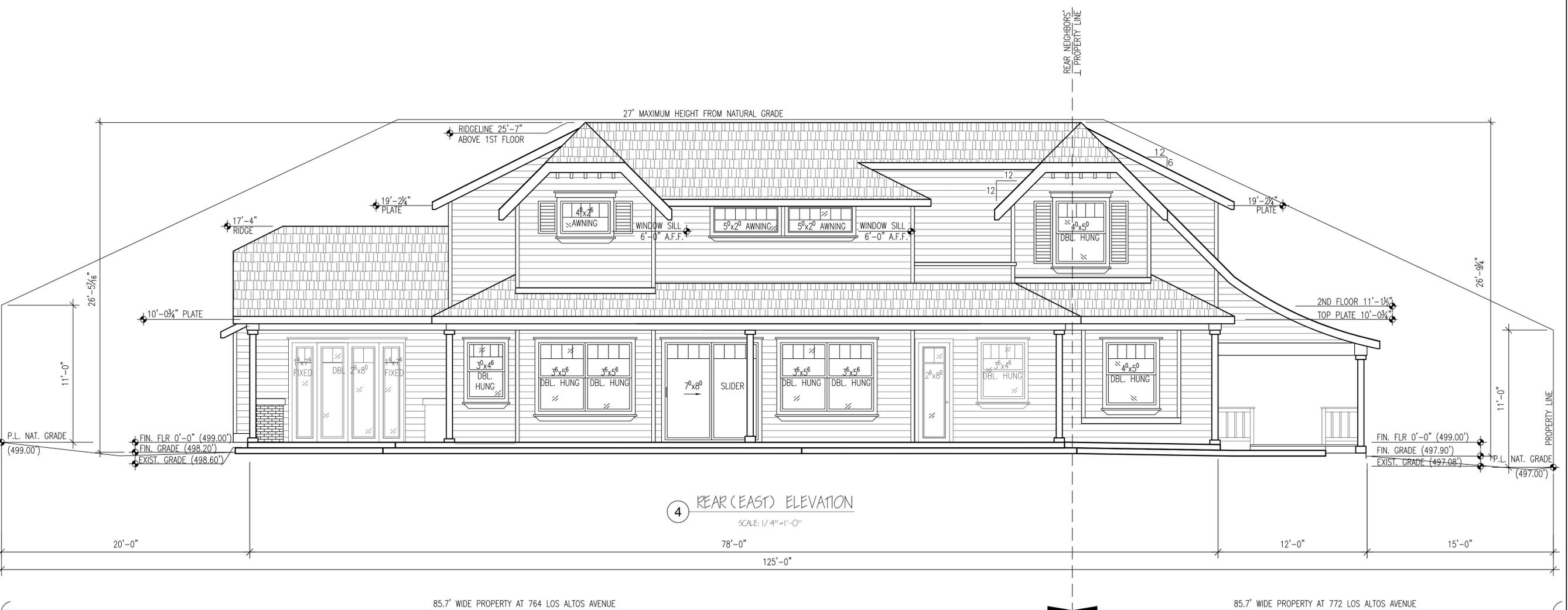
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A2.2
 ELEVATIONS



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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