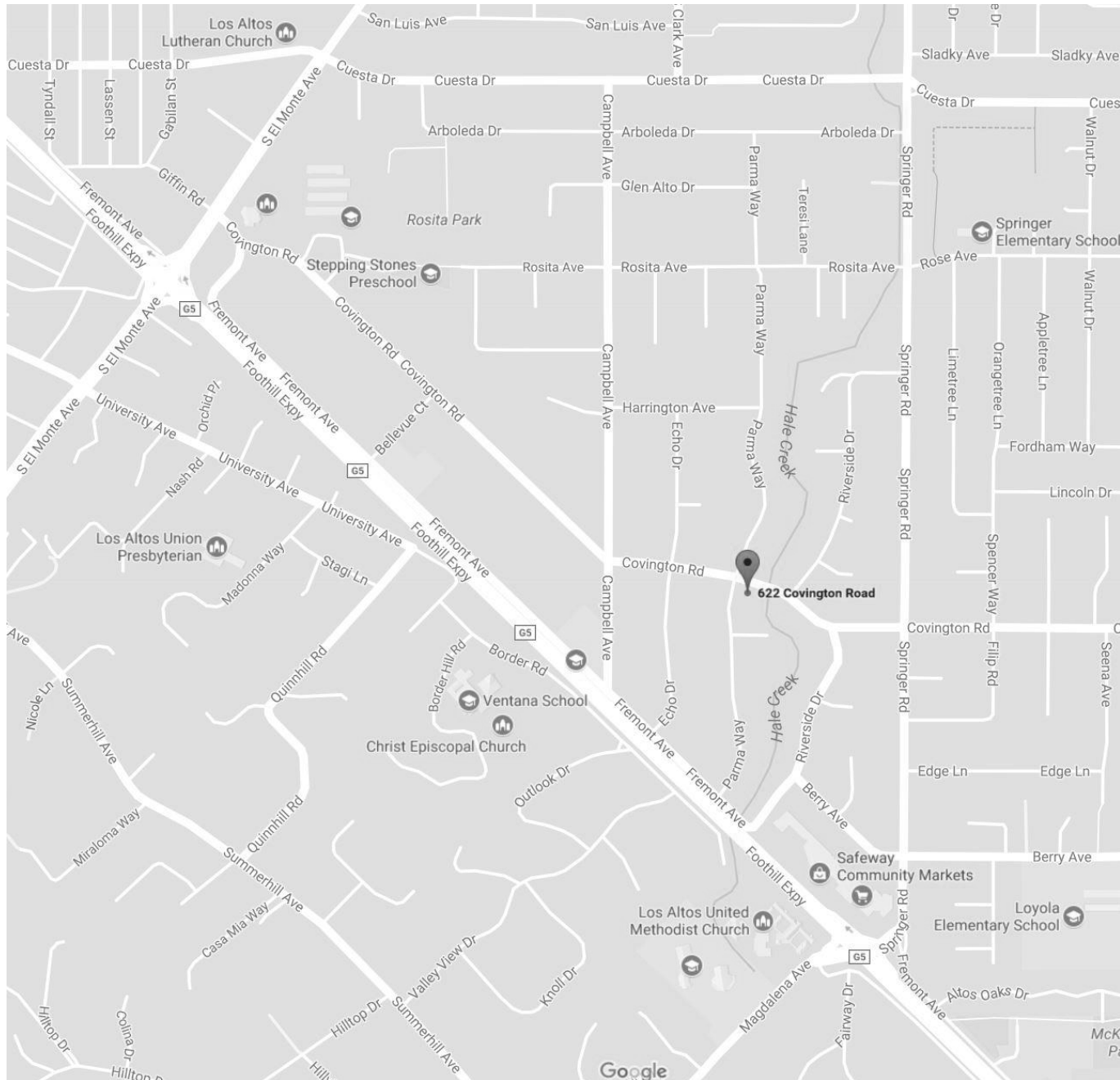


FRONT PERSPECTIVE

NEW HOUSE FOR

# GOLDSILVERISLAND, LLC

622 COVINGTON ROAD, LOS ALTOS, CA. 94024



VICINITY MAP

A.P.N. :	189 - 45 - 035
ZONING:	R 1 - 10
LOT SIZE:	14,199 S.F.
EXISTING HOUSE:	1,201 S.F. (TO BE REMOVED)
FIRST FLOOR:	2,299 S.F.
SECOND FLOOR:	1,372 S.F.
TOTAL HOUSE:	3,670 S.F.
GARAGE:	460 S.F.
TOTAL BUILDING:	4,131 S.F.
F.A.R. ALLOWED:	14,199 - 11,000 = 3199 3,850 + 319.9 = 4,169.9 S.F.
PROPOSED:	4,131 S.F.

LANDSCAPE ARCHITECT  
Mara Young  
650-327-2644 marayoung@gmail.com

SOILS ENGINEER  
CAPEX Engineering  
Gary Hsu, PE  
POB 14198  
Fremont, CA 94539  
510-668-1815 capexinc888@gmail.com

ARBORIST  
KIELTY ARBORIST SERVICES  
Kevin Kielty  
POB 6187  
San Mateo, CA 94403  
650-515-9783 kkarbor0476@yahoo.com

#### SHEET INDEX

- A-1 SITE PLAN
- A-1.2 TREE PROTECTION PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 ELEVATIONS
- A-5 ELEVATION, SECTIONS
- A-6 SECTION, ROOF PLAN
- A-7 AREA CALCS
- C-1 GRADING & DRAINAGE
- C-2 NOTES & DETAILS
- C-3 EROSION CONTROL PLAN
- C-4 DETAILS
- L-0 LANDSCAPE COVER SHEET
- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN
- L-3 HYDROZONE DIAGRAM

OWNER  
Goldsilverisland Properties, LLC  
Ying-Min Li  
1525 McCarthy Blvd, Suite 1000  
Milpitas, CA 95035  
yingminli@hotmail.com 408-896-3369

ARCHITECT  
HOMETEC Architecture, Inc.  
Richard A. Hartman, AIA  
619 N 1st Street  
San Jose, CA 95112  
408-995-0496 hometecarch@gmail.com

CIVIL ENGINEER  
RW ENGINEERING  
Robert Wang  
505 Altamont Drive  
Milpitas, CA 95036  
408-262-1899 rwengineering@gmail.com

#### ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	<u>1,662</u> square feet ( <u>11.7</u> %)	<u>2,758</u> square feet ( <u>19.4</u> %)	<u>4,259</u> square feet ( <u>30</u> %)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	<u>1,567</u> square feet ( <u>11</u> %)	<u>4,131</u> square feet ( <u>29</u> %)	<u>4,169</u> square feet ( <u>29.3</u> %)
<b>SETBACKS:</b> Front Rear (TOP OF BANK) Right side (1 <sup>st</sup> /2 <sup>nd</sup> ) Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	<u>36</u> feet <u>75</u> feet <u>16</u> feet/ <u>    </u> feet <u>30</u> feet/ <u>    </u> feet	<u>25</u> feet <u>30.5</u> feet <u>10.25</u> feet/ <u>20.5</u> feet <u>22.2</u> feet/ <u>26.8</u> feet	<u>25</u> feet <u>25</u> feet <u>10</u> feet/ <u>17.5</u> feet <u>16.6</u> feet/ <u>16.6</u> feet
<b>HEIGHT:</b>	<u>16</u> feet	<u>26.5</u> feet	<u>27</u> feet

#### SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	<u>1,201</u> square feet	<u>2,491</u> square feet	<u>3,671</u> square feet
<b>NON- HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	<u>366</u> square feet	<u>94</u> square feet	<u>460</u> square feet

#### LOT CALCULATIONS

<b>NET LOT AREA:</b>	<u>14,199</u> square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	<u>490</u> square feet ( <u>24</u> %)
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): <u>2,719</u> sq ft Existing softscape (undisturbed) area: <u>4,056</u> sq ft New softscape area: <u>7,425</u> sq ft <i>Sum of all three should equal the site's net lot area</i>

REVISIONS	BY
PLANNING 8-17-17	<u>1</u>

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A.I.A.  
408-995-0496  
hometecarch@gmail.com

HOMETEC  
ARCHITECTURE, INC.  
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOME FOR:  
**GOLDSILVERISLAND**  
622 COVINGTON ROAD, LOS ALTOS, CA. 94024

Date 7 - 18 - 17  
Scale 1/4" = 1'-0"  
Drawn RAH  
Job 17-016  
Sheet  
**T-1**  
of Sheets



1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

3. Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor or of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7



**5. Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in a non-alphabetical arrangement. Where required by the fire code official, address shall be Arabic numbers in alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1



F.A.R. ALLOWED: 14,199 - 11,000 = 3199  
3,850 + 319.9 = 4,169.9 S.F.

PROPOSED: 4,131 S.F.

THIS PROJECT SHALL COMPLY WITH 2016 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

[illegible]

Date	7 - 18 - 17
Scale	1" = 10'-0"
Drawn	RAH
Job	17-016
Sheet	<b>A-1</b>
of	Sheets


$$1'' = 10' - O'$$



Kielty Arborist Services LLC

Certified Arborist WE#0476A  
P.O. Box 6187  
San Mateo, CA 94403  
650-515-9783

June 14, 2017

Goldsilverisland Homes, LLC  
Attn: Mr. Ying-Min Li  
43575 Mission Blvd, suite 359  
Fremont, CA, 94539

Site: 622 Covington, Los Altos, CA

Dear Mr. Li,

As requested on Thursday, June 8, 2017, I visited the above site to inspect and comment on the trees. A new home and landscape is planned for this site and a survey of the trees will be required. A tree protection plan will be included as required by the city of Los Altos.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. Each tree in was located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

622 Covington/6/14/17

(3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Coast live oak ( <i>Quercus agrifolia</i> )	20	40	50/35	Poor vigor, poor form, nearly dead.
16	Japanese maple ( <i>Acer palmatum</i> )	6.8	40	10/20	Poor-fair vigor, poor form, verticilium wilt.

\*indicates neighbor's tree

Summary

The trees on site are a mix of native oaks and several species of imported trees. The trees are in poor-fair condition with the large protected tree being located on the perimeter. Trees on the perimeter are ideally located for construction. The small ornamental trees will be removed to facilitate the construction.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by metal poles pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

622 Covington/6/14/17

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Deodar cedar ( <i>Cedrus deodara</i> )	24.1	65	45/40	Good vigor, fair form, heavy lateral limbs.
2*	Redwood ( <i>Sequoia sempervirens</i> )	30est	60	55/40	Fair vigor, fair form, 6 feet from property line.
3	Japanese maple ( <i>Acer palmatum</i> )	7.6	45	10/15	Poor-fair vigor, poor form, codominant at 2 feet.
4	Japanese maple ( <i>Acer palmatum</i> )	3	50	8/10	Fair vigor, poor-fair form, squatty.
5	Japanese maple ( <i>Acer palmatum</i> )	8.3	50	20/15	Good vigor, fair form, multi leader at 2 feet, poor crotch.
6*	Coast live oak ( <i>Quercus agrifolia</i> )	28est	65	45/45	Good vigor, fair form, multi leader, 5 feet from property line.
7	Japanese maple ( <i>Acer palmatum</i> )	8.2	40	10/15	Poor vigor, poor form, decay at base.
8	Valley oak ( <i>Quercus lobata</i> )	28	65	50/45	Fair vigor, poor-fair form, codominant at 4 feet.
9	Coast live oak ( <i>Quercus agrifolia</i> )	19.9	40	20/30	Fair vigor, poor form, suppressed by #8.
10	Redwood ( <i>Sequoia sempervirens</i> )	12.0	50	35/20	Good vigor, poor-fair form, suppressed.
11	Redwood ( <i>Sequoia sempervirens</i> )	14.1-18.6	55	40/20	Good vigor, fair form, suppressed.
12	Valley oak ( <i>Quercus lobata</i> )	79.2 @base	65	55/60	Good vigor, fair form, multi leader at 3 feet.
13	Redwood ( <i>Sequoia sempervirens</i> )	9.9	60	35/25	Good vigor, fair form, suppressed.
14	Redwood ( <i>Sequoia sempervirens</i> )	10.2	60	40/25	Good vigor, fair form, suppressed.

622 Covington/6/14/17

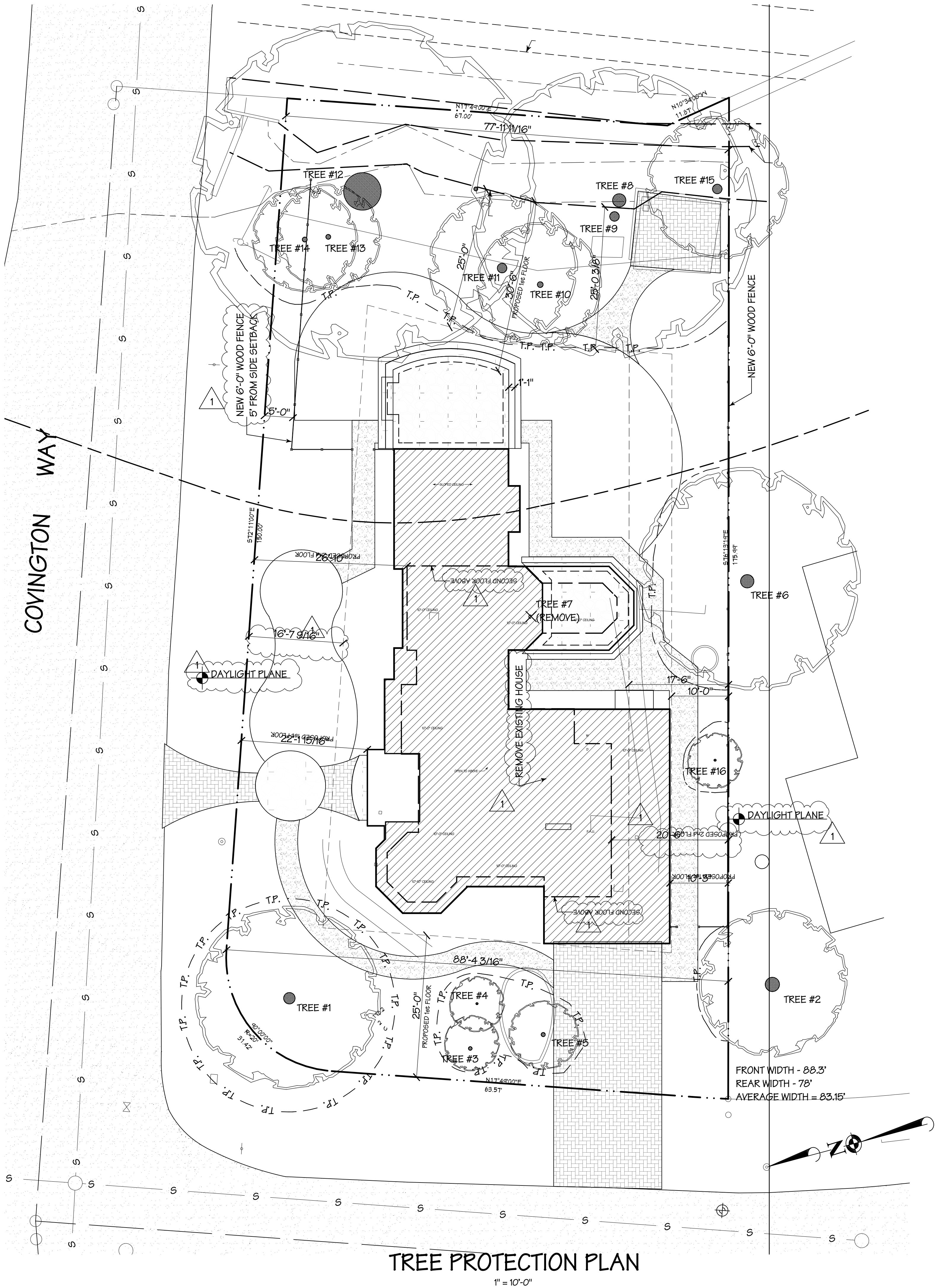
(4)

Tree trimming to facilitate the construction is not planned for the site. If ornamental trimming is to be carried out the work will be done by a licensed tree care provider. All trimming will be within ANSI standards and Best Management Practices and will be inspected by the site arborist.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty  
Certified Arborist WE#0476A



REVISIONS	BY
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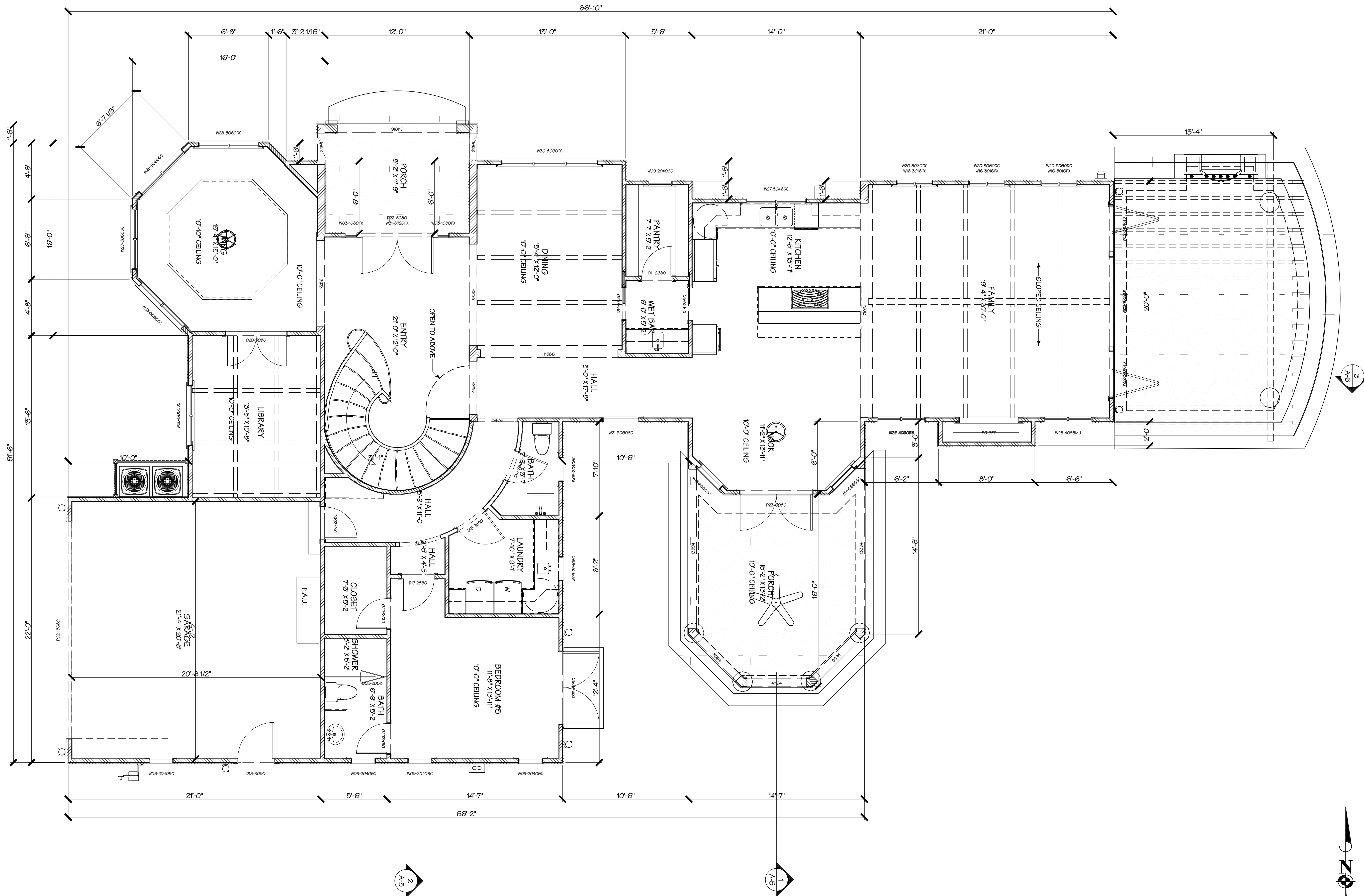
**HOMETEC**  
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NEW HOME FOR:  
**GOLDSILVERISLAND**  
622 COVINGTON ROAD, LOS ALTOS, CA. 94024

Date	7 - 18 - 17
Scale	1" = 10'-0"
Drawn	RAH
Job	17-016
Sheet	A-1.2

of Sheets



FIRST FLOOR PLAN

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Sheet	<b>A-3</b>
of	Sheets



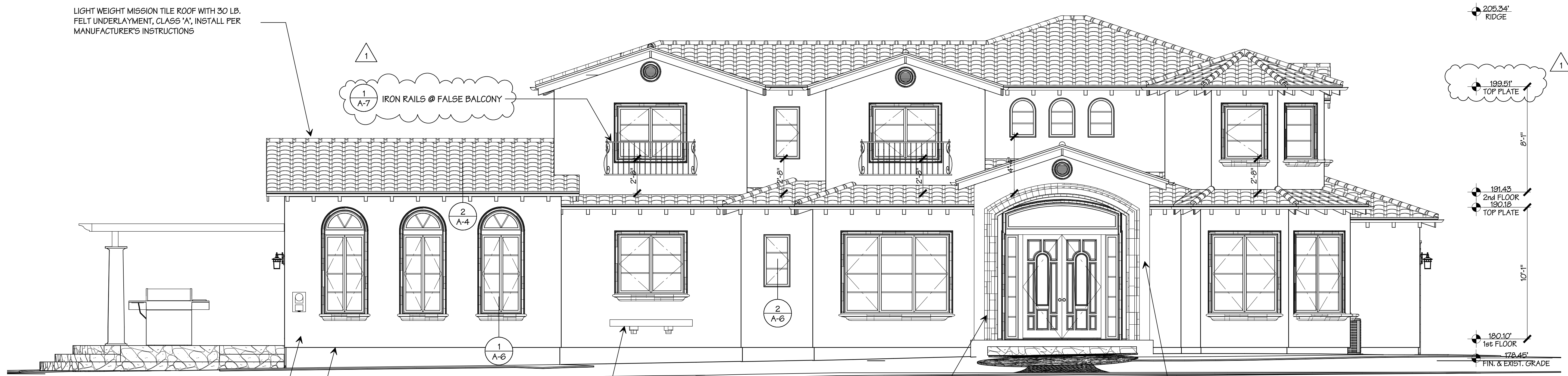
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REVISIONS	BY
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NEW HOME FOR:  
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622 COVINGTON ROAD, LOS ALTOS, CA. 94024

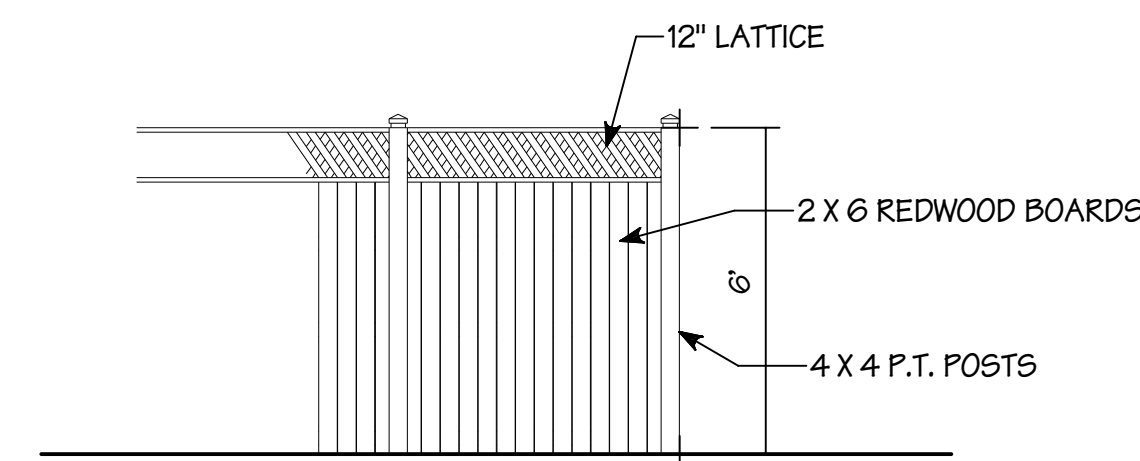
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of	Sheets



NORTH ELEVATION

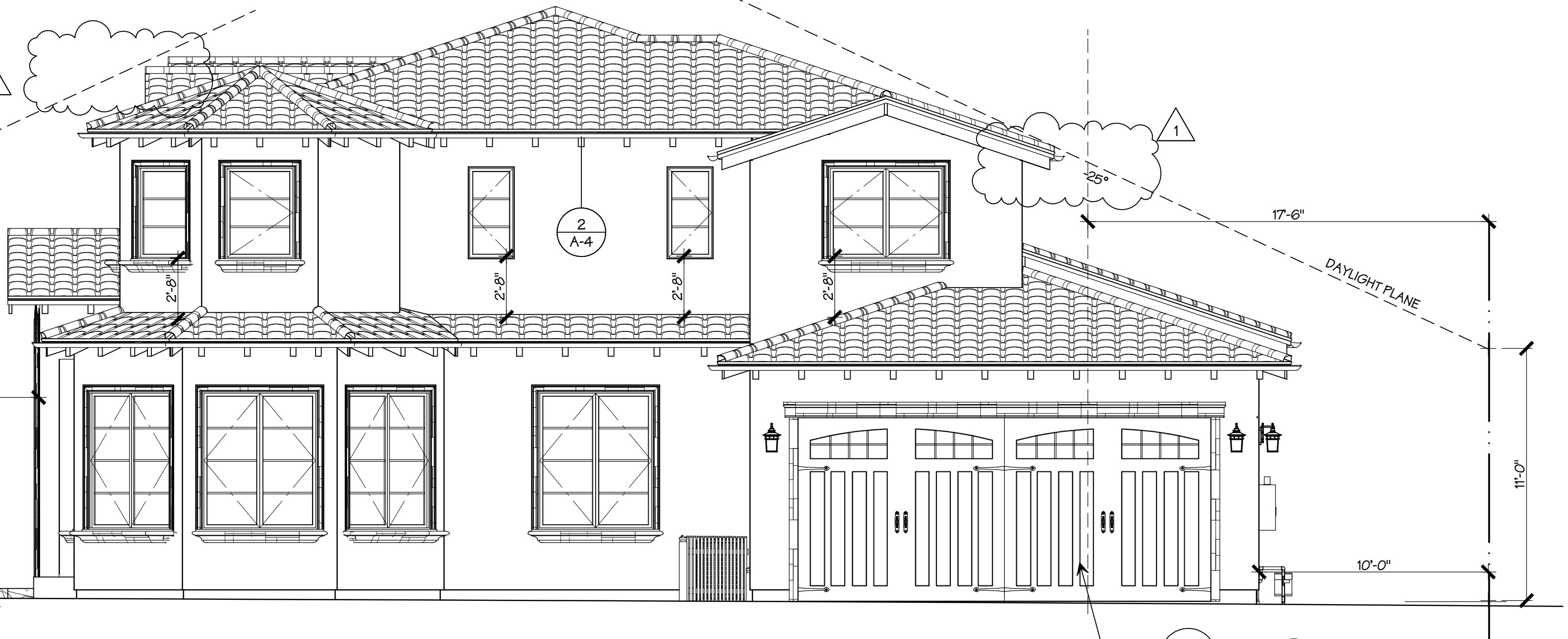
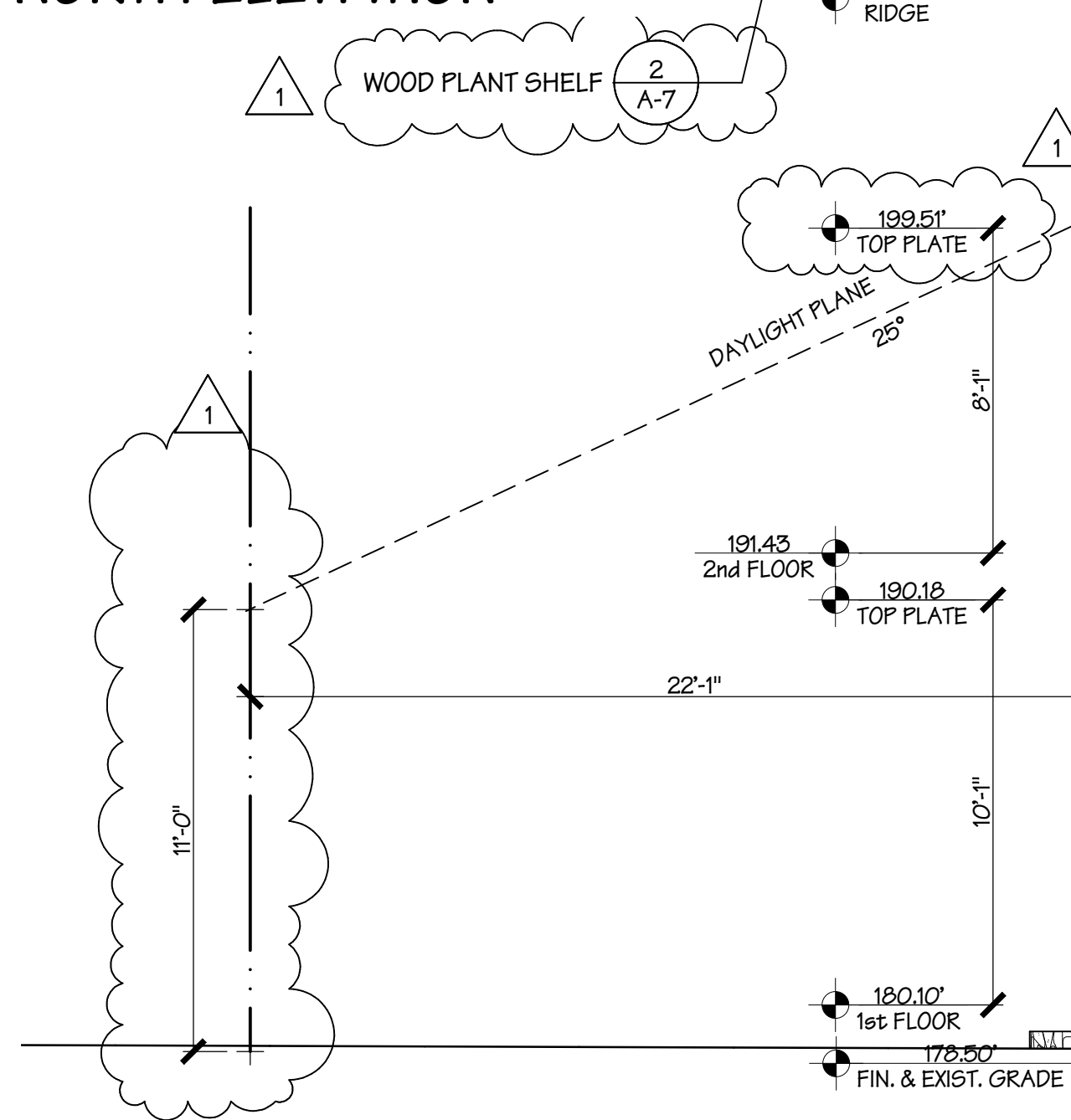
7/8" (3) COAT STUCCO OVER METAL LATH OVER (2) LAYERS GRADE "D" BUILDING PAPER (PER C.B.C. 2512)

26 GA. GALV. WEEP SCREED, 4" MIN. ABOVE GRADE, 2" MIN ABOVE CONCRETE (TYP.)



1 FENCE

WOOD PLANT SHELF

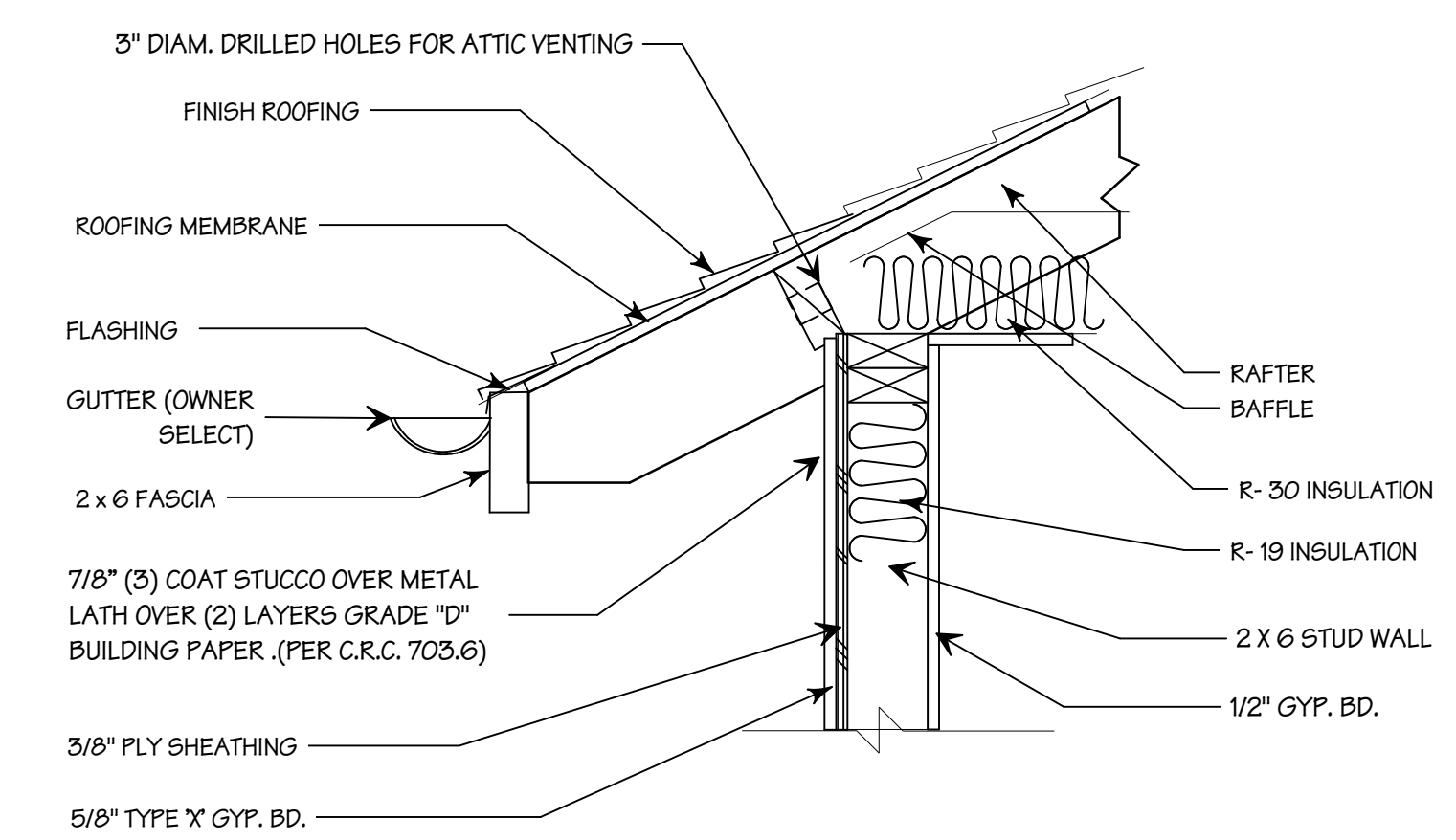


WEST ELEVATION

GARAGE DOOR BY "CLOFAY" CANYON RIDGE



EAST ELEVATION



2 TYPICAL EAVE TRIM

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8-17-17	

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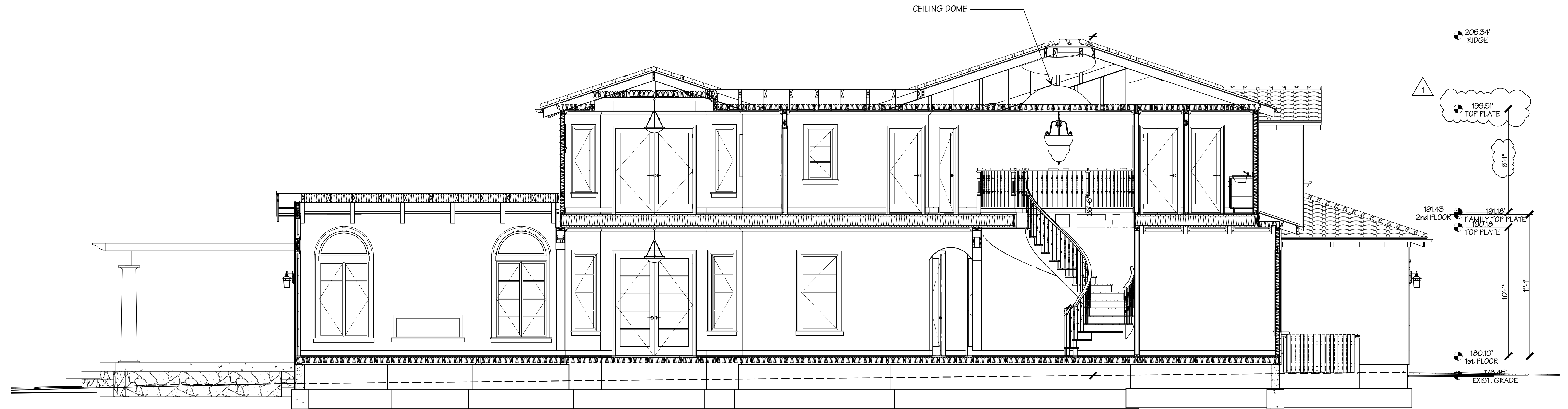
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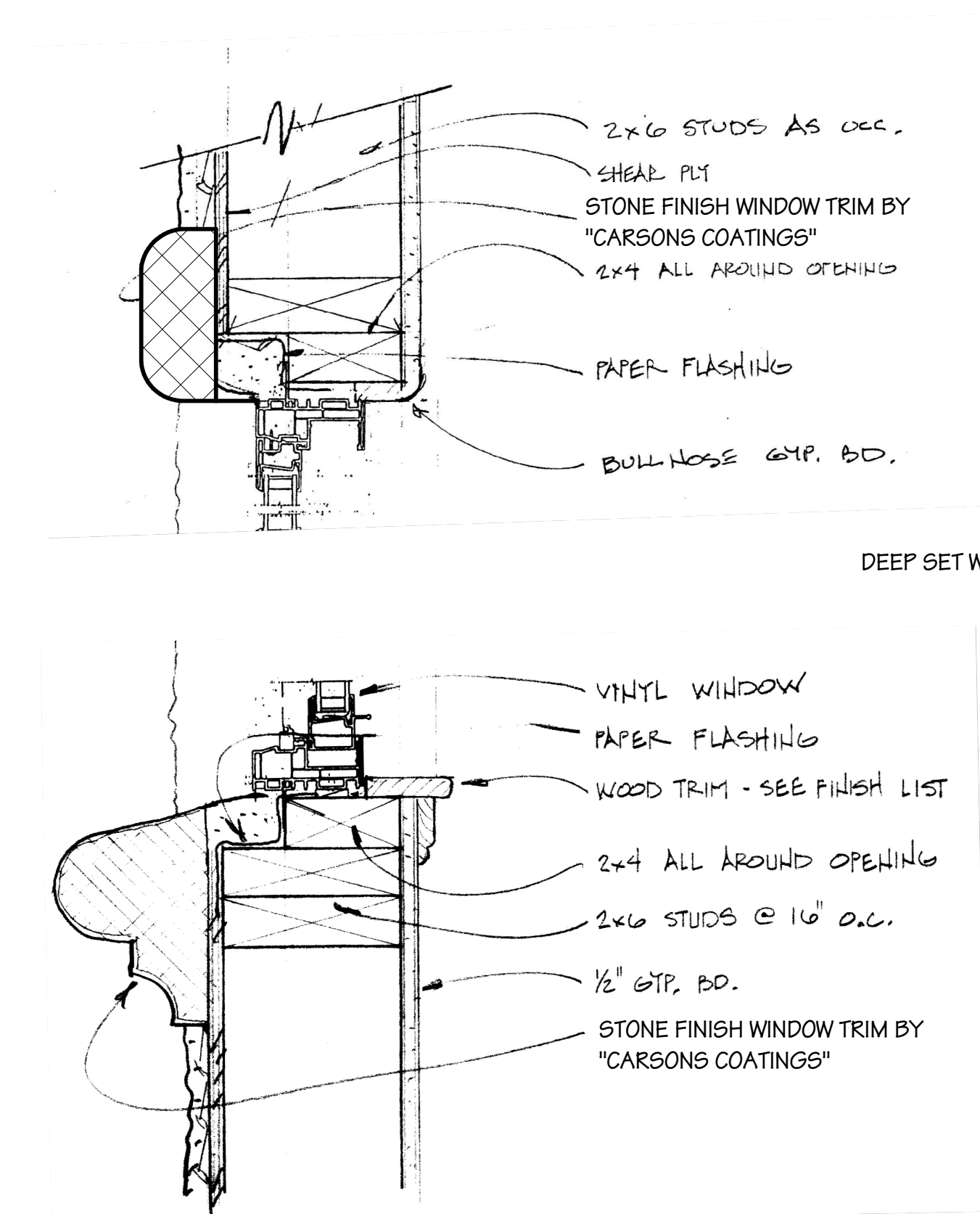
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Job	17-016
Sheet	A-4
of	Sheets



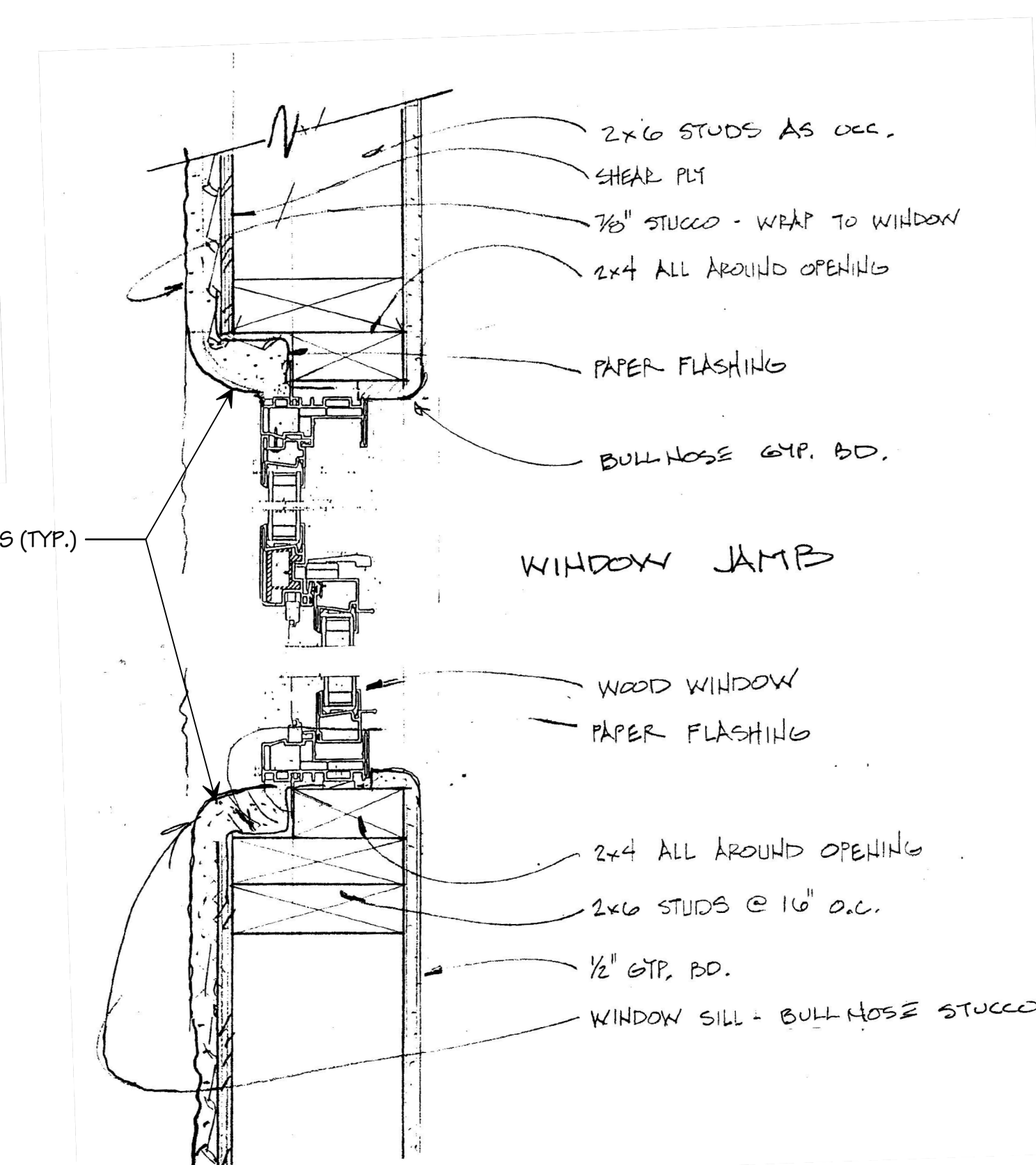




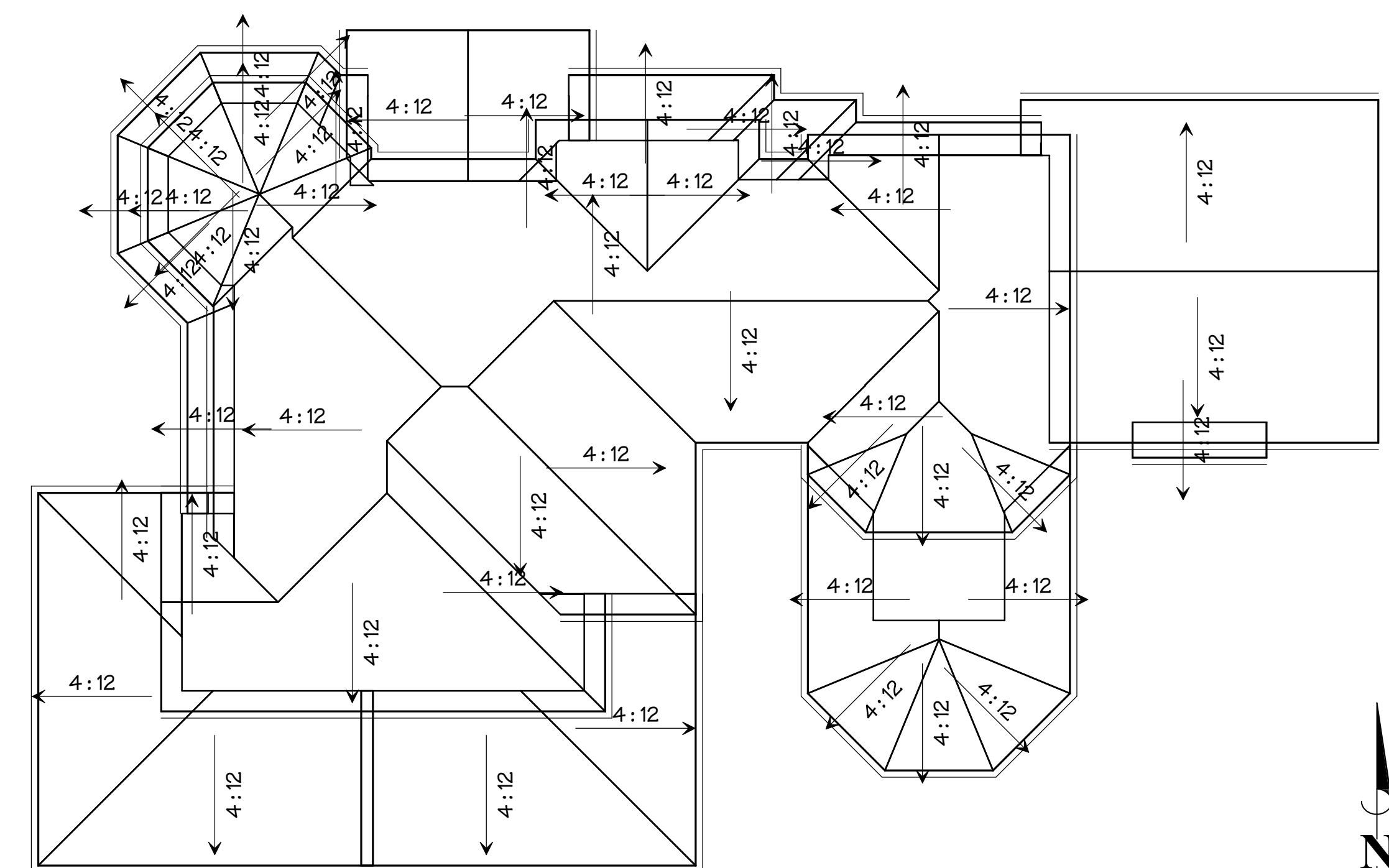
3 SECTION



1 WINDOW - STONE TRIM



2 WINDOW - NO TRIM



ROOF PLAN  
1/8" = 1'-0"

REVISIONS	BY
PLANNING 8-17-17	1

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Lamps Plus | Outdoor Lighting | Led | Callaway Rustic Bronze 11" High LED Outdoor Wall Light < Go Back



Callaway Rustic Bronze 11" High LED Outdoor Wall Light - Style # 5X185

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\$99.95

429.99 | Save \$30.00 | Compare \$194.99 | Ends 7/23/17

FREE SHIPPING & FREE RETURNS\* | Low Price Guarantee

1

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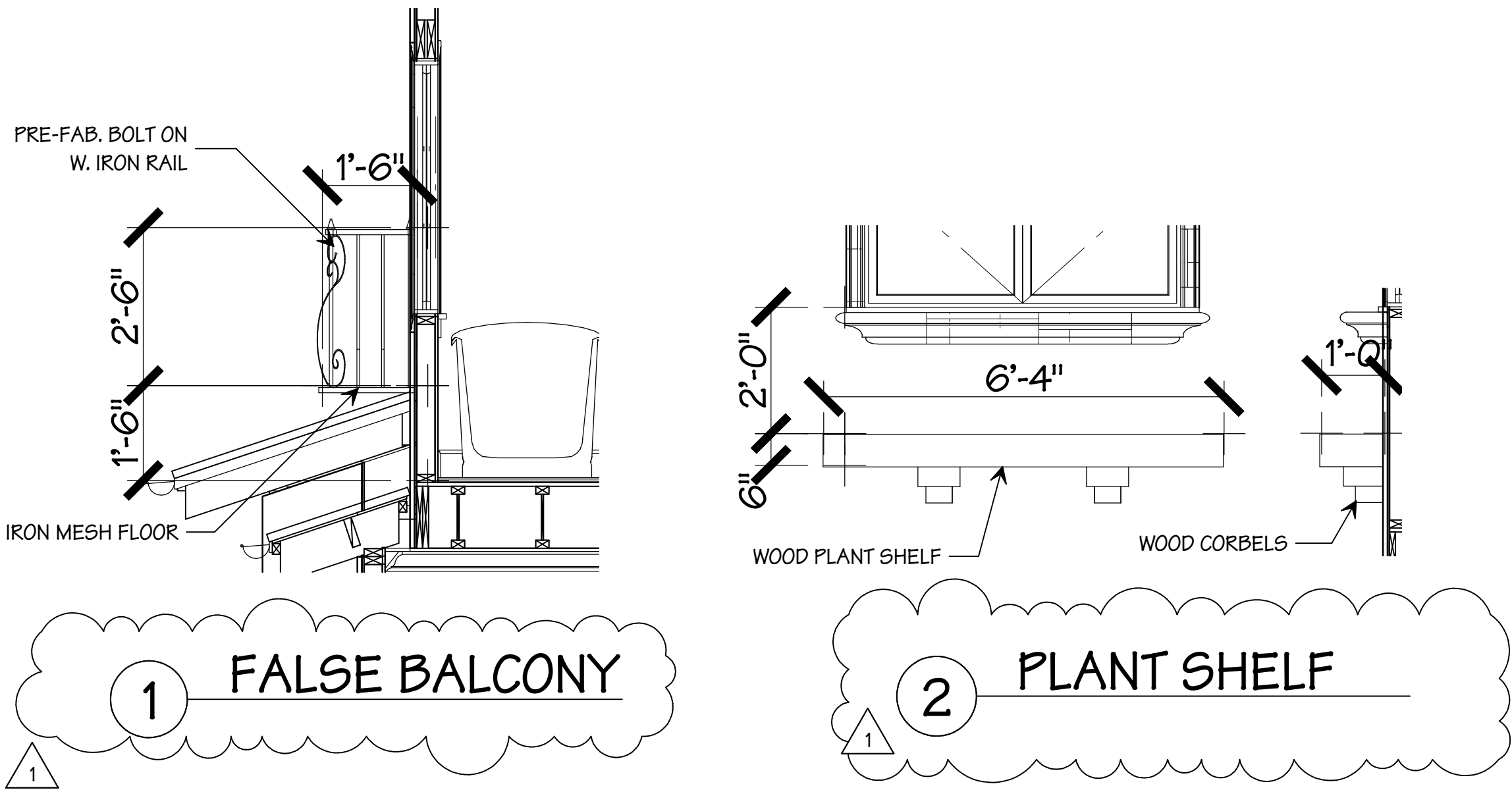
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Add a rustic look to patios or porch areas with this bronze finish steel outdoor wall light from the Callaway collection by Franklin Iron Works.

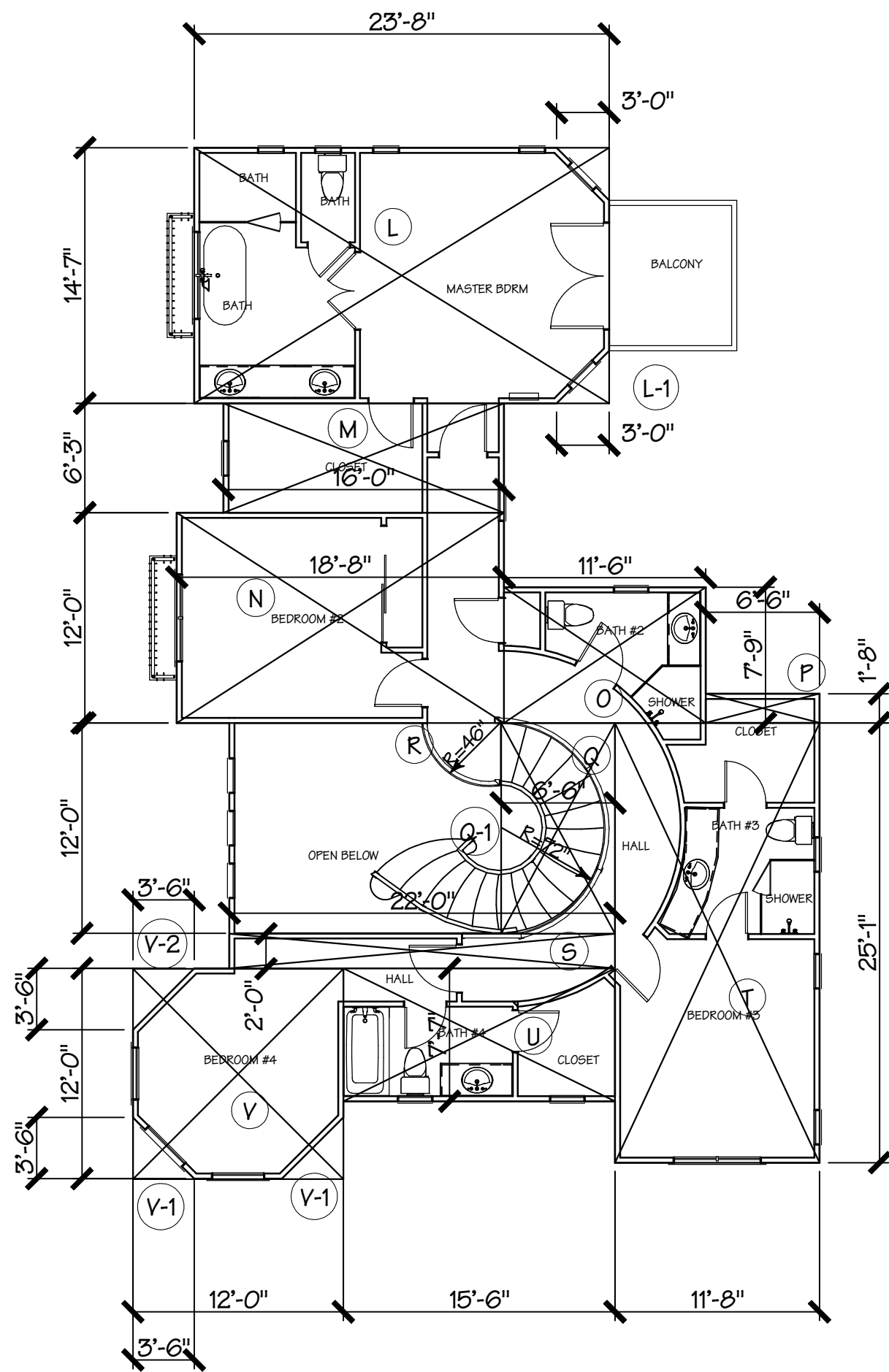
MORE DETAILS >



EXTERIOR LIGHT



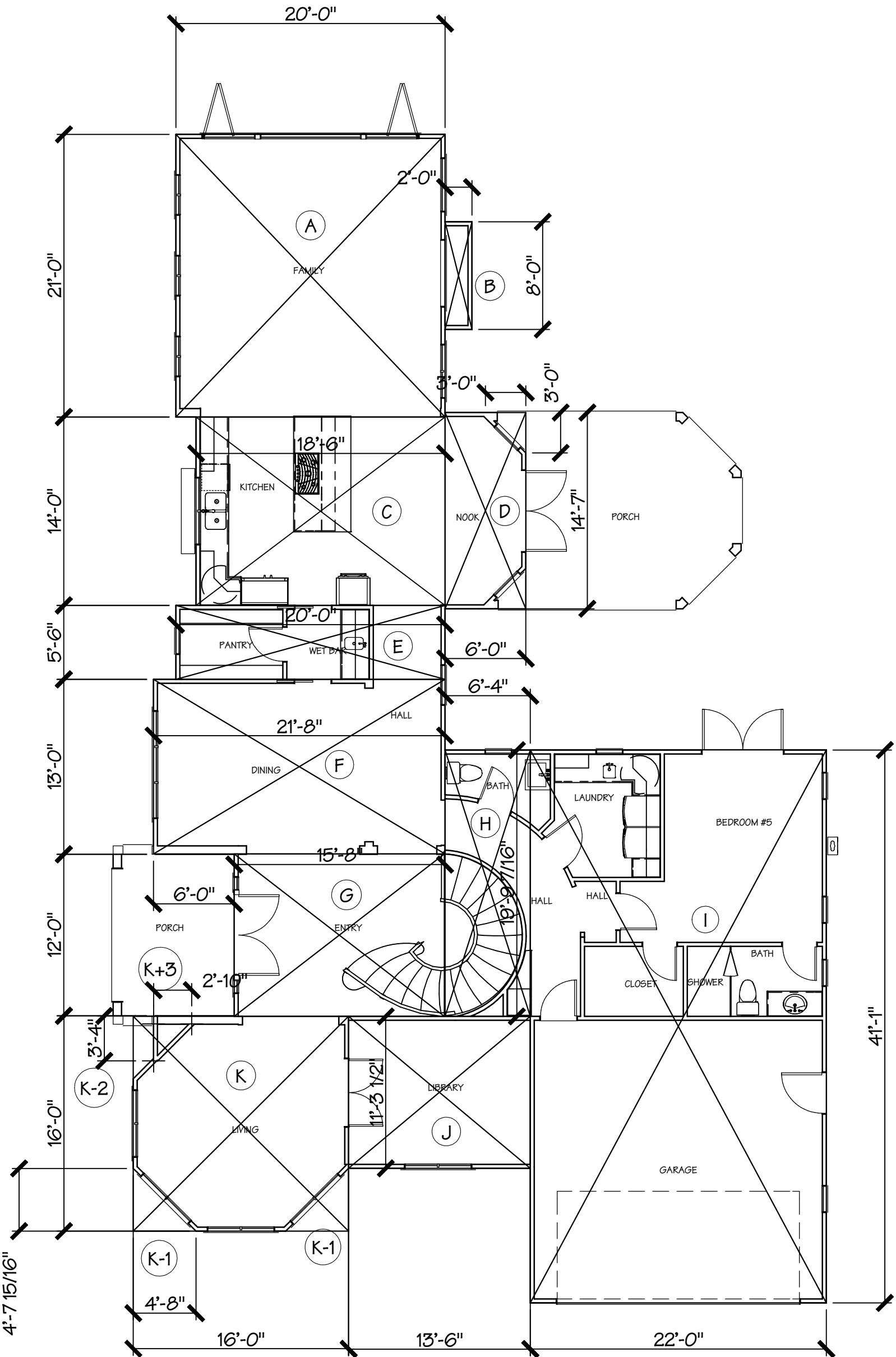
NEIGHBORHOOD CONTEXT MAP



2nd FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
L	23.66	14.58	344.96	0.00	344.96
L-1	-3.00	3.00	-9.00	0.00	-9.00
M	16.00	6.25	100.00	0.00	100.00
N	18.66	12.00	223.92	0.00	223.92
O	11.50	7.75	89.13	0.00	89.13
P	6.50	1.66	10.79	0.00	10.79
Q	6.50	12.00	78.00	0.00	78.00
Q-1	-36.00	3.14	-113.04	-56.52	-56.52
R	14.66	3.14	46.03	23.02	23.02
R-1	-11.51		-11.51		-11.51
S	22.00	2.00	44.00	0.00	44.00
T	11.66	25.08	292.43	0.00	292.43
U	15.50	7.58	117.49	0.00	117.49
V	12.00	12.00	144.00	0.00	144.00
V-1	-3.50	3.50	-12.25	0.00	-12.25
V-2	-3.50	3.50	-12.25	-6.13	-6.13
			0.00	0.00	0.00
GRAND TOTAL					1372.33

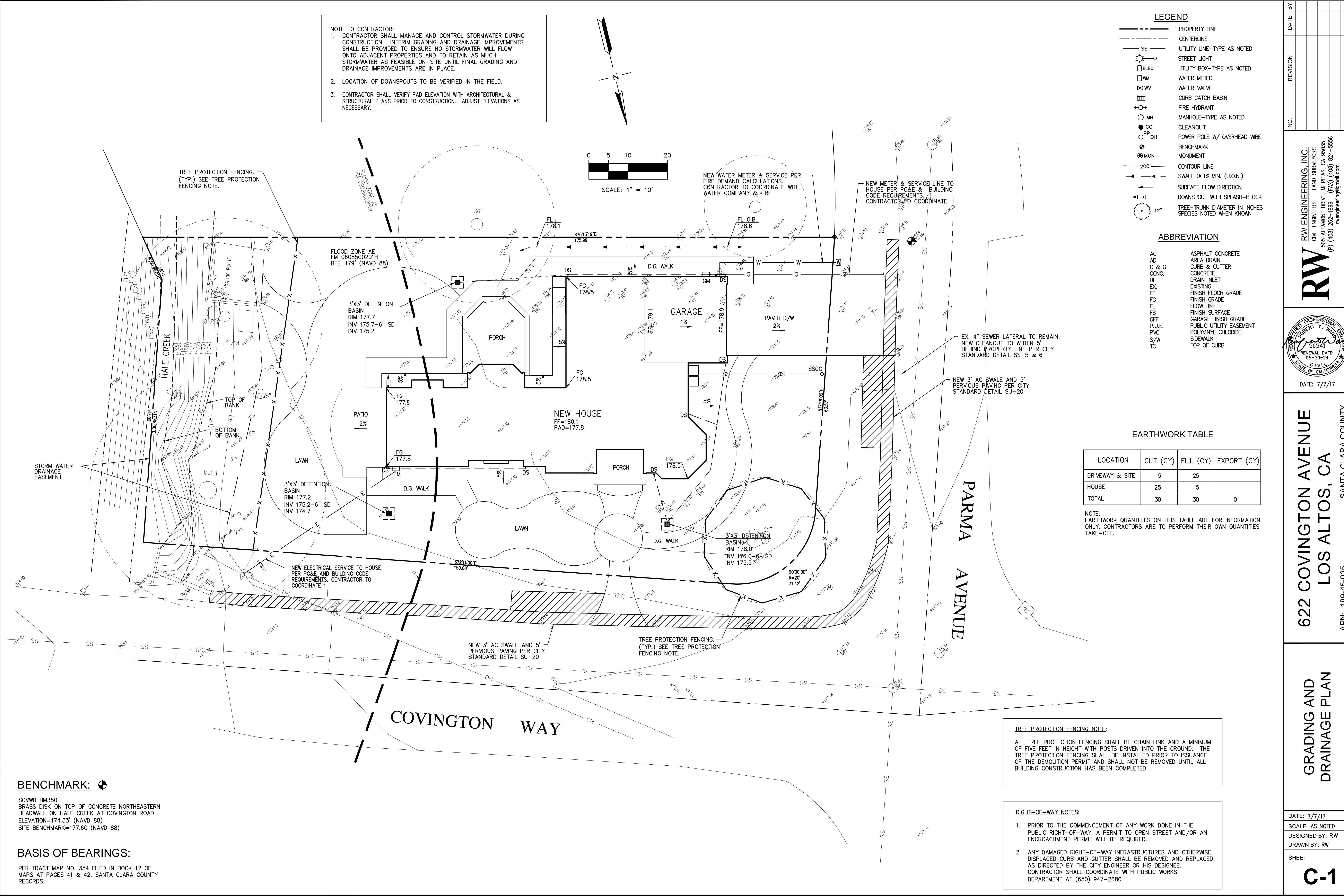
1st FLOOR = 2,758.61  
2nd FLOOR = 1,372.33  
TOTAL = 4,130.94 S.F.




1st FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
A	20.00	21.00	420.00	0.00	420.00
B	2.00	8.00	16.00	0.00	16.00
C	18.50	14.00	259.00	0.00	259.00
D	6.00	14.00	84.00	0.00	84.00
D-	-3.00	3.00	-9.00	0.00	-9.00
E	20.00	5.50	110.00	0.00	110.00
F	21.66	13.00	281.58	0.00	281.58
G	15.66	12.00	187.92	0.00	187.92
H	6.33	19.83	125.52	0.00	125.52
I	22.00	41.08	903.76	0.00	903.76
J	13.50	11.33	152.96	0.00	152.96
K	16.00	16.00	256.00	0.00	256.00
K-1	-4.75	4.75	-22.56	0.00	-22.56
K-2	-4.75	4.75	-22.56	-11.28	-11.28
K+3	2.83	3.33	9.42	4.71	4.71
			0.00	0.00	0.00
GRAND TOTAL					2758.61

AREA CALCULATIONS

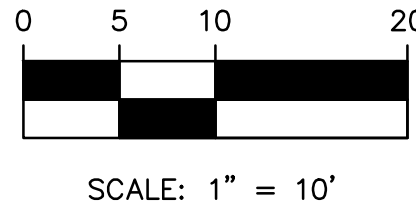


**BENCHMARK:**   
SCVWD BM350  
BRASS DISK ON TOP OF CONCRETE NORTHEASTERN  
HEADWALL ON HALE CREEK AT COVINGTON ROAD  
ELEVATION=174.33' (NAVD 88)  
SITE BENCHMARK=177.60 (NAVD 88)

**BASIS OF BEARINGS:**

PER TRACT MAP NO. 354 FILED IN BOOK 12 OF  
MAPS AT PAGES 41 & 42, SANTA CLARA COUNTY  
RECORDS.

- NOTE TO CONTRACTOR:**
- CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON-SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
  - LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
  - CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.



- LEGEND**
- PROPERTY LINE
  - - - CENTERLINE
  - SS UTILITY LINE-TYPE AS NOTED
  - STREET LIGHT
  - ELEC UTILITY BOX-TYPE AS NOTED
  - WM WATER METER
  - WV WATER VALVE
  - CURB CATCH BASIN
  - FIRE HYDRANT
  - MH MANHOLE-TYPE AS NOTED
  - CO CLEANOUT
  - PP OH POWER POLE W/ OVERHEAD WIRE
  - MON BENCHMARK MONUMENT
  - 200 CONTOUR LINE
  - SWALE @ 1% MIN. (U.O.N.)
  - SURFACE FLOW DIRECTION
  - DOWNSPOUT WITH SPLASH-BLOCK
  - 12" TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN

**ABBREVIATION**

- |        |                         |
|--------|-------------------------|
| AC     | ASPHALT CONCRETE        |
| AD     | AREA DRAIN              |
| C & G  | CURB & GUTTER           |
| CONC.  | CONCRETE                |
| DI     | DRAIN INLET             |
| EX     | EXISTING                |
| FF     | FINISH FLOOR GRADE      |
| FG     | FINISH GRADE            |
| FL     | FLOW LINE               |
| FS     | FINISH SURFACE          |
| OFF    | GARAGE FINISH GRADE     |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PVC    | POLYVINYL CHLORIDE      |
| S/W    | SIDEWALK                |
| TC     | TOP OF CURB             |

**EARTHWORK TABLE**

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	25	
HOUSE	25	5	
TOTAL	30	30	0

NOTE:  
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.

**TREE PROTECTION FENCING 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.

**RIGHT-OF-WAY NOTES:**

- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.

BY	DATE				
REVISION					
NO.					

**RW ENGINEERING, INC.**  
CIVIL ENGINEERS LAND SURVEYORS  
505 ALTAMONT DRIVE, MILPITAS, CA 95035  
(P) (408) 262-1899 (FAX) (408) 824-5556  
rwengineering@gmail.com

**RW**

**REGISTERED PROFESSIONAL ENGINEER**  
ROBERT Y. RIVERA  
CIVIL  
RENEWAL DATE: 06-30-19  
DATE: 7/7/17

**622 COVINGTON AVENUE  
LOS ALTOS, CA**

APN: 189-45-035

SANTA CLARA COUNTY

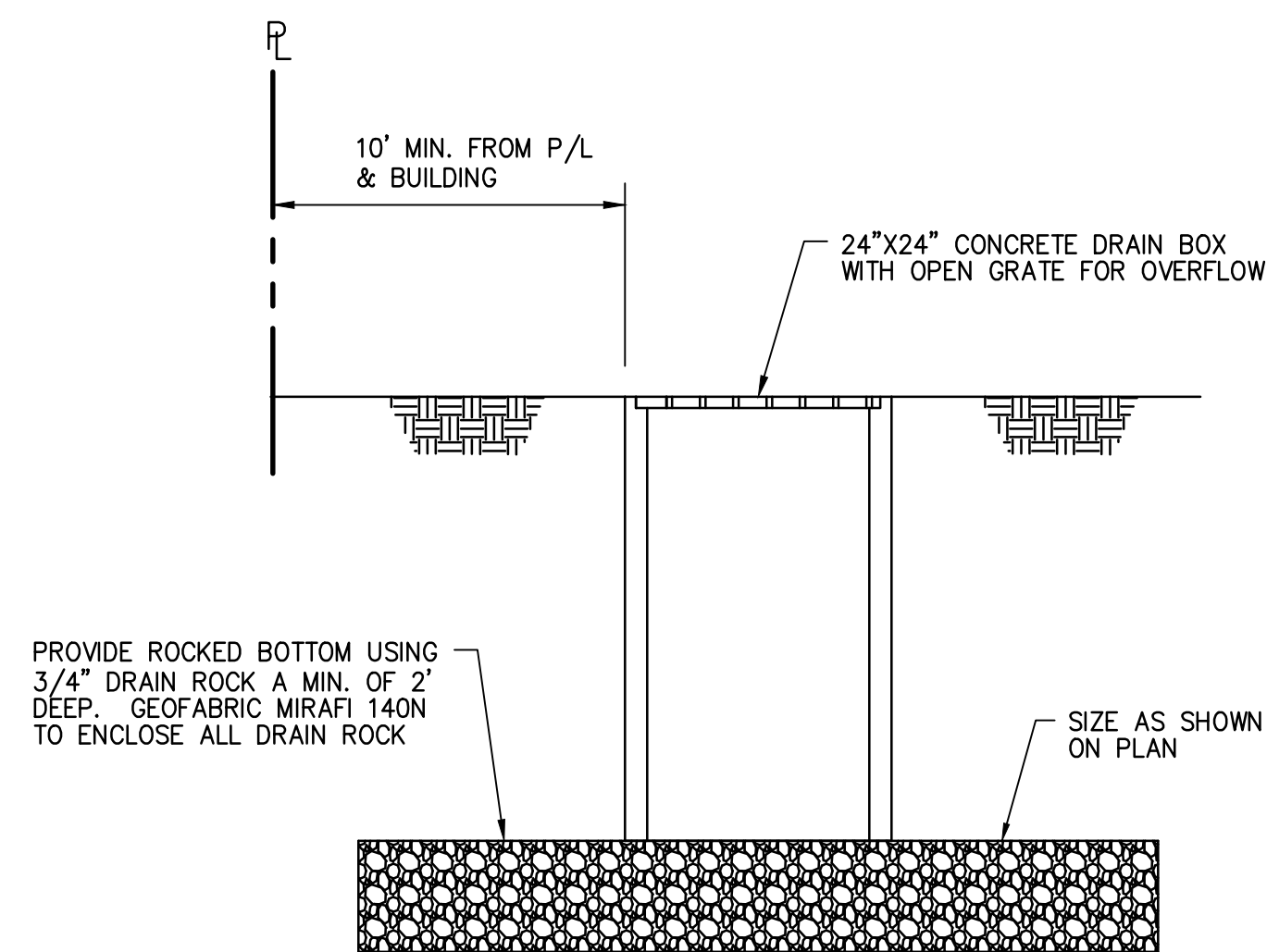
**GRADING AND  
DRAINAGE PLAN**

DATE: 7/7/17  
SCALE: AS NOTED  
DESIGNED BY: RW  
DRAWN BY: RW

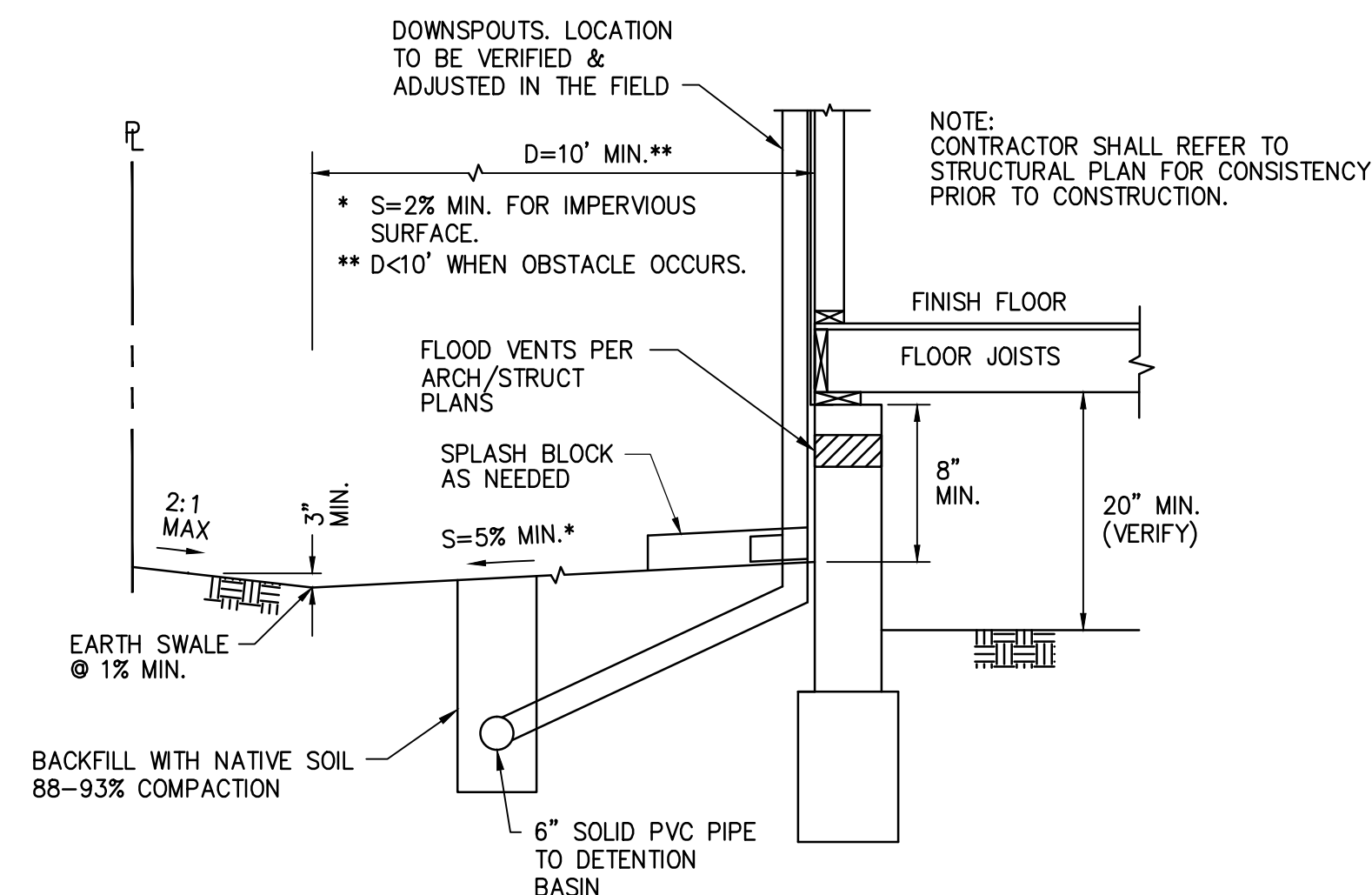
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**C-1**





NOT TO SCALE



NOT TO SCALE

GRADING NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
5. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
6. THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
8. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPUS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPUS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
9. THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%. MAXIMUM GRADE SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
10. FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC. OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
11. SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

### EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

## MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C. SEDIMENT TRAP, BERM, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
  - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - F. FILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.

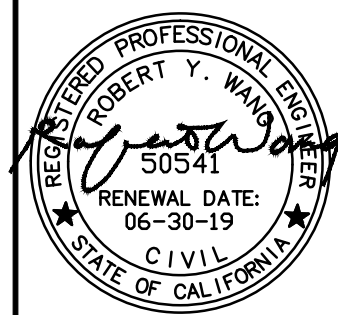
### HYDROSEEDING:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:

FIBER (HYDROSTRAW AND TACK MULCH)	2500 LBS/ACRE
COLOR (GREEN TO GOLD)	55 LBS/ACRE
FERTILIZER (16-20-0)	350 LBS/ACRE
M-BINDER	125 LB/ACRE
WATER, AS REQUIRED FOR APPLICATION	

NO.	REVISION	DATE	BY

**RW ENGINEERING, INC.**  
CIVIL ENGINEERS LAND SURVEYORS  
505 ALTAMONT DRIVE, MILPITAS, CA 95035  
(P) (408) 262-1899 (FAX) (408) 824-5556  
rwengineering@gmail.com



DATE: 7/7/17

6222 COVINGTON AVENUE  
LOS ALTOS, CA  
PN: 189-45-035  
SANTA CLARA COUNTY

APN: 189-45-035

NOTES AND  
DETAILS

DATE: 7/7/17

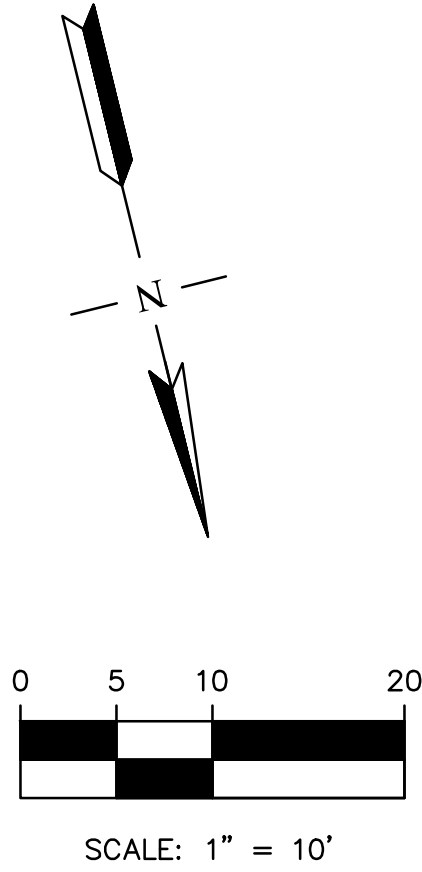
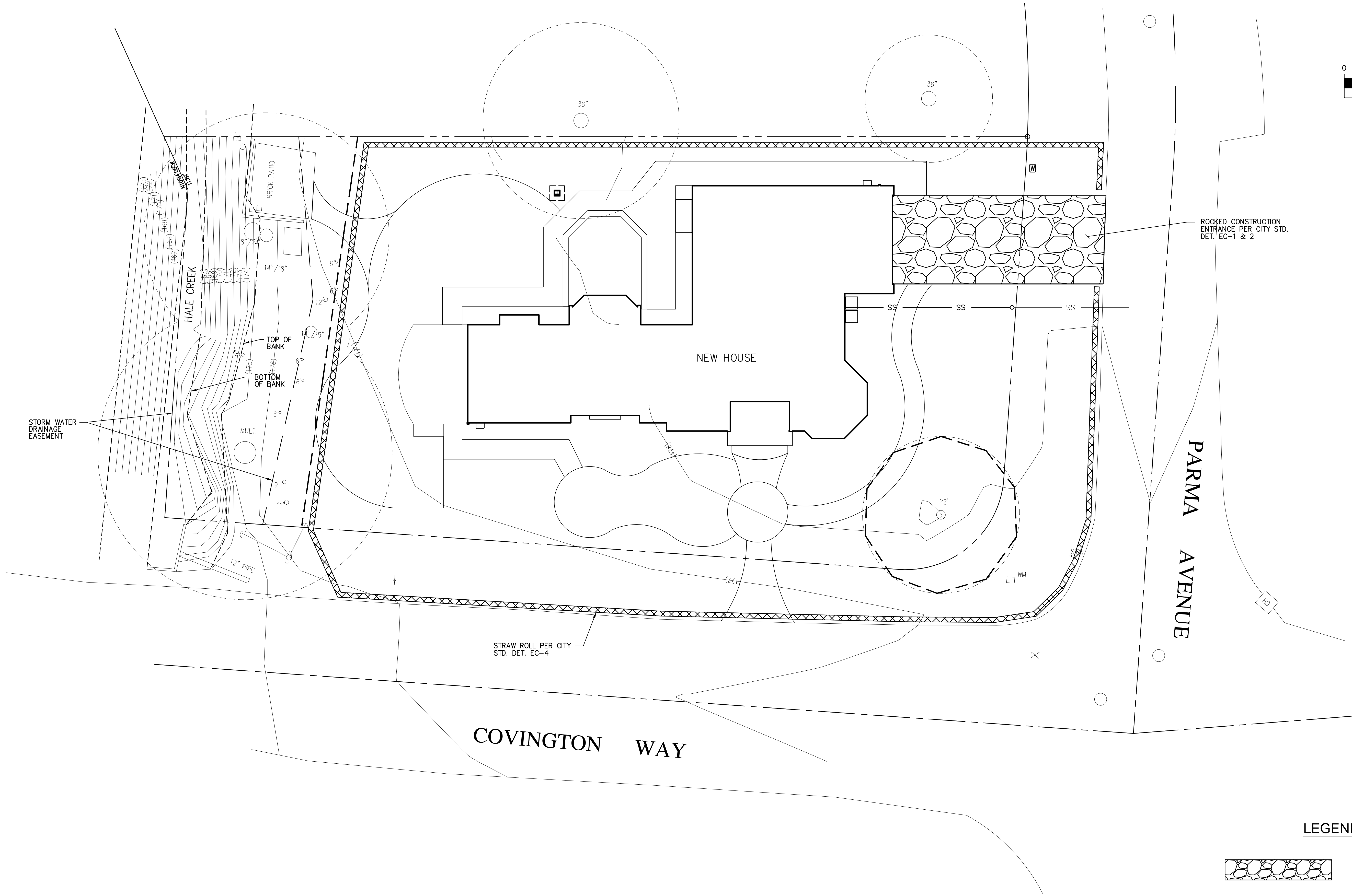
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DESIGNED BY: R

DRAWN BY: RY

SHEET

**C-2**



LEGEND	
	ROCKED CONSTRUCTION ENTRANCE
	FIBER ROLL

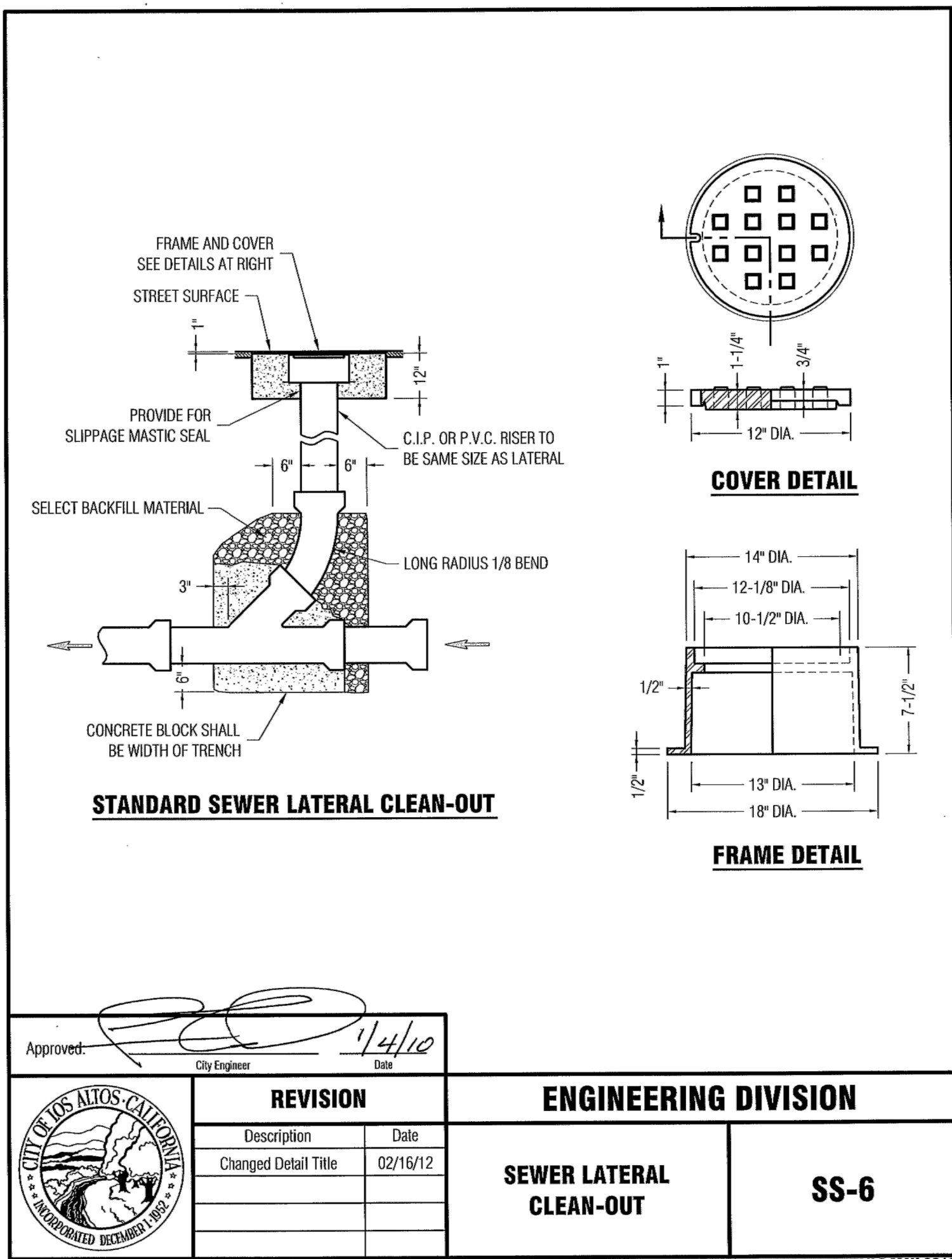
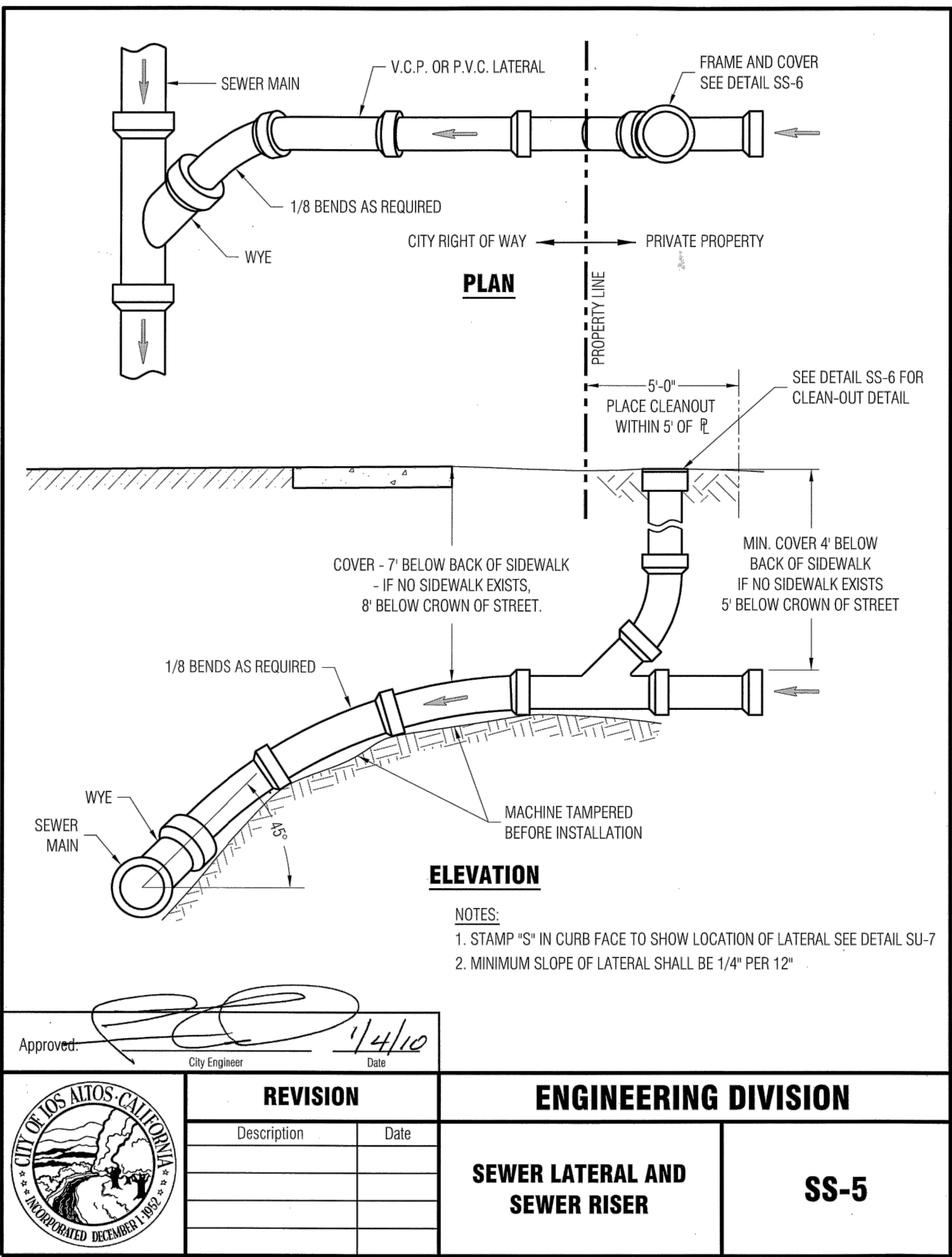
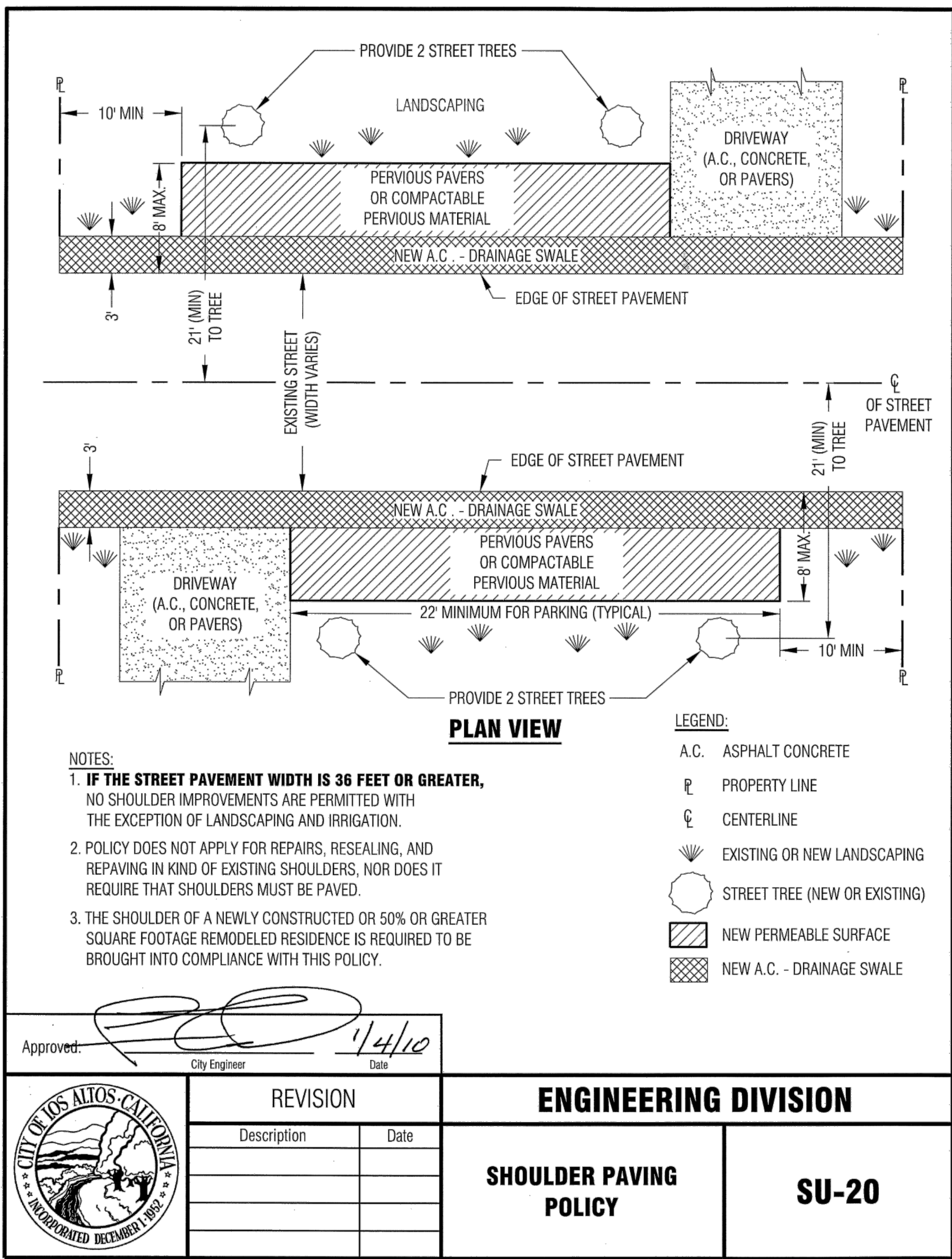
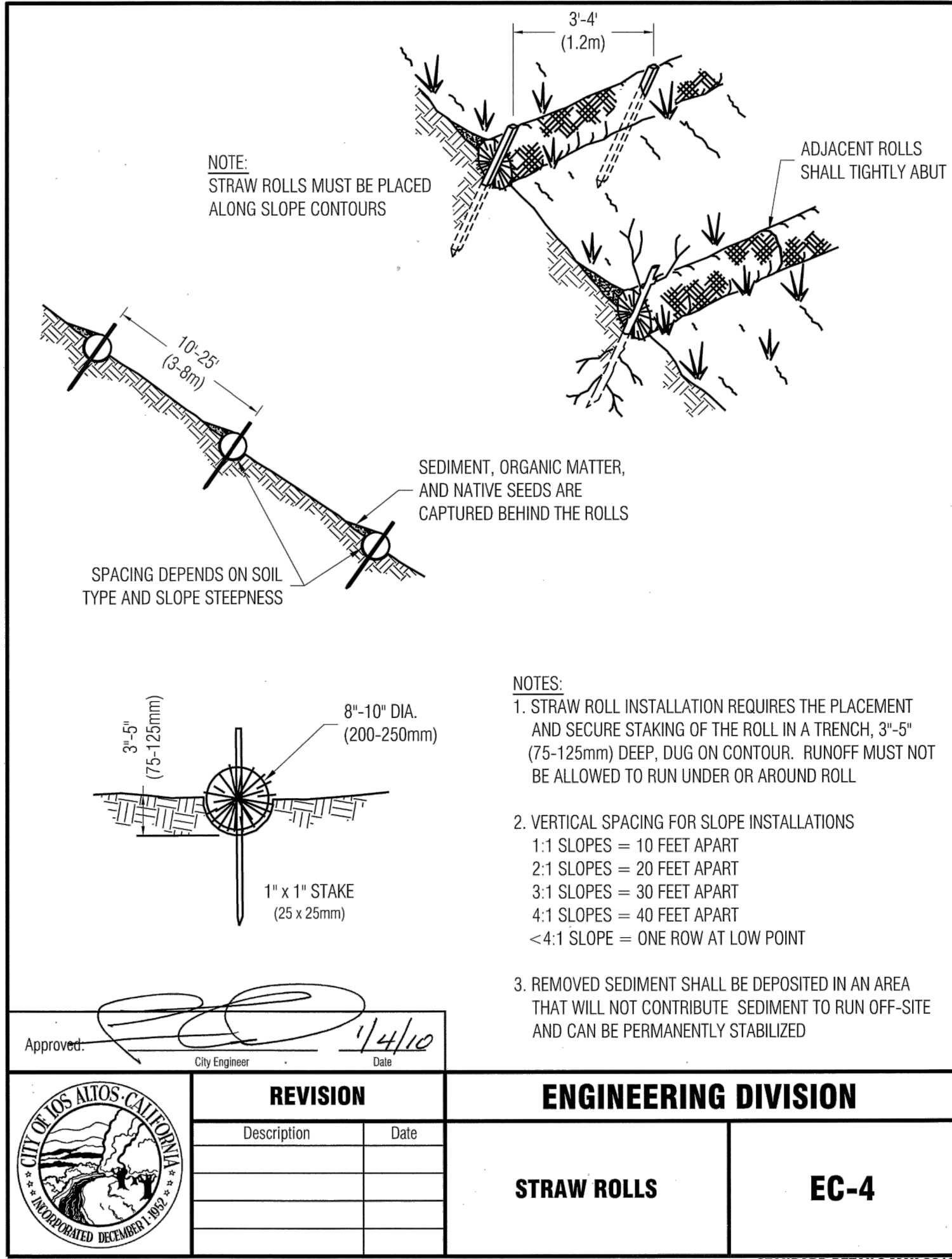
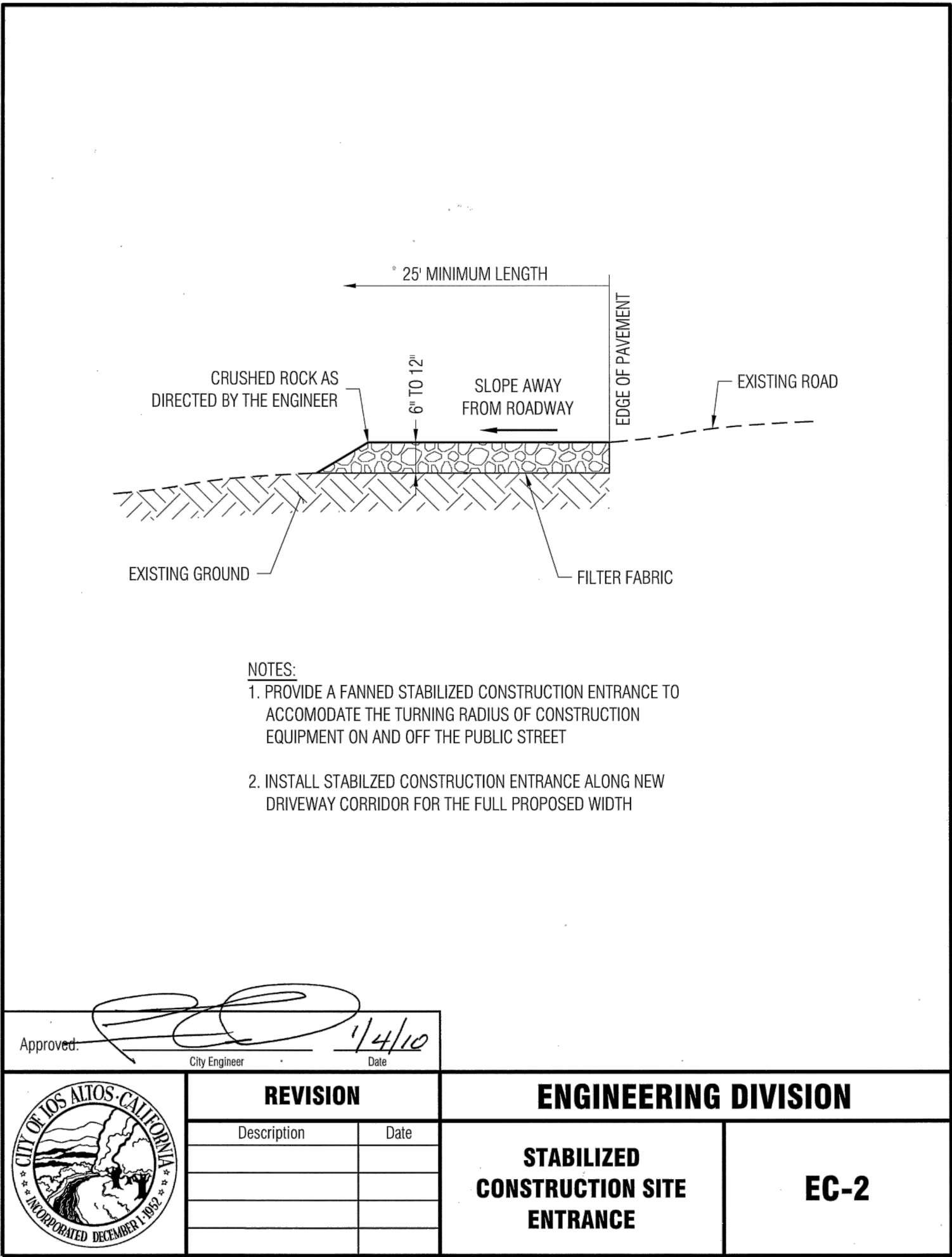
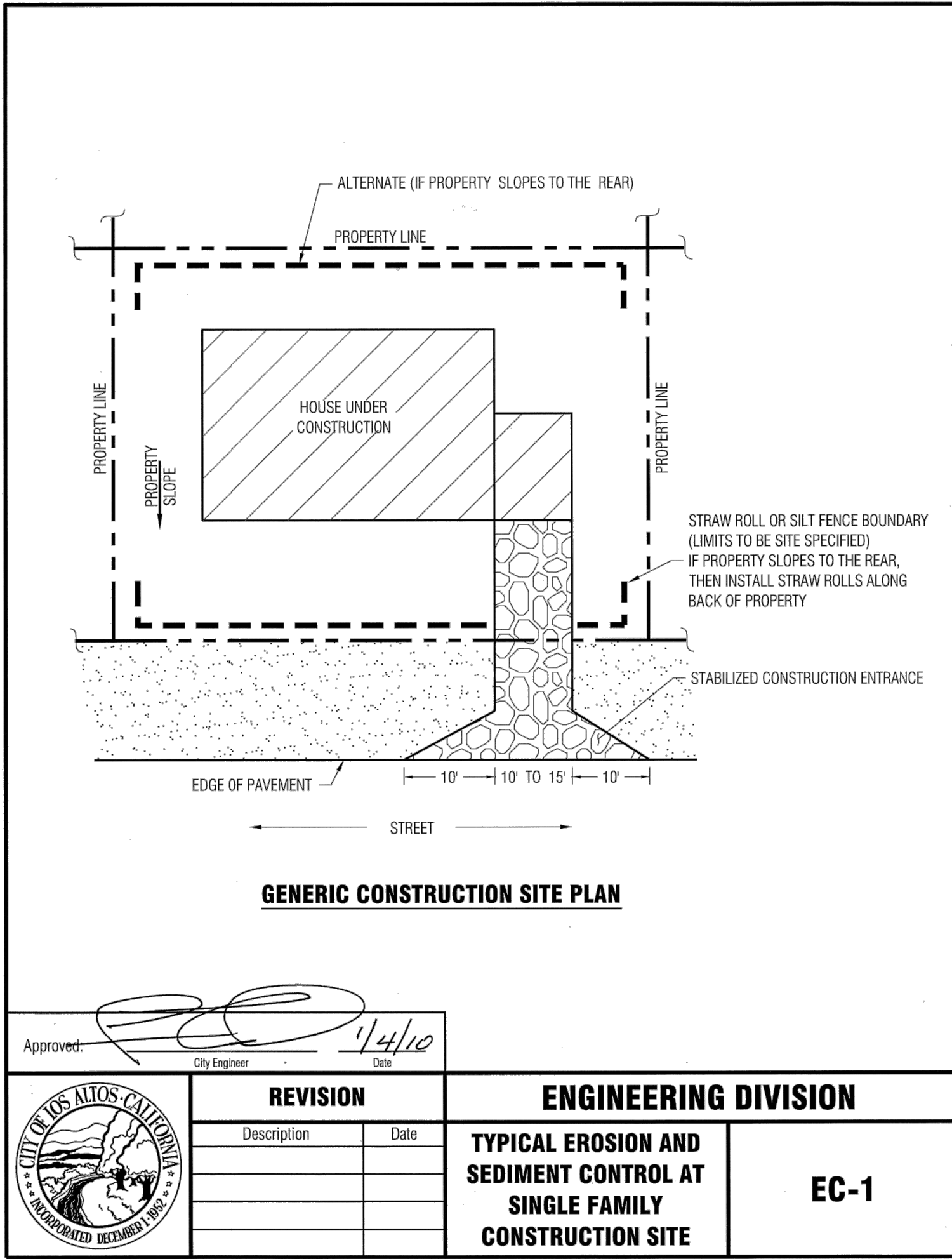
<b>EROSION CONTROL PLAN</b>	DATE: 7/4/17	NO.	REVISION	DATE	BY
	SCALE: AS NOTED				
	DESIGNED BY: RW				
	DRAWN BY: RW				
	SHEET				

**RW**  
RW ENGINEERING, INC.  
CIVIL ENGINEERS LAND SURVEYORS  
505 ALTAMONT DRIVE, MILPITAS, CA 95035  
(P) (408) 262-1899 (FAX) (408) 824-5556  
rwengineering@gmail.com

  
DATE: 7/4/17

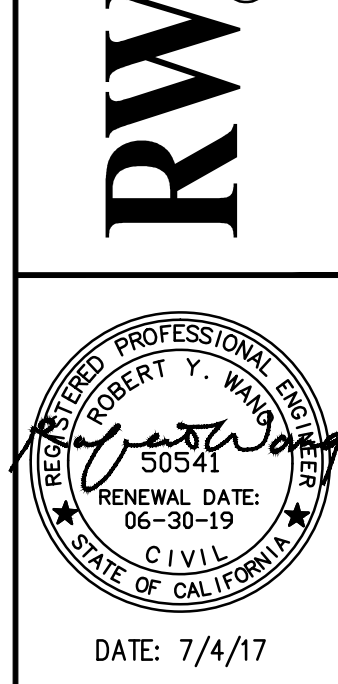
622 COVINGTON AVENUE  
LOS ALTOS, CA  
APN: 189-45-035  
SANTA CLARA COUNTY





NO.	REVISION	DATE	BY

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505 ALTAMONT DRIVE, MILPITAS, CA 95035  
(P) (408) 262-1899 (FAX) (408) 824-5556  
rwengineering@gmail.com



DATE: 7/4/17

622 COVINGTON AVENUE  
LOS ALTOS, CA  
SANTA CLARA COUNTY

APN: 189-45-035

STANDRAD DETAILS

DATE: 7/4/17  
SCALE: AS NOTED  
DESIGNED BY: RW  
DRAWN BY: RW

SHEET

**C-4**



ZONING COMPLIANCE

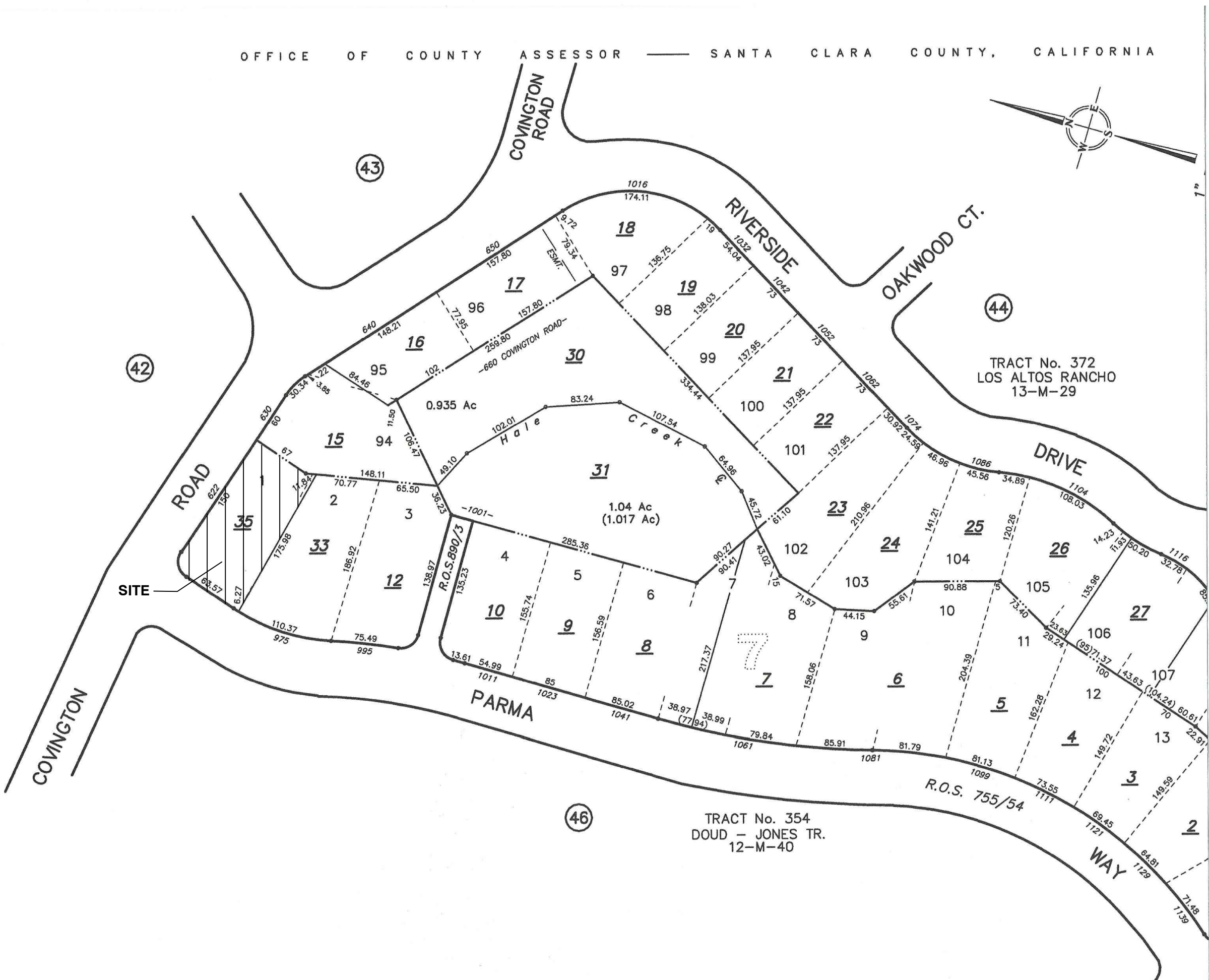
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	<u>1,662</u> square feet ( <u>11.7</u> %)	<u>2,758</u> square feet ( <u>19.4</u> %)	<u>4,259</u> square feet ( <u>30</u> %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	<u>1,567</u> square feet ( <u>11</u> %)	<u>4,152</u> square feet ( <u>29.2</u> %)	<u>4,169.9</u> square feet ( <u>29.3</u> %)
SETBACKS: Front Rear (TOP OF BANK) Right side (1 <sup>st</sup> /2 <sup>nd</sup> ) Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	<u>36</u> feet <u>75</u> feet <u>16</u> feet/ <u>    </u> feet <u>30</u> feet/ <u>    </u> feet	<u>25</u> feet <u>30.5</u> feet <u>10.25</u> feet/ <u>8.75</u> feet <u>22.2</u> feet/ <u>26.8</u> feet	<u>25</u> feet <u>25</u> feet <u>10</u> feet/ <u>17.5</u> feet <u>20</u> feet/ <u>20</u> feet
HEIGHT:	<u>16</u> feet	<u>26.5</u> feet	<u>27</u> feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	<u>1,201</u> square feet	<u>2,491</u> square feet	<u>3,692</u> square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	<u>366</u> square feet	<u>94</u> square feet	<u>460</u> square feet

LOT CALCUATIONS

NET LOT AREA:	<u>14,199</u> square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	<u>490</u> square feet ( <u>24</u> %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): <u>2,719</u> sq ft Existing softscape (undisturbed) area: <u>4,055</u> sq ft New softscape area: <u>7,425</u> sq ft <i>Sum of all three should equal the site's net lot area</i>



ASSESSOR'S PARCEL MAP

PROJECT DESCRIPTION: LANDSCAPE PLANS FOR NEW HOME

ZONING R1-10 R-3, U

PROPERTY OWNER: GOLDSILVERISLAND  
1525 McCARTHY BLVD, SUITE 1000  
MILPITAS, CA 95035-7451  
phone (408) 896-3369  
email: yingminli@hotmail.com

PROJECT SITE: 622 COVINGTON ROAD  
LOS ALTOS, CA 94024

DESIGN CONTACT: MARA YOUNG LANDSCAPE ARCHITECT  
CA. LANDSCAPE ARCHITECT #3754  
836 18th AVENUE, MENLO PARK, CA 94025  
(650) 327-2644  
marayoung@gmail.com

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- L-0 COVER SHEET
- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN
- L-3 HYDROZONE DIAGRAM AND WATER USE INFO

PROJECT INFORMATION

APN:	189-45-035
SITE AREA:	14,199 S.F.
MORTARED STONE ON CONC.	842 S.F.
PAVERS ON SAND	1102 S.F.
DECOMPOSED GRANITE PATHS	775 S.F.
TOTAL HARDSCAPE	2719 S.F.
SOFTSCAPE	7425 S.F.

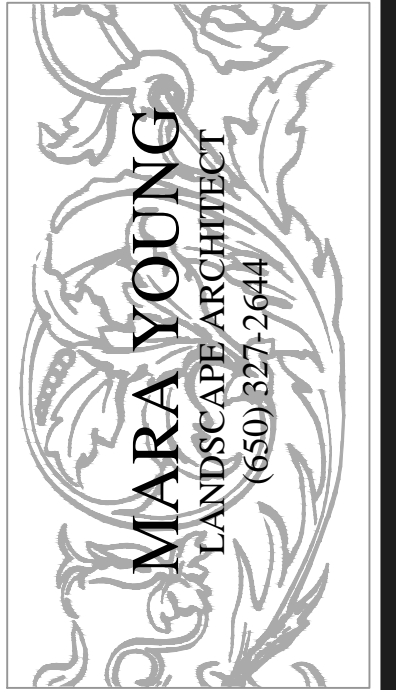
I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE



LANDSCAPE PLAN COVER SHEET

REVISIONS	BY



LANDSCAPE PLAN  
COVER SHEET

NEW HOME FOR:  
GOLDSILVERISLAND  
622 COVINGTON WAY  
LOS ALTOS, CA 94024

APN# 189-45-035
DRAWN MY
CHECKED MY
DATE 6/14/17
SCALE xxx
JOB NO. xxx
SHEET
L-0
OF SHEETS





#1 PISTACHIA 'KEITH DAVIES'- CHINESE PISTACHE  
MATURE SIZE: 30'-60' HIGH x 20'-40' WIDE



#2 LAURUS 'SARATOGA'-SARATOGA LAUREL  
MATURE SIZE: 12'-30' HIGH x 12'-30' WIDE



#3 PRUNUS CAROLINIANA-CAROLINA LAUREL CHERRY  
MATURE SIZE: 20'-30' HIGH x 15'-20' WIDE



#4 CHOISYA TERNATA- MOCK ORANGE  
MATURE SIZE: 6' HIGH x 6' WIDE



#5 OLEA 'LITTLE OLLIE'- DWARF OLIVE  
MATURE SIZE: 6'-8' HIGH x 6'-8' WIDE



#6 COTINUS COGGYGRIA  
'ROYAL PURPLE'- SMOKE BUSH  
MATURE SIZE: 8-12' HIGH x 8'-12' WIDE



#7 POLYGALA  
'PETITE BUTTERFLY'-SWEET PEA SHRUB  
MATURE SIZE: 3' HIGH x 3' WIDE



#8 CITRUS 'MEYER DWARF'  
LEMON  
MATURE SIZE: 6' HIGH x 6' WIDE



#9 COLEONOMA  
'SUNSET GOLD'- BREATH OF HEAVEN  
MATURE SIZE: 3' HIGH x 3' WIDE



#10 BUXUS JAPONICA  
'GREEN BEAUTY'- BOXWOOD  
MATURE SIZE: 2' HIGH x 2' WIDE (PRUNED)



#11 ROSA 'WHITE CARPET'- CARPET ROSE  
MATURE SIZE: 3' HIGH x 3' WIDE



#12 LOROPETALUM  
'EMERALD SNOW'- FRINGE FLOWER  
MATURE SIZE: 4' HIGH x 4' WIDE



#13 WEIGELA FLORIDA 'VARIEGATA' -WEIGELA  
MATURE SIZE: 7' HIGH x 6' WIDE



#14 WESTRINGIA 'BLUE BOX' - AUSTRALIAN ROSEMARY  
MATURE SIZE: 4' HIGH x 4' WIDE



#15 LOMONDRA 'LIME TUFF'- GREEN MATT RUSH  
MATURE SIZE: 2' HIGH x 3' WIDE



#16 CISTUS X HYBRIDUS- WHITE ROCKROSE  
MATURE SIZE: 3' HIGH x 3' WIDE



#17 NEPETA 'SIX HILLS GIANT'- CATMINT  
MATURE SIZE: 1' HIGH x 3' WIDE



#18 POLYSTICHUM MUNITUM  
WESTERN SWORD FERN  
MATURE SIZE: 2' HIGH x 2.5' WIDE



#19 HYDRANGEA QUERCIFOLIA 'PEE WEE'  
DWARF OAK LEAF HYDRANGEA  
MATURE SIZE: 3' HIGH x 3' WIDE



#20 CHONDROPETALUM ELEPHANTUM  
CAPE RUSH  
MATURE SIZE: 4' HIGH x 5' WIDE

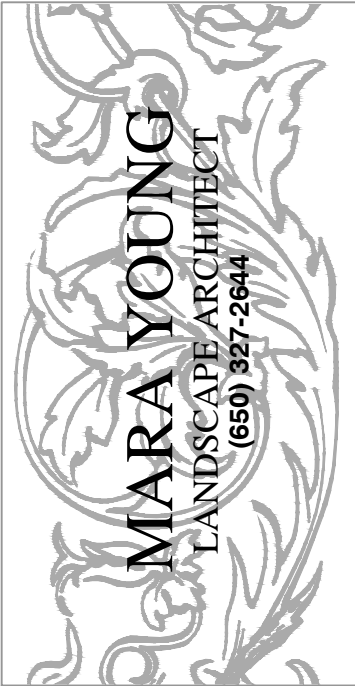


#21 LIGUSTRUM JAPONICUM 'TEXANUM'  
GLOSSY PRIVET  
MATURE SIZE: 8' HIGH x 5' WIDE



#A ACER PALMATUM -JAPANESE MAPLE  
(TRANSPLANTED ON SITE)  
MATURE SIZE: 15'-20' HIGH x 15'-20' WIDE

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PLANT IMAGES

NEW HOME FOR:  
GOLDSILVERISLAND  
622 COVINGTON WAY  
LOS ALTOS, CA 94024

APN# 189-45-035

DRAWN MY
CHECKED MY
DATE 8/17/17
SCALE NTS
JOB NO. xxx
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OF SHEETS





PLANT LIST					
#	QU.	SIZE	BOTANICAL NAME	COMMON NAME	WOCOLS PLANT FACTOR
1	2	24" BOX	PISTACHIA CHINENSIS 'KEITH DAVIES'	CHINESE PISTACHE	L
2	4	156	LAURUS 'SARATOSA'	SARATOGA LAUREL	L
3	6	156	PRUNUS CAROLINIANA (COLUMN FORM)	CAROLINA LAUREL CHERRY	L
4	15	56	CHOISYA TERNATA	MOCK ORANGE	L
5	8	56	OLEA 'LITTLE OLLIE'	DWARF OLIVE	L
6	6	56	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE BUSH	L
7	9	56	POLYGALA 'PETITE BUTTERFLY'	SWEET PEA BUSH	M
8	1	156	CITRUS MEYER DWARF LEMON	LEMON	M
9	15	16 or 56	COLEONOMA 'SUNSET GOLD'	DWARF BREATH OF HEAVEN	M
10	13	56	BUXUS JAPONICA	BOXWOOD	M
11	8	26	ROSA 'WHITE CARPET' OR 'APPLE BLOSSOM'	WHITE/ PINK GROUND COVER ROSE	M
12	7	56	LOROPETALUM 'EMERALD SNOW'	GREEN FRINGE FLOWER	L

PLANT LIST					
#	QU.	SIZE	BOTANICAL NAME	COMMON NAME	WOCOLS PLANT FACTOR
13	5	56	WEIGELA FLORIDA 'VARIEGATA'	WEIGELA	M
14	14	56	WESTRINGIA 'BLUE BOX'	AUSTRALIAN ROSEMARY	L
15	36	16	LOMONDRA 'LIME TUFF'	GREEN MATT RUSH	L
16	21	16 or 56	CISTUS x HYBRIDUS	HYBRID WHITE ROCKROSE	L
17	17	16	NEPETA 'SIX HILLS GIANT'	CATMINT	L
18	6	56	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	M
19	6	56	HYDRANGEA QUERCIFOLIA 'PEE WEE'	DWARF OAK LEAF HYDRANGEA	M
20	4	56	CHONDROPETALUM ELEPHANTUM	CAPE RUSH	L
21	8	56 or 156	LIGUSTRUM JAPONICUM 'TEXANUM'	GLOSSY PRIVET	M

(E) TREES TO REMAIN IN PLACE OR BE TRANSPLANTED					
#	QU.	SIZE/ CALIPER	BOTANICAL NAME	COMMON NAME	WOCOLS PLANT FACTOR
A	4	5'-6"	ACER PALMATUM	JAPANESE MAPLE	M
B	4	4'-10"	SEQUOIA SEMPERVIRENS	COAST REDWOOD	H
C	1	24"	CEDRUS DEODARA	DEODAR CEDAR	L
D	2	19" x 20"	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL
E	2	28" x 79"	QUERCUS LOBATA	VALLEY OAK	L
F	44	3"	LIGUSTRUM TEXANUM	PRIVET	M

(E) INTERLOCKING PAVEMENT TO REMAIN 192 S.F.

STONE ON CONCRETE PATIO WITH GAS LINE STUB OUT TO PORTABLE FIRE-PIT AND BUILT-IN BBQ 280 S.F.

SANTA CLARA VALLEY WATER DISTRICT DRAINAGE EASEMENT

6' HIGH REDWOOD POST AND RAIL FENCE WITH WIRE MESH FOR SAFETY ALONG TOP OF CREEK BANK

TREE #15- 20" QUERCUS AGRIFOLIA (F)

TREE #8- 28" (E) QUERCUS LOBATA

TREE #9- 19.9" QUERCUS AGRIFOLIA (F)

TREE #10- 12" SEQUOIA SEMPERVIRENS (B)

TREE #11- 14.1-18.6" SEQUOIA SEMPERVIRENS (B)

TREE #12- 79.2" QUERCUS LOBATA (E)

TREE #13- 9.9" SEQUOIA SEMPERVIRENS (B)

TREE #14- 10.2" SEQUOIA SEMPERVIRENS (B)

DECOMPOSED GRANITE PATH 100 S.F.

STONE ON CONCRETE PATIO 307 S.F.

LAWN AREA 1430 S.F.

TREE #7- 8.2" ACER PALMATUM (REMOVE)

DECOMPOSED GRANITE PATH 131 S.F.

TREE PROTECTION FENCE SEE DETAIL 1

TREE #6- 28" QUERCUS AGRIFOLIA IN NEIGHBORING PROPERTY

DECOMPOSED GRANITE PATH 544 S.F.

TREE #16- 6.8" ACER PALMATUM (REMOVE)

TREE #2- 30" SEQUOIA SEMPERVIRENS IN NEIGHBORING PROPERTY

NEIGHBORS 4' HEDGE TO REMAIN

NEW 3' WIDE A.C. DRAINAGE SWALE

INTERLOCKING PAVEMENT DRIVEWAY AND PATH TO GARBAGE AREA 978 S.F.

DECOMPOSED GRANITE PATH 250 S.F.

NEW 5' WIDE COMPACTED D.G. PARKING AREA

PARMA AVENUE

STONE ON CONCRETE PATIO 136 S.F.

TREE #5- 8.3" ACER PALMATUM (REMOVE FOR TRANSPLANT)

TREE #4- 3" ACER PALMATUM (A)

TREE #3- 7.6" ACER PALMATUM

(E) 4' HIGH PRIVET HEDGE TO REMAIN

TREE PROTECTION FENCE SEE DETAIL 1

(E) 4' HIGH PRIVET HEDGE TO REMAIN

TREE #1- 24.1" DEODAR CEDAR (C)

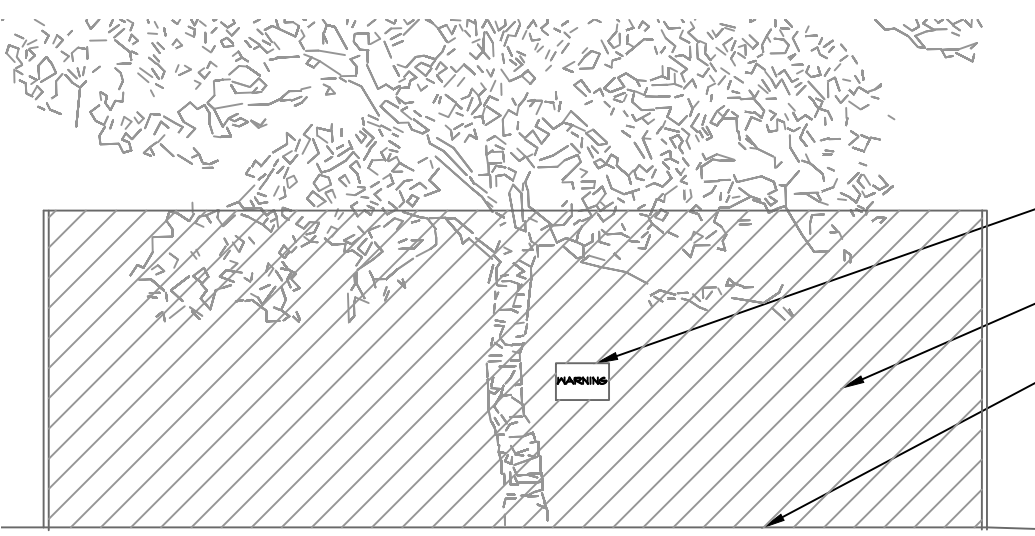
4'-0" HIGH STUCCO FACED CONCRETE COLUMNS (8'-0" APART) WITH PRECAST CONCRETE CAP AND ADDRESS NUMERALS AND MAILBOX (CAP CAN EXTEND ADDITIONAL 1'-0" HIGH MAX)

NEW 3' WIDE A.C. DRAINAGE SWALE

INTERLOCKING PAVEMENT PATH (124 S.F.) WITH MORTARED STONE CIRCLE (119 S.F.)

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

AMEND ALL PLANTING AREAS BY INCORPORATING 4 CY./1000 S.F. LANDSCAPE AREA FINE REDWOOD COMPOST. TILL A MINIMUM OF 6" DEEP AND MULCH ALL NON-SOD AREAS WITH MINIMUM 3" THICK LAYER FIR BARK OR REDWOOD MULCH



(2) 8.5"x11" WARNING SIGNS ON EACH SIDE OF FENCE

6' HIGH CHAIN LINK FENCE

TPZ- TREE PROTECTION ZONE EITHER 10X THE TREE DIAMETER OR 10'-0" WHICHEVER IS GREATER NO TRENCHING OR CONSTRUCTION ACTIVITY WITHIN THE TPZ

TREE PROTECTON FENCE DETAIL 1

## PRELIMINARY LANDSCAPE PLAN

1/8"=1'-0"

1

REVISIONS	BY

DESIGNED BY: MARA YOUNG  
LANDSCAPE ARCHITECT  
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## LANDSCAPE PLAN

NEW HOME FOR:  
GOLDSILVERISLAND  
622 COVINGTON WAY  
LOS ALTOS, CA 94024

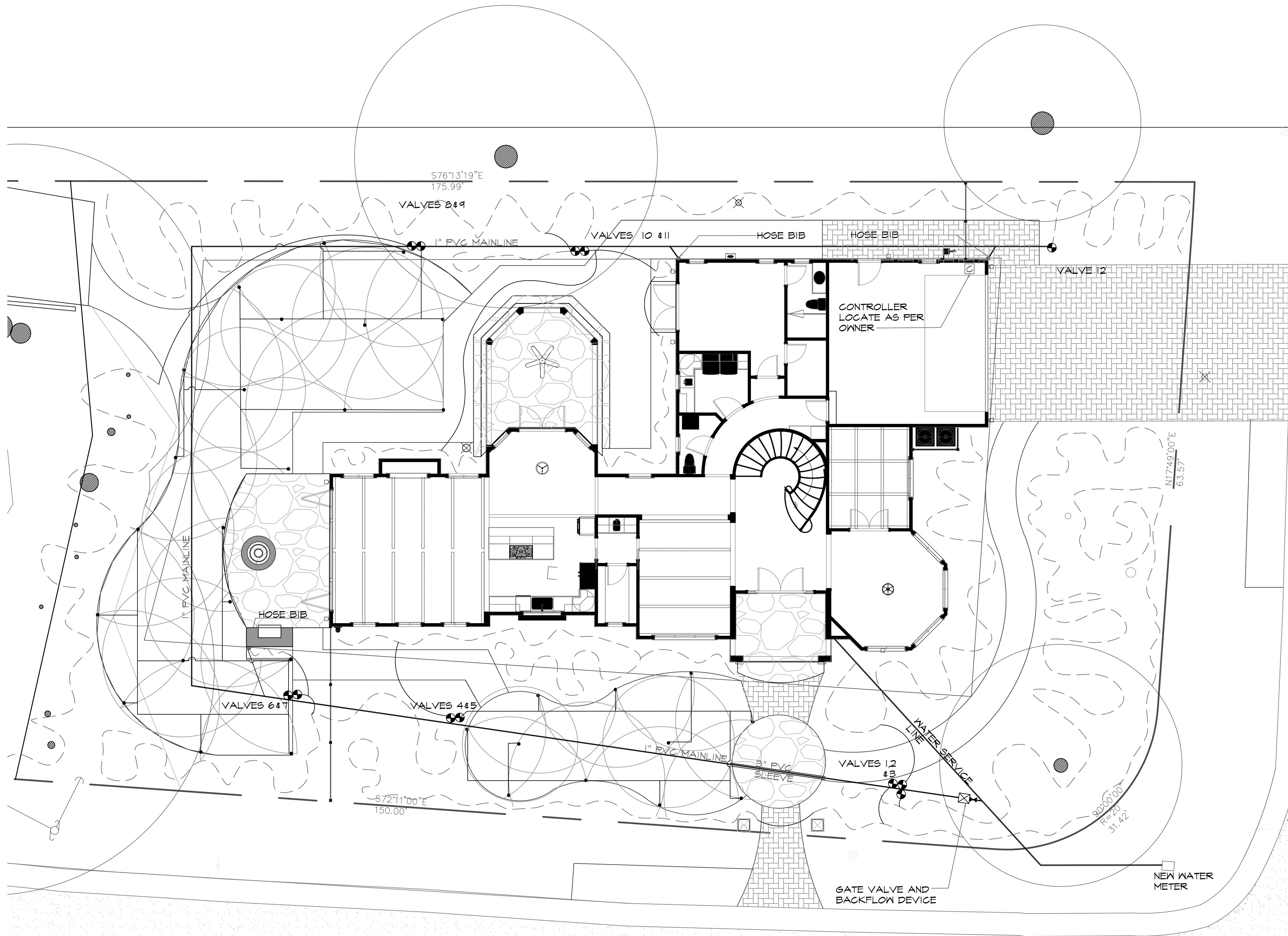
APN# 189-45-035

DRAWN  
MY  
CHECKED  
MY  
DATE  
6/22/17  
SCALE  
1/8"=1'-0"  
JOB NO.  
XXX  
SHEET

L-1

OF SHEETS



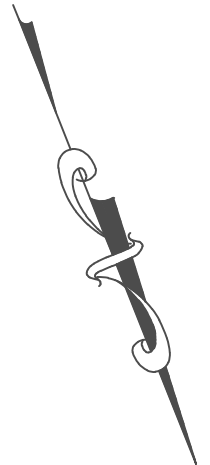


VALVE LEGEND				
VALVE #	SYSTEM TYPE	FLOW RATE GPM OR GPH	PRECIP. RATE INCHES PER HOUR	OPERATING PRESSURE
1	DRIP TO FRONT MODERATE (200 LF)	1.02 per 100 LF 2.04 GPH	.64	30-40
2	DRIP TO FRONT MODERATE (100 LF)	1.02 per 100 LF 1.02 GPH	.64	30-40
3	DRIP TO FRONT LOW WATER (200 LF)	1.02 per 100 LF 2.04 GPH	.64	30-40
4	DRIP TO FRONT MODERATE (200 LF)	1.02 per 100 LF 2.04 GPH	.64	30-40
5	SPRAY TO FRONT LAWN	.65 GPM	.5	30
6	SPRAY TO REAR LAWN	.75 GPM	.5	30
7	DRIP TO REAR LOW WATER (175 LF)	1.02 per 100 LF 1.7 GPH	.64	30-40
8	DRIP TO REAR MODERATE (175 LF)	1.02 per 100 LF 1.7 GPH	.64	30-40
9	SPRAY TO REAR LAWN	.75 GPM	.5	30
10	DRIP TO REAR AND SIDE (200 L.F.)	1.02 per 100 LF 2.04 GPH	.64	30-40
11	DRIP TO PATIO EDGE LOW WATER USE (100L.F.)	1.02 per 100 LF 1.02 GPH	.64	30-40
12	DRIP TO SIDE YARD LOW WATER USE (200 L.F.)	1.02 per 100 LF 2.04 GPH	.64	30-40

IRRIGATION EQUIPMENT LEGEND		
SYMBOL	DESCRIPTION	NOTES
	2-CONTROLLERS IRRITROL SMART DIAL SERIES CONTROLLER 1 STATION WITH WEATHER TRAK SYSTEM FOR ULTIMATE WATER EFFICIENCY	INSTALL IN LOCATION VERIFIED BY OWNER
	2- FERCO ATMOSPHERIC BACKFLOW DEVICES	
	2- NIBCO BRONZE 1" GATE VALVES	
	CONTROL VALVE WEATHERMATIC 1" USE PRESSURE REDUCER FOR DRIP IRRIGATION	INSTALL IN 10" CARSON VALVE BOX
	HUNTER MP1000 ROTATOR HEADS	REDUCED/MATCHED FLOW SPRAY HEAD
	MAIN LINE 1" SCHEDULE 40 PVC	18" MINIMUM DEPTH USE PRIMER AND GLUE
	LATERAL LINE SCH. 40 PVC	1" OR AS SHOWN 12" MINIMUM DEPTH
	NETAFIM TECHLINE 12" SPACING DRIP IRRIGATION SYSTEM	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS
	SOLID DRIP LINE IN PVC SLEEVE UNDER PAVING	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

IRRIGATION SYSTEM PROGRAMMED TO WATER BETWEEN THE HOURS OF 8:00 PM AND 10:00 AM.  
IRRIGATION SYSTEM AND COMPONENTS DESIGNED IN SUCH AS WAY AS TO CONSERVE WATER AND PREVENT OVERSPRAY AND RUNOFF



REVISIONS

BY

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LANDSCAPE ARCHITECT

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IRRIGATION PLAN

NEW HOME FOR:  
GOLDSILVERISLAND  
622 COVINGTON WAY  
LOS ALTOS, CA 94024

APN# 189-45-035

DRAWN  
MY

CHECKED  
MY

DATE  
6/28/17

SCALE  
1/8"=1'-0"

JOB NO.  
xxx

SHEET

L-2

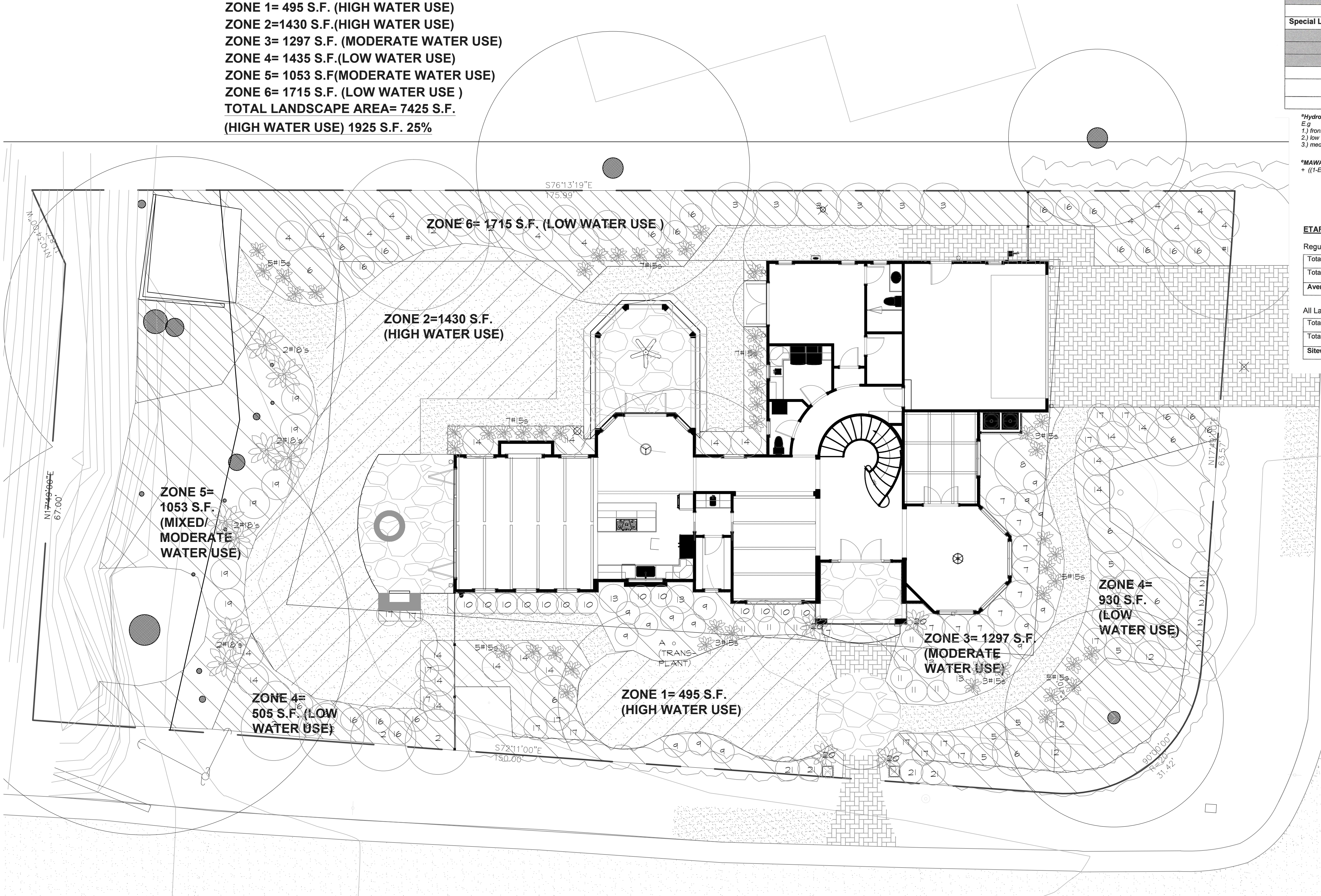
OF SHEETS

1/8"=1'-0"1



HYDROZONE AREAS

- ZONE 1= 495 S.F. (HIGH WATER USE)  
ZONE 2=1430 S.F.(HIGH WATER USE)  
ZONE 3= 1297 S.F. (MODERATE WATER USE)  
ZONE 4= 1435 S.F.(LOW WATER USE)  
ZONE 5= 1053 S.F.(MODERATE WATER USE)  
ZONE 6= 1715 S.F. (LOW WATER USE )  
TOTAL LANDSCAPE AREA= 7425 S.F.  
(HIGH WATER USE) 1925 S.F. 25%



WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (ETo)				43.0			
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Zone 1 & 2 lawn	.7	spray	.75	.93	1925	1790	47,721
Zones 3 & 5	.45	drip	.81	.55	2350	1305	34,806
Zones 4 & 6	.25	drip	.81	.30	3150	972	25,913
				Totals	(A)	(B)	
Special Landscape Areas							
0				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	108,440
						Maximum Allowed Water Allowance (MAWA)*	108,872

\*Hydrozone #/Planting Description  
E.g.  
1) front lawn  
2) low water use plantings  
3) medium water use planting

\*Irrigation Method  
overhead spray  
or drip

\*Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

\*ETWU (Annual Gallons Required) =  
Eto x 0.62 x ETAF x Area  
where 0.62 is a conversion  
factor that converts acre-  
inches per acre per year to  
gallons per square foot per  
year.

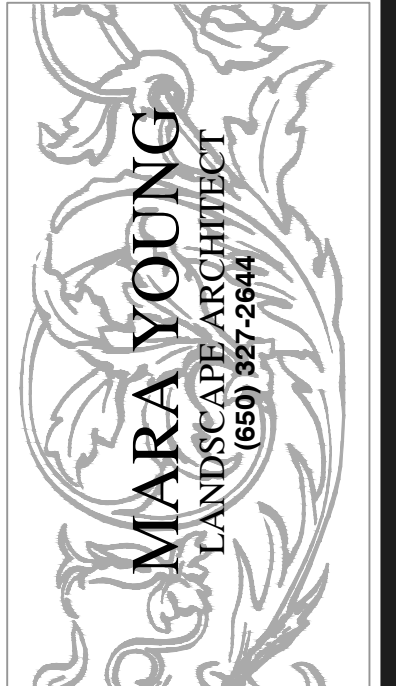
\*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)  
+ ((1-ETAF) x SLA)]  
where 0.62 is a conversion factor that converts acre-  
inches per acre per year to gallons per square foot per  
year. LA is the total landscape area in square feet, SLA  
is the total special landscape area in square feet,  
and ETAF is .55 for residential areas and .45 for non-  
residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	4067
Total Area	7425
Average ETAF	54.7

All Landscape Areas	
Total ETAF x Area	4067
Total Area	7425
Sitewide ETAF	54.7

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HYDROZONE DIAGRAM

NEW HOME FOR:  
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622 COVINGTON WAY  
LOS ALTOS, CA 94024

APN# 189-45-035	
DRAWN	MY
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DATE	6/21/17
SCALE	1/8"=1'-0"
JOB NO.	xxx
SHEET	
L-3	
OF SHEETS	

