los altos, california 94024 **1555 kensington circle** eric aust architect **01 march 2019**

design review submittal

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LICENSED ARCHITECT
ERIC D. AUST
C-29374
31 MAY 2019
RENEWAL DATE
STATE OF CALIFORNIA

eric aust architect
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project summary

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	4,339 square feet (20.5 %)	4,870 square feet (23 %)	6,350 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2,862 sq ft 2nd Flr: 0 sq ft **Total: 2,862 sq ft** (13.5 %)	1st Flr: 3,880 sq ft 2nd Flr: 986 sq ft **Total: 4,866 sq ft** (22.99 %)	4,867 square feet (23 %)
SETBACKS:			
Front	70'-0" feet	31'-7" feet	25'-0" feet
Rear	45'-6" feet	54'-11 feet	25'-0" feet
Right side (1st/2nd)	9'-11" feet/ N/A feet	10'-0" feet/22'-1 feet	10'-0" feet/17'-6 feet
Left side (1st/2nd)	12'-9" feet/ N/A feet	11'-3" feet/29'-4 feet	10'-0" feet/17'-6 feet
HEIGHT:	16'-0" feet	25'-10" feet	27'-0" feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2,212 square feet	-2,212 square feet	4,109 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	650 square feet	-650 square feet	757 square feet

LOT CALCULATIONS

NET LOT AREA:	21,167 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	1,934 square feet (47.6%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 7,350 sq ft Existing softscape (undisturbed) area: 0 sq ft New softscape (new or replaced landscaping) area: 13,817 sq ft *Sum of all three should equal the site's net lot area*

project data

HOUSE AREA:
- EXISTING TOTAL LIVABLE AREA 1,962 S.F.

PROPOSED FLOOR AREA:
- PROPOSED 1st FLOOR 3,123 S.F.
- PROPOSED 2nd FLOOR 986 S.F.
- PROPOSED BASEMENT 1,921 S.F. +
- PROPOSED TOTAL LIVABLE AREA 6,030 S.F.

GARAGE AREA:
- PROPOSED 3 CAR GARAGE AREA 757 S.F.

FLOOR AREA LIMIT:
- 3,850 S.F. (FOR 1st 11,000 S.F. OF LOT AREA)
- *PLUS 10% OF THE REMAINING 10,167 S.F. LOT AREA
- 3,850 (BASIS) + 1,017 (10%) = 4,867 S.F. ALLOWABLE
- 3,880 (1st FL.) + 986 (2nd FL.) = 4,866 S.F. < 4,867 = O.K.

ROOF VENTILATION:
- UPPER ROOF (2nd FLOOR) – 986 S.F. OF ROOF AREA
  - 141,984 S.I. / 300 = 473 S.I. REQUIRED
  - (2) ROOF VENTS (AT TOP) @ 72 S.I. EACH = 144 S.I.
  - 2" DIA. FRIEZE BLOCK INTAKE VENTS AT 12" O.C. (147 L.F.)=462 S.I.
  - TOTAL VENTILATION = 606 S.I. > 473 S.I. REQUIRED = O.K.
- LOWER ROOF (1st FLOOR) – 2,459 S.F. OF ROOF AREA
  - 354,096 S.I. / 300 = 1,180 S.I. REQUIRED
  - (6) ROOF VENTS (AT TOP) @ 72 S.I. EACH = 432 S.I.
  - 2" DIA. FRIEZE BLOCK INTAKE VENTS AT 12" O.C. (307 L.F.)=964 S.I.
  - TOTAL VENTILATION = 1,396 S.I. > 1,180 S.I. REQUIRED = O.K.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
- ERIC AUST ARCHITECT SHALL SERVE AS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT AND SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING; (CBC APPENDIX CHAPTER 1, 106.3.4)
  - RIDGE

GENERAL NOTES:
- ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT

FRONT YARD LOT COVERAGE:
- 50% FRONT YARD PERVIOUS AREA REQUIRED
- 4,065 S.F. FRONT YARD
- 1,934 S.F. PAVED AREA AT FRONT YARD
- 2,131 S.F. PERVIOUS AREA AT FRONT YARD
- 52.4% PERVIOUS AREA = O.K. (SEE DIAGRAM 4/A0.1)

project data

PARKING REQUIREMENTS:
- 3 COVERED PARKING SPACES PROVIDED IN AN ATTACHED, COVERED GARAGE

SETBACKS:	ALLOWABLE	PROPOSED
WEST PROPERTY LINE (FRONT):	25'	31'-7"
EAST PROPERTY LINE (REAR):	25'	54'-11"
NORTH PROPERTY LINE (SIDE): 1st STORY	10'	11'-3"
2nd STORY	17'-6"	29'-4"
SOUTH PROPERTY LINE (SIDE): 1st STORY	10'	10'-0"
2nd STORY	17'-6"	22'-1"

FIRE SPRINKLERS:
- FIRE SPRINKLERS ARE REQUIRED WITHIN THIS STRUCTURE AND SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL UNDER A SEPARATE PERMIT

BUILDING HEIGHT:
- MAX. ALLOWABLE BUILDING HEIGHT: 27' (TO PEAK OF SLOPED ROOF) (+126.33')
- ACTUAL BUILDING HEIGHT: 25'-10" (FROM AVG. GRADE) (+124.66')

LOT SQUARE FOOTAGE:
21,167 S.F.

LOT COVERAGE:
30% ALLOWABLE LOT COVERAGE
0.30 x 21,167 = 6,350 S.F.
4,870 S.F. LOT COVERAGE < 6,350 S.F. ALLOWABLE = O.K.

project data

PROJECT NAME:
YING RESIDENCE
1555 KENSINGTON CIRCLE
LOS ALTOS, CALIFORNIA 940241

PROJECT DESCRIPTION:
- DEMOLITION OF EXISTING 3 BEDROOM, 3 BATH 1,962 S.F. SINGLE FAMILY RESIDENCE AND 250 DETACHED POOL HOUSE;
- PROJECT TO CONSIST OF A NEW 6,030 S.F., SINGLE FAMILY RESIDENCE WITH 757 S.F. ATTACHED, ENCLOSED 3 CAR GARAGE

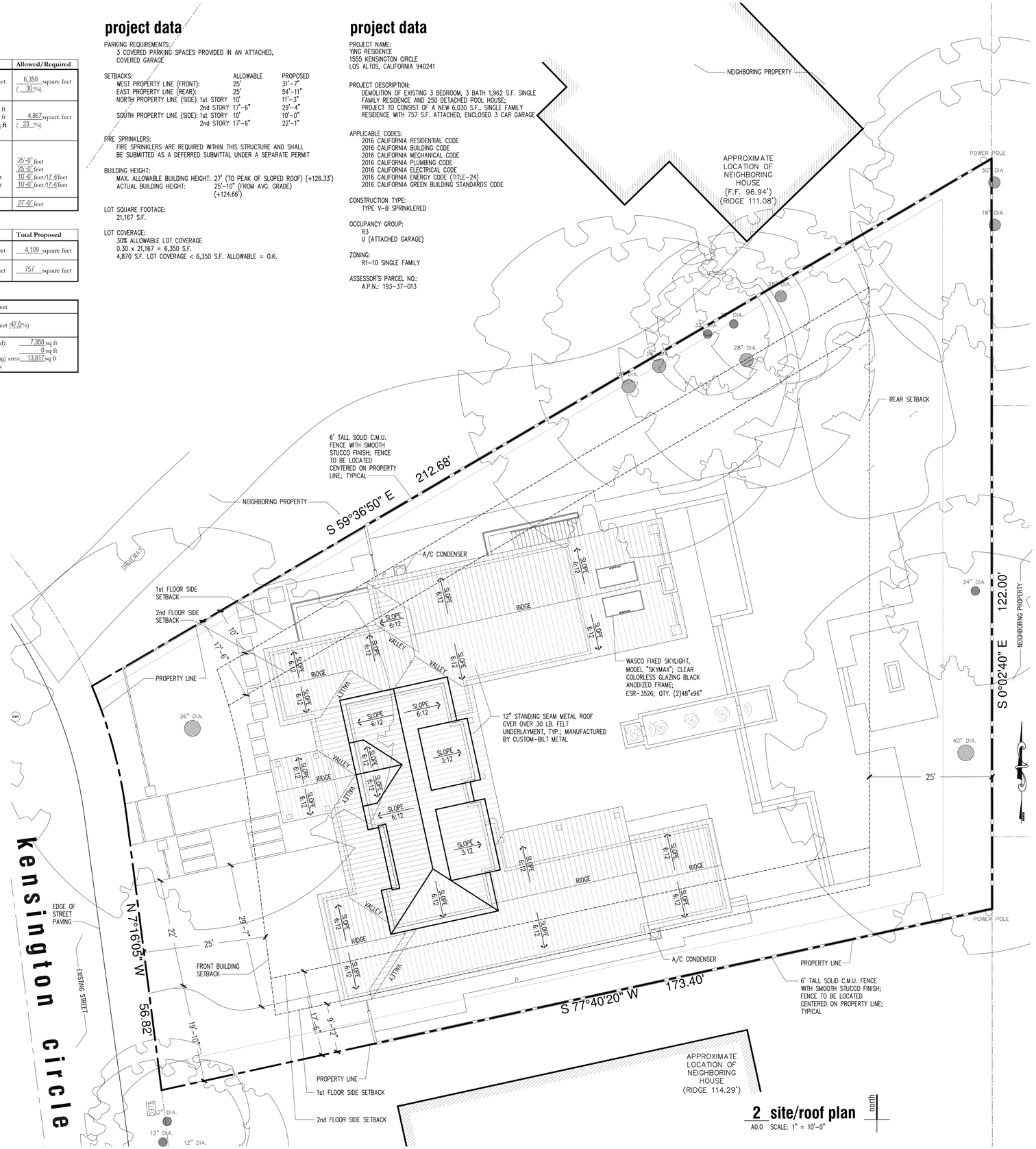
APPLICABLE CODES:
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE (TITLE-24)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

CONSTRUCTION TYPE:
- TYPE V-B SPRINKLERED

OCCUPANCY GROUP:
- R3
- U (ATTACHED GARAGE)

ZONING:
- R1-10 SINGLE FAMILY

ASSESSOR'S PARCEL NO.:
- A.P.N.: 193-37-013



2 site/roof plan
A0.0 SCALE: 1" = 10'-0"

sheet index

	COVER SHEET
A0.0	SITE/ROOF PLAN + PROJECT DATA
A0.1	FLOOR AREA ANALYSIS
A0.2	NEIGHBORHOOD CONTEXT MAP
A0.3	TREE PROTECTION + ARBORIST REPORT
A0.4	TREE PROTECTIVE MEASURES
CS1.0	CIVIL SURVEY
C-1.0	GRADING & DRAINAGE TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
D1.0	DEMOLITION PLAN
A1.0	1st FLOOR PLAN
A1.1	2nd FLOOR PLAN
A1.2	BASEMENT FLOOR PLAN
A1.3	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	SECTIONS
A3.3	SECTIONS
A3.4	RENDERING OF REAR ELEVATION
L-0	LANDSCAPE COVER SHEET
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE IRRIGATION PLAN

project consultants

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SMP ENGINEERS
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GRADING + DRAINAGE ENGINEER:
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DAVIS, CA 95616
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GEOTECHNICAL ENGINEER:
EARTH SYSTEMS
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FREMONT, CA 94539
TEL 510.353.3833

ARBORIST:
ARBORWELL
2337 AMERICAN AVENUE
HAYWARD, CA 94545
TEL 925.518.2028

symbols legend

BUILDING ELEVATION REF. SHEET A3.0 — X / A3.0
ELEVATION MARK — ELEVATION INFO
DETAIL MARK — X / A6.0
GLASS ELEVATION REF. SHEET A5.0 — A
DOOR NUMBER REF. SHEET A5.0 — 01

1 vicinity map
A0.0 NOT TO SCALE

LICENSED ARCHITECT
ERIC D. AUST
C-29374
31 MAY 2019
RENEWAL DATE
STATE OF CALIFORNIA

0 2' 5' 10' 20' north

01 march 2019
© copyright 2019
job #1717

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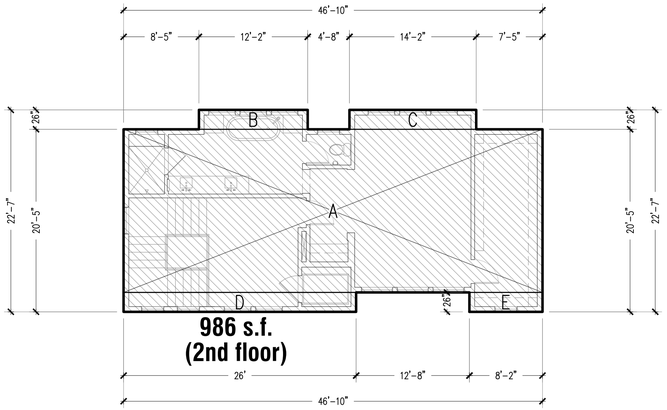
a0.0

site plan + project data
1"=10'-0"

ying residence

1555 kensington circle
los altos, california
94024

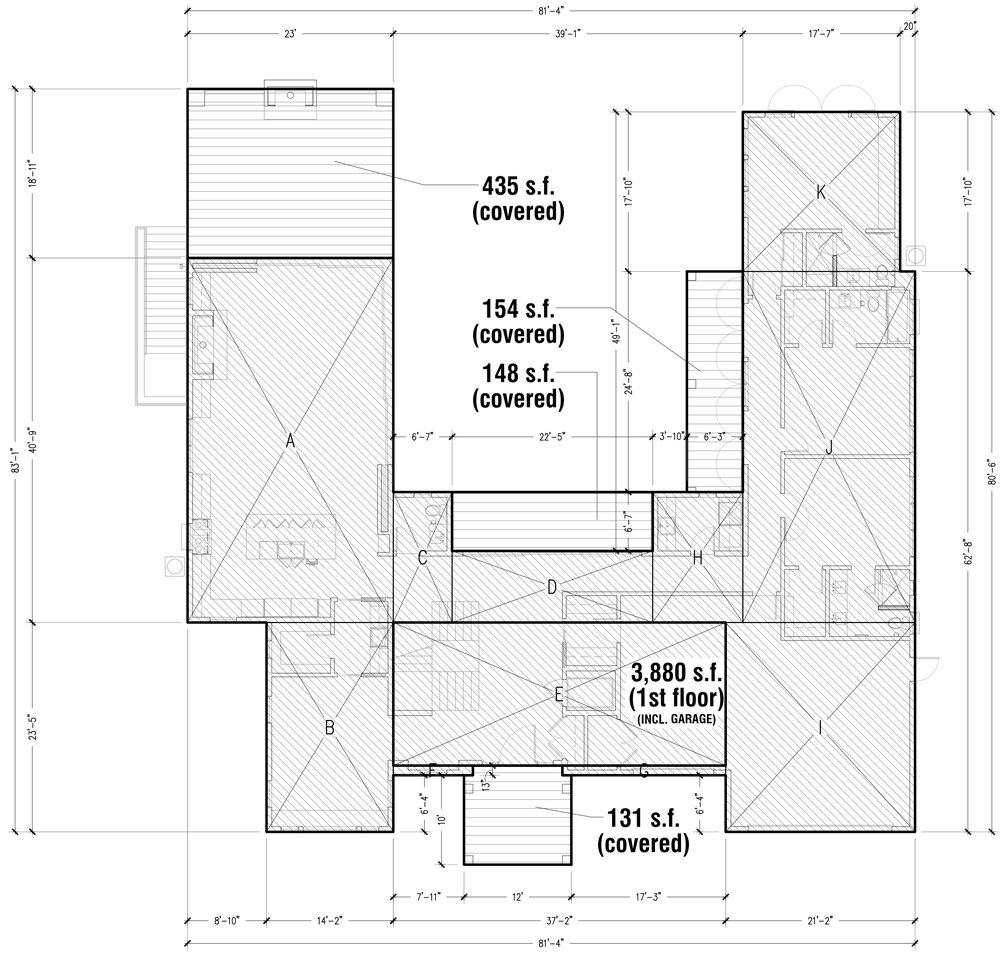


2nd floor areas

SECTION	DIMENSIONS	AREA
A	46'-10" x 18'-3"	855
B	12'-2" x 2'-2"	26
C	14'-2" x 2'-2"	31
D	26'-0" x 2'-2"	56
E	8'-2" x 2'-2"	18 +
	TOTAL AREA:	986 S.F.

2 2nd floor area analysis

A0.1 SCALE: 1/8" = 1'-0"

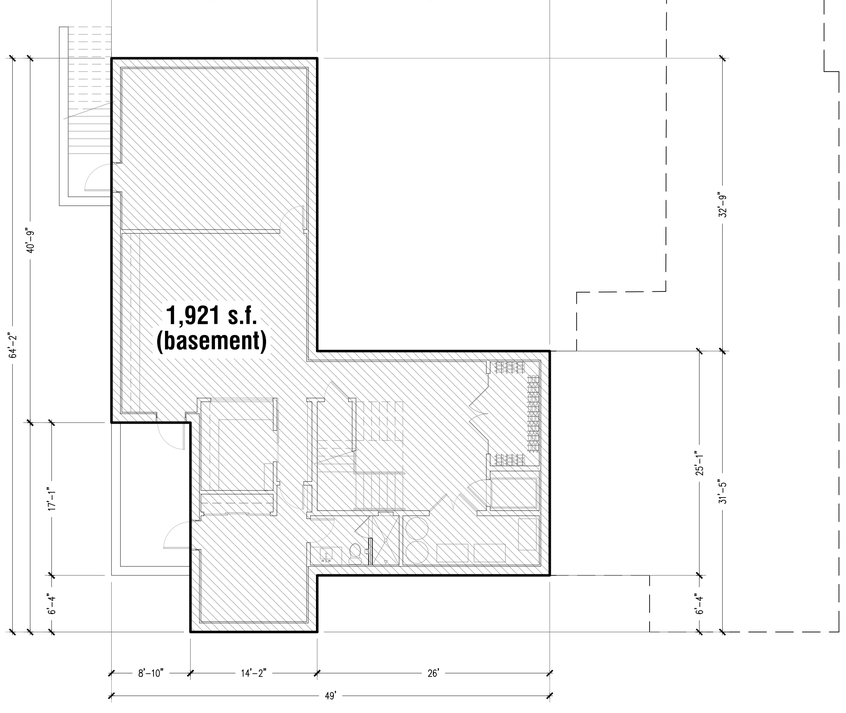


1st floor areas

SECTION	DIMENSIONS	AREA
A	23'-0" x 40'-9"	937
B	14'-2" x 23'-5"	332
C	6'-7" x 14'-7"	96
D	22'-5" x 8'-0"	179
E	37'-2" x 16'-0"	595
F	8'-11" x 1'-1"	9.5
G	18'-3" x 1'-1"	20
H	10'-1" x 14'-7"	147
I	21'-2" x 23'-5"	496
J	19'-3" x 39'-3"	755.5
K	17'-7" x 17'-10"	313 +
	TOTAL AREA:	3,880 S.F.

1 1st floor area analysis

A0.1 SCALE: 1/8" = 1'-0"



3 basement area analysis

A0.1 SCALE: 1/8" = 1'-0"

Livable Floor Area

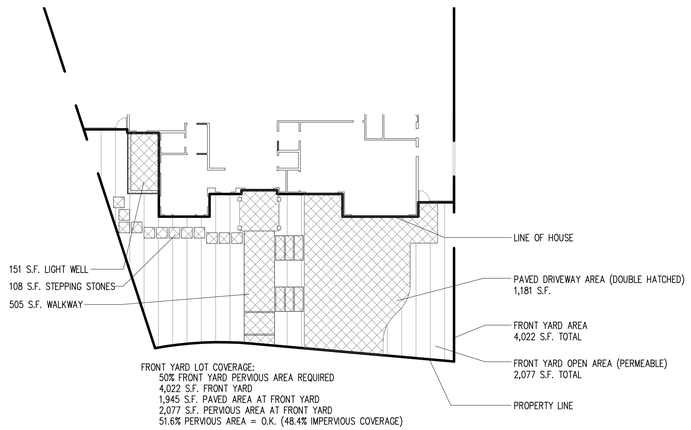
3,123 s.f. - 1st floor
757 s.f. - garage
\+ 986 s.f. - 2nd floor
4,866 s.f. - TOTAL

Covered Porch Area

868 s.f. covered porches (1st floor)

Basement Area (not included in allowable floor area)

1,921 s.f. basement



4 front yard coverage

A0.1 SCALE: 1" = 20'-0"

a0.1

floor area analysis
1/8"=1'-0"

ying residence

1555 kensington circle
los altos, california
94024

LICENSED ARCHITECT
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north

0 2' 4' 8' 16'

01 march 2019

job #1717

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a0.2

neighborhood context map
1"=40'-0"

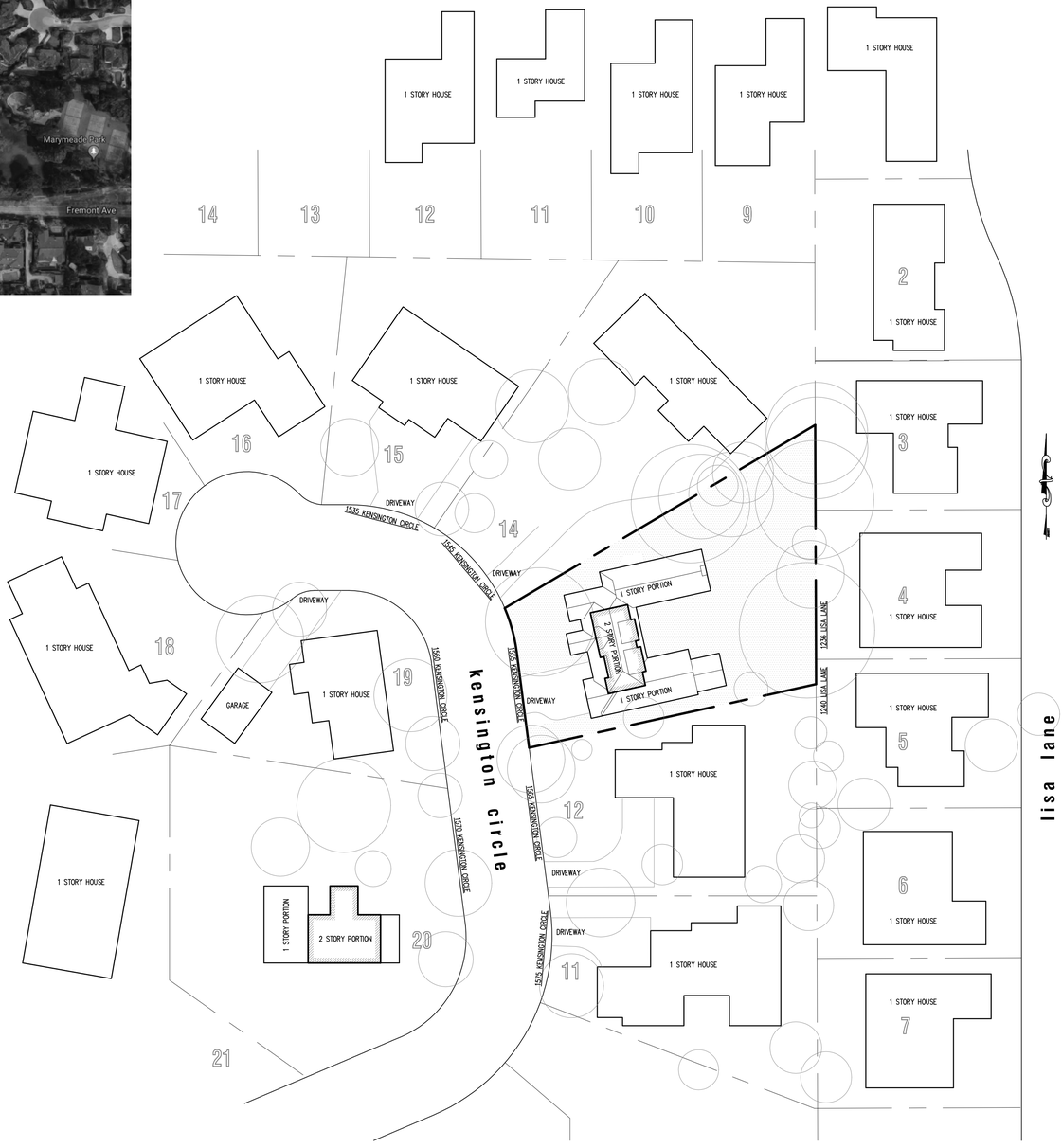
ying residence

1555 kensington circle
los altos, california
94024

2 aerial photo
A0.2

3 existing site
A0.2

4 existing site - front door
A0.2



1 neighborhood context plan
A0.2 SCALE: 1" = 40'-0"

LICENSED ARCHITECT
ERIC D. AUST
C-29374
31 MAY 2019
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STATE OF CALIFORNIA

0 10' 20' 40' 80' north

01 march 2019

job #1717

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Arborwell

Memorandum

To: Eric Aust
Aust Architecture
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Newport Beach, CA 92663

From: Sam Oakley
Master Arborist WE-9474B
Consulting Arborist #556
925.518.2028
soaklev@arborwell.com

Subject: Arborist Review Letter for 1555 Kensington Circle, Los Altos

Date: January 22, 2019

Arborwell was asked to prepare a review letter that specifically addresses the proposed project and how it will impact the trees to be preserved. The City of Los Altos has issued the first comments to the proposed project at 1555 Kensington Circle on January 10, 2019, requesting the following from the project arborist:

1. Site Plan + Project Data:
   b. B: Since the proposed footprint of the new house is within the dripline of the existing Oak tree in the front yard as well as other adjacent trees on the property, please submit an arborist report that provides an evaluation of the trees' health and condition. The report should analyze the potential impact of proposed construction of the new house and basement/layback area on the trees and provide necessary protection and mitigation measures (including construction methods and pruning thresholds). The report should assess onsite trees and significant trees on adjacent properties with driplines over the subject property. The report should prioritize avoidance measures over mitigation measures.
      i. The arborist report should specifically reference the review of the proposed site plan, elevation plans, grading and drainage plan, and landscape plans in relation to the avoidance/protection measures or recommendations.
      ii. The report should provide a sketch of the existing tree driplines which should be translated to the other plans and prescribe a tree protection zone for placement of the protective fencing.

An initial arborist report was prepared on October 16, 2019 as a tree inventory and assessment. I have reviewed the proposed site plan, elevation plans, grading and drainage plan, and landscape plans in relation to the avoidance/protection measures or recommendations. I have included the existing site plan with tree protection fencing locations depicted (Exhibit 1) which should be translated to the other plans. I have also included the initial assessment spreadsheet that includes an evaluation of the trees' health (Exhibit 2).

arborist review letter, page 1

Arborwell

This letter analyses the potential impact of the proposed construction of the new house and basement/layback are on the trees and provides necessary protection and mitigation measures. While prioritizing avoidance measures, I also include mitigation measures.

I propose the following trees be retained if possible:

Trees 1, 3, 4, 5, 6, 7, 8, 9, 12, 13, 22, 23

Specific Tree Protection Measures:

Tree 1:

The valley oak tree is in fair condition. The crown is slightly unbalanced away from the proposed structure and extends into the property approximately 30-feet from the curb at the south-end and approximately 45-feet from the curb at the north-end.

I anticipate minimal canopy clearance pruning to be performed due to the raised canopy height and minimal conflicts to the proposed structure. In order to refine the amount of clearance pruning if required, it will be necessary to have the furthest extent of the proposed structure and potential over excavation surveyed and staked. The crown should be cabled to reduce the potential for the trees limbs to break.

To prevent over excavation, special shoring techniques should be employed to minimize over-excavation and layback in order to maintain the critical root zone as much as possible. All activity within the tree protection zone will need to be performed with strict adherence to the Tree Protection Guidelines and under the direction of the Project Arborist.

Any grasses, perennials, and shrubs proposed to be installed within the canopy footprint of Tree 1 needs to be low water-use and drought tolerant. Irrigation for these plants are not to be used during the summer dry-season. The oak should have its own valve and bubbler system and should be a minimum of 3-feet from the trunk.

Any hardscape in the front yard should be pervious pavers, at the front driveway & walkways. This will improve the conditions for the oak as this area is currently covered with impermeable asphalt. During the hardscape and landscape installation around this oak, Tree Protection Guidelines are to be strictly followed. Hand trenching is allowed but at no time are tree roots 2" or greater to be severed. The tree protection zone is to be mulched to a depth of 6" and covered with plywood throughout the project until the installation of the permeable driveway and walkways.

Trees 3-9, 22, 23:

This is mature grove of coast redwoods (3 through 8), cedar (9), and coast live oaks (22 & 23). These trees are in fair condition. The live oaks are located on the back-neighboring property. It appears that the layback, basement, and structure will be outside of their driplines; however, in order to refine the impact and any amount of pruning for clearance if

arborist review letter, page 2

Arborwell

required, it will be necessary to have the furthest extent of the proposed structure and potential over excavation surveyed and staked.

I anticipate no impact to Trees 22 & 23's crown from the proposed structure, basement, and layback. The turf area for the putting green should be artificial turf so as not to introduce sheet flow towards the northeast corner during the summer months. This is critical to the survival of the oaks on the adjacent property to the north as they are susceptible to water-born infections during the summer dry-season.

No grasses, perennials, and shrubs should be installed within the canopy footprint of the redwood trees as they will not likely survive unless they are adapted to growing underneath a redwood canopy.

Irrigation will need to be supplied year-round to the redwoods and cedar only (3 through 9) and must not drain into the coast live oaks (22 & 23).

During the landscape installation for the putting green, lawn, and outdoor living space, Tree Protection Guidelines section from the initial arborist report are to be strictly followed. Hand trenching is allowed but at no time are tree roots 2" or greater to be severed.

Trees 12 & 13:

This is clump of coast live oaks. These trees are in fair condition. The canopy is full and extends into the property from the rear property line approximately 45-feet at the south-end and approximately 35-feet at the north-end.

It appears that the layback, basement, and structure will be outside of their driplines; however, the proposed patio and lawn should be moved outside of their dripline. In order to refine the impact, it will be necessary to have the furthest extent of the proposed patio and lawn area and potential over excavation surveyed and staked.

It is critical to the survival of these oaks to have drainage away from their trunks as coast live oaks are susceptible to water-born infections during the summer dry-season. The turf area for the lawn should be artificial turf so as not to introduce sheet flow towards the northeast corner during the summer months.

Any grasses, perennials, and shrubs proposed to be installed within the canopy footprint needs to be low water-use and drought tolerant. Irrigation for these plants are not to be used during the summer dry-season.

During the landscape installation for the putting green, lawn, and patio, Tree Protection Guidelines are to be strictly followed. Hand trenching is allowed but at no time are tree roots 2" or greater to be severed.

arborist review letter, page 3

Arborwell

General Tree Protection Notes

At all times, the Tree Protection Guidelines section of the initial arborist report are to be followed at all times. If it is possible to conserve the existing grade throughout the dripline of the tree:

- No more than six inches of cut or fill occurs within the dripline of the tree for the installation of the basin.
- Mulch under dripline to a depth of six inches minimum and maintain mulch throughout construction activities
- Provide a single application of slow-release fertilizer and root stimulant prior to construction activities.

Tree protection fences for establishment of a Tree Protection Zone (TPZ) should be installed at the dripline of each of the above groupings of trees. If it not possible to install protective fencing at the dripline due to site constraints, all activity underneath the dripline is to be supervised by the project arborist.

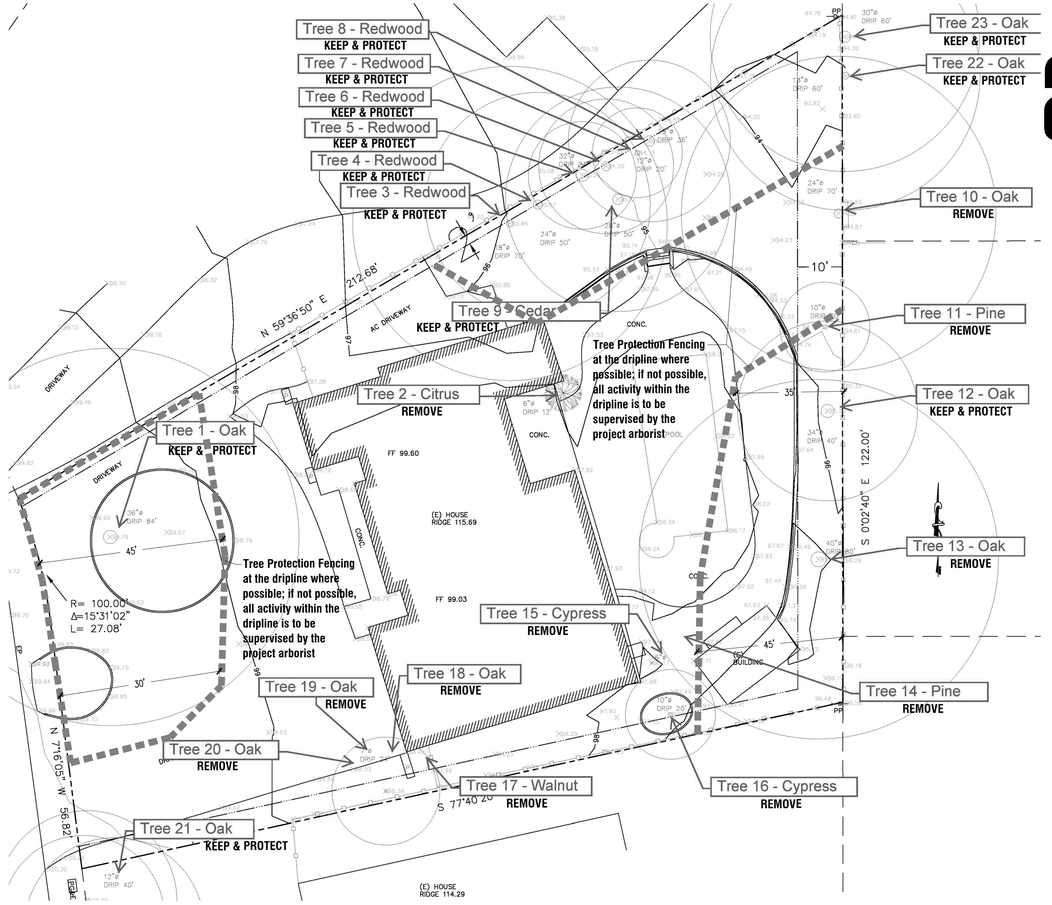
Excavation adjacent to the TPZ will need to be performed by hand or with the assistance of a pneumatic airspade. Roots will need to be pruned by hand; any root that is two (2) inches or greater will need to be inspected and pruned under the direction of the Project Arborist. Roots two (2) inches in diameter or larger that are severed will have the stub end(s) of the root(s) cleanly cut using a sharp saw and sealed using a plastic bag tied on the end. Plastic bags will be removed at the time of backfill.

Lastly, when there is a potential for root damage, each tree will require irrigation during construction activities during non-Summer months, a minimum of ten (10) gallons for each inch of trunk diameter every two (2) weeks. Redwoods and cedars should be irrigated year-round.

All elements that should be included in the plan for the post-construction monitoring and care should include monthly monitoring and treatment for up to one (1) year after the project ends. Treatment includes irrigation during the dry months (any month receiving less than 1 inch of rainfall) for one (1) year. Irrigate a minimum of ten (10) gallons for each inch of trunk diameter every two (2) weeks. A bubbler irrigation system or soaker hose line is preferred for this purpose and should be adjusted monthly during the inspections. Treatments should be adjusted, if needed, during the monthly monitoring and will be reported to the property owner.

If all of the aforementioned recommendations are included in the plans and implemented through the project, I think that the survivability of the trees-to-be-preserved during this project is high. Please let me know if you have any questions or concerns.

arborist review letter, page 4



1 tree protection plan
A0.3

Exhibit 2 - Kensington Circle Inventory Matrix
1555 Kensington Circle, Los Altos, California

ID	Common Name	Species	Circumference (inches)	Height (feet)	Spread (feet)	Condition	Recommended Action	Additional Recommendations	Notes
1	Valley Oak	Quercus lobata	113	60	84	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Mature Tree; Codominant; Heading Cuts
2	Citrus	Citrus ssp.	19	10	12	Good	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	
3	Coast Redwood	Sequoia sempervirens	57	70	70	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Grove Of Trees; Some Water-Stress
4	Coast Redwood	Sequoia sempervirens	75	70	50	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Grove Of Trees; Some Water-Stress
5	Coast Redwood	Sequoia sempervirens	100	70	24	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Grove Of Trees; Some Water-Stress
6	Coast Redwood	Sequoia sempervirens	75	70	20	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Grove Of Trees; Some Water-Stress
7	Coast Redwood	Sequoia sempervirens	38	50	20	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Grove Of Trees; Some Water-Stress
8	Coast Redwood	Sequoia sempervirens	88	60	36	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Grove Of Trees; Some Water-Stress
9	Deodar Cedar	Cedrus deodara	88	60	50	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Grove Of Trees; Some Water-Stress
10	Coast Live Oak	Quercus agrifolia	75	45	70	Dead	Remove Based on Condition	--	Dead Crown; Topped For Utilities
11	Japanese Black Pine	Pinus thunbergii	31	20	20	Dead	Remove Based on Condition	--	Critical Structure; Dead Crown; Topped For Utilities
12	Coast Live Oak	Quercus agrifolia	107	50	40	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Deferred Maintenance; Multiple Branches At Single Trunk Location; Topped For Utilities
13	Coast Live Oak	Quercus agrifolia	126	50	80	Fair	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Deferred Maintenance; Codominant Scaffold Branchs; Topped For Utilities
14	Japanese Black Pine	Pinus thunbergii	19	15	15	Critical	Remove Based on Condition	--	Critical Structure
15	Italian Cypress	Cupressus sempervirens	19	15	10	Poor	Remove Based on Condition	--	Multiple Tops; Poor Structure
16	Leyland Cypress	Cupressus leylandii	31	15	20	Critical	Remove Based on Condition	--	Diseased
17	Black Walnut	Juglans nigra	22	20	10	Critical	Remove Based on Condition	--	Volunteer Tree; Critical Structure
18	Coast Live Oak	Quercus agrifolia	19	15	10	Critical	Remove Based on Condition	--	Volunteer Tree; Critical Structure
19	Coast Live Oak	Quercus agrifolia	22	15	15	Critical	Remove Based on Condition	--	Volunteer Tree; Critical Structure
20	Coast Live Oak	Quercus agrifolia	19	15	5	Dead	Remove Based on Condition	--	Dead Crown; Topped
21	Coast Live Oak	Quercus agrifolia	38	20	40	Critical	Remove Based on Condition	--	Embedded In Hedge; Neighboring Tree
22	Coast Live Oak	Quercus agrifolia	57	50	60	Good	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Neighboring Tree
23	Coast Live Oak	Quercus agrifolia	94	50	60	Good	Preserve If Design Allows	Fungicide Soil Drench; Increase Irrigation to 10 gal per caliper inch every other week	Neighboring Tree

2 tree protection matrix
A0.3

Arborwell

LICENSED ARCHITECT
ERIC D. AUST
C-29374
31 MAY 2019
RENEWAL DATE
STATE OF CALIFORNIA

north

01 march 2019

job #1717

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a0.3

tree protection + arborist report

ying residence

1555 kensington circle
los altos, california
94024

Tree Protection Guidelines

The following sections are to be referred to for Tree Protection Guidelines (TPG).

Prior to Construction

All of the following measures shall be implemented prior to any work to eliminate undesirable consequences that may result from uninformed or careless acts, and preserve both trees and property values.

The following measures shall be implemented along with the TPG:

1. All Plan Sheets with work near any tree to be persevered, detailing any work near a tree, or where work occurs within the Tree Protection Zone (TPZ) will make reference to this document in bold so that it is clearly visible.

2. All Plan Sheets are to show accurate driplines in their entirety on all sheets where improvements and work is to occur in the TPZ.

3. The General Notes sheet needs to make reference to the Tree Protection Guidelines sheet.

4. The Project Arborist (PA) is to attend the preconstruction meeting.

5. The PA or contractor shall verify, in writing, that all preconstruction conditions have been met (tree protection fencing, erosion control, pruning, etc.)

6. The demolition, grading and underground contractors, subcontractors, construction superintendent and other pertinent personnel are required to meet with the PA at the site prior to beginning specific work in a TPZ to review procedures, tree protection measures, and to establish appropriate haul routes, staging, areas, contacts, watering, etc. to maintain tree preservation.

7. Prior to any grading or construction, the PA shall assist in the setup of the TPZ.

8. Fenced enclosures shall be erected around trees to be protected to achieve three primary goals:

    a. To keep the foliage crowns and branching structure of the trees to be preserved clear from contact by equipment, materials and activities;

tree protective measures, page 1

    b. Preserve roots intact and maintain proper soil conditions in a non-compacted state and;

    c. To identify the TPZ in which no soil disturbance is permitted and activities are restricted.

Tree Protection Zone

All of the trees to be preserved will incur significant impacts from grading, utilities, storm drains, bio-retention basins, curb and gutters, pathways, and landscaping.

Generally, a TPZ is established for each tree based on species tolerance, condition, and age. In many instances, this is an area less than the dripline of the tree. The improvements required for this project will not allow for what would be considered an adequate TPZ. Therefore, the TPZ will be the dripline (or curb face for the area of dripline extending over a hardscape surface) for all of the trees on this site.

Each tree to be preserved shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance. The recommended TPZ area can be determined by the canopy footprint. All work that occurs in the dripline falls under the category of the TPZ. This means that work that is performed within this zone will require direct involvement of the PA. Direct involvement requires the PA to be on site for all work in the dripline to provide direction when tree roots are encountered. Improvements or activities such as paving, utility, and irrigation trenching and other ancillary activities shall occur outside the TPZ, unless authorized by the PA. Unless otherwise specified, the protective fencing shall serve as the TPZ boundaries. At no time shall tree protection be encroached without the directive of the PA or City Arborist (CA).

Any tree that will have numerous improvements very close to the trunks and well within the driplines will require all work in the TPZ to utilize boring (for utilities and storm drains), pneumatic or hydraulic tools, as described in latter sections. This is necessary in order to preserve the health and structural integrity of the trees.

Improvements will be as far from any tree trunk as possible. Plans will show how the layout will help mitigate the severity of these impacts. There will be not landscape planting and the installation of underground piping and wiring inside any TPZ. Landscaping on the edges of a TPZ is acceptable utilizing the TPG for mitigating impacts under direction of the PA.

Activities prohibited within the TPZ include:

- Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete

tree protective measures, page 2

or stucco mix, dirty water or any other material which may be deleterious to tree health.

- The use of tree trunks as a winch support, anchorage, as a temporary power pole, sign posts or other similar function.
- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the PA.
- Soil disturbance or grade/drainage changes
- Materials must not be stored, stockpiled, dumped, or buried inside the dripline of trees.
- Excavated soil must not be piled or dumped, even temporarily, inside the TPZ of protected trees.

Activities permitted or required within the TPZ include:

- Mulching: During construction, wood chips shall be spread within the TPZ to a six (6) inch depth, leaving the trunk clear of mulch to help inadvertent compaction and moisture loss from occurring. The mulch may be removed if improvements or other landscaping is required. Mulch material shall comply with ISA specifications. Mulching may be applied at a depth of three (3) inches prior to construction under trees where there is no landscaping or paving (landscaping shall not be installed underneath a mature tree).
- Root Buffer: When areas under the tree canopy cannot be fenced, a temporary buffer is required and shall cover the root zone and remain in place at the specified thickness until final grading stage.
- Irrigation, aeration, or other beneficial practices that have been specifically approved for use within the TPZ.

Size, Type, and Duration of Fence

All trees to be preserved shall be protected with six (6) foot high fences. Fencing is to be mounted on two inch diameter galvanized iron posts, driven into the ground to a depth of at least two (2) feet at no more than ten (10) foot spacing. For trees located directly adjacent to hardscape, instead of driving the posts into the ground they can be mounted to portable stanchions. The stanchions shall be held down with rebar staples in order to avoid easy movement by equipment and construction personnel. A closeable 36-inch entry section for servicing the TPZ shall be provided. In addition, the trunks of the trees to be preserved are

tree protective measures, page 3

to be wrapped with brightly colored snow fencing, which will provide a visual reminder to workers that the trees are protected.

Types of Tree Protection for Project

Tree protection type will be determined by the PA other than specifications noted above. Note that a tree may be in one type of TPZ for a part of the project, and then modified to another type depending on the location and proximity to construction and approved design plans. This will need to be determined by the PA throughout the project on a case by case basis.

TPZ for these trees will be difficult as the project moves forward. Initial installation of the TPZ will require the following dimensions:

The fences shall enclose the entire area under the **canopy dripline or designated TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project.

For trees situated directly adjacent to a **curb edge**, along said curb edge and around the dripline shall be enclosed with the required chain link protective fencing in order to keep the street open for public use.

Final Improvements: If the fencing must be relocated on paving or sidewalk for final improvements, the posts may be supported by an appropriate stanchions.

Duration of Tree Protection Fencing

Tree fencing shall be erected prior to demolition, grading or construction and remain in place until final inspection. Tree Protection Fencing shall be field verified by the PA before any work can begin, including grubbing, demolition, and grading. TPZ cannot be moved without the prior approval of the PA. The PA is required to notify the CA in advance if movement of the TPZ is requested and adequate reasoning behind said request.

TPZs are to remain throughout the entirety of the project.

tree protective measures, page 4

"Warning" Signage

A warning sign a minimum of 8.5x11-inches shall be prominently displayed on each fence. The sign shall clearly state:

This is a Tree Protection Zone
Movement of this fence requires the prior authorization of the Project Arborist & City Arborist
Any violation of the TPZ will result in a "Stop Work Order"
(List contact information for contractor and project arborist)

Pruning, Surgery and Removal

Prior to construction, trees will require that branches be pruned clear from structures, activities, building encroachment or will need to be strengthened by means of mechanical support (cabling) or surgery. This should be performed under the direction of the PA. Such pruning, surgery or the removal of trees shall adhere to the following standards:

1. Pruning limitations:

    a. Minimum Pruning: If the PA recommends that trees be pruned, and the type of pruning is left unspecified, the standard pruning shall consist of 'crown cleaning' as defined by ISA Pruning Guidelines. Trees shall be pruned to reduce hazards and develop a strong, safe framework. Prune any desiccated material from the crown.

    b. Maximum Pruning: Maximum pruning should only occur in the rarest situation approved by the PA. No more than one-fourth (1/4) of the functioning leaf and stem area may be removed within one (1) calendar year of any tree, or removal of foliage so as to cause the unbalancing of the tree. It must be recognized that trees are individual in form and structure, and that pruning needs may not always fit strict rules. The PA shall assume all responsibility for special pruning practices that vary from the standards outlined in this document.

    c. Tree Workers: Pruning shall not be attempted by construction or contractor personnel, but shall be performed by a qualified tree care specialist or certified tree worker under the direction of a certified arborist.

Activities during Construction and Demolition near Trees

Soil disturbance or other injurious and detrimental activity within the TPZ is prohibited unless approved by the PA. If an injurious event inadvertently occurs, or soil disturbance has been specifically conditioned for project approval, then the following mitigation is required:

tree protective measures, page 5

1. Soil Compaction: If compaction of the soil occurs, it shall be mitigated as outlined in Mitigating Soil Compaction.

2. Grading Limitations within the Tree Protection Zone:

    a. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.

    b. Grade changes within the TPZ are not permitted.

    c. Grade changes under specifically approved circumstances shall not allow more than six (6) inches of fill soil added or allow more than four (4) inches of existing soil to be removed from natural grade unless mitigated immediately.

    d. In some cases excavation will be necessary to accommodate the base thickness for paving, walls, footings, roads, paved plazas, etc. underneath some existing trees' driplines. This type of excavation will be removed with the assistance of an air spade and assisting hand tool, trenching at 400 to 600 PSI. An air spade will blow soil away from root systems with minimal damage.

Trenching, Excavation and Equipment Use

Excavation or boring activity within the TPZ is restricted to the following activities, conditions and requirements if approved by the PA:

1. Notification. Contractor shall notify the PA a minimum of twenty-four (24) hours in advance of the activity in the TPZ.

2. Root Severance. Roots that are encountered shall be cut to sound wood and repaired. No roots of two (20 inch diameter and larger shall be cut without the prior approval of the PA. Approval is based on the distance of the root from the tree trunk and whether or not there are sufficient roots in the area to compensate for their removal.

3. Excavation. Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather.

    a. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots two (2) inches in diameter and greater.

tree protective measures, page 6

    b. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly one (1) foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw or other approved root pruning equipment by the PA.

4. Heavy Equipment. Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited

Root Severance

Cutting and removal of roots smaller than two (2) inches in diameter shall be done by chain saw or hand saw to provide a flat and smooth cut and cause the least damage possible to the root and tree's health. Cutting roots by means of tractor-type equipment or other than chain saws and hand saws is prohibited.

Proper pruning technique shall encourage callusing of the roots. Root cutting and removal shall not exceed thirty-five (35) percent of total root surface.

The Contractor shall remove any wood chips or debris that may be left over from root removal that may affect the construction of improvements.

If any roots over two (2) inches in diameter are severed during any excavation, the following procedure shall be followed:

1. The roots shall be shaded by immediately covering the entire trench with plywood, or by covering the sides of the trench with burlap sheeting that is kept moist by watering twice per day.

2. When ready to backfill, each root shall be severed cleanly with a handsaw. Where practical, they should be cut back to a side root. Immediately, a plastic bag shall be placed over the fresh cut, and secured with a rubber band or electrical tape. Shading should immediately be placed until backfilling occurs.

3. Plastic bags shall be removed prior to backfilling.

4. Backfill shall be clean, native material free of debris, gravel or wood chips.

If roots three (3) inches in diameter, or larger, are encountered during excavation, Contractor shall contact the PA immediately and request a field inspection, and obtain instruction as to how the roots should be treated. No roots three (3) inches in diameter, or larger, shall be cut and removed without prior approval from the PA. Excavation will be performed with an

tree protective measures, page 7

air spade when greater than 4" of soil is required to be removed from a dripline. Roots will be pruned according to recommendations by the PA.

Irrigation Program

To help compensate for the root loss, deep-root irrigate all trees during the dry months (any month receiving less than 1 inch of rainfall) for a minimum of one (1) year after the project is complete.

1. Irrigation is to begin immediately for all existing trees to remain.
2. An application of growth regulator (paclobutryzol) prior to construction activities will aid in the development of fine-root growth and will help counter the effects of any root damage. This should be applied immediately for all trees that are to be protected in place. This application of growth regulator shall be applied yearly for a minimum of one (1) year after the project is complete. This is to be performed by a certified tree care specialist.
3. In addition, all trees are to have roots inoculated with endo/ectomycorrhizal fungal inoculum.
4. Irrigate a minimum of ten (10) gallons for each inch of trunk diameter every month. A soaker hose or a drip line is preferred for this purpose. The first year's irrigation should be applied at the full rate. The first six (6) months of the second year, half of the rate shall be applied. The last six (6) months of the second year a quarter of the original rate will be applied. All rate adjustments will be monitored by the PA. Extra controller wires and stub outs for additional valves shall be installed for the permanent irrigation system and be available in the event that any individual tree begins to decline from water-stress after the project is complete.
5. Irrigation must also be applied during the trees' recovery period, which will be longer than the construction process. Irrigation will be beneficial to new root formation and must be performed for one (1) year after construction is complete. Refer to irrigation plans.
6. Any new irrigation for existing trees must not be designed to strike the trunks of trees, because of potential high risk of disease infection. Bubbler irrigation is preferred.
7. If any irrigation lines, drain lines, sewer lines, or any other underground features inside the existing dripline of protected trees that are to be abandoned, they should be cut off approximately at soil grade and left in the ground.
8. Where necessary, irrigation should be installed using at least two bubblers.
9. The foliage of tree shall be kept dust-free with monthly washings, or more frequent as determined by the PA.

tree protective measures, page 8

Damage to Trees - Reporting

Any damage or injury to trees shall be reported within six (6) hours to the PA and job superintendent or CA so that mitigation can take place. All mechanical or chemical injury to branches, trunk or to roots over two (2) inches in diameter shall be reported in the biweekly inspection report. In the event of injury, the following mitigation and damage control measures shall apply and implemented by a Certified Arborist:

a. Root injury: If trenches are cut and tree roots two (2) inches or larger are encountered they must be cleanly cut. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band. All exposed root areas within the TPZ shall be backfilled or covered within one (1) hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper three (3) feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls. All the above activities shall be performed by a Certified Arborist.

b. Bark or trunk wounding: Current bark tracing and treatment methods shall be performed by a Certified Arborist within two (2) days.

c. Scaffold branch or leaf canopy injury: A Certified Arborist will remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five (5) days. If leaves are heat scorched from equipment exhaust pipes, consult the PA within six (6) hours.

Inspection Schedule

The PA retained by the applicant shall conduct the following required inspections of the construction site:

1. Inspections shall verify that the type of tree protection and/or plantings re consistent with the standards outlined within this document. For each required inspection or meeting, a written summary of the changing tree related conditions, actions taken, and condition of trees shall be provided to the contactor.

    a. Inspection of Protective Tree Fencing.

    b. Pre-Construction Meeting. Prior to commencement of construction, the contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, and the PA.

    c. Inspection of Rough Grading. The PA shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured

tree protective measures, page 9

by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the PA at least forty-eight (48) hours advance notice of such activity.

d. The PA shall perform inspections every two weeks during the demolition and mass grading to monitor changing conditions and tree health. Upon completion of demolition and mass grading, the CA will determine if monthly inspections will be required in lieu of inspections every two weeks. The CA shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures.

e. Any special activity within the Tree Protection Zone. Work in this area (TPZ) requires the direct on-site supervision of the PA.

tree protective measures, page 10

LICENSED ARCHITECT
ERIC D. AUST
C-29574
31 MAY 2019
RENEWAL DATE
STATE OF CALIFORNIA

a0.4

tree protective measures

ying residence

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01 march 2019

job #1717

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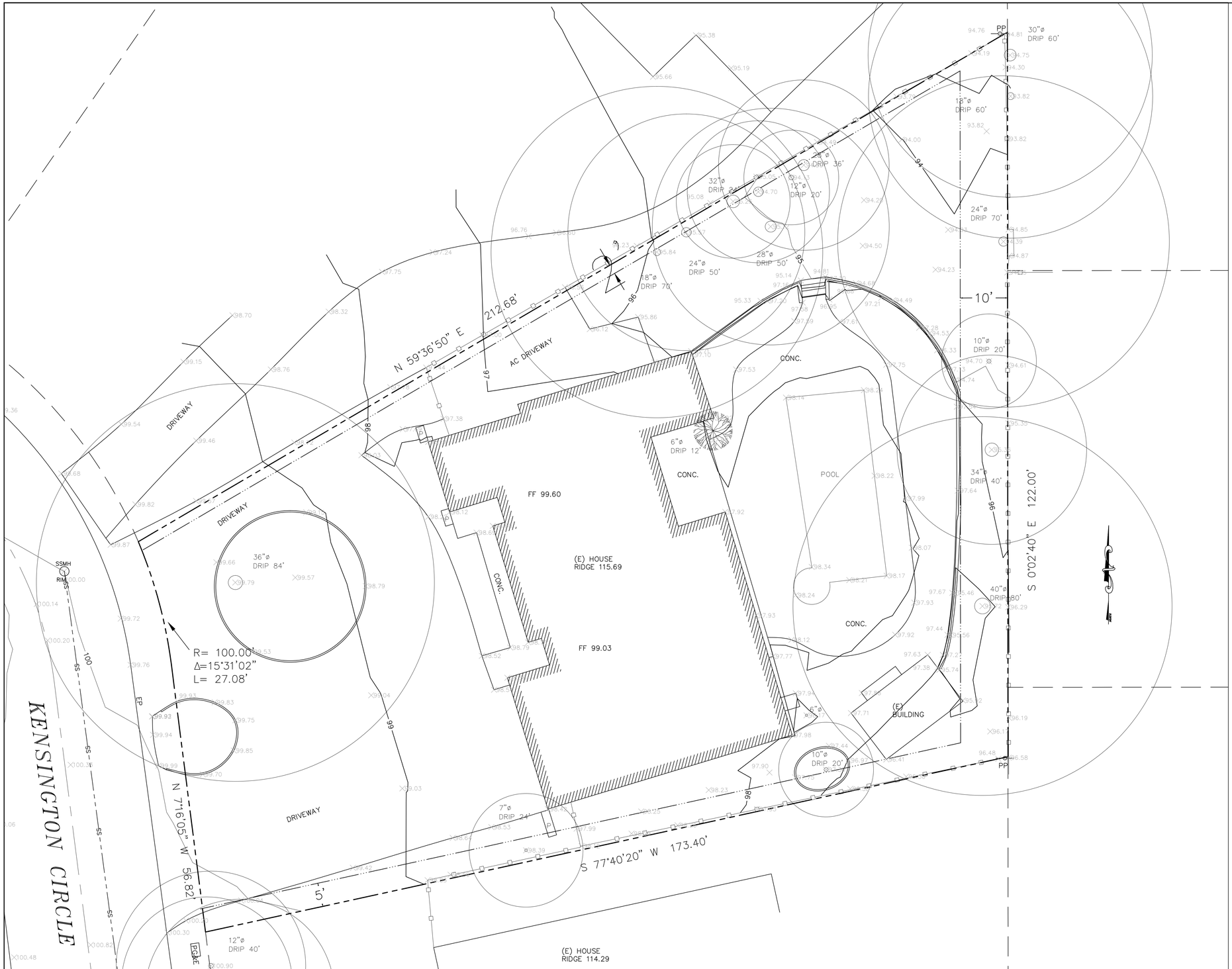


PROPERTY LINE
EXISTING LOTS
CENTERLINE
EASEMENT LINE
SANITARY SEWER LINE
STORM DRAIN LINE
OVERHEAD POWER LINE
WOOD FENCE

POWER POLE
FIRE HYDRANT
JOINT POLE
SURVEY MONUMENT FOUND
TBM (ELEVATION)
WATER VALVE

AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
BSBL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
IV	IRRIGATION VALVE
LP	LIGHT POLE
MB	MAIL BOX
MH	UTILITY MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P	BRICK CONC PILLAR
PP	POWER POLE
(R)	RADIAL BEARING
SL	STREET LIGHT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TCD	THROUGH CURB DRAIN
TS	TRAFFIC SIGN
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE BEARING N 7°16'05" W OF CENTERLINE OF KENSINGTON CIR., AS SHOWN ON TRACT NO. 1683, RECORDED IN BOOK 68 OF MAPS AT PAGE 47, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE LOCATED IN FRONT OF PROPERTY EL: 100.00'

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 21,167 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 23681188 BY CHICAGO TITLE CO. DATED 6/23/2017, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

1555 Kensington Circle
Los Altos
APN: 193-37-013

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by:
Checked by:
Date: 8/21/2017
Project No: 217097

TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

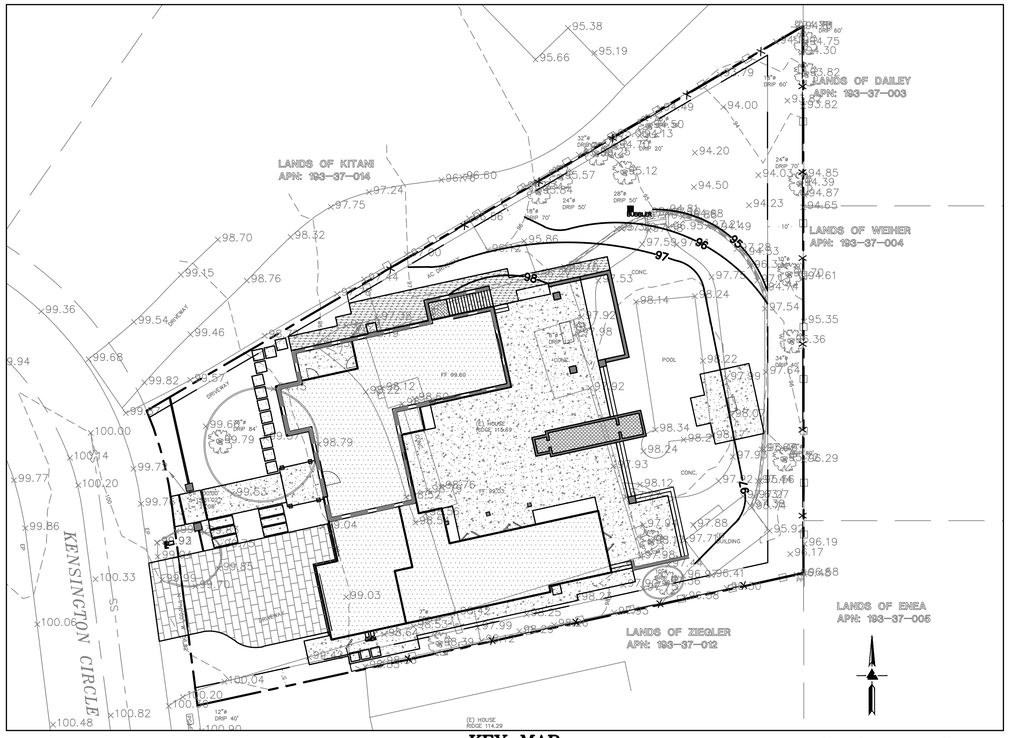
REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

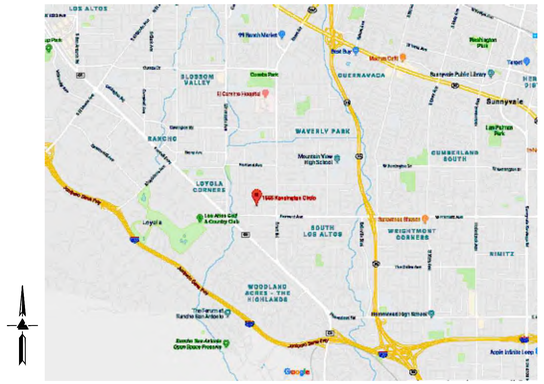
YING RESIDENCE
1555 KENSINGTON CIRCLE
LOS ALTOS, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW — RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	CURB INLET
	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED



KEY MAP
1" = 20'



VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
RICH YING
1555 KENSINGTON CIRCLE
LOS ALTOS, CA

APN: 193-37-013

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY SMP ENGINEERS, ENTITLED;
   "TOPOGRAPHIC SURVEY MAP"
   1555 KENSINGTON CIRCLE
   LOS ALTOS, CALIFORNIA
   DATED: 08/21/2017
   JOB#: 217097
2. SITE PLAN BY ERIC AUST ARCHITECT ENTITLED:
   "YING RESIDENCE"
   1555 KENSINGTON CIRCLE
   LOS ALTOS, CALIFORNIA
3. LANDSCAPE PLANS BY AITKEN ASSOCIATES LANDSCAPE ARCHITECTS ENTITLED:
   "YING RESIDENCE"
   1555 KENSINGTON CIRCLE
   LOS ALTOS, CALIFORNIA

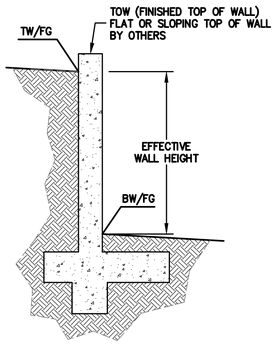
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	P℄	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	750	100	850
FILL	0	50	50
EXPORT / IMPORT			800

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

SURVEY NOTE:
(TOPOGRAPHIC SURVEY BY OTHERS)

NOTES:
– ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF
– REFERENCED ASSUMED BENCHMARK:
  TOP OF SANITARY SEWER MANHOLE LOCATED IN FRONT OF PROPERTY EL: 100.00'
– THE BEARING N 7°16'05" W OF CENTERLINE OF KENSINGTON CIR., AS SHOWN ON TRACT NO. 1683, RECORDED IN BOOK 68 OF MAPS AT PAGE 47, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP
– THIS IS A TOPOGRAPHIC MAP, NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA AND MAY VARY SOMEWHAT FROM ABSOLUTE BOUNDARY LOCATION.

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

SHEET INDEX

C-1.0 TITLE SHEET
C-2.0 GRADING & DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER CARLO No. C79555 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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(F) (510) 887-3019

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WWW.LEABRAZE.COM

YING RESIDENCE
1555 KENSINGTON CIRCLE
LOS ALTOS, CALIFORNIA
APN: 193-37-013
SANTA CLARA COUNTY

TITLE SHEET

–		–
–		–
–		–
2	PLAN CHECK 02-27-19	KZ
1	PLAN CHECK 01-17-19	KZ
	REVISIONS	BY

JOB NO:	2181145
DATE:	11-20-18
SCALE:	AS NOTED
DESIGN BY:	KZ
DRAWN BY:	KZ
SHEET NO:	C-1.0

01 OF 02 SHEETS

NOTE:
NO GRADING SHALL TAKE PLACE DURING THE GRADING MORATORIUM (OCT. 1ST TO APRIL 30TH) EXCEPT WITH PRIOR APPROVAL FROM THE TOWN ENGINEER.

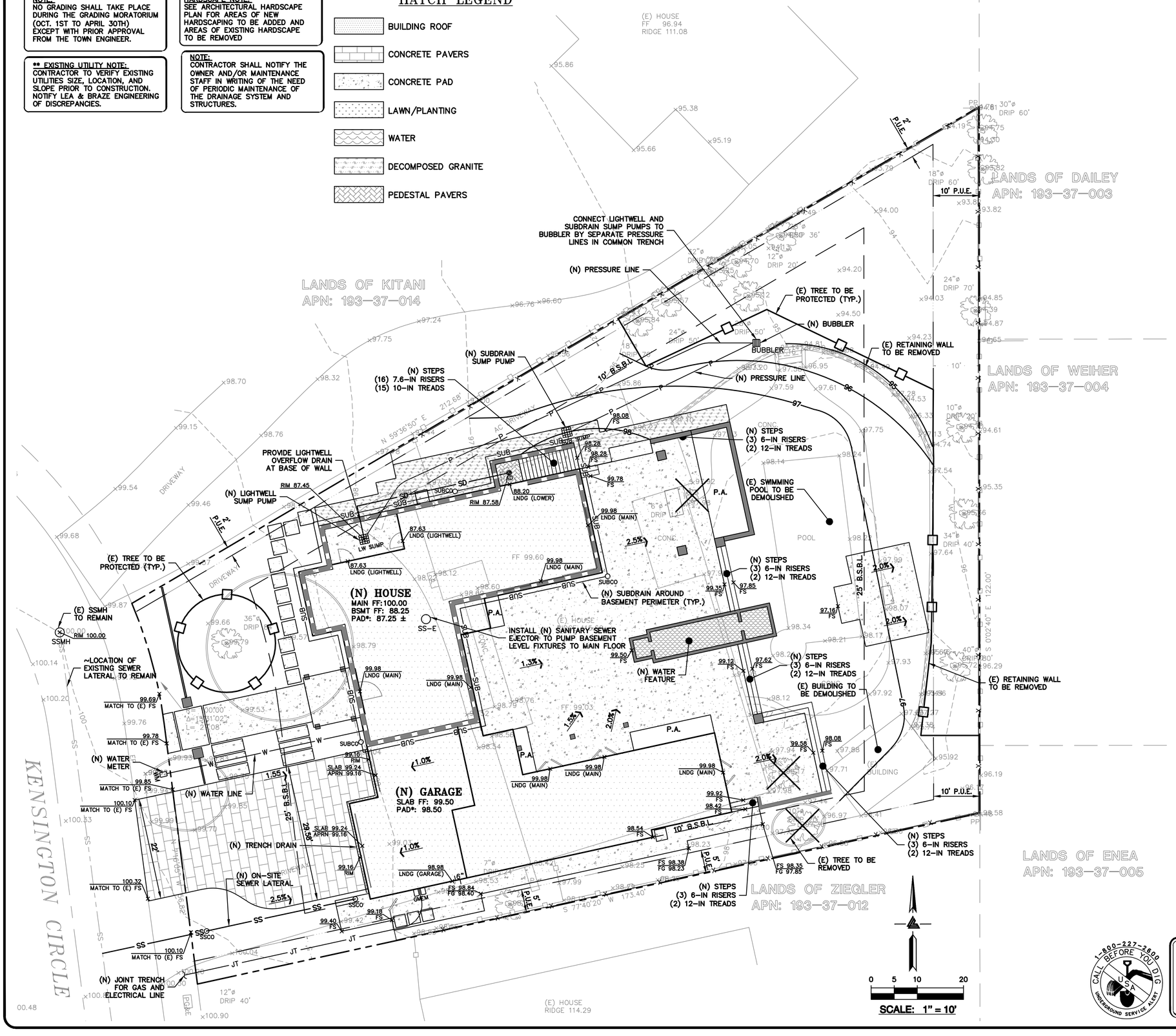
**** EXISTING UTILITY NOTE:**
CONTRACTOR TO VERIFY EXISTING UTILITIES SIZE, LOCATION, AND SLOPE PRIOR TO CONSTRUCTION. NOTIFY LEA & BRAZE ENGINEERING OF DISCREPANCIES.

HARDSCAPE NOTE:
SEE ARCHITECTURAL HARDSCAPE PLAN FOR AREAS OF NEW HARDSCAPING TO BE ADDED AND AREAS OF EXISTING HARDSCAPE TO BE REMOVED

NOTE:
CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

HATCH LEGEND

- BUILDING ROOF
- CONCRETE PAVERS
- CONCRETE PAD
- LAWN/PLANTING
- WATER
- DECOMPOSED GRANITE
- PEDESTAL PAVERS



FLATWORK

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

INSTALL (N) CONCRETE PAVER DRIVEWAY.

(N) CONCRETE PATIOS/WALKWAYS.

STORM DRAIN

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL X ON SHEET C-X.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE. SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN.

DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.

INSTALL (N) "CHRISTY F08" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM.

INSTALL (N) 4" DIAMETER BRASS ATRIUM GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78B OR 90B FOR 6" DIAMETER BRASS ATRIUM GRATE). DO NOT USE PLASTIC GRATES.

INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.

INSTALL (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM.

TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.

INSTALL (N) LIGHTWELL OVERFLOW DRAIN.

INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM.

INSTALL (N) SUMP PUMP FOR LIGHTWELL DRAINAGE.

UTILITIES

INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

INSTALL (N) ENVIRONMENTAL ONE SEWER EJECTOR SYSTEM.

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

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REGISTERED PROFESSIONAL ENGINEER ALEXANDER CARLSON No. C79355 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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GRADING & DRAINAGE PLAN

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2	PLAN CHECK 02-27-19	KZ
1	PLAN CHECK 01-17-19	KZ
	REVISIONS	BY

JOB NO:	2181145
DATE:	11-20-18
SCALE:	AS NOTED
DESIGN BY:	KZ
DRAWN BY:	KZ
SHEET NO:	C-2.0

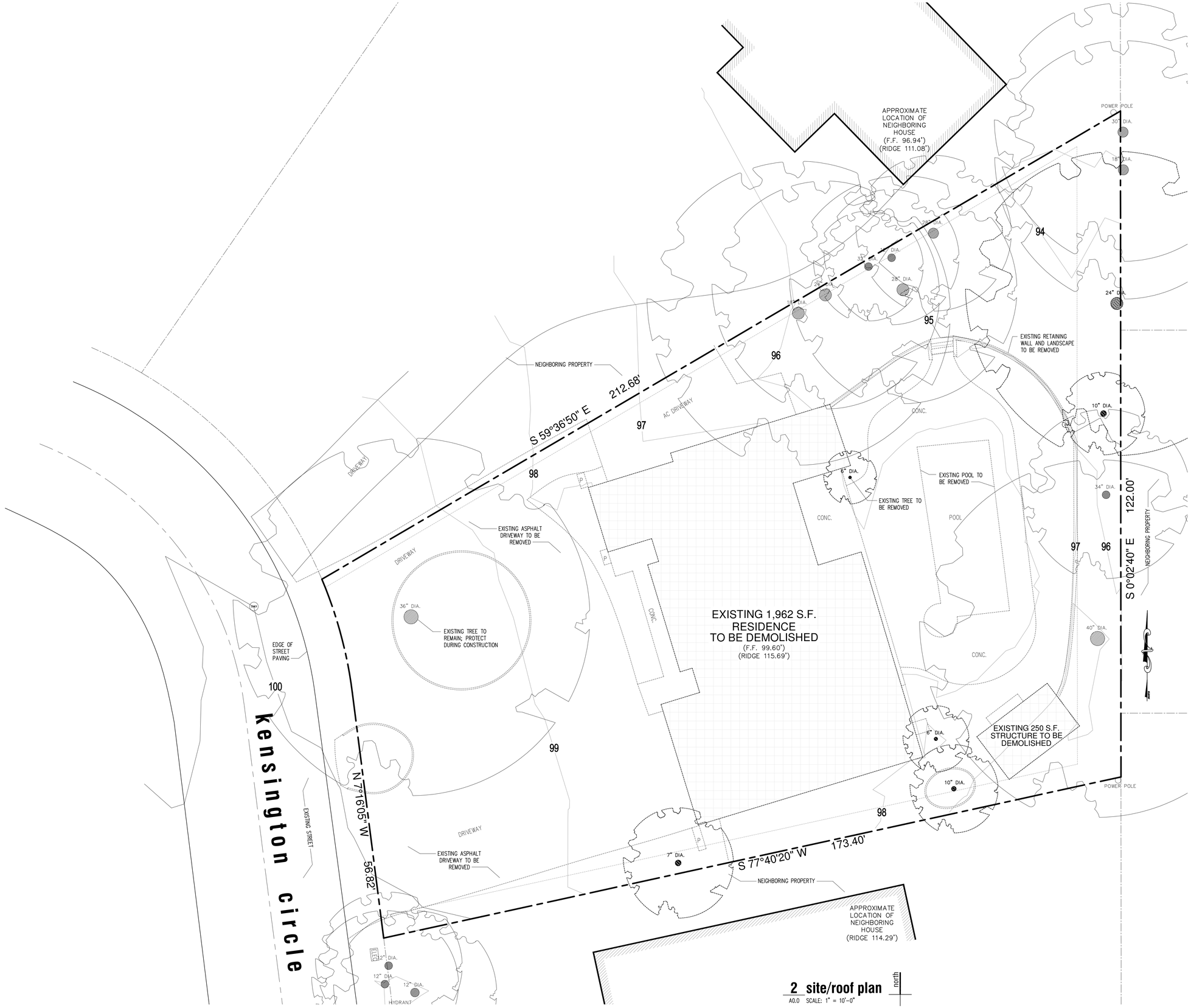
02 OF 02 SHEETS

d1.0

demolition plan
1"=10'-0"

ying residence

1555 kensington circle
los altos, california
94024



2 site/roof plan
A0.0 SCALE: 1" = 10'-0"

ERIC D. AUST
C-29374
31 MAY 2019
RENEWAL DATE
STATE OF CALIFORNIA
LICENSED ARCHITECT

0 2' 5' 10' 20' north

01 march 2019
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job #1717

eric aust architect
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tel 949.637.5220

client:
mr. + mrs. rich ying
501 valley view drive
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tel 650.383.5351

a1.0

1st floor plan
1/4"=1'-0"

ying residence

1555 kensington circle
los altos, california
94024

S 56°36'50" E 212.68'

S 77°40'20" W 173.40'

outdoor living 23x17
great room 20x18
casual dining 19x8
kitchen 21x15
pantry 6x5
butler's pantry 6x8
dining room 13x17
light well
window seat
yard
porch
powder 6x6
laundry 9x6
entry 10x22
mudroom 6x8
3,880 s.f.
1 car garage 12x19
2 car garage 20x21
elevator
office/ bedroom #2 18x12
bath #2 10x6
closet
bath #3 9x6
bedroom #3 14x12
bedroom #4 14x12
closet
bath #4 9x7

wall legend

2x4 FRAMING AT 16" o.c. W/ R-13 BATT INSULATION THROUGHOUT; 5/8" GYP. BD.

2x6 FRAMING AT 16" o.c. W/ R-19 BATT INSULATION THROUGHOUT; 5/8" GYP. BD.

1 HOUR RATED INTERIOR PARTITION: 5/8" TYPE-X GYP. BD. AT BOTH SIDES, TYP.

DUAL GLAZED WINDOWS, TYP. THROUGHOUT; REFERENCE WINDOW SCHEDULE, SHEET A5.1

DOOR; REFERENCE DOOR SCHEDULE, SHEET A5.0

1 1st floor plan

A1.0 SCALE: 1/4" = 1'-0"

LICENSED ARCHITECT
ERIC D. AUST
C-29374
31 MAY 2019
RENEWAL DATE
STATE OF CALIFORNIA

north

0 1' 2' 4' 8' 10'

01 march 2019
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job #1717

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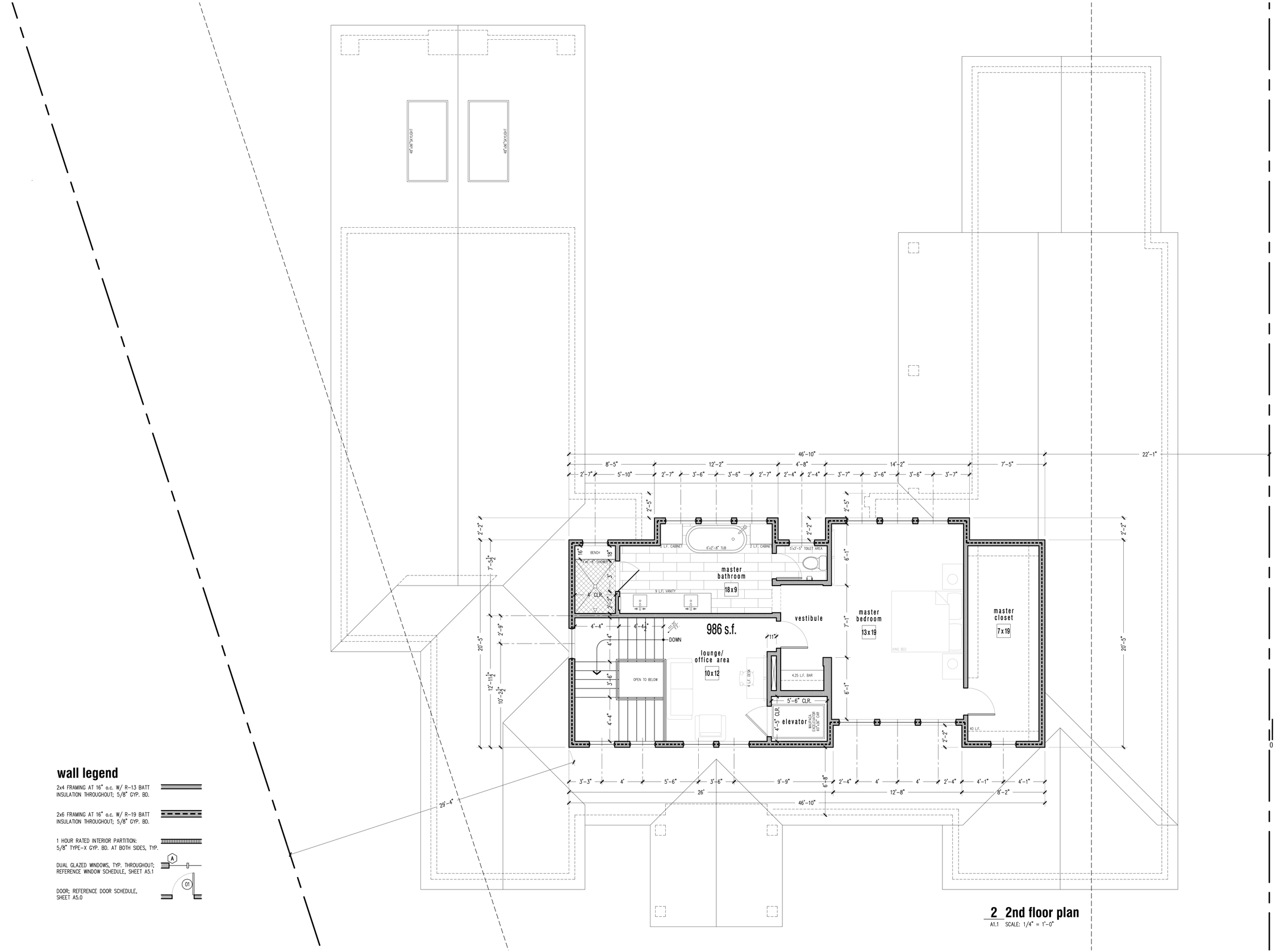

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DOOR; REFERENCE DOOR SCHEDULE, SHEET A5.0

2 2nd floor plan
A1.1 SCALE: 1/4" = 1'-0"

a1.1

2nd floor plan
1/4"=1'-0"

ying residence

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los altos, california
94024

LICENSED ARCHITECT
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0 1' 2' 4' 8'

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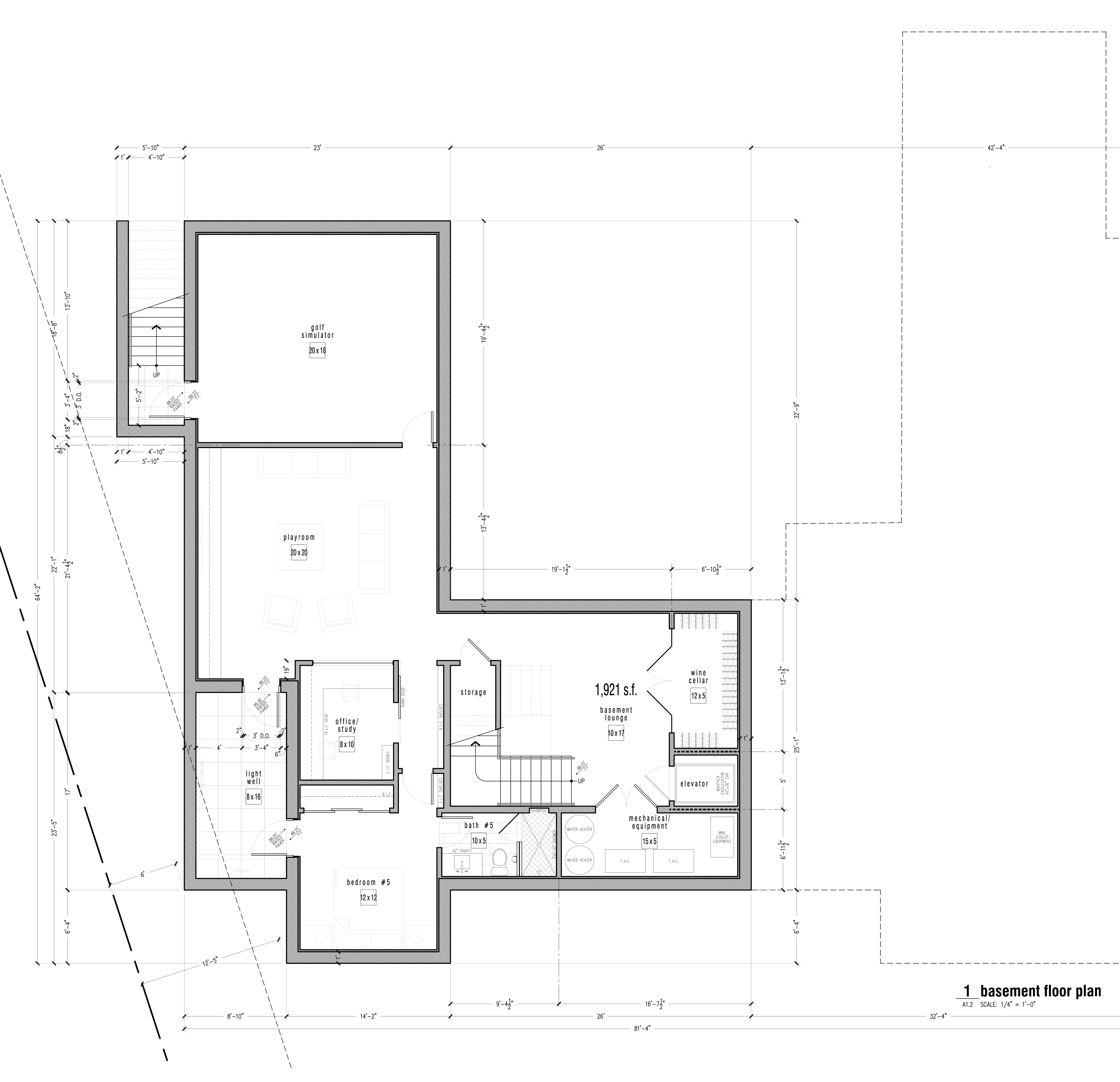

wall legend

2x4 FRAMING AT 16" o.c. W/ R-13 BATT INSULATION THROUGHOUT; 5/8" GYP. BD.

2x6 FRAMING AT 16" o.c. W/ R-19 BATT INSULATION THROUGHOUT; 5/8" GYP. BD.

1 HOUR RATED INTERIOR PARTITION: 5/8" TYPE-X GYP. BD. AT BOTH SIDES, TYP.

POURED IN PLACE CONCRETE FOUNDATION WALL; SEE STRUCTURAL FOUNDATION PLAN, SHEET S1

FURR WALLS WITH 5/8" GYP. BD. OVER 2x PRESSURE TREATED FRAMING AT 16" O.C. WITH 1-1/2" RIGID INSULATION

DUAL GLAZED WINDOWS, TYP. THROUGHOUT; REFERENCE WINDOW SCHEDULE, SHEET A5.1

DOOR; REFERENCE DOOR SCHEDULE, SHEET A5.0

a1.2

basement floor plan
1/4"=1'-0"

ying residence

1555 kensington circle
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94024

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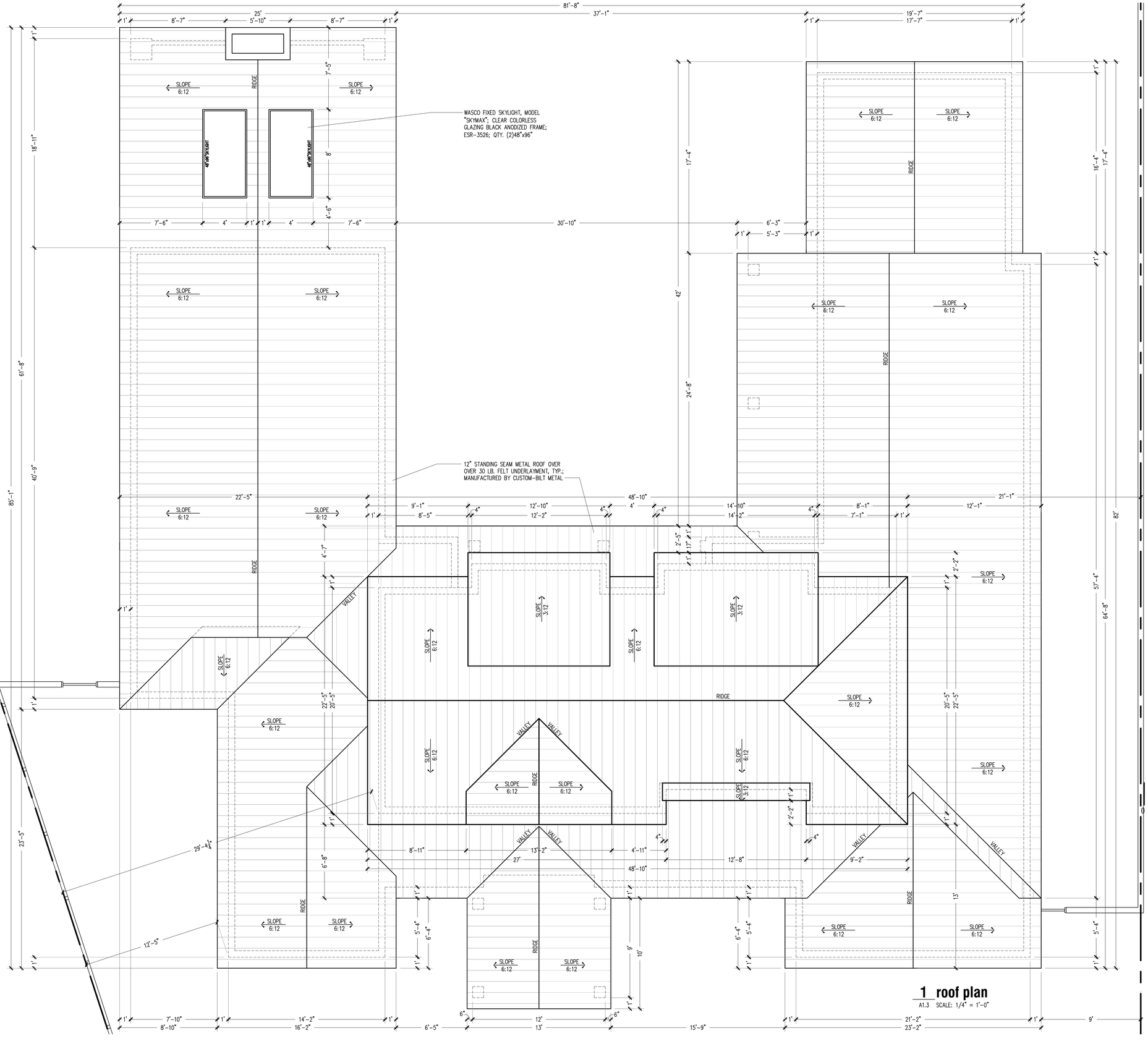

1 roof plan

A1.3 SCALE: 1/4" = 1'-0"

a1.3

roof plan
1/4"=1'-0"

ying residence

1555 kensington circle
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LICENSED ARCHITECT
ERIC D. AUST
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31 MAY 2019
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north
0 1' 2' 4' 8'

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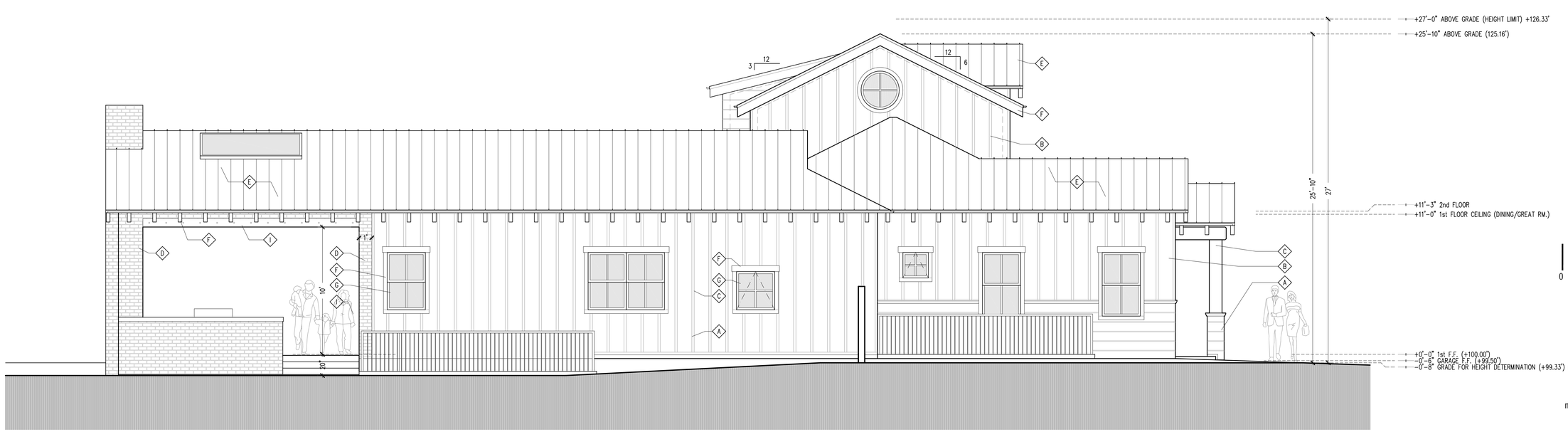
materials

SYMBOL	MATERIAL	DESCRIPTION
A	SIDING	EL & EL WOOD PRODUCTS, 'BODYGUARD' #774 PROTECTED HORIZONTAL WOOD SIDING (1"x8"); PAINT WHITE
B	SIDING	HARDIEPANEL SMOOTH VERTICAL SIDING WITH HARDIETRIM VERTICAL TRIM OVER TYVEK BUILDING WRAP OVER 1/2" A.P.A. RATED PLYWOOD SHEATHING TO CREATE BOARD & BATTEN LOOK WITH WHITE PAINTED FINISH
C	SMOOTH SIDING	HARDIEPANEL SMOOTH SIDING (PAINT WHITE)
D	BRICK VENEER	CREATIVE MINES 'BREWERY' THIN BRICK VENEER; PAINT WHITE
E	METAL ROOF	12" STANDING SEAM METAL ROOF OVER BITUTHENE WATERPROOF MEMBRANE MANUFACTURED MANUFACTURED BY BERRIDGE, CLASS A ASSEMBLY; ESR #3486; COLOR TO BE "DARK BRONZE" KYNAR 500
F	TRIM (PAINT)	HARDIEPANEL AND WOOD TRIM; PAINT ALL TRIM BRIGHT WHITE, TYP.
G	WINDOW/DOOR	JELD-WEN WOOD WINDOWS WITH WHITE ALUMINUM CLAD EXTERIOR AND WHITE FACTORY PAINTED INTERIOR
H	WOOD	HORIZONTAL WOOD SIDING WITH LIGHT GREY STAINED FINISH
I	STEEL	BLACK STEEL ACCENT (GUARDRAIL AND STEEL ANGLE)

1 west elevation (front)

A3.0 SCALE: 1/4" = 1'-0"



2 north elevation (side)

A3.0 SCALE: 1/4" = 1'-0"

a3.0

exterior elevations
1/4"=1'-0"

ying residence

1555 kensington circle
los altos, california
94024

LICENSED ARCHITECT
ERIC D. AUST
C-29374
31 MAY 2019
RENEWAL DATE
STATE OF CALIFORNIA

0 1' 2' 4' 8'

01 march 2019

job #1717

eric aust architect
62 balboa coves
newport beach, california 92663
tel 949.637.5220

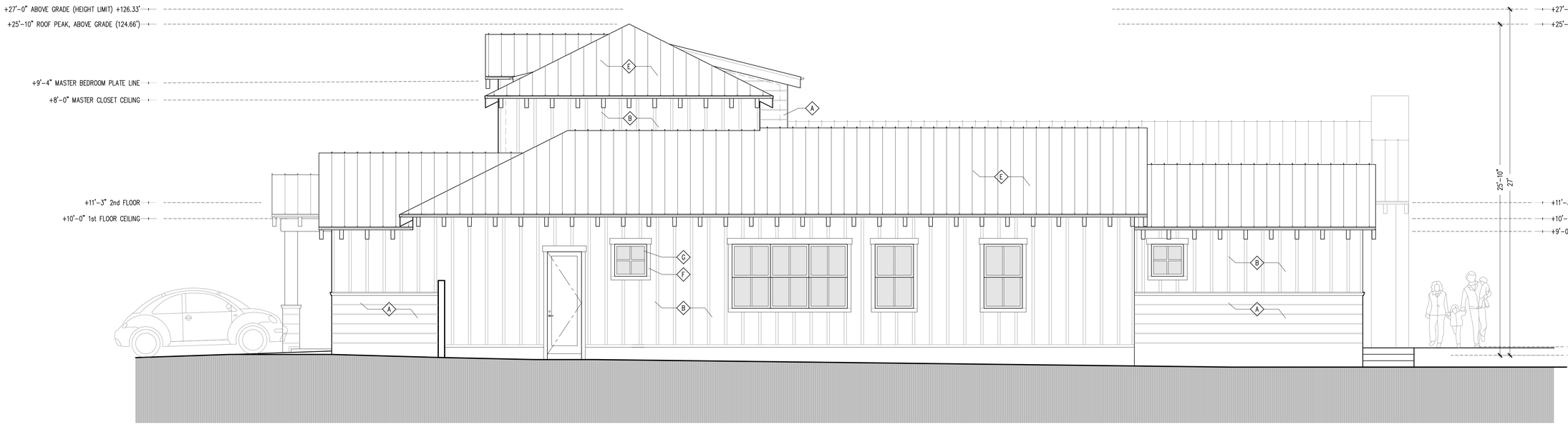
client:
mr. + mrs. rich ying
501 valley view drive
los altos, california 94024
tel 650.383.5351

materials

SYMBOL	MATERIAL	DESCRIPTION
A	SIDING	EL & EL WOOD PRODUCTS, 'BODYGUARD' #774 PROTECTED HORIZONTAL WOOD SIDING (1"x8"); PAINT WHITE
B	SIDING	HARDIEPANEL SMOOTH VERTICAL SIDING WITH HARDIETRIM VERTICAL TRIM OVER TYVEK BUILDING WRAP OVER 1/2" A.P.A. RATED PLYWOOD SHEATHING TO CREATE BOARD & BATTEN LOOK WITH WHITE PAINTED FINISH
C	SMOOTH SIDING	HARDIEPANEL SMOOTH SIDING (PAINT WHITE)
D	BRICK VENEER	CREATIVE MINES 'BREWERY' THIN BRICK VENEER; PAINT WHITE
E	METAL ROOF	12" STANDING SEAM METAL ROOF OVER BITUTHENE WATERPROOF MEMBRANE MANUFACTURED MANUFACTURED BY BERRIDGE, CLASS A ASSEMBLY; ESR #3486; COLOR TO BE "SMOKE GREY" KYNAR 500
F	TRIM (PAINT)	HARDIEPANEL AND WOOD TRIM; PAINT ALL TRIM BRIGHT WHITE, TYP.
G	WINDOW/DOOR	JELD-WEN WOOD WINDOWS WITH WHITE ALUMINUM CLAD EXTERIOR AND WHITE FACTORY PAINTED INTERIOR
H	WOOD	HORIZONTAL WOOD SIDING WITH LIGHT GREY STAINED FINISH
I	STEEL	BLACK STEEL ACCENT (GUARDRAIL AND STEEL ANGLE)

3 east elevation (rear)

A3.1 SCALE: 1/4" = 1'-0"



4 south elevation (side)

A3.1 SCALE: 1/4" = 1'-0"

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a3.1

exterior elevations
1/4"=1'-0"

ying residence

1555 kensington circle
los altos, california
94024

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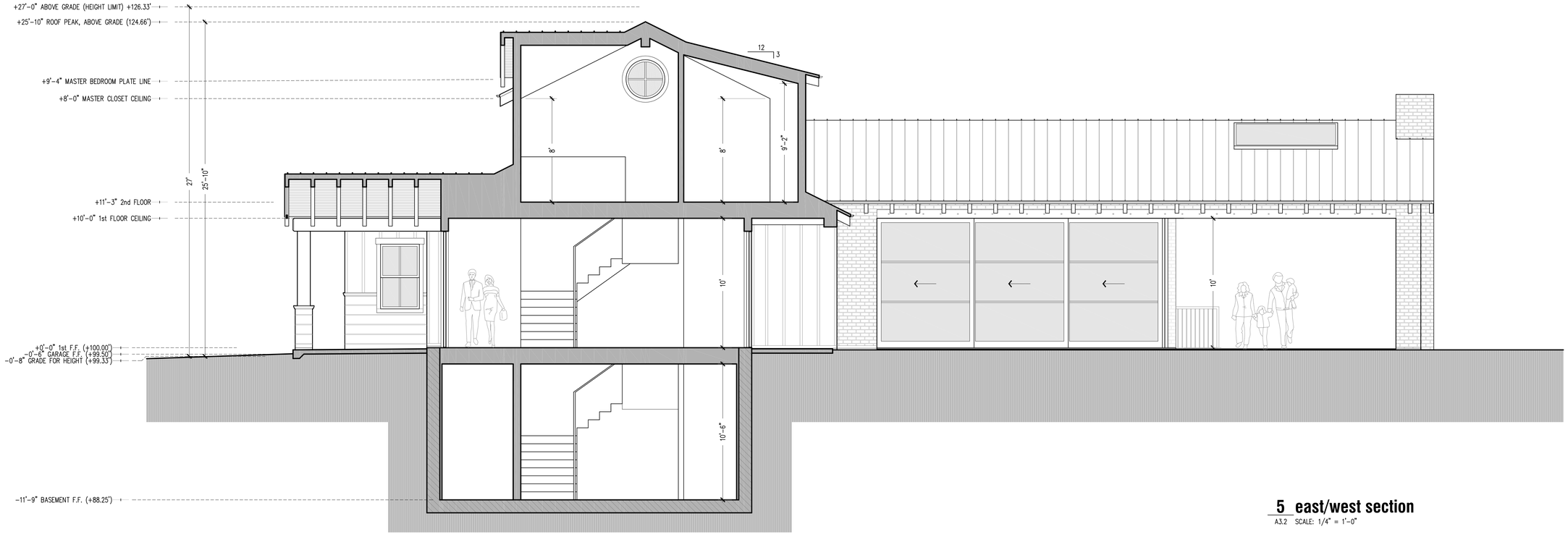
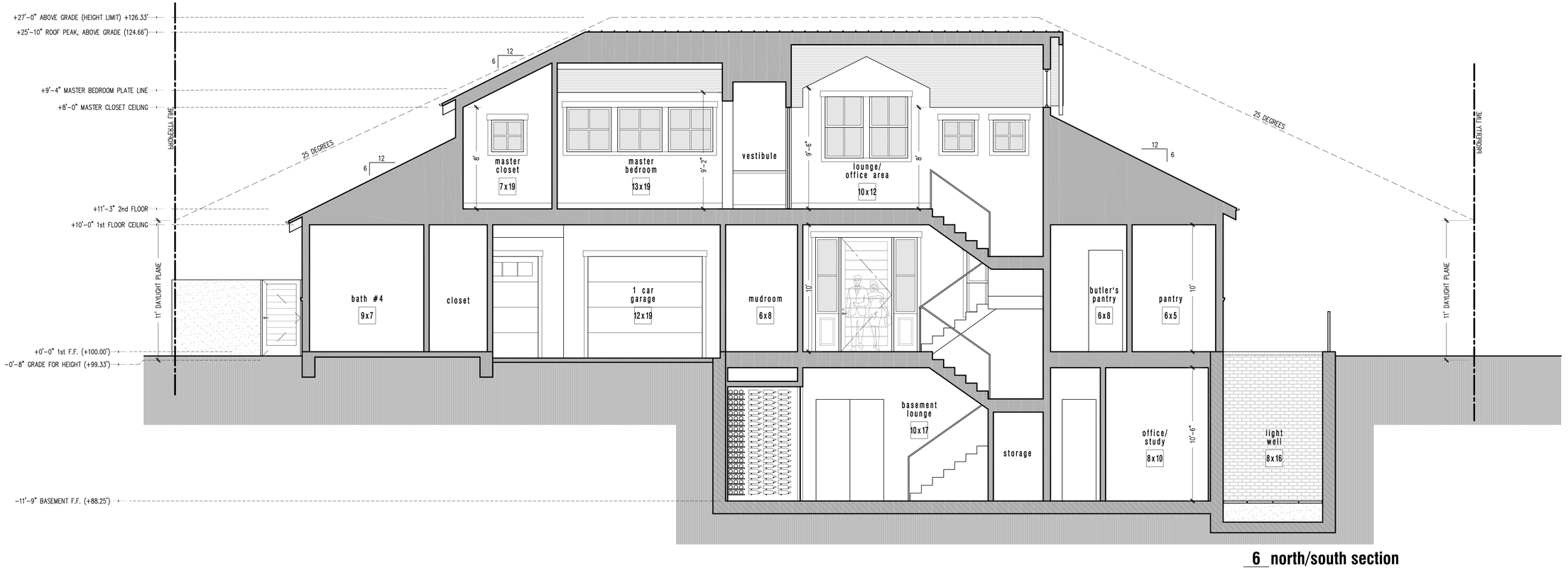


5 east/west section

A3.2 SCALE: 1/4" = 1'-0"



6 north/south section

A3.2 SCALE: 1/4" = 1'-0"

a3.2

building sections
1/4"=1'-0"

ying residence

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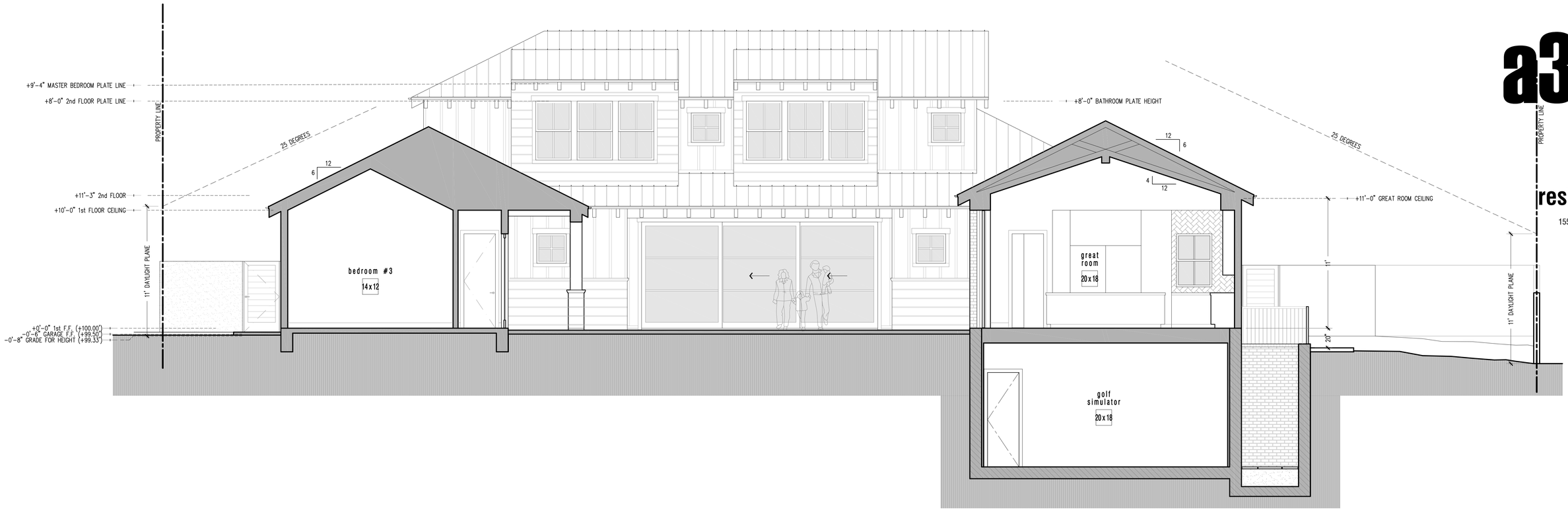

7_ north/south section

A3.3 SCALE: 1/4" = 1'-0"

a3.3

building sections
1/4"=1'-0"

ying residence

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los altos, california
94024

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tel 949.637.5220

client:
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tel 650.383.5351

a3.4

rendering of rear elevation

ying residence

1555 kensington circle
los altos, california
94024

1 rendering of rear elevation
A3.4

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tel 949.637.5220

client:
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501 valley view drive
los altos, california 94024
tel 650.383.5351

LANDSCAPE PLANS FOR:

YING RESIDENCE

1555 Kensington Circle, Los Altos, CA

PROJECT INFORMATION:

PROPERTY ADDRESS :	1555 Kensington Circle Los Altos, Ca.
PROJECT TYPE:	Single Family Residence Landscape Rennovation
WATER SUPPLY:	City Water
LOT AREA:	Total: 21,167 sq ft
TOTAL LANDSCAPE AREA:	15,537 SQFT
APN:	193-37-013

'I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.'

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

This project will be subject to compliance the City's Water Efficient Landscape Ordinance (LAMC Chapter 12.36) prior to submittal for a building permit

Consultants

Architect:

Eric Aust Architect
62 Balboa Coves
Newport Beach, CA. 92663
Tel. 949-637-5220

Landscape Architect:

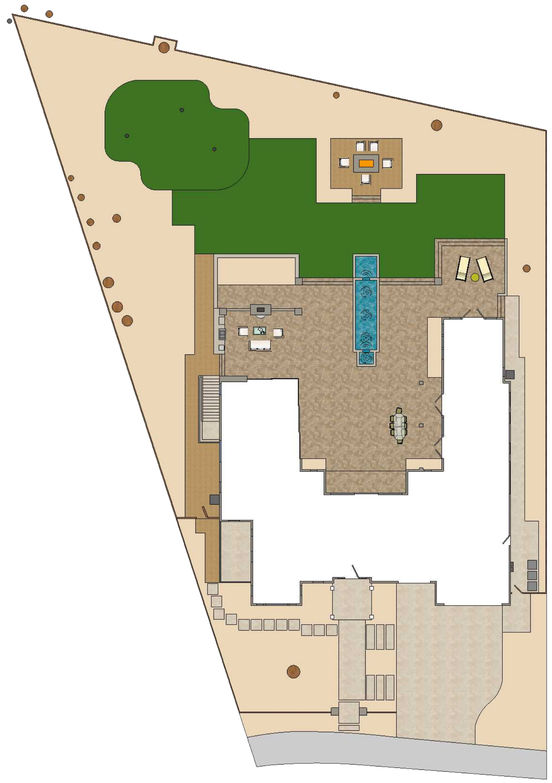
Karen J. Aitken, Landscape Architect
8262 Rancho Real,
Gilroy, CA 95020
408.857.6275

Civil Engineer:

SMP Engineers
1534 Carob Lane
Los Altos, CA 94024
Tel. 650-941-8055

SITE MAP LOCATION

Location Map /N.T.S



N

Proposed Landscape Plan
Scale 1"=20'

OWNER:

Rich & Christy Ying
501 Valley View Drive
Los Altos, CA 94024
Tel. 650-383-5351

LANDSCAPE DOCUMENT INDEX

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Irrigation Plan	L-1
Landscape Plan	L-2

REVISIONS	BY

Karen Aitken & ASSOCIATES
Landscape Architecture & Design

AITKEN ASSOCIATES
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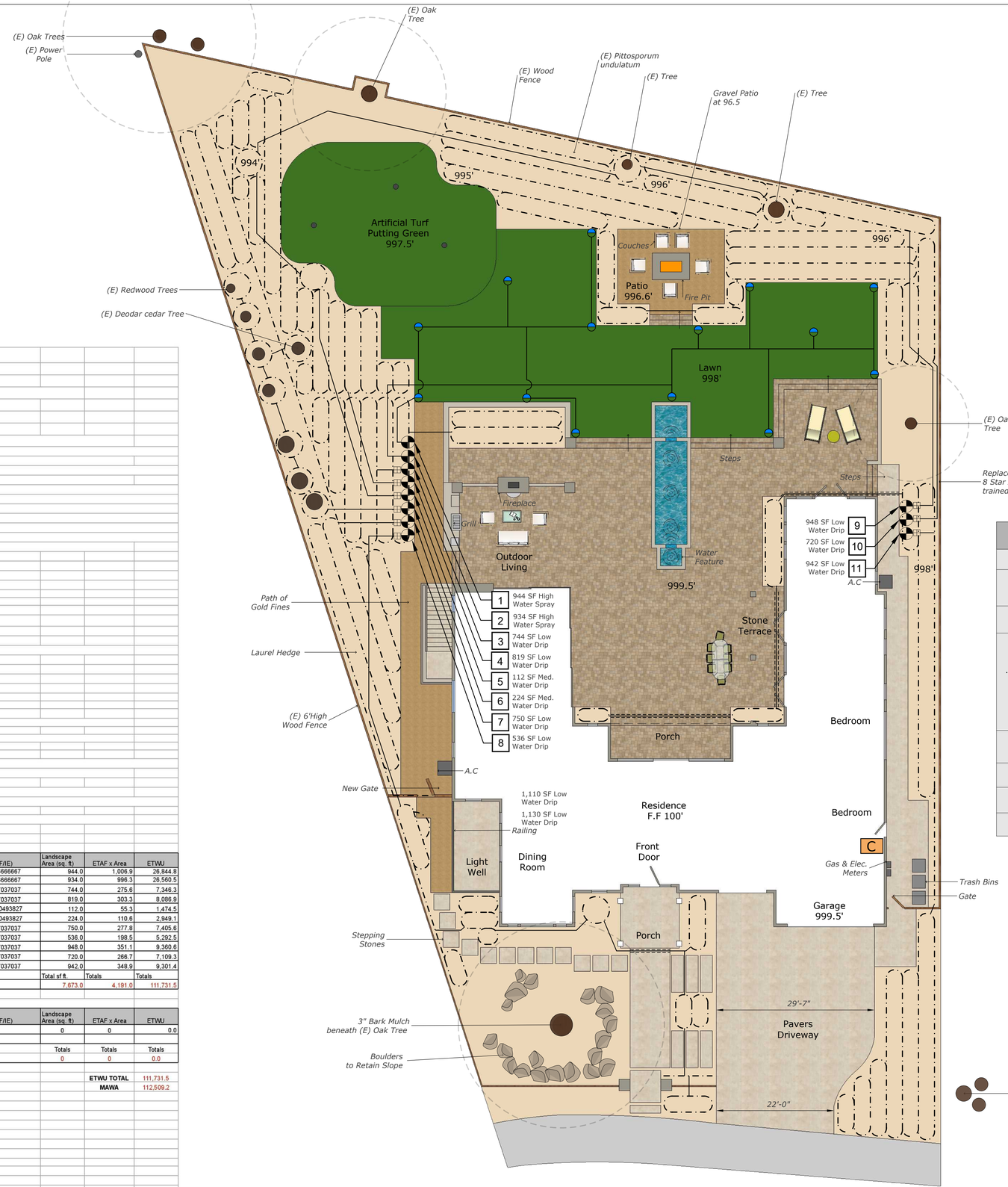
aitkenassociates@gmail.com

YING RESIDENCE
1555 Kensington Circle, Los Altos, CA
COVER SHEET

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-19
STATE OF CALIFORNIA

DATE	03-04-2019
SCALE	
DRAWN	AD & IN
JOB	YING

L-0



MAWA EPPT and ETWU Calculations

Project Name:	Ying Residence
Project Location:	1555 Kensington Circle, Los Altos
Total Landscape Area:	7,673.0 sq. ft.
Date:	11/27/18

MAWA CALCULATION

MAWA = (Eto)(.62)[(.0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
.62 = Conversion Factor (to gallons)
0.55 = Et Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)

Eto =	43
Conversion	0.62
ETAF	0.55
LA =	7,673
SLA =	0
MAWA =	112,509.2 gallons per year
	15,041.3 cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt)(.62)[(.0.55xLA) + (1-ETAF x SLA)]
Eppt= 25% of Annual precipitation 16.40

Eto =	43
Eppt=	4.1
ETAF=	0.55
LA =	7,673
SLA =	0
MAWA w/ EPPT =	101,805.7 gallons per year
	13,610.4 cubic feet

ETWU CALCULATION

ETWU = (Eto)(.62)((PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)
ETo = Reference Evapotranspiration
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
LA = Landscape Area (High, Medium, and low water use areas)(square feet)
SLA = Special Landscape Area
.62 = Conversion Factor
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	43	Palo Alto, Ca

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) High Water Use/ Turf	Spray	0.8	0.75	1.06666666666667	944.0	1,006.9	26,844.8
2.) High Water Use/ Turf	Spray	0.8	0.75	1.06666666666667	934.0	996.3	26,560.5
3.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	744.0	275.6	7,346.3
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	819.0	303.3	8,086.9
5.) Med. Water Use/ Shrubs	Drip	0.4	0.81	0.493827160493827	112.0	55.3	1,474.5
6.) Med. Water Use/ Shrubs	Drip	0.4	0.81	0.493827160493827	224.0	110.6	2,949.1
7.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	750.0	277.8	7,405.6
8.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	536.0	198.5	5,292.5
9.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	948.0	351.1	9,360.6
10.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	720.0	266.7	7,109.3
11.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	942.0	348.9	9,301.4
					Total sf ft.	Totals	Totals
					7,673.0	4,191.0	111,731.5

SPECIAL LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	111,731.5
						MAWA	112,509.2

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	4,191.0
Total Area	7,673.0
Average ETAF	0.55
Special Landscape Areas	
Total ETAF x Area	4,191.0
Total Area	7,673.0
Sitewide ETAF	0.5

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.


Netafim Dripline


Netafim Flush Valve


Rainbird PEB VALVE


Rainbird Drip Valve XCS-100-PRF


Rainbird Rotors


Rainbird Controller 22 station ESP-Me

IRRIGATION KEY

Main Line	SCH 40 2"
Sleeves	SCH 40 4" or contractor to locate and use existing if possible
Lateral Line	SCh 40 1"
	Drip Line: Netafim Techline CV LITE with 18" Emitter spacing and 24" lateral spacing. Provide flush valves at the end of each circuit and air relief valve at the high point of each circuit.
	Rainbird Drip Valve XCS-100-PRF
	Rainbird 1800 series 6" Heads
	Rainbird Valves PEB or PEBS
C	Rainbird Controller 22 station ESP-Me

This project will be subject to compliance the City's Water Efficient Landscape Ordinance (LAMC Chapter 12.36) prior to submittal for a building permit

N

SCALE 1"=10'

0 10 20

*** NOTES (E) = Existing**

REVISIONS	BY

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aitkenassociates@gmail.com

YING RESIDENCE

1555 Kensington Circle, Los Altos, CA

IRRIGATION PLAN

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SCALE	1"=10'-0"
DRAWN	AD & IN
JOB	YING

L-2

Acer palmatum
J. Maple Green Leaf 24 Box
4.5-5' x 3-4' (Height x Width)
<20' x <20' (At Maturity)
Growth Rate: Slow

Cornus florida var. Rubra
Pink Dogwood 24 Box
7-9' x 2-3' (Height x Width)
<25' x <25' (At Maturity)
Growth Rate: Moderate

Dodonaea viscosa 'Purpurea'
Purple Hopseed Bush 5 Gal.
3-4' x 1-2" (Height x Width)
10-15' x 10-15' (At Maturity)
Growth Rate: Fast

Heteromeles arbutifolia
Toyon 5 Gal.
12-14" x 12-14" (Height x Width)
6-20' x 6-10' (At Maturity)
Growth Rate: Moderate

Loropetalum chinensis 'Rubra'
Loropetalum 'Rubra' 5 Gal.
8-10" x 12-14" (Height x Width)
6-8' x 6-8' (At Maturity)
Growth Rate: Moderate

Prunus caroliniana
Carolina Laurel Cherry 5 Gal.
18-24"x 12-16" (Height x Width)
15-25'x 10-15' (At Maturity)
Growth Rate: Fast

Prunus caroliniana
Carolina Laurel Cherry 5 Gal.
2-3' x 12-16" (Height x Width)
8-10' x 6-8' (At Maturity)
Growth Rate: Moderate to Fast

Kensington Circle

N

SCALE 1"=10'

0 10 20

*** NOTES (E) = Existing**

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LANDSCAPE PLAN

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L-1