

# 370 YERBA SANTA AVE.

LOS ALTOS, CA 94022

A New Vibrant & Sustainable Residence

### PROPOSED SCOPE OF GREEN DESIGN

Environmental Innovations in Design, on behalf of the Owners, is pleased to present this new single family residence at 370 Yerba Santa Avenue in the City of Los Altos. This French Provincial two story residence has been designed in a highly attractive and sustainable manner to responsibly address the surrounding environment with care and sensitivity.

The home is designed to accommodate the owner's lifestyle, while responding to site and solar orientation, and also contextually to the surrounding neighborhood. This includes respecting the neighbors privacy through the use of generous setbacks and by limiting second story views into adjacent property. Nighttime privacy, light and glare issues are addressed through the use of motorized venetian blinds to preserve the nocturnal tranquility of the community.

The new home will be built to exceed current energy efficiency requirements, while fostering the overall goal of creating an architecturally pleasing, aesthetic and progressively sustainable design. Green programming features will include:

- Near-zero energy net consumption
- Recycled, Re-used materials at walls, roofs, floors,
- Recycling of 85% of Construction Waste
- High Efficiency Heating and Cooling Systems
- Passive & Mechanical Ventilation for Indoor Air Quality
- Plentiful, well oriented Daylighting
- Tankless or High Efficiency Water Heaters
- On-Demand Hot Water Recirculation Pumps
- Photovoltaic and/or Hot Water Panels on Roofs
- Southerly Oriented Roofs for Solar Efficiency
- Use of Fly Ash and Recycled Rebar in Concrete
- Heat dissipating technologies at exterior walls
- Low-E, thermally insulated Windows
- Drought Tolerant, Water Efficient Landscaping
- Electrical Vehicle charging stations
- Improved Energy Performance above Title-24 Energy Compliance Requirements

The Architect will provide professional services of this under California Architect license number C-26427.



### ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	2679 square feet (19.5%)	3,672.2 square feet (26.5%)	4156.5 square feet (30.0%)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	2142.3 square feet (15.5%)	4,131.3 square feet (29.8%)	4,135.5 square feet (29.8%)
<b>SETBACKS:</b>			
Front	28.3 feet	29.46 feet	25 feet
Rear	39.2 feet	43.6 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	5.7 feet/NA feet	10 feet/28.75 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	47.7 feet/NA feet	24.6 feet/22.67 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	15 feet	27 feet	27 feet

### SQUARE FOOTAGE BREAKDOWN

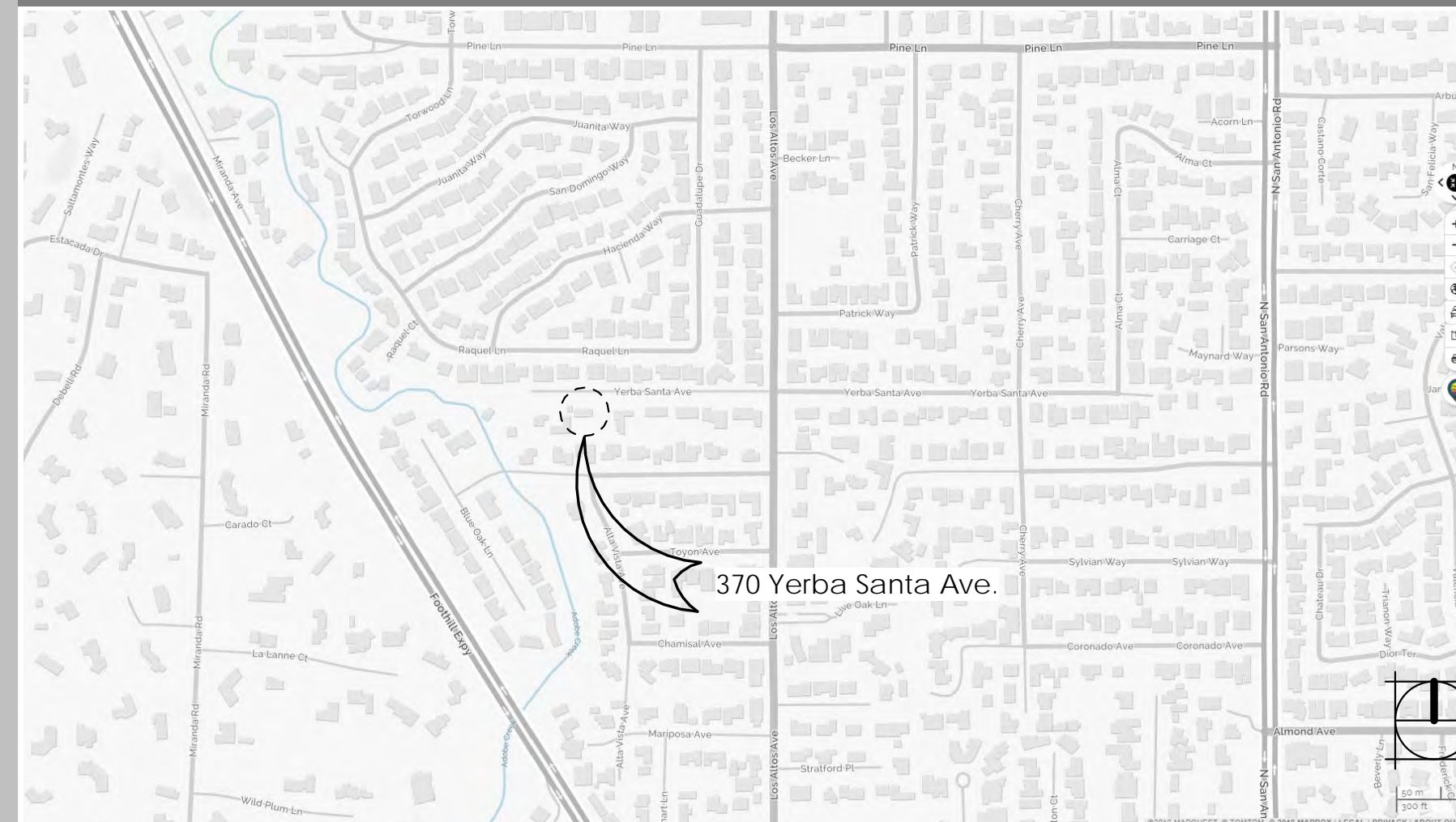
	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	2,142 square feet	3,354 square feet	5,496 square feet
<b>NON- HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	380 square feet	389.2 square feet	769.2 square feet

### LOT CALCULATIONS

<b>NET LOT AREA:</b>	13,855 square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	1,276 square feet (9.2%) TOTAL FRONT YARD = 103' X 25' = 2,575 SF
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): x sq ft Existing softscape (undisturbed) area: NA sq ft New softscape (new or replaced landscaping) area: x sq ft <i>Sum of all three should equal the site's net lot area</i>

\* NON-HABITABLE AREAS INCLUDE THE GARAGE AND BASEMENT STORAGE AREA  
NOTE: SEE SHEET A-0.7 FOR AREA DIAGRAMS

## VICINITY MAP



## DRAWING INDEX

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	A-0.5d RENDERING 4	A-6.1 COLORS AND MATERIALS
	A-0.5e RENDERING 5	A-6.2 WINDOW & DOOR IMAGES
	A-0.6 EXISTING PLAN & ELEVATIONS	Civil
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	A-1.2 SITE SECTIONS	C-3 UTILITY PLAN
	A-1.3 EXISTING NEIGHBORHOOD PHOTOS	SU-1 SURVEY
	A-1.4 NEIGHBORHOOD CONTEXT MAP	Landscape
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	A-3.1 FIRST FLOOR PLAN	L-1.1 LANDSCAPE PLAN NOTES
	A-3.2 SECOND FLOOR PLAN	L-2.0 PLANT LIST AND IMAGES
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	A-4.2 ELEVATIONS - EAST & WEST	

## PROJECT DATA SUMMARY

ZONING = R1-10 DISTRICT  
OCCUPANCY = R-3/U - SINGLE FAMILY RESIDENCE WITH GARAGE  
CONSTRUCTION = TYPE VB

PLANNING PERMIT # 1291480  
BUILDING PERMIT NUMBER: TBD  
APN# 167 - 33 - 051  
LOT AREA: 17,975 SF GROSS  
13,855 SF NET

Jurisdiction - Los Altos

NFPA 13D AUTOMATIC FIRE SPRINKLERS AND INTERIOR SMOKE ALARMS PROVIDED AT DWELLING PER FIRE PROTECTION DISTRICT. BASEMENT THEATER/MEDIA ROOM SHALL HAVE INTERCONNECTED SMOKE DETECTION AND VISUAL STROBE INSTALLED WITH THE ENTIRE BUILDING.

ALL CONSTRUCTION SHALL COMPLY WITH 2016 CRC, CBC, CPC, CMC, CFC and 2016 California Energy Code, LOS ALTOS HILLS MUNICIPAL CODE, ALL LOCAL AMENDMENTS / ORDINANCES, and ALL LOCAL SUB-TRADE CODES. CONTRACTOR SHALL COMPLY WITH 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, REFER TO GB SHEETS.

### GEOTECHNICAL NOTE:

The Geotechnical aspects of the construction including demolition and rough site grading, at-grade foundation excavations, subgrade preparation and the installation of surface drainage control systems, should be performed in accordance with the recommendations presented in the geotechnical report prepared by Engineers. Engineers should be provided at least 48 hours advance notification of any geotechnical aspects of the construction and should be present to observe and test, as necessary, the earthwork, foundation, and drainage installation phases of the project.

### DEFERRED SUBMITTALS:

DEFERRED SUBMITTALS FOR THIS PROJECT INCLUDE:  
FIRE SPRINKLERS.

### SEPARATE PERMITS:

SEPARATE PERMITS FOR THIS PROJECT INCLUDE:  
DEMOLITION PERMIT, PHOTOVOLTAIC ARRAY, EVSE (electric vehicle charging stations), ACCESSORY STRUCTURES, SWIMMING POOL.

### SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS REQUIRED:  
HIGH STRENGTH CONCRETE, FIELD WELDING, HIGH STRENGTH SHEAR WALLS, REFER TO SHEET SN1 FOR COMPLETE LIST.

### CONDITIONS OF APPROVAL:

SEE SHEET A0.1 FOR CONDITIONS OF APPROVAL AND COUNTY FIRE DEPARTMENT COMMENT

### SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF A NEW 2 STORY ABOVE GRADE SINGLE FAMILY RESIDENCE OF TYPE VB CONSTRUCTION WITH A FULL BASEMENT. THE WORK INCLUDES SITE GRADING, UTILITY CONNECTIONS AND VEHICULAR AND PEDESTRIAN PAVING AND LANDSCAPING.

### CONSTRUCTION SITE FIRE SAFETY:

CONSTRUCTION SITE SHALL COMPLY WITH APPLICABLE PROVISIONS OF CFC CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SI-7, CONSTRUCTION SITE FIRE SAFETY.

## PROJECT TEAM

### MECHANICAL:

TBD  
Address  
Phone:  
Mobile:  
Email:

### ARBORIST:

**Advanced Tree Care**  
P.O. Box 5326  
Redwood City, CA 94063  
Phone: (650) 839-9539  
Mobile: (650) 537-0172  
Email: rweather@pacbell.net

### T24/ GREEN RATER:

TBD  
Address  
Phone:  
Mobile:  
Email:

### LANDSCAPE ARCHITECT:

**ZAC Landscape Architects, Inc.**  
145 Keller Street  
Petaluma, CA 94952  
Phone: (707) 696-2967  
Mobile:  
Email: sr@zandscape.com

### STRUCTURAL ENGINEER:

TBD  
Address  
Phone:  
Mobile:  
Email:

### ARCHITECT: EID Architects

**Environmental Innovations in Design**  
412 Olive Avenue  
Palo Alto, CA 94306-2225  
Phone: (650) 226-8770  
Mobile: (650) 793-2856  
Email: stuart@EIDarchitects.com

### ELECTRICAL:

TBD  
Address  
Phone:  
Mobile:  
Email:

### GEOTECHNICAL:

**Murray Engineers**  
935 Fremont Avenue  
Los Altos, CA 94024  
Phone: (650) 559-9980  
Mobile: (650) 315-6001  
Email: jason@emurrayengineers.com

### SURVEYOR:

**Lea & Braze Engineering, Inc**  
2495 Industrial Parkway West  
Hayward, CA 94545  
Phone: (510) 887-4086  
Mobile: (510) 760-8727  
Email: pcarlino@leabraze.com  
callison@leabraze.com

### CIVIL ENGINEER:

**Precision Engineering and Construction, Inc.**  
901 Waltemire Street  
Belmont, CA 94002  
Phone: (650) 226-8640  
Fax: (650) 637-1059  
Email: Travis@Precision-EC.com

### GENERAL CONTRACTOR:

T.B.D.  
Phone:  
Mobile:  
Email:

### OWNER:

**Wei Xiong & Doris Sun**  
370 Yerba Santa Ave.  
Los Altos, CA 94022  
Phone:  
Mobile: (650) 862-8312  
Email: dnbladexw@gmail.com

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SHEET TITLE  
COVER SHEET

SHEET NUMBER  
A-0.0

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SHEET TITLE  
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SHEET TITLE  
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SHEET TITLE  
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② RENDERING BED 2 - VIEW 2



① RENDERING BED 2 - VIEW 1

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EXISTING FLOOR PLAN



LEFT SIDE / FRONT ELEVATION

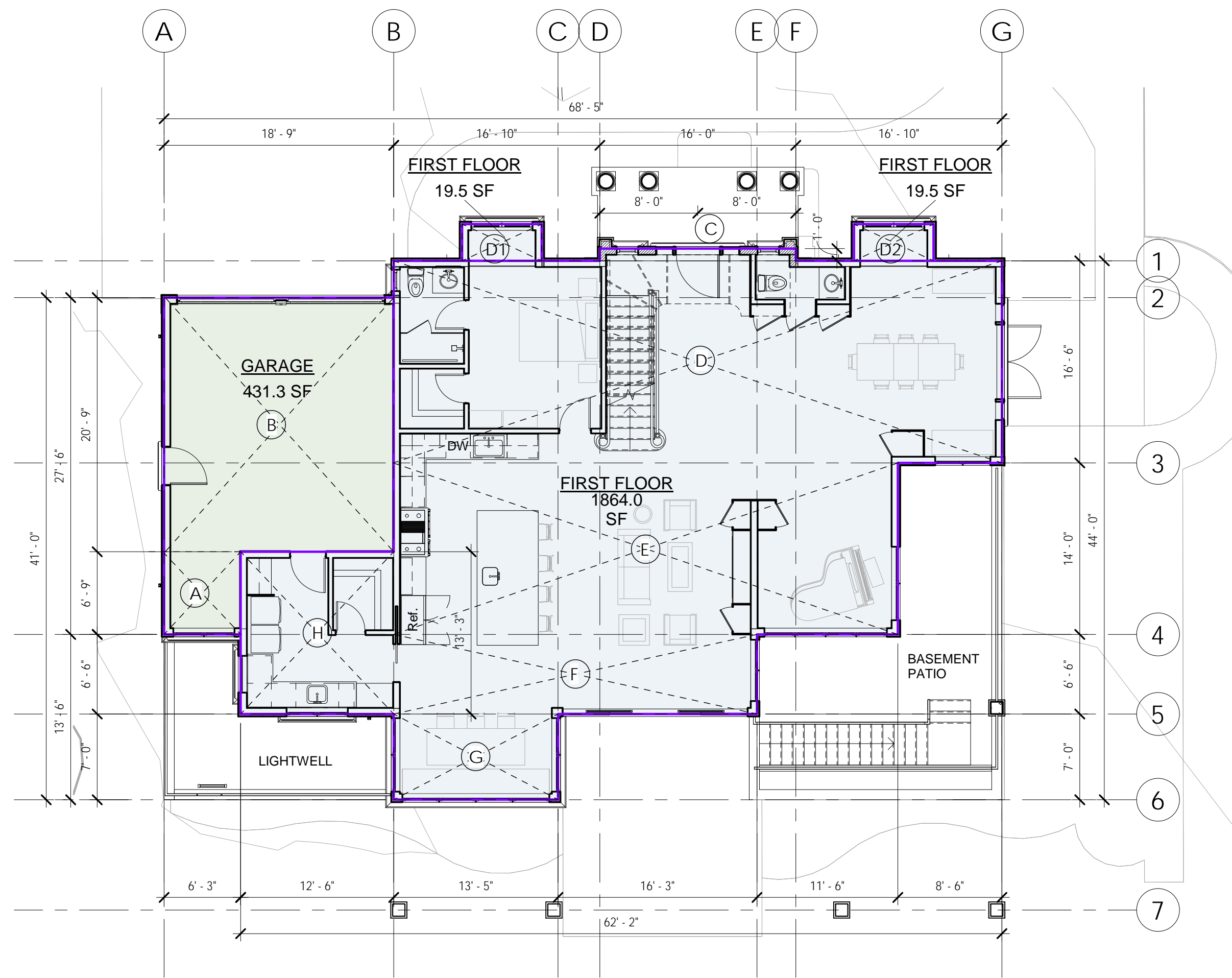


FRONT ELEVATION

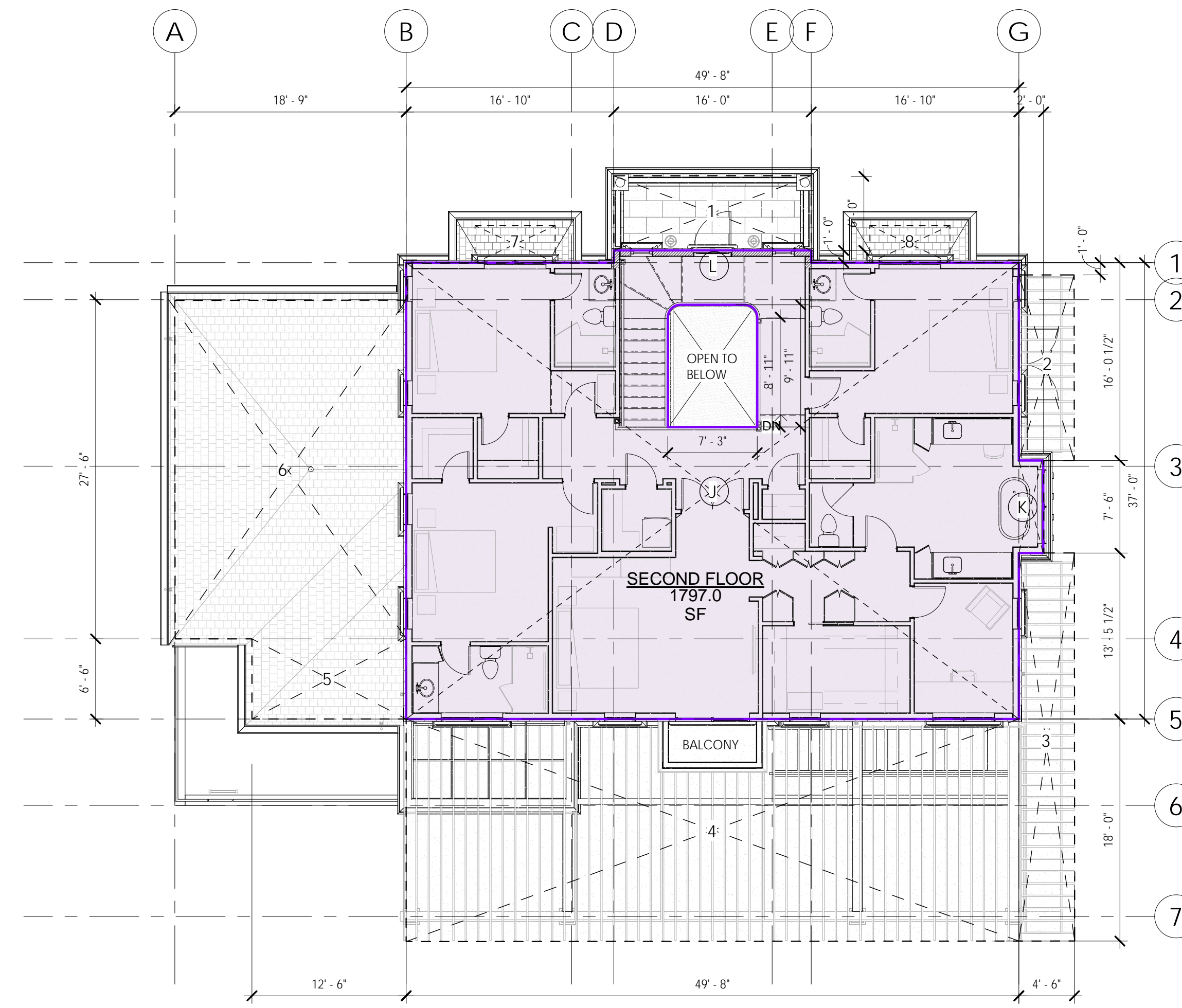


RIGHT SIDE ELEVATION

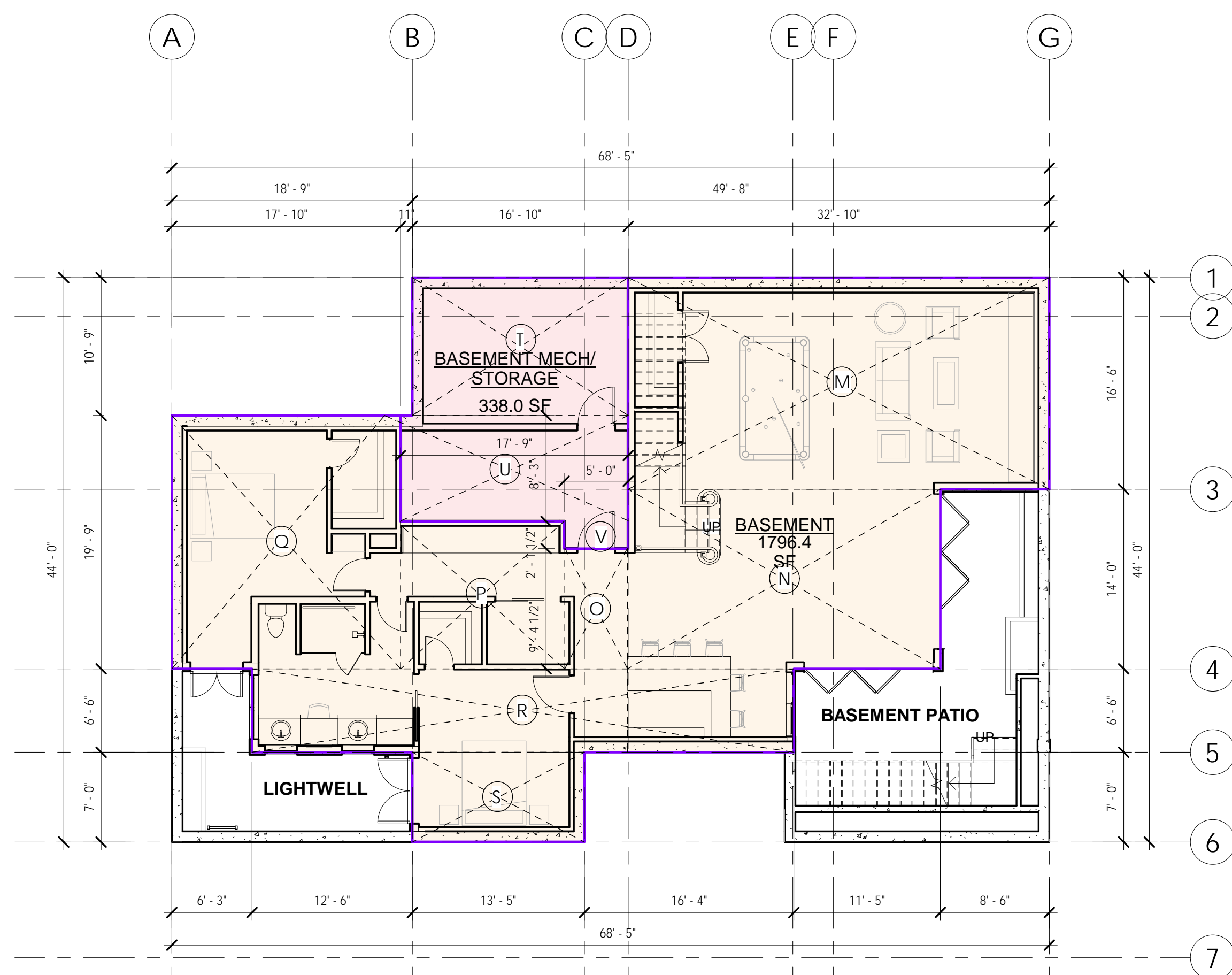
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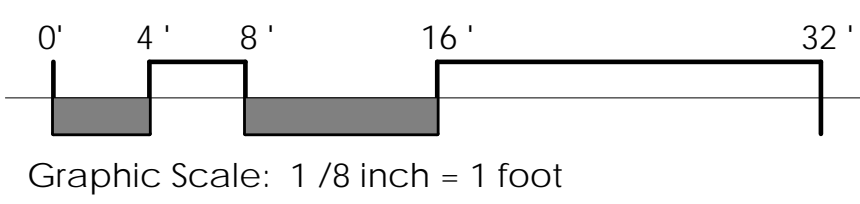
1 TOSF 1st  
1/8" = 1'-0"



3 TOSF 2nd  
1/8" = 1'-0"



2 TOS Basement  
1/8" = 1'-0"



Building Area Legend

- FIRST FLOOR
- GARAGE
- SECOND FLOOR
- BASEMENT
- BASEMENT MECH/ STORAGE

Area Schedule - Habitable

Name	Area	Habitable
BASEMENT	1,796.4 SF	Habitable
FIRST FLOOR	1,864.0 SF	Habitable
FIRST FLOOR	19.5 SF	Habitable
FIRST FLOOR	19.5 SF	Habitable
SECOND FLOOR	1,797.0 SF	Habitable
BASEMENT MECH/ STORAGE	338.0 SF	Non Habitable
GARAGE	431.3 SF	Non Habitable
Grand total	6,265.7 SF	

MAXIMUM PERMITTED FAR & COVERAGE CALCULATIONS:

GROSS LOT AREA	= 17,975 SF
NET LOT AREA	= 13,855 SF
11,000 X 35%	= 3,850.0 SF
(13,855 - 11,000) X 10%	= 285.5 SF
<b>MAXIMUM FAR:</b>	<b>= 4,135.5 SF</b>
13,855 X 30%	= 4,156.5
<b>MAXIMUM COVERAGE = 4,156.5 SF MAX.</b>	

FAR CALCULATIONS:

<b>GARAGE</b>	= 42.2 SF = 6'-3" X 6'-9" (A)
	389.1 SF = 18'-9" X 20'-9" (B)
<b>TOTAL</b>	<b>= 431.3 SF</b>
<b>1ST FLOOR</b>	= 16.0 SF = 16'-0" X 1'-0" (C)
	819.5 SF = 49'-8" X 16'-6" (D)
	19.5 SF = 6'-6" X 3'-0" (E)
	19.5 SF = 6'-6" X 3'-0" (F)
	576.2 SF = 41'-2" X 14'-0" (G)
	192.8 SF = 29'-8" X 6'-6" (H)
	165.6 SF = 12'-6" X 13'-3" (I)
	93.9 SF = 13'-5" X 7'-0" (J)
<b>TOTAL</b>	<b>= 1,903.0 SF</b>
<b>2ND FLOOR</b>	= 1,837.7 SF = 49'-8" X 37'-0" (K)
	15.0 SF = 2'-0" X 7'-6" (L)
	16.0 SF = 16'-0" X 1'-0" (M)
Less	64.6 SF = 7'-3" X 8'-11" (OPEN TO BELOW)
Less	1.6 SF = 1/2' PI (1'-0") (OPEN TO BELOW)
Less	5.3 SF = 5'-3" X 1'-0" (OPEN TO BELOW)
<b>TOTAL</b>	<b>= 1,797.2 SF</b>
<b>FAR</b>	<b>= 4,131.3 SF &lt; 4,135.5 SF</b>

SITE COVERAGE CALCULATIONS:

SECOND FLOOR AREA	= 1,797.0 SF
OPEN TO BELOW	= 71.5 SF
AREA 1	= 96.0 SF = 16' X 6'
AREA 2	= 72.0 SF = 15' X 4.5'
AREA 3	= 141.8 SF = 31.5' X 4.5'
AREA 4	= 894.0 SF = 49.67' X 18.0'
AREA 5	= 81.2 SF = 12.5' X 6.5'
AREA 6	= 515.6 SF = 18.75' X 27.5'
AREA 7	= 19.5 SF = 6.5' X 3.0'
AREA 8	= 19.5 SF = 6.5' X 3.0'
<b>TOTAL</b>	<b>= 3,672.2 SF &lt; 4,156.5 SF</b>

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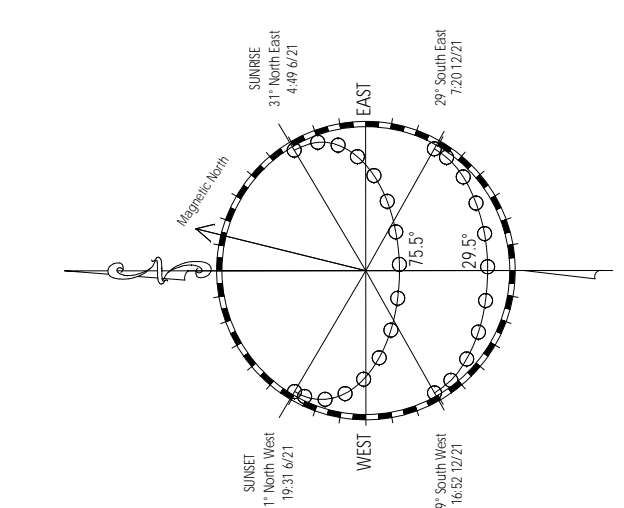
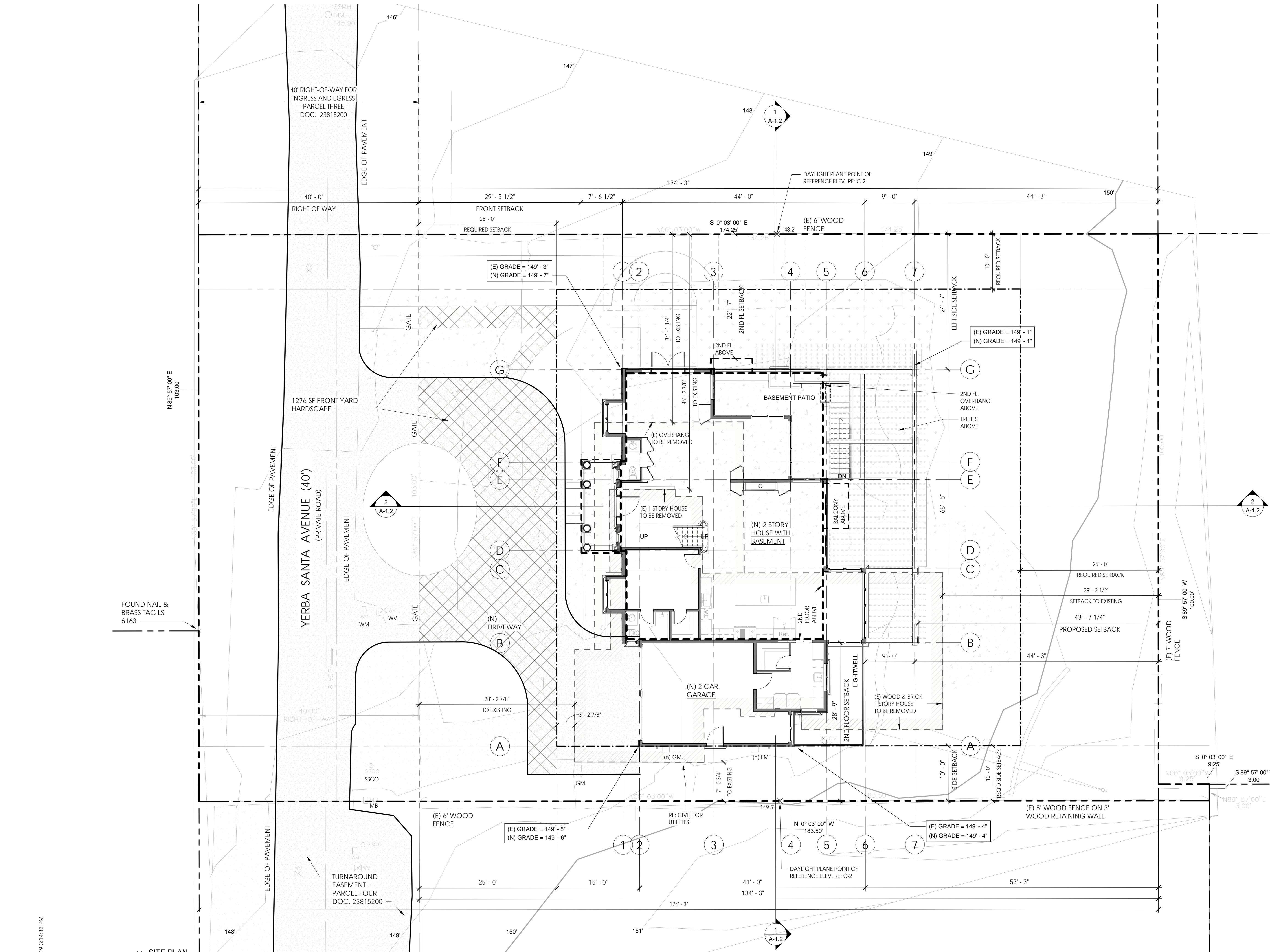


**SITE PLAN NOTES:**

- 1) RE: SHEET A0.0 PROJECT DESCRIPTION & PROJECT SUMMARY FOR SETBACK INFO AND LOT COVERAGE DATA
- 2) RE: SEE SURVEY SHEET & CIVIL SHEETS FOR REFERENCE
- 3) EXISTING BUILDINGS TO BE DEMOLISHED, REMOVED AND REPLACED WITH NEW HOME. RE: EXISTING SURVEY (1 OF 1) ATTACHED.
- 4) RE: LANDSCAPE SHEETS. FOR FURTHER INFORMATION REGARDING PRIVACY SCREENING TREES ALONG REAR & SIDE PROPERTY LINES.
- 5) RE: LANDSCAPE SHEETS. FOR FURTHER INFORMATION REGARDING EXISTING & PROPOSED TREES & COORDINATION WITH ARBORIST REPORT CRITERIA.
- 6) RE: ARBORIST REPORT FOR TREE PROTECTION FENCING.
- 7) THE HARDSCAPE PAVING DRIVEWAY SHALL BE INSTALLED PER ARBORIST REPORT NEAR EXISTING TREES.
- 8) A MAIL BOX SHALL BE PROVIDED AT TIME OF CONSTRUCTION THAT IS IN COMPLIANCE WITH U.S. POSTAL, AND LOCAL JURISDICTION REGULATIONS.
- 9) ANY CONSTRUCTION WITHIN CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- 10) ALL HARDSCAPE INCLUDING DECKS, WALKWAYS, LANDINGS ETC. SHALL NOT EXCEED 6" ABOVE GRADE.

**UTILITY NOTES:**

- A) A CLEANOUT SHALL BE PROVIDED AT THE POINT OF CONNECTION BETWEEN ANY NEW BUILDING SEWER AND THE CITY LATERAL AND AN APPROVED FITTING SHALL BE USED TO BRING THE CLEANOUT RISER TO GRADE. WHERE SEWER CLEANOUTS ARE TO BE CONNECTED TO EXISTING MUNICIPAL LATERALS, SUCH CONNECTIONS SHALL BE ACCOMPLISHED BY USE OF AN APPROVED FITTING. CPC 719.7
- B) CLEANOUTS FOR DRAINS THAT PASS THROUGH A BACKWATER VALVE SHALL BE CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING "BACKWATER VALVE DOWNSTREAM. CPC 710.1"
- C) DRAINAGE PIPING SERVING FIXTURES WITH FLOOD LEVEL RIMS LOCATED BELOW ONE FOOT ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE EXCEPT AS APPROVED BY THE LOCAL ADMINISTRATIVE AUTHORITY. ON EXISTING STRUCTURES, THE BACKWATER VALVE MAY BE INSTALLED ON THE PRIVATE PROPERTY SEWER LATERAL UPSTREAM OF THE BUILDING'S CLEANOUT AT THE PUBLIC RIGHT OF WAY. CPC 710.1
- D) PROVIDE A CLEANOUT SERVING THE KITCHEN SINK & WITHIN 2' OF THE BUILDING FOUNDATION ON THE EXTERIOR OF THE BUILDING.
- E) PROVIDE HEAD PRESSURE CALCULATIONS FOR PROPOSED SUMP PUMPS FOR STORM DRAIN SYSTEM. (SUMP NOT REQUIRED AT THIS SITE)
- F) 3" AC SWALE REQUIRED @ DRIVEWAY ENTRANCES - ANY ADDITIONAL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE CITY SHOULDER PAVING POLICY.



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

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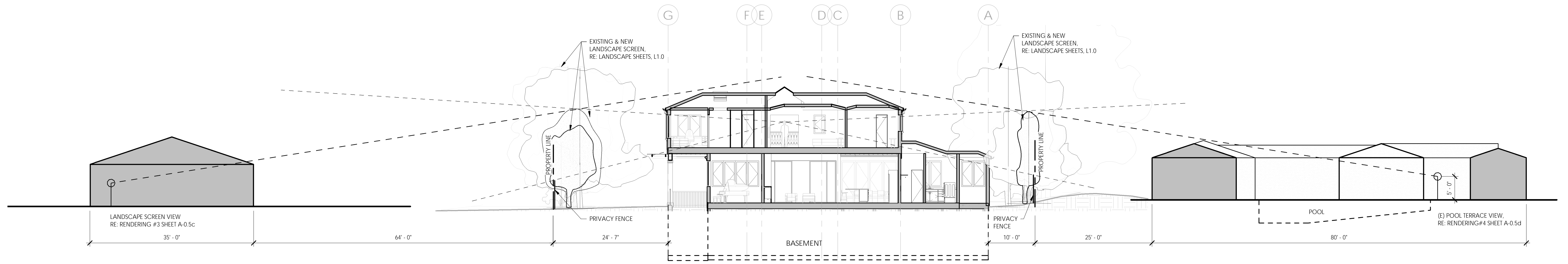
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SHEET TITLE  
SITE PLAN

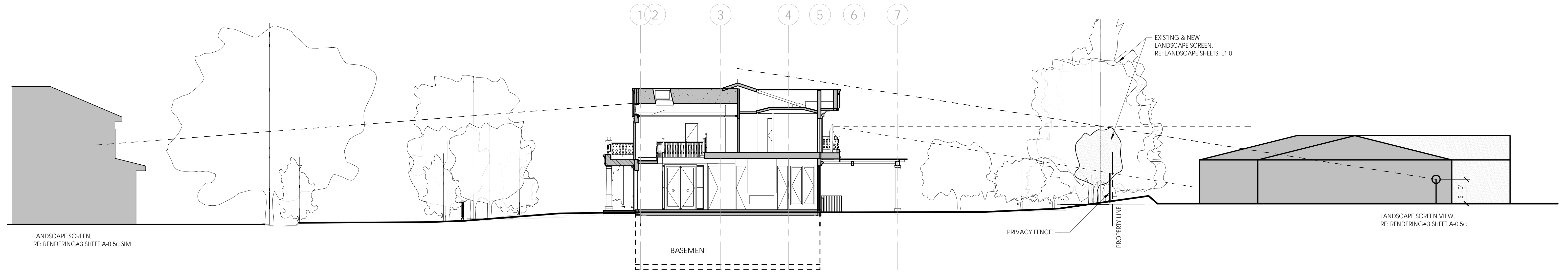
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1 SITE SECTION 1  
1" = 10'-0"



2 SITE SECTION 2  
1" = 10'-0"

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420 RAQUEL LANE  
9



400 RAQUEL LANE 8



380 RAQUEL LANE 7



360 RAQUEL LANE  
6



420 YERBA SANTA AVE.  
1



350 YERBA SANTA AVE.  
5



370 YERBA SANTA AVE.  
3

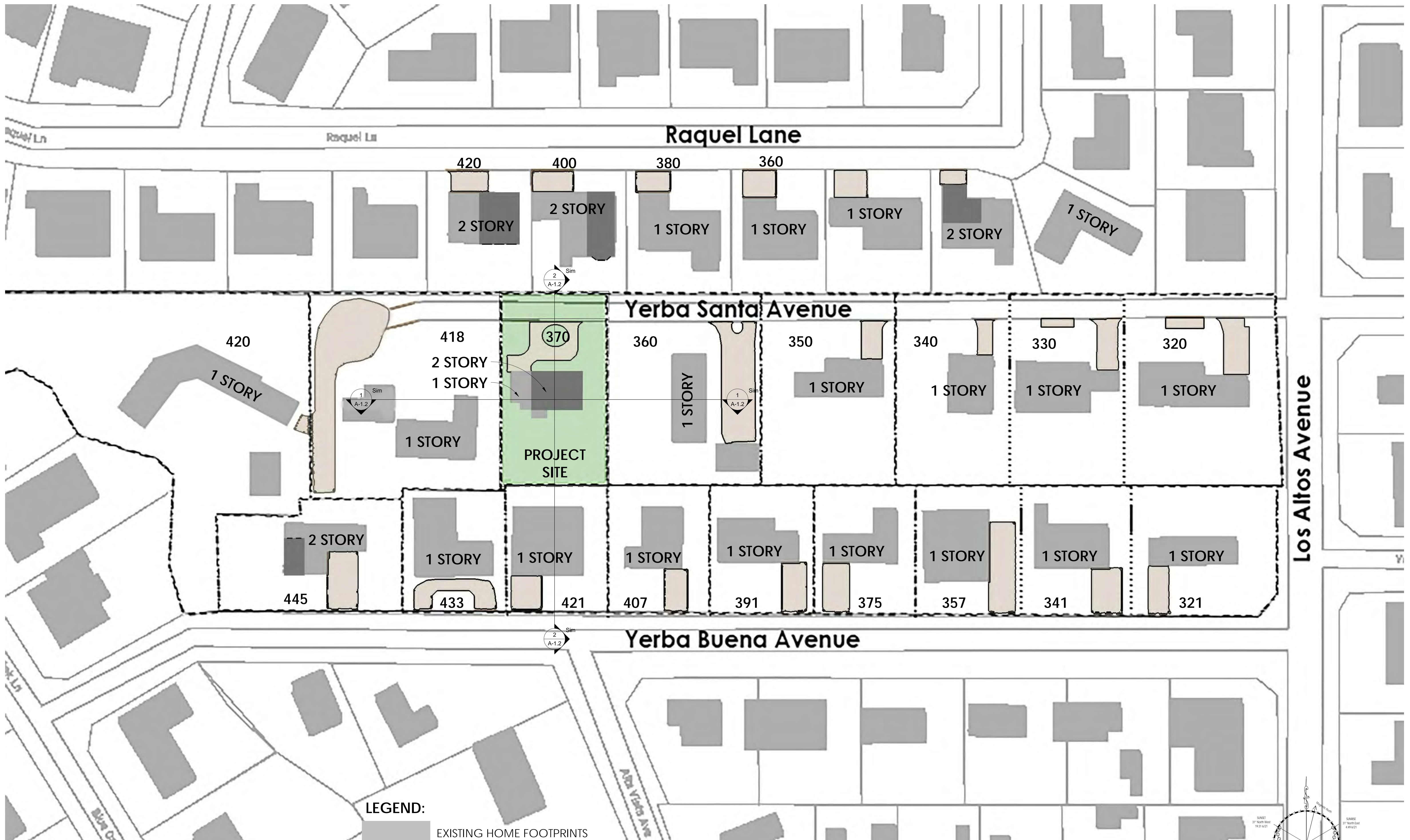


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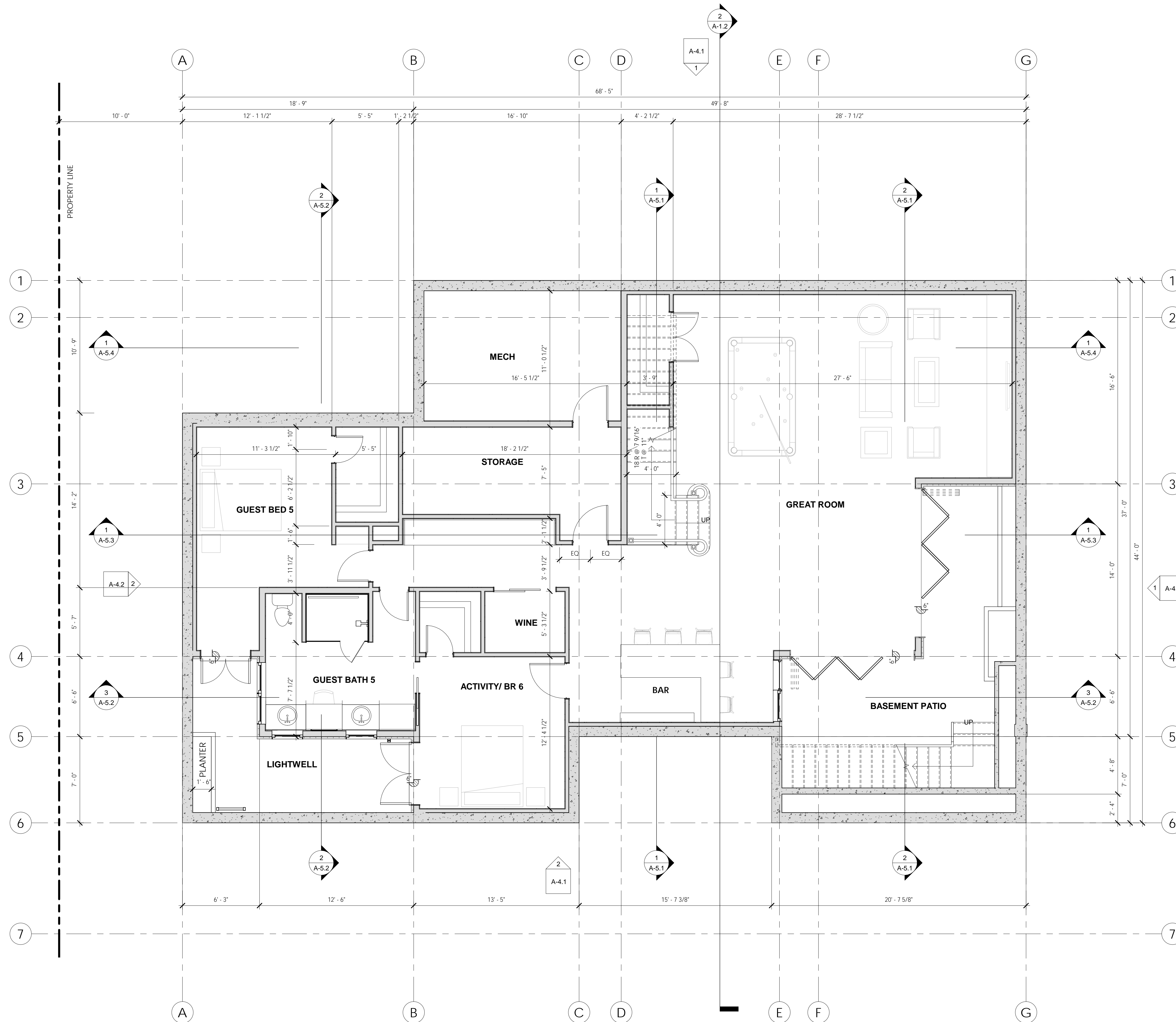


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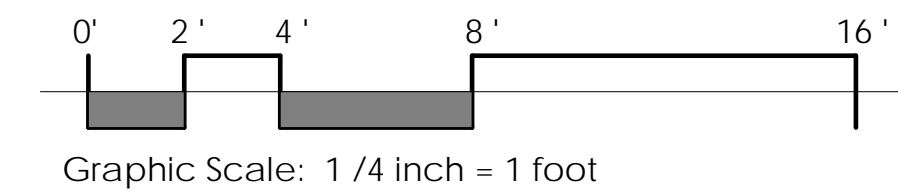
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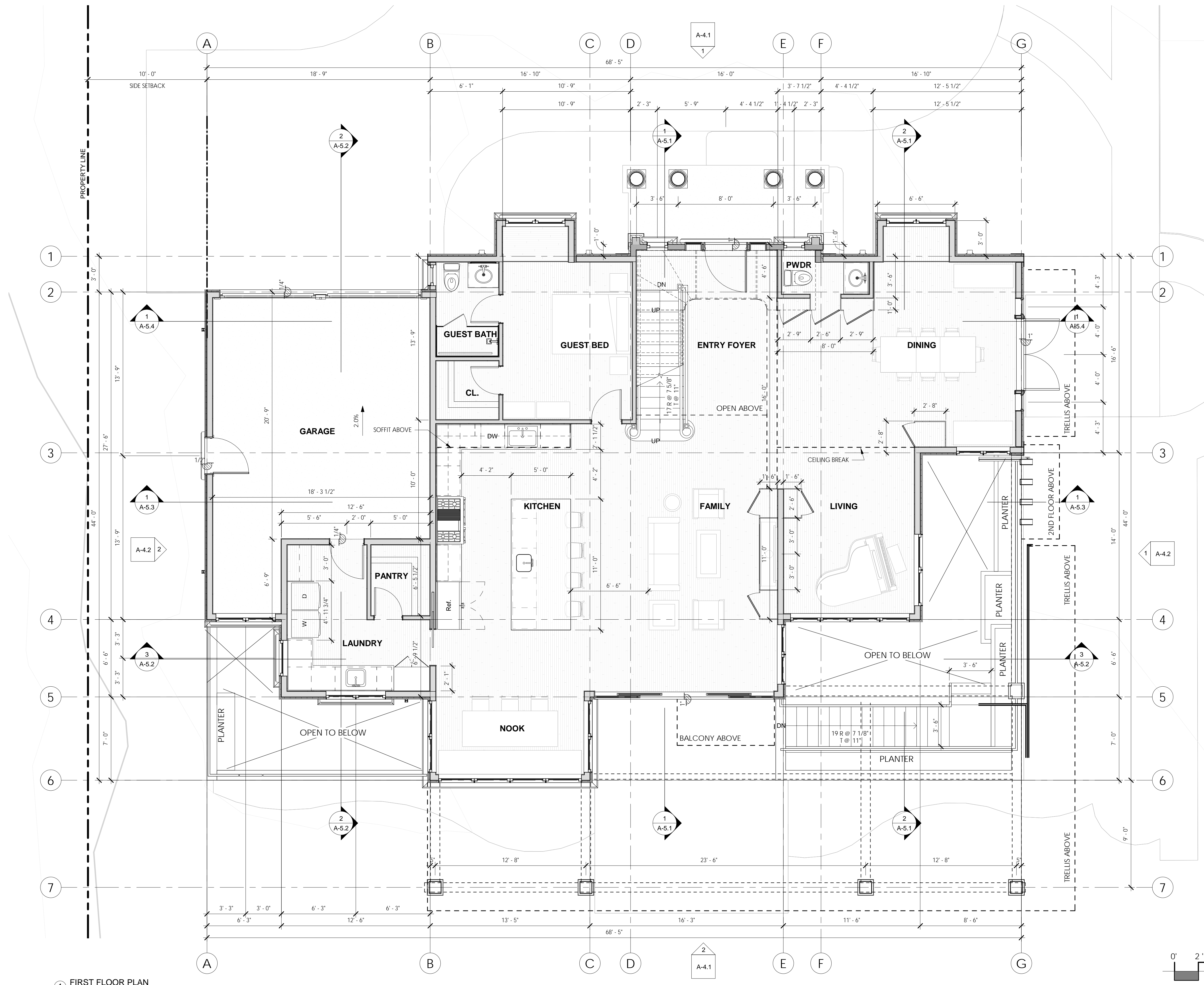
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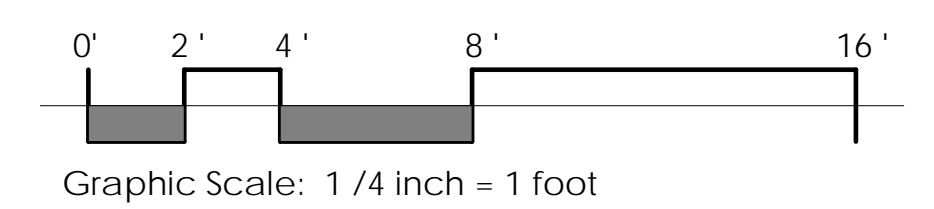
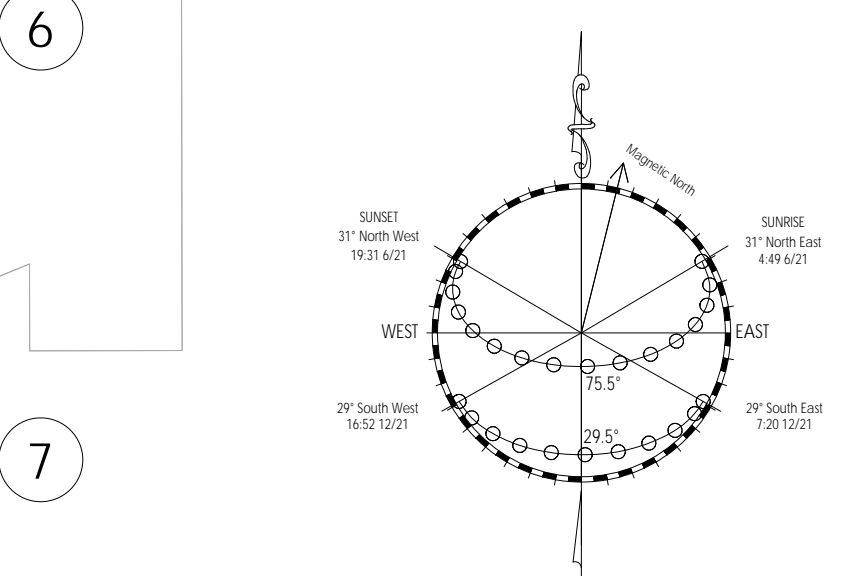
2 BASEMENT PLAN  
1/4" = 1'-0"



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1 FIRST FLOOR PLAN  
1/4" = 1'-0"



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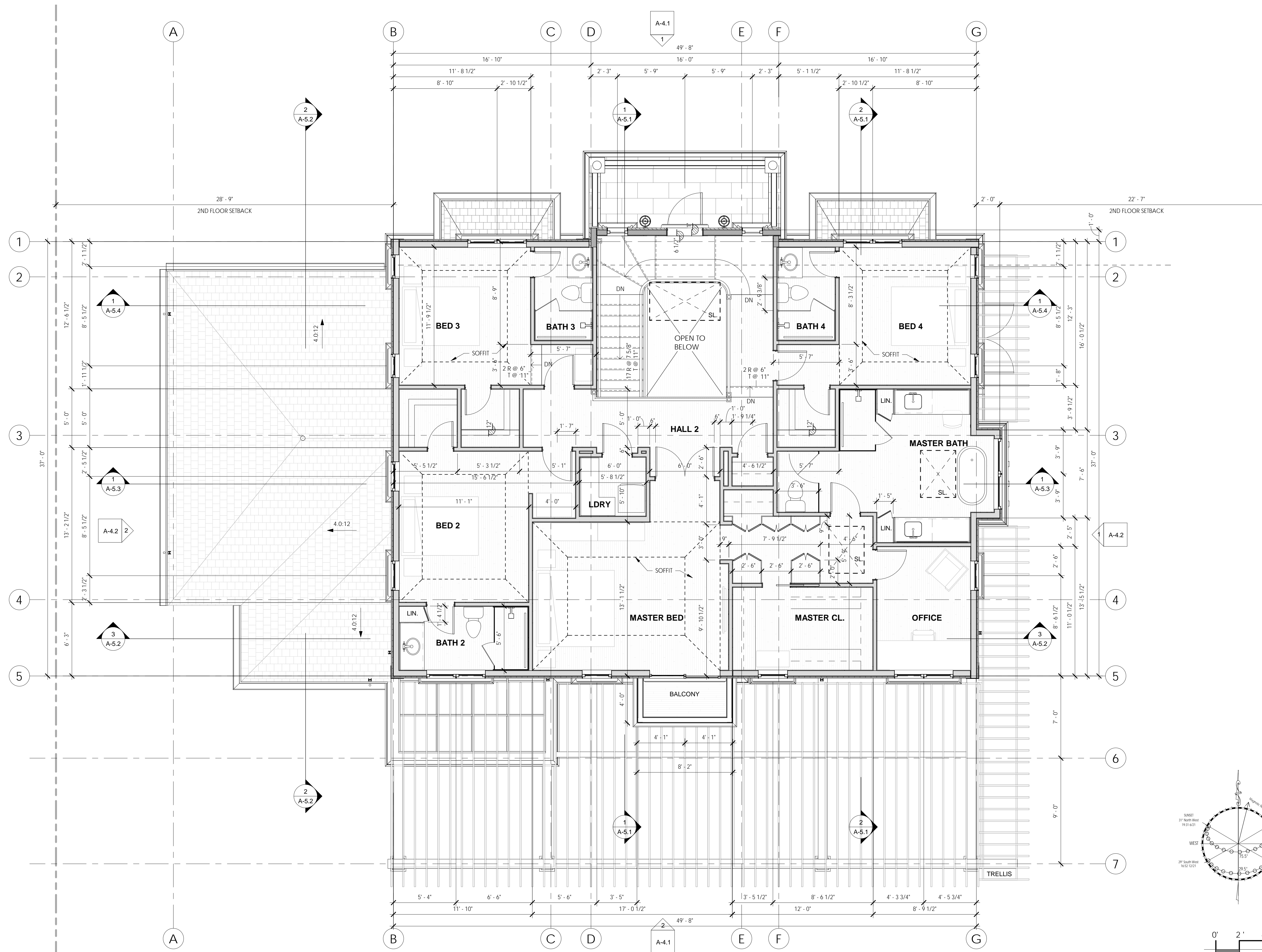
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SHEET TITLE  
FIRST FLOOR PLAN

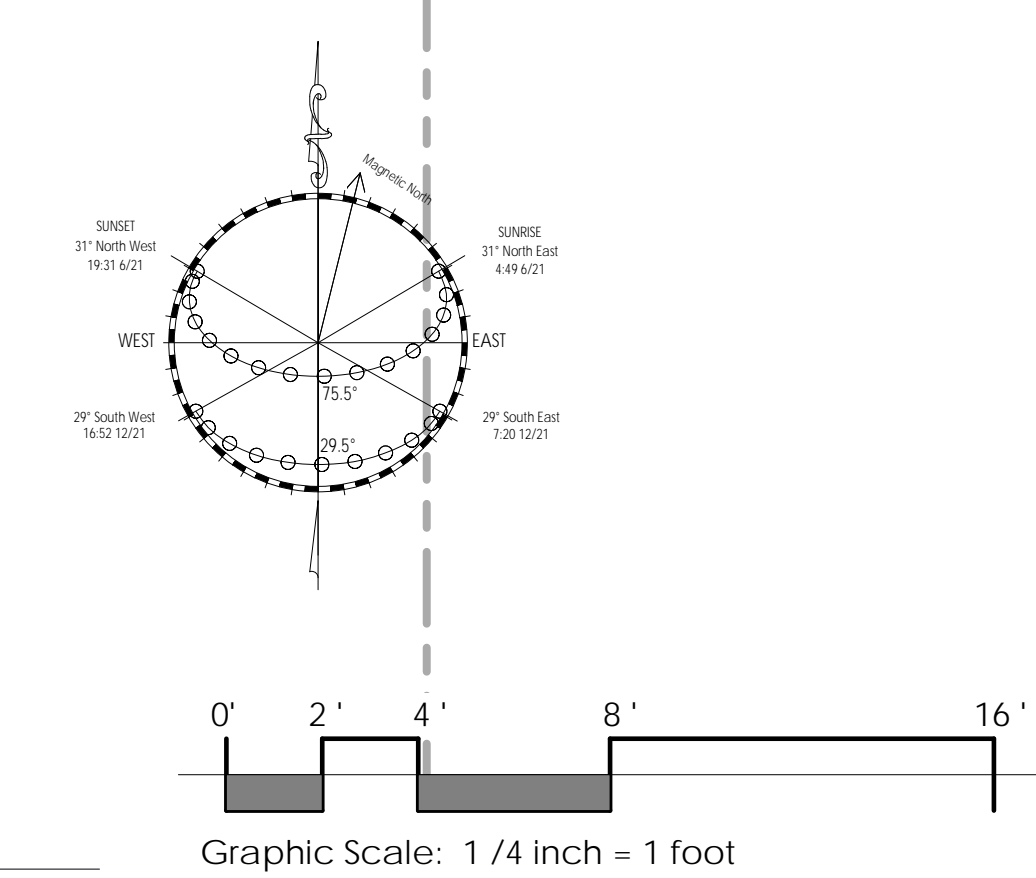
SHEET NUMBER  
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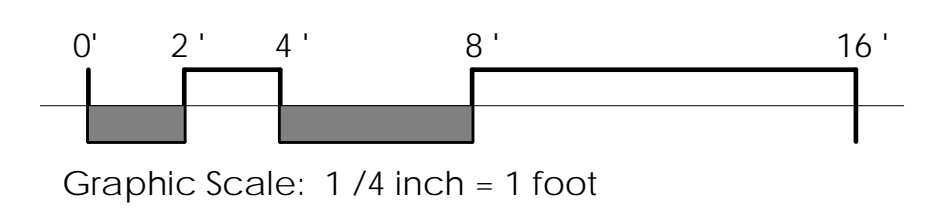
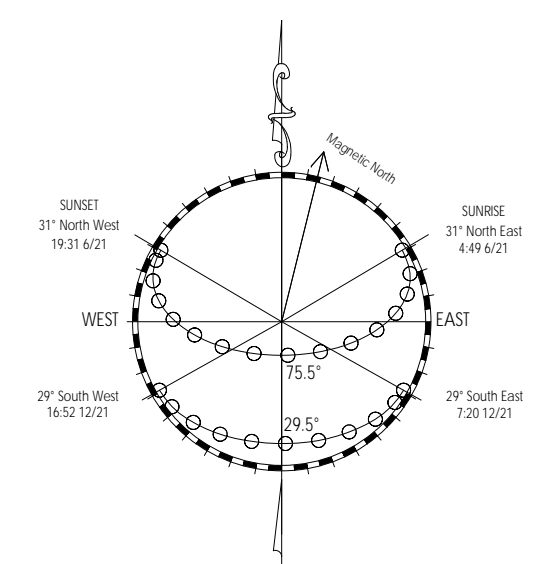
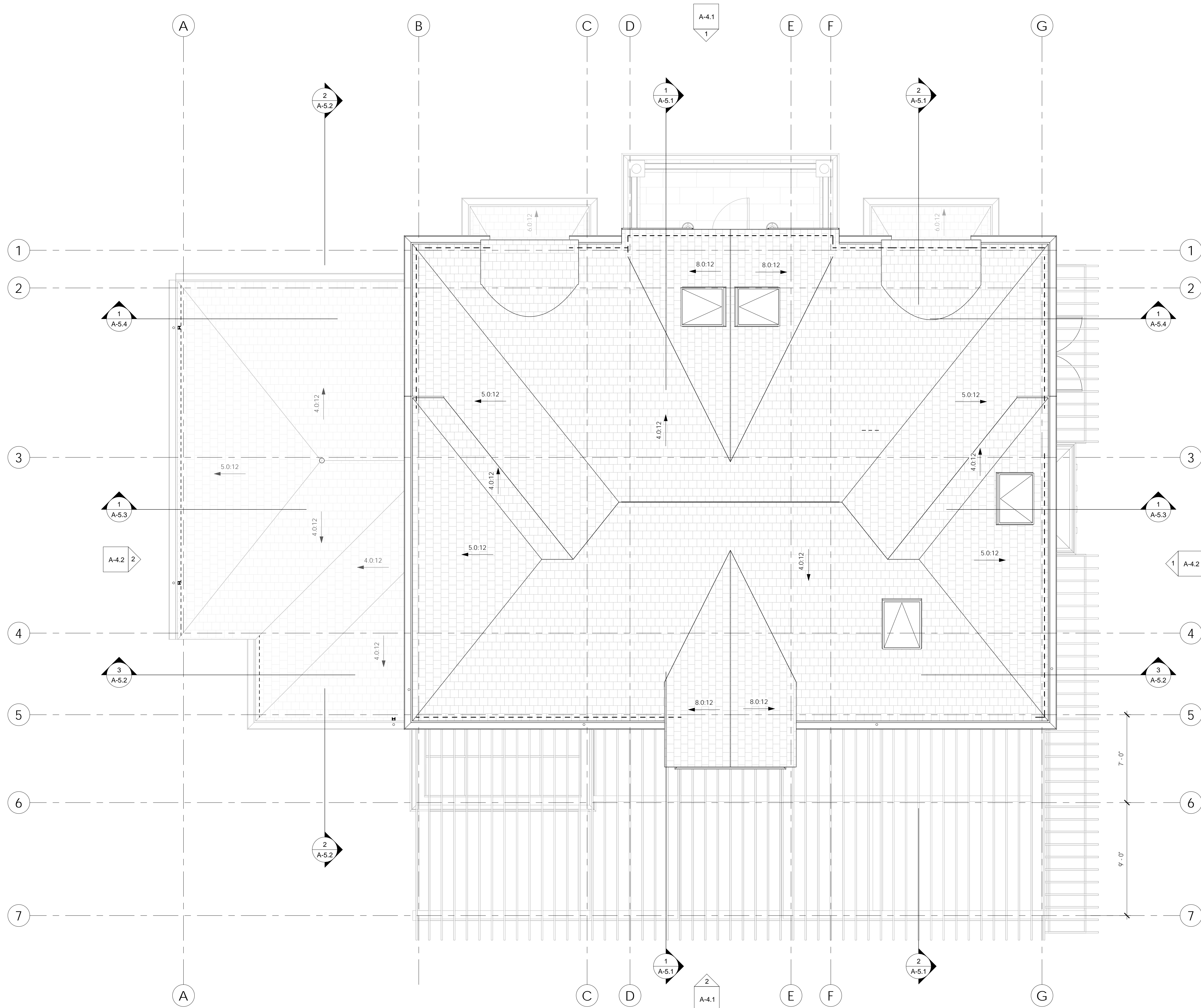




② TOSF 2nd  
1/4" = 1'-0"



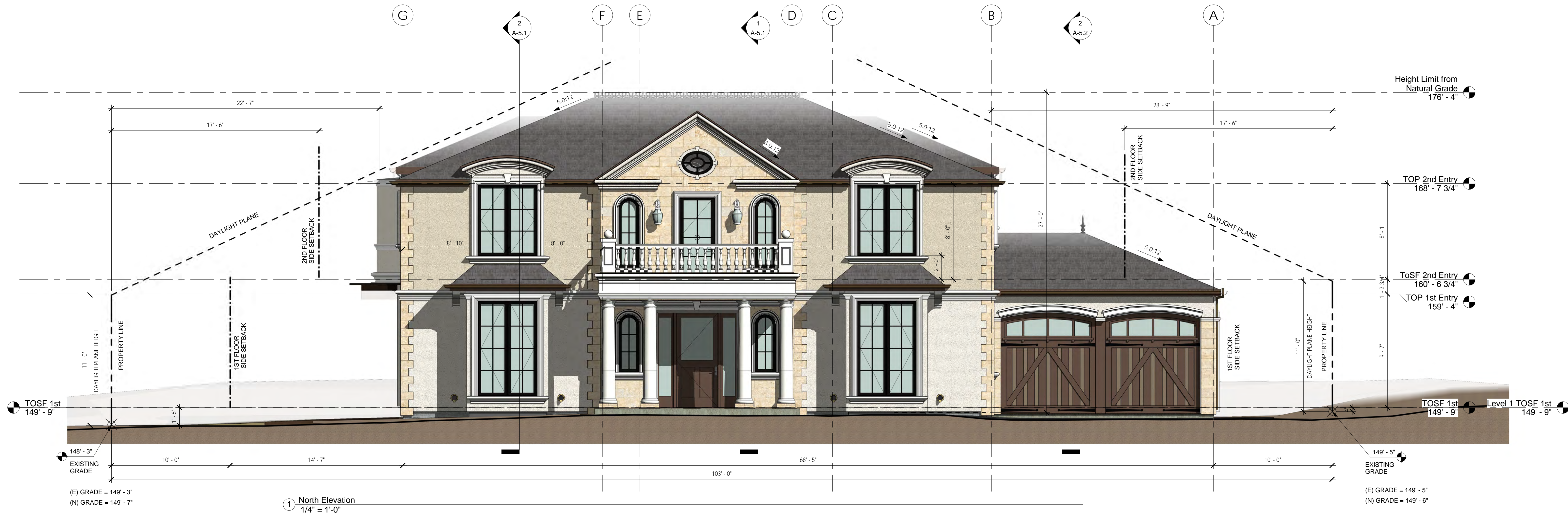
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1 Roof Plan  
1/4" = 1'-0"

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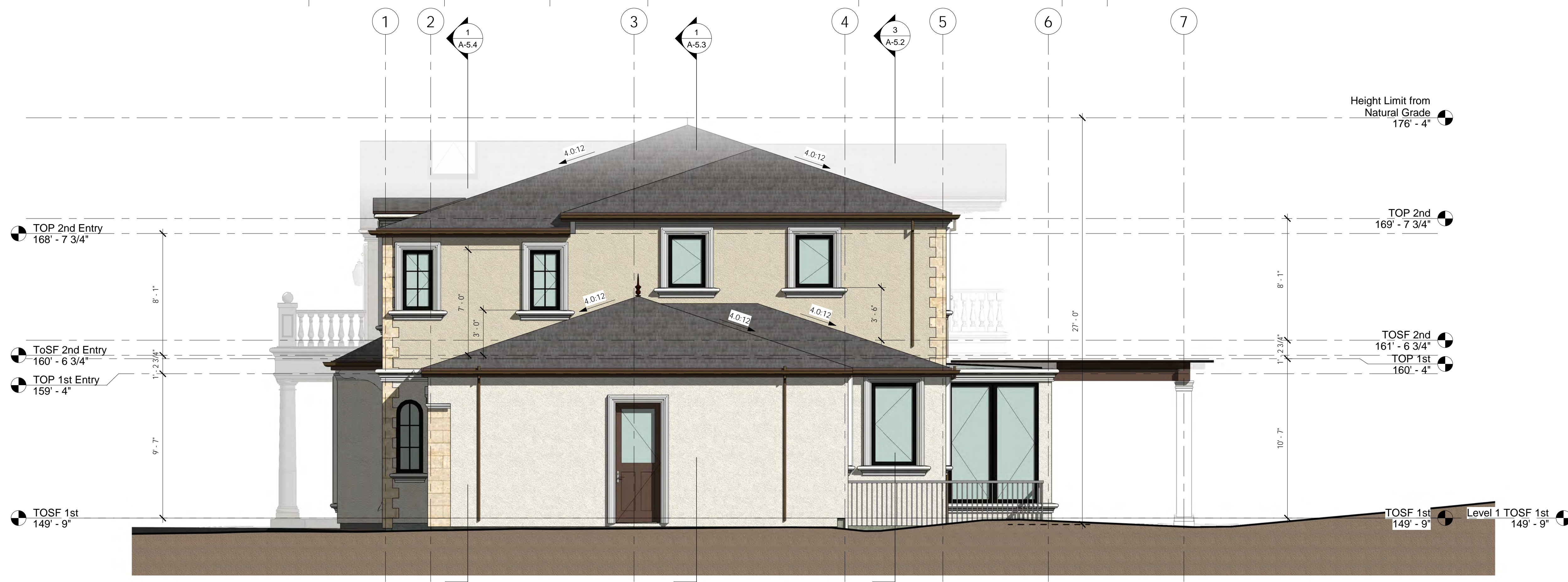




EXTERIOR COLOR/ MATERIAL SCHEDULE					
	MATERIALS / APPLICATION	CODE	COLOR	MANUFACTURER	
ROOF CLASS A ROOFING	SLATE	M1	STORM GREY	AMERICAN SLATE, OR EQ.	
	TPO ROOF	M2	SLATE GREY	GAF, OR EQUAL	
	SOFFIT	M3	PEARLY WHITE - KMW44	KELLY MOORE, OR EQUAL	
WALL	STUCCO - 20/20 SAND FINISH	M4	STONE PILLAR - KMW5-1	KELLY MOORE, OR EQUAL	
	PLASTER	M5	PEARLY WHITE - KMW44	KELLY MOORE, OR EQUAL	
	LIMESTONE VENEER, QUOINS	M6	CREAM	AAA NATURAL STONE OR EQ.	
	TRIM	M7	PEARLY WHITE - KMW44	KELLY MOORE, OR EQUAL	
	WOOD	M8	NATURAL REDWOOD OR CEDER		
	GARAGE DOOR	M9	6' VERT. SIDING FLAT BOARD,	CARRIAGE DOOR, OR EQ.	
	FRENCH DOOR	M10	DARK BRONZE EXTERIOR CLADDING	CORTALIA, OR EQ.	
	WINDOW FRAMES, WOOD INTERIOR, METAL CLAD EXTERIOR	M11	DARK BRONZE EXTERIOR CLADDING	CORTALIA, OR EQ.	
MISC.	DOOR/ WINDOW GLASS	M12	LoE 366	CARDINAL, OR EQUAL	
	DOOR/ WINDOW GLASS	M13	ACID ETCHED, OBSCURE GLASS	CARDINAL, OR EQUAL	
	DOOR/ WINDOW HARDWARE	M14	DARK BRONZE OR EQUAL	LOEWEN, OR EQ.	
	SKYLIGHT W/ CURB	M15	DARK BRONZE OR EQUAL	VELUX OR EQ.	
	RAILING, ROOF CRESTING - WROUGHT IRON	M16	KM4911 DESERT SHADOW	KELLY MOORE, OR EQUAL	
	RAILING - CAST BALUSTERS, COLUMNS, CORNICE TRIM, QUOINS	M17	1W - WHITE LIMESTONE	NAPA VALLEY CAST STONE, OR EQ.	
	EXTERIOR METAL, FASCIAS, COLUMNS, TRELIS BEAMS, GALVANIZED METAL ROUND DOWNSPOUTS, ADDRESS NUMBER, CHIMNEY CAP, MECHANICAL SCREEN	M18	Option 1: Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint; fasteners are stainless steel or welds). Option 2: Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint with colored rust texture (Cardinal BR47, or equal) to achieve brown colored rust patina); fasteners are stainless steel or welds).	KM4911 DESERT SHADOW	LOS GATOS IRON WORKS, OR EQUAL KELLY MOORE, OR EQUAL
	* NOTES: EXACT COLORS TO BE VERIFIED W/ OWNER & ARCHITECT				



① East Elevation  
1/4" = 1'-0"

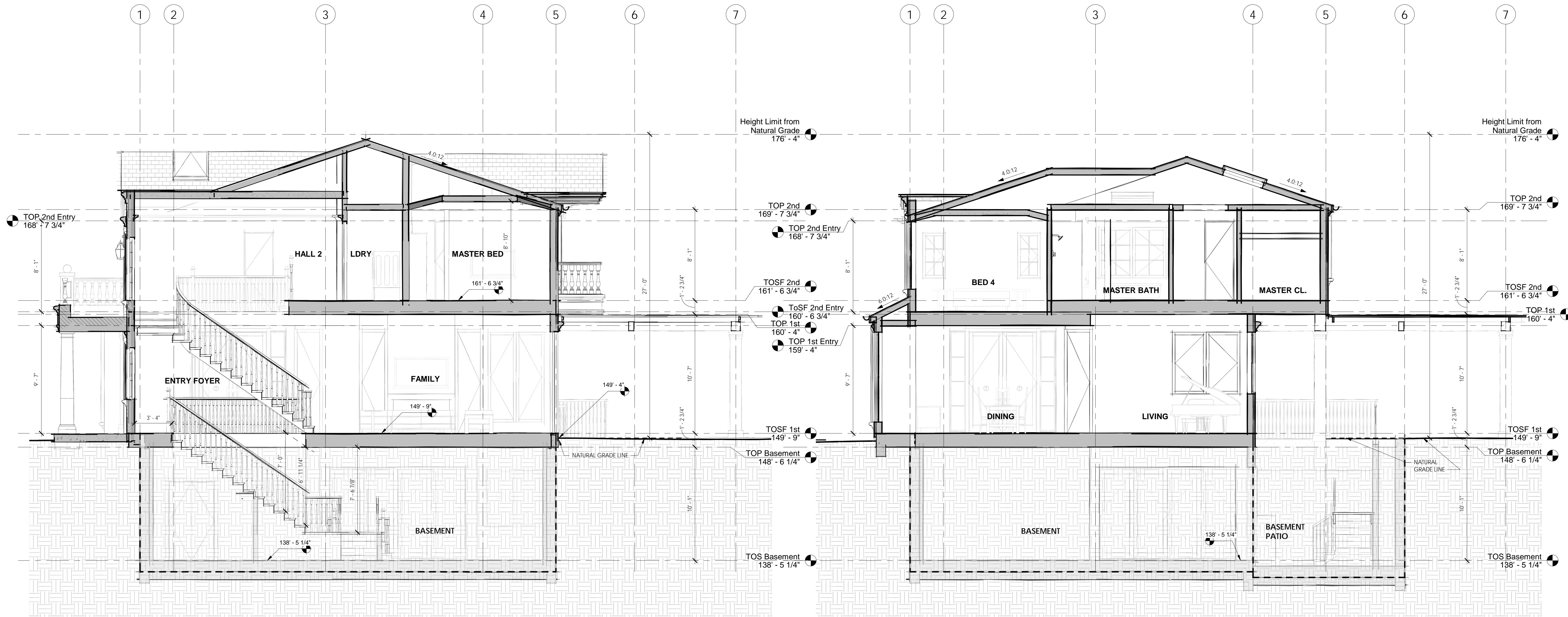


② West Elevation  
1/4" = 1'-0"

EXTERIOR COLOR/ MATERIAL SCHEDULE				
	MATERIALS / APPLICATION	CODE	COLOR	MANUFACTURER
ROOF DASH INCLUDING	SLATE	M1	STORM GREY	AMERICAN SLATE, OR EQ.
	TPO ROOF	M2	SLATE GREY	GAF, OR EQUAL
	SOFFIT	M3	PEARLY WHITE - KMW44	KELLY MOORE, OR EQUAL
WALL	STUCCO - 20/20 SAND FINISH	M4	STONE PILLAR - KMW5-1	KELLY MOORE, OR EQUAL
	PLASTER	M5	PEARLY WHITE - KMW44	KELLY MOORE, OR EQUAL
	LIMESTONE VENEER, QUOINS	M6	CREAM	AAA NATURAL STONE OR EQ.
	TRIM	M7	PEARLY WHITE - KMW44	KELLY MOORE, OR EQUAL
	WOOD	M8	NATURAL REDWOOD OR CEDER	
	GARAGE DOOR	M9	6" VERT. SIDING FLAT BOARD,	CARRAIGE DOOR, OR EQ.
	FRENCH DOOR	M10	DARK BRONZE EXTERIOR CLADDING	CORITALIA, OR EQ.
MISC.	WINDOW FRAMES, WOOD INTERIOR, METAL CLAD EXTERIOR	M11	DARK BRONZE EXTERIOR CLADDING	CORITALIA, OR EQ.
	DOOR/ WINDOW GLASS	M12	10E 366	CARDINAL, OR EQUAL
	DOOR/ WINDOW GLASS	M13	ACID ETCHED, OBSCURE GLASS	CARDINAL, OR EQUAL
	DOOR/ WINDOW HARDWARE	M14	DARK BRONZE OR EQUAL	LOEWEN, OR EQ.
	SKYLIGHT W/ CURB	M15	DARK BRONZE OR EQUAL	VELUX OR EQ.
	RAILING, ROOF CRESTING - WROUGHT IRON	M16	KM4911 DESERT SHADOW	KELLY MOORE, OR EQUAL
	RAILING - CAST BALUSTERS, COLUMNS, CORNICE TRIM, QUOINS	M17	TW - WHITE LIMESTONE	NAPA VALLEY CAST STONE, OR EQ.
	EXTERIOR METAL, FASCIAS, COLUMNS, TRELIS BEAMS, GALVANIZED METAL ROUND DOWNSPOUTS, ADDRESS NUMBER, CHIMNEY CAP, MECHANICAL SCREEN	M18	Option 1: Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint; fasteners are stainless steel or welds). Option 2: Steel sand blasted; Factory spray applied bonding of 3/32" aluminum (aluminized treatment); factory powder coated paint with colored rust texture (Cardinal BR47, or equal) to achieve brown colored rust patina); fasteners are stainless steel or welds). KM4911 DESERT SHADOW	LOS GATOS IRON WORKS, OR EQUAL KELLY MOORE, OR EQUAL

\* NOTES: EXACT COLORS TO BE VERIFIED W/ OWNER & ARCHITECT

7/24/2019 10:50:49 AM



1 SECTION THRU STAIRS  
1/4" = 1'-0"

2 SECTION THRU ENTRY  
1/4" = 1'-0"

7/23/2019 3:02:03 PM

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DATE  
07/23/2019

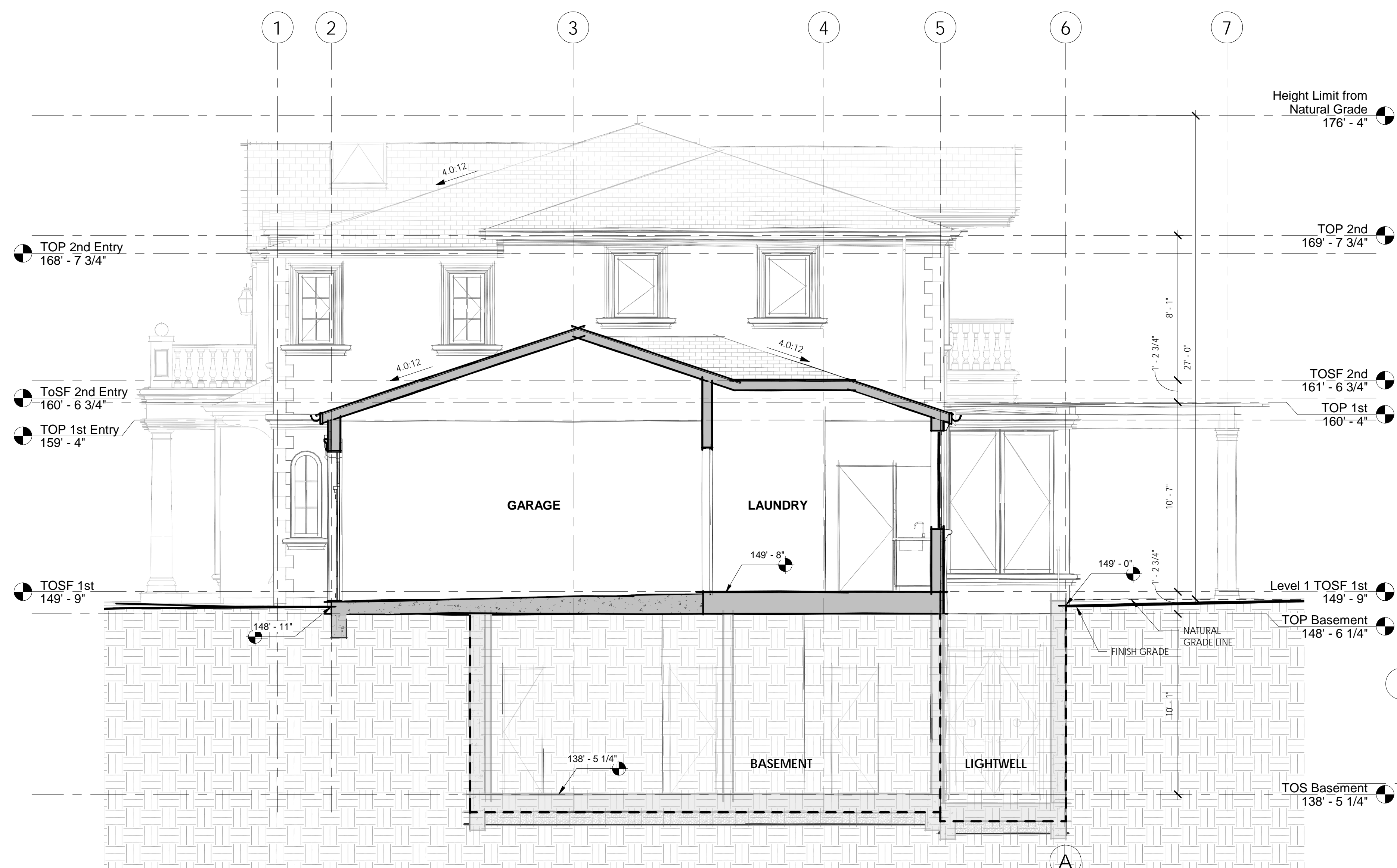
370 YERBA SANTA AVE.  
LOS ALTOS, CALIFORNIA 94022

SHEET TITLE  
SECTIONS 1

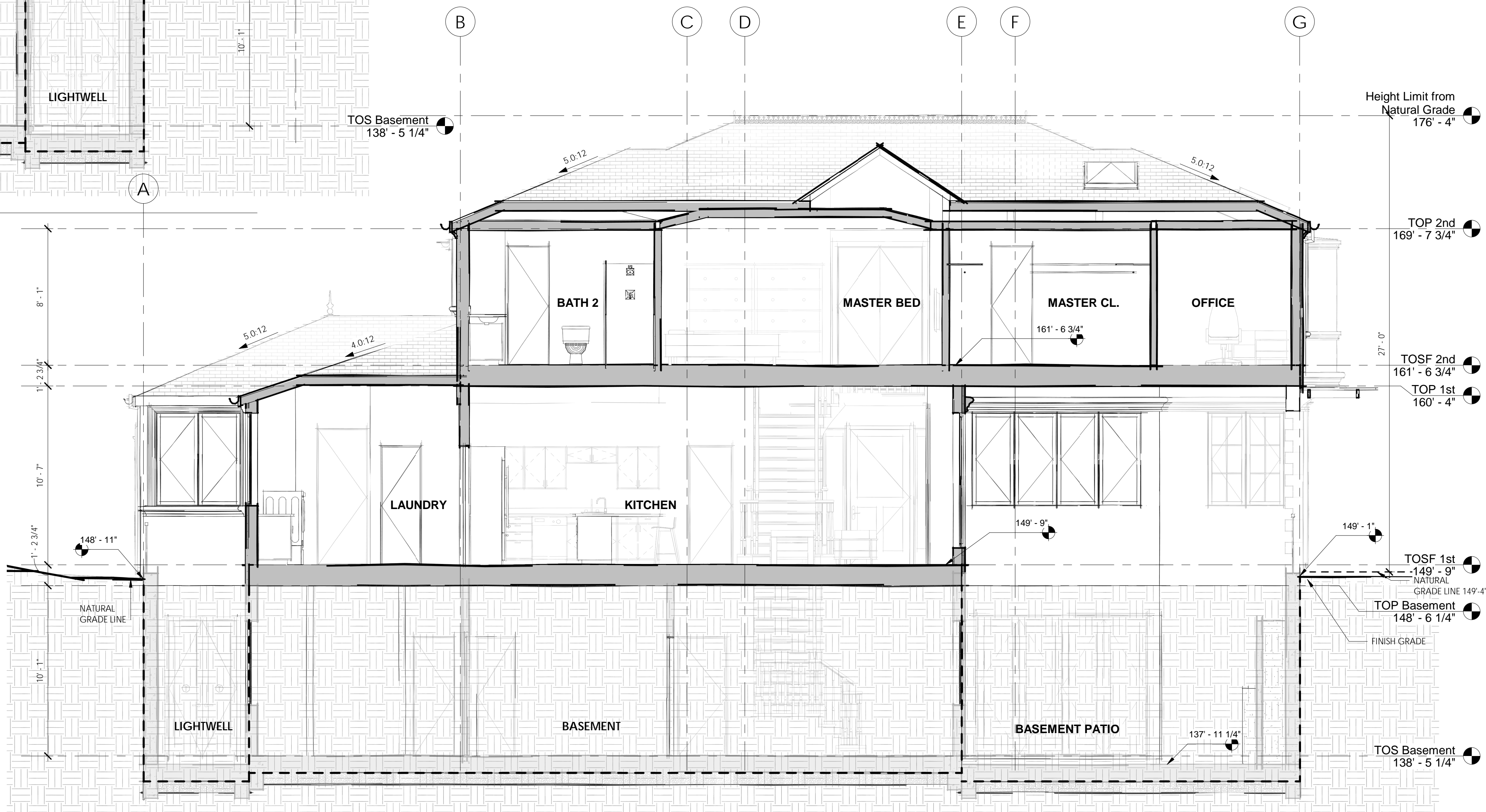
SHEET NUMBER  
A-5.1

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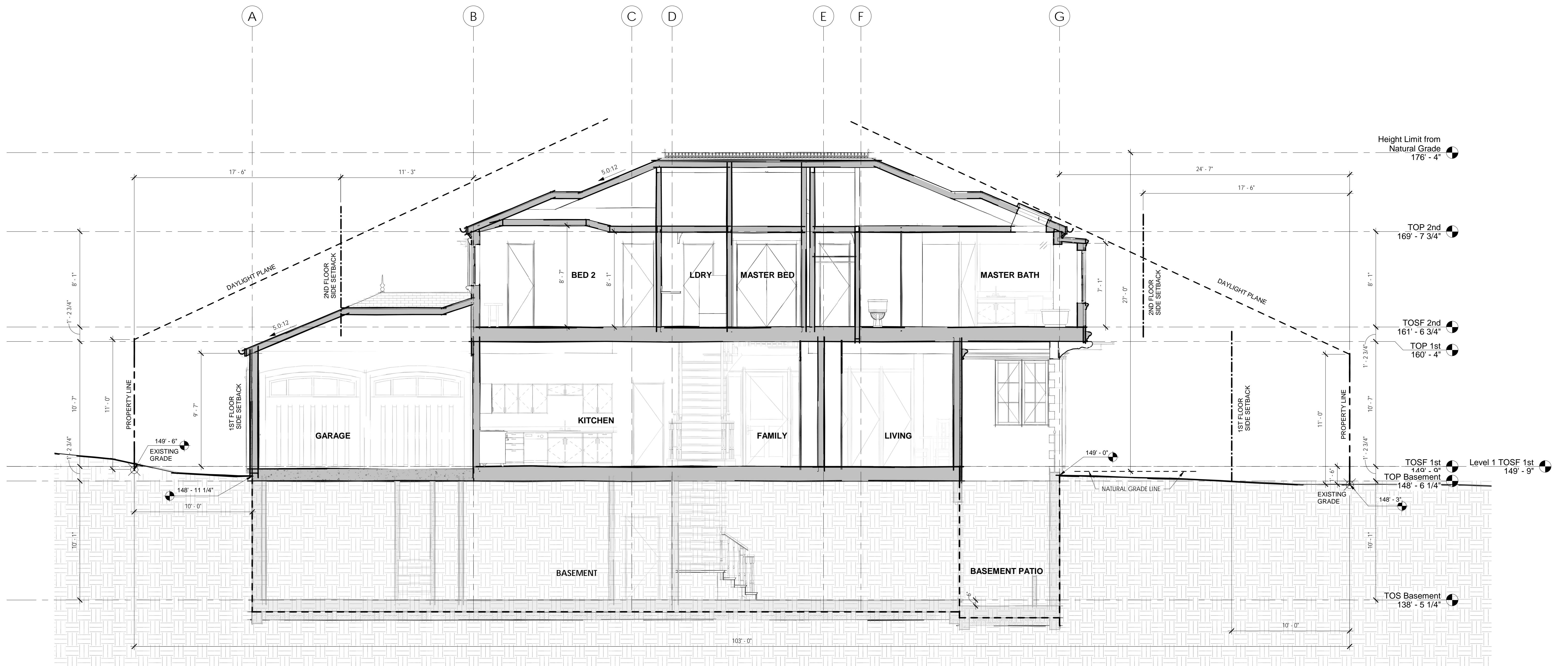


2 SECTION THRU GARAGE  
1/4" = 1'-0"



3 SECTION THRU LIGHTWELLS  
1/4" = 1'-0"

7/23/2019 3:02:20 PM



1 SECTION THRU FAMILY  
1/4" = 1'-0"

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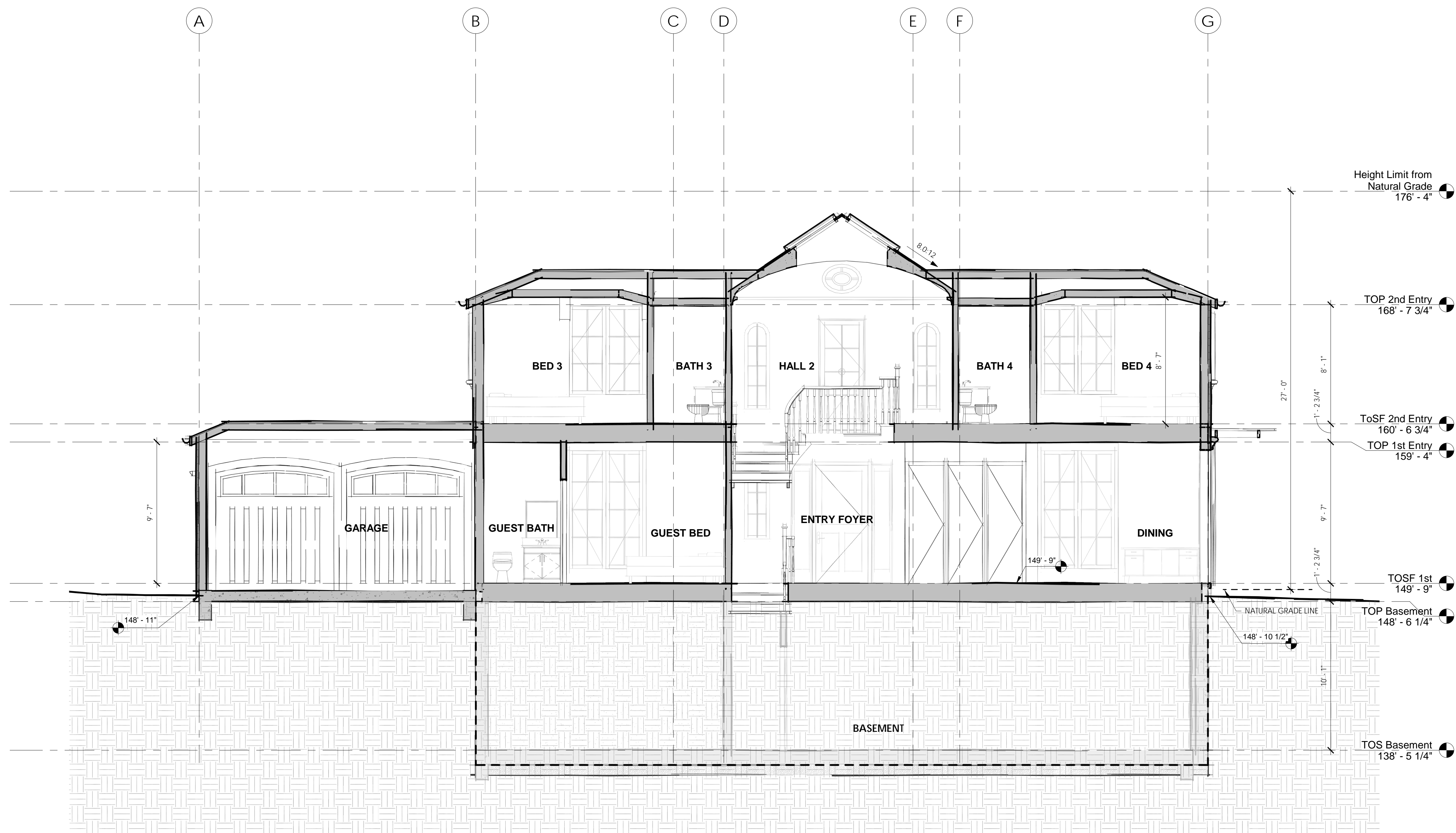
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SHEET TITLE  
SECTIONS 3

SHEET NUMBER  
A-5.3

ENVIRONMENTAL INNOVATIONS IN DESIGN  
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1 SECTION THRU ENTRY 2  
1/4" = 1'-0"

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18. CAST STONE FOR TRIM



14. BREAKFAST NOOK



11. OVAL WINDOW



7. SIDE WING W/ HIPPED ROOF, ARCHED WINDOWS BREAK ROOF EAVES, HORIZONTAL TRIM BAND, DOWNSPOUTS WITH COLLECTORS



3. LIMESTONE BALCONY OVER ENTRANCE & STUCCO SIDING



17. SLATE ROOF WITH SKYLIGHTS



13. BASEMENT PATIO WITH IRON RAILINGS



10. WALL SCONCE



6. RAIN COLLECTOR



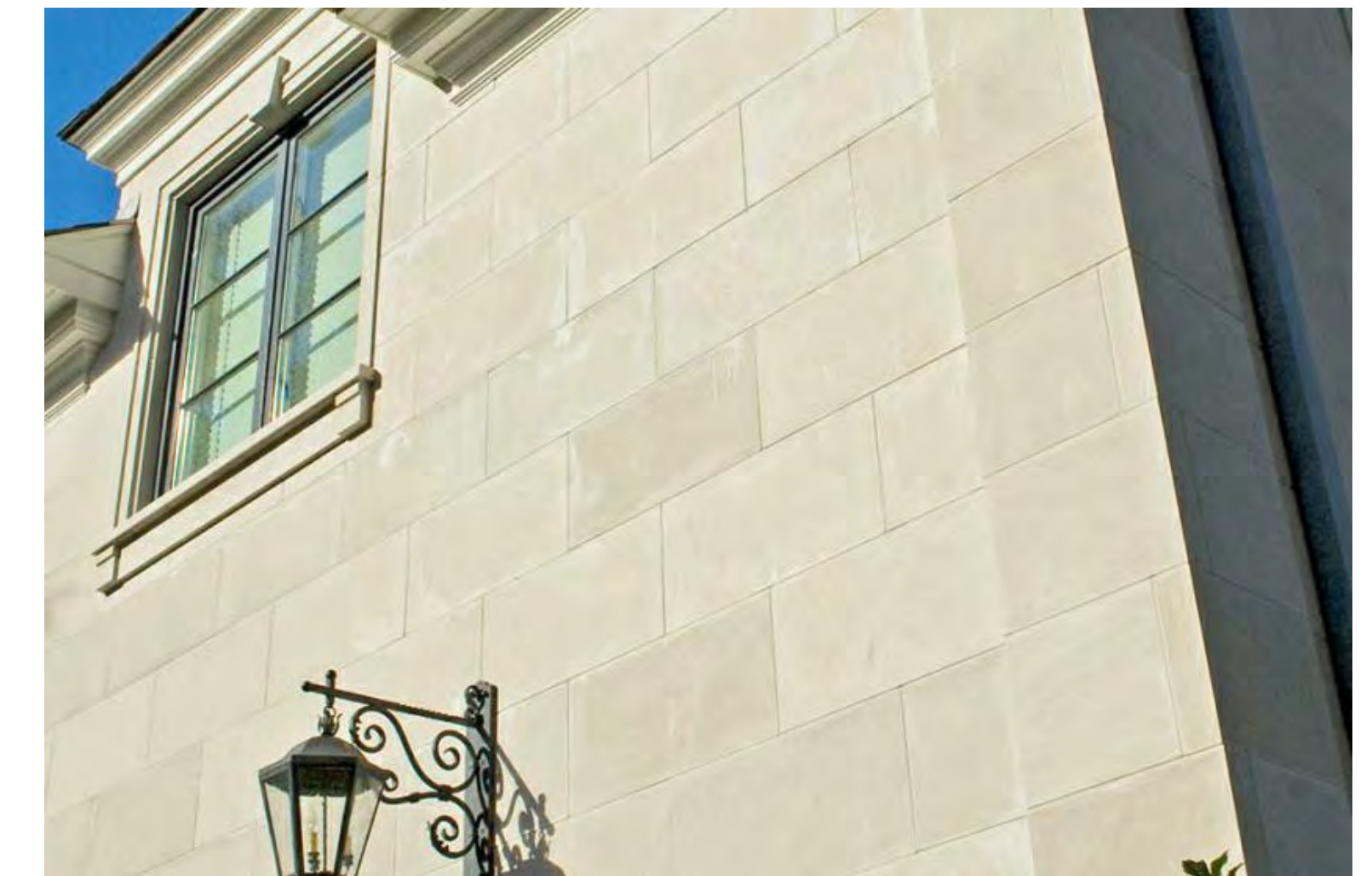
16. BACKYARD TRELLIS AND PATIO, ROUND COLUMNS AT FRONT BALCONY



9. QUOINING ON CORNERS



5. BRASS DRAIN OUTLET



2. NATURAL LIMESTONE VENEER PANEL SIDING



15. SECTIONAL GARAGE DOORS TO LOOK LIKE HINGED DOORS



12. PANEL-FOLD EXTERIOR DOORS



8. ENTRY DOOR, W/ SIDELIGHTS



4. SQUARE COLUMNS AT REAR TRELLIS



1. WINDOWS WITH TRIM

7/23/2019 3:02:56 PM

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SHEET TITLE  
COLORS AND MATERIALS

SHEET NUMBER  
A-6.1

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INTERIOR VIEW OF FRENCH DOOR



EXTERIOR FRENCH DOOR



DARK DIVIDED WINDOW



WINDOW BY COORITALIA,  
WOOD INTERIOR &  
METAL CLAD EXTERIOR



INTERIOR SIDE  
SHOWING HARDWARE

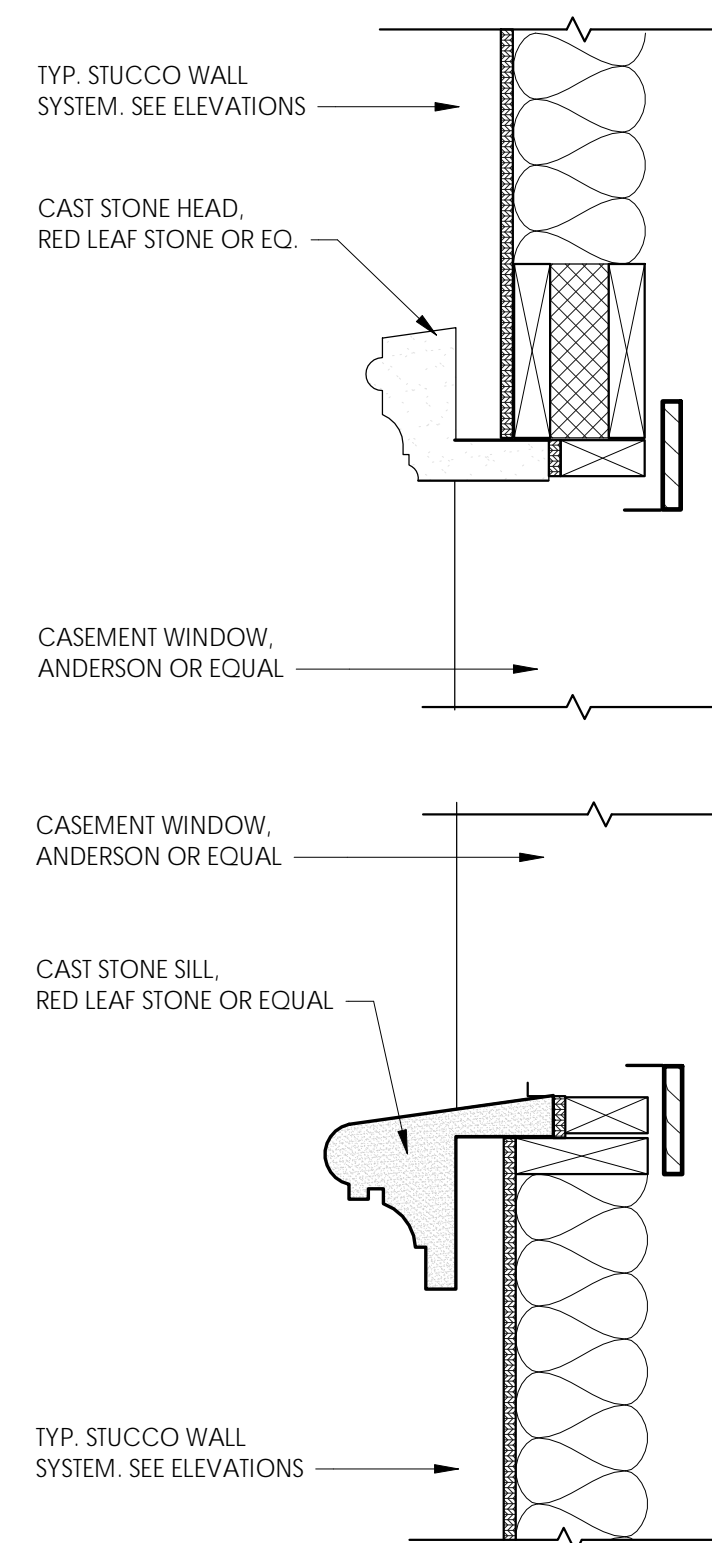


IN SWING CASEMENT

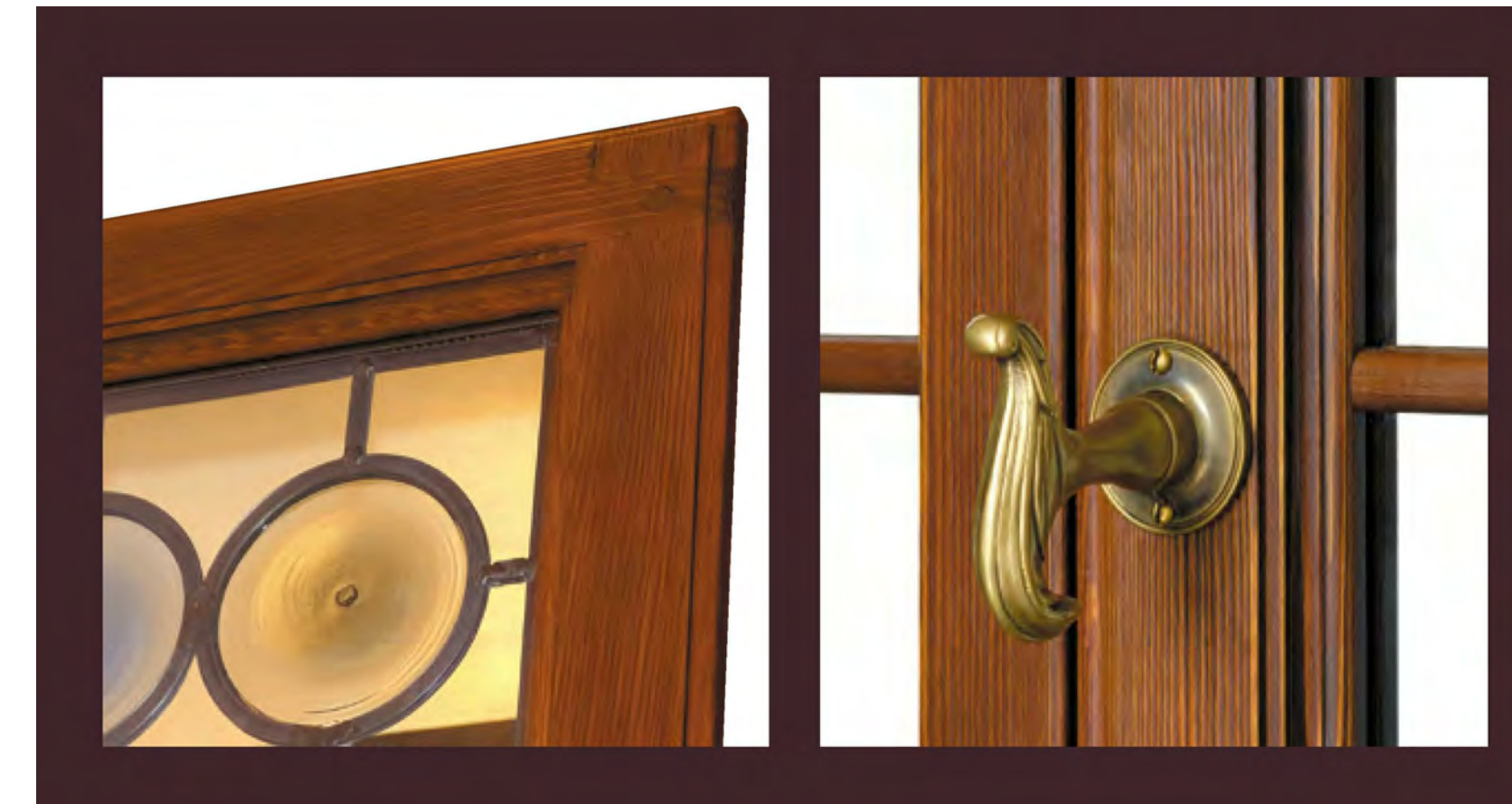


EXTERIOR SIDE

COORITALIA  
www.cooritalia.com



SECTION DETAILS



CLOSE UP OF HANDLE  
AND OBSCURE WINDOW



TOP VIEW OF CASEMENT  
COMING TOGETHER

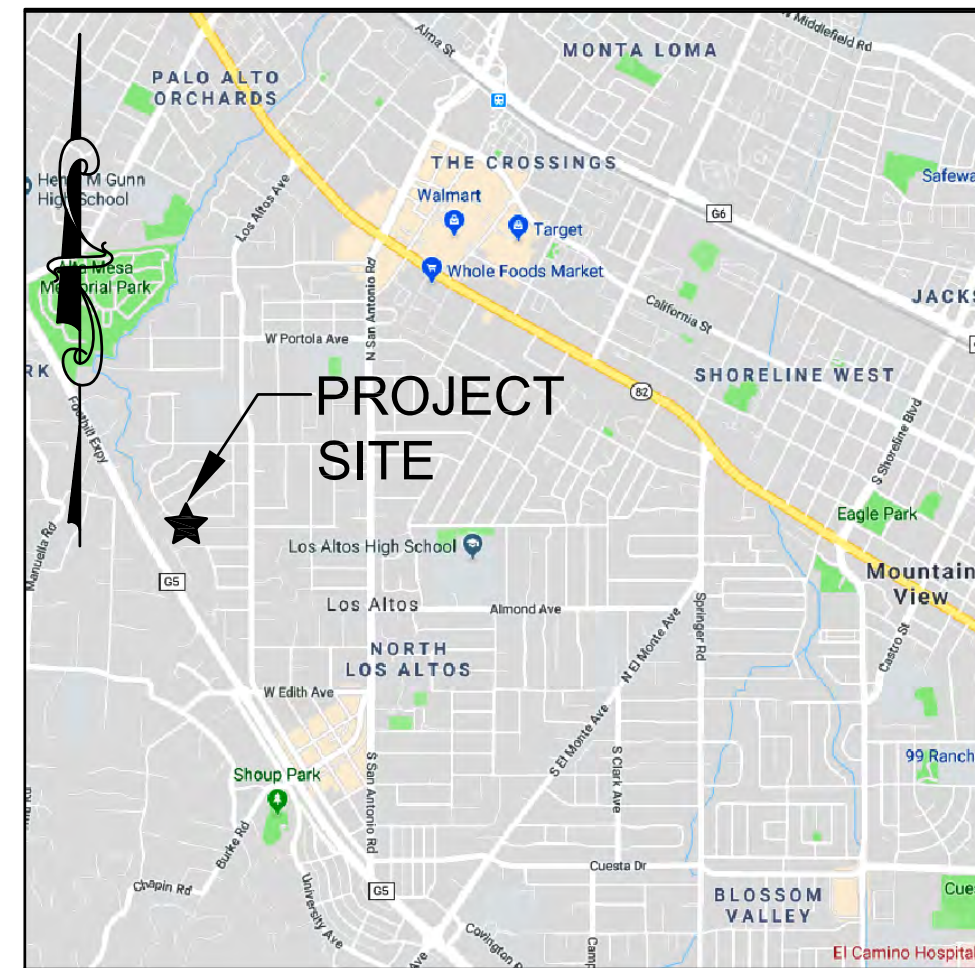


WINDOW BY COORITALIA,  
WOOD INTERIOR &  
METAL CLAD EXTERIOR

DOUBLE CASEMENT WINDOWS

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**VICINITY MAP**

N.T.S.

# NEW RESIDENCE

## 370 YERBA SANTA AVENUE

### LOS ALTOS, CA 94022



**LOCATION MAP**

N.T.S.

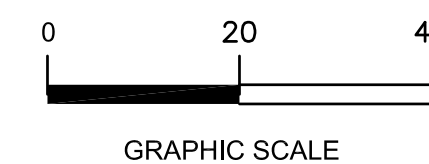
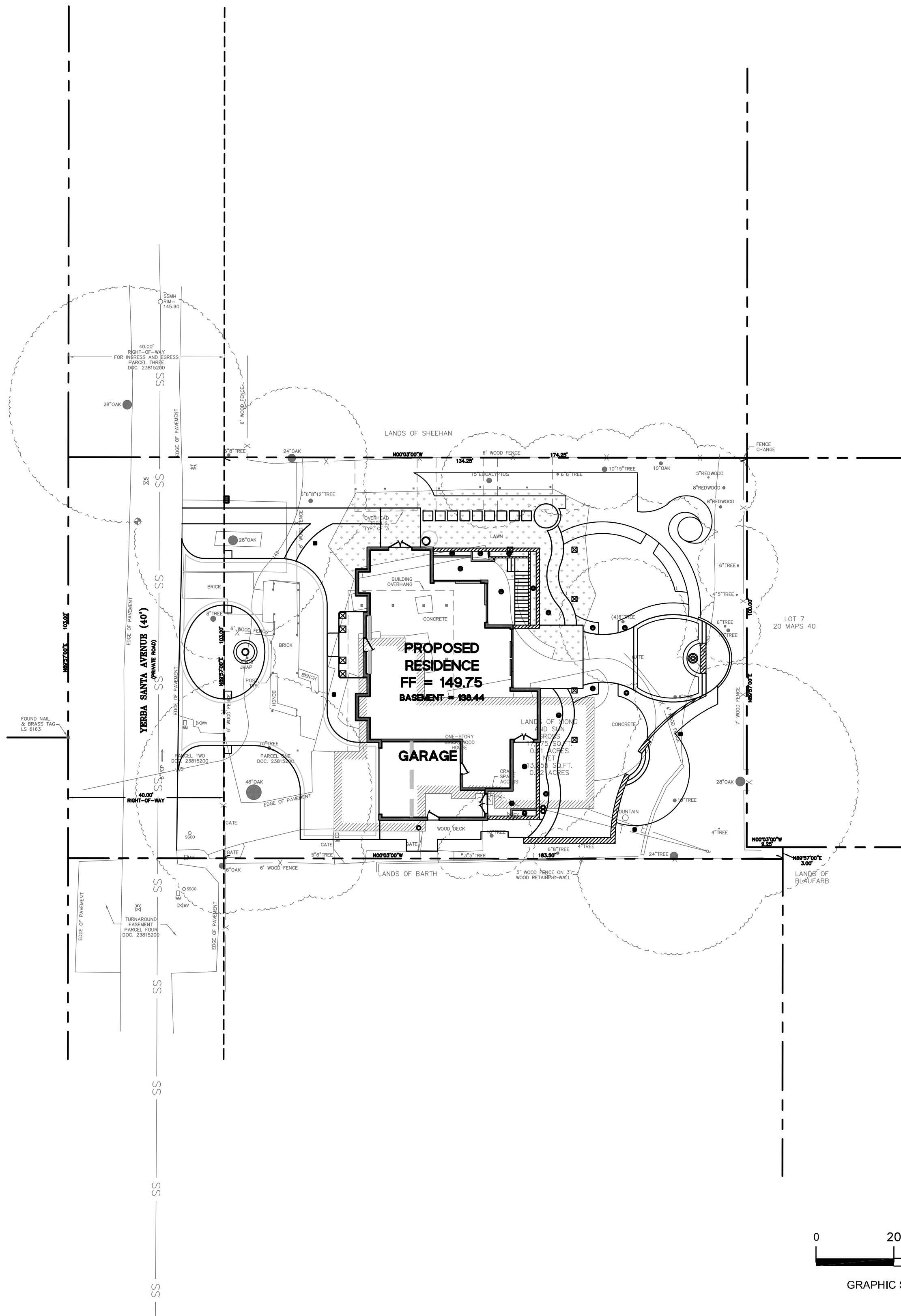
**ABBREVIATIONS**

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PDC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

**EARTHWORK QUANTITIES**

CUT	1,150 C.Y.
FILL	300 C.Y.
TOTAL TO BE MOVED	1,450 C.Y.
BALANCE	850 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



EXISTING		PROPOSED		LEGEND:	
SS	—	SS	—	SS	SANITARY SEWER
SD	—	SD	—	SD	STORM DRAIN
	---		---		STORM SUB-DRAIN (PERFORATED PIPE)
	---		---		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	—	FM	—	FM	FORCE MAIN
FW	—	FW	—	FW	FIRE WATER LINE
W	—	W	—	W	DOMESTIC WATER SERVICE
IRR	—	IRR	—	IRR	IRRIGATION SERVICE
G	—	G	—	G	NATURAL GAS
E	—	E	—	E	ELECTRIC
JT	—	JT	—	JT	JOINT TRENCH
X	—	X	—	X	FENCE
	○		○		CLEAN OUT
	⊙		⊙		DOUBLE DETECTOR CHECK VALVE
	⊙		⊙		POST INDICATOR VALVE
	⊙		⊙		VALVE
	⊙		⊙		METER BOX
	⊙		⊙		STREET LIGHT
	⊙		⊙		AREA DRAIN
	⊙		⊙		CATCH BASIN
	⊙		⊙		FIRE HYDRANT
	⊙		⊙		FIRE DEPARTMENT CONNECTION
	⊙		⊙		BENCHMARK
	⊙		⊙		MANHOLE
	⊙		⊙		SIGN
	⊙		⊙		DOWNSPOUT
	⊙		⊙		SPLASH BLOCK
	⊙		⊙		CONTOURS
	⊙		⊙		PROPERTY LINE
	⊙		⊙		SETBACK
	⊙		⊙		GRASS SWALE
	⊙		⊙		RETAINING WALL/ BUILDING STEMWALL
	⊙		⊙		(E) TREE TO BE REMOVED

**SHEET INDEX**

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN

**PRECISION ENGINEERING AND CONSTRUCTION, INC.**  
 901 Walpole Street  
 Belmont, CA 94002  
 T: 650.236.8640  
 F: 650.637.1099  
 Travis@Precision-EC.com

REVISIONS: DATE:



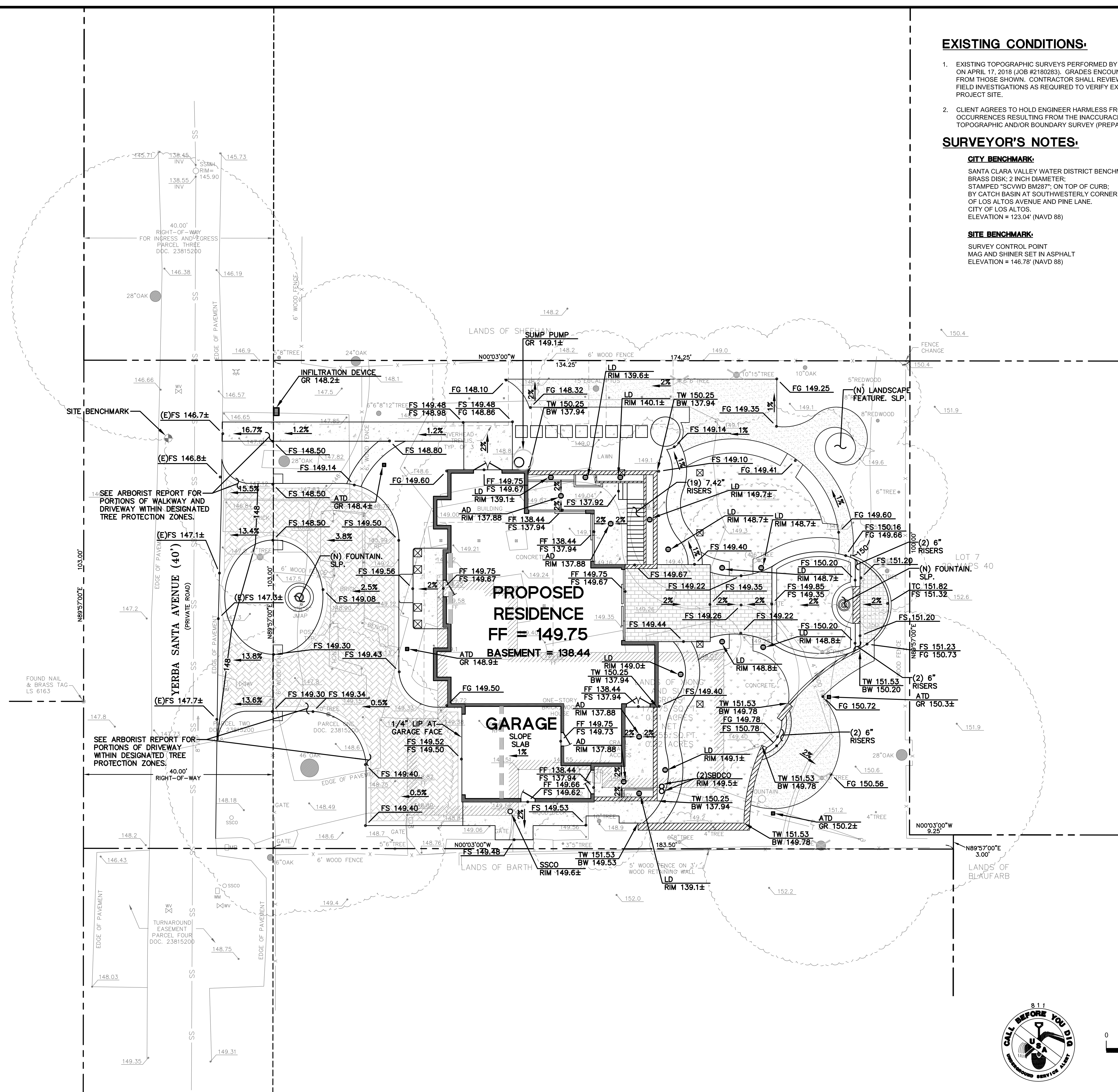
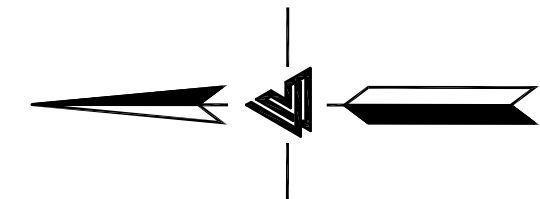
**TITLE SHEET**  
**NEW RESIDENCE**  
**370 YERBA SANTA AVENUE**  
**LOS ALTOS, CA 94022**

Date: **05/15/2019**  
 Scale: **AS SHOWN**  
 Design: **AJP**  
 Check: **TRL**  
 Drawing Number: **C-0**  
 PEC Job No.: **PEC 18-138**



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DRAWING NAME: GRADING PLAN  
 PROJECT NUMBER: 18-138  
 DATE: 05/15/2019  
 DESIGNED BY: AJP  
 CHECKED BY: TRL  
 DRAWING NUMBER: C-2  
 PROJECT LOCATION: 370 YERBA SANTA AVENUE, LOS ALTOS, CA 94022



**EXISTING CONDITIONS:**

- EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY LEA & BRAZE ENGINEERING ON APRIL 17, 2018 (JOB #2180283). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
- CLIENT AGREES TO HOLD ENGINEER HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE CLIENT SUPPLIED TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

**SURVEYOR'S NOTES:**

**CITY BENCHMARK:**  
 SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 287  
 BRASS DISK, 2 INCH DIAMETER  
 STAMPED "SCVWD BM287"; ON TOP OF CURB;  
 BY CATCH BASIN AT SOUTHWESTERLY CORNER  
 OF LOS ALTOS AVENUE AND PINE LANE.  
 CITY OF LOS ALTOS.  
 ELEVATION = 123.04' (NAVD 88)

**SITE BENCHMARK:**  
 SURVEY CONTROL POINT  
 MAG AND SHINER SET IN ASPHALT  
 ELEVATION = 146.78' (NAVD 88)

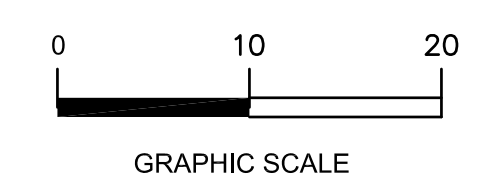
PRECISION ENGINEERING  
 AND  
 CONSTRUCTION, INC.  
 901 Walformire Street  
 Belmont, CA 94002  
 T: 650.296.8640  
 F: 650.637.1059  
 Travis@Precision-EC.com

DATE:	
REVISIONS:	

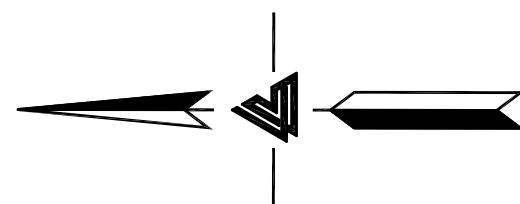


**GRADING PLAN**  
**NEW RESIDENCE**  
**370 YERBA SANTA AVENUE**  
**LOS ALTOS, CA 94022**

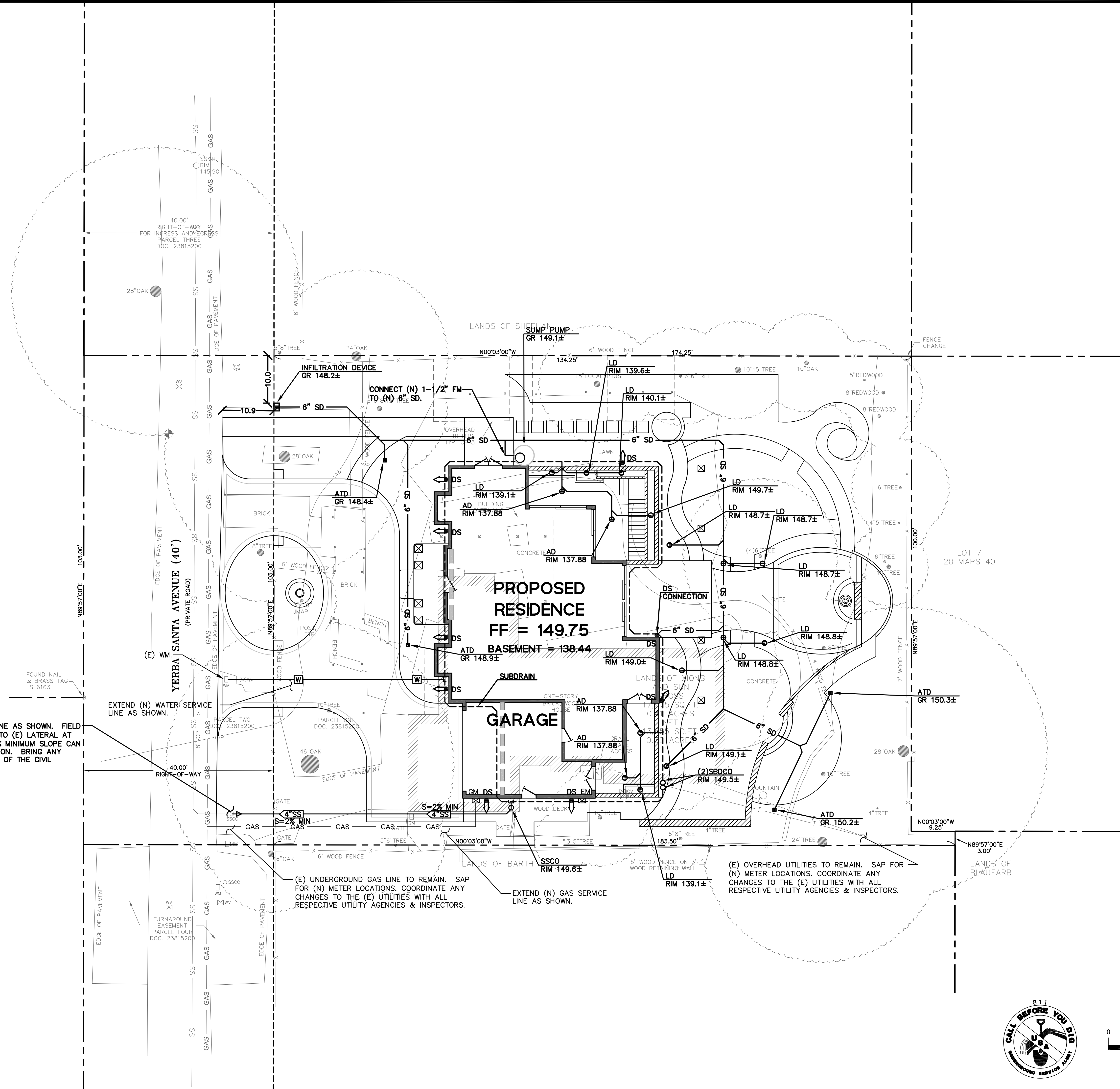
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Design:	AJP
Check:	TRL
Drawing Number:	C-2
PEC Job No.:	PEC 18-138



DATE: 05/15/2019  
SCALE: 1" = 10'  
DESIGN: AJP  
CHECK: TRL  
DRAWING NUMBER: C-3  
PEC JOB NO.: PEC 18-138

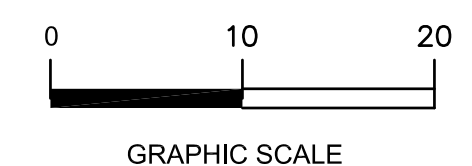


CONTRACTOR TO INSTALL 4" SS LINE AS SHOWN. FIELD LOCATE, POTHOLE, AND CONNECT TO (E) LATERAL AT (E) SSCO AND ENSURE THAT A 2% MINIMUM SLOPE CAN BE ACHIEVED PRIOR TO INSTALLATION. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.



(E) UNDERGROUND GAS LINE TO REMAIN. SAP FOR (N) METER LOCATIONS. COORDINATE ANY CHANGES TO THE (E) UTILITIES WITH ALL RESPECTIVE UTILITY AGENCIES & INSPECTORS.

(E) OVERHEAD UTILITIES TO REMAIN. SAP FOR (N) METER LOCATIONS. COORDINATE ANY CHANGES TO THE (E) UTILITIES WITH ALL RESPECTIVE UTILITY AGENCIES & INSPECTORS.



# UTILITY PLAN

## NEW RESIDENCE

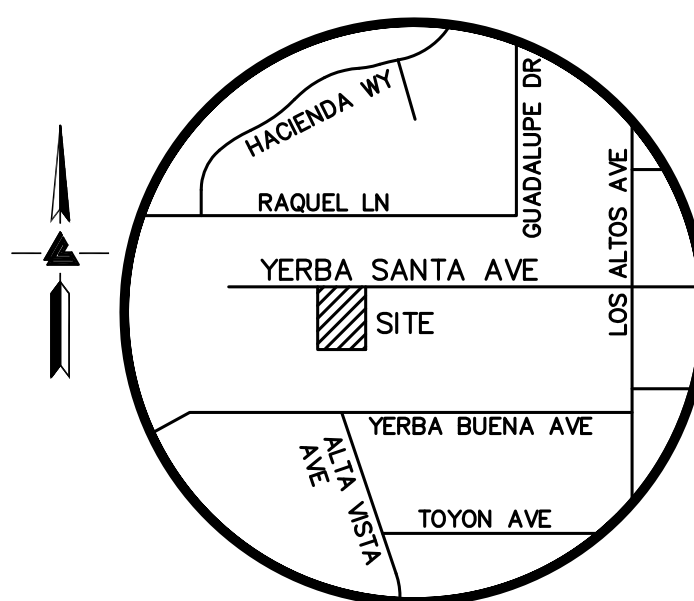
### 370 YERBA SANTA AVENUE

#### LOS ALTOS, CA 94022

Date: 05/15/2019  
Scale: 1" = 10'  
Design: AJP  
Check: TRL  
Drawing Number: C-3  
PEC Job No.: PEC 18-138



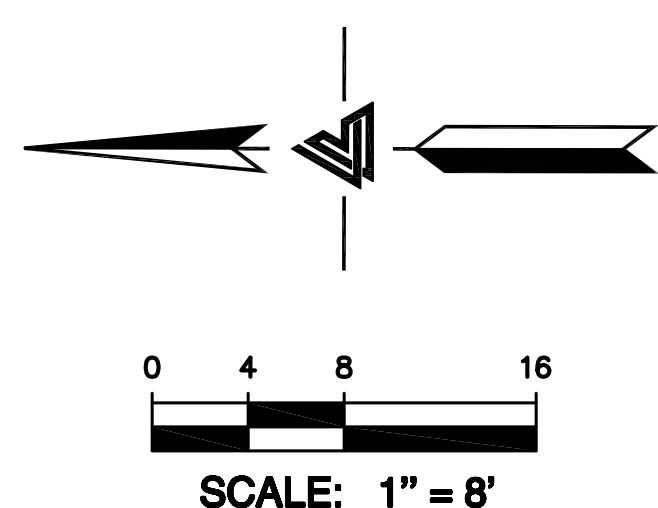
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901 Walformire Street  
Belmont, CA 94002  
T: 650.296.8640  
F: 650.637.1059  
Travis@Precision-EC.com



VICINITY MAP  
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- E ELECTRICAL OVERHEAD LINE
- ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- X FENCE LINE
- SS SANITARY SEWER LINE
- T TELEPHONE OVERHEAD LINE
- FF FINISH FLOOR
- INV INVERT
- RP ROOF PEAK
- EM ELECTRICAL METER
- Fire Hydrant Symbol FIRE HYDRANT
- GM GAS METER
- ICV IRRIGATION CONTROL VALVE
- JMAP JAPANESE MAPLE
- Joint Pole Symbol JOINT POLE
- MB MAILBOX
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- Wood Post Symbol WOOD POST
- Benchmark Symbol BENCHMARK
- Spotgrade Symbol SPOTGRADE
- XXX.XX SPOTGRADE
- Asphalt Pattern ASPHALT
- Brick Pattern BRICK
- Concrete Pattern CONCRETE
- Lawn Pattern LAWN
- Wood Pattern WOOD
- Tree Symbol TREE: TYPE AND SIZE AS NOTED
- DRIPLINE



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.  
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.  
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

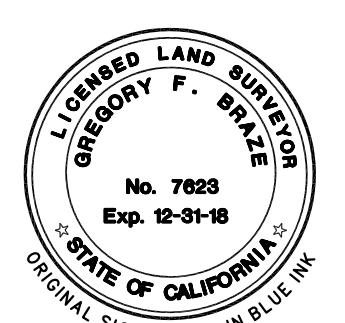
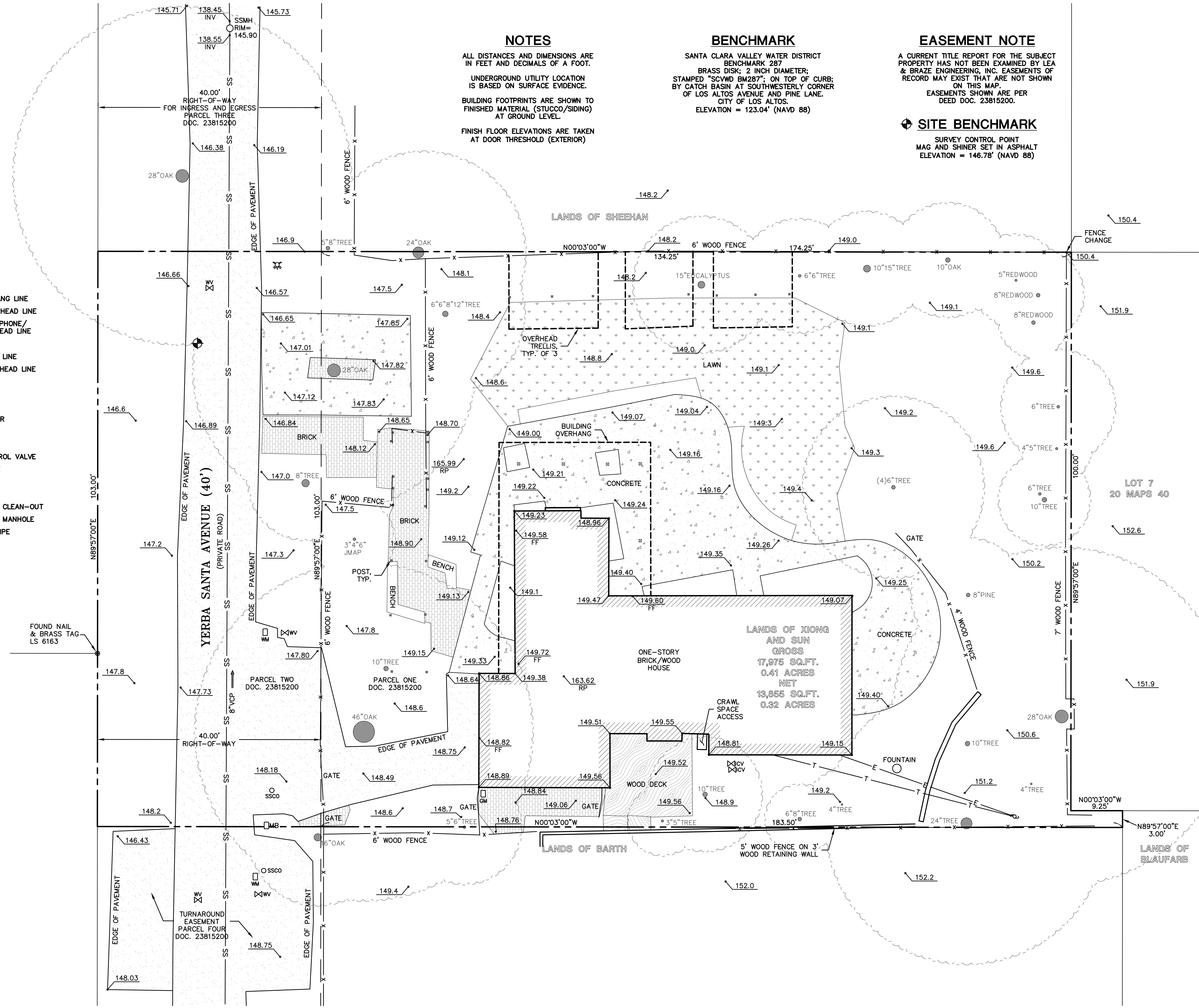
SANTA CLARA VALLEY WATER DISTRICT  
 BENCHMARK 287  
 BRASS DISK; 2 INCH DIAMETER;  
 STAMPED "SCVWD BM287"; ON TOP OF CURB;  
 BY CATCH BASIN AT SOUTHWESTERLY CORNER  
 OF LOS ALTOS AVENUE AND PINE LANE.  
 CITY OF LOS ALTOS.  
 ELEVATION = 123.04' (NAVD 88)

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.  
 EASEMENTS SHOWN ARE PER DEED DOC. 23815200.

◆ SITE BENCHMARK

SURVEY CONTROL POINT  
 MAG AND SHINER SET IN ASPHALT  
 ELEVATION = 146.78' (NAVD 88)



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 BAY AREA REGION  
 2495 INDUSTRIAL PKWY WEST  
 HAYWARD, CALIFORNIA 94545  
 (P) (510) 887-4086  
 (F) (510) 887-3019  
 WWW.LEA-BRAZE.COM

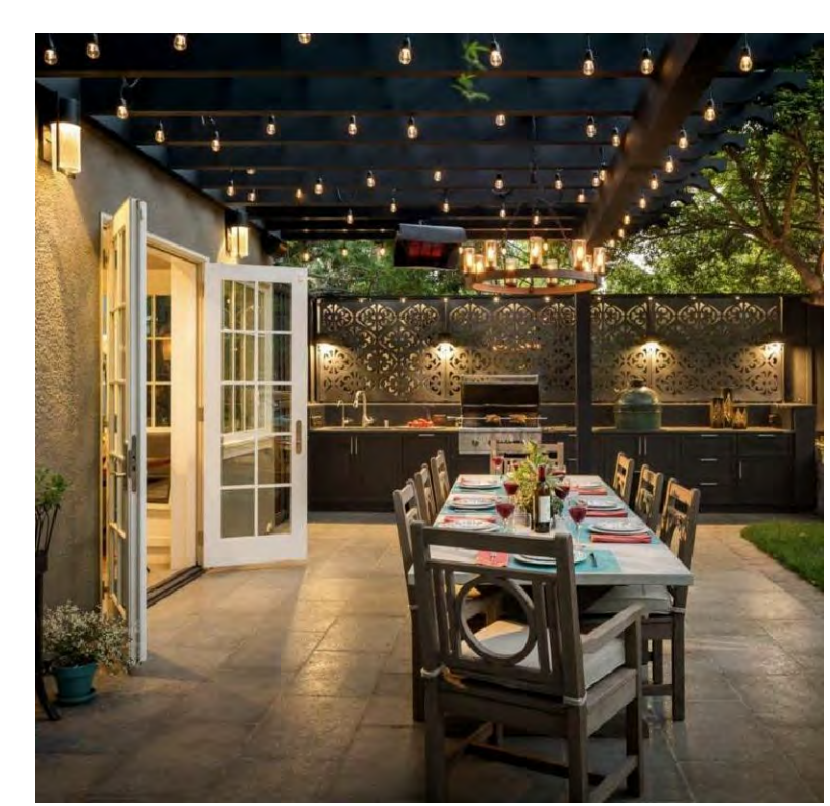
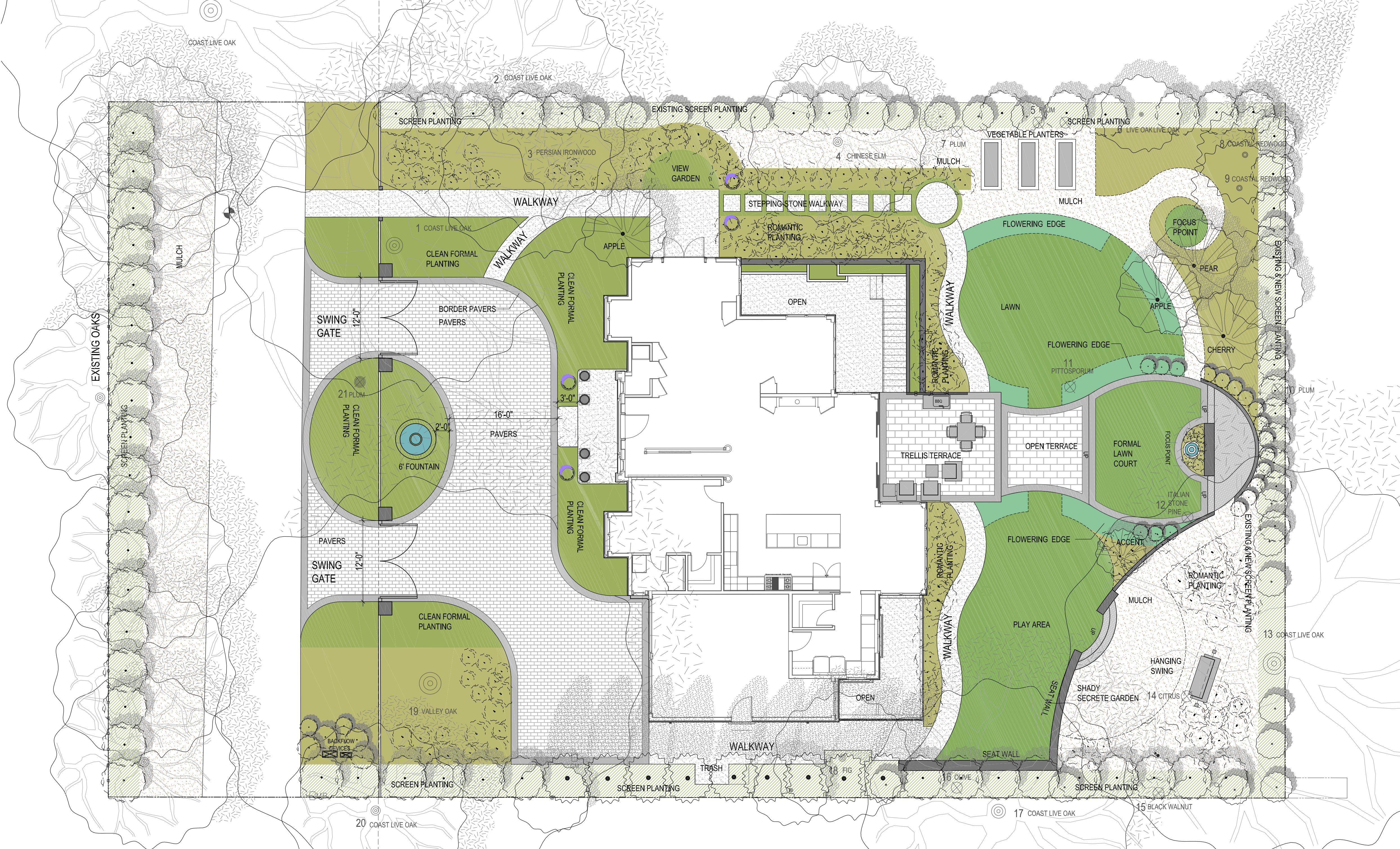
370 YERBA SANTA AVENUE  
 LOS ALTOS, CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO: 2180283  
 DATE: 4-17-18  
 SCALE: 1" = 8'  
 FIELD BY: BW  
 DRAWN BY: JN  
 SHEET NO:





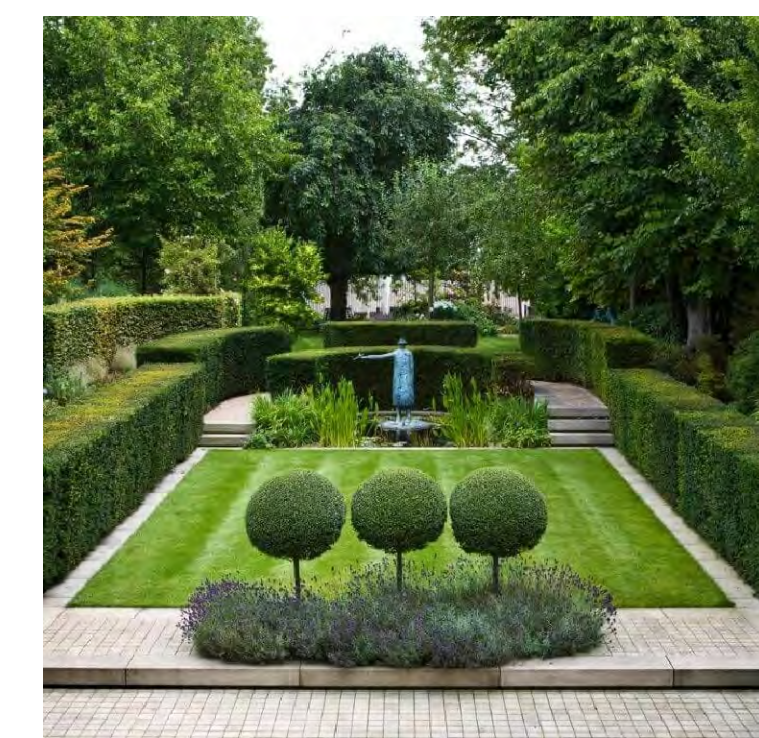
COVERED TERRACE



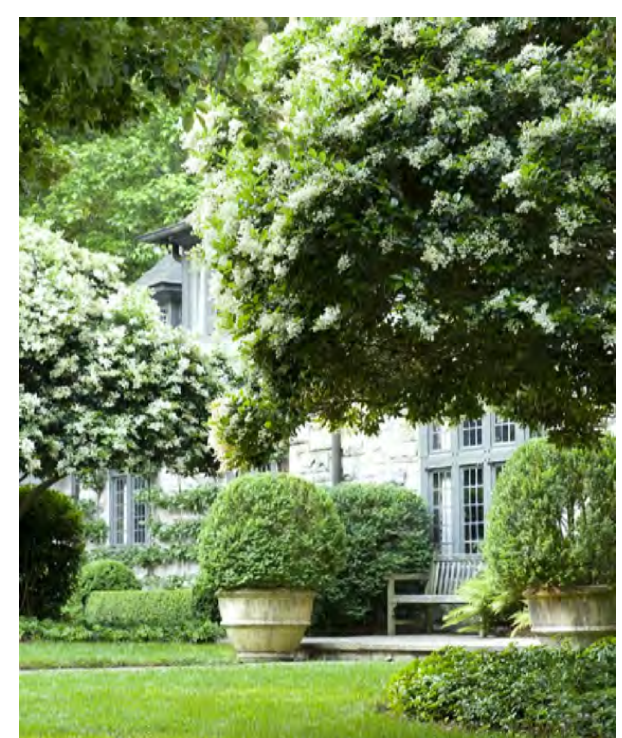
VIEW OF FOCUS POINT



HANGING SWING



FORMAL LAWN COUT-FOCUS POINT



ROMANTIC PLANTING



PAVERS



SWING GATE



TERRACE-SEATWALLS

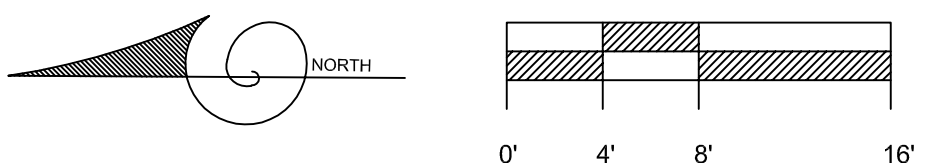


WALKWAY



CLEAN-FORMAL PLANTING

LANDSCAPE CONCEPT

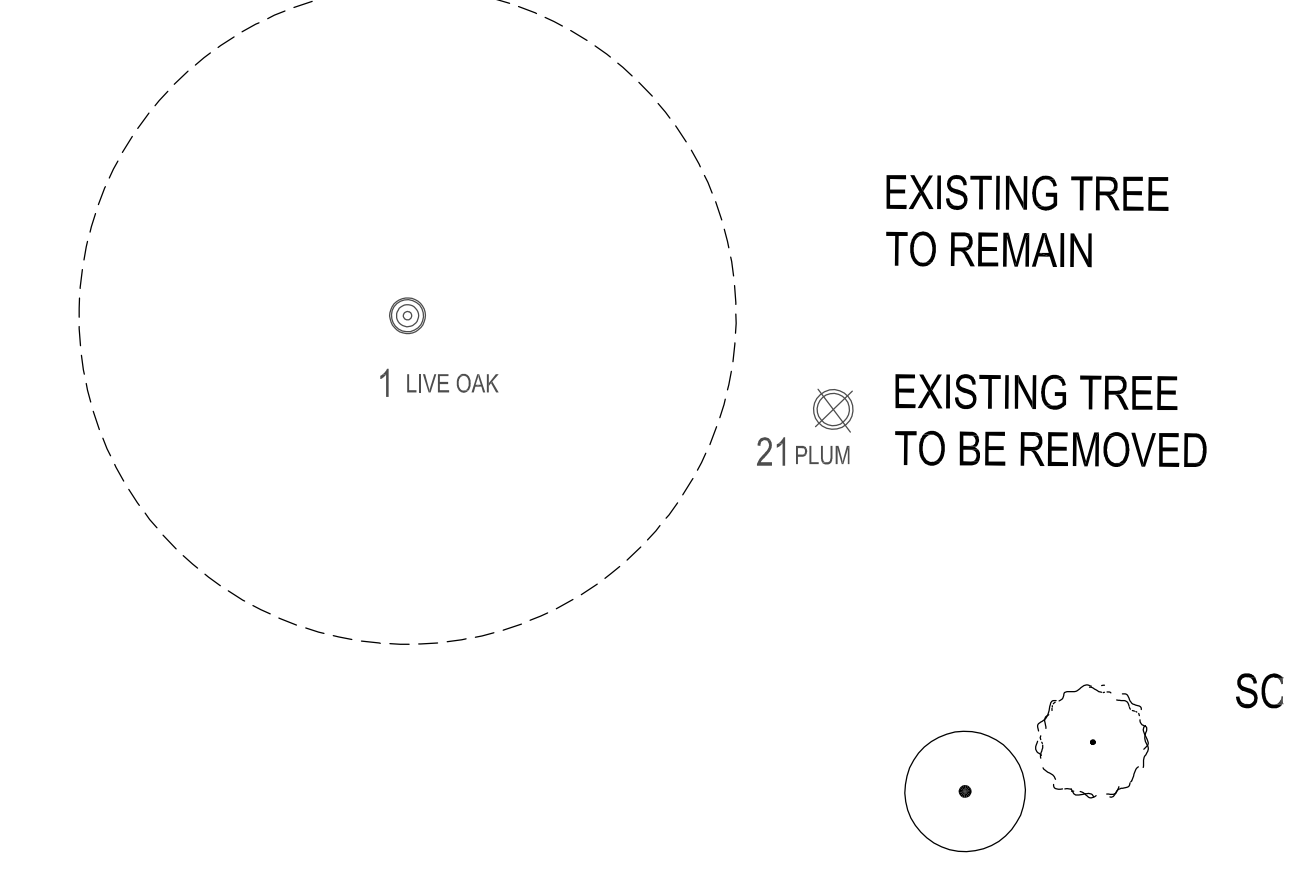


LEGEND

	EXISTING TREE TO REMAIN		SCREEN PLANTING		PERMEABLE PAVERS
	EXISTING TREE TO BE REMOVED		PLANTING		CONCRETE PAVING
	SCREEN PLANTING		LAWN		STONE PAVING
	SCREEN PLANTING		MULCH		TRAVERTINE PAVING
	SCREEN PLANTING		PROPOSED TREE		



**LEGEND**

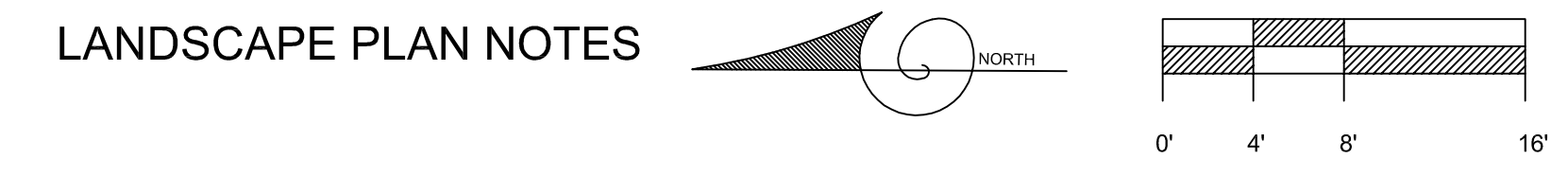
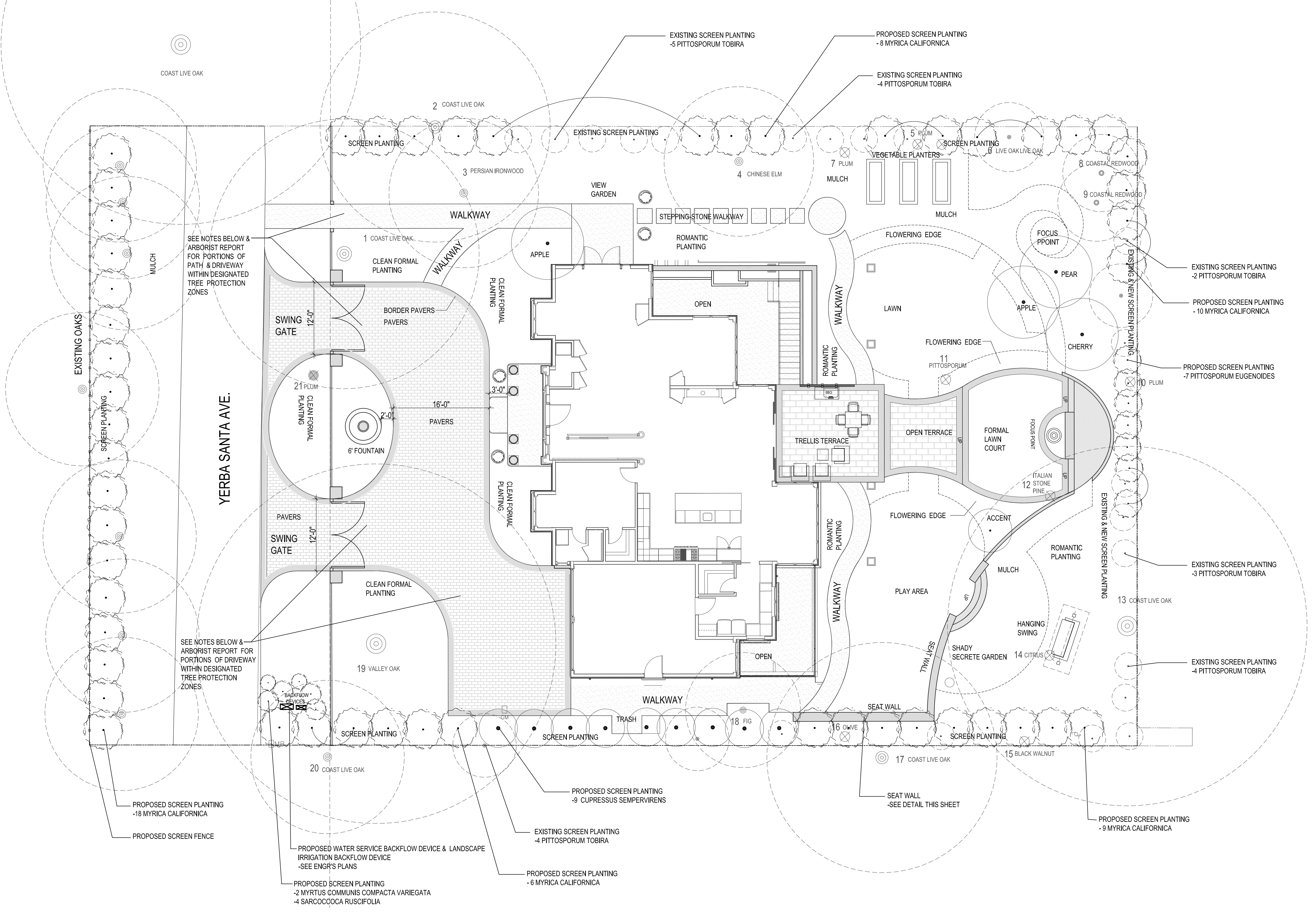


**Advanced Tree Care**  
 P. O. Box 5326 Redwood City, CA 94063

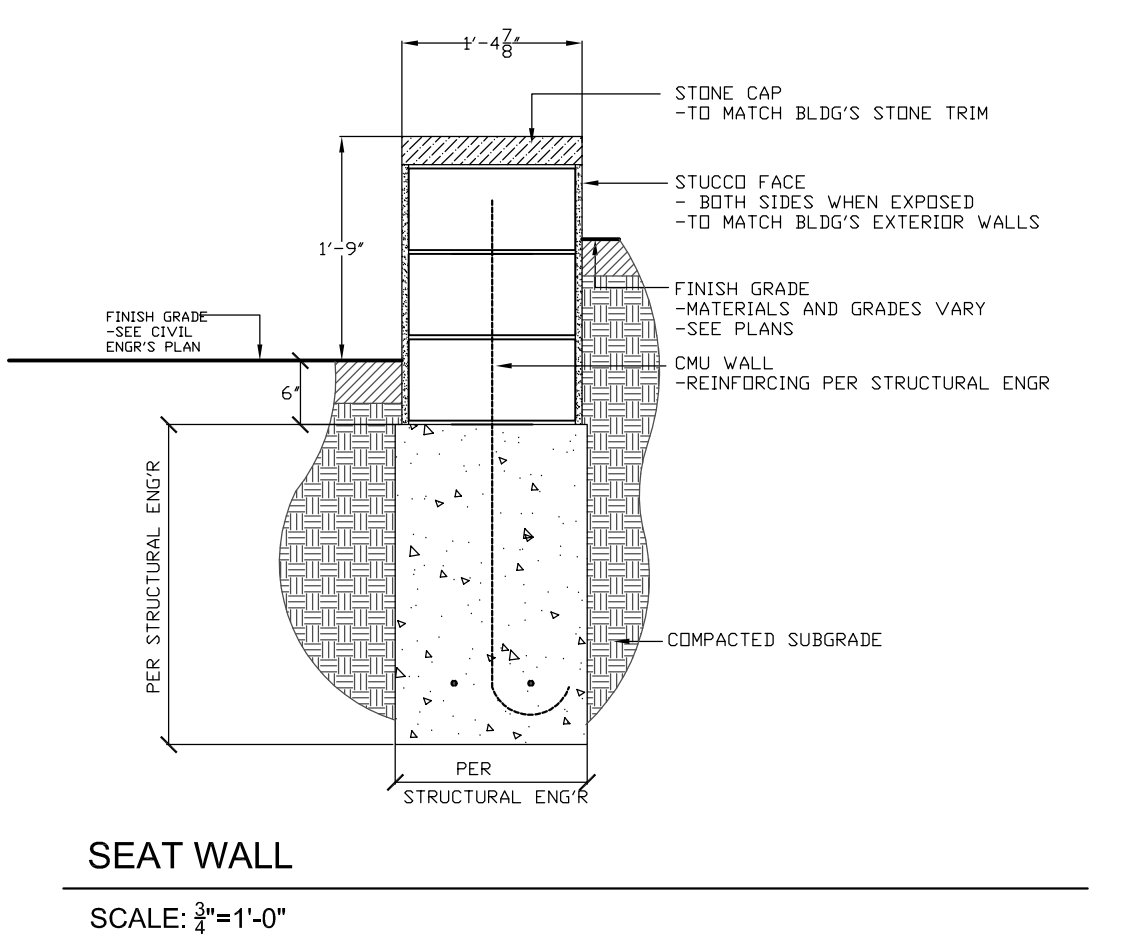
370 Yerba Santa Ave, Los Altos  
 December 16, 2018

**Tree Survey**

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak <i>Quercus agrifolia</i>	28.0"	60/40	70	Good health and condition <b>Regulated</b>
2	Coast live oak <i>Quercus agrifolia</i>	24.0"	55/30	65	Good health and condition, neighbors tree <b>Regulated</b>
3	Persian ironwood <i>Parrotia persica</i>	12.3/6.7"	22/20	55	Fair health and condition, drought stress <b>Not Regulated</b>
4	Chinese elm <i>Ulmus parvifolia</i>	11.1"	25/25	60	Good health and condition, leaning <b>Not Regulated</b>
5	Plum <i>Prunus cerasifera</i>	15.3"	25/20	0	Dead <b>Not Regulated</b>
6	Coast live oak <i>Quercus agrifolia</i>	10.5"	30/20	55	Fair health and condition, strangled@S' with wire <b>Not Regulated</b>
7	Plum <i>Prunus cerasifera</i>	5.5/5.1"	20/10	20	Almost dead <b>Not Regulated</b>
8	Coastal redwood <i>Sequoia sempervirens</i>	8.0"	30/8	65	Good health and condition <b>Not Regulated</b>
9	Coastal redwood <i>Sequoia sempervirens</i>	7.4"	30/10	65	Good health and condition <b>Not Regulated</b>
10	Plum <i>Prunus cerasifera</i>	10.1"	25/8	0	Dead <b>Not Regulated</b>
11	Pittosporum <i>Pittosporum tobira</i>	12.6" @ grade	15/15	20	Poor health and condition, drought stress, <b>Not Regulated</b>
12	Italian stone pine <i>Pinus pinea</i>	6.1/3.8"	30/10	20	Poor health and condition <b>Not Regulated</b>
13	Coast live oak <i>Quercus agrifolia</i>	28.0"	50/40	60	Fair health and condition, neglected <b>Regulated</b>
14	Citrus <i>Citrus spp</i>	10.3"	12/8	20	Poor health and condition <b>Not Regulated</b>
15	Black walnut <i>Juglans nigra</i>	23.8"	50/30	30	Poor health and condition, large dead wood and leaning <b>Regulated</b>
16	Olive <i>Olea europaea</i>	7.9/10.2"	20/15	20	Almost dead <b>Not Regulated</b>
17	Coast live oak <i>Quercus agrifolia</i>	12.6"	20/10	65	Good health and condition, neighbors tree elevated grade to 3', <b>Not Regulated</b>
18	Fig <i>Ficus spp</i>	7.8"	15/15	65	Good health and condition <b>Not Regulated</b>
19	Valley oak <i>Quercus lobata</i>	43.2"	50/50	55	Fair health and condition, dead wood thinning canopy, <b>Regulated</b>
20	Coast live oak <i>Quercus agrifolia</i>	19.3"	30/30	60	Good health and condition, suppressed by #19, <b>Regulated</b>
21	Plum <i>Prunus cerasifera</i>	8.1"	15/8	0	Dead <b>Not Regulated</b>



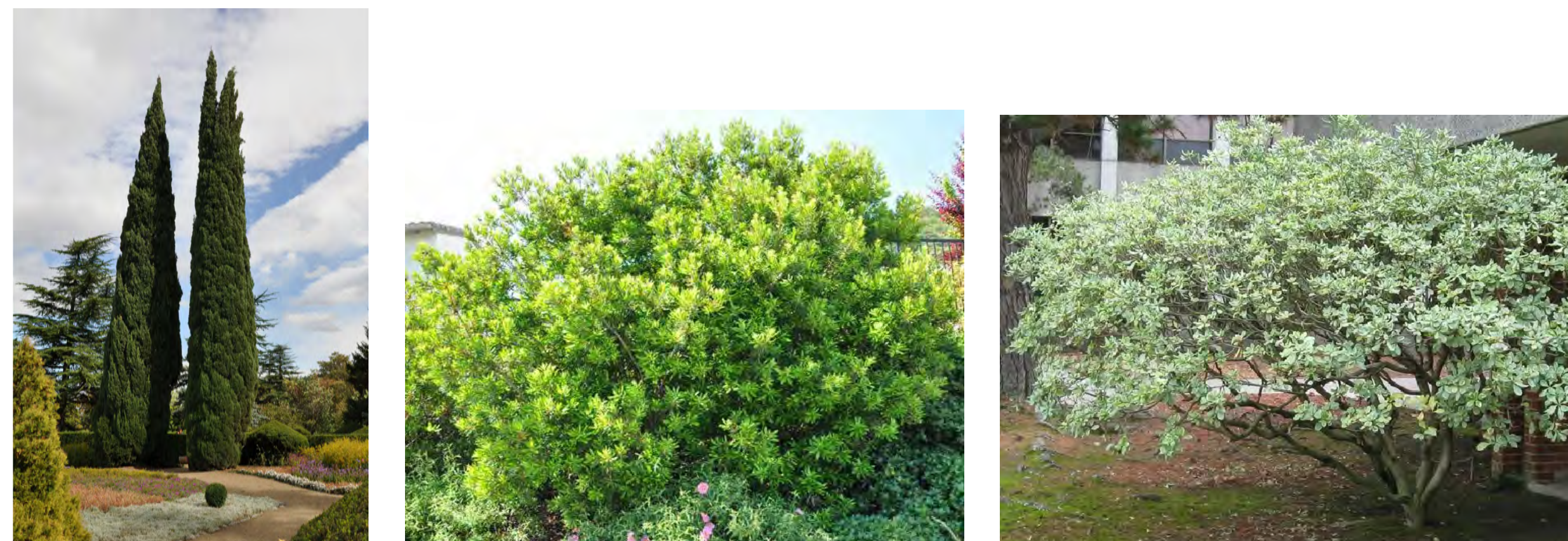
- NOTES:**
1. THE LANDSCAPE PLAN SHALL MEET THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
  2. A COMPLETE WELO PLAN SHALL BE A PART OF THE BUILDING PERMIT SUBMITTAL.
  3. EXCAVATION WITHIN THE DRIPLINE OF EXISTING OAK TREES NO. 1 & 19 SHALL BE DONE BY HAND, WITH NO CUTTING OF ROOTS GREATER THAN 2" IN DIAMETER. PAVER CONSTRUCTION WITHIN THE TPZ SHALL BE SET IN SINGLE SIZE STONE, WITHOUT COMPACTION. WALKWAY CONSTRUCTION WITHIN THE TPZ SHALL BE DONE WITH MINIMAL COMPACTION. SEE ARBORIST REPORT FOR COMPLETE TREE PROTECTION SPECIFICATIONS.
  4. PLANTING UNDER ALL EXISTING TREES SHALL BE DONE WITH EXTREME CARE, AVOIDING ROOT DISRUPTION, ADJUSTING PLANT LOCATIONS IF NECESSARY.





MYRTUS COMMUNIS COMPACTA      SARCOCCOCA RUSCIFOLIA

SCREEN SHRUBS AT UTILITY DEVICES



CUPPRESSUS SEMPERVIRENS      MYRICA CALIFORNICA      EXISTING PITTOSPORUM TOBIRA

PROPOSED SCREEN TREE and SHRUB S AT WEST PROPERTY LINE



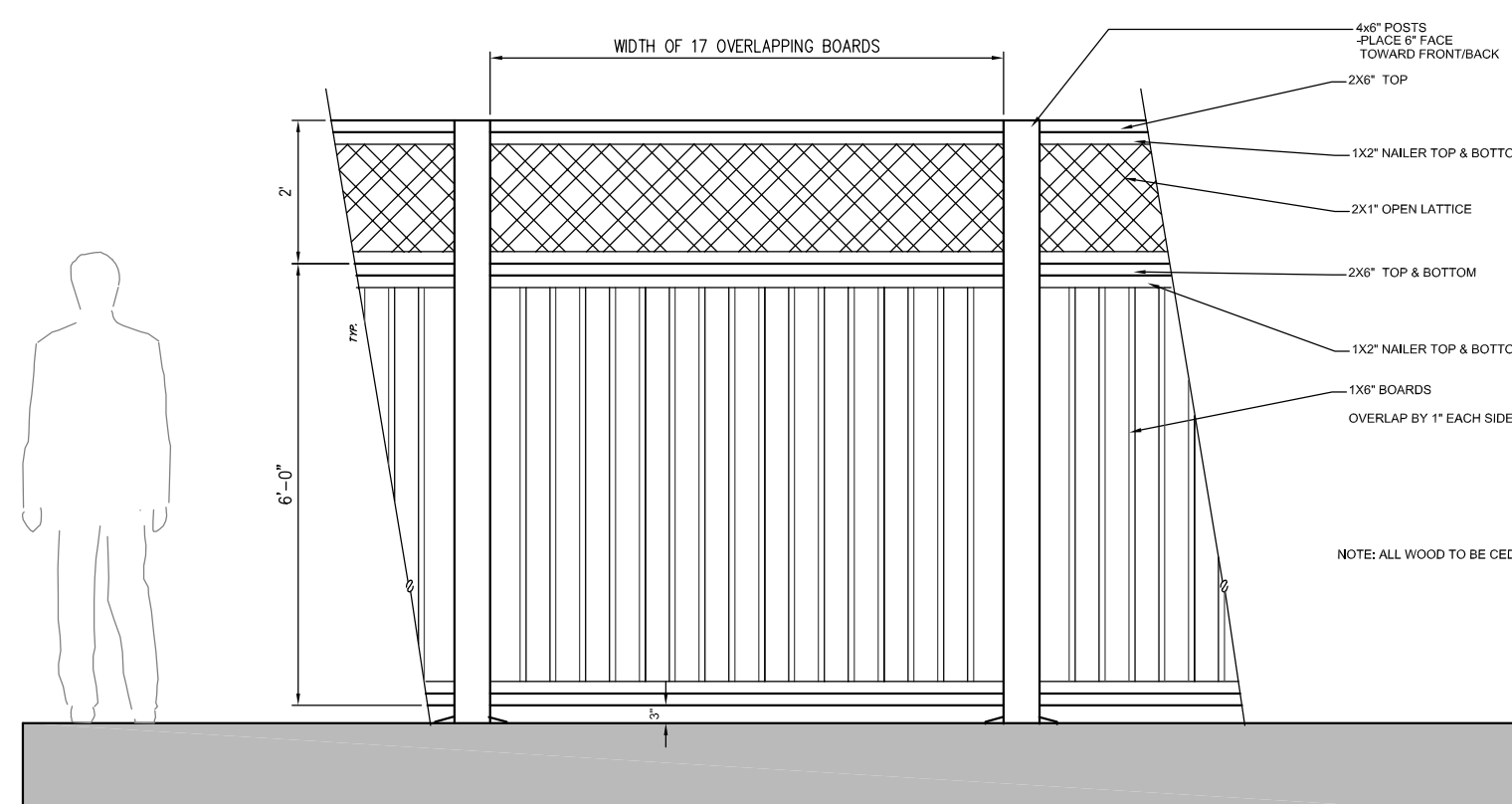
MYRICA CALIFORNICA      PITTOSPORUM EUGENOIDES      EXISTING PITTOSPORUM TOBIRA

PROPOSED SCREEN SHRUBS AT SOUTH and EAST PROPERTY LINES



MYRICA CALIFORNICA

PROPOSED SCREEN SHRUBS and FENCE at NORTH PROPERTY LINE



# PLANT LIST

## SCREEN SHRUBS

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	D <sub>r</sub>	W	GENERAL DESCRIPTION
<b>TREE SHRUB &amp; VINE LEGEND</b>										
9	CUP SEM	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	36" BOX		D				EV 60H 5-10W COLUMNAR DARK GREEN FOLIAGE
51	MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	D		N		D <sub>r</sub>	W EV 10-30H10-15W FRG FLR FRG BRD
2	MYR COM CV	MYRTUS COMMUNIS COMPACTA VARIEGATA	COMPACT VARIEGATED MYRTLE	5 GAL						W EV 2-3H6-3W WHT FRG
7	PIT EUG	PITTOSPORUM EUGENOIDES	PITTOSPORUM	15 GAL						EV 20-40H 15W LARGE SCREEN YEL-GRN LVS CAN BE LOOSE OR FORMAL HEDGE
EXISTING	PIT TOB	PITTOSPORUM TOBIRA	MOCK MORANGE OR TOBIRA	15 GAL						EV 20 (UP TO 30)H8-15W DENSE ROUNDED SHINY DRK GRN FRAG GOOD HEDGE
4	SAR RUS	SARCOCCOCA RUSCIFOLIA		5 GAL	D					EV 4-6H3-7W SHADE

## OTHER PLANTING

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	D <sub>r</sub>	W	GENERAL DESCRIPTION
<b>TREE LEGEND</b>										
	ACE PAL	ACER PALMATUM	BUTTERFLY JAPANESE MAPLE	24" BOX	D					DEC 10H 8W MULTI TRUNK CUT LEAF VARIEG FALL CLR
	FT A	FRUIT TREE SEMIDWARF-APPLE	FUGI & GOLDEN DELICIOUS APPLE	15 GAL						
	FT C	FRUIT TREE-CHERRY	CHERRY	15 GAL						
	FT L M	FRUIT TREE SEMIDWARF-LEMON-MYER	MEYER LEMON	15 GAL		E				
	FT LI M	FRUIT TREE SEMIDWARF-LIME-MEXICAN THORNLESS	MEXICAN THORNLESS LIME	15 GAL		E				
	FT PR	FRUIT TREE SEMIDWARF-PEAR	SD PEAR	15 GAL						
	LAG NAT	LAGERSTROEMIA NATCHEZ	WHITE CRAPE MYRTLE	24" BOX				D <sub>r</sub>		DEC 25H12W WHT ORG-RED FALL
<b>SHRUB &amp; VINE LEGEND</b>										
	BUX MIC G	BUXUS MICROPHYLLA JAPONICA GREEN BEAUTY	JAPANESE BOXWOOD	1 GAL	D					EV 2-6H 2W
	HYD PAN L	HYDRANGEA PANICULATA LIMELIGHT	HYDRANGEA LIMELIGHT	5 GAL					B	DEC 6-10H10W WHT TO CHARTRUISSE CONE SHAPED FACES PINK VIGOROUS BLOOM LATE PRUNE TO SHAPE FRG SHADE BUT
	MYR COM CV	MYRTUS COMMUNIS COMPACTA VARIEGATA	COMPACT VARIEGATED MYRTLE	5 GAL	D			D <sub>r</sub>		W EV 2-3H2-3W WHT FRG
	PIT TOB C	PITTOSPORUM TOBIRA CREAM DE MINT	TOBIRA MINT DWARF	5 GAL				D <sub>r</sub>		EV 2H2W VARIEGATED MINT WITH CREAMY WHT FRAG
	RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL			N			W EV 5-8H 5-10W SUN SHD RED BLU FRG BUT BRD
	RHO OCC	RHODODENDRON OCCIDENTALE	NATIVE RHODODENDRON	5 GAL	D		N			3H 4W YEL FLWR GRACEFUL SHAPE BUT BRD
	ROS ICE	ROSA ICEBERG	ICEBERG	5 GAL						WHITE EVERGREEN
	WES FRM M	WESTRINGIA FRUTICOSA MORNING LIGHT	VARIGATED COAST ROSEMARY	5 GAL	D			D <sub>r</sub>		EV 3H3W LAV GREY FOL
<b>PERENNIAL LEGEND</b>										
	AGA BLU	AGASTACHE BLUE FROLINE		4" POT	D			D <sub>r</sub>		2H2W DEEP BLU BUT HUM BRD
	ANE HYB H	ANEMONE HYBRIDA (JAPONICA) HONORINE JOBERT	JAPANESE ANEMONE	4" POT	D					3H2W WHT CUT
	AQU FLA Q	AQUILEGIA FLABELLATA ALBA	FAN COLUMBINE	4" POT	D					1H 1W WHT SHD GRY LVS HUM BRD
	AQU OYL	AQUILEGIA H. ORIGAM YELLOW	COLUMBINE	4" POT	D			D <sub>r</sub>		ANN 1.5H 5FT YEL CUT FT SHD BUT HUM BRD
	CAM BLU	CAMPANULA BLUE WATERFALL	CAMPANULA BLUE CLIPS	4" POT						PH SPREADING LITE BLU
	ECH RIT V	ECHINOPSIS RITRO VEITCH S BLUE	GLOBE THISTLE	4" POT	D			D <sub>r</sub>		2-4H 2W DK BLU
	PEN CEN	PENSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER	4" POT	D		N	D <sub>r</sub>		W EV 2-3H 2W RED GRAY LVS HRD BEE
	PEN FIR	PENSTEMON FIREBIRD	BEARD TONGUE	4" POT	D			D <sub>r</sub>		EV 2H1.5W RE ATTRACTS BUT & HUM
	PEN HET	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	4" POT	D		N	D <sub>r</sub>		W EV 1H2-3W BLUE FADE TO PUR PINK BUT(L) HRD BEE
	PEN HET	PENSTEMON HETEROPHYLLUS ELECTRIC BLUE	FOOTHILL PENSTEMON	4" POT	D		N	D <sub>r</sub>		W EV 1H2-3W BLUE FADE TO PUR PINK BUT(L) HRD BEE
	PEN HET B	PENSTEMON HETEROPHYLLUS BLUE SPRINGS	BLUE BEDDOR PENSTEMON	4" POT	D		N	D <sub>r</sub>		EV GRN BUDS TO VIVID BL FT SHD
	PEN HOL	PENSTEMON HOLLY'S WHITE	BEARD TONGUE	4" POT	D			D <sub>r</sub>		EV 2H1.5W WHT W/ PINK BLOSS ATTRACTS BUT HUM
	POL MUN	POLYSTICHUM MUNIUM	CALIF. SWORD FERN	4" POT			N			EV 2-4H 4W SHADE
<b>GROUNDCOVER LEGEND</b>										
	CAMP CAR B	CAMPANULA CARPATIC BLUE CLIPS	BELFLOWER	4"	D					8"-10H BLU FT SHD
	CAMP CAR W	CAMPANULA CARPATIC WHITE CLIPS	BELFLOWER	4"	D					8"-10H WHT FT SHD
	CER TOM	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	4"						EV 6-8H 2-3 W WHT GREY LVS
	DYM MAR	DYMONDIA MARGARETAE	DYMONDIA	1 GAL						EV 2-3H 20"W YEL BETWEEN STEP STONES
	DYM MAR S	DYMONDIA MARGARETAE SILVER CARPET	DYMONDIA SILVER CARPET	1 GAL						EV 2-3H 12"W YEL BETWEEN STEP STONES VERY DENSE
	GAL ODO	GALLIUM ODORATUM	SWEET WOODRUFF	4"	D					EV 6-12H 12"W WHT
	GLE HED V	GLECHOMA HEDERA VARIEGATA	GROUND IVY	4"						EV 4H 24 W BLU VAR LVS GOOD TRAILER
	LIR GIG	LIRIOPE GIGANTEA	GIANT LILY TURF	1 GAL	D					12"H 8"W GOOD AROUND ROOTY PLANTS
	PAC TER	PACHYSANDRA TERMINALLIS		4"	D					EV 8-12H SPREADING WHT FLWR SHADE
	PAC TER V	PACHYSANDRA TERMINALLIS SILVER EDGE VARIEGATA		4"	D					EV 6-8H SPREADING WHT FLWR SHADE
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	4"						
	VIO ODO	VIOLA ODORATA	SWEET VIOLET	4"	D			D <sub>r</sub>		PH 1.5 W PUR FRAG BUFLY

