

**LEGEND FOR DRAWINGS:**

- NEW WORK
- HIDDEN NEW WORK
- VISIBLE EXISTING WORK TO REMAIN
- HIDDEN EXISTING WORK TO REMAIN
- EXISTING WORK TO BE REMOVED

**NOTES**

**GENERAL:**

- ALL WORK SHALL BE CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING STANDARD CODE (CBC), AND THE 2019 CALIFORNIA FIRE CODE, CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 ENERGY EFFICIENCY STANDARDS 2019 EDITION, AND APPLICABLE LOCAL ORDINANCES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL THE DIMENSIONS AND EXISTING CONDITIONS THERON BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ENGINEER PRIOR TO PROCEEDING WITH AFFECTED WORK.

**PROJECT DATA**

**PROJECT INFORMATION**

ADDRESS: 1074 RIVERSIDE DRIVE  
LOS ALTOS, CA 94024  
TELEPHONE: (408) 316-3541  
OWNER: ROGER LIU  
OCCUPANCY GROUP (S): R-3/U  
TYPE OF CONSTRUCTION: V-B, SPRINKLER  
APN: 109-45-023

**PROJECT DATA**

LOT SIZE	=	10,156 SQ. FT.
PROPOSED NEW HOUSE:		
PROPOSED FIRST FLOOR AREA	=	1,570 SQ. FT.
PROPOSED SECOND FLOOR AREA	=	1,692 SQ. FT.
PROPOSED GARAGE AREA	=	421 SQ. FT.
PROPOSED ATTACHED ADU	=	799 SQ. FT.
PROPOSED PORCH	=	1,315 SQ. FT.
TOTAL HABITABLE AREA (MAIN HOUSE)	=	3,270 SQ. FT.
TOTAL HABITABLE AREA (ADU)	=	799 SQ. FT.
TOTAL FLOOR AREA	=	4,506 SQ. FT.

**SCOPE OF WORK:**

- NEW TWO STORY HOUSE WITH 3,270 SQ. FT., 421 SQ. FT. GARAGE, AND 799 SQ. FT. ATTACHED ADU

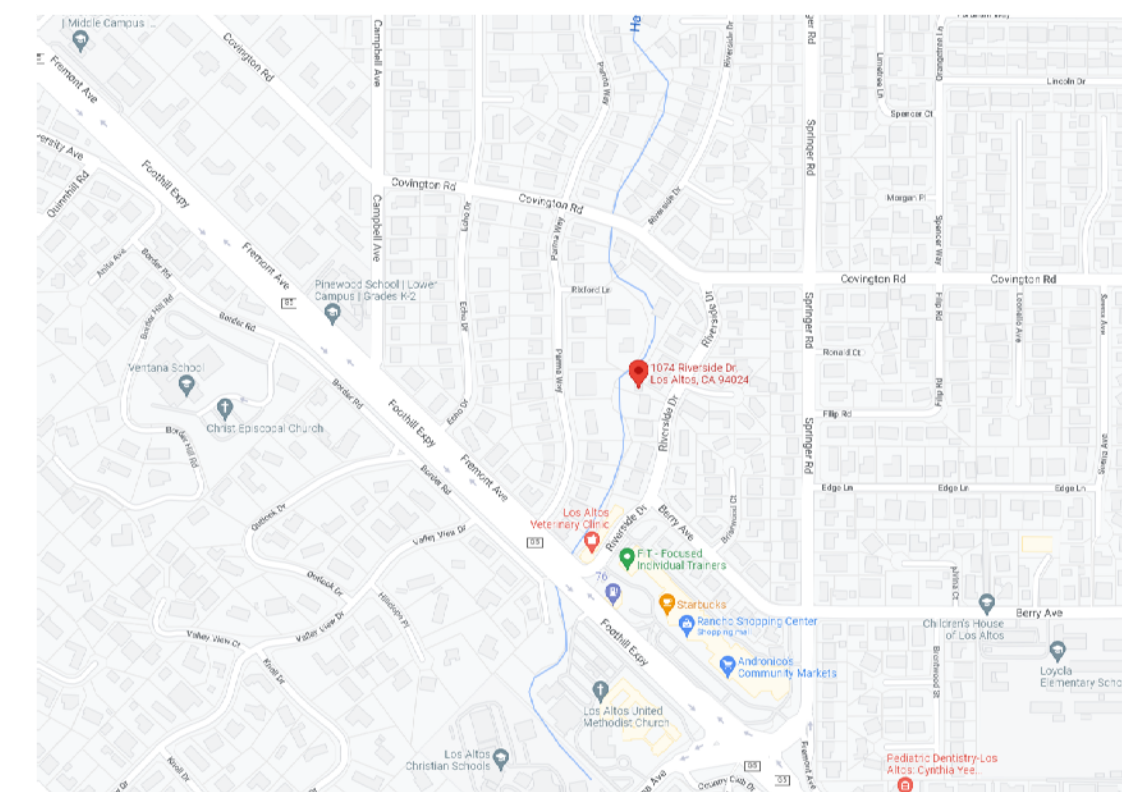
**SHEET INDEX**

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- SUI SURVEY



**ZONING COMPLIANCE**

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	0 square feet (0%)	2,944.5 square feet (21.4%)	3,221 square feet (30.2%)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 0 sq ft 2nd Flr: 0 sq ft Total: 0 sq ft (0%)	1st Flr: 2,025 sq ft 2nd Flr: 1,692 sq ft Total: 3,691 sq ft (24.4%)	3,756 square feet (35.0%)
<b>SETBACKS:</b>			
Front	0 feet	26'-0" feet	25' feet
Rear	0 feet	25'-2" feet	25' feet
Right side (1 1/2nd)	0 feet/0 feet	16'-4" feet/26' feet	10' feet/11.5' feet
Left side (1 1/2nd)	0 feet/0 feet	12'-4" feet/26.6' feet	10' feet/11.5' feet
<b>HEIGHT:</b>	0 feet	26'-9" feet	27' feet



**RECEIVED**  
Date: 10/26/2022  
CITY OF LOS ALTOS  
PLANNING

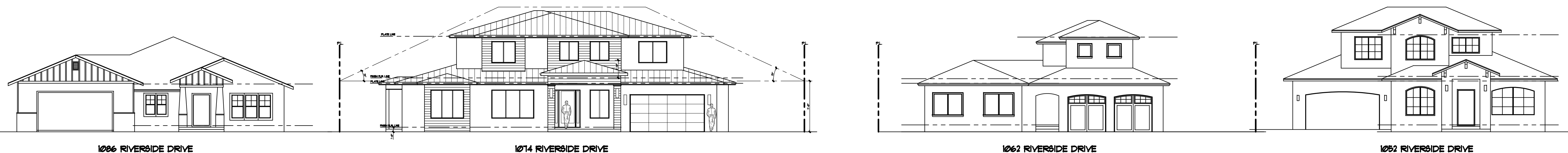
**SQUARE FOOTAGE BREAKDOWN**

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	0 square feet	3,270 square feet	3,270 square feet
<b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	0 square feet	421 square feet	421 square feet

**LOT CALCULATIONS**

<b>NET LOT AREA:</b>	10,156 square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	658 square feet (3.9%)
<b>LANDSCAPING BREAKDOWN:</b>	
Total hardscape area (existing and proposed):	3,246 sq ft
Existing softscape (undisturbed) area:	0 sq ft
New softscape (new or replaced landscaping) area:	1,202 sq ft
<i>Sum of all three should equal the site's net lot area</i>	

**VICINITY MAP**



**STREETSCAPE ELEVATIONS**

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Project Title:  
**NEW TWO STORY HOUSE**  
1074 RIVERSIDE DRIVE  
LOS ALTOS, CA

Sheet Title:  
**COVER SHEET**

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

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Sheet No:  
**A1.0**  
Project No:  
1074

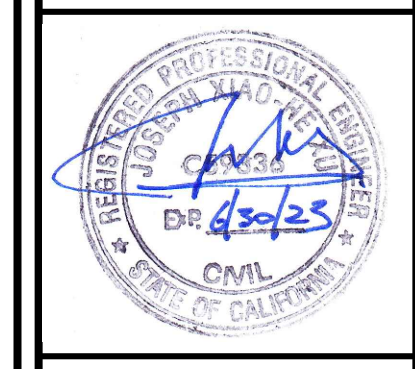




**SITE PLAN**  
SCALE: 1/8"=1'-0"

1

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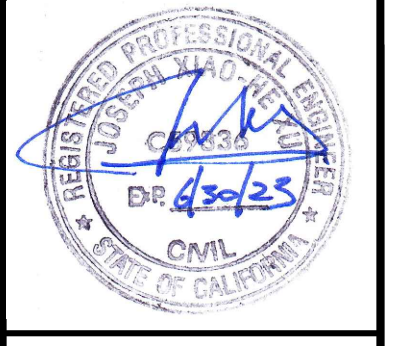


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**NEW TWO STORY HOUSE**  
**1074 RIVERSIDE DRIVE**  
**LOS ALTOS, CA**

Sheet Title:  
**SITE PLANS**

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**NEW TWO STORY HOUSE**  
**1074 RIVERSIDE DRIVE**  
**LOS ALTOS, CA**

Sheet Title:  
**NEIGHBORHOOD CONTEXT MAP**

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PERMIT	04/04/2022
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**NEIGHBORHOOD CONTEXT MAP**  
 SCALE: NONE



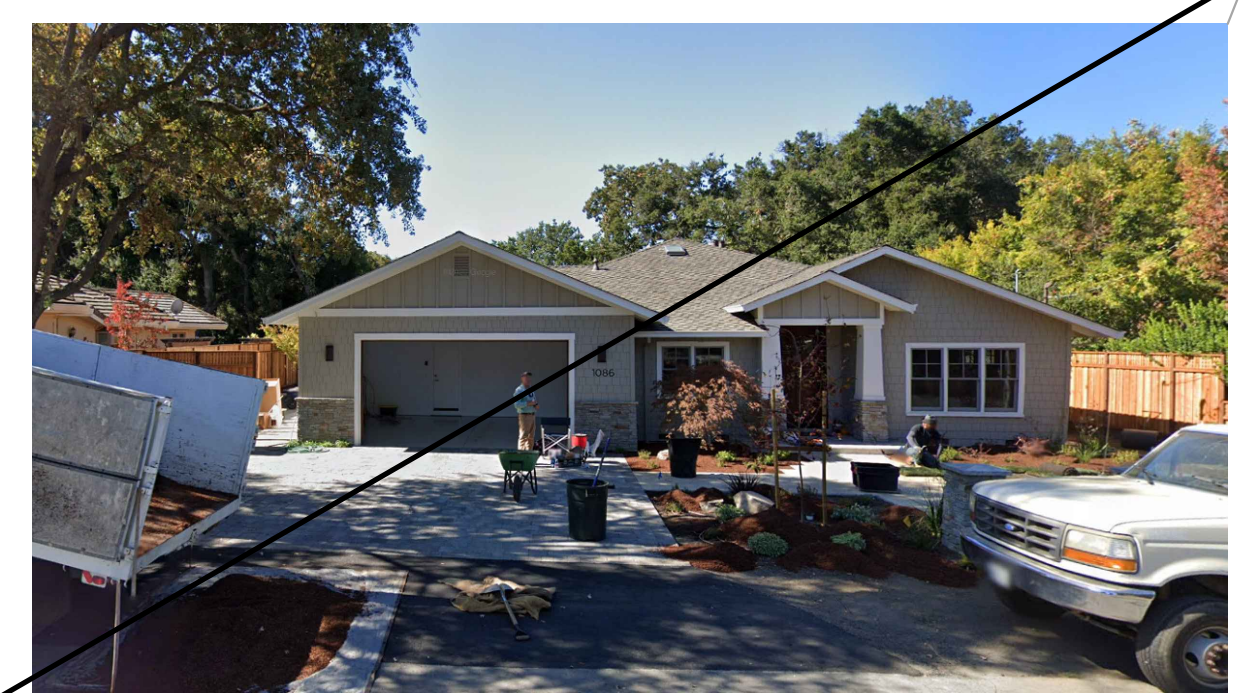
1061 PARMA WAY



1081 PARMA WAY



1104 RIVERSIDE DRIVE



1086 RIVERSIDE DRIVE



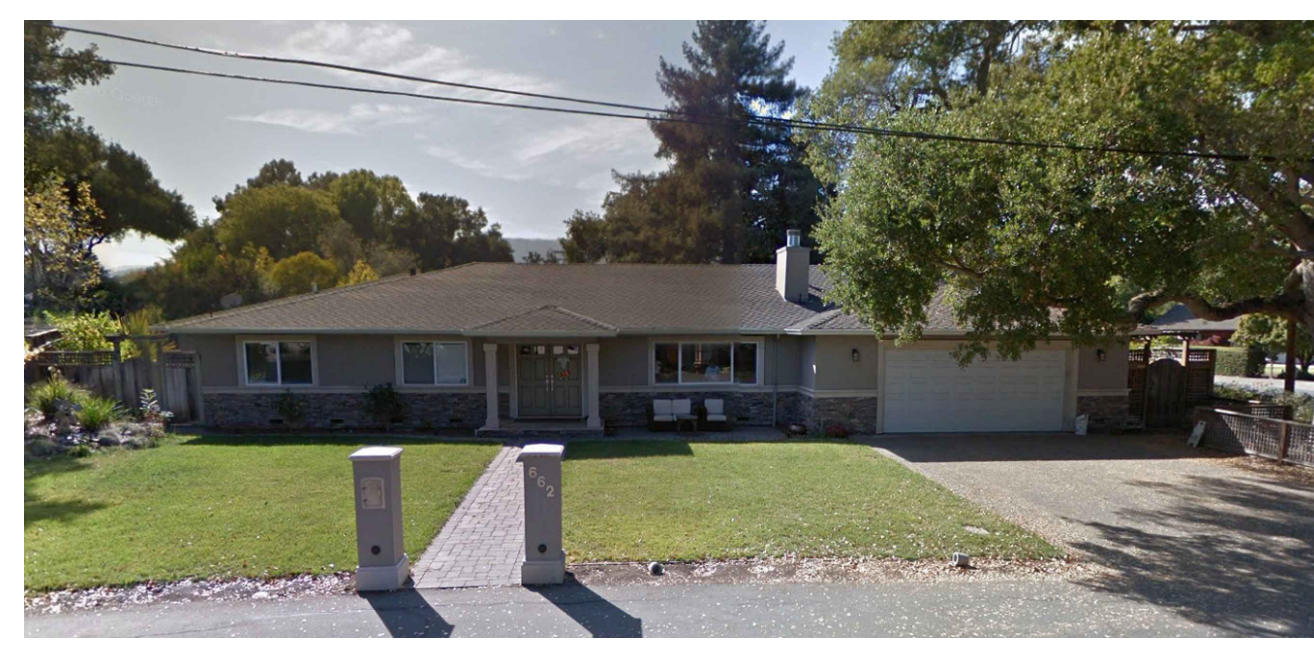
668 OAKWOOD CT



1062 RIVERSIDE DRIVE



1095 RIVERSIDE DRIVE



662 OAKWOOD CT



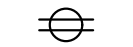


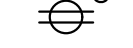
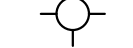

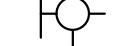


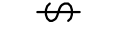
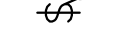
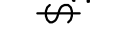
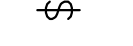



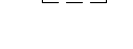
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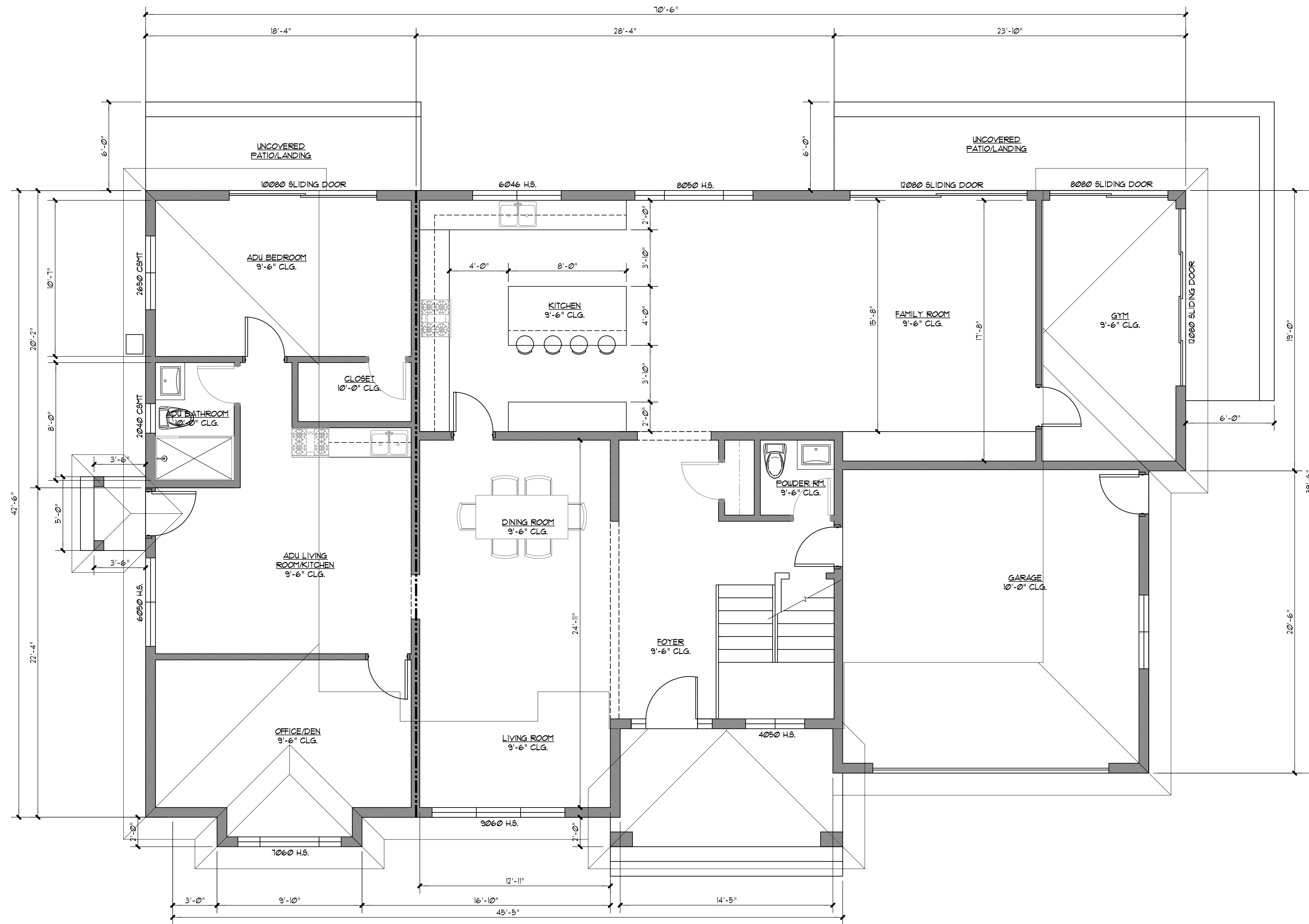


1052 RIVERSIDE DRIVE



**ELECTRICAL LEGEND**

-  110V DUPLEX OUTLET
-  240V OUTLET
-  WATERPROOF DUPLEX OUTLET AND GFI
-  GROUND FAULT INTERRUPTER OUTLET
-  CEILING MOUNTED LIGHT FIXTURE
-  HIGH EFFICACY LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE
-  PHOTOELECTRIC SMOKE ALARM
-  DUAL SENSOR (PHOTOELECTRIC/IONIZATION) SMOKE ALARM
-  SWITCH
-  MANUAL ON VACANCY SENSOR
-  3-WAY SWITCH
-  DIMMER SWITCH
-  EXHAUST FAN
-  TELEPHONE
-  CARBON MONOXIDE (CO) ALARM'S HARDWIRED TO 110V W/ BATTERY BACKUP
-  HEATING REGISTER (OUTLETS)



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



Project Title:  
**NEW TWO STORY HOUSE**  
**1074 RIVERSIDE DRIVE**  
**LOS ALTOS, CA**

Sheet Title:  
**PROPOSED FLOORS PLANS**

Revision No.:	Date:
PERMIT	04/04/2022
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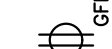
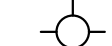
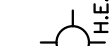
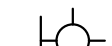


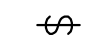
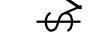
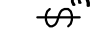
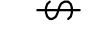




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10/24/2019  
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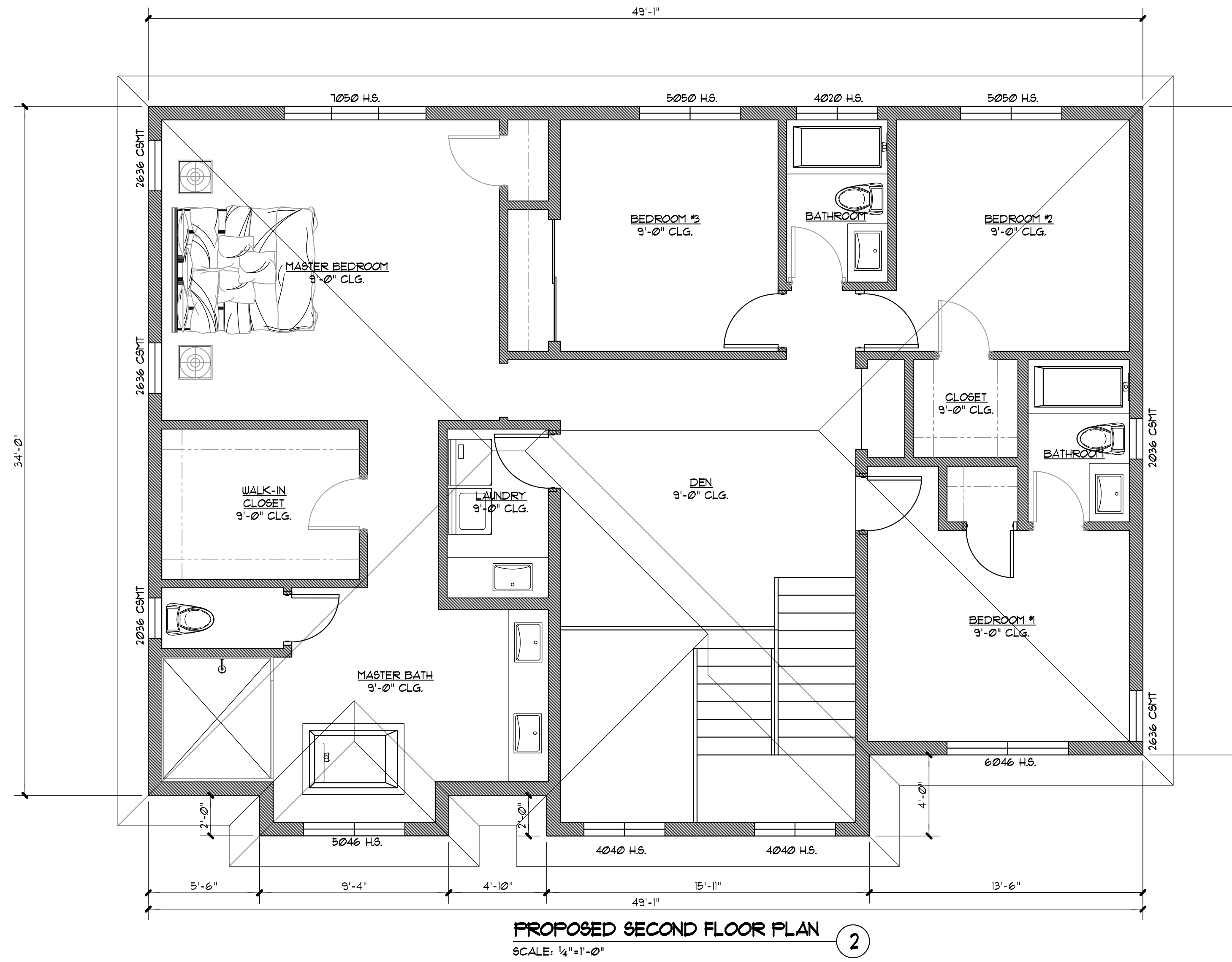
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**ELECTRICAL LEGEND**

-  110V DUPLEX OUTLET
-  240V OUTLET
-  WATERPROOF DUPLEX OUTLET AND GFI
-  GROUND FAULT INTERRUPTER OUTLET
-  CEILING MOUNTED LIGHT FIXTURE
-  HIGH EFFICACY LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE
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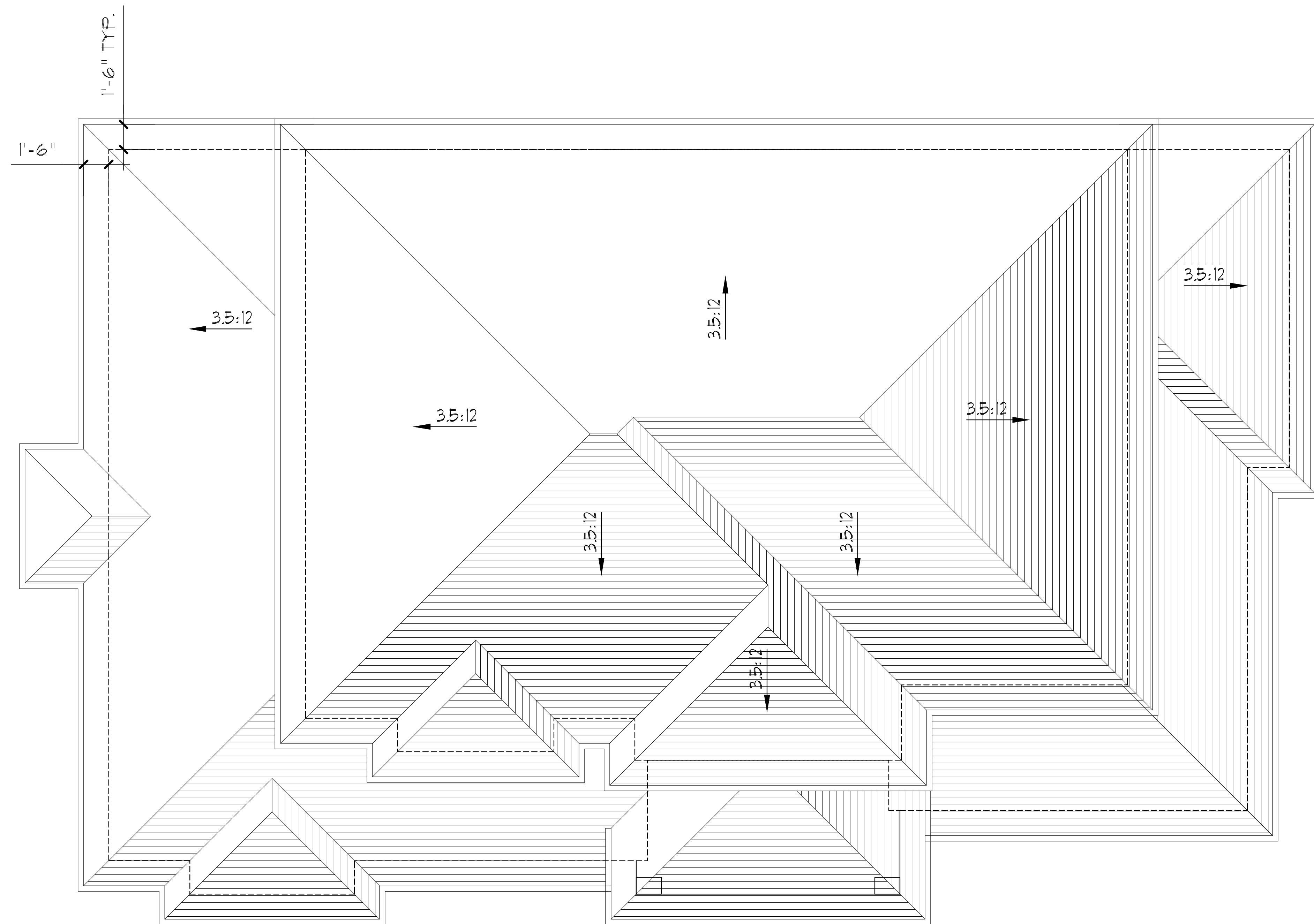


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**NEW TWO STORY HOUSE**  
 1074 RIVERSIDE DRIVE  
 LOS ALTOS, CA

Sheet Title:  
**PROPOSED SECOND FLOORS PLAN**

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Project No.:	1074





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

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**NEW TWO STORY HOUSE**  
**1074 RIVERSIDE DRIVE**  
**LOS ALTOS, CA**

Sheet Title:  
**PROPOSED ROOF PLAN**

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10/24/2019

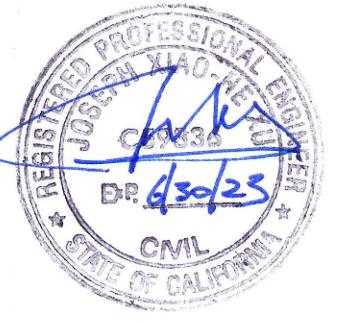
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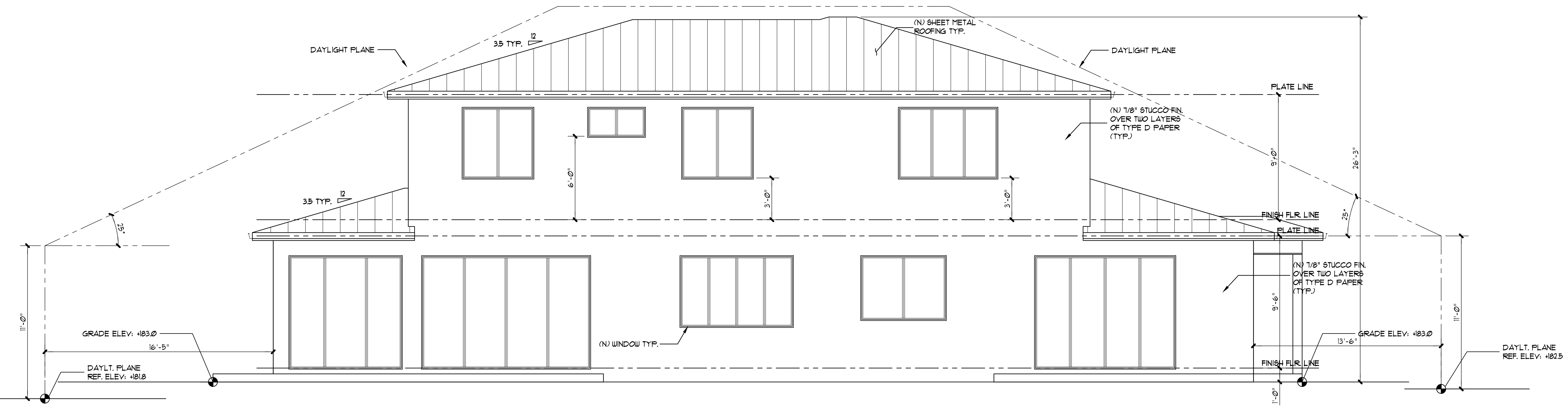
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**A2.2**

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1074





PROPOSED FRONT ELEVATION ①  
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION ②  
SCALE: 1/4"=1'-0"

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NEW TWO STORY HOUSE  
1074 RIVERSIDE DRIVE  
LOS ALTOS, CA

Sheet Title:  
PROPOSED ELEVATIONS

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**A3**

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1074





Project Title:  
**NEW TWO STORY HOUSE**  
 1074 RIVERSIDE DRIVE  
 LOS ALTOS, CA

Sheet Title:  
**ELEVATION AND AREA DIAGRAM**

Revision No.:	Date:
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Date: 10/24/2019

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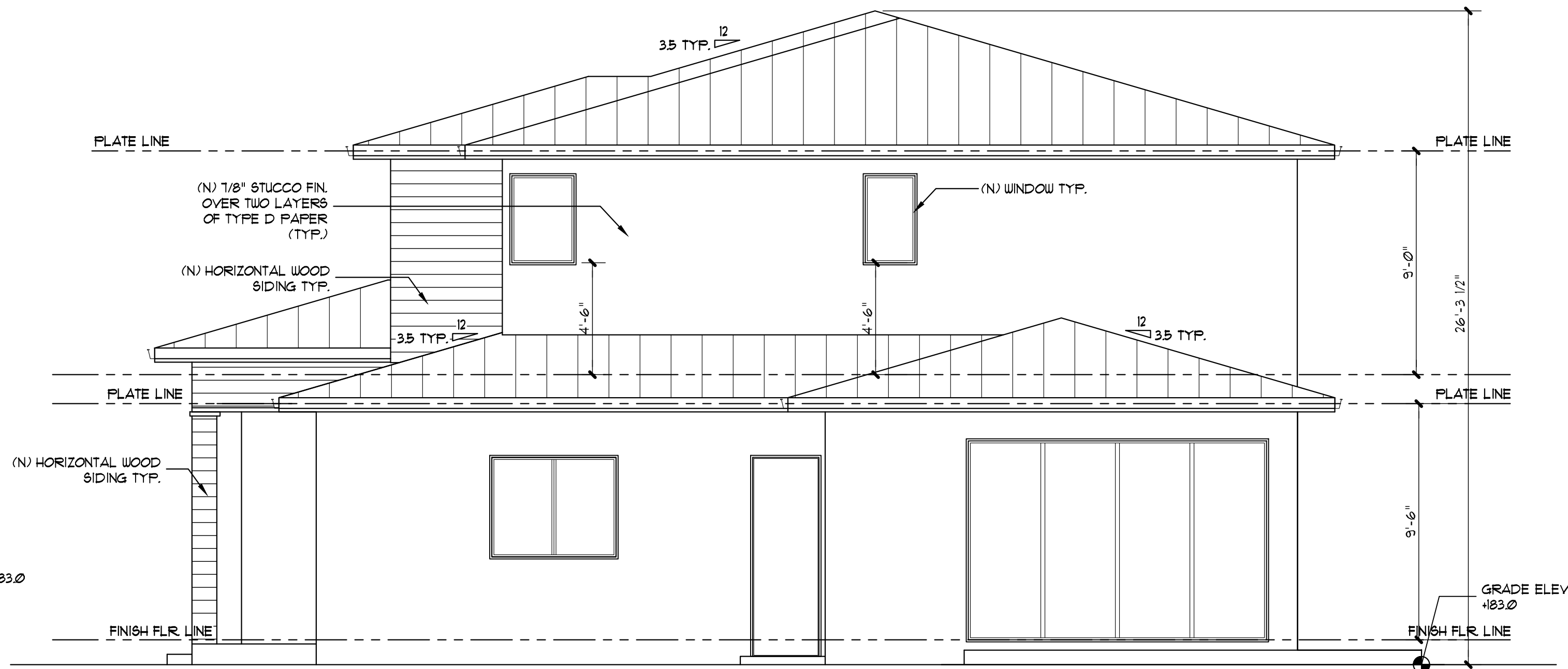
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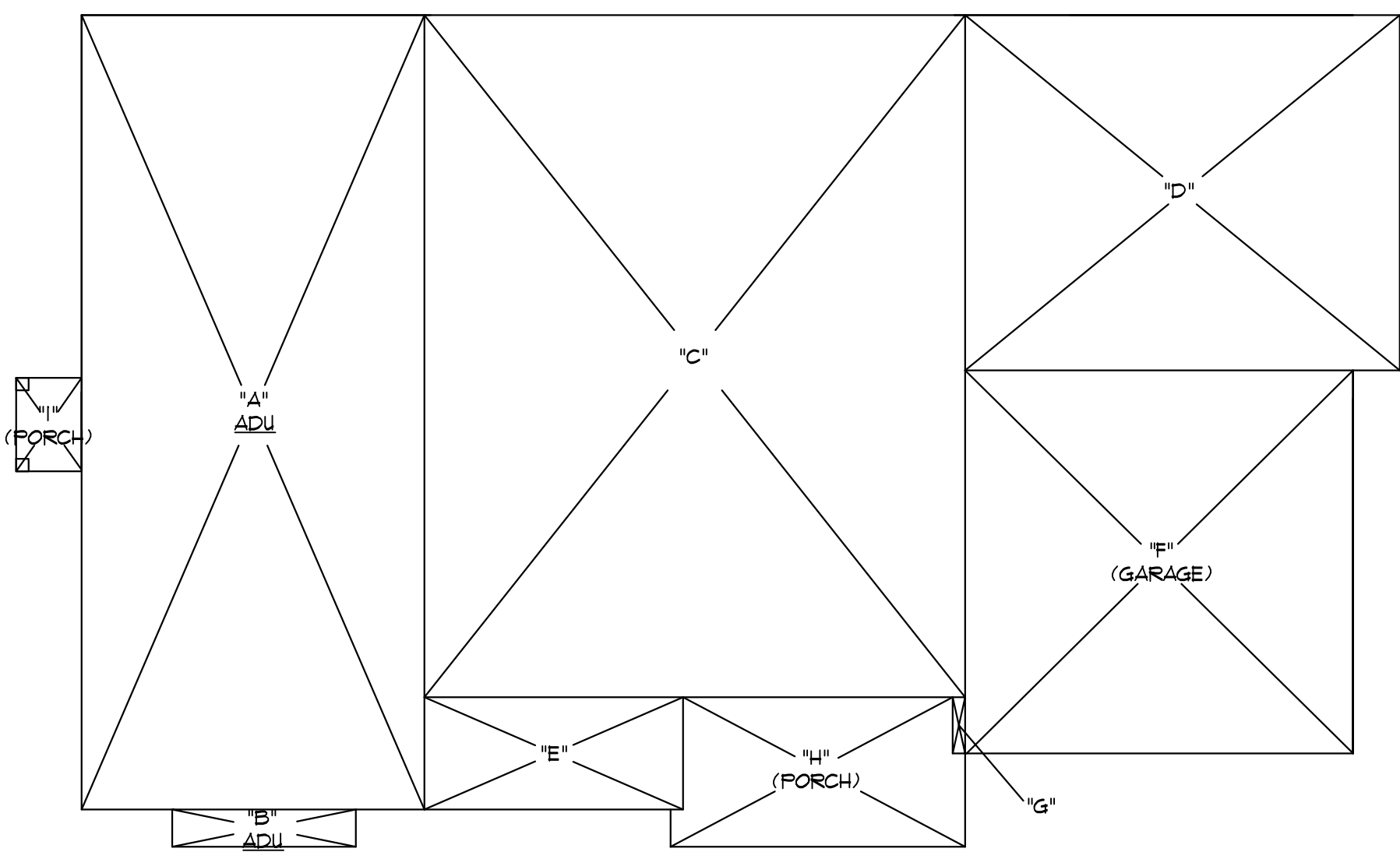
Project No:  
 1074



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

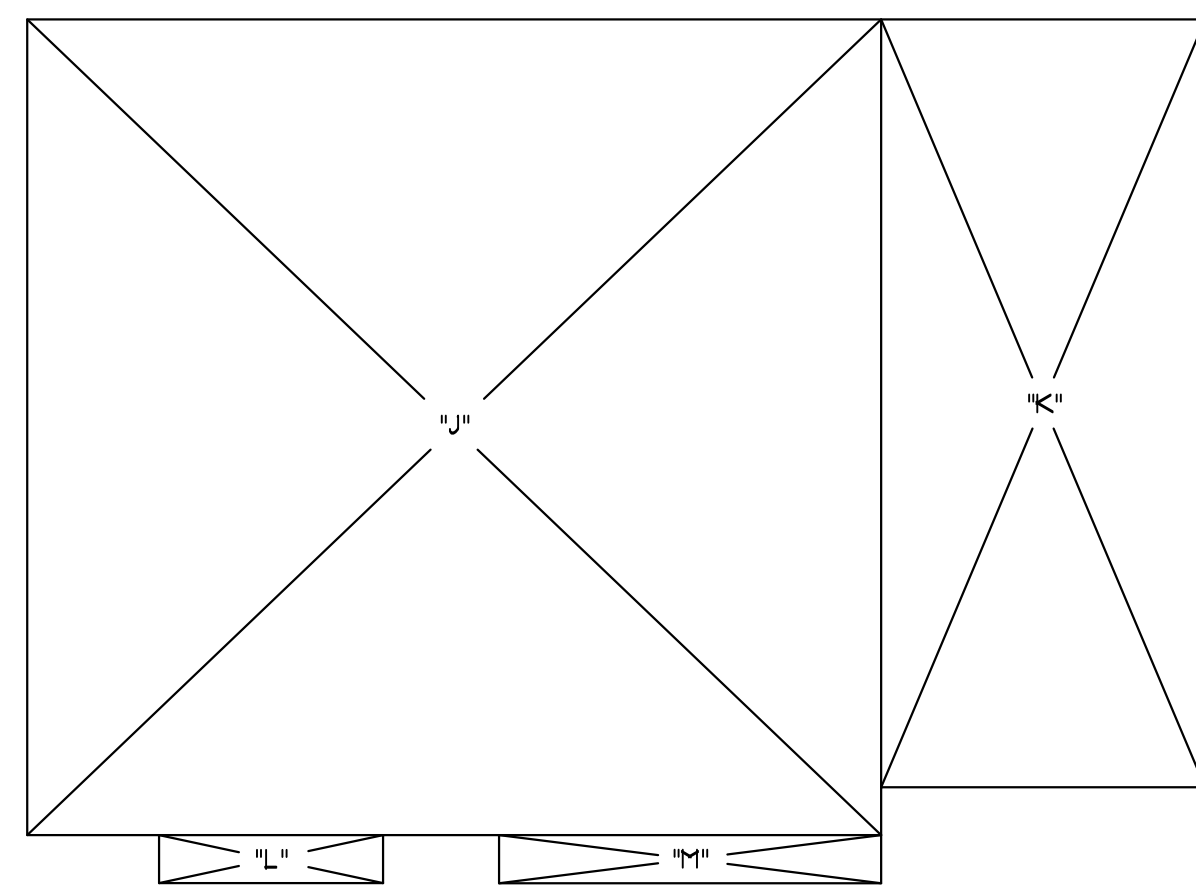


**PROPOSED RIGHT ELEVATION**  
 SCALE: 1/4"=1'-0" ②



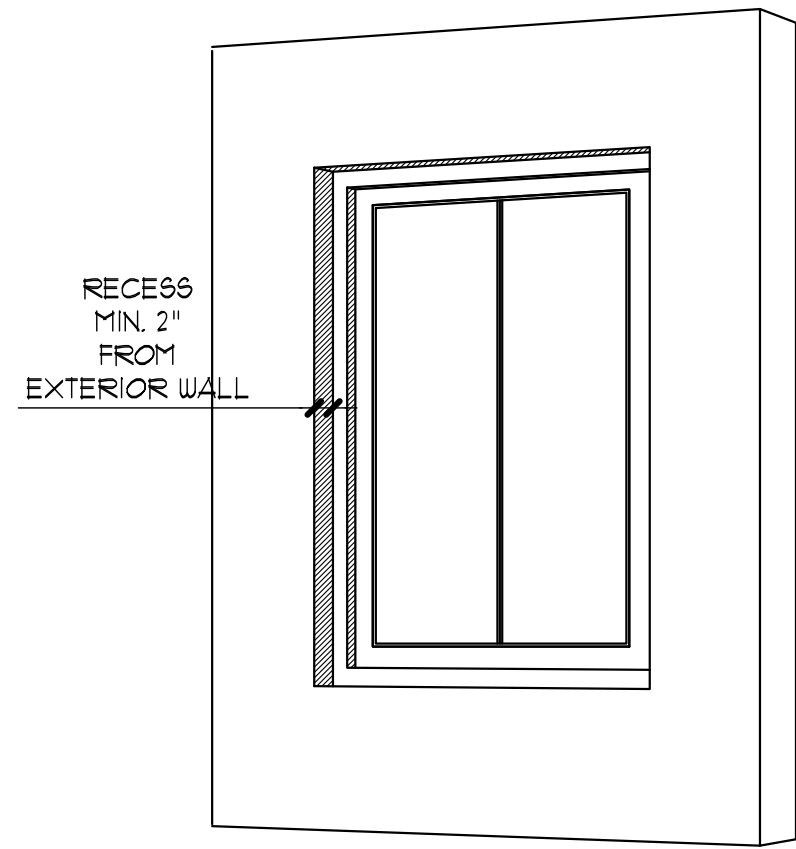
SECTION	DIMENSIONS	AREA	SQ. FT.
"A"	42'-6" x 18'-4"	779	SQ. FT.
"B"	9'-10" x 2'-0"	20	SQ. FT.
"C"	28'-10" x 36'-6"	1,053	SQ. FT.
"D"	23'-3" x 19'	442	SQ. FT.
"E"	3'-10" x 6'	83	SQ. FT.
"F"	20'-5" x 20'-6"	425	SQ. FT.
"G"	3' x 2'	2	SQ. FT.
"H"	8' x 15'	120	SQ. FT.
"I"	3'-6" x 5'	17.5	SQ. FT.
<b>FIRST FLR. GROSS FLOOR SUBTOTAL</b>		<b>2,005</b>	<b>SQ. FT.</b>

**FIRST FLOOR AREA**  
 SCALE: 1/8"=1'-0" ④



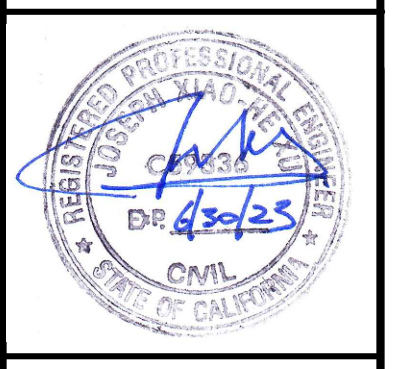
SECTION	DIMENSIONS	AREA	SQ. FT.
"J"	35'-1" x 34'	1,210	SQ. FT.
"K"	13'-6" x 32'	432	SQ. FT.
"L"	9'-4" x 2'	19	SQ. FT.
"M"	16' x 2'	32	SQ. FT.
<b>SECOND FLR. GROSS FLOOR SUBTOTAL</b>		<b>1,692</b>	<b>SQ. FT.</b>
<b>TOTAL LOT COVERAGE</b>		<b>2,142.5</b>	<b>SQ. FT.</b>

**SECOND FLOOR AREA**  
 SCALE: 1/8"=1'-0" ⑤



**TYPICAL WINDOW TRIM DETAIL**  
 SCALE: NONE ⑥

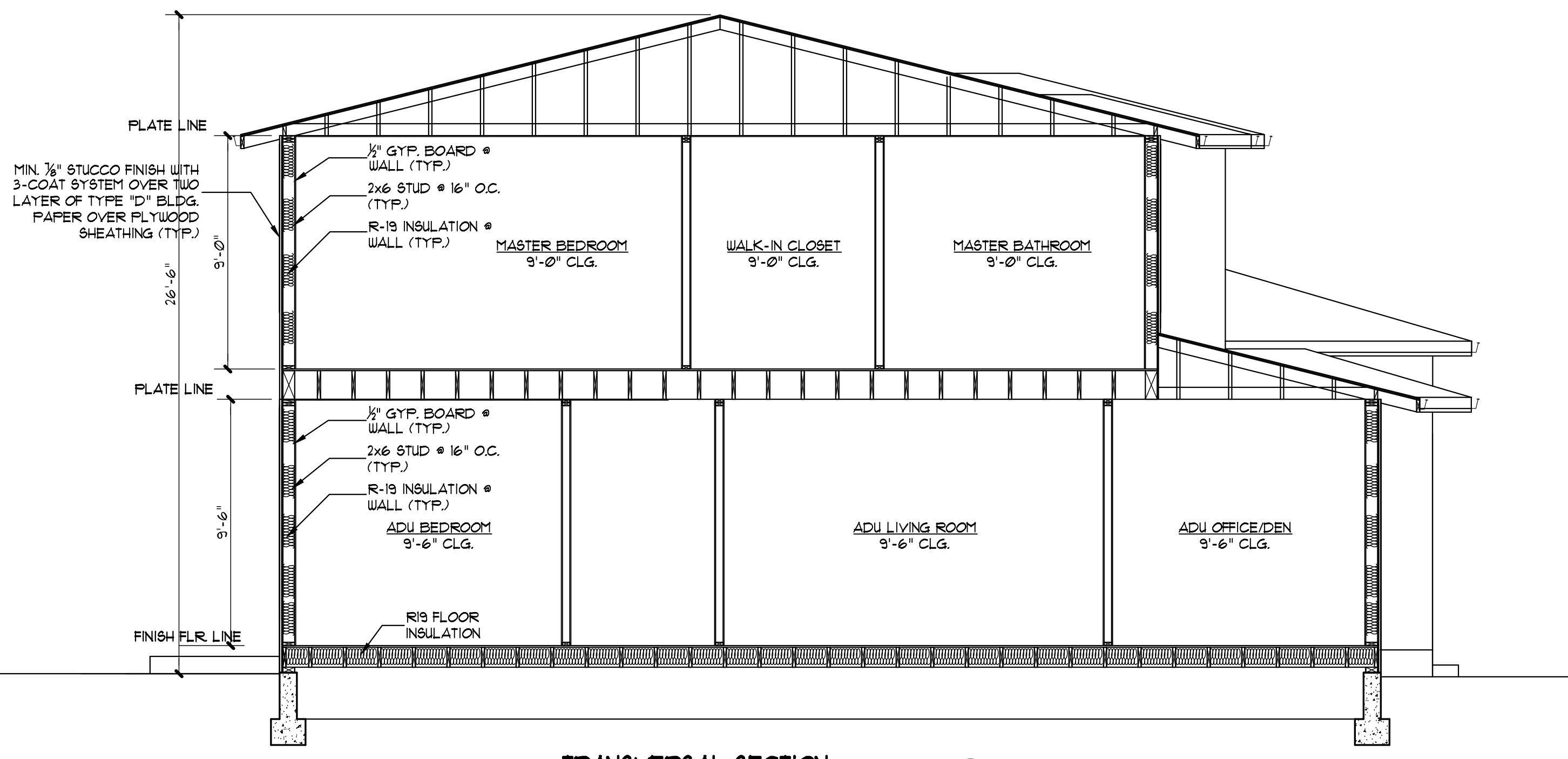




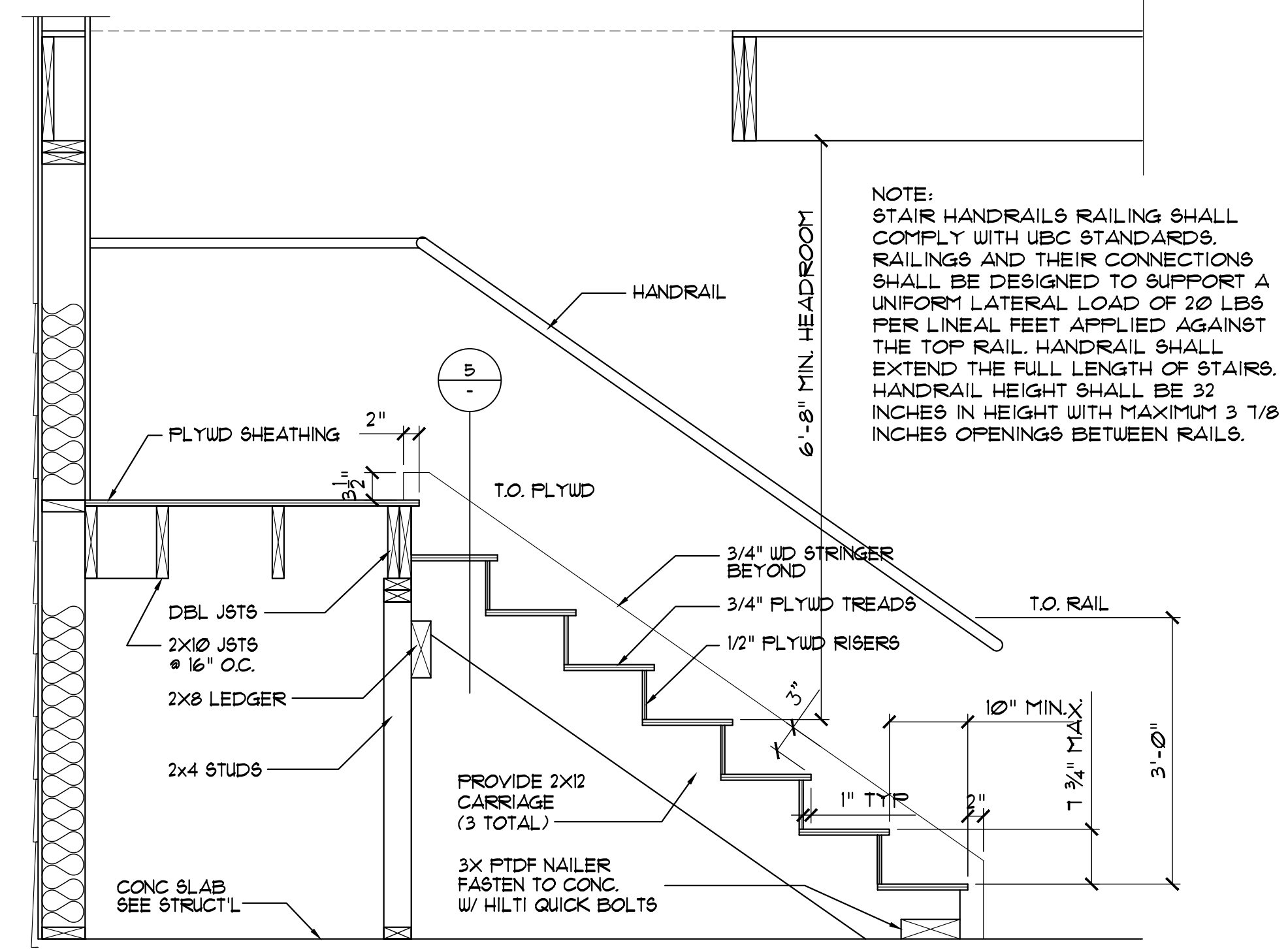
Project Title:  
**NEW TWO STORY HOUSE**  
 1074 RIVERSIDE DRIVE  
 LOS ALTOS, CA

Sheet Title:  
**SECTIONS**

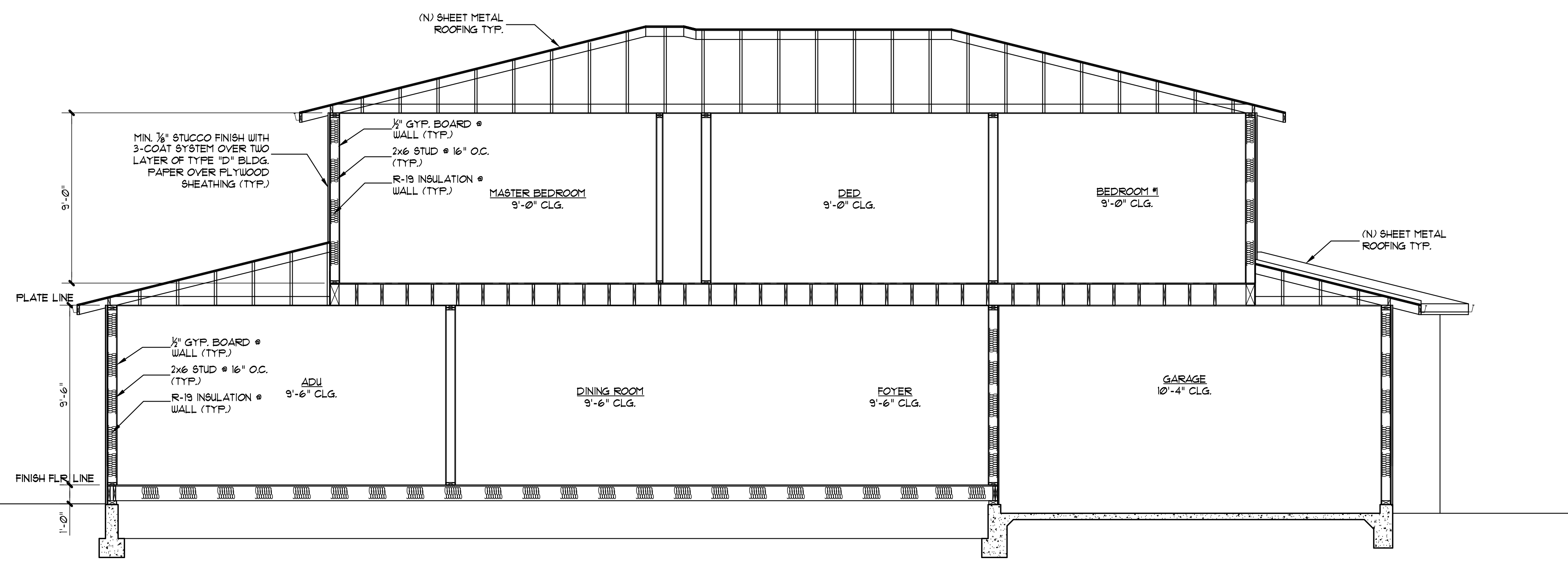
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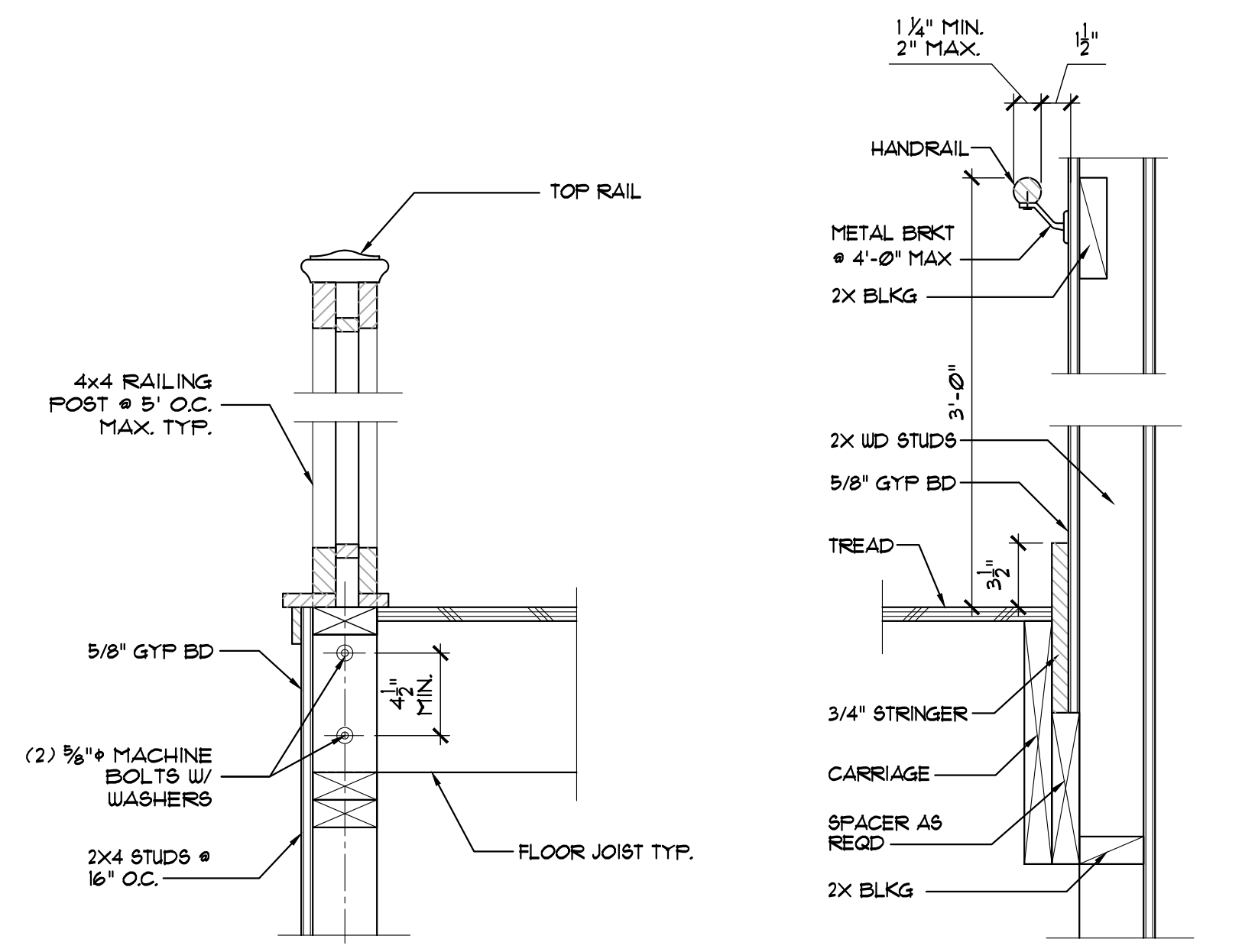
**TRANSVERSAL SECTION**  
 SCALE: 1/4"=1'-0"



**TYP. STAIR SECTION**  
 SCALE: 3/4"=1'-0"



**LONGITUDINAL SECTION**  
 SCALE: 1/4"=1'-0"



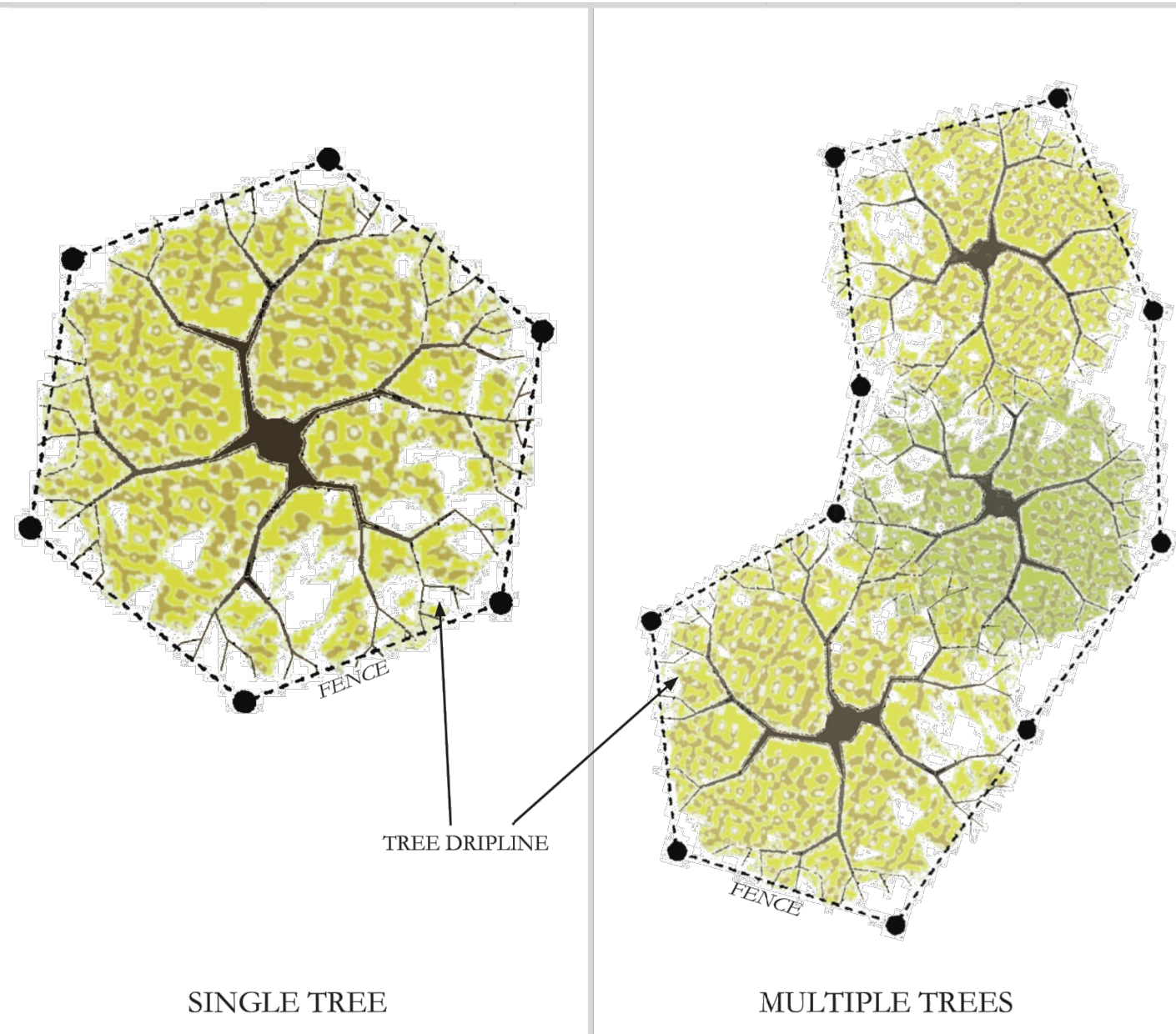
**RAILING DETAIL**  
 SCALE: 1/2"=1'-0"

**STAIR SECTION**  
 SCALE: 1/2"=1'-0"









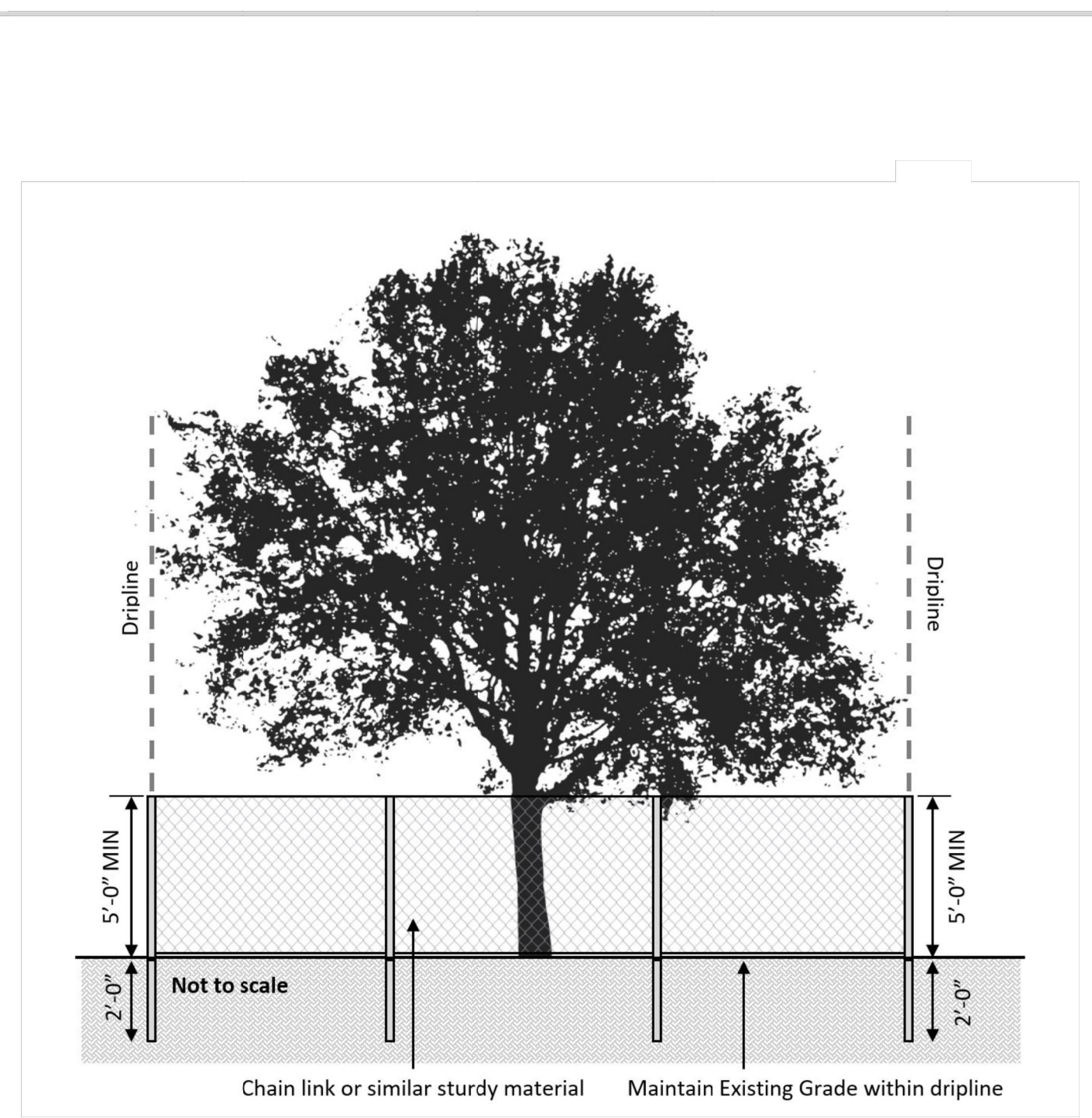
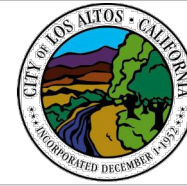
SINGLE TREE

MULTIPLE TREES

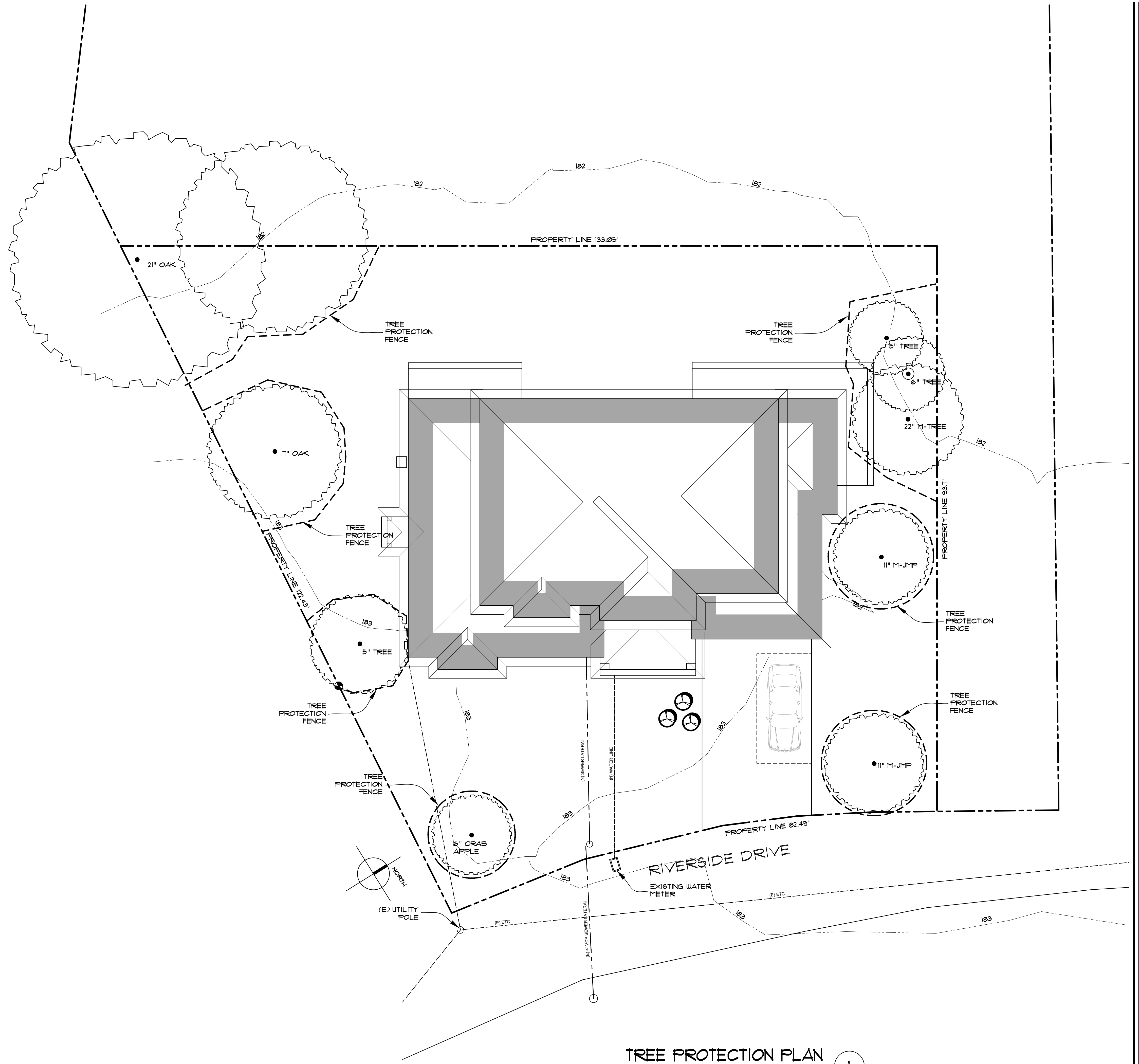
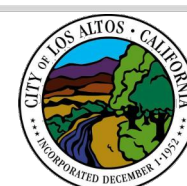
Notes per Section 11.08.120 of the Municipal Code:

1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods

**TREE PROTECTION FENCE DETAIL**  
PLAN VIEW



**TREE PROTECTION FENCE DETAIL**  
ELEVATION VIEW



**TREE PROTECTION PLAN**  
SCALE: 1/8"=1'-0" ①

DESIGNER/ENGINEER:  
**JOSEPH XU**  
XU ENGINEERING  
339 BARTON DRIVE  
FREMONT, CA 94536  
P. 510.676.2733  
F. 510.794.2830  
xuengineering@yahoo.com



Project Title:  
**NEW TWO STORY HOUSE**  
1074 RIVERSIDE DRIVE  
LOS ALTOS, CA

Sheet Title:  
**TREE PROTECTION PLAN**

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

Date:  
10/24/2019

Drawn by:

Checked by:

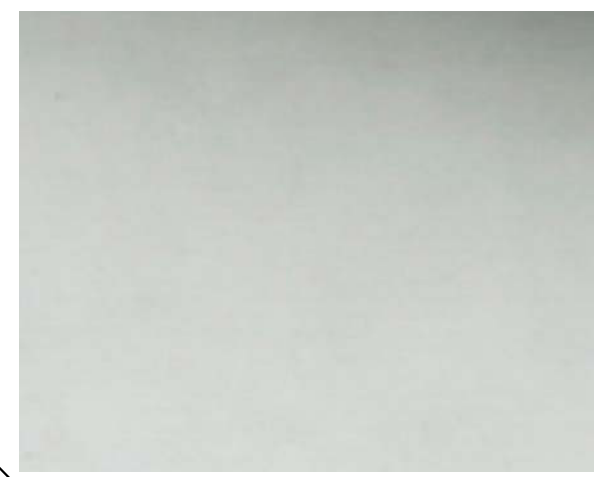
Sheet No:  
**A7**

Project No:  
1074

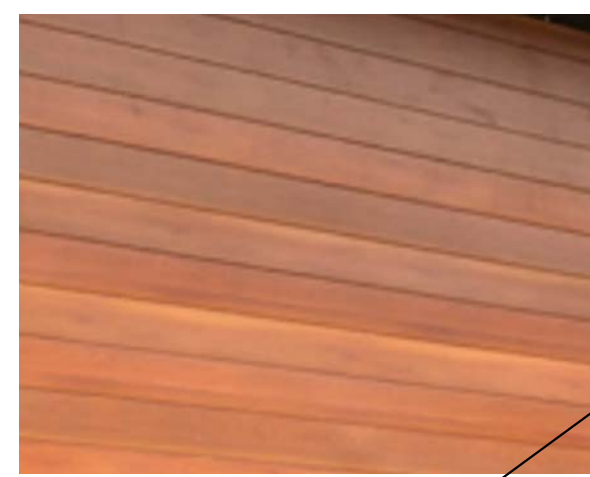




SHEET METAL ROOFING



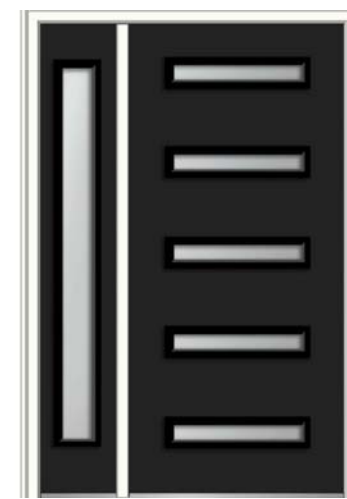
SMOOTH STUCCO FINISH



WOOD SIDING



FIBERGLASS WINDOW



FIBERGLASS ENTRY DOOR



STEEL GARAGE DOOR

# MATERIAL BOARD

DESIGNER/ENGINEER:  
**JOSEPH XU**  
**XU ENGINEERING**  
339 BARTON DRIVE  
FREMONT, CA 94536  
P. 510.676.2733  
F. 510.794.2830  
xuengineering@yahoo.com



Project Title:  
**NEW TWO STORY HOUSE**  
**1074 RIVERSIDE DRIVE**  
**LOS ALTOS, CA**

## MATERIAL BOARD

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

Date: 10/24/2019

Drawn by:

Checked by:

Sheet No:

**A8**

Project No:  
1074



**Hydrozones:**

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP	WATER
1	Rain Bird ASVF	3/4"	Bubbler	3.25	33.1	33.2	1.03 in/h	M
2	Rain Bird ASVF	3/4"	Bubbler	1	32.9	32.9	1.07 in/h	VL
3	Rain Bird XACZ-075-PRF	3/4"	Area for Drip Emitters	4.06	33.5	34.5	0.97 in/h	L
4	Rain Bird XACZ-075-PRF	3/4"	Area for Drip Emitters	2.9	28.5	28.9	1.12 in/h	L
5	Rain Bird ASVF	3/4"	Turf Spray	5.51	35.2	36.3	1.4 in/h	L

**Water Efficient Landscape Worksheet:**

**Reference Eto: 43.0**

Hydrozone# /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Est. Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
Trees Valve 1	.5	Bubbler	.81	.62	24 <small>12 sf per tree</small>	15	400
Trees Valve 2	.2	Bubbler	.81	.25	156 <small>12 sf per tree</small>	58	1,546
Shrubs Valves 3-4	.3	Drip	.81	.37	2,066	765	20,395
Kurapia Valve 5	.3	Spray	.75	.40	301	120	3,199
Unplanted Landscape*	0	None	0	0	3,957	0	0
					<b>Totals</b>	<b>6,504</b>	<b>25,540</b>

\*Includes Bark Only areas

Special Landscape Areas							
None	None	None	None	None	None	None	None
					<b>Totals</b>	<b>0</b>	<b>0</b>

ETAF Calculations		ETWU Total	
Total ETAF x Area	958	Maximum Allowed Water Allowance (MAWA)	25,540
Total Area	6,504	( $ET \times (.62) \times (.55 \times LA) + (.45 \times SLA)$ )	95,368
Average ETAF	.15		

**Irrigation Legend:**

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	Rain Bird 1804-U-PRS 10 HE-V	Adj	30	0.01	10'
	Rain Bird 1804-U-PRS 12 HE-V	Adj	30	0.01	12'
	Rain Bird RWS-M-B-C 1401(1 per Cypress, 2 per Maple)	360	30	0.25	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
	Rain Bird XACZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Anti-Siphon Valve, 3/4" pressure regulating RBY Filter, and 30psi pressure regulator, for above grade installation. 0.2 GPM-5 GPM.				
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.				
	Rain Bird ARV050 1/2" Air Relief Valve				
	Area to Receive Drip Emitters Hunter HEB 1/2" Female Threaded Point Source Drip Emmitter. Recommended Pressure from 20 psi-50 psi.				
	Rain Bird ASVF Electric Remote Control Valve, with Atmospheric Backflow Preventer. 3/4", 1" Available.				
	Nibco Bronze Gate Valve, T-113, Line Size				
	Hunter XC-800i 8 Station Controller, Residential Use. Plastic Cabinet, Indoor, with 3 Independent Programs. 120 VAC.				
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.				
	Point of Connection 3"				
	Irrigation Lateral Line: PVC Schedule 40				
	Irrigation Mainline: PVC Schedule 40				
	Pipe Sleeve: PVC Class 200 SDR 21				

Valve Callout

**Irrigation Schedule:**

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Trees	0/0	1/5	2/5	2/5	2/10	2/10	2/10	2/10	2/5	2/5	1/5	0/0
Valve 1	0	85	130	130	260	260	260	260	130	130	85	0
Trees	0/0	1/5	2/5	2/5	2/5	2/5	2/5	2/5	2/5	2/5	1/5	0/0
Valve 2	0	20	40	40	40	40	40	40	40	40	20	0
Shrubs	0/0	1/25	2/25	2/25	2/45	2/45	2/45	2/45	2/25	2/25	1/25	0/0
Valves 3-4	0	749	1,498	1,498	2,696	2,696	2,696	2,696	1,498	1,498	749	0
Kurapia	0/0	1/10	2/10	2/10	2/15	2/15	2/15	2/15	2/10	2/10	1/10	0/0
Valve 5	0	220	441	441	661	661	661	661	441	441	220	0

**Project Information:**

Owner: Roger Liu  
 rogerzliu@gmail.com  
 (408) 326-9541

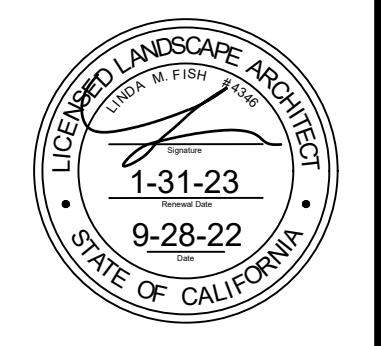
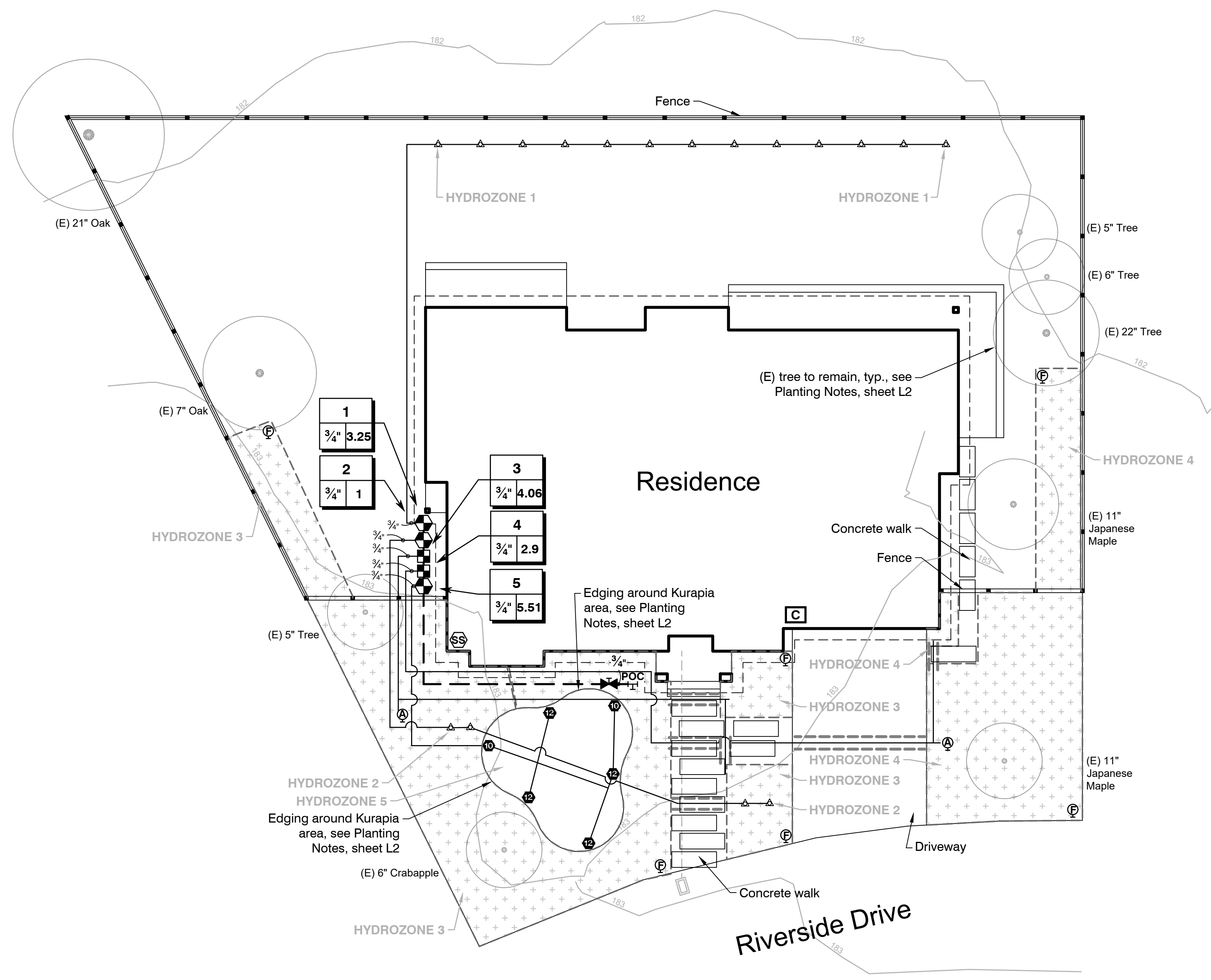
Project Type: New, private  
 Landscape Area: 3,166 sf (including bark only areas)  
 Water Supply: Potable water, California Water Service Company  
 Landscape Document Package:  
 1. Project Information (this box)  
 2. Water Efficient Landscape Worksheet (sheet L1)  
 3. Soil Management Report (provided by Landscape Contractor, see Planting Notes, sheet L2)  
 4. Landscape Design Plan (Planting Plan, sheet L2)  
 5. Irrigation Design Plan (Irrigation Plan, sheet L1)  
 6. Grading Plan - provided by Civil Engineer

Applicant Compliance Statement:  
 "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".

9-28-22  
Date

**Irrigation Notes:**

- Before beginning work, Contractor shall inspect the site. If any conditions exist that differ from what is shown on the plans and will affect the Contractor's work, notify the Owner or Landscape Architect immediately.
- This irrigation system is based on a minimum of 40 psi and 6 gpm. Prior to irrigation installation, ensure that gpm and psi requirements are met. If there is insufficient of either, contact the Landscape Architect immediately.
- Install all irrigation equipment in accordance with manufacturer's specifications.
- Piping layout is diagrammatic. Irrigation equipment shown in paved areas are for legibility only and are to be installed in planting areas (except for sleeves).
- All irrigation pipes under paving must be sleeved. Sleeves are only shown diagrammatically on the plan, and more may be needed than shown. All mainline pipes and control wires under paving are to be installed in separate sleeves. Contractor is responsible to coordinate with other contractors to locate and install pipe sleeves under paving.
- Flood trenches to compact backfill before final landscape grading.
- The irrigation controller must be programmed within the days and hours established by any water conservation program adopted by the City of Los Altos.
- The Contractor is responsible to create accurate, scaled, as-built drawing of the entire irrigation system. Three copies of the as-built drawings are to be given to the Owner before the project is complete.
- Contractor to install automatic irrigation per these plans. Any discrepancies are to be brought to the attention of the Landscape Architect. Contractor is responsible for the successful, full operation of the irrigation system.
- An irrigation audit shall be completed by a Certified Landscape Irrigation Auditor after installation per the State Model Water Efficient Landscape Ordinance. The audit shall be provided to the Contra Costa County Department of Conservation & Development.
- Contractor to review controller selection and controller and valve locations with Owner.
- The Contractor is responsible to work with the Owner and Landscape Architect to create a maintenance schedule and complete the Certificate of Completion and Certificate of Installation in compliance with the Model Water Efficient Landscape Ordinance.



Revisions:


**Linda Fish**  
 Landscape Architect  
 linda@fishlandscape.com  
 (209) 656-7177  
 PLA #4346

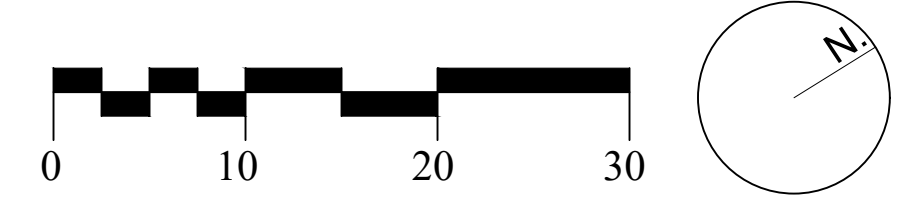
**Irrigation Plan**

**New Two Story House**

1074 Riverside Drive  
Los Altos, CA

Scale: 1"=10'-0"  
 Date: 9-28-22  
 Drawn: LF  
 Sheet Number:

L1







Cupressus sempervirens / Italian Cypress  
SCREENING TREE  
Growth rate: 3'/yr  
Size at maturity: 6'-8"W, 40'-60"H



Acer palmatum / Japanese Maple  
Growth rate: 1'-2'/yr  
Size at maturity: 15'W, 25'H



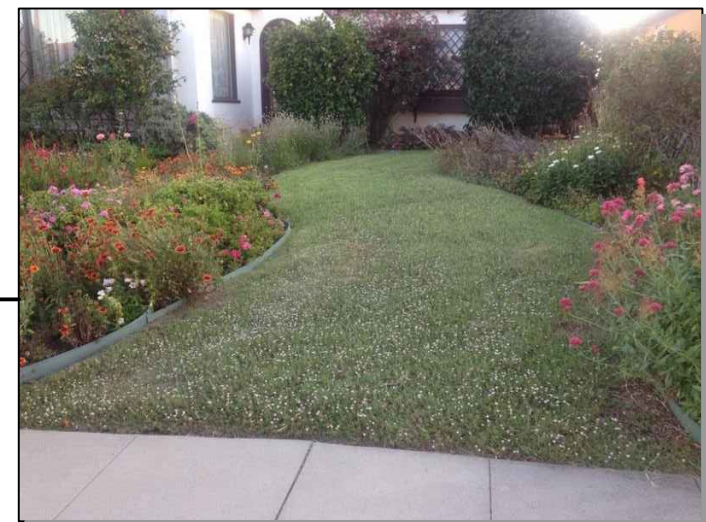
Prunus caroliniana 'Compacta' / Carolina Cherry  
SCREENING SHRUB  
Growth rate: 1'-3'/yr  
Size at maturity: 6'W, 15'H



Myrtus communis 'Compacta' / Dwarf Common Myrtle  
Growth rate: 1'/yr  
Size at maturity: 2'-3'W, 2'-3'H



Lomandra longifolia 'Breeze' / Breeze Mat Rush  
Growth rate: 1'/yr  
Size at maturity: 3'W, 3'H



Lippia nodiflora 'Kurapia' / Kurapia  
Lawn substitute sod



Carex tumulicola / Berkeley Sedge  
Growth rate: 1'/yr  
Size at maturity: 1.5'W, 1.5'H



Salvia leucantha 'Santa Barbara' / Mexican Bush Sage  
Growth rate: 3'/yr  
Size at maturity: 3'W, 3'H



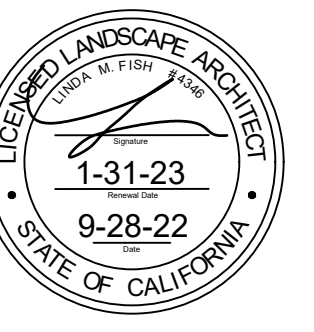
Arbutus unedo 'Compacta' / Dwarf Strawberry Tree  
Growth rate: 1'/yr  
Size at maturity: 5'W, 5'H

**Planting Legend:**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Acer palmatum	Japanese Maple	24" Box	per plan	M	2
	Cupressus sempervirens	Italian Cypress	15 gal.	per plan	L	13
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 gal.	6'	L	4
	Carex tumulicola	Berkeley Sedge	1 gal.	2.5'	L	15
	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	1 gal.	3'	L	25
	Myrtus communis 'Compacta'	Dwarf Common Myrtle	5 gal.	3.5'	L	17
	Prunus caroliniana 'Compacta'	Carolina Cherry	5 gal.	per plan	L	21
	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	5 gal.	5'	L	8
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Lippia nodiflora 'Kurapia S1'	Kurapia®	sod		L	301 sf

**Planting Notes:**

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences.
- The site has several existing trees. All existing trees are to be protected in place, and all landscape construction activity is to take precaution to avoid cutting or damaging roots. If any trees are damaged during landscape construction, the Contractor is to notify the Owner and replace the tree with a 48" box specimen tree of the same species in it's place.
- The Contractor shall furnish the City and Owner with a landscape soils report - A05-2/WELO, with Bay-friendly recommendations, from Waypoint Analytical in San Jose, or equal. Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (9 yards per 1,000 square feet, or approximately 3" deep) before planting. Rototill all planting areas at least 9" deep. Soil amendments and fertilizer shall be based on the soil fertility test and the recommendations from the reputable soil testing laboratory after the mass grading. The recommendations shall be done on organic basis.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Edge all Kurapia areas with 4" aluminum edging, Permaloc or equal.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add OMR1 - certified fertilizer tablets to each tree or shrub when planting in the following quantities:  
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" box - 7 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor to place 3" of recycled dark brown bark chip mulch to cover entire site (front yard, back yard, side yards) except for Kurapia area.
- Contractor is responsible to notify the County prior to work commencement and to set up an inspection schedule.
- Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Los Altos.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.
- Upon completion of installation, Contractor is responsible to submit two sets of as-built plans to Owner.



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Landscape Architect  
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(209) 656-7177  
PLA #4346

**Planting Plan**

New Two Story House  
1074 Riverside Drive  
Los Altos, CA

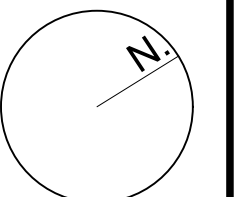
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Date: 9-28-22

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Sheet Number:

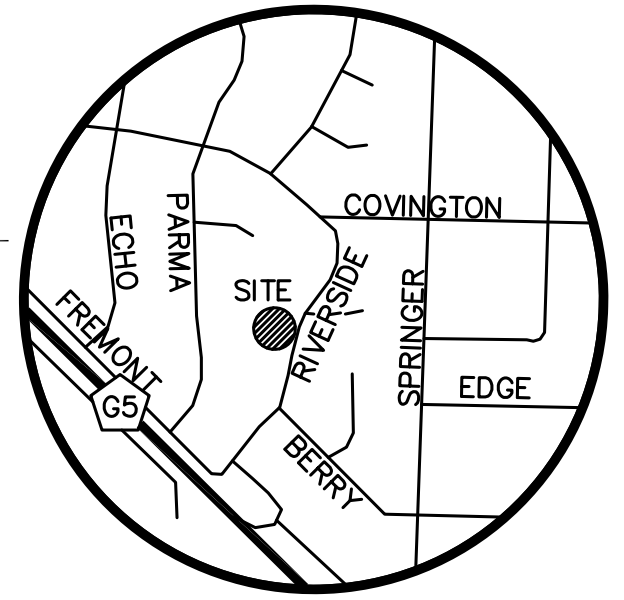
**L2**











VICINITY MAP  
NO SCALE

EASEMENT NOTE

LOT 102  
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-5643827, DATED AS OF FEBRUARY 12, 2018

LOT 103  
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-564841, DATED AS OF FEBRUARY 12, 2018

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

FEMA FLOOD NOTE

FLOOD ZONE: AE

100-YEAR BASE FLOOD ELEVATION (BFE): 180.3' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY FLOOD PROFILE FOR HALE CREEK

FEMA FLOOD INSURANCE RATE MAP 06085C0201H EFFECTIVE DATE: MAY 18, 2009

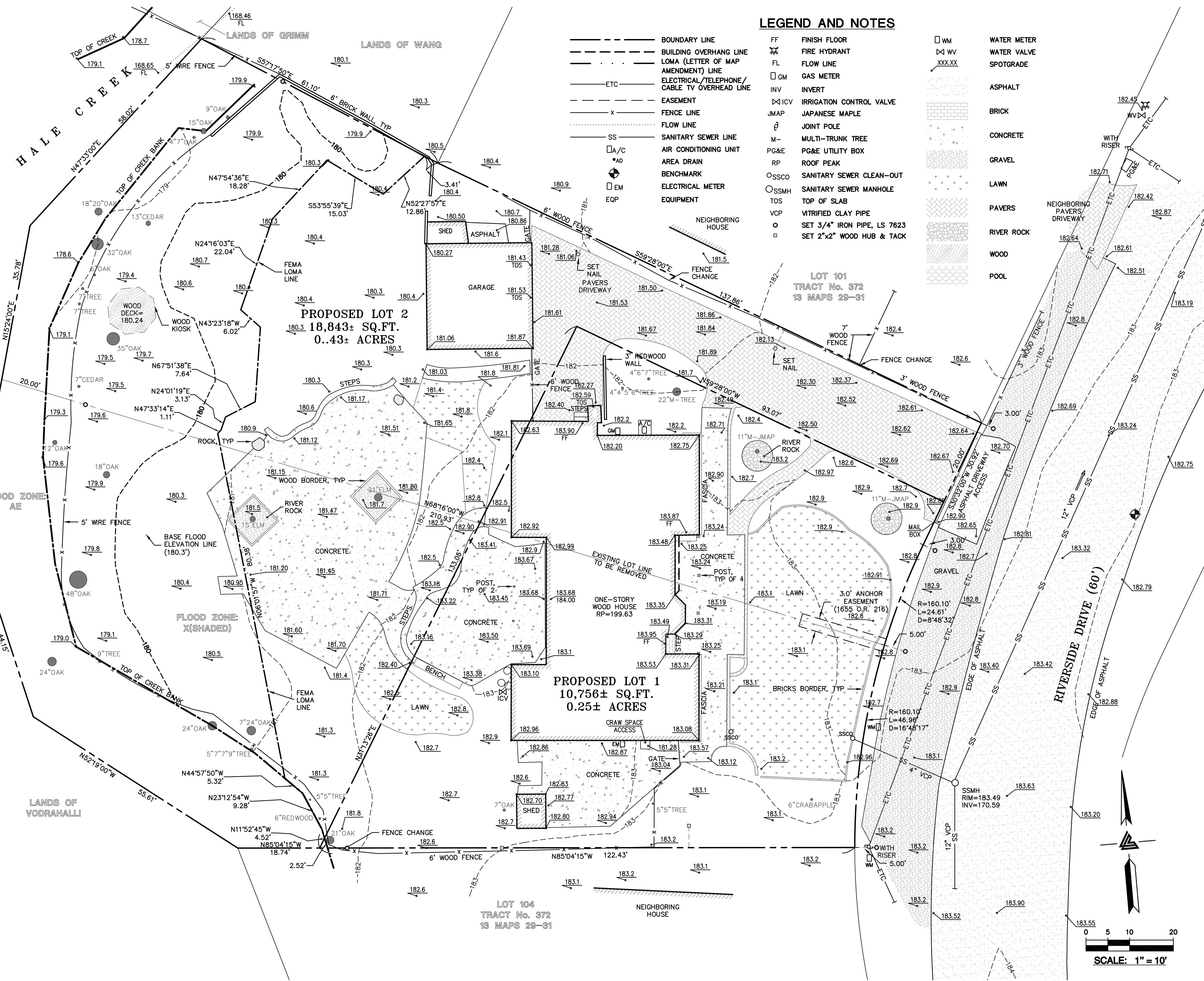
FEMA FLOOD INSURANCE STUDY FOR SANTA CLARA COUNTY, CA NO. 06085C003B REVISED: FEBRUARY 19, 2014

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BU 350  
BRASS DISK ON TOP OF CONCRETE NORTHEASTERN HEADWALL LOCATED AT THE NORTHWEST END OF SAID HEADWALL ON HALE CREEK BRIDGE AT COVINGTON ROAD, CITY OF LOS ALTOS.  
ELEVATION = 174.33' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 183.06' (NAVD 88 DATUM)



LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- LOMA (LETTER OF MAP AMENDMENT) LINE
- ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- EASEMENT
- FENCE LINE
- FLOW LINE
- SANITARY SEWER LINE
- AIR CONDITIONING UNIT
- AREA DRAIN
- BENCHMARK
- ELECTRICAL METER
- EQUIPMENT
- FINISH FLOOR
- FIRE HYDRANT
- FLOW LINE
- GAS METER
- INVERT
- IRRIGATION CONTROL VALVE
- JAPANESE MAPLE
- JOINT POLE
- MULTI-TRUNK TREE
- PG&E UTILITY BOX
- ROOF PEAK
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- TOP OF SLAB
- VITRIFIED CLAY PIPE
- SET 3/4" IRON PIPE, LS 7623
- SET 2"x2" WOOD HUB & TACK
- WATER METER
- WATER VALVE
- SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- PAVERS
- RIVER ROCK
- WOOD
- POOL



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(F) (510) 887-3019  
WWW.LEABRAZE.COM

1074 RIVERSIDE DRIVE  
LOS ALTOS  
CALIFORNIA  
SANTA CLARA COUNTY  
APN: 189-45-024

TOPOGRAPHIC &  
LOMA  
SURVEY

TOPO UPDATE	JN
09-14-2020	
FLOOD BOUNDARY	PW
01-22-2020	
FLOOD ZONE	RM
07-11-19	
ADDED MONUMENTS	RM
04-12-18	
REVISIONS	BY

JOB NO: 2180239  
DATE: 3-6-18  
SCALE: 1"=10'  
FIELD BY: EH  
DRAWN BY: DDR  
SHEET NO:

