		Existing	Proposed	Allowed/ Required					
Lot Coverage Land area covered by all structures over 6 feet in heigh	ht	<u>2649.47</u> _sf (<u>26</u> %)	_ <u>2803.7</u> _sf (<u>27.9</u> _%)	<u>3008.32</u> sf (<u>30</u> %)					
Floor Area Measured to the outside surf of exterior walls	ace	<u>2649.47</u> _sf (<u>_26</u> _%)	_ <u>3505.2</u> _sf (<u>34.9</u> _%)	_ <u>3509.7</u> _sf (<u>35</u> _%)					
Setbacks									
Front		<u>24.49'</u> ft	_ <u>25'</u> _ ft	_ <u>25'</u> _ ft					
Rear		_ <u>41.7'</u> ft	_ <u>56.1'</u> _ ft	_ <u>25'</u> _ft					
Right side (1st/ 2nd)		<u>10'</u> ft <u>N/A</u> _ft	_ <u>10'</u> ft <u>19.875'</u> _ft	7.4' ft 14.9' ft					
Left side (1st/ 2nd)		_ <u>9.73</u> _ ft <u>N/A</u> _ft	_ <u>10.43'</u> _ft <u>21.49'</u> _ft	7.4'ft 14.9'_ft					
Height		_ <u>15.75'</u> feet	_ <u>25.29'</u> feet	<u>27'</u> feet					
		Existing	Change In	Total Proposed					
Habitable Living Area Includes habitable basement areas		<u>2245.37</u> _sf	<u>2301.23</u> _sf	<u>4546.6</u> sf					
Non- Habitable Area Does not include covered porches or open structures		<u>404.1</u> _sf	<u>113</u> _sf	<u>_517.1</u> _sf					
Net Lot Area:			square feet						
Front Yard Hardscape Area Hardscape area in the front y 50%		etback shall not exceed	<u>645.12</u> _square feet (<u>34.8 %</u>)						
	Total Hardscape Area (existing and proposed) <u>3836.32</u> sq ft								
	Existing softscape (undisturbed) area6733.15sq ft								
	New softscape area(-541.73)_sq ft Sum of all three should equal the site's net lot area								

FLOOR AREA

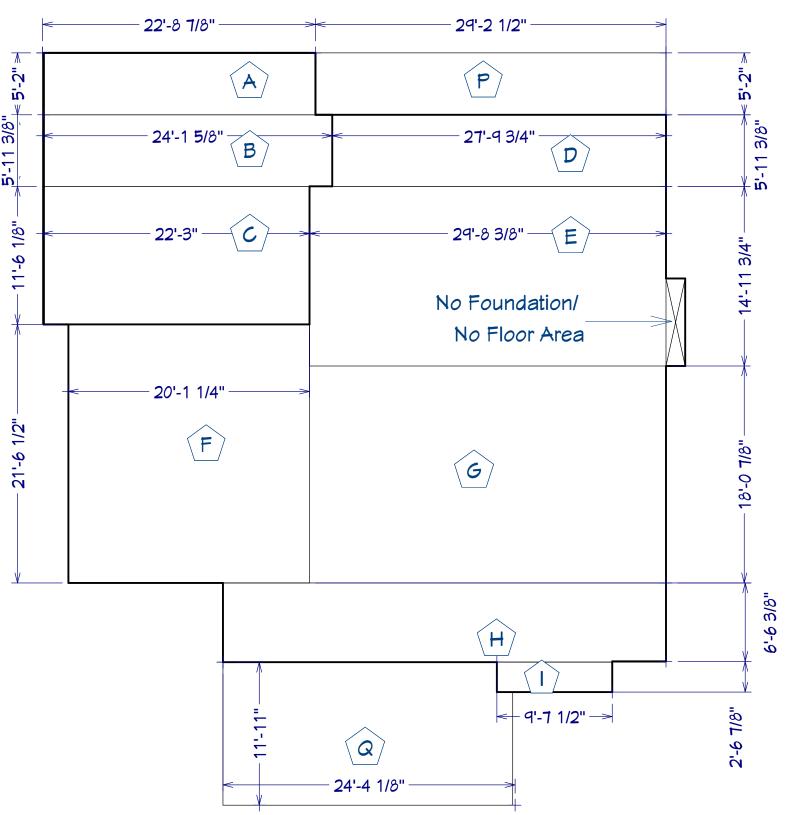
1st Floor (Non Habitable)

A	22.74' × 5.17'	117.5 sf
В	24.14' × 5.95'	143.6 sf
<u>C</u>	22.25' × 11.51'	256 sf
Tota	l Non Habitable	517.1 sf
<u>1st F</u>	oor Continued (Habitable)	
D	27.81' × 5.95'	165.4 sf
E	29.7' × 14.98'	444.9 sf
F	20.1' × 21.54'	432.9 sf
G	29.7' × 18.07'	5 36.6 sf
Н	36.92' × 6.53'	241 sf
	9.62' × 2.57'	24.7 sf
1st F	Floor Habitable	184 5 .4 sf
1st F	Floor Total Floor Area	2362.6 sf
Cove	<u>erage</u>	
P	29.21' × 5.17'	151 sf
Q	24.34' × 11.92'	290.1 sf
Sub	total	441.1 sf
TOT	AL COVERAGE	2803.7 SF
<u>2nd</u>	<u>Floor Habitable</u>	
J	12.04' × 15.15'	182.4 sf
K	5.84' × 14.35'	83.8 sf
L	14.91' × 28.62'	426.7 sf
M	10.87' × 5.3'	57.6 sf
N	12.1' × 3.52'	42.5 sf
0	22.53' × 15.52'	349.6
2nd	Floor Total Floor Area	1142.6 sf

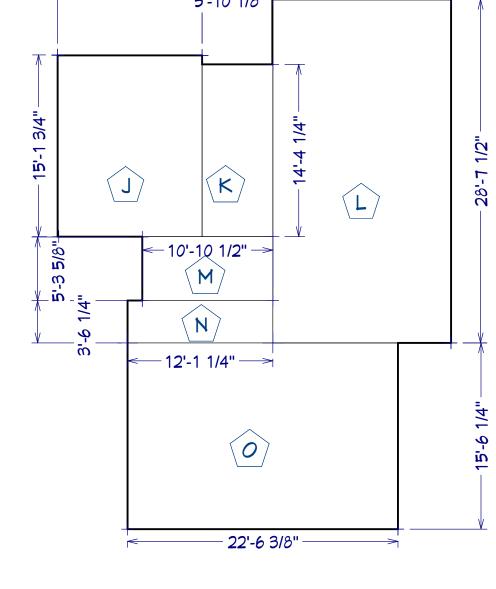
TOTAL FLOOR AREA (1st Fir + 2nd Floor) 3505.2 SF TOTAL HABITABLE (All Floors - Garage) 4546.6 SF New Home:

CORSO RESIDENCE

656 BENVENUE AVE LOS ALTOS, CA 94024



111.9 sf



12'-0 1/2" ->< 14'-10 7/8" -

23.5 sf 195.7 sf Basement Habitable 1558.5 sf

Foundation (shown for Bldg Permit Fee Calc Only) Lightwells shown for reference only. Not included in any calculation.

20.8 sf/

Project Summary

○ Demolition of existing 2245 sf (4BD/3BA) ○ Build 3155 sf Two-Story w/ Basement (6BD/ 6.5 BA)

656 Benvenue Ave, Los Altos APN: 189-38-043 District: R1-10 Property Size: 10027.74 sf Occupancy Type: R3 Type of construction: V-B

(N) Floor Area: 3505.2 sf

Lot Coverage: Allowed lot coverage is 35% x property size: .30 x 10027.74sf= 3008.3 sf (E) Lot Coverage: 2649 sf (N) Lot Coverage: 2803.7 sf

Floor Area: Allowed Floor Area is 35% x Net Lot Area: .35 x 10000 sf= 3509.7 sf (E) Floor Area: 2649 sf

<u>Allowed</u> <u>Proposed</u> Front 25' 10' 1st Floor R Side 2nd Floor R Side 17.5' 19'- 10.5" 10'- 5.25" 1st Floor L Side 10' 2nd Floor L Side 17.5' 21'- 5.875" 25' 56'- 1.25"

25' 3.5" Height from Grade - Coverage less than 30%

OWNER Michael Corso 656 Benvenue Ave

CONTRACTOR Via Builders Inc 4600 El Camino Real #209 Los Altos, CA 94022

Los Altos, CA 94022 LIC#717805 **CIVIL ENGINEER**

ENGINEER Advanced Engineering Giuliani & Kull 4880 Stevens Creek Blvd 3361 Walnut Blvd #100 Brentwood, CA 94513 San Jose, CA 95129 408-615-4000

Applicable Codes

2016 California Residential Code 2016 California Building Code 2016 California Electrical Code 2016 California Energy Code 2016 California Mechanical Code 2016 California Plumbing Code

2016 California Fire Code

Project Information Neighborhood Context Map Floor Plan Basement & 2nd Floor Plan Elevations Elevations Privacy Impact Plan Roof Plan **Cross Sections** Cover Page **Topographic Survey** Grading & Drainage Erosion Control Landscape Plan Landscape Plan



DATE:

10/10/2017

SCALE:

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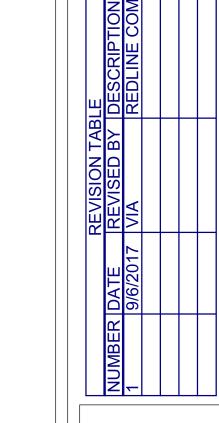
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Vicinity Map

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Floor Area Calculations





RSO RESIDENCE 656 Benvenue Ave .OS ALTOS, CA 94024

Neighborhood Context Map





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10/10/2017

SCALE: 1" = 40'

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A-2



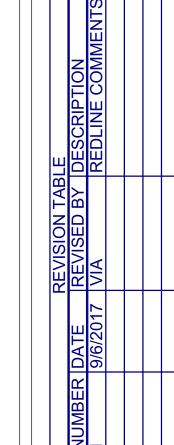
■ 5 of the 7 house that encircle the subject property are 2 story and the 2 that are single story are directly across the street.

■ Of the 30 total houses immediate to the subject property 12 (40%) of them are 2 story

Neighboring Homes adjusted to more closely match existing conditions as requested by Planning Staff.

Since no specific addresses could be provided for the basis of the request for the "sites and houses shall be revised to be consistent with the actual houses". Via Builders Inc has made a good faith effort at representing the neighborhood as it currently exists based on public information readily available.





ORSO RESIDENCE 656 Benvenue Ave LOS ALTOS, CA 94024

1: Hatching removed

3: North Arrow Clouded

Topo and Arborists Report

2: Landscape plan incorporated into Site Plan

5: Daylight Plane reference points clouded

4: Trees shown and labeled so as to be consistent with

Site Plan

ia Builders, Inc. 500 El Camino Real, Suite 209 os Altos, CA 94022-1328



DATE:

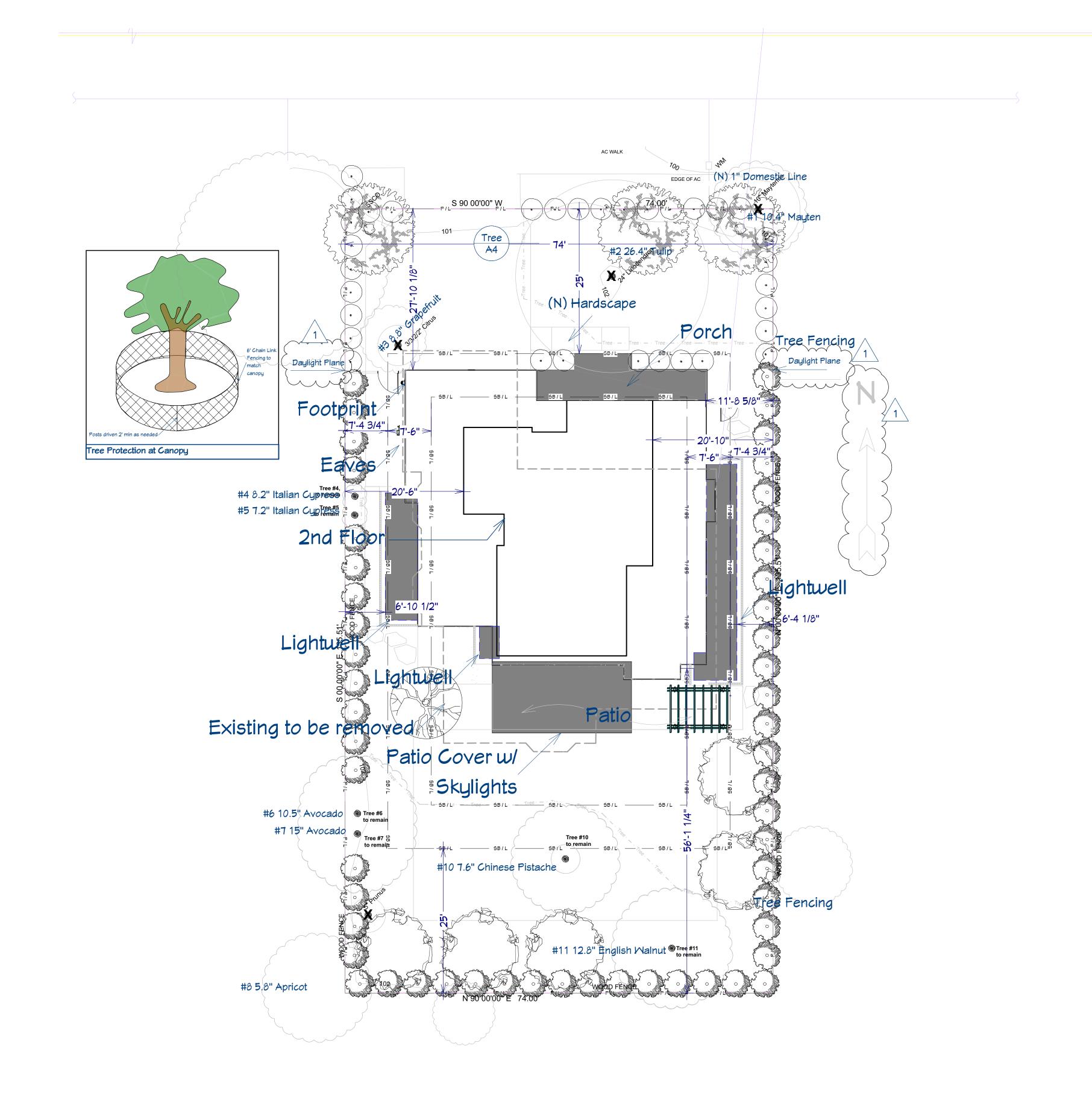
10/10/2017

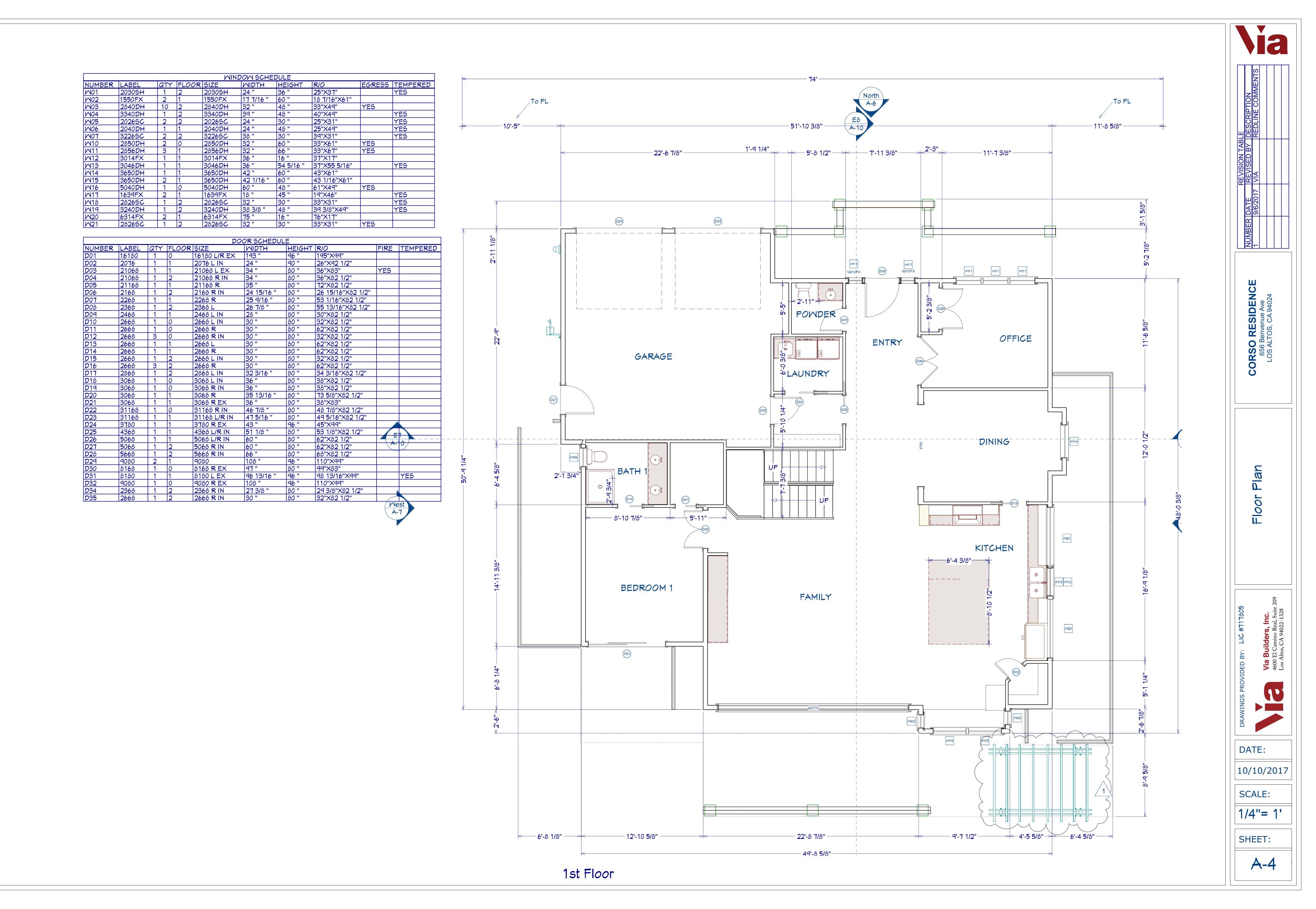
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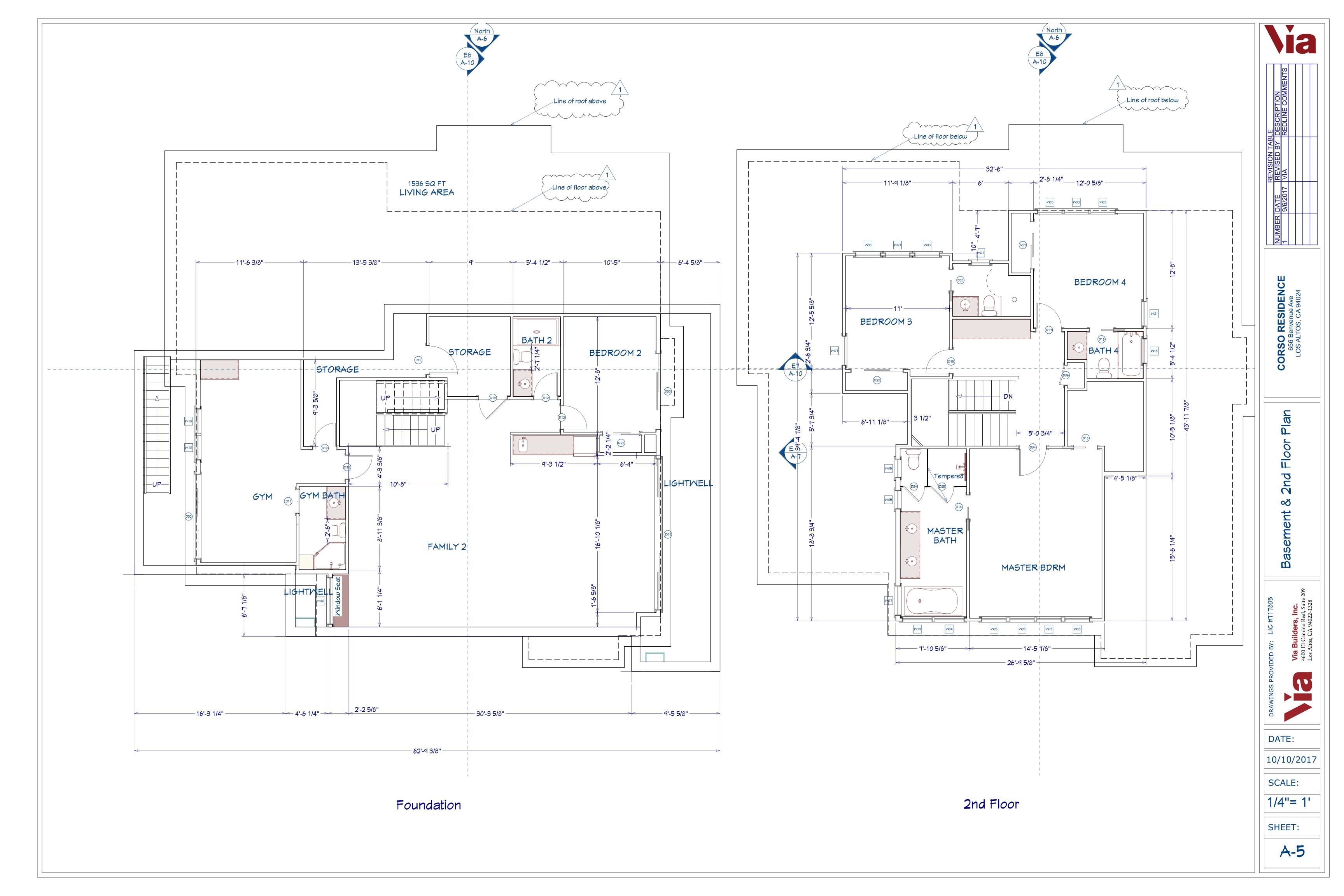
1/10" = 1'

SHEET:

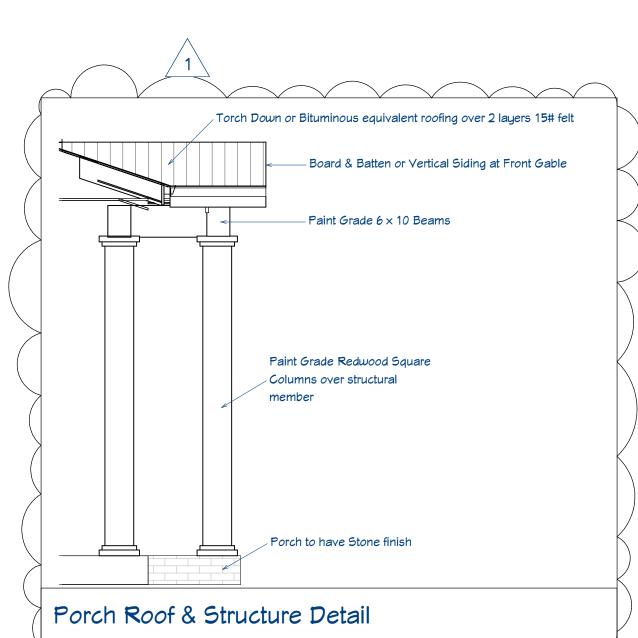




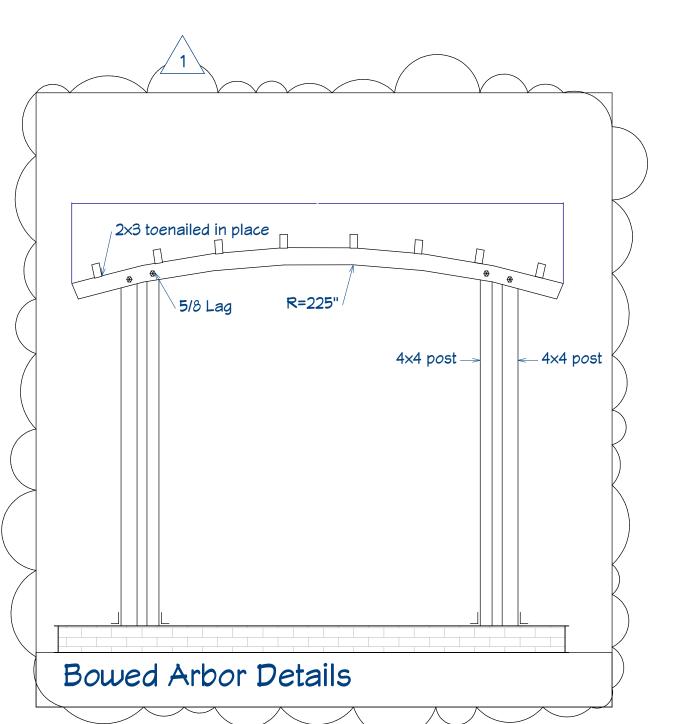








- 1) Straight Edge Fiber Cement Shingles over 2 layers #15 felt
- 2) Mood/ Clad windows with upper divided lites only
- 3) Entry Door with half side lites
- 4) Gray Flagstone porch & patio covering
- 6) Raised Panel Style Garage Door
- 7) Hardie Plank Shingle Siding over two layers grade D paper
- 8) 42" Wrought Iron Guard Rail
- 9) Gas Meter
- 10) Electrical Meter
- 11) Redwood Gazebo
- 12) Board & Batten siding over two layers grade D paper typ.





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10/10/2017

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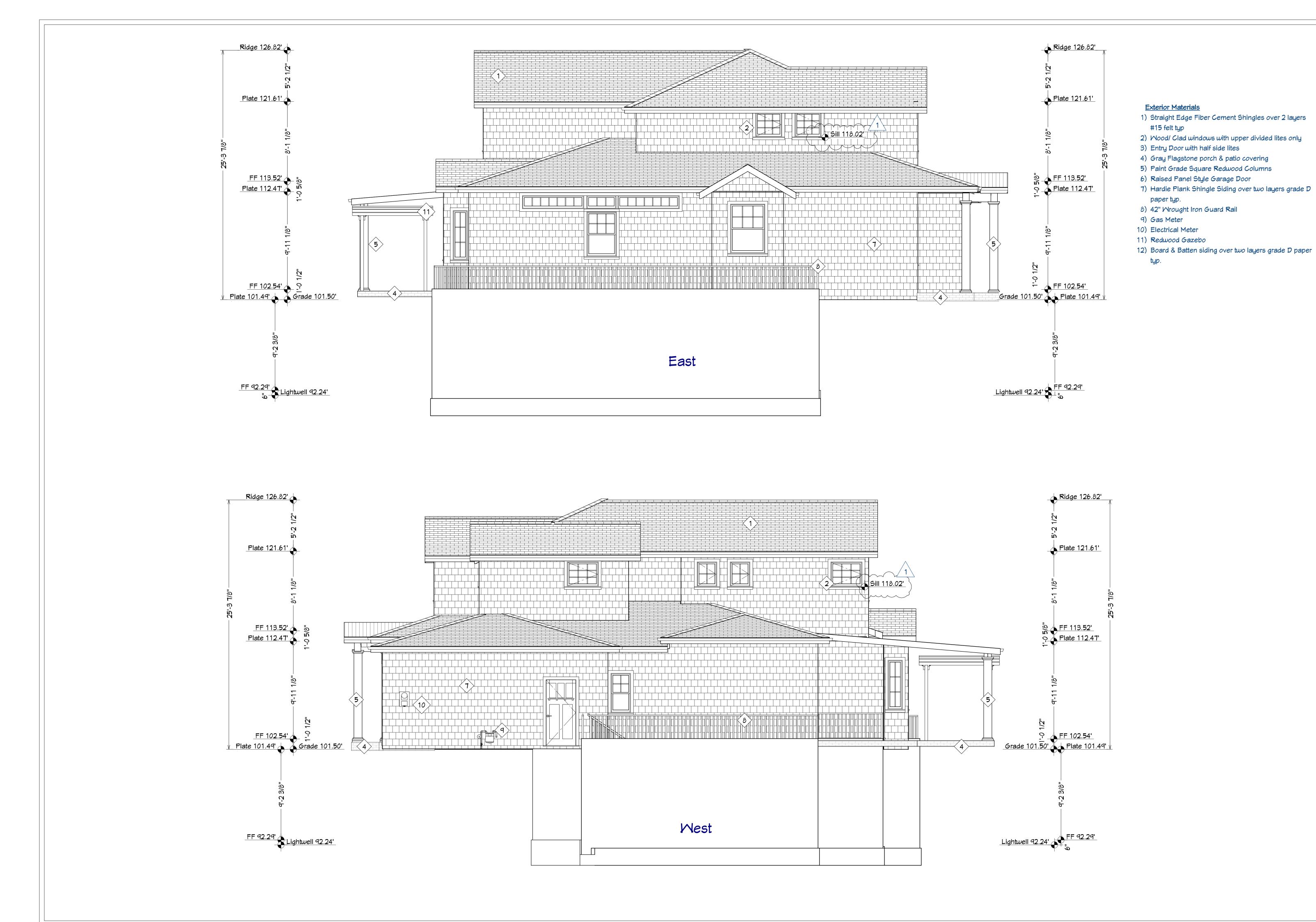




TABLE
BY DESCRIPTION
REDLINE COMMI

REVISION TABLE
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ORSO RESIDENCE 656 Benvenue Ave LOS ALTOS, CA 94024

evations

/ia Builders, Inc. 600 El Camino Real, Suite 209 os Altos, CA 94022-1328



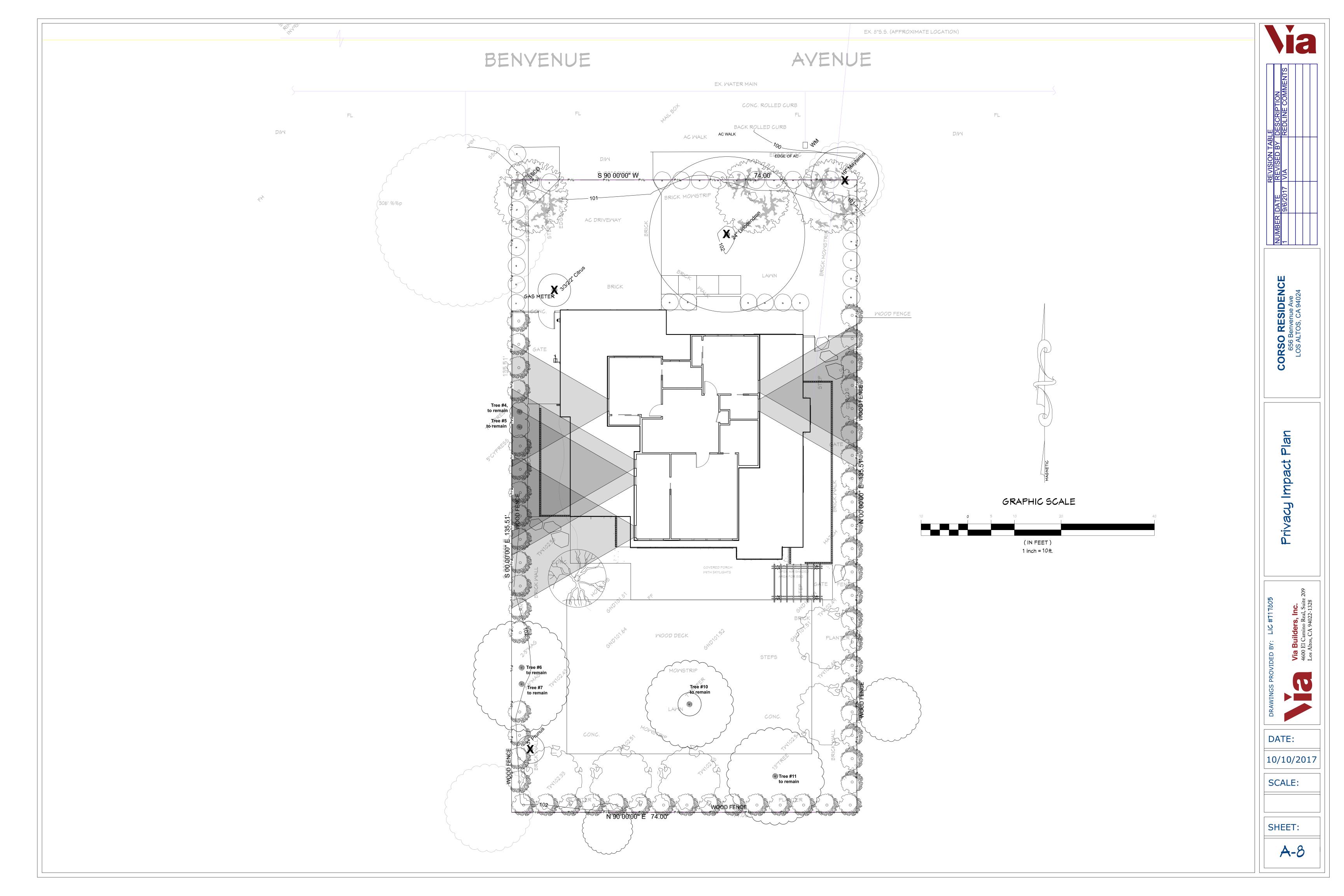
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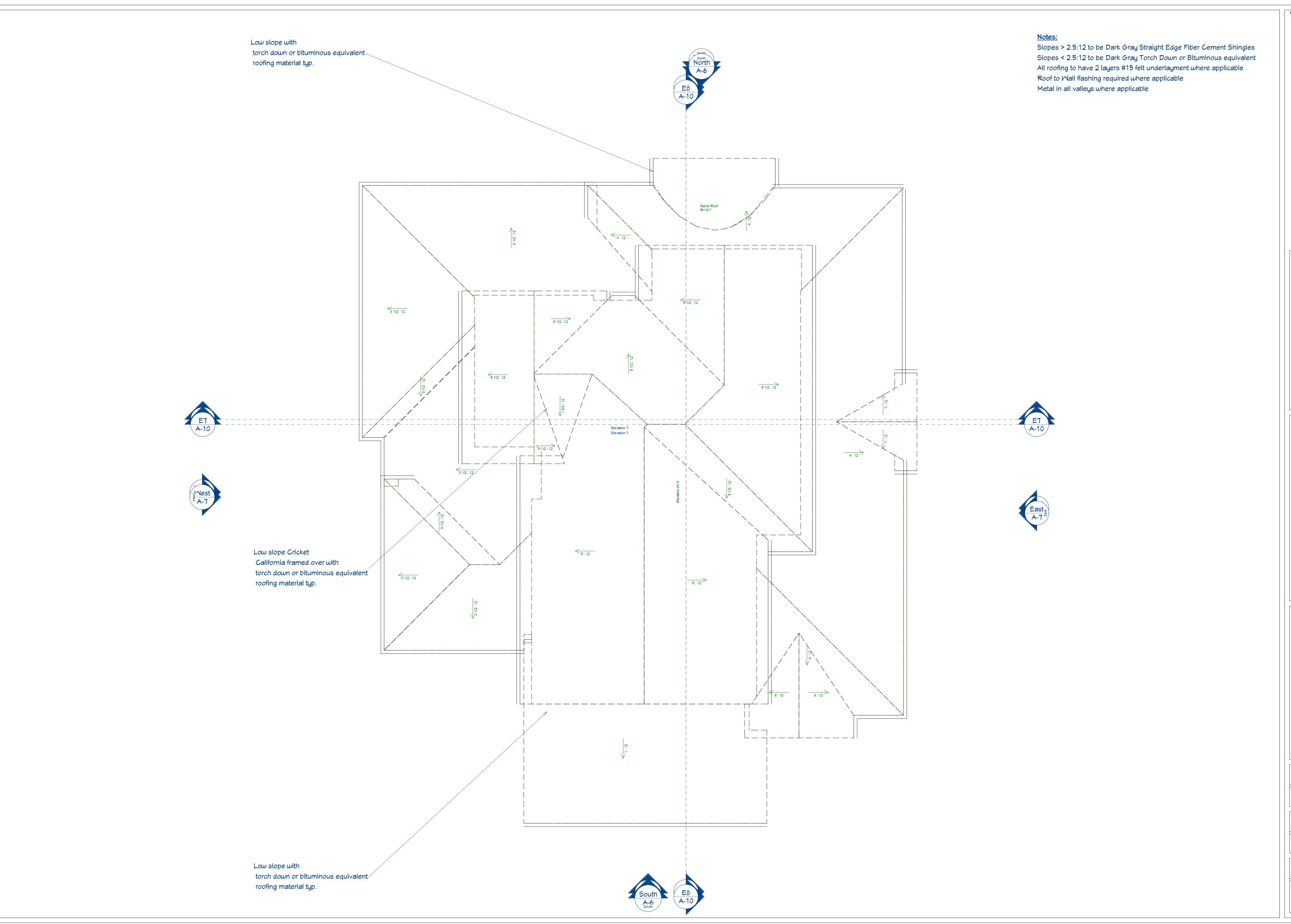
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Via

DESCRIPTION
REDLINE COMMENTS

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REVISED BY DESCRIPTION OF STATE OF STATE

CORSO RESIDENCE 656 Benvenue Ave LOS ALTOS, CA 94024

Soof Plan

Via Builders, Inc. 4600 El Camino Real, Suite 209 Los Altos, CA 94022-1328



DATE:

10/10/2017

SCALE:

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DATE REVISION TABLE
9/6/2017 VIA REDLINE COMMENT

ORSO RESIDENCE 656 Benvenue Ave LOS ALTOS, CA 94024

Cross Sections

OVIDED BY: LIC #717805

Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328



DATE:

10/10/2017

SCALE:

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A-10

SO DRAIN ROCK IS NOT CONTAMINATED WITH SOIL OR SILT UNTIL FULLY OPERATIONAL AND LANDSCAPING IS COMPLETED. 24" MIN

- PROVIDE 6" OF COBBLE STONE EQUAL) WITH 12" OVERLAP ALL 6" MIN AROUND PIPE IN ALL DIRECTIONS.

DISSIPATION TRENCH FOR 6" PIPE

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:

A. APPLICABLE SECTIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. LATEST EDITION. HEREINAFTER REFERRED TO AS "CALTRANS",

B. USE CITY STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION WHERE APPLICABLE,

C. THESE PLANS AND DETAILS.

D. STANDARDS OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OFFICE OF STANDARDS AND RULES OF THE STATE DIVISION OF INDUSTRIAL SAFETY.

WHERE CONFLICTS EXIST BETWEEN ANY OF THE ABOVE LISTED SPECIFICATIONS, THE MOST STRINGENT LISTED SPECIFICATION SHALL APPLY.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL PERMITS NECESSARY TO PERFORM THE WORK, INCLUDING BUT NOT LIMITED TO WORK IN THE PUBLIC RIGHT-OF-WAY, GRADING, TREE REMOVAL, AND UTILITY MODIFICATIONS.

3.CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN.

4. IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND WORK TOWARD THE GENERAL GOOD AND COMPLETION OF THE ENTIRE PROJECT.

5. ALL WORKMANSHIP AND MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE THE KIND AND QUALITY DESCRIBED IN THE SPECIFICATIONS AND SHALL BE FIRST CLASS THROUGHOUT. NEITHER FINAL ACCEPTANCE NOR FINAL PAYMENT BY OWNER SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP.

6. IN THE EVENT OF ANY CONFLICT OF INFORMATION SHOWN ON THESE PLANS OR ANY CONFLICT BETWEEN THESE PLANS AND THE INTENT OF A CONSISTENT AND FUNCTIONAL PRODUCT, THE CONTRACTOR SHALL SO NOTIFY THE OWNER IN WRITING, UPON WHICH NOTICE THE OWNER SHALL RESOLVE THE CONFLICTS BY THE ISSUANCE OF A WRITTEN ORDER, REVISED PLANS OR BOTH. THE CONTRACTOR SHALL BEAR FULL COST AND RESPONSIBILITY FOR WORK AFFECTED BY SUCH CONFLICTS AND PERFORMED BY CONTRACTOR PRIOR TO SUCH NOTICE TO THE OWNER AND ISSUANCE OF SUCH ORDER AND/OR REVISED PLANS.

7. CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AT ALL TIMES AS REQUIRED BY OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, OR SURFACE IMPROVEMENTS OR TO ANY EXISTING DRAINAGE STRUCTURE, WATER STRUCTURE, SEWER CLEANOUTS, MANHOLES, OR JUNCTION BOXES FOR UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., STORM, SANITARY, WATER OR OTHER UTILITIES WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.

9. ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY, CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITY LINES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES APPEAR ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.

10. CONTRACTOR SHALL CONTACT BOTH UNDERGROUND SERVICE ALERT (800-227-2600) AND THE AFFECTED UTILITY COMPANY PRIOR TO STARTING WORK TO REQUEST AND OBTAIN THE MARKING OF EXISTING UNDERGROUND FACILITIES.

11. INSPECTION OF WORK: THE CITY PUBLIC WORKS DEPARTMENT WILL INSPECT ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENTS AT LEAST 48 HOURS PRIOR TO START OF WORK.

12. ENGINEER SHALL BEAR NO RESPONSIBILITY FOR METHODS AND PROCEDURES OF WORK ESTABLISHED BY CONTRACTOR, JOBSITE CONDITIONS, JOBSITE SAFETY OR CONFORMANCE WITH SAFETY PROCEDURES AND REQUIREMENTS.

13. IN CONFORMANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS BOTH THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER

GRADING AND PAVING NOTES

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

2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE SOILS REPORT PREPARED FOR THIS PROJECT AND UNDER THE SUPERVISION OF THE PROJECT SOILS ENGINEER. CONTACT THE SOILS ENGINEER AT LEAST 48 HOURS PRIOR TO START OF WORK.

3. IN THE EVENT THAT ANY UNUSUAL CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATION, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTIONS.

4. ALL EXISTING TRASH, DEBRIS, ROOTS, TREE REMAINS AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE SO AS TO LEAVE THE AREAS THAT HAVE BEEN DISTURBED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. NO BURNING SHALL BE PERMITTED.

5. ALL AGGREGATE BASE MATERIAL AND THE HANDLING AND PLACEMENT THEREOF SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS. AGGREGATE BASE MATERIALS SHALL BE CLASS II.

6. MATERIALS HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CITY STANDARD SPECIFICATIONS AND THESE PLANS AND DETAILS SHOWN HEREON.

CITY STANDARD GRADING NOTES:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE AND CONTRACTOR SHALL EACH, SEPARATELY, NOTIFY THE CITY AT LEAST 48 HOURS BEFORE START OF ANY GRADING.

2. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.

3. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

4. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).

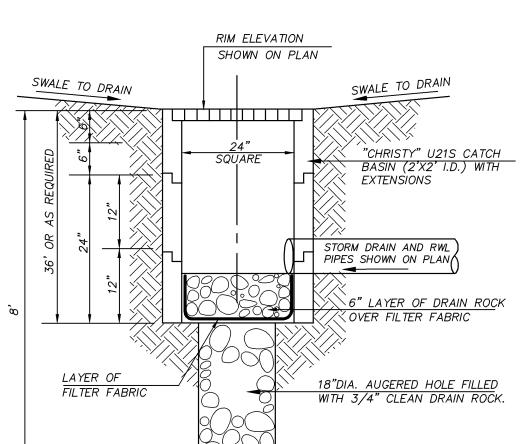
5. ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 2660 TO ARRANGE FOR DISTRICT OBSERVATION OF ALL WELL ABANDONMENTS.

6. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT—RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SANTA CLARA COUNTY CORONER IMMEDIATELY.

7. THIS PLAN DOES NOT AUTHORIZE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY.

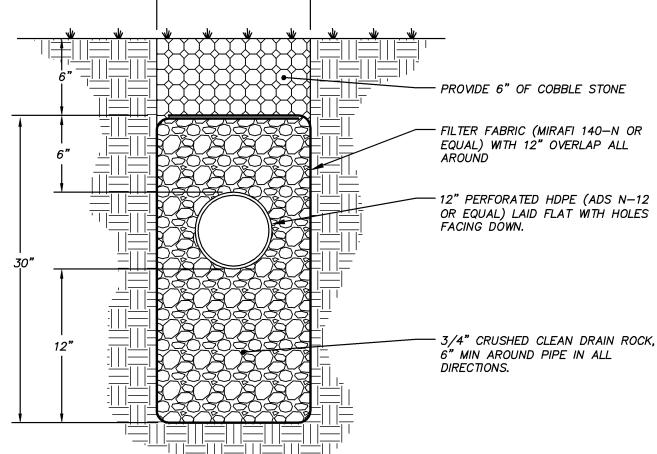
8. THIS GRADING PLAN HAS BEEN PREPARED BASED ON THE RECOMMENDATIONS OF THE REFERENCED PROJECT GEOTECHNICAL REPORT. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT

GEOTECHNICAL REPORT AND/OR THE PROJECT SOILS REPORT. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.



INFILTRATION DEVICE DETAIL

NOTE: CONTRACTOR TO TAKE EVERY PRECAUTION NECESSARY



SHEET INDEX

COVER SHEET

TOPOGRAPHIC SURVEY

GRADING AND DRAINAGE PLAN

EROSION CONTROL PLAN

VEGETATED SWALE DETAIL

N.T.S.

EARTHWORK QUANTITIES $700 \pm CY$. FILL $0 \pm CY$. **EXPORT** $700 \pm CY$. ENGINEER ASSUMES NO RESPONSIBILITY FOR

C-2

C-3

C-4

ESTIMATED EARTHWORK. ACTUAL EARTHWORK QUANTITIES MAY VARY DUE TO SITE CONDITIONS AND MATERIAL SPECIFICATIONS. CONTRACTOR SHALL MAKE INDEPENDENT ESTIMATE PRIOR TO BIDDING.



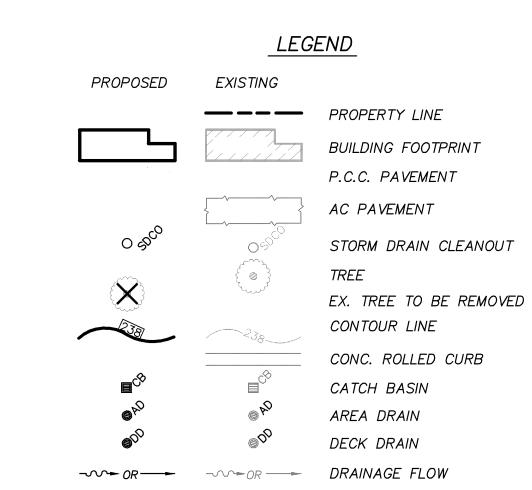
VICINITY MAP

SITE ADDRESS: 656 BENVENUE AVENUE LOS ALTOS, CALIFORNIA

MICHAEL CORSO 656 BENVENUE AVENUE LOS ALTOS, CA 94022

GIULIANI AND KULL, INC. 4880 STEVENS CREEK BLVD. SAN JOSE, CA 95129

(408) 615-4000 189-38-043 A.P.N.:

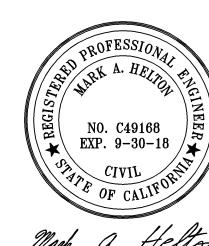


RWL RAIN WATER LEADER (3"PVC @ S≥2%) **DOWNSPOUT**

—x—x—x— FENCE LINE

----SD----

DOWNSPOUT (W/SPLASHBLOCK) LIGHT WELL



Mark a. Helton

RETAINING WALL

STORM DRAIN LINE

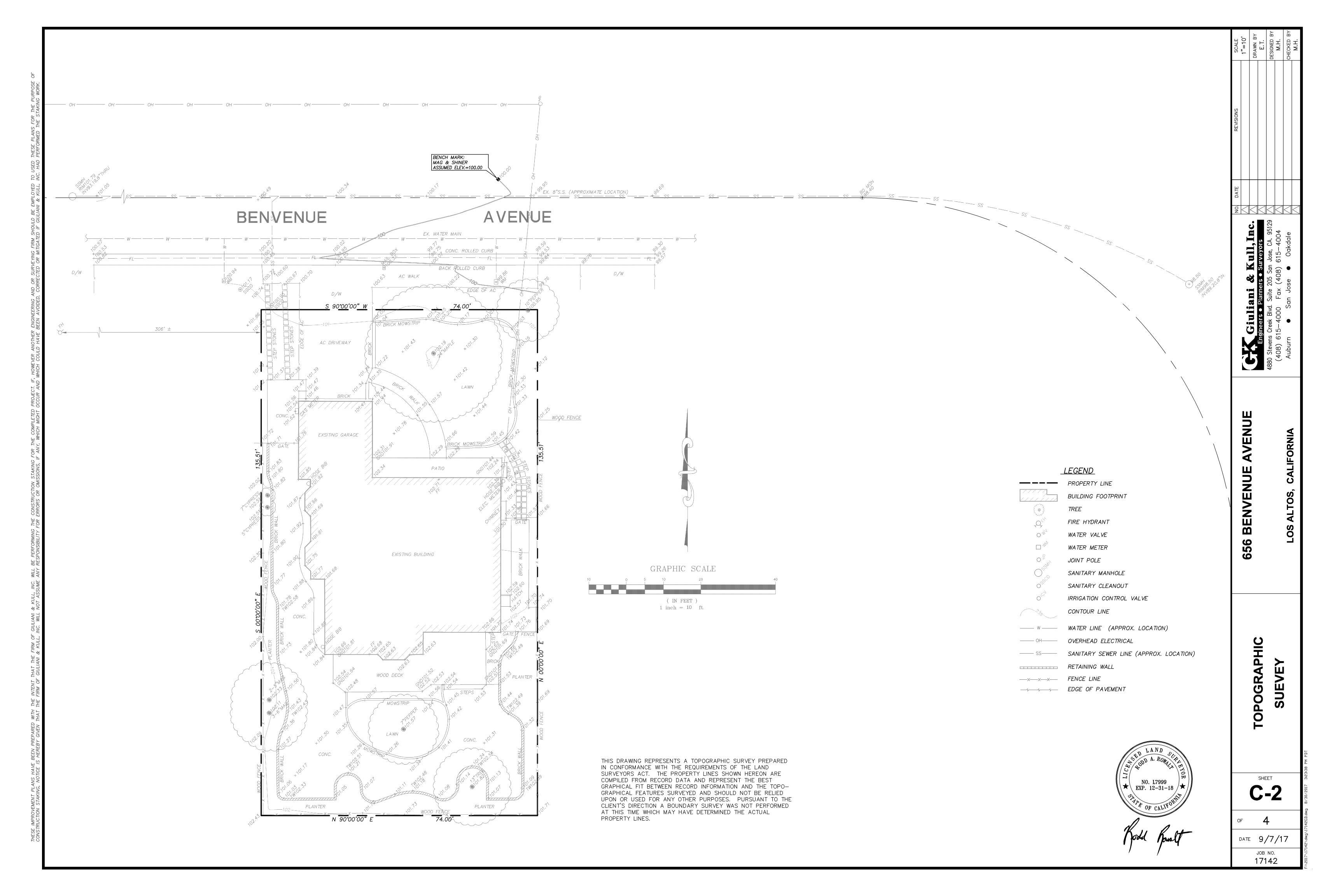
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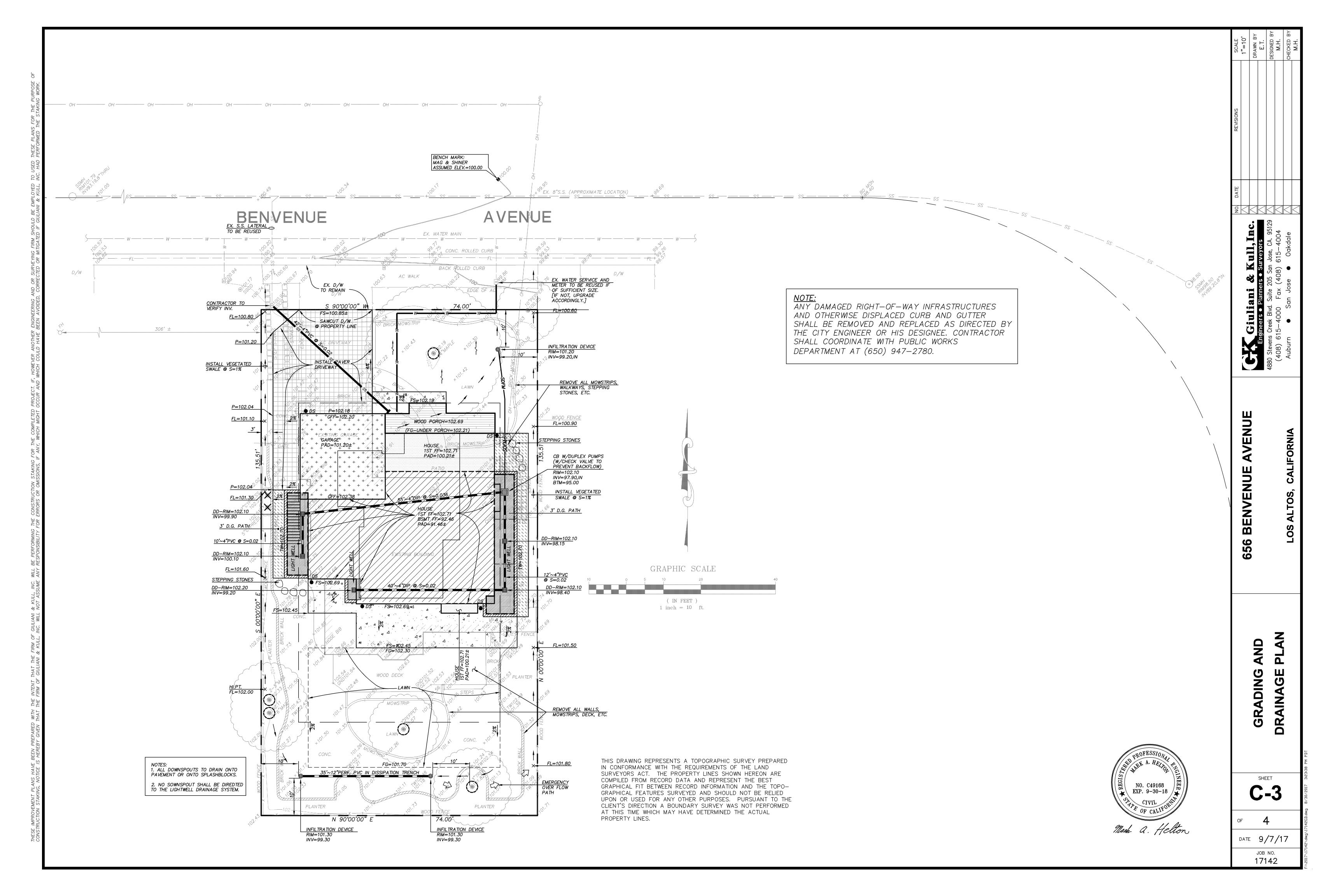
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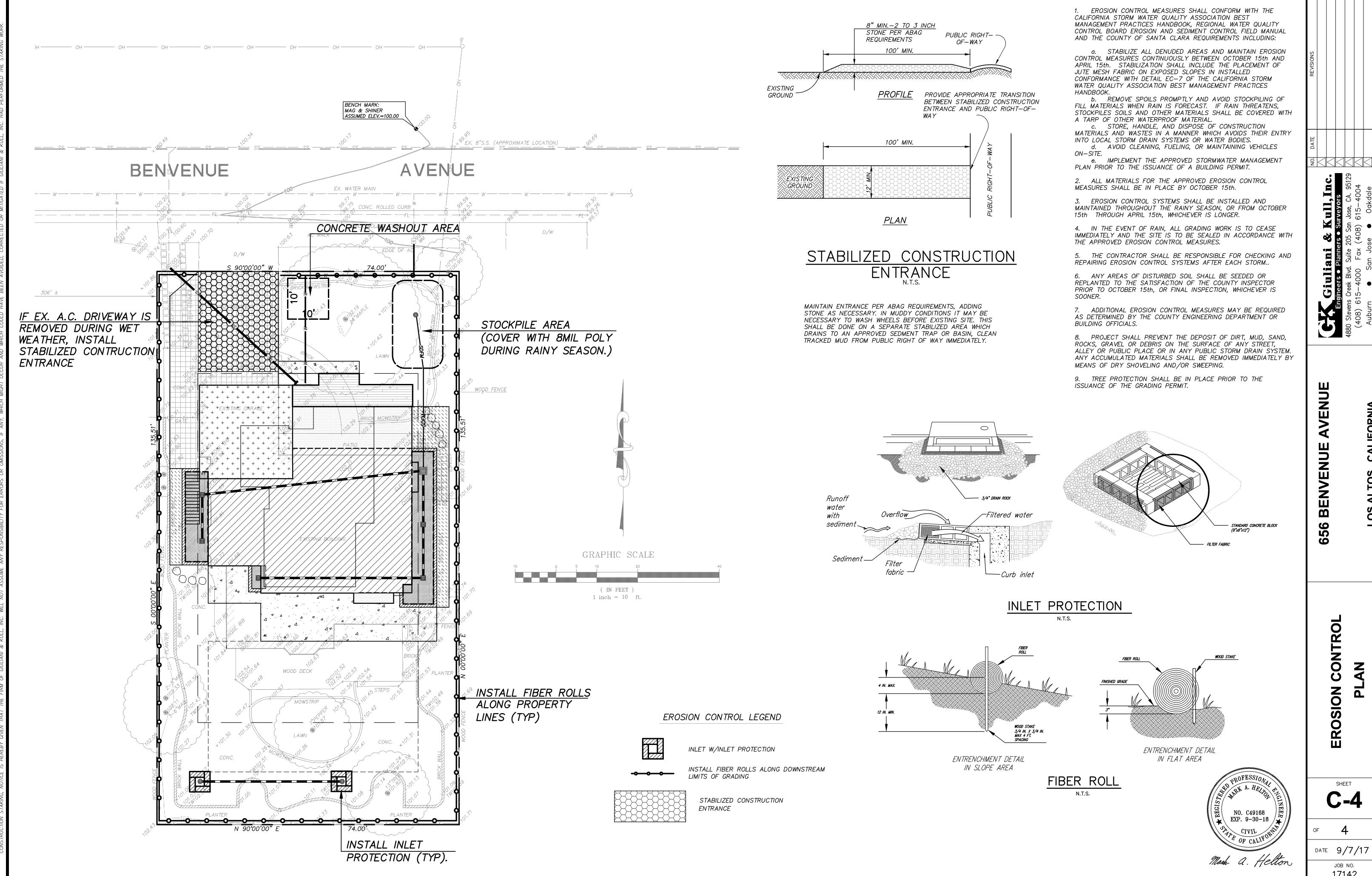
DATE 9/7/17

JOB NO. 17142

E.T.







EROSION CONTROL NOTES

JOB NO. 17142

FRONT TREES #1,2,3 OLEA EUROPAEA 'WILSONII' (WILSON'S FRUITLESS OLIVE) MATURE SIZE 25' DIA. X 25' HT.







SIDE SCREENING SHRUBS **HETEROMELES ARBUTIFOLIA (TOYON)** MATURE SIZE VARIES 6' - 20' DIA. X 10' - 25' HEIGHT MODERATE - FAST GROWTH RATE (CA NATIVE)

BACK TREES #4,5,6,7,8 FRUIT TREE TO BE SELECTED MATURE SIZE VARIES 18' DIA. X 18' HT MODERATE GROWTH RATE

BACK TREE #9 CITRUS 'IMPROVED MEYER' (IMPROVED MEYER LEMON) MATURE SIZE 25' DIA. X 12' HT.

5.0 Tree Protection Measures (see also Arborist report)

5.1 Fencing and other root zone protection

Is usually specified as a drip-line installation of 6-foot high chain link fence on galvanized drive posts, plus root zone wood chip mulch. However, due to the inevitable myriad project variables, alternatives are frequently allowed – but require careful strategies arranged with and signed off by the Project Arborist or City Arborist. For this project, it is highly likely that all site trees could be retained/preserved, with the exception of #3, #4, and #5 nearly within the footprint of construction work. This set of Tree Preservation Guidelines can serve here as a project-specific Tree Preservation Plan (TPP) to help protect the trees to be saved. The TPP must be established and its procedures in place before demolition or any other project site work begins. Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible for trees not already across a fence. One 24- to 36-inch opening or gate should be left for inspection access to each area. Fence material is to be 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil. Where no plant material root zone buffer is growing (e.g. ivy), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1. Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic). Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.

5.2 Restrictions / Cautions / Requirements

5.2.1 No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist or City Arborist.

5.2.2 Monitor root zone moisture and maintain as per above. 5.2.3 Have an ISA Certified Arborist repair any damage promptly.

5.2.4 No pouring or storage of fuel, oil, chemicals, or hazardous materials under any trees' foliage canopies or future plant materials' root zone areas.

5.2.5 No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in some root zone areas. 5.2.6 Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark.

5.2.7 No storage of construction materials under any foliage canopy without prior Project Arborist or City Arborist approval. 5.2.8 No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines.

Often trenches in root zones must be hand excavated to leave roots intact.

5.2.9 No clean out of trucks, tools, or other equipment over any essential root zone. Keep this debris outside of any existing or future root zone. 5.2.10 No attachment of signs or other construction apparatus to these trees.

5.3 Construction-time Maintenance

5.3.1 Monitor root zone moisture and maintain as per above (§4.1).

5.3.2 Maintain/repair tree protection fences and/or root zone mulch/buffer material.

5.3.3 Have a certified arborist promptly repair any damage to trees. 5.3.4 Develop the plan for follow-up care so, as the project closes, the care of the trees can be handed over for continuing management by the owner and/or landscape contractor.

5.4 Post-Construction Follow-Up

5.4.1 Monitor root zone moisture, especially during/following drought/dry seasons. [A dry season is any time more than 60 days elapse since significant rainfall (2-inches or less).]

5.4.2 Monitor root zone mulch (if used), maintain depth, and scarify (approximately once or twice annually) to break up compaction/matting.

5.4.3 Monitor for insect pests and diseases, especially insects with sucking/chewing mouthparts or boring insects (bark beetles)..

5.4.4 Inspect for structural safety before storm season and after severe weather events. 5.4.5 Follow California Oak Foundation guidelines as to not irrigating and/or planting water loving plant material within 10-feet of the trunks of mature trees.

PROPOSED TREES:

KE	Y BOTANICAL NAME	COMMON NAME	PLANTED SIZE	GROWTH RATE	MATURE SIZE (DIAM X HEIGHT)		
1	OLEA EUROPAEA 'WILSONII'	WILSONS FRUITLESS OLIVE	24" BOX	M	25' X 25'		
2	OLEA EUROPAEA 'WILSONII'	WILSONS FRUITLESS OLIVE	24" BOX	M	25' X 25'		
3	OLEA EUROPAEA 'WILSONII'	WILSONS FRUITLESS OLIVE	24" BOX	M	25' X 25'		
4	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'		
5	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'		
6	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'		
7	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'		
8	FRUIT TREE	TO BE SELECTED BY OWNER	15 GAL/B&B	VARIES (M)	VARIES - TYP. 15'-18' X 15' - 20'		
9	CITRUS 'IMPROVED MEYER'	IMPROVED MEYER LEMON	15 GAL	M (STANDARD)	15' X 12' (15')		

EXISTING TREES (SEE ALSO ARBORIST REPORT):

#	Name	species*	Diam.	Vigor	Form	Con- dition	Keep- able	Remove*	Retain*	Brief Comments
1	Mayten	boaria	10.4"	35%	35%	Poor	Mod.	X	-	Over-mature specimen with root flare defect.
2	Tulip tree	tulipifera	26.4"	68%	70%	Fair	Mod.	X	_	Mature shade tree in middle of front lawn.
3	Grapefruit	paradisi	8.8"	65%	15%	V Pr	Low	X	-	Misshapen citrus 6" to driveway, 9' to garage.
4	Cypress, Italian	sempervirens	8.2"	50%	60%	Fair	Low	-	X	Lanky cypress by proposed light well.
5	Cypress, Italian	sempervirens	7.2"	55%	60%	Fair	Low	-	X	Lanky cypress by proposed light well.
6	Avocado	americana	10.5"	30%	30%	Poor	Low	-	X	Poor condition along side fence.
7	Avocado	americana	15.0"	35%	30%	Poor	Low	-	X	Poor condition along side fence.
8	Apricot	armeniaca	5.8"	70%	55%	Fair	Low	-	X	Fair condition along side fence.
9	Tallow, Chinese	sebiferum	~8"	55%	55%	Fair	High	Ī		Neighbor's tree across back fence.
10	Pistache	chinensis	7.6"	60%	60%	Fair	Mod.	-	X	In backyard oval turf patch 9' to patio slab.
11	Walnut, English	regia	12.8"	60%	60%	Fair	Mod.	-	X	In planter area 7' to back fence.
12	Pear	communis	~16"	50%	50%	Fair	High			Neighbor's tree across side fence.

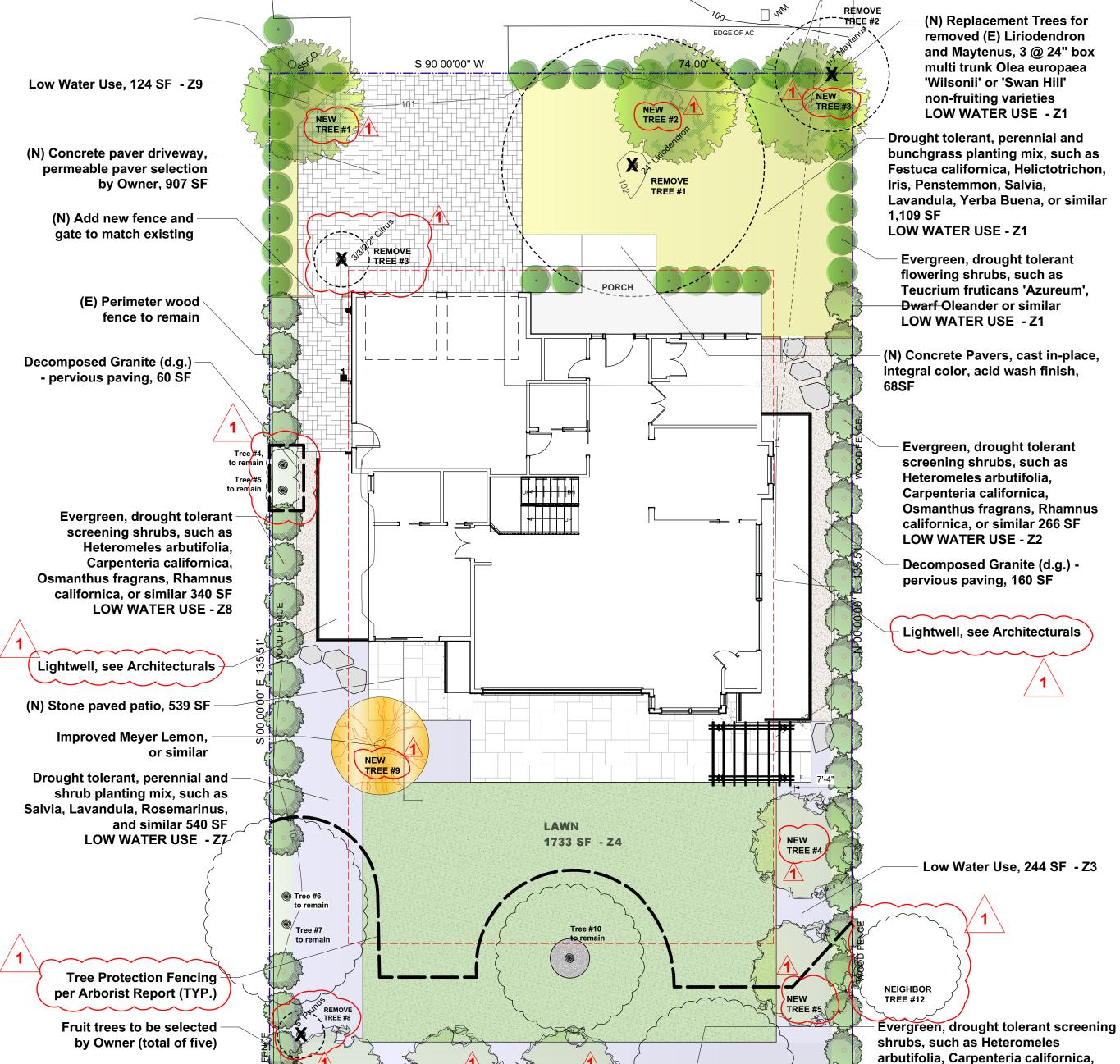


BENVENUE AVE

(N) Shrubs to screen Backflow **Prevention Device, see also Irrigation** Design Plan L2 CONC. ROLLED CURB BACK ROLLED CURB

BENCH MARK: MAG & SHINER

ASSUMED ELEV.=100.00



AREA BREAKDOWN:

PERVIOUS AREA = 59%

Landscape Design Plan.

HARDSCAPE TOTAL 1,734.00 SF INCL. PERVIOUS (N) 1,127.00 SF

FRONTYARD SETBACK AREA TOTAL 1,825.00 SF IMPERVIOUS AREA 756.00 SF = 41%

Site Plan

LANDSCAPED AREA TOTAL

Dirk Moyer

HYDROZONE AREAS LOW WATER USE TOTAL 3,481.00 SF HIGH WATER USE TOTAL 1,733.00 SF

MWELO COMPLIANCE STATEMENT: I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the

HYDROZONES: Zone 1 (Z-1) 1,109 SF Zone 2 (Z-2) 266 SF Zone 3 (Z-3) 244 SF Zone 4 (Z-4) 1,733 SF Zone 5 (Z-5) 592 SF Zone 6 (Z-6) 266 SF 540 SF Zone 7 (Z-7) Zone 8 (Z-8) 340 SF Zone 9 (Z-9) 124 SF Total Landscape Area 5,214 SF

NEW

NEIGHBOR TREE #9

Low Water Use, 592 SF - Z5

5,214.00 SF

PLANTING NOTES:

NEW

TREE #6

- CONTRACTOR TO VERIFY THAT ALL SOIL
- IS 5" BELOW HOUSE STUCCO LINE. NO MULCH SHALL COME WITHIN 3" OF HOUSE STUCCO LINE.
- SOIL SHALL BE GRADED AWAY FROM
- BUILDING AT MINIMUM 2% SLOPE FOR 10'. ALL PLANTING AREAS TO BE MULCHED WITH 3" OF ARBOR MULCH OR SIMILAR
- NATURAL MULCH PRODUCT. ALL PLANTINGS TO BE LOW WATER USE PER WUCOLS 2013.

1. FOR TREE PROTECTION, SEE ALSO ARBORIST REPORT AND SITE PLAN.

2. CONTRACTOR SHALL MAINTAIN TREE REQUIREMENTS FOR TREE PROTECTION. ANY WORK WITHIN DRIPLINE OF EXISTING

Tree #11

PROTECTION AND COMPLY WITH ALL CITY TREE CANOPIES REQUIRES REVIEW AND APPROVAL BY THE PROJECT ARBORIST.

LEGEND

Osmanthus fragrans, Rhamnus

californica, or similar 266 SF

LOW WATER USE - Z6

Scale: 1" = 10 ft on 24" x 36"

Existing

(E) Tree to remain key per arborist report

Typical

(E) Tree to be removed key per arborist report

(typ.)



Proposed Tree or Shrub

Proposed Planting Areas

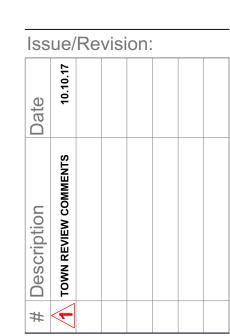
Garden Design, Inc. 1954 Old Middlefield Way

Jenna Bayer

Suite B Mountain View California 94043

Tel: 650.988.9600 Fax: 650.988.9602

info@jennabayer.com www.jennabayer.com



Ave 94024 Sig $\boldsymbol{\omega}$

0

Project ID: corso

> Date: August 28, 2017 Drawn by:

DM Reviewed by:

MC

Issued for: permit

CAD File: welo.vwx

LANDSCAPE **DESIGN PLAN**

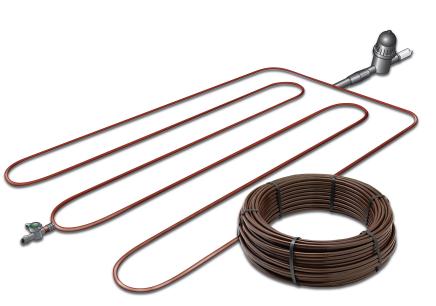
Site Plan

Backflow Prevention assembly, see plan forsize & manufacturer Two bronze unions & ball valves Brass risers, Finish nipples & fittings grade Remove valve handles & pet cocks. Store at controller PVC mainline-

Backflow Preventer - Typ.

IRRIGATION NOTES:

- 1. (N) LOW WATER USE HYDROZONES IRRIGATION TO BE HIGH EFFICIENCY NETAFIM TYPE SUBSURFACE IRRIGATION.
- 2. UTILIZE (E) WATER SERVICE.
- 3. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH MULTI PROGRAMMABLE CONTROLLER WITH
- RAIN SENSOR AND SOIL MOISTURE INTERFACE. 4. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE RULES, REGULATIONS AND



NETAFIM IRRIGATION COMPONENTS - TYPICAL

HYDROZONE AREAS

LOW WATER USE TOTAL 3,481.00 SF HIGH WATER USE TOTAL 1,733.00 SF

HYDROZONES:

Zone 1 (Z-1) 1,109 SF Zone 2 (Z-2) 266 SF Zone 3 (Z-3) 244 SF Zone 4 (Z-4) 1,733 SF Zone 5 (Z-5) 592 SF Zone 6 (Z-6) 266 SF Zone 7 (Z-7) 540 SF Zone 8 (Z-8) 340 SF Zone 9 (Z-9) 124 SF

- 1. FOR TREE PROTECTION, SEE SEPARATE TREE PROTECTION PLAN.
- 2. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AND COMPLY WITH ALL CITY REQUIREMENTS FOR TREE PROTECTION.

3. ANY WORK WITHIN DRIPLINE OF EXISTING TREE CANOPIES REQUIRES REVIEW AND APPROVAL BY THE PROJECT ARBORIST.

WATER BUDGET CALCULATION FORM

656 Benvenue Ave, Los Altos, CA 94024 Authorized Professional Name/Company : Dirk Moyer; Jenna Bayer Garden Design, Inc. License or Certification No :

TOTAL AND SPECIAL LANDSCPED AREA Inter Total Landscaped Area (LA) Enter Special Landscaped Area (SLA)

Hydrozone	Plant Water Use Type	Irrigation Type	Plant Factor*	Hydrozone Area (sq ft)	Irrigation Efficiency (min avg 0.70)	Plant Water Requirement (gal/yr) 42.8*0.62*PF*HA	Zone Wate Requiremen (gal/yr) 42.8*0.62*PF*H	
1	Low	Drip	0.30	1,109	0.71	8,829	12,435	
2	Low	Drip	0.30	266	0.71	2,118	2,982	
3	Low	Drip	0.30	244	0.71	1,942 36,790 4,713 2,118 4,299 2,707 987	2,736	
4	High	Sprinkler	0.80	1,733	0.71		51,816 6,638 2,982 6,055	
5	Low	Drip	0.30	592	0.71			
6	Low	Drip	0.30	266	0.71			
7	Low	Drip	0.30	540	0.71			
8	Low	Drip	0.30	340	0.71		3,812 1,390	
9	Low	Drip	0.30	124	0.71			
10						0	0	
11						0	0	
12						0	0	
13						0	0	
14						0	0	
15						0	0	
16						0	0	
17						0	0	
18						0	0	
19						0	0	
20						0	0	
	SLA		1.00	0				
•			Total	5,214		64,501	90,847	

Note that surface areas of a water feature will be counted as high water using plant at PF 1. MAWU and ETWU 90,847 gallons/y timated Total Water Use (ETWU) 0.71 gallons/yr Average Irrigation Efficiency roject Meets Water Efficient Requirements piect Meets Irrigation Efficiency Requirement

CITY STAFF REVIEW ☐ YES, ETWU < MAWA ☐ NO, ETWU > MAWA Initials

MWELO COMPLIANCE STATEMENT:

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the Irrigation Design Plan.



IRRIGATION LEGEND

Outline of Irrigation Zones (green), with Hydrozone key, Netafim Subsurface Drip, 12" emitter spacing, 0.6 gph

Outline of Irrigation Zones (green), with Hydrozone key, Spray with Hunter MP1000 Rotators, 40 PSI, adjustable arc Brass Gate Valve and Flow Meter (Location TBD)

Hunter I-CORE, 12+ Station, w/ wireless solar sync Lead Free Reduced Pressure Backflow Preventer, Febco LF825YA

Point of Connection to Water Mainline, assume 60 PSI, verify in field

LEGEND

Existing (typ.) **Typical**

(E) Tree to remain (E) Tree to be removed 0

Proposed Tree or Shrub

Proposed Planting Areas



on 24" x 36" Scale: 1" = 10 ft

Design arden Irrigation Main and Lateral lines, PVC Schedule 40 with min. size noted

> Project ID: corso Date: August 24, 2017 Drawn by: DM

Jenna Bayer

Garden Design, Inc.

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Fax: 650.988.9602

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www.jennabayer.com

Issue/Revision:

Ave 94024

CA

LTOS,

Reviewed by: MC

Issued for: permit

CAD File: welo.vwx **IRRIGATION**

DESIGN PLAN