**CITY OF LOS ALTOS**
**CITY COUNCIL MEETING**
**May 12, 2015**

**DISCUSSION ITEM**

**Agenda Item # 13**

**SUBJECT**: Deny the appeal of Design Review application 15-SC-01 (1977 Churton Avenue) and uphold the approval subject to the listed findings and conditions

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## BACKGROUND

This is an appeal of the design approval for a new two-story house. The project includes demolition of the existing house and construction of a new house with a basement. The new, two-story house includes 2,584 square feet on the first floor, 913 square feet on the second floor and 1,516 square feet in the basement.

On April 1, 2015, the Design Review Commission held a public meeting to consider the project. Two letters of concern were submitted prior to the meeting, which were addressed in the staff report. Three neighbors, two of which submitted the letters, spoke in opposition to the project, raising concerns about the potential privacy impacts from rear facing windows on the second story. The Design Review Commission discussion noted that the project followed the Residential Design Guidelines by minimizing side-facing windows on the second story and by orienting larger second story windows toward the front and rear yards, where privacy concerns may be more easily mitigated. The Commission felt that the four-foot sill heights of the second story loft and the proposed Prunus Caroliniana screening provided a reasonable degree of privacy to the rear properties.

In its general support for the project, the Commission discussed moving the house forward on the lot approximately seven feet, for an approximate 35-foot front yard setback in order to increase the rear yard setback. The discussion to increase the rear yard setback was an effort to further mitigate privacy concerns from the rear facing windows and better relate to the existing front yard setback pattern in the neighborhood context. Following the discussion, the Commission voted three to two to approve the project with a recommendation to decrease the front yard setback. Although they supported the project, the two Commissioners voted against the motion based on a lack of specification in the amount of decrease to the front yard setback.

The April 1, 2015 meeting agenda report, meeting minutes and plans for the new house are attached for reference (Attachments 2, 3 and 4).

## EXISTING POLICY

Residential Design Guidelines

## PREVIOUS COUNCIL CONSIDERATION

None

## DISCUSSION

An appeal was filed by a rear neighbor who lives at 1992 Farndon Avenue. The appeal is based on two claims: 1) the project is creating unreasonable privacy impacts on their property and 2) the landscaping plan includes large trees and Prunus Caroliniana that block views and light for

neighboring residents. With regard to privacy, the appellant is concerned that the second story windows on the rear elevation have low sill heights with direct views into their house. The appellant submitted a letter (Attachment 1) outlining their appeal.

## PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 of the surrounding properties for the Design Review Commission meeting held on April 1, 2015

A public meeting notice was posted on the property and mailed to 11 of the surrounding properties for the May 12, 2015 City Council meeting.

Posting of the meeting agenda serves as notice to the general public.

## FISCAL/RESOURCE IMPACT

None

## ENVIRONMENTAL REVIEW

Categorically Exempt pursuant to CEQA Section 15303.

## RECOMMENDATION

Deny the appeal of Design Review application 15-SC-01 (1977 Churton Avenue) and uphold the approval subject to the listed findings and conditions.

## ALTERNATIVES

1. Make negative design review findings and deny the project
2. Modify the project and/or conditions and reaffirm the approval
3. Remand the project to the Design Review Commission with specific direction

Prepared by: Sierra Davis, Assistant Planner

## ATTACHMENTS:

1. Appeal Application and Letter
2. Design Review Commission Agenda Report dated April 1, 2015
3. Design Review Commission Minutes dated April 1, 2015
4. 1977 Churton Avenue Design Plans

## FINDINGS

15-SC-01 – 1977 Churton Avenue

1. With regard to design review for a two-story, single-family structure, the City Council finds the following in accordance with Section 14.76.050 of the Municipal Code that:

   a. The proposed structure complies with all provisions of this chapter;

   b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

   c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

   d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;

   e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings;

   f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

15-SC-01 – 1977 Churton Avenue

1. The approval is based on the plans received on March 23, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. The Prunus Caroliniana landscape hedge adjacent to the side and rear property lines, the two Olive trees adjacent to the rear property line, and the Manzanita tree adjacent to the left property line shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. The basement shall not contain a kitchen.

4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

5. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the tree in the front yard as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.

8. **Prior to zoning clearance, the project plans shall contain/show:**

    a. The conditions of approval shall be incorporated into the title page of the plans.

    b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "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.

c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional.

d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.

e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.

f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

g. 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 (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

9. **Prior to final inspection:**

a. All front yard, interior side, and rear yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division.

b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

CITY OF LOS ALTOS

GENERAL APPLICATION

Type of Review Requested: *(Check all boxes that apply)* Permit # 1106635

| | | | | | |
|---|---|---|---|---|---|
| | One-Story Design Review | | Commercial/Multi-Family | | Environmental Review |
| | Two-Story Design Review | | Sign Permit | | Rezoning |
| | Variance | | Use Permit | | R1-S Overlay |
| | Lot Line Adjustment | | Tenant Improvement | | General Plan/Code Amendment |
| | Tentative Map/Division of Land | | Sidewalk Display Permit | X | Appeal |
| | Historical Review | | Preliminary Project Review | | Other: |

Project Address/Location: 1977 Churton Ave.

Project Proposal/Use: Residential Current Use of Property: _____

Assessor Parcel Number(s): 318-15-025 Site Area: _____

New Sq. Ft.: _____ Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): _____

Applicant's Name: Afshin Faridjoo

Telephone No.: 650-224-4024 Email Address: faridjoo@yahoo.com

Mailing Address: 1992 Farndon Ave.

City/State/Zip Code: Los Altos, CA 94024

Property Owner's Name: Afshin Faridjoo

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

Architect/Designer's Name: _____

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

* * * If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. * * *

*(continued on back)*

Date: 4/14/2015

From: Afshin Faridjoo, Marjan Shafie
Address: 1992 Farndon Ave, Los Altos, CA 94024

To: City Council, Los Altos, California
Subject: Plan review and feedback for proposed design of 1977 Churton Ave.

Dear Council member of City of Los Altos,

This letter is an appeal to the decision made by Architectural and Site Control Committee members to approved the proposed plan for a new construction at 1977 Churton Ave .

The new construction plan is a two story house to be built on 1977 Churton Ave. Despite the objection of 3 neighboring homes on the back side of the property and requesting for a new design to provide privacy for the homes on the other side, the Architectural and Site Control Committee approved the plan without any modifications.

The proposed design for 1977 Churton Ave. includes 5 windows facing the houses in the backside and large trees that blocks views and light for neighboring residents. 3 of the windows are in a loft that includes tables and working desks right behind them. These desks are used by residents to work and do homework most of the day.

The proposed design ignores the guidelines that are specifically mentioned in the "Residential Design Guidelines"

A few quotes from "Residential Design Guidelines" published by the City of Los Altos:

Page 4; 6th paragraph: "**When considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy**, ..."

Page11; last paragraph: " **When designing your home, it is important to be conscious of your immediate neighbors, particularly their privacy.**"

Page 14; 1st paragraph: "**Study sight lines to locate windows and maintain privacy. Carefully size and place windows and other forms of glazing so that sight lines into your neighbors' homes and yards is eliminated. Orient second story windows so that their egress (code required exit windows) is away from neighbors when privacy invasions may result.**""

Page 14; 4th paragraph: "**Consider the alternative of using skylights for light and air in order to reduce privacy invasion.**"

Page 15 has a section about "5.3 PRIVACY"
**Carefully designing your house to prevent unreasonable invading your neighbors' privacy will lessen one of the greatest causes for their concerns about a project.**

Best regards,
Afshin Faridjoo, Marjan Shafie

DATE: April 1, 2015

AGENDA ITEM # 3

**TO:** Design Review Commission

**FROM:** Sierra Davis, Assistant Planner

**SUBJECT:** 15-SC-01 – 1977 Churton Avenue

## RECOMMENDATION:

Approve design review application 15-SC-01 subject to the listed findings and conditions

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## PROJECT DESCRIPTION

This is a design review application for a two-story, single-family house. The project includes 2,584 square feet on the first-story, 913 square feet on the second-story and 1,516 square feet in a basement.

The following table summarizes the project:

| | |
|---|---|
| **GENERAL PLAN DESIGNATION:** | Single-family, Residential |
| **ZONING:** | R1-10 |
| **PARCEL SIZE:** | 10,000 square feet |
| **MATERIALS:** | Wood siding, cedar shingles, composition shingle roof, wood columns, brick chimney, brick column bases, wood corbels and trim |

| | **Existing** | **Proposed** | **Allowed/Required** |
|---|---|---|---|
| **LOT COVERAGE:** | 2,319 square feet | 2,886 square feet | 3,000 square feet |
| **FLOOR AREA:** | | | |
| First floor | 2,294 square feet | 2,584 square feet | |
| Second floor | N/A | 913 square feet | |
| Total | 2,294 square feet | 3,497 square feet | 3,500 square feet |
| **SETBACKS:** | | | |
| Front | 42 feet | 42 feet | 25 feet |
| Rear | 37 feet | 31 feet | 25 feet |
| Right side (1st/2nd) | 10 feet | 11 feet/21 feet | 10 feet/17.5 feet |
| Left side (1st/2nd) | 14 feet | 12 feet/24 feet | 10 feet/17.5 feet |
| **HEIGHT:** | 16 feet | 24 feet | 27 feet |

## BACKGROUND

The property is in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The houses in the neighborhood context are of a similar design with single-story Ranch style homes and two-story Craftsman style homes with lower plate heights, recessed second stories, and small gable roof elements. The similar forms emphasize horizontal eave lines with gable accents and rustic materials including wood siding and trim, stucco and stone accents. The street tree pattern includes Modesto Ash trees close to the street.

## DISCUSSION

According to the Residential Design Guidelines, Consistent Character Neighborhoods have similar architectural character, setbacks and streetscape character. New construction should incorporate good neighbor design which includes similar design elements, materials and scale found within the neighborhood.

The proposed house maintains the existing setbacks and the general footprint of the existing house. The houses in the neighborhood have a greater than required front yard setback and the new house maintains the existing setback of 42 feet. The existing house and adjacent houses are set back farther on the lot with an existing rear yard setback of 37 feet. The proposed house would substantially maintain the setback with a rear yard setback of 31 feet.

The second story is centered over the first story and has similar massing and scale as the adjacent two-story house to the west. The project will maintain the existing grade with a new finished floor height of one-foot and overall height of 24 feet where 27 feet is allowed. Maintaining the existing setbacks, finished grade and relating to the scale and massing of the existing two-story houses in the neighborhood context results in a good neighbor design.

The project incorporates rustic materials that include: wood siding, cedar shingles, composition shingle roof, wood columns, brick chimney and column bases, wood corbels and trim. The design is Craftsman inspired; however, the composition of the structure and the first and second story is more complex. The exterior facade is guided by the interior spaces of the structure; however the high quality materials and details help to clarify the design concept, which is consistent throughout the exterior facade.

### Landscaping and Privacy

The street tree pattern will be maintained with the existing Modest Ash near the street. Additionally the plan provides for three new Amur Maple trees in the front yard to buffer the new construction. The landscape plan eliminates the existing circular driveway, which are discouraged as they increase the amount of paved area in the front yard.

The west elevation includes three, second-story windows with one in bedroom No. 2 and two in the loft. The window in bedroom No. 2 is in the front corner of the room and has a sill height of three and one-half feet above the finished floor. The window has views to the adjacent property and the front yard, which do not result in substantial privacy concerns dues to the evergreen screening proposed along the side property line. The loft windows toward the rear of the house have sill

heights of approximately four feet. The windows have views to the adjacent property and toward the adjacent property's rear yard. The landscape plan provides for a continuous evergreen landscape hedge of Prunus Caroliniana along the side property line which will help to mitigate views toward the rear yard.

The east elevation includes two, second-story windows, one in bedroom No. 3 and one in bedroom No. 4. The windows in bedroom No. 3 and No. 4 have sill heights of three and half feet above the finished floor and are in the middle of the elevation. The windows have views over the adjacent neighbor's roof with limited views toward the front and rear of the adjacent property. The landscape plan provides for a continuous evergreen landscape hedge of Prunus Caroliniana along the side property line which will help to mitigate privacy impacts.

The rear elevation includes five windows, one in bedroom 4, one in bathroom No. 3, and three in the loft. The window in bedroom No. 4 is an egress window with a sill height of three feet. An egress window is required in all bedrooms and the applicant has addressed the privacy issues by providing trees and an evergreen hedge along the side and rear property lines. The landscape plan provides for a Manzanita tree on the side property at the rear of the house and two fruitless Olive trees along the rear property line. The trees have a slow growth rate; however, the side and rear property lines also include a Prunus Caroliniana hedge that will provide faster growing landscape mitigation for adjacent neighbors. The window sill heights in bathroom No. 3 and the loft are approximately four feet in height and does not create a substantial privacy concern, the landscaping along the rear property line will help mitigate views to the adjacent properties.

## CORRESPONDENCE

Staff received correspondence from the rear neighbors on Farndon Avenue expressing concern regarding the rear facing windows and privacy. The neighbors have requested the following mitigation measures to preserve privacy and provide landscaping that has minimal impact on their views and sunlight.

- Install windows with a minimum sill height of six-feet from finished floor;
- Use opaque glass for the lower parts of windows up to 6 feet in height from the finished floor and provide stationary windows;
- Provide privacy windows on the side and rear of bedroom No. 4;
- Plant trees and shrubs that do not obscure views to the surrounding hills; and
- Plant trees a reasonable distance from the fence so as when the tree is mature the whole tree is contained on the site. Requesting trees that are no taller than 7-8 feet in height to preserve the sunlight on the adjacent properties.

There is a requirement for one egress window in a bedroom, which requires a low sill height with an operable window. An egress window would be required on either the side or rear elevation and in this case the house is designed with the egress window facing the rear yard. A rear facing window with a lower sill height is in accordance with the Residential Design Guidelines because the setbacks and screening opportunities are greater. As mentioned the applicant has provided a landscaping hedge along the side and rear property line to help maintain a reasonable degree of privacy on adjacent properties. The sill heights of the rear facing windows in bathroom No. 3 and the loft could be raised to help mitigate views down into neighboring properties. Staff does not support using obscured glazing for windows as those types of windows are difficult to enforce to address privacy.

## ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family land use.

## PUBLIC NOTICING

This project was noticed to the 11 neighboring property owners in addition to an on-site posting.

Cc: Clifton Wu, Property Owner
Rick Gould, Designer

Attachments:
A. Application
B. Neighborhood Compatibility Worksheet
C. Area Map and Vicinity Map
D. Correspondence

## FINDINGS

15-SC-01 – 1977 Churton Avenue

1. With regard to design review for a two-story, single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

   a. The proposed structure complies with all provision of this chapter;

   b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

   c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

   d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;

   e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

   f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

15-SC-01 – 1977 Churton Avenue

1. The approval is based on the plans received on March 23, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions.

2. The Prunus Caroliniana landscape hedge adjacent to the side and rear property lines, the two Olive trees adjacent to the rear property line, and the Manzanita tree adjacent to the left property line shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. The basement shall not contain a kitchen.

4. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.

5. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

7. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the tree in the front yard as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.

8. **Prior to zoning clearance, the project plans shall contain/show:**

    a. The conditions of approval shall be incorporated into the title page of the plans.

    b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "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.

    c. Verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional.

    d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.

e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.

f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

g. 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 (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

9. **Prior to final inspection:**

a. All front yard, interior side, and rear yard landscaping and privacy screening shall be maintained and/or installed as required by the Planning Division.

b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

# ATTACHMENT A

## CITY OF LOS ALTOS
## GENERAL APPLICATION

**Type of Review Requested:** *(Check all boxes that apply)*

**Permit #** 1106489

| | | | | | |
|---|---|---|---|---|---|
| | One-Story Design Review | | Sign Review | | Multiple-Family Review |
| X | Two-Story Design Review | | Sidewalk Display Permit | | Rezoning |
| | Variance(s) | | Use Permit | | R1-S Overlay |
| | Lot Line Adjustment | | Tenant Improvement | | General Plan/Code Amendment |
| | Tentative Map/Division of Land | | Preliminary Project Review | | Appeal |
| | Subdivision Map Review | | Commercial Design Review | | Other: |

**Project Address/Location:** 1977 Churton Ave, Los Altos, CA, 94024

**Project Proposal/Use:** residence.

**Current Use of Property:** residence

**Assessor Parcel Number(s)** 318-15-025 **Site Area:**

**New Sq. Ft.:** 4834.98 **Remodeled Sq. Ft.:** [illegible] **Existing Sq. Ft. to Remain:**

**Total Existing Sq. Ft.:** 2294.1 **Total Proposed Sq. Ft. (including basement):** 4834.98

**Applicant's Name:** Clifton Wu

**Home Telephone #:** 408-417-0170 **Business Telephone #:**

**Mailing Address:** 1977 Churton Ave, Los Altos, CA, 94024

**City/State/Zip Code:** Los Altos CA 94024

**Property Owner's Name:** Clifton Wu

**Home Telephone #:** 408-417-0170 **Business Telephone #:**

**Mailing Address:** 1977 Churton Ave

**City/State/Zip Code:** Los Altos CA 94024

**Architect/Designer's Name:** Rick Gould **Telephone #:** 650-520-9215

*** * * If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finaled prior to obtaining your building permit. Please contact the Building Division for a demolition package. * * ***

*(continued on back)*

# ATTACHMENT B

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

## NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos**. *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

**Project Address** 1977 Churton Avenue, Los Altos, CA 94024
**Scope of Project: Addition or Remodel** ____ **or New Home** ✓
**Age of existing home if this project is to be an addition or remodel?** ____
**Is the existing house listed on the City's Historic Resources Inventory?** No


* See "What constitutes your neighborhood" on page 2.

Address: 1977 Churton Avenue
Date: 12/18/2014

## What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

## Streetscape

### 1. Typical neighborhood lot size*:

Lot area: 10,000 square feet
Lot dimensions: Length 80 feet
Width 125 feet
If your lot is significantly different than those in your neighborhood, then note its: area N/A, length N/A, and width N/A.

### 2. Setback of homes to front property line: *(Pgs. 8-11 Design Guidelines)*

Existing front setback if home is a remodel?_____
What % of the front facing walls of the neighborhood homes are at the front setback 0 %
Existing front setback for house on left _____ ft./on right _____ ft.
Do the front setbacks of adjacent houses line up? _____

### 3. Garage Location Pattern: *(Pg. 19 Design Guidelines)*

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 0
Garage in back yard 1
Garage facing the side 0
Number of 1-car garages__; 2-car garages 8; 3-car garages __


* See "What constitutes your neighborhood", (page 2).

Address: 1977 Churton Avenue
Date: 12/18/2014

## 4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 55%
Two-story 45%

## 5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? Yes
Are there mostly hip ☐, gable style ☑, or other style ☐ roofs*?
Do the roof forms appear simple ☐ or complex ☑?
Do the houses share generally the same eave height No?

## 6. Exterior Materials: *(Pg. 22 Design Guidelines)*

What siding materials are frequently used in your neighborhood*?

✓ wood shingle ✓ stucco __ board & batten __ clapboard
__ tile ✓ stone ✓ brick ✓ combination of one or more materials
(if so, describe) Wood Siding and Stone, Wood Shingles and Stone

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
Asphalt Shingle
If no consistency then explain:_____

## 7. Architectural Style: *(Appendix C, Design Guidelines)*

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☒ NO

Type? ☐ Ranch ☐ Shingle ☐ Tudor ☐ Mediterranean/Spanish
☐ Contemporary ☐ Colonial ☐ Bungalow ☒ Other


* See "What constitutes your neighborhood", (page 2).

Address: 1977 Churton Avenue
Date: 12/18/2014

## 8. Lot Slope: *(Pg. 25 Design Guidelines)*

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)

Is your slope higher ☐ lower ☐ same ☑ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

## 9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Front lawns, big trees, landscape to street edge

How visible are your house and other houses from the street or back neighbor's property?

Visible

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

## 10. Width of Street:

What is the width of the roadway paving on your street in feet? _____
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? Paved

Address: 1977 Churton Avenue
Date: 12/18/2014

**11. What characteristics make this neighborhood* cohesive?**

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

roof material, same front yard setbacks, landscape, horizontal feel

## General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☒ NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time? ☒ YES ☐ NO

C. Do the lots in your neighborhood appear to be the same size?
☒ YES ☐ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☒ YES ☐ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO


* See "What constitutes your neighborhood", (page 2).

Address: 1977 Churton Avenue
Date: 12/18/2014

## Summary Table

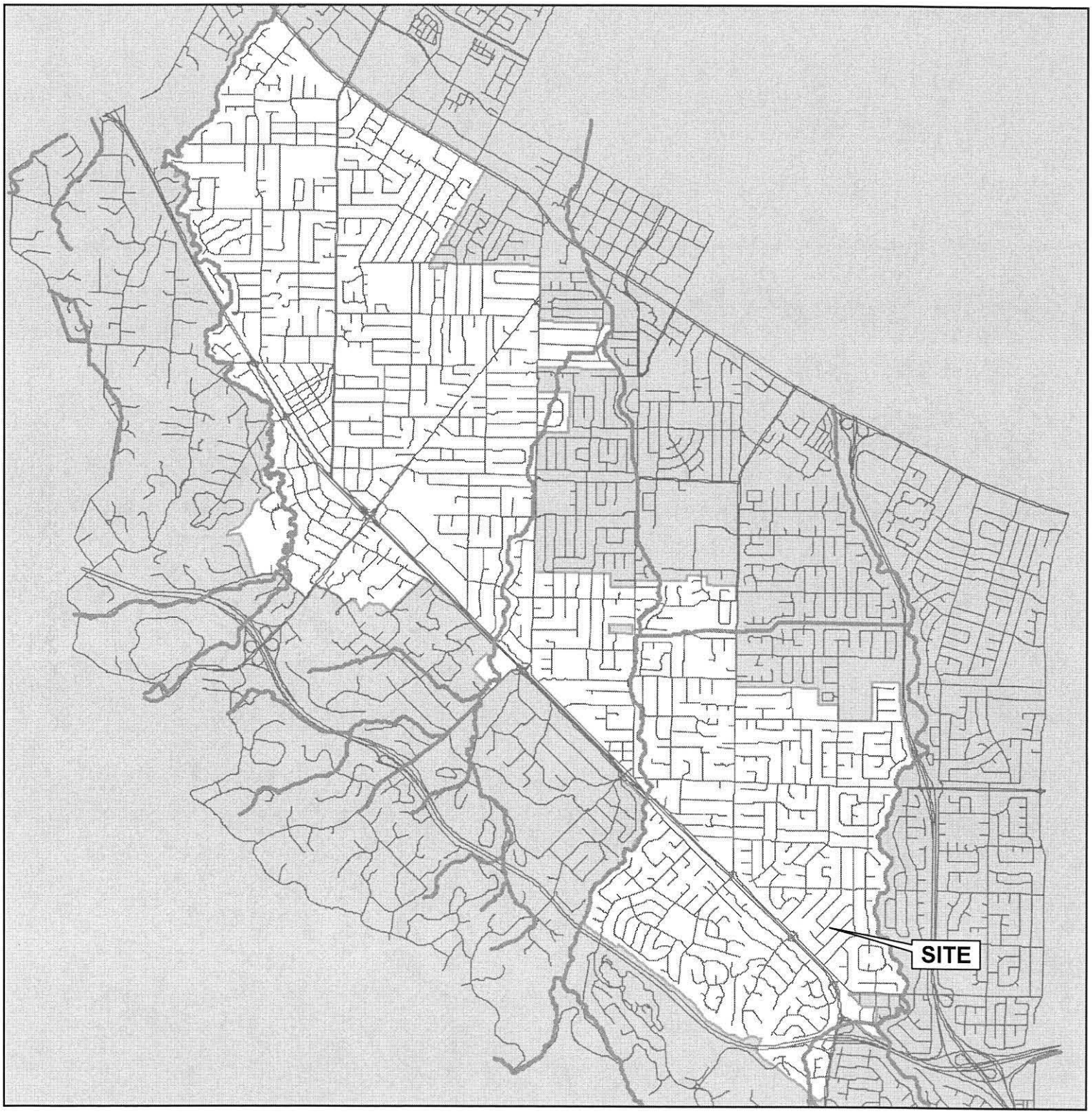
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

| Address | Front setback | Rear setback | Garage location | One or two stories | Height | Materials | Architecture (simple or complex) |
|---|---|---|---|---|---|---|---|
| 1971 Churton Avenue | 40' | 36' | backyard | One | 21 | wood siding | simple |
| 1965 Churton Avenue | 38' | 36' | front facing | Two | 25 | wood siding/brick | simple |
| 1983 Churton Avenue | 38' | 35' | front facing | Two | 24 | wood siding/ston | simple |
| 2001 Churton Avenue | 40' | 40' | front facing | One | 15 | stucco | simple |
| 1978 Churton Avenue | 42' | 40' | front facing | One | 15 | stucco | simple |
| 1972 Churton Avenue | 42' | 40' | front facing | Two | 23 | stucco/brick | simple |
| 1966 Churton Avenue | 40' | 38' | front facing | One | 15 | stone | simple |
| 1960 Churton Avenue | 38' | 40' | front facing | One | 15 | wood siding | simple |
| 1991 Alford Avenue | 42' | 38' | front facing | One | 16 | stucco | simple |
| 1992 Farndon Avenue | 40' | 30' | backyard | One | 15 | stucco | simple |


* See "What constitutes your neighborhood", (page 2).

**ATTACHMENT C**

# AREA MAP




**CITY OF LOS ALTOS**

**APPLICATION:** 15-SC-01
**APPLICANT:** C. Wu
**SITE ADDRESS:** 1977 Churton Avenue

N

Not to Scale

# VICINITY MAP


SCALE 1 : 6,000

500 0 500 1,000 1,500

FEET

**CITY OF LOS ALTOS**

**APPLICATION:** 15-SC-01
**APPLICANT:** C. Wu
**SITE ADDRESS:** 1977 Churton Avenue

**Sierra Davis**

# ATTACHMENT D

**From:** Afshin [faridjoo@yahoo.com]
**Sent:** Tuesday, March 24, 2015 12:08 PM
**To:** Sierra Davis
**Cc:** Marjan Shafie
**Subject:** Concern about 1977 Churton Ave. desing proposal
**Attachments:** 1977 Churton.pdf

**Hi Sierra,**

**This is Afshin Faridjoo. we talked about the design proposal for 1977 Churton Ave. yesterday and discussed my concerns with the windows facing my house and the tall trees that they have proposed in their design.. attached PDF is the letter that explains my concerns.. and below is the content of the attached pdf.**

**Regards,**
**Afshin**

Date: 3/24/2015

From: Afshin Faridjoo, Marjan Shafie
Address: 1992 Farndon Ave, Los Altos, CA 94024

To: Community Development Department, Los Altos, California

Subject: Plan review and objections for 1977 Churton Ave. Los Altos submitted design

Dear City of Los Altos Planner,

This letter is regarding the new construction plan submitted for 1977 Churton Ave.

My name is Afshin Faridjoo, resident of 1992 Farndon Ave. My house is located right behind the house at 1977 Churton Ave.

After reviewing the two-story proposed plan, I noticed that the design includes a bedroom (Bedroom 4), a bathroom, and a Loft facing my property with a total of 5 windows. These 5 windows look directly into my master bedroom and family room which we spend all of our time.

I also saw a proposal for several trees to be planted at the end of their property. I strongly oppose planting any trees taller than 7 or 8 feet in order to create privacy. These tall trees make my backyard like a closed box and blocks sunlight in the afternoons.

I am requesting the owner to remove the windows from the side that overlooks into my property and redesign the landscape with smaller trees with maximum of 7-8 feet tall.

Other options could be to install smaller windows, 6 feet from the floor or using opaque or frosted glass for the lower part of windows up to 6 feet and being stationary..

These design considerations support both the owner and neighbors' privacy.

Best regards,
Afshin Faridjoo, Marjan Shafie

## Sierra Davis

**From:** elie@rayonx.us
**Sent:** Tuesday, March 24, 2015 1:44 PM
**To:** Sierra Davis
**Cc:** Elie Semaan
**Subject:** Protest against 1977 Churton Avenue, Los Altos

Hello Sierra Davis,
I am the owner of 1986 Farndon Avenue, Los Altos.

I am writing to protest the proposed windows in bedroom 4 for the proposed new property at 1977 Churton Avenue, Los Altos.

The windows Mr. Wu is proposing do not provide privacy for him or his neighbors. I suggest for him to reconsider having bedroom 4 with the following options:

1)privacy windows (both sides of the room) or

2)have opaque glass on both windows, at least the lower part of the window (mix of opaque at the bottom and clear on the top).

I am not denying him a second story but he has to reflect his neighbors wishes. After all we are neighbors.

Again, as stated I suggest privacy windows that are high so he does not see into our property so we can enjoy our property without constantly worrying about who is looking at you.

Aside from considering the privacy windows, he also need to consider planting trees without obscuring our view of the surrounding hills and not feel like boxed in. So the trees must be within reasonable and height and distance from the fence, not too close to the fence.

My concern will be the width of the trees once they are fully grown and who will shelter the responsibility taking care of the trees if they are close to the fence.

Basically the proposed trees have to be planted with enough space to accommodate the full diameter once they are branched out and fully mature to be entirely on this property and the branches are not extending to his neighbors property.

Please call with any questions.

Elie Semaan
408 981 9197
Owner of 1986 Farndon Avenue, Los Altos.
Friendly neighbor
Sent via BlackBerry by AT&T

# MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, APRIL 1, 2015 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

## ESTABLISH QUORUM

| | |
|---|---|
| PRESENT: | Chair KIRIK, Vice-Chair MOISON, Commissioners BLOCKHUS, WHEELER, and MEADOWS |
| STAFF: | Planning Services Manager KORNFIELD and Assistant Planners GALLEGOS and DAVIS |

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

## ITEMS FOR CONSIDERATION/ACTION

## CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of March 18, 2015.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve the minutes of the March 18, 2015 regular meeting as amended by Commissioner MEADOWS and Commissioner BLOCKHUS to correct the motion for item No. 1 for the Election of the Design Review Commission Chair and Vice-Chair.
THE MOTION CARRIED UNANIMOUSLY (5/0).

## DISCUSSION

2. **14-SC-46 – M. and P. Sangani – 491 Patrick Way**
   Design review for a first- and second-story addition. The project includes an addition of 568 square feet at the first-story and an addition of 404 square feet at the second-story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 14-SC-46 subject to the listed findings and conditions.

Project architect Fred Blome spoke in support of the project stating that he wanted to increase the dormers to a 4:12 pitch to match the existing roof, use wood siding on the existing second story at the front of the house, and a new window on the rear elevation for the stairway. There was no other public comment.

The Commissioners discussed the project and expressed their general support for the design. Vice-Chair MOISON noted the three letters received in support of the project.

MOTION Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve design review application 14-SC-46 per the staff report findings and conditions, with a condition limiting the scope of the work to not exceed 50 percent of the existing structure as shown on the on the plans.
THE MOTION CARRIED UNANIMOUSLY (5/0).

3. **15-SC-01 – C. Wu – 1977 Churton Avenue**
Design review for a new, two-story house. The project includes 2,584 square feet on the first-story and 913 square feet on the second-story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-01 subject to the listed findings and conditions.

Applicant and owner Clifton Wu stated that he wanted to keep the Magnolia tree so he could not decrease the front setback; he limited the height to 24 feet to minimize massing; omitted the balcony from the design to meet the design guidelines; notified the neighbors of his project; and was surprised by the rear neighbor's concerns, since the distance between the structures, landscape and neighbor's patio cover maintains privacy.

Resident Abby Ahrens spoke in support of the project. Neighbors Elie Semaan, Mo Rezvani, and Afshin Faridjoo spoke in opposition of a two-story house and cited privacy impacts and the impacts from landscape along the property line. There was no other public comment.

The Commissioners discussed the project and expressed their general support for the design. The Commission noted that decreasing the front yard setback was possible since the Magnolia tree was being displaced by the driveway; that the project maintained a reasonable degree of privacy with the window design and proposed landscape mitigation; that the design was similar to a house nearby;

MOTION Commissioner WHEELER, seconded by Vice-Chair MOISON, to approve design review application 15-SC-01 per the staff report findings and conditions, with the following additional direction:

- A recommendation to decrease the front yard setback.

Chair KIRIK then asked for a minimum six-foot decrease in setback to provide certainty or provide a specific site plan.
THE MOTION PASSED BY A 3/2 VOTE, WITH Commissioner BLOCKHUS and Chair KIRIK OPPOSED based on the lack of certainty in the decrease of the front yard setback.

4. **15-SC-03 – A. and P. Abdollahi – 1151 Volti Lane**
Design review for a new, two-story house. The project includes 2,281 square feet on the first story and 1,215 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending continuance of design review application 15-SC-03 subject to recommended direction.

Project applicant and owner Akbar Abdollahi stated that he wanted a 10-foot tall plate height to meet current standards and could make the window changes as desired by the Commission. There was no other public comment.

The Commissioners discussed the project and expressed their support of staff's recommendations. Commissioners expressed concerns about the complex design compared to the character of the

nearby structures, excessive bulk on the second story entry loft, excessive scale of the first story, complex and varied window design and massive side elevations.

MOTION Commissioner BLOCKHUS, seconded by Vice-Chair MOISON, to continue design review application 15-SC-03 per the staff report recommended direction to:

a. Reduce the prominence and height of the single-story walls of the structure to a height of nine feet;

b. Simplify the number of windows, shapes and types;

c. Simplify the massing and design of the structure, including wall and roof forms, to maintain a similar style and character as the immediate neighborhood; and

d. Provide two Category I or II street trees to be located in the front yard.

THE MOTION CARRIED UNANIMOUSLY (5/0).

**COMMISSIONERS' REPORTS AND COMMENTS**

The Commission noted the Volunteer Reception to be held on April 16, 2015.

**POTENTIAL FUTURE AGENDA ITEMS**

None.

**ADJOURNMENT**

Chair KIRIK adjourned the meeting at 8:52 PM.

_____

David Kornfield
Planning Services Manager


See Sheet #2 for Neighboring Property Relationships

ROOF FLASHING NOTES

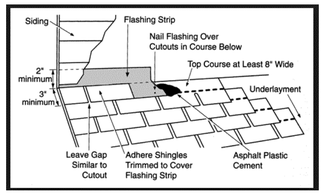
ALL ROOF FLASHING SHALL USE 26 GALVANIZED METAL.

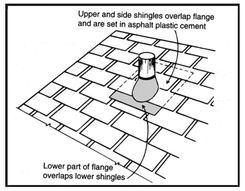
1500 7.2.8 UNDERLAYMENT APPLICATION.

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE) AND UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A MINIMUM 19-INCH-WIDE (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM), BY FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES (51 MM), FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.

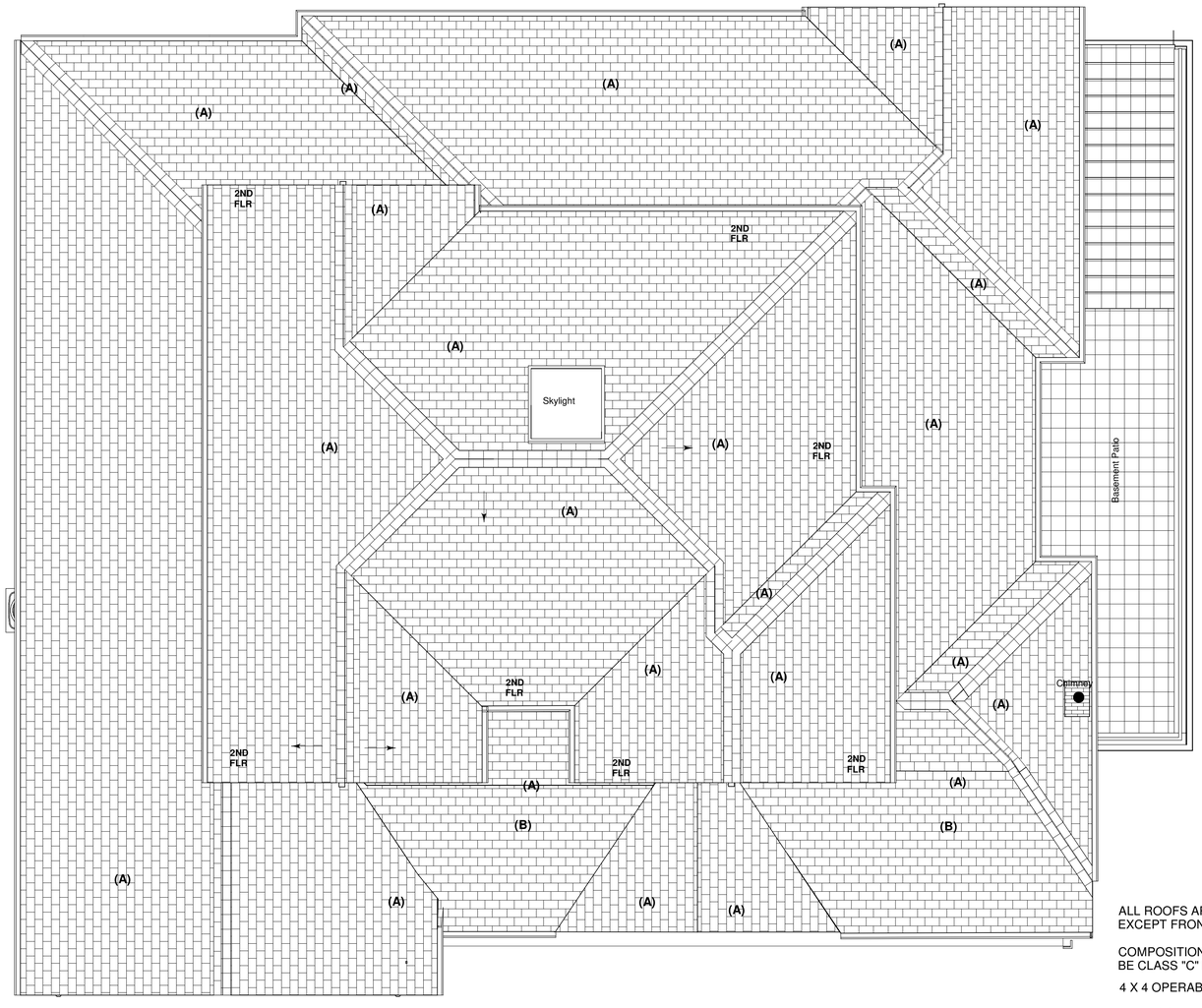
1507.2.9 FLASHIMGS

FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION. FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THIS SECTION AND THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.




ROOF FLASHING DETAILS




ROOF PLAN SCALE 1/4" = 1'

ALL ROOFS ARE 4:12 PITCH = (A)
EXCEPT FRONT OF PORCH ROOF IS 2:13/16 PITCH = (B)

COMPOSITION SHINGLE ON ALL ROOF SURFACES SHALL BE CLASS "C" MIN

4 X 4 OPERABLE SKYLIGHT

DEEP OG BONDERIZED GUTTERS
ROUND BONDERIZED DOWNSPOUTS

1 X 6 FACIA
STARTER BOARD FOR EVES

## LOT CALCULATIONS

| | | |
|---|---|---|
| NET LOT AREA: | 10,000 ft.² | |
| FRONT YARD HARD SCAPE AREA: *Hardscape in front yard shall not exceeds 50%* | PROPOSED 985 ft.² | 29.6 % |
| LANDSCAPING BREAKDOWN: *All Existing Hardscape is to be Removed During Demo* | Total hard scape area (All New): | 5508 ft.² |
| | Existing soft scape (undisturbed): | n/a |
| | New soft scape area: | 4492 ft.² |
| | *Sum of all three should equal the sites net loss area* | n/a |

## SQUARE FOOTAGE BREAKDOWN

| | Existing | Change in | Total Proposed |
|---|---|---|---|
| HABITABLE LIVING AREA (INCLUDING HABITABLE BASEMENT AREA) *Excludes Garage* | 1952 ft.² | + 2653 ft.² | 4605 ft.² |
| NON-HABITABLE LIVING AREA: *Does not include covered porches or open structures --- Is Garage* | 342 ft.² | +66 ft.² | 408 ft.² |

## ZONING COMPLIANCE

| | Existing | Proposed | Allowed/Required |
|---|---|---|---|
| LOT COVERAGE: (Land area covered by all structures that are over six ft in height) | 2319.1 ft.² 23.2 % | 2886 ft.² 28.9 % | 3000 ft.² 30% |
| FLOOR AREA: | 1st Flr 2294.1 ft.²<br>2nd Flr N/A<br>Total 2294.1 ft.² 22.9 % | 1st Flr 2584 ft.²<br>2nd Flr 913 ft.²<br>Total 3497 ft.² 34.97 % | 3500 ft.² 35% |
| SETBACKS: | | | |
| Front 1st | 41' 8" | 41' 8" | 25' |
| Rear 1st | 37' 1" | 31' 4 3/4 | 25' |
| Left Side 1st/2nd | 10' 1/8" | 10' 6"/21' 5/8" | 10'/17'6" |
| Right Side 1st/2nd | 13' 11" | 12'/23'6" | 10'/17'6" |
| HEIGHT | 15' 8" | 24' 2 11/16" | 27' |
| Basement | -0- | 1516 ft.² | n/a |

APPLICABLE CODES:
2013 CBC, 2013 CPC, 2013 CMC, 2013 CEC, 2013 CRC, 2013 Green Building Standards Code, 2013 Energy Code, and City of Los Altos Ordinances

## ZONING DATA SUMMARY

ZONING REQUIREMENTS

OCCUPANCY GROUP: R3/U

R1-10
10,000 ft.² LOT SIZE
35% MAX LOT COV = 3500 ft.²
35% FAR = 3500 ft.²

DEFINITIONS/FORMULAS
LOT COV %: ALL PERM STRUCTURES ÷ LOT SIZE
FLOOR AREA %: LIV AREA + GARAGE ÷ LOT SIZE

## SCOPE OF WORK

1. DEMOLISH EXISTING HOME, DRIVEWAY, WALKWAYS, & PATIO
2. BUILD NEW TWO-STORY WITH PARTIAL BASEMENT HOME
3. UPGRADE ELECTRICAL SERVICE TO 200 AMPS
4. NEW UNDERGROUND ELECTRICAL SERVICE
5. UPGRADE WATER METER TO 1 INCH
6. UPGRADE WATER SUPPLY LINE TO 1.5 INCH
7. NEW-HOME TO HAVE FIRE SPRINKLER SYSTEM
8. NEW SEWER CLEAN-OUT AT PROPERTY LINE
9. NEW LANDSCAPING INCLUDING DRIVEWAY & WALKWAYS

NOT CHANGING
TREES
FLAT LOT REMAINS FLAT

## INDEX

ARCHITECTURAL
Pg A1 - ROOF PLAN
ROOF FLASHING DETAILS
AREA MAP
SCOPE OF WORK
ZONING DATA SUMMARY
LOT CALCULATIONS
SQUARE FOOTAGE BREAKDOWN
ZONING COMPLIANCE
INDEX
Pg A2 - SITE PLAN
Pg A3 - NEIGHBORHOOD RELATIONSHIPS
Pg A4 - PROPOSED 1ST FLOOR PLAN
PROPOSED 2ND FLOOR PLAN
Pg A5 - PROPOSED BASEMENT & PATIO
Pg A6 - EXTERIOR ELEVATIONS
Pg A7 - EXTERIOR ELEVATIONS
EXISTING FRONT ELEVATION
Pg A8 - CROSS SECTIONS
STAIR DETAILS
Pg A9 - EXTERIOR MATERIALS DETAILS
BAY WINDOW DETAIL
Pg A10 - FLOOR AREA CALCULATIONS
Pg L1 - HARDSCAPE PLAN
Pg L2 - PLANTING PLAN
Pg L2.1 PLANT BRIEFS
Pg L2.2 PLANT BRIEFS
Pg L2.3 PLANT BRIEFS
Pg C1-1 DRAINAGE PLAN
Pg C1-2 DRAINAGE PLAN
Pg C1-3 DRAINAGE PLAN
Pg SURVEY/TOPOGRAPHICAL MAP

REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

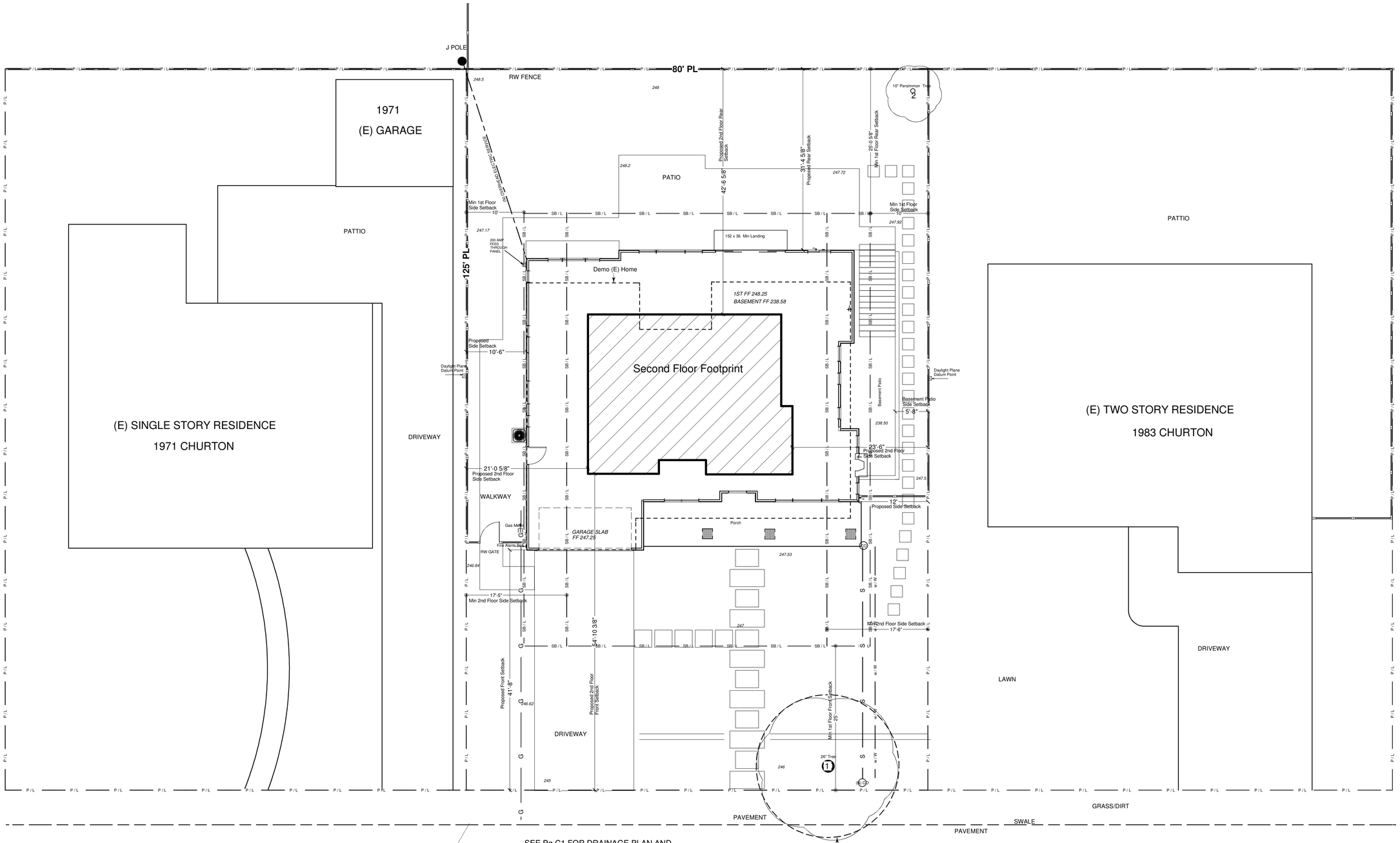
DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: AREA MAP, ROOF PLAN, SCOPE OF WORK, ZONING DATA, LOT CALCULATIONS, SQUARE FOOTAGE BREAKDOWN, ZONING COMPLIANCE, INDEX

SCALE:

PAGE # A1




SEE Pg C1 FOR DRAINAGE PLAN AND
L1 FOR HARDSCAPE DETAILS

Tree 1 & 2 Utilize Tree Protective Fencing: Prior to the start of construction, a 6 feet high chain-link fence with steel post driven into the ground shall be installed. The fencing shall enclose much of the trip line as is practical without blocking the street. No materials, soil, equipment or vehicles shall be stored within the fencing

## SITE PLAN LEGEND

P/L = PROPERTY LINE
SB/L = SET BACK LINE
C/O = SEWER CLEANOUT
G = GAS LINE
S = SEWER LINE
W/W = WATER LINE
HB = HOSE BIB
- - - - = (E) HOUSE FOOTPRINT

REVISION: 3-19-15

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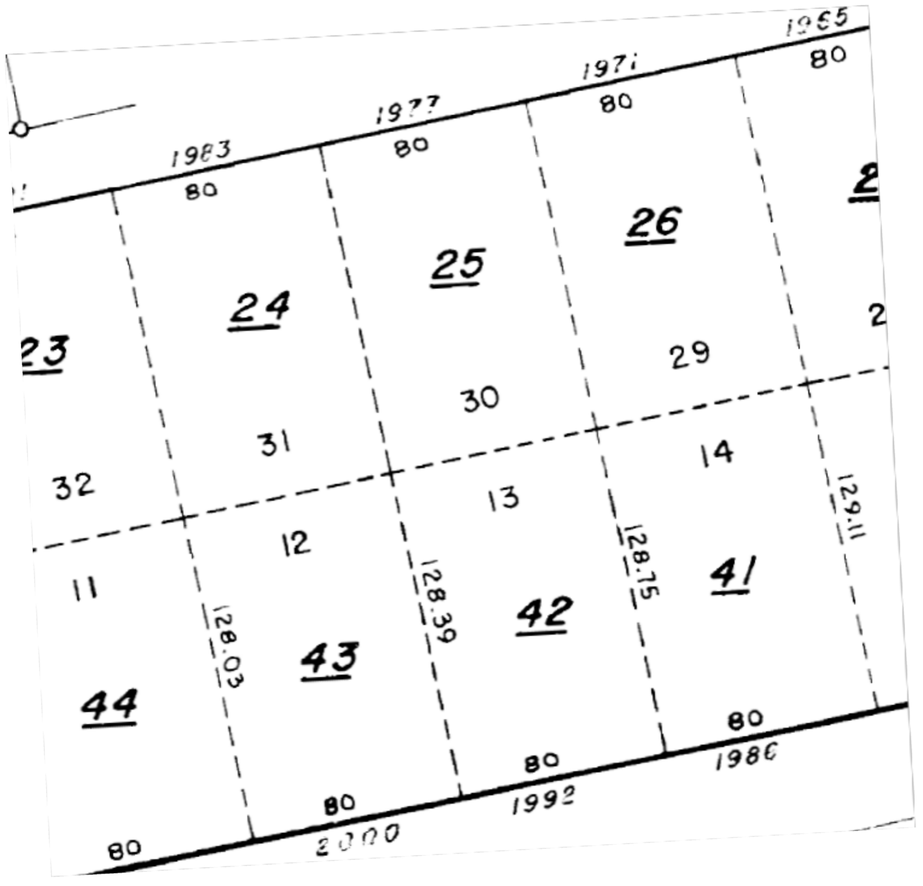
ON THIS PAGE OF LAYOUT: SITE PLAN

SCALE: 1/8" = 1'

PAGE # A2

1977 CHURTON AVE, LOS ALTOS, CA 94024




ASSESSOR'S PARCEL MAP


REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

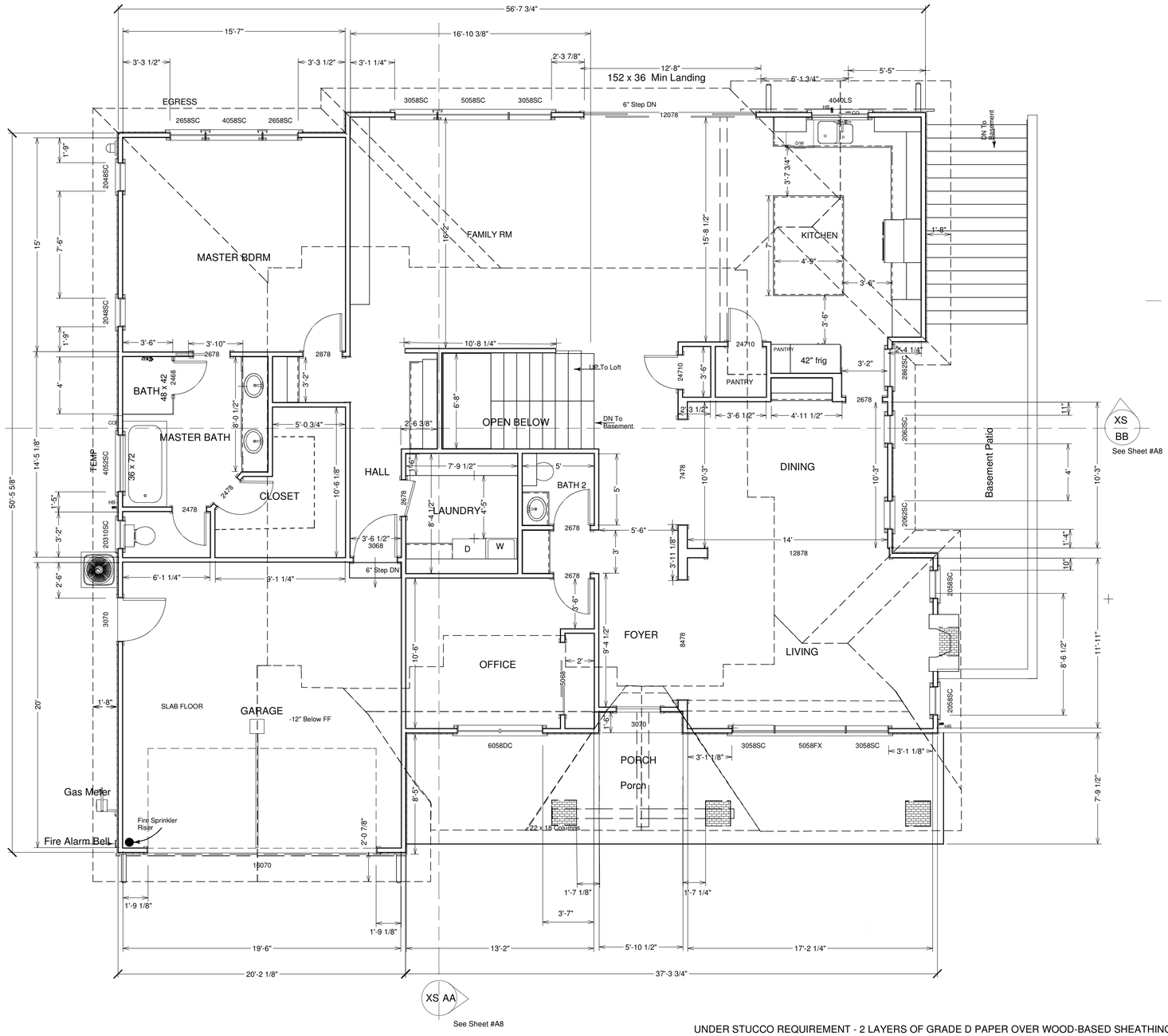
DESIGNER: CLIFTON WU 408-417-0170

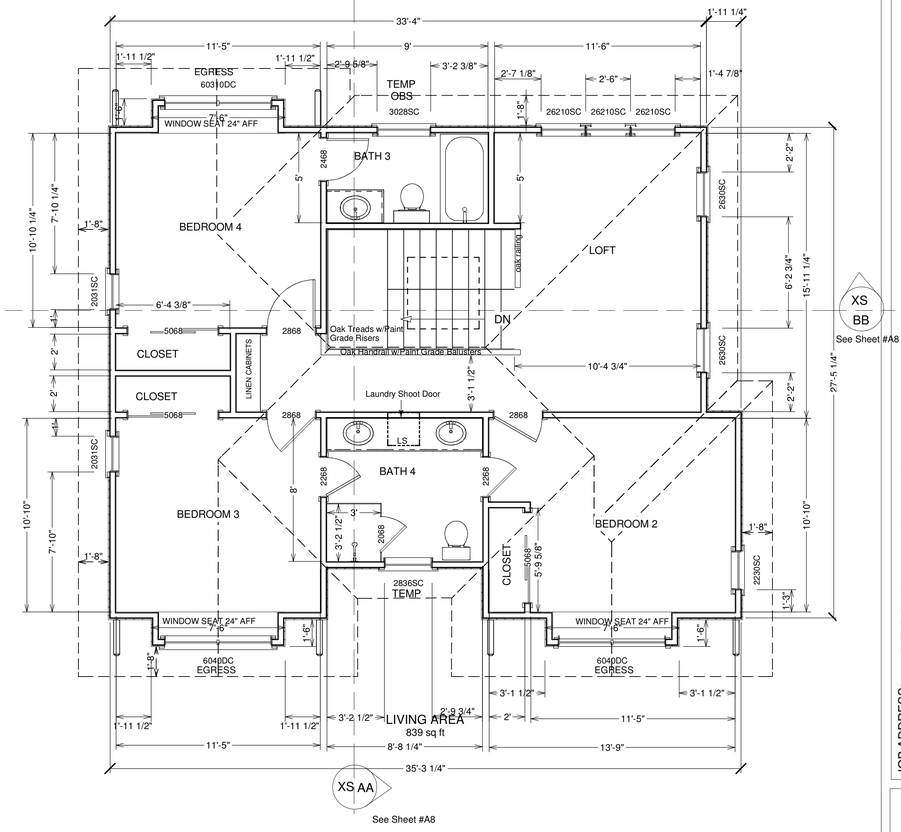
DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: NEIGHBORHOOD RELATIONSHIPS

SCALE: NS

PAGE # A3




PROPOSED NOTES:
1. ALL EXTERIOR DOORS TO HAVE A MIN 3X3 LANDING OR LANDING AREA; LANDINGS SHALL NOT EXCEED 7 3/4" LOWER THAN DOOR THRESHOLD & LANDING SHALL NOT EXCEED 6" ABOVE GRADE.
2. 18" X 24" MIN UNDERFLOOR ACCESS THROUGH OLD FOUNDATION INTO CRAWLSPACE OF THE ADDITION.
3. SEE SHEET #4 FOR CROSS-SECTIONS
4. UTILIZE RODENT PROOFING PER GPS SEE 4.406.
5. MAX FLOW RATE FOR ALL NEW PLUMBING FIXTURES SHALL BE SHOWERHEADS-2 G PER MINUTE, FAUCETS-1.5 G PER MINUTE, WATER CLOSETS 1.28 G PER FLUSH, KITCHEN FAUCETS 2.2 G PER MINUTE
6. THE BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80% SIDE.
7. ALL BATH MUST HAVE FANS HAVE BACK DRAFT DAMPERS. CGBSC SECTION
8. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (E.G., DRYERS, BATH FANS, DOMESTIC RANGE EVENTS, ETC.) SHALL BE AT LEAST 3 FEET FROM OPENINGS INTO THE BUILDING.
9. UTILIZE AN ANTI-SCALDING VALVE ON ADDITION SHOWERS.
10. - PROVIDE A MIN 30" CLEARANCE AT SHOWER
    - PROVIDE A MIN 15" AT THE SIDE OF TOILET AND
    - 24" MIN CLEARANCE IN FRONT OF TOILET
    - SHOWER DOORS TO BE TEMPERED
11. FOUNDATION SHALL HAVE A 18" CRAWLSPACE (EXCEPT FOR BASEMENT)
12. ALL PROPOSED WINDOWS ARE DOUBLE GLAZED VINYL

UNDER STUCCO REQUIREMENT - 2 LAYERS OF GRADE D PAPER OVER WOOD-BASED SHEATHING

EXTERIOR WATERPROOF BARRIER PAPER LAYER SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION 1-405.4) INTENDED TO DRAIN TO THE WATER RESISTANT BARRIER IS DIRECTED BETWEEN THE LAYERS. CBC 2510.6

UNDERFLOOR VENTS SHALL BE LOCATED WITH IT 3 FEET OF EACH CORNER OF THE BUILDING. (FOUNDATION VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH A MINIMUM OF 1/16" HAD SHALL NOT EXCEED 1/8" OPENINGS IN COMPLIANCE WITH CRC SECTION R 327.6.2.)

## PROPOSED 1ST FLOOR

## 2ND FLOOR PROPOSED PLAN

REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

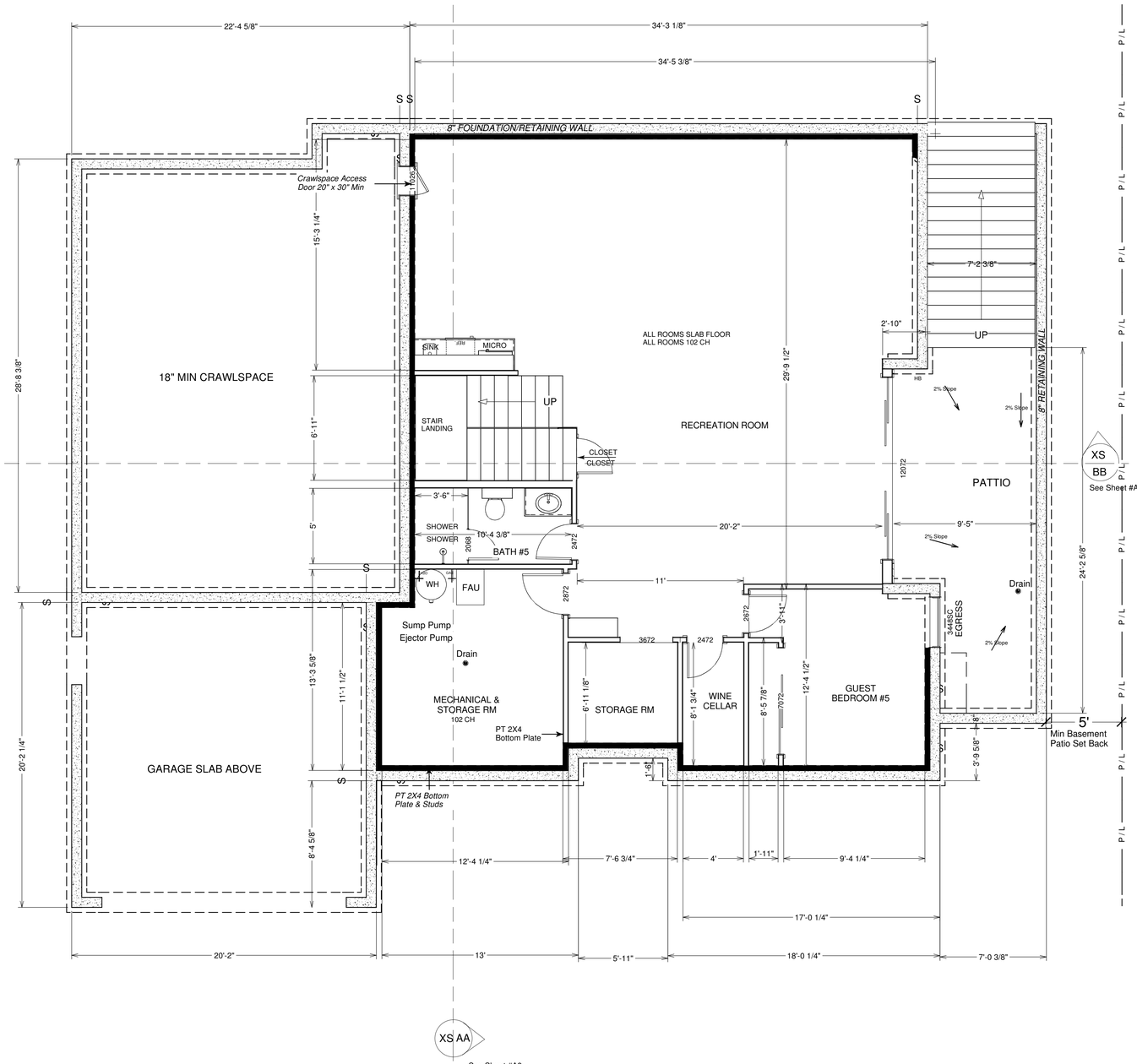
DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: FIRST AND SECOND FLOOR PROPOSED PLAN

SCALE: 1/4" = 1'

PAGE # A4




# BASEMENT PROPOSED PLAN

REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: BASEMENT PROPOSED PLAN

SCALE: 1/4" = 1'

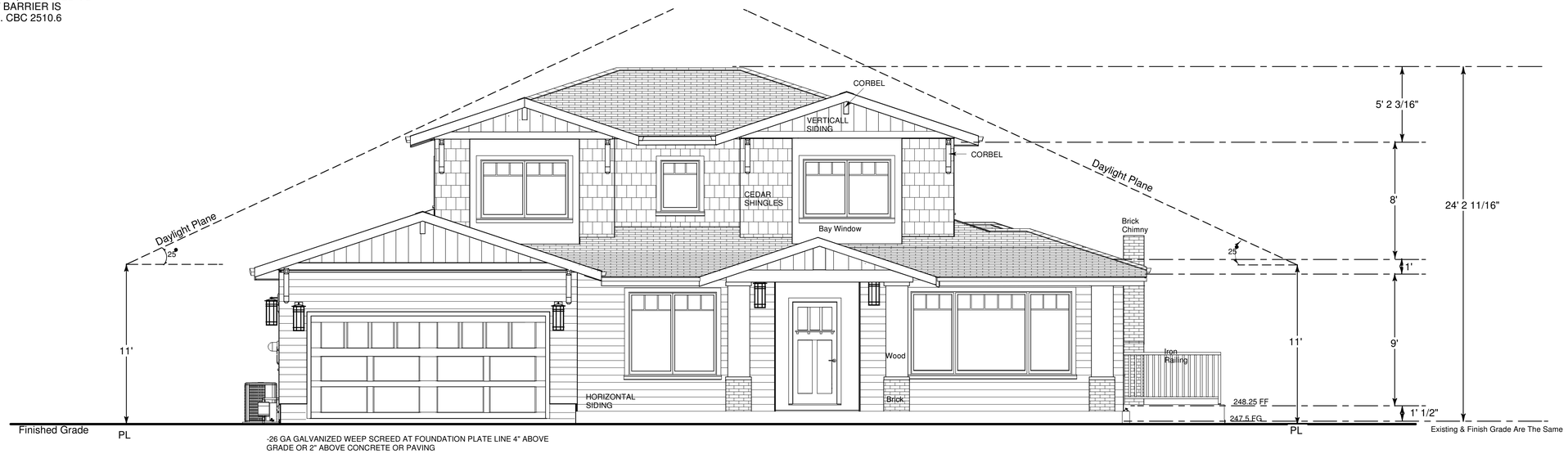
PAGE # A5

UNDER SIDING REQUIREMENT - 2 LAYERS OF GRADE D PAPER OVER WOOD-BASED SHEATHING

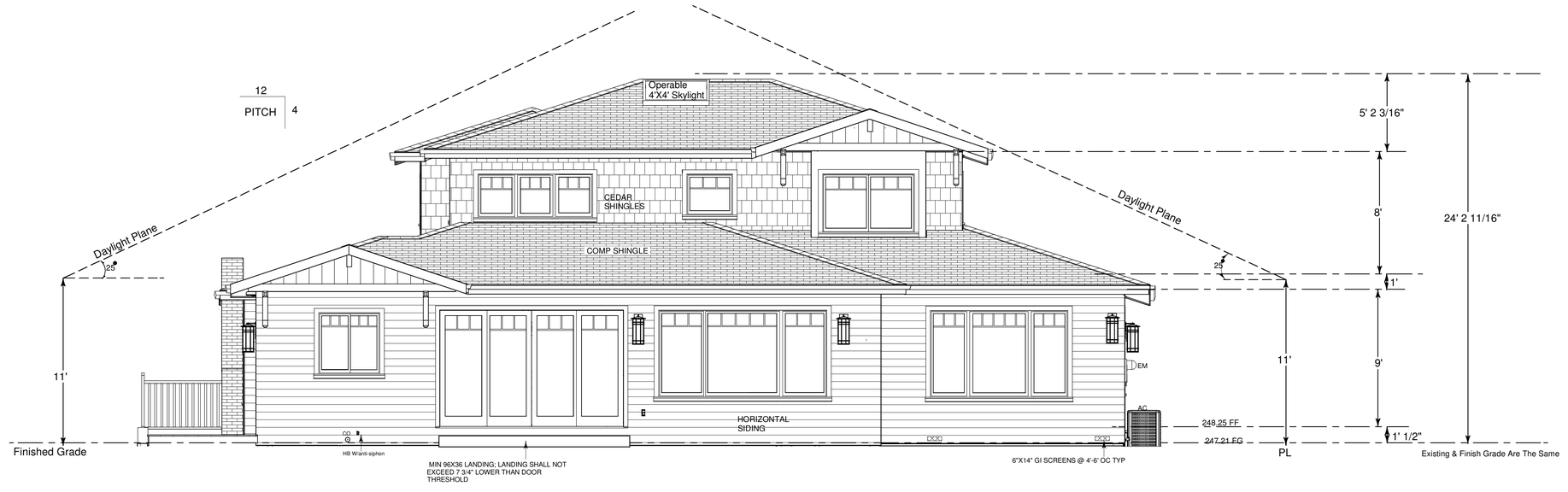
EXTERIOR WATERPROOF BARRIER PAPER LAYER SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION 1-405.4) INTENDED TO DRAIN TO THE WATER RESISTANT BARRIER IS DIRECTED BETWEEN THE LAYERS. CBC 2510.6

Bay Window Note: Window Interior Dimensions Shall Not Exceed 60" Height.

UNDERFLOOR VENTS SHALL BE LOCATED WITH IT 3 FEET OF EACH CORNER OF THE BUILDING. (FOUNDATION VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH A MINIMUM OF 1/16" HAD SHALL NOT EXCEED 1/8" OPENINGS IN COMPLIANCE WITH CRC SECTION R 327.6.2.)




FRONT ELEVATION (North)




REAR ELEVATION (South)

FOR EXTERIOR TRIM DETAILS, SEE SHEET A9

REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

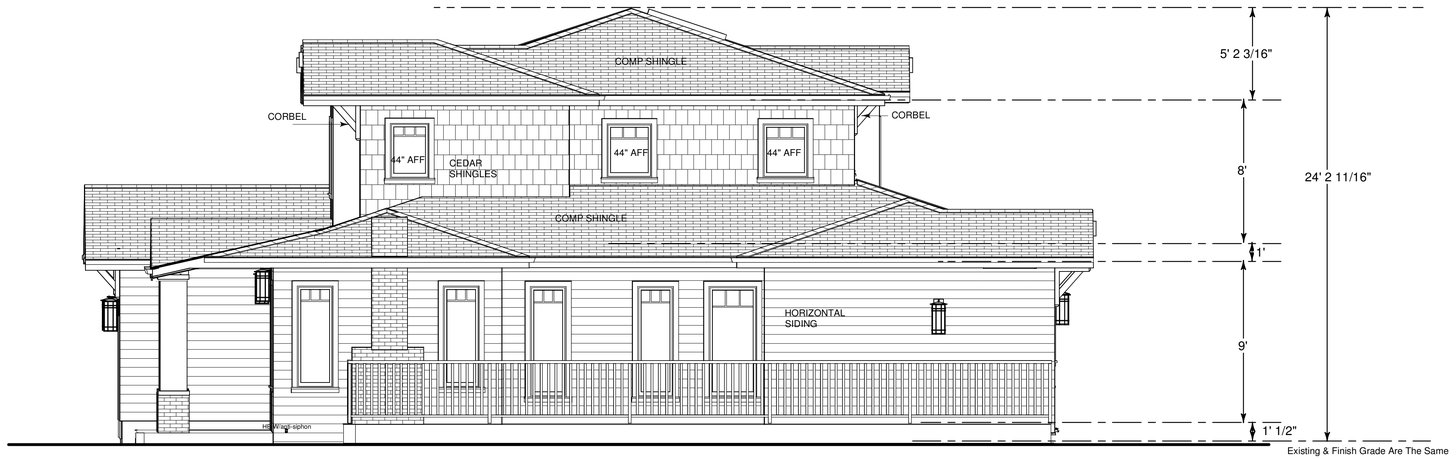
DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

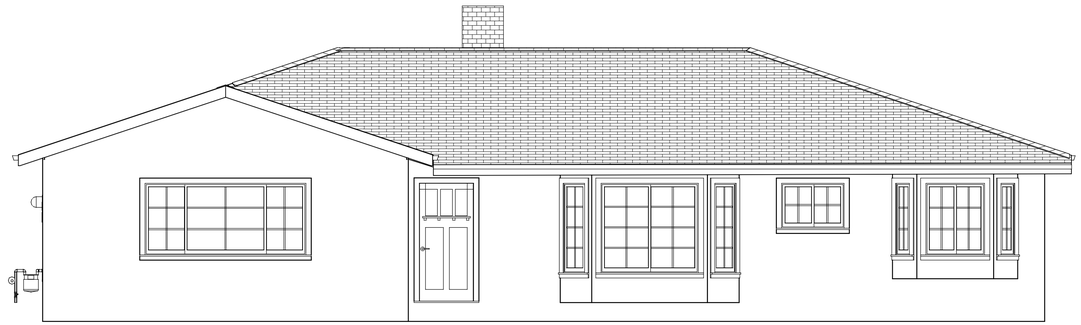
ON THIS PAGE OF LAYOUT: EXTERIOR ELEVATIONS W/DAYLIGHT PLANE DATA

SCALE: 1/4" = 1'

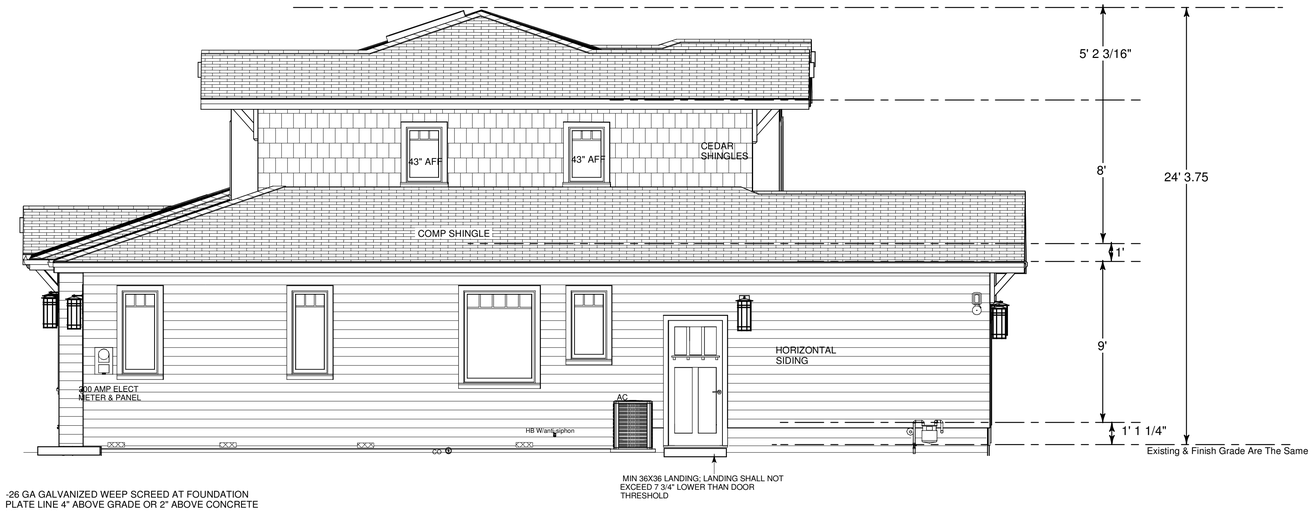
PAGE # A6




RIGHT SIDE ELEVATION (West)



EXISTING FRONT ELEVATION




LEFT SIDE ELEVATION (East)

REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

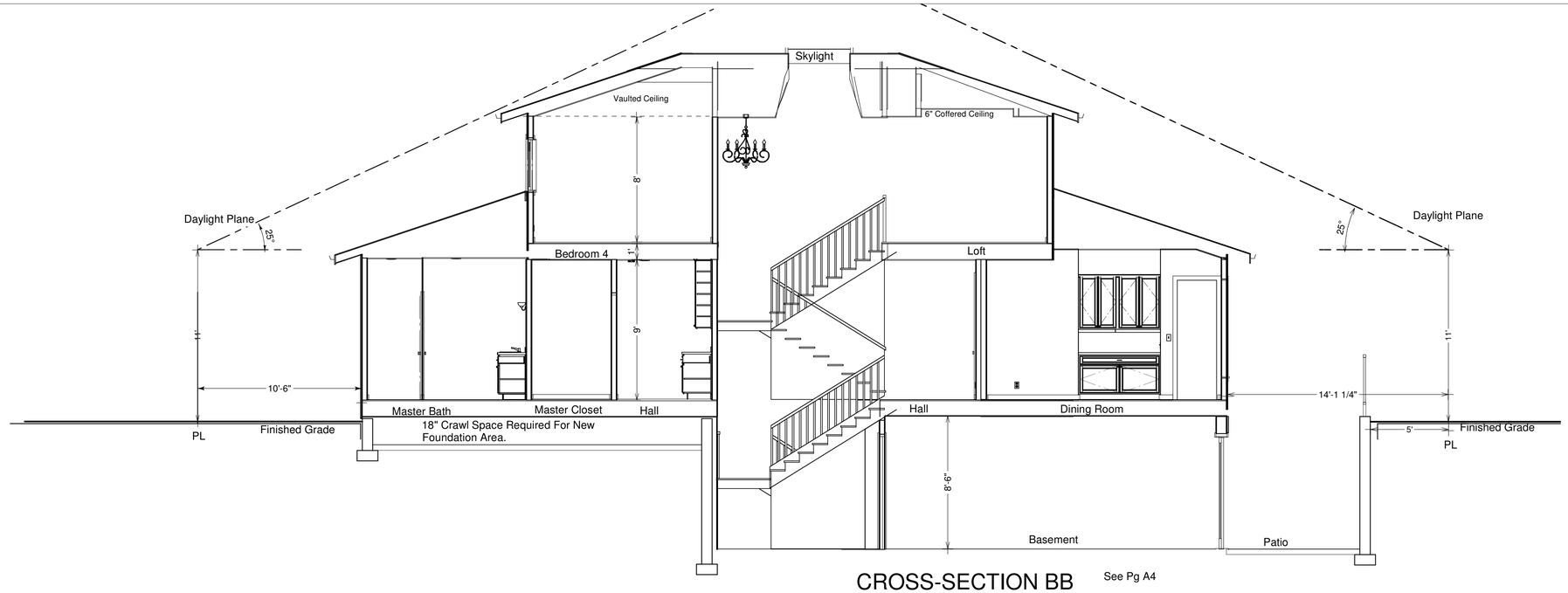
DESIGNER:
CLIFTON WU 408-417-0170

DRAFTSMAN:
RICK GOULD
650-520-9215

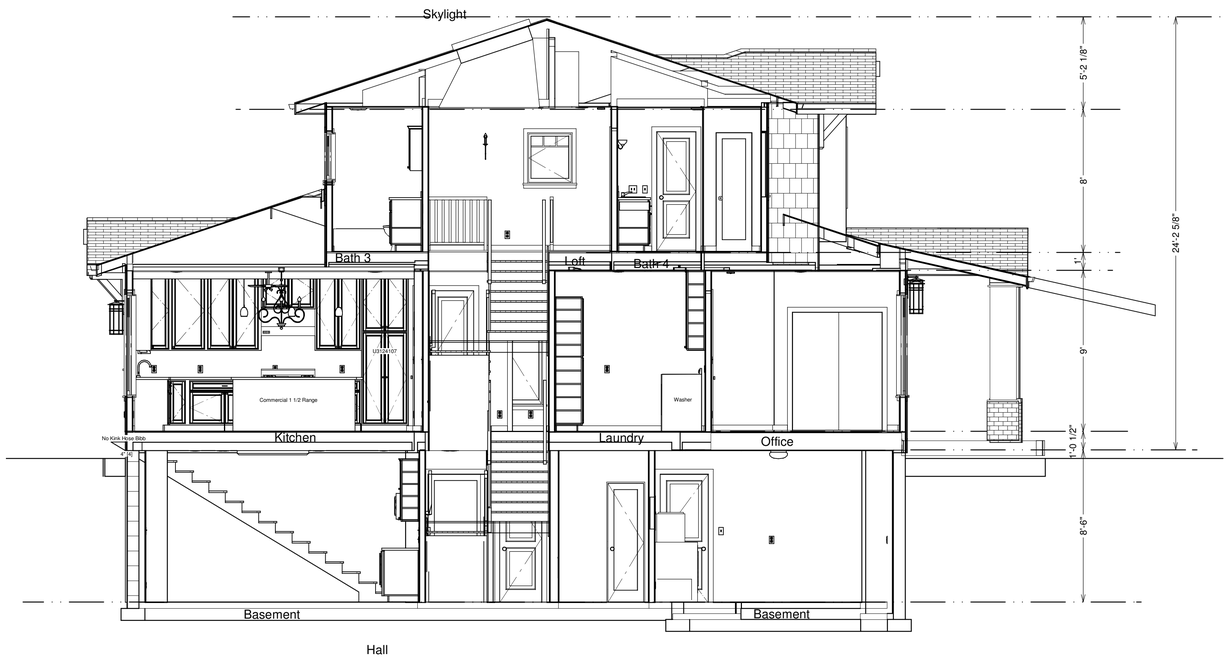
ON THIS PAGE OF LAYOUT:
EXTERIOR ELEVATIONS AND EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'

PAGE # A7

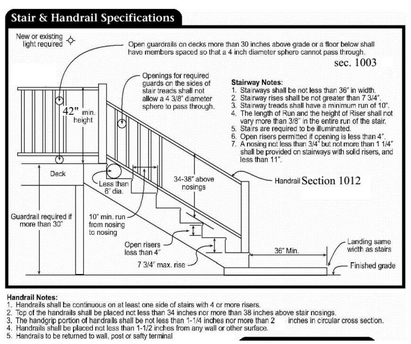


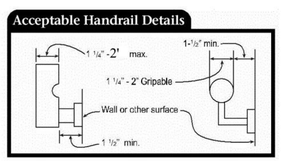

CROSS-SECTION BB See Pg A4




CROSS-SECTION AA See Pg A4

INSULATION REQUIREMENTS
(SEE TITLE 24)
R-30 ROOF
R-13 WALL
R-19 SUB-FLOOR




STAIR DETAILS - NS

PROPOSE ELECTRICAL PLAN AND CROSS-SECTIONS W/ DAYLIGHT PLANE

REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

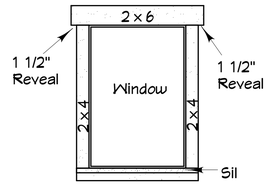
ON THIS PAGE OF LAYOUT: CROSS-SECTIONS W/ DAYLIGHT PLANE AND RAILING DETAILS

SCALE: 1/4" = 1'

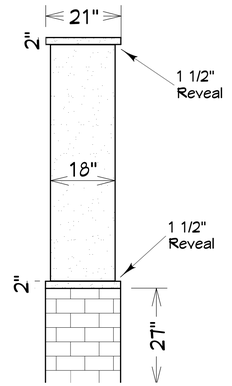
PAGE # A8

# EXTERIOR FINISH MATERIALS AND SHERWIN-WILLIAMS PAINT COLORS

1. SIDING: HORIZONTAL 9" SHIP LAP WOOD SIDING ON THE FIRST FLOOR PAINTED GAUNTLET GRAY NUMBER 7019.
2. SHINGLES: CEDAR SHINGLE SIDING ON THE SECOND FLOOR PAINTED BLUE SHADOW #3531.
3. GABLE SIDING: 9" VERTICAL SIDING ON THE GABLES PAINTED GAUNTLET GRAY NUMBER 7019.
4. ENTRY PORCH POSTS: 18" X 18" SQUARE WOOD FAUX POSTS PAINTED ELDER WHITE NUMBER 7014 (SEE PORCH POST DIAGRAM).
5. ENTRY PORCH POST BASE: 21X21 BORAL, HANDMADE BRICK, MOROCCAN SAND (SEE PORCH POST DIAGRAM).
6. ENTRY PORCH FLAT CEILING: BEAD BOARD PAINTED ELDER WHITE #7014.
7. FRONT DOOR: PAINTED HAWTHORNE #3518
8. SIDE GARAGE DOOR: ELDER WHITE #7014
9. CORBELS: ELDER WHITE #7014 (SEE CORBELS DIAGRAM & PICTURE).
10. CHIMNEY BRICK: BORAL, HANDMADE BRICK, MOROCCAN SAND
11. RAILING: BASEMENT LIGHT WELL/PATIO WROUGHT IRON RAILING PAINTED CHESTNUT BRONZE
12. WINDOWS: JELDWEN W-2500 WOOD CASEMENT TOP DOWN GRILLE WINDOWS IN MESA RED
13. WINDOW TRIM: 2X6 TOP OVERLAP 18" WIDER THAN THE 2X4 SIDE AND BOTTOM TRIM PAINTED ELDER WHITE #7014. (SEE WINDOW & DOOR DIAGRAM & PICTURE)
14. DOOR TRIM: 2X6 TOP OVERLAP 18" WIDER THAN THE 2X4 SIDE TRIM PAINTED ELDER WHITE #7014. (SEE WINDOW & DOOR DIAGRAM)
15. DOOR HARDWARE: CHESTNUT BRONZE
16. ROOF COVERING: CHARCOAL GRAY COMPOSITION SHINGLES
17. GUTTERS & DOWNSPOUTS: BONDERIZED STEEL 6" FACIA GUTTERS & RECTANGULAR DOWNSPOUTS PAINTED ELDER WHITE #7014.
18. ROLLUP GARAGE DOOR: ELDER WHITE #7014 (SEE DESIGN PICTURE)



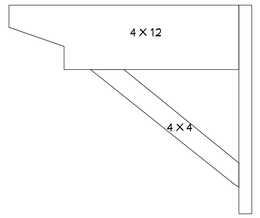

WINDOW & DOOR TRIM DETAIL



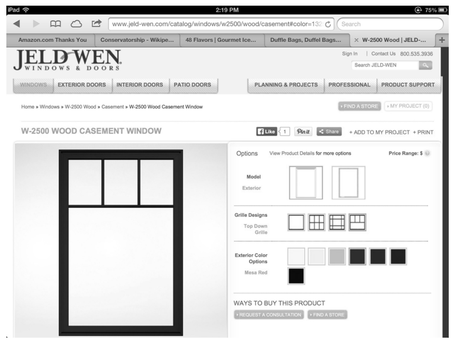


BAY WINDOW DETAIL

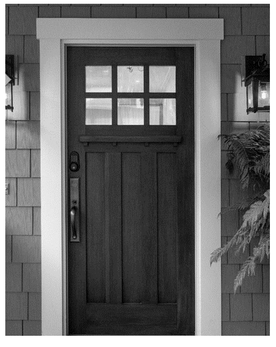
Bay Window Note: Window Interior Dimensions Shall Not Exceed 60" Height.



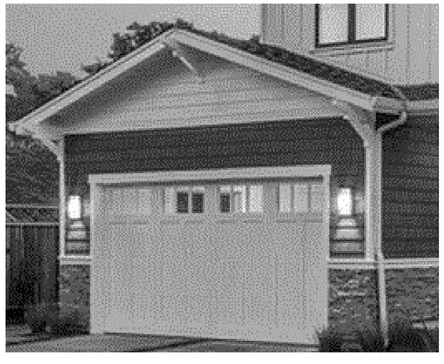

CORBIL DETAIL




WINDOWS



ENTRY DOOR
ELDER WHITE #7014



GARAGE DOOR
ELDER WHITE #7014

MATCH WINDOW & GABLE TRIM, CORBELS, FACIA
ELDER WHITE #7014

REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
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OWNER NAME: CLIFTON AND CONNIE WU

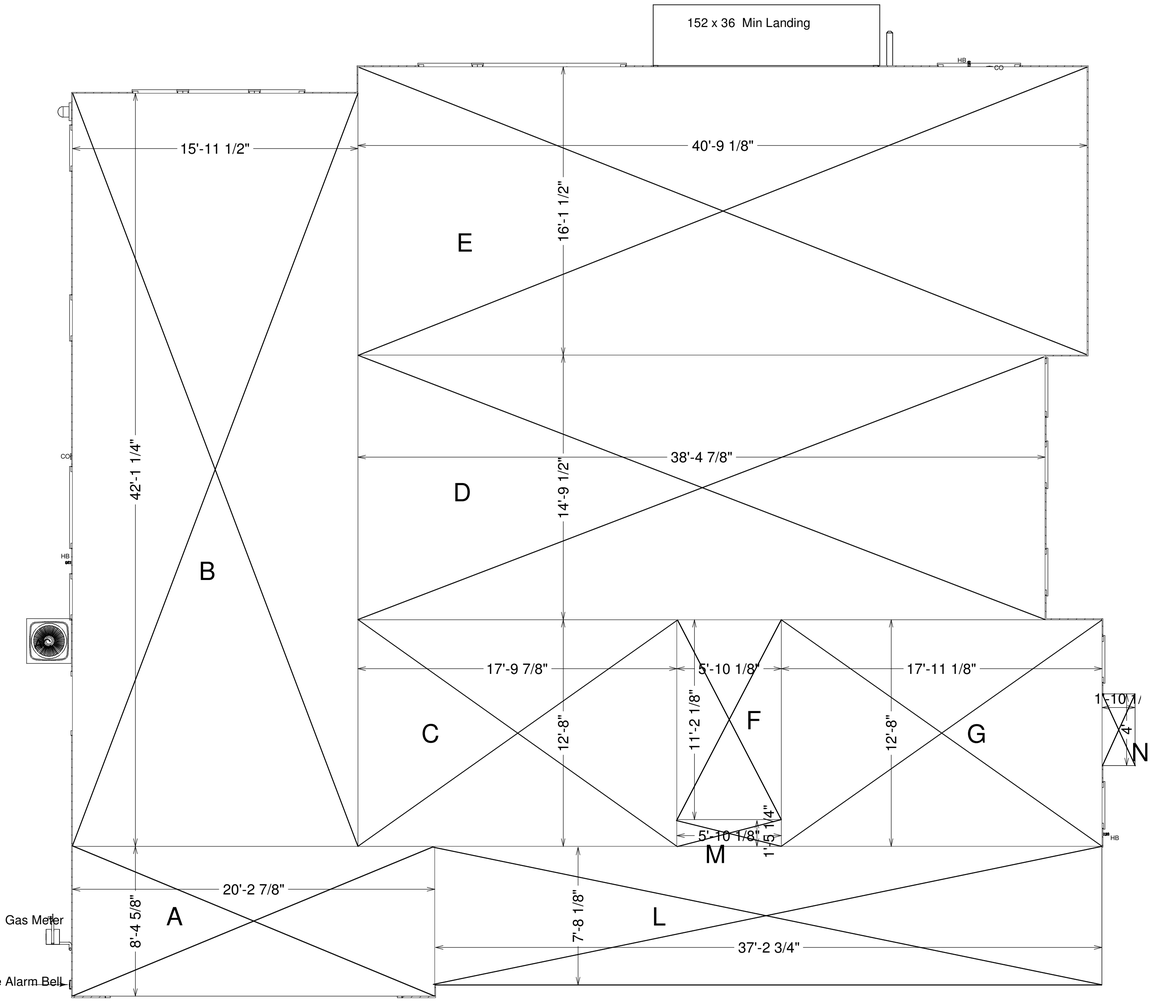

DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

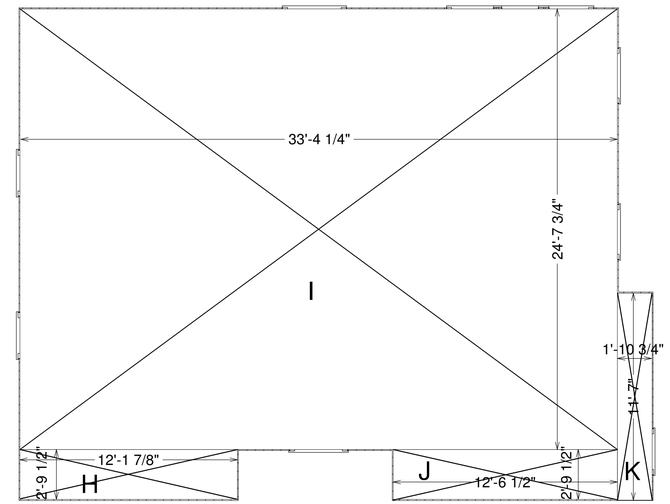

ON THIS PAGE OF LAYOUT: EXTERIOR FINISH MATERIALS, COLORS, DETAILS

SCALE: NS

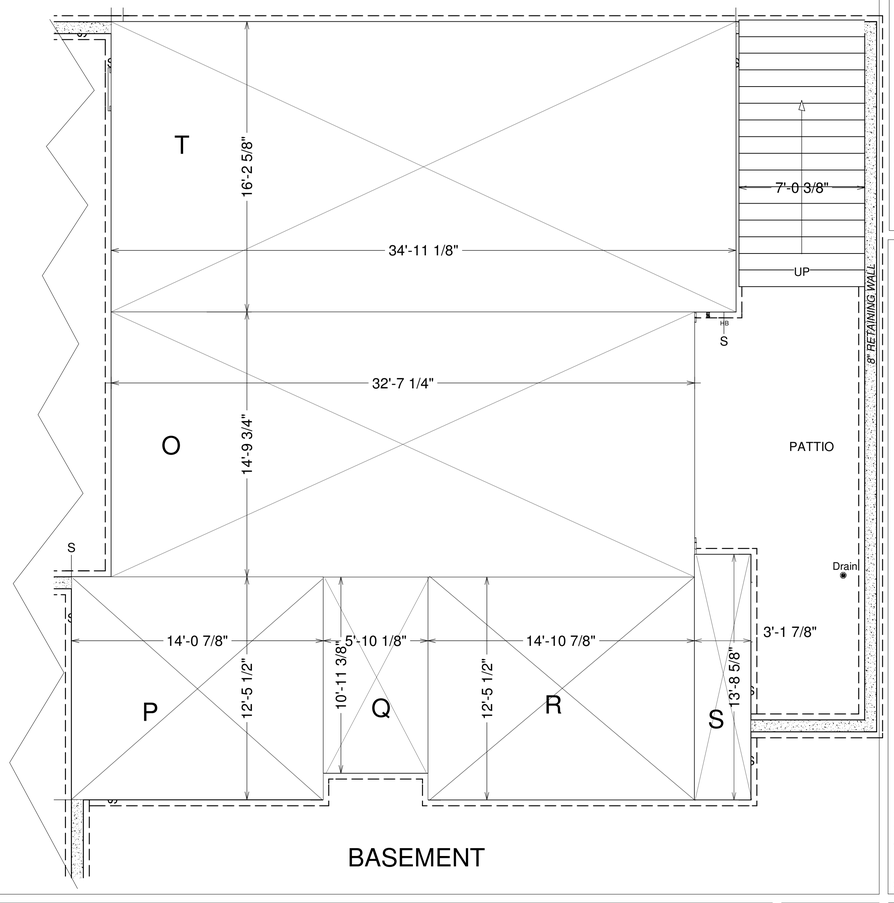
PAGE # A9




1ST FLOOR




2ND FLOOR




BASEMENT

NEW FLOOR AREA CALCULATIONS

| Section | Dimensions | Area |
|---|---|---|
| FLOOR AREA | | |
| 1ST FLOOR AREA | | |
| A | 8' 4 5/8" X 20' 2 7/8" ft.² = | 169.8 ft.² |
| B | 42' 1 1/4" X 15' 11 1/2" = | 671.92 ft.² |
| C | 17' 9 7/8" X 12' 8" = | 224.97 ft.² |
| D | 14' 9 1/2" X 38' 4 7/8" = | 568.09 ft.² |
| E | 16' 1 1/2" X 40' 9 1/8" = | 657.26 ft.² |
| F | 11' 2 1/8" X 5' 10 1/8" = | 65.32 ft.² |
| G | 17 11 1/8 " X 12' 8" = | 227.08 ft.² |
| | TOTAL 1ST FLR = | 2584.44 ft.² |
| 2ND FLOOR AREA | | |
| H | 12' 1 7/8" X 2' 9 1/2" = | 33.9 ft.² |
| I | 24' 7 3/4" X 33' 4 1/4" = | 822.04 ft.² |
| J | 2' 9 1/2" X 12' 6 1/2" = | 35.01 ft.² |
| K | 1' 10 3/4" X 11' 7" = | 21.96 ft.² |
| | TOTAL 2ND FLR = | 912.94 ft.² |
| TOTAL FLOOR AREA (A-K) | | 3497.38 ft.² |

NEW FLOOR AREA CALCULATIONS

| Section | Dimensions | Area |
|---|---|---|
| COVERAGE | | |
| L | 7' 8 1/8" X 37' 2 3/4" = | 285.81 ft.² |
| M | 5' 10 1/8" X 1' 5 1/4" = | 8.49 ft.² |
| N | 4' X 1' 10 1/8" = | 7.38 ft.² |
| TOTAL NON-HABITABLE AREA | | 301.68 ft.² |
| TOTAL LOT COVERAGE (A-G, L-N) | | 2886.12 ft.² |

NEW FLOOR AREA CALCULATIONS

| Section | Dimensions | Area |
|---|---|---|
| BASEMENT | | |
| O | 14' 9 3/4" X 32' 7 1/4" = | 482.95 ft.² |
| P | 12' 5 1/2" X 14' 7/8" = | 175.33 ft.² |
| Q | 5' 10 1/8" X 10' 11 3/8" = | 63.98 ft.² |
| R | 12' 5 1/2" X 14' 10 7/8" = | 185.71 ft.² |
| S | 3' 1 7/8" X 13' 8 5/8" = | 41.31 ft.² |
| T | 16' 2 5/8" X 34' 11 1/8" = | 566.62 ft.² |
| TOTAL BASEMENT AREA | | 1515.9 ft.² |

REVISION: 3-19-15

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1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: FLOOR AREA COVERAGE CALCULATIONS

SCALE: 1/4" = 1'

PAGE # A10

# Wu Residence: 1977 Churton Ave

**03/04/15**

Ambience Garden Design

**Ambience Garden Design**
**530 Lawrence Expwy #377**
**Sunnyvale, CA 94085**
**408-990-6999**
**tina@gardendezine.com**

**Botanical Name: Acanthus mollis**
**Common Name: Bear's Breech, Acanthus**
**Plant Type:** Shrub Perennial
**Habit:** Arching Upright
**Plant Size:** 1-3' 3-6'
**Leaf Color:** Dark green
**Flower Color:** Blue Pink Purple White
**Flower Season:** Spring Summer
**Sun:** Half sun Shade Deep shade
**Water:** Medium water
**Soil Type:** Loam soil Average soil Rich soil Well-drained soil Acid pH Neutral pH

This perennial produces large clusters of glossy foliage that is deeply lobed. Its leaves may reach lengths of 2'. The tall, purplish-white flower spikes are usually seen in late spring to early summer. It can be used as an accent plant. Acanthus is an effective, shade loving, herbaceous shrub.

**Botanical Name: Acer ginnala 'Flame'**
**Common Name: Trident Maple**
**Plant Type:** Tree
**Habit:** Broad Round
**Plant Size:** 12-25'
**Leaf Color:** Green Red
**Flower Color:** n/a
**Flower Season:** Spring
**Sun:** Full sun
**Water:** Light water
**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Neutral pH

The Trident Maple is a small deciduous tree growing to 20' tall and wide, bearing small, 3' lobed leaves noted for brilliant, reliable red-orange and deep salmon pink fall color. The bark quickly becomes greyish, and this is the most popular maple for bonsai in Japan, being especially valued for its beautiful surface roots. Depending on the severity of the

**Botanical Name: Achillea millefolium**
**Common Name: Common Yarrow, Milfoil**
**Plant Type:** Ground cover Perennial
**Habit:** Irregular Upright
**Plant Size:** 1-3'
**Leaf Color:** Green Grey green
**Flower Color:** White
**Flower Season:** Spring Summer Fall
**Sun:** Full sun Half sun
**Water:** Light water Medium water
**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Rich soil Poor soil

This Achillea features spreading mats of fern-like rosettes, along with deeply divided leaves of a green or gray green color. In this form, the flowers are usually a white tone. Stems can reach 2'-3' above foliage. Yarrows propagate easily from rooted cuttings or division, which should be performed in the early spring or fall. Following bloom, one should dead head the

**Botanical Name: Arctostaphylos manzanita 'Dr. Hurd'**
**Common Name: Manzanita, Dr. Hurd**
**Plant Type:** Shrub
**Habit:** Round
**Plant Size:** 12-25'
**Leaf Color:** Green Grey green
**Flower Color:** White
**Flower Season:** Winter
**Sun:** Full sun
**Water:** Light water
**Soil Type:** All soils Average soil Well-drained soil Dry soil Neutral pH

This is a large shrub with showy bark that reaches 8'-20' tall and wide. It has dark red bark, large pale green leaves and white to pink flower clusters that bloom from February to March. - Cornflower Farms



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**tina@gardendezine.com**

**Botanical Name: Arctostaphylos uva-ursi**
**Common Name: Kinnikinnick, Bearberry**
**Plant Type:** Broadleaf Evergreen Ground
**Habit:** Prostrate
**Plant Size:** Under 1'
**Leaf Color:** Dark green
**Flower Color:** Pink White
**Flower Season:** Winter
**Sun:** Full sun Half sun
**Water:** Light water
**Soil Type:** All soils Average soil Acid pH Neutral pH

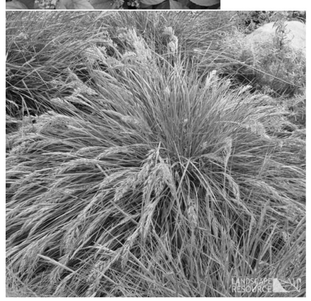
A hardy, creeping evergreen shrub, it grows 6"-12" high and spreads as much as 10"-12'. It has glossy green leathery leaves attached to dark brown branches. Its flowers are white to light pink in late winter and early spring; berries are bright red.

**Botanical Name: Astelia nervosa chathamica**
**Common Name: Silver Leaf Astelia**
**Plant Type:** Shrub Perennial
**Habit:** Arching Upright
**Plant Size:** 3-6'
**Leaf Color:** Silver
**Flower Color:** White
**Flower Season:** Spring
**Sun:** Half sun
**Water:** Medium water Extra summer water
**Soil Type:** Sandy soil Loam soil Average soil Rich soil Well-drained soil Moist soil

This clumping perennial is grown for its silvery foliage. The leaves reach 3' in length and the plants grow 4' tall, with new growths arising from the base. It does best in full sun in foggy climates, and in part shade elsewhere.

**Botanical Name: Buddleja x 'Blue Chip'**
**Common Name: Dwarf Blue Butterfly Bush**
**Plant Type:** Shrub
**Habit:** Upright
**Plant Size:** 3-6'
**Leaf Color:** Grey green
**Flower Color:** Blue Violet
**Flower Season:** Summer
**Sun:** Full sun
**Water:** Medium water
**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Rich soil Poor soil

Blue Chip Butterfly Bush is a violet-blue flowering variety of butterfly bush. Needs full sunlight.



**Botanical Name: Calamagrostis foliosa**
**Common Name: Reed Grass**
**Plant Type:** Grass
**Habit:** Upright
**Plant Size:** 3-6' 6-12'
**Leaf Color:**
**Flower Color:** n/a
**Flower Season:** n/a
**Sun:** Full sun Half sun
**Water:** Medium water
**Soil Type:** All soils Average soil Well-drained soil Dry soil Neutral pH

This tufted, perennial bunchgrass forms a beautiful, dense mound of gray green leaves that reach 2' tall, with showy arching flower stalks to 3' tall. Reed Grass leaves assume an attractive purple coloration in the fall and winter. This evergreen should be grown under sun, with little or no summer watering required. Tall grasses are highly combustible.



REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

| DESIGNER: | DRAFTSMAN: | ON THIS PAGE OF LAYOUT: | SCALE: | PAGE # |
|---|---|---|---|---|
| CLIFTON WU 408-417-0170 | RICK GOULD 650-520-9215 | PLANT BRIEFS | | L2.1 |

# Wu Residence: 1977 Churton Ave

**03/04/15**

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**530 Lawrence Expwy #377**
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**tina@gardendezine.com**

**Botanical Name: Carpenteria californica**
**Common Name: Bush Anemone**
**Plant Type:** Shrub
**Plant Size:** 3-6'
**Flower Color:** White
**Habit:** Upright
**Leaf Color:** Green
**Flower Season:** Spring Summer
**Sun:** Half sun Shade
**Water:** Light water
**Soil Type:** Clay soil Loam soil Average soil Well-drained soil Dry soil Neutral pH
This CA native is a dense, clean evergreen shrub that grows 4'-6' high and 5' wide. It is tolerant of sun or shade. It has white fragrant flowers from May through August. Attractive, formal looking shrub grows slowly. Many stems rise from base. Older bark light colored and peeling; new shoots, purplish. Thick, narrow, 2-4.5 inch long leaves, dark green above,

**Botanical Name: Erigeron glaucus 'Wayne Roderick'**
**Common Name: Seaside Daisy, Beach Fleabane**
**Plant Type:** Ground cover Perennial
**Plant Size:** 1-3'
**Flower Color:** Lavender
**Habit:** Mound
**Leaf Color:** Green
**Flower Season:** Spring Summer
**Sun:** Full sun Half sun
**Water:** Light water Medium water Extra summer water
**Soil Type:** Sandy soil Loam soil Average soil Well-drained soil Dry soil Neutral pH
This perennial grows 1' tall and 1.5' wide. It has deep green foliage and lavender flowers that bloom continuously if spent flowers are removed. It does well in coastal areas.

**Botanical Name: Hardenbergia violacea**
**Common Name: Lilac Vine, Coral Pea**
**Plant Type:** Shrub Vine
**Plant Size:** 6-12'
**Flower Color:** Pink Purple
**Habit:** Twining
**Leaf Color:** Green
**Flower Season:** Winter Spring
**Sun:** Full sun
**Water:** Light water
**Soil Type:** Sandy soil Loam soil Average soil Neutral pH
Hardenbergia violacea an evergreen, shrubby vine. Leaves are usually undivided, 2"-4" long. Flowers are lilac and look like sweet peas.

**Botanical Name: Helianthemum nummularium 'St. Mary's'**
**Common Name: Sunrose**
**Plant Type:** Ground cover
**Plant Size:** Under 1'
**Flower Color:** White
**Habit:** Upright
**Leaf Color:** Green
**Flower Season:** Spring
**Sun:** Full sun
**Water:** Light water
**Soil Type:** All soils Average soil Well-drained soil Neutral pH
An evergreen shrublet that grows 6"-8" high and 2' wide, the flowers of this plant are 1" wide, and from April to June, are borne in white.



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**Botanical Name: Helichrysum petiolare**
**Common Name: Licorice Plant**
**Plant Type:** Shrub
**Plant Size:** 1-3'
**Flower Color:** Yellow White
**Habit:** Upright
**Leaf Color:** White
**Flower Season:** Constant
**Sun:** Full sun Half sun
**Water:** Medium water
**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Poor soil Well-drained soil
This groundcover will grow 1'-3' high and has clumped light green leaves. It does well in full sun and dry soil.

**Botanical Name: Heuchera 'Creme Brulee'**
**Common Name: 'Creme Brulee' Coral Bells**
**Plant Type:** Perennial
**Plant Size:** 1-3'
**Flower Color:** White
**Habit:** Mound
**Leaf Color:** Bronze Orange
**Flower Season:** n/a
**Sun:** Full sun Half sun
**Water:** Medium water
**Soil Type:** Clay soil Loam soil Average soil Well-drained soil Neutral pH
Heuchera 'Creme Brulee' is a vigorous plant characterized by a mounding habit to 20 inches tall with large orbicular leaves that emerge a coppery brown in color and changes to yellow-green and finally to a more golden color as it matures with distinct green veins. White flowers rise above the foliage in early summer.



**Botanical Name: Lavandula X intermedia 'Grosso'**
**Common Name: Grosso Long Stemmed Lavender**
**Plant Type:** Perennial
**Plant Size:** 1-3'
**Flower Color:** Lavender Purple Violet
**Habit:** Upright
**Leaf Color:** Grey green Silver
**Flower Season:** Summer
**Sun:** Full sun
**Water:** Light water
**Soil Type:** All soils Well-drained soil Neutral pH
Long Stemmed Lavender has beautiful violet colored plumes in the summer. It is very drought tolerant and is a great plant to create that Mediterranean effect.

**Botanical Name: Miscanthus sinensis 'Cosmopolitan'**
**Common Name: Variegated Miscanthus**
**Plant Type:** Perennial Grass
**Plant Size:** 3-6'
**Flower Color:** n/a
**Habit:** Arching Mound Upright
**Leaf Color:** Green White
**Flower Season:** n/a
**Sun:** Full sun Half sun
**Water:** Medium water
**Soil Type:** All soils Average soil Rich soil Well-drained soil Moist soil Neutral pH
This tall, mounding grass will grow to about 6' high and has seasonally deciduous, greenish white, variegated leaves. Tall grasses are highly combustible.



REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: PLANT BRIEFS

SCALE:

PAGE # L2.2

# Wu Residence: 1977 Churton Ave

**03/04/15**

**Ambience Garden Design**
**530 Lawrence Expwy #377**
**Sunnyvale, CA 94085**
**408-990-6999**
**tina@gardendezine.com**

Ambience Garden Design

**Botanical Name: Myoporum parvifolium**
**Common Name: Ground Cover Myoporum**

**Plant Type:** Ground cover
**Habit:** Prostrate
**Plant Size:** Under 1'
**Leaf Color:** Green
**Flower Color:** White
**Flower Season:** Summer
**Sun:** Full sun Half sun
**Water:** Light water
**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Well-drained soil Neutral

This great groundcover will grow 9" high and 9' wide and does well in partial or full sun with moderate watering. It produces delicate white flowers that bloom in summer and are surrounded by tiny, bright green leaves.

**Botanical Name: Olea europaea 'Wilsoni'**
**Common Name: Wilson Fruitless Olive**

**Plant Type:** Tree
**Habit:** Broad
**Plant Size:** 12-25' 25-40'
**Leaf Color:** Grey green
**Flower Color:** n/a
**Flower Season:** n/a
**Sun:** Full sun
**Water:** Light water
**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Poor soil Neutral pH Basic

This broad tree will grow to 20-30' tall and has small, gray green leaves. It is a fruitless variety .

**Botanical Name: Prunus caroliniana**
**Common Name: Carolina Laurel Cherry**

**Plant Type:** Tree
**Habit:** Broad
**Plant Size:** 6-12' 12-25' 25-40'
**Leaf Color:** Dark green Green
**Flower Color:** White
**Flower Season:** Winter Spring
**Sun:** Full sun
**Water:** Light water Medium water
**Soil Type:** Loam soil Rocky soil Average soil Rich soil Well-drained soil Neutral pH

This large evergreen shrub or small tree has leaves that are glossy and 2"-4" in length. It is excellent as either a formal hedge or an informal screen 15-20 feet tall and 10 to 15' wide. It has creamy white flowers in late winter and spring followed by small black berries.


**Botanical Name: Prunus caroliniana 'Compacta'**
**Common Name: Dwarf Carolina Laurel Cherry**

**Plant Type:** Shrub
**Habit:** Broad
**Plant Size:** 6-12'
**Leaf Color:** Green
**Flower Color:** White
**Flower Season:** Winter Spring
**Sun:** Full sun
**Water:** Light water Medium water
**Soil Type:** Sandy soil Loam soil Average soil Well-drained soil Neutral pH

This large evergreen shrub or small tree has leaves that are glossy and 2"-4" in length. It is excellent as a formal hedge or an informal screen. It has creamy white flowers in late winter and spring followed by small black berries. 'Compacta' reaches 8'-10' tall and 6'-8' wide and tends to be more dense.



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**03/04/15**

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**Sunnyvale, CA 94085**
**408-990-6999**
**tina@gardendezine.com**

Ambience Garden Design

**Botanical Name: Stipa arundinacea**
**Common Name: Pheasant's Tail Grass**

**Plant Type:** Grass
**Habit:** Mound Round Upright
**Plant Size:** 1-3'
**Leaf Color:** Green
**Flower Color:** n/a
**Flower Season:** n/a
**Sun:** Full sun
**Water:** Light water
**Soil Type:** Sandy soil Loam soil Rocky soil Average soil Well-drained soil Neutral

Pheasant's Tail Grass is a beautiful, fine, airy grass that is emerald green in color. It has many soft yellow, beige flower stalks in the spring. This grass grows 10"-12" tall , 1'-2' wide and is drought tolerant. -Cornflower Farms



REVISION: 3-19-15

JOB ADDRESS: APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME: CLIFTON AND CONNIE WU

DESIGNER: CLIFTON WU 408-417-0170

DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: PLANT BRIEFS

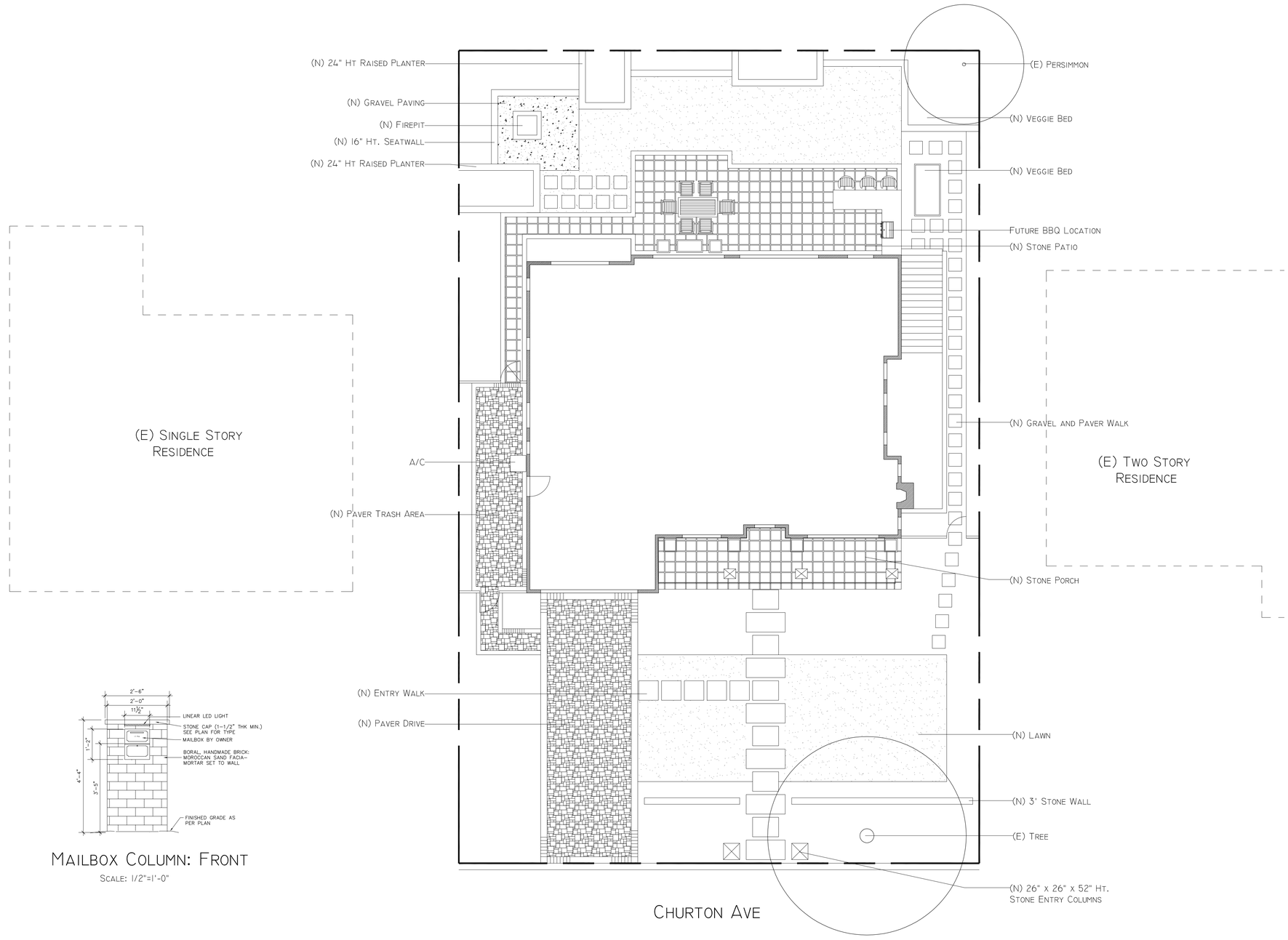
SCALE:

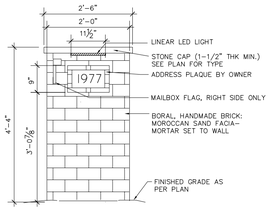
PAGE # L2.3

| Revisions | Date | By |
|---|---|---|
| Rev#1 | 3/4/15 | TAJ |
| | | |
| | | |


Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
(By Appointment Only)
Phone: (408) 990-6999
www.gardendezine.com


# Hardscape Plan




Mailbox Column: Side

Scale: 1/2"=1'-0"




Mailbox Column: Front

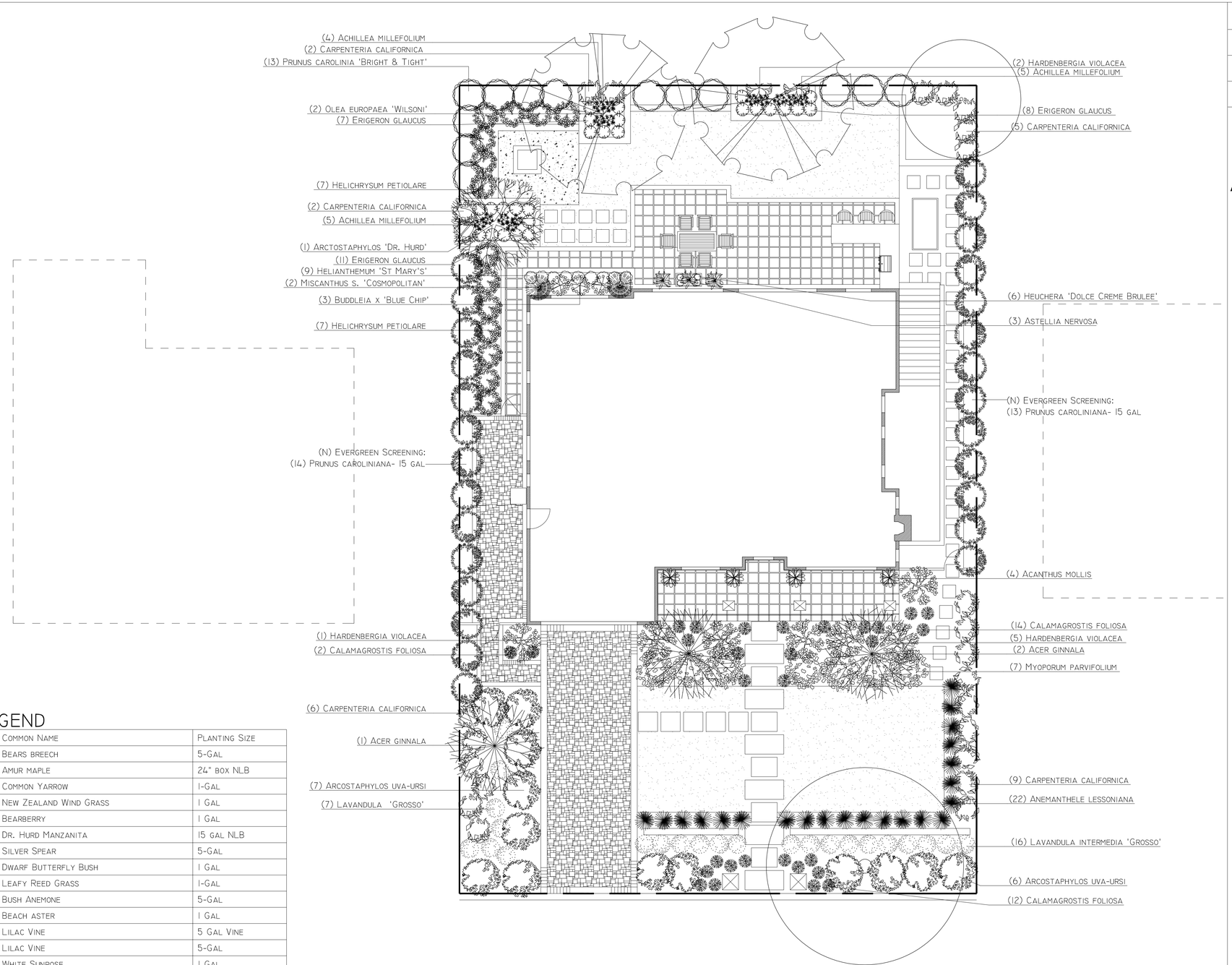
Scale: 1/2"=1'-0"




Wu Residence
1977 Churton Ave
Los Altos, CA

| | |
|---|---|
| Scale: | 1/8" = 1'-0" |
| Date: | 12/19/2014 |
| Drawn By: | TAJ |
| Job No. | |

L-1




## Plant Legend

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|---|---|---|---|---|
| 4 | | Acanthus mollis | Bears breech | 5-Gal |
| 3 | | Acer ginnala | Amur maple | 24" box NLB |
| 14 | | Achillea millefolium | Common Yarrow | 1-Gal |
| 22 | | Anemanthele lessoniana | New Zealand Wind Grass | 1 Gal |
| 13 | | Arcostaphylos uva-ursi | Bearberry | 1 Gal |
| 1 | | Arctostaphylos 'Dr. Hurd' | Dr. Hurd Manzanita | 15 gal NLB |
| 3 | | Astellia nervosa | Silver Spear | 5-Gal |
| 3 | | Buddleia x 'Blue Chip' | Dwarf Butterfly Bush | 1 Gal |
| 30 | | Calamagrostis foliosa | Leafy Reed Grass | 1-Gal |
| 24 | | Carpenteria californica | Bush Anemone | 5-Gal |
| 26 | | Erigeron glaucus | Beach aster | 1 Gal |
| 2 | | Hardenbergia violacea | Lilac Vine | 5 Gal Vine |
| 7 | | Hardenbergia violacea | Lilac Vine | 5-Gal |
| 9 | | Helianthemum 'St Mary's' | White Sunrose | 1 Gal |
| 14 | | Helichrysum petiolare | Licorice Plant | 1 Gal |
| 6 | | Heuchera 'Dolce Creme Brulee' | Coral Bells | 1 Gal |
| 23 | | Lavandula intermedia 'Grosso' | Lavandin | 1 Gal |
| 2 | | Miscanthus sinsensis condensatus 'Cosmopolitan' | Cosmopolitan Fountain Grass | 1-Gal |
| 7 | | Myoporum parvifolium | Myoporum | 1-Gal |
| 2 | | Olea europaea 'Wilsoni' | Wilson Fruitless Olive | 24" box NLB |
| 13 | | Prunus carolinia 'Bright & Tight' | Carolina Cherry Laurel | 15-Gal |
| 27 | | Prunus caroliniana | Carolina laurel cherry | 15-Gal |

Plant Mixes

| Quantity | Symbol | Scientific Name | Common Name | Planting Size |
|---|---|---|---|---|
| 752 sq. ft. | | Festuca glauca 'Bonsai' | Double Dwarf Fescue with Bonsai Blend | Sod |

| Revisions | Date | By |
|---|---|---|
| | | |
| | | |
| | | |

Plans By:
Ambience Garden Design
530 Lawrence Expwy
Mailbox #377
Sunnyvale, CA 94085
(By Appointment Only)
Phone: (408) 990-6999
www.gardendezine.com

# Planting Plan

North

Wu Residence
1977 Churton Ave
Los Altos, CA

| | |
|---|---|
| Scale: | 1/8" = 1'-0" |
| Date: | 3/4/2015 |
| Drawn By: | TAJ |
| Job No. | |

L-2

ALFORD AVENUE

CHURTON AVENUE

T/C ROLL

30'

30'

T/C ROLL

245

246

247

248

21" EUY

WM

WM

CO

CONC

N 43°27'00" E 80.00'

CONC

CONC

CONC

CONC

GATE

GATE

CO

WU
LOT 30
TRACT 876
APN: 318-15-025

EX. HOUSE
FF= 247.4

AC

S 46°33'00" E 125.00'

S 46°33'00" E 125.00'

LOT 31
APN: 318-15-024

LOT 29
APN: 318-15-026

PLAYHOUSE

PLAYGROUND

STONE WALL

STONE WALL

5' P.U.E. PER TRACT 876

5' P.U.E. PER TRACT 876

S 43°27'00" W 80.00'

GATE

P.U.E. POLE

LOT 12
APN: 318-15-043

LOT 13
APN: 318-15-042

LOT 14
APN: 318-15-041

LICENSED LAND SURVEYOR
GARY D. CARNES
No. 4516
EXP. 9-30-15
STATE OF CALIFORNIA

| | | | | | | |
|---|---|---|---|---|---|---|
| SHEET 1 OF 1 | DATE : 10-1-14 | **TOPOGRAPHIC MAP FOR CLIFTON & CONNIE WU LOT 31, TRACT 230 LOS ALTOS, CALIF** | No. | DATE | REVISION | **CARNES & ASSOCIATES** |
| | SCALE : 1" = 10' | | | | | 9505 SUGAR BABE DRIVE |
| | DRAWN BY : A.K.B. | | | | | GILROY, CALIFORNIA 95020 |
| Job No. 14122 | PROJ. MANAGER : G.C. | | | | | 408-847-2013 |
| DWG: WU2TOPO | | | | | | |

## APPROXIMATE EARTHWORK QUANTITIES

| | | |
|---|---|---|
| CUT | 610 | CUBIC YARDS |
| FILL | 6 | CUBIC YARDS |
| NET | 604 | CUBIC YARDS CUT |

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE AND BASEMENT. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A CITY APPROVED LOCATION.

## BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF BAINTER AVENUE AS FOUND MONUMENTED AND RECORDED AS N 41°39'00" E IN BOOK 472 OF MAPS, AT PAGE 44, SANTA CLARA COUNTY RECORDS

## BASIS OF ELEVATIONS

THE BENCHMARK FOR THIS PROJECT IS LOCATED ON THE CONCRETE NAIL IN THE PAVEMENT OF CHURCHTON AVENUE, 6.75 FEET SOUTHEAST OF THE BACK OF THE ROLL CURB ON THE NORTHWEST SIDE OF CHURCHTON AVENUE
EL = 246.00

## TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY CARNES & ASSOCIATES. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

## STORM DRAINAGE NOTES

1. CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP), POLYVINYL CHLORIDE (PVC SCHEDULE 40 OR BETTER), OR HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL) AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E – STORM DRAINAGE FACILITIES OF CITY OF LOS ALTOS DESIGN CRITERIA.

INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.

3. DISCHARGE DOWNSPOUTS ONTO SPLASHBLOCKS DIRECTED TO DRAIN AWAY FROM FOUNDATION.

## STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

## EARTHWORK AND GRADING

WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.

ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF LOS ALTOS. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.

REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY AMERICAN SOIL TESTING, INC., ENTITLED "SOIL AND FOUNDATION INVESTIGATION OF PROPOSED ADDITION 1977 CHURTON ANENUE LOS ALTOS, CALIFORNIA," DATED SEPTEMBER 12, 2014. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT AMERICAN SOIL TESTING, INC.. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.

FOLLOWING STRIPPING OPERATIONS, THE UPPER 12" OF NATIVE SUBGRADE IN AREAS TO RECEIVE CONCRETE SLABS AND/OR PAVEMENTS SHOULD BE OVEREXCAVATED AND EXPOSED SURFACE SHOULD BE SCARIFIED, MOISTURE CONDITIONED TO PRODUCE A MOISTURE CONTENT WITHIN 3% TO 4% ABOVE THE LABORATORY OPTIMUM VALUE, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BASED ON ASTM TEST D1557. THE UPPER 6" OF CONCRETE SLAB, AND PAVEMENT SUBGRADE AND BASE SHOULD BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 6" TO 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

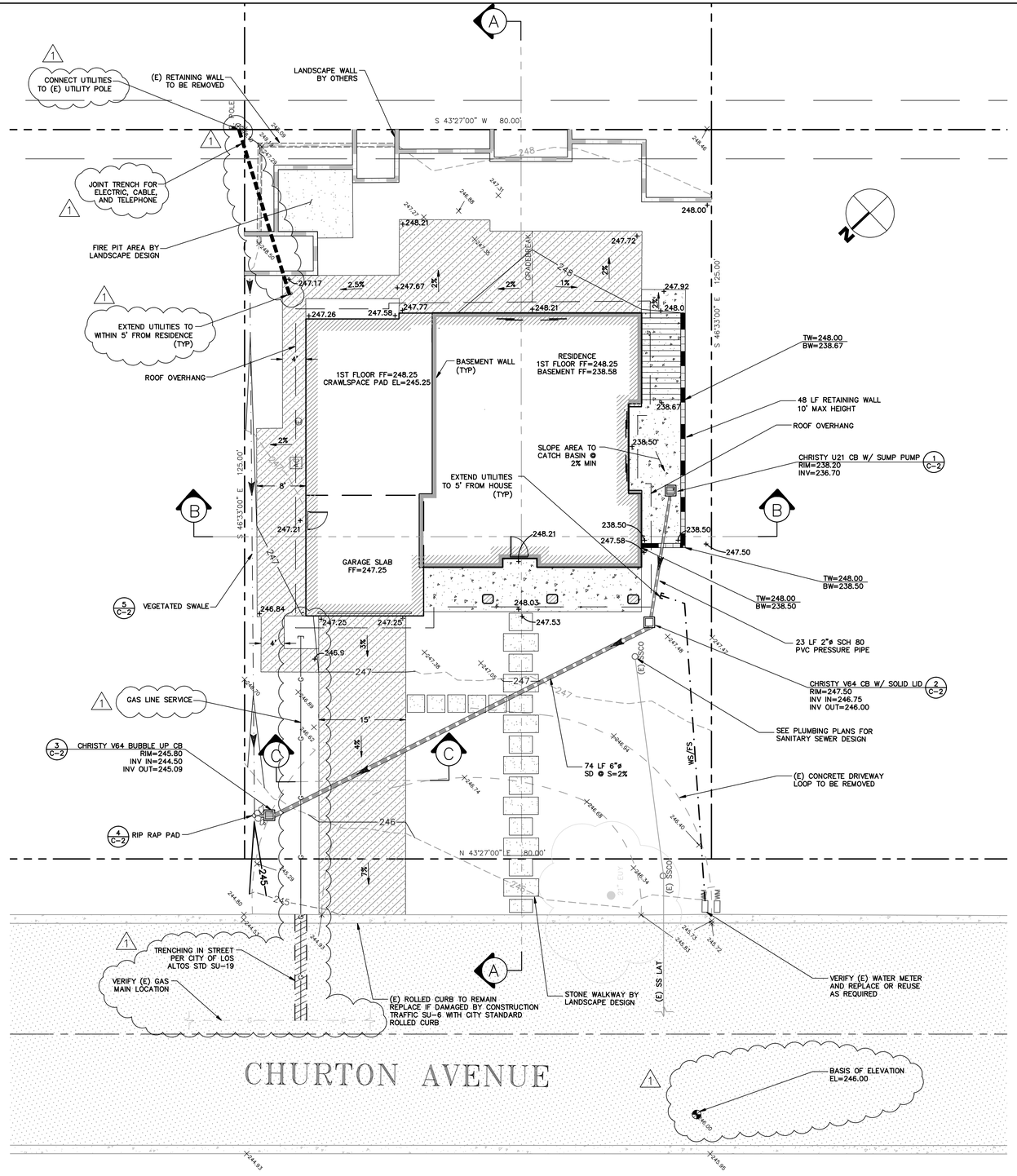
MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY AMERICAN SOIL TESTING, INC.

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:

Less than 3% organics, free of debris and gravel material, contain no rocks or clods greater than 4" in diameter,
Be granular and have a plasticity index of greater than 12, and an R value greater than 25.

10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.

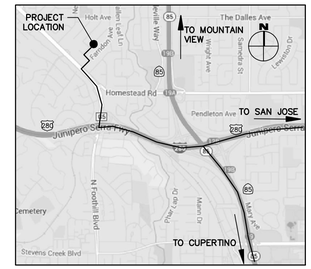
11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.




PLAN

10' 0 10' 20'

1 INCH = 10 FEET




VICINITY MAP
NTS

## LEGEND

- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE
- PROPOSED AB
- PROPOSED PAVERS
- (E) FLOWLINE
- PROPOSED WS/FS
- PROPERTY LINE
- PROPOSED JOINT TRENCH
- PROPOSED GAS SERVICE
- PROPOSED LIMIT OF GRADING
- PROPOSED LANDSCAPE WALL
- PROPOSED RETAINING WALL
- PROPOSED BASEMENT WALL
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED SDCO
- PROPOSED CB

## ABBREVIATIONS

| | |
|---|---|
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CONST | CONSTRUCT |
| DIA, ø | DIAMETER |
| DS | DOWNSPOUT |
| DTL | DETAIL |
| DWY | DRIVEWAY |
| (E) | EXISTING |
| EL | ELEVATION |
| EOP | EDGE OF PAVEMENT |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FS | FIRE SERVICE |
| HP | HIGH POINT |
| INV | INVERT |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MAX | MAXIMUM |
| N.T.S. | NOT TO SCALE |
| RW | RETAINING WALL |
| RIM | RIM ELEVATION |
| S | SLOPE |
| SSCO | SANITARY SEWER CLEANOUT |
| SDCO | STORM DRAIN CLEANOUT |
| TYP | TYPICAL |
| TW | TOP OF WALL |
| WS | WATER SERVICE |

## DRAINAGE AREA SUMMARY

AREA OF DISTURBANCE = 10,760 SF

EXISTING IMPERVIOUS AREAS = 5,250 SF

PROPOSED IMPERVIOUS AREAS = 5,150 SF

REDUCTION IN IMPERVIOUS AREAS = 100 SF

**BUILDING PERMIT SUBMISSION**

1 REVISED PER CITY OF LOS ALTOS COMMENTS, FEBRUARY 2015

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. 45820
Exp. 12-31-16
CIVIL
STATE OF CALIFORNIA

2/25/2015

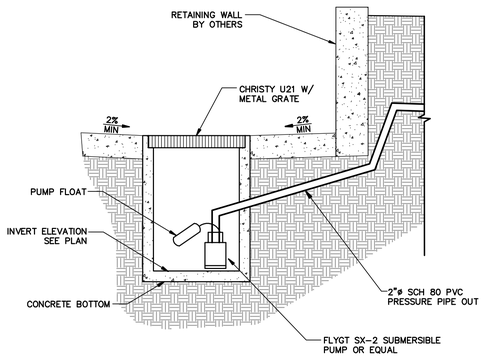
RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

CIVIL ENGINEERING DESIGN SERVICES FOR
CLIFTON WU
1977 CHURTON AVENUE
LOS ALTOS, CALIFORNIA
APN 316-16-025

GRADING & DRAINAGE PLAN

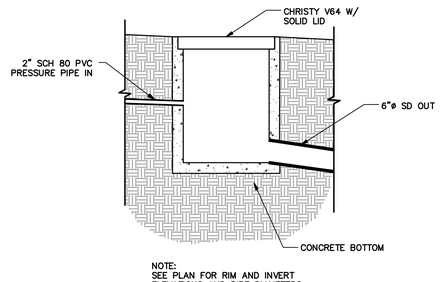
project no. 14-074-1
date FEBRUARY 2015
scale AS SHOWN
dwg name CIVIL1

C-1



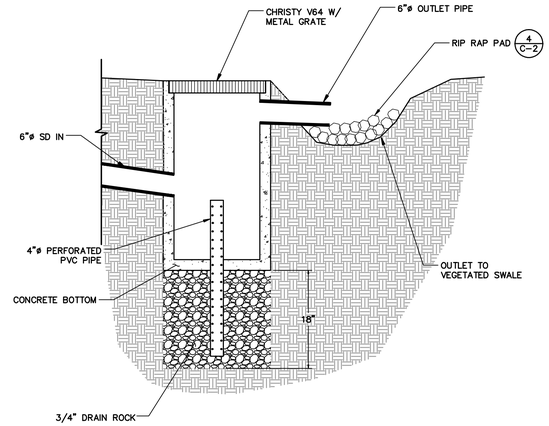

NOTES:
1. SEE PLAN FOR RIM AND INVERT ELEVATIONS AND PIPE DIAMETERS
2. PUMP SHALL HAVE ELECTRICAL HOOKUP AS WELL AS BACKUP BATTERY IN CASE OF PUMP FAILURE

CATCH BASIN SUMP PUMP (1 / C-2)
NTS



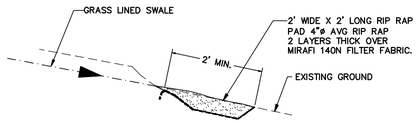

NOTE:
SEE PLAN FOR RIM AND INVERT ELEVATIONS AND PIPE DIAMETERS

CATCH BASIN W/ SOLID LID (2 / C-2)
NTS




NOTE:
SEE SHEET C-1 FOR RIM AND INVERT ELEVATIONS AND ORIFICE DIAMETER

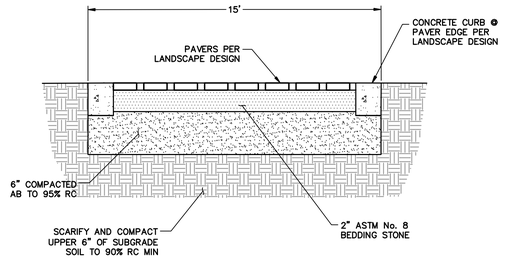
BUBBLE UP CATCH BASIN (3 / C-2)
NTS



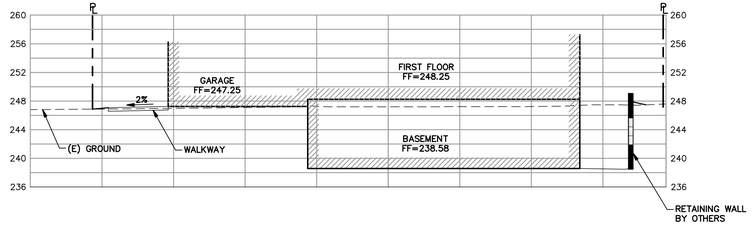

RIP RAP PAD DETAIL (4 / C-2)
NTS



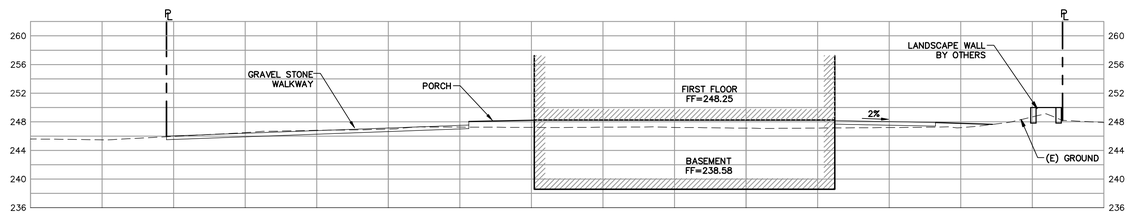

VEGETATED SWALE (5 / C-2)
NTS




DRIVEWAY SECTION C-C
NTS




SECTION B-B
SCALE: 1"=10' HORIZONTAL, VERTICAL




SECTION A-A
SCALE: 1"=10' HORIZONTAL, VERTICAL

BUILDING PERMIT SUBMISSION

⚠1 REVISED PER CITY OF LOS ALTOS COMMENTS, FEBRUARY 2015

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. 45820
Exp. 12-31-16
CIVIL
STATE OF CALIFORNIA

2/25/2015

R.I Engineering, Inc.
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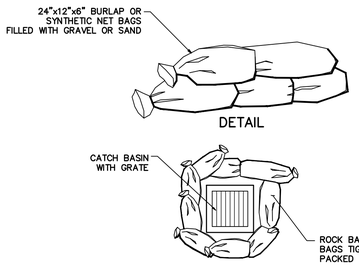
831-425-3901 www.rengineering.com

CIVIL ENGINEERING DESIGN SERVICES
FOR
CLIFTON WU
1977 CHURTON AVENUE
LOS ALTOS, CALIFORNIA
APN 316-16-025

DETAILS

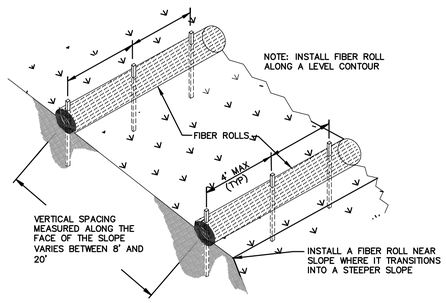
project no. 14-074-1
date FEBRUARY 2015
scale AS SHOWN
dwg name CIVIL1

C-2



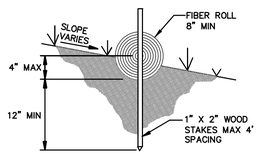

GRAVEL BAG CATCH BASIN PROTECTION

NTS



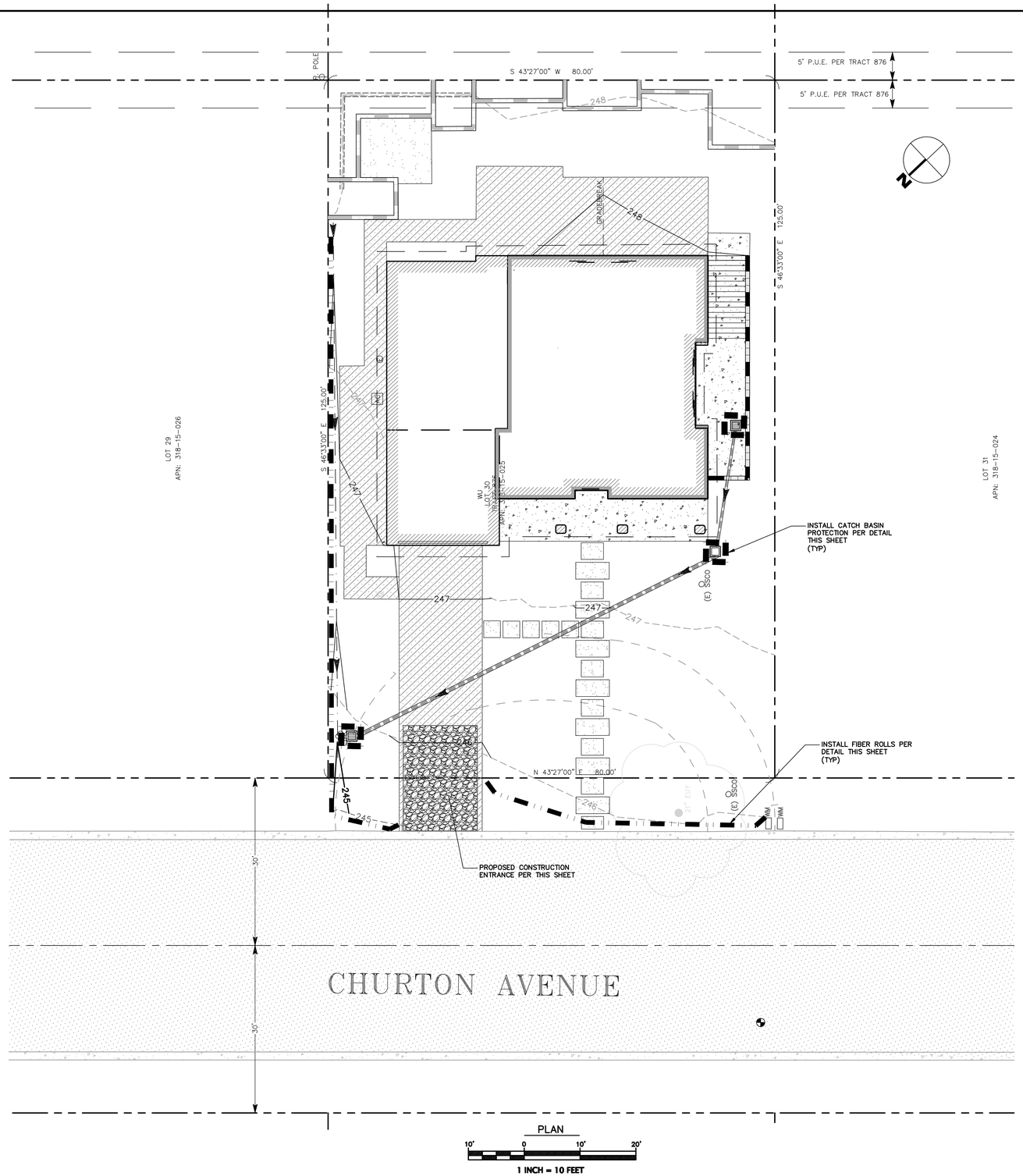

TYPICAL FIBER ROLL INSTALLATION

NTS




FIBER ROLL DETAIL IN SLOPE AREA

NTS




PLAN

10' 0 10' 20'

1 INCH = 10 FEET

## EROSION CONTROL MEASURES

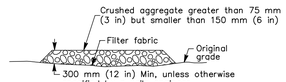
1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN. DURING THE PERIOD OF OCTOBER 15TH TO APRIL 15TH, SHOWN MEASURES SHALL BE INSTALLED BY THE TIME OF THE INITIAL "GRADE STAKE" INSPECTION.
2. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
3. ALL DITCHES SHALL BE LINED WITH GRASS OR 4" HAND PLACED COBBLE
4. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED AT A RATE OF 5# BROME SEED PER 1000 SF SEEDING AND WATERING SHALL BE MAINTAINED TO ENSURE GROWTH.
5. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE AND OUTFALL EROSION CONTROLS, E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE RUNOFF SHALL BE RELEASED TO SHEET FLOW
6. PLANTING SHALL BE COMPLETED NOT MORE THAN 90 DAYS AFTER COMPLETION OF GRADING
7. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY CITY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
8. GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE LOS ALTOS CITY BUILDING OFFICIAL.
9. IN ADDITION TO NOTE 4 ABOVE, SLOPES GREATER THAN 15' VERTICAL HEIGHT SHALL BE PLANTED WITH SHRUBS IN 2¼" POTS OR LARGER, SPACED AT INTERVALS OF 10' OR LESS ON CENTERS, OR TREES HAVING A ONE GALLON MINIMUM SIZE AT 20' INTERVALS, OR A COMBINATION OF TREES AND SHRUBS AT A SPACING APPROPRIATE TO THE SPECIES. THE PLANS SELECTED AND THE PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATE CONDITIONS OF THE SITE.

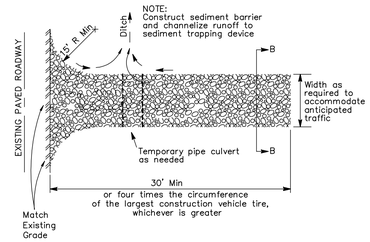
## EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%

## EROSION CONTROL LEGEND

- INSTALL SILT FENCE OR FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STAGING OR STOCK PILE AREA




CONSTRUCTION ENTRANCE DETAIL

NTS

**BUILDING PERMIT SUBMISSION**

⚠ REVISED PER CITY OF LOS ALTOS COMMENTS, FEBRUARY 2015

REGISTERED PROFESSIONAL ENGINEER
RICHARD J. IRISH
No. 45820
Exp. 12-31-16
CIVIL
STATE OF CALIFORNIA

2/25/2015

RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

CIVIL ENGINEERING DESIGN SERVICES FOR
CLIFTON WU
1977 CHURTON AVENUE
LOS ALTOS, CALIFORNIA
APN 318-15-025

EROSION CONTROL PLAN

project no. 14-074-1
date FEBRUARY 2015
scale AS SHOWN
dwg name CIVIL1

C-3