

See Sheet #2 for Neighboring Property Relationships

ROOF FLASHING NOTES

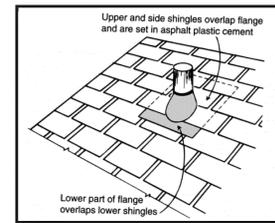
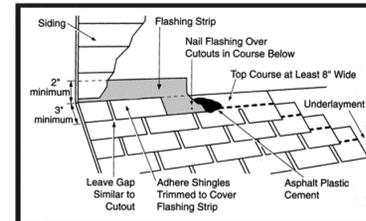
ALL ROOF FLASHING SHALL USE 26 GALVANIZED METAL.

1500 7.2.8 UNDERLAYMENT APPLICATION.

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

1507.2.9 FLASHINGS

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



ROOF FLASHING DETAILS

LOT CALCULATIONS

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

SQUARE FOOTAGE BREAKDOWN

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

ZONING COMPLIANCE

| | Existing | Proposed | Allowed/Required |
|--|--------------------------------------|------------------------------------|---------------------------|
| LOT COVERAGE: <small>(Land area covered by all structures that are over six ft in height)</small> | 2319.1 ft. ² 23.2 % | 2886 ft. ² 28.9 % | 3000 ft. ² 30% |
| FLOOR AREA: | 1st Flr 2294.1 ft. ² | 1st Flr 2584 ft. ² | 3500 ft. ² 35% |
| | 2nd Flr N/A | 2nd Flr 913 ft. ² | |
| | Total 2294.1 ft. ² 22.9 % | Total 3497 ft. ² 34.9 % | |
| SETBACKS: | | | |
| Front 1st | 41' 8" | 41' 8" | 25' |
| Rear 1st | 37' 1" | 31' 4 3/4" | 25' |
| Left Side 1st/2nd | 10' 1/8" | 10' 6"/21' 5/8" | 10'/17'6" |
| Right Side 1st/2nd | 13' 11" | 12'/23'6" | 10'/17'6" |
| HEIGHT | 15' 8" | 24' 2 11/16" | 27' |
| Basement | -0- | 1516 ft. ² | n/a |

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

ZONING DATA SUMMARY

ZONING REQUIREMENTS
OCCUPANCY GROUP: R3/U

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

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

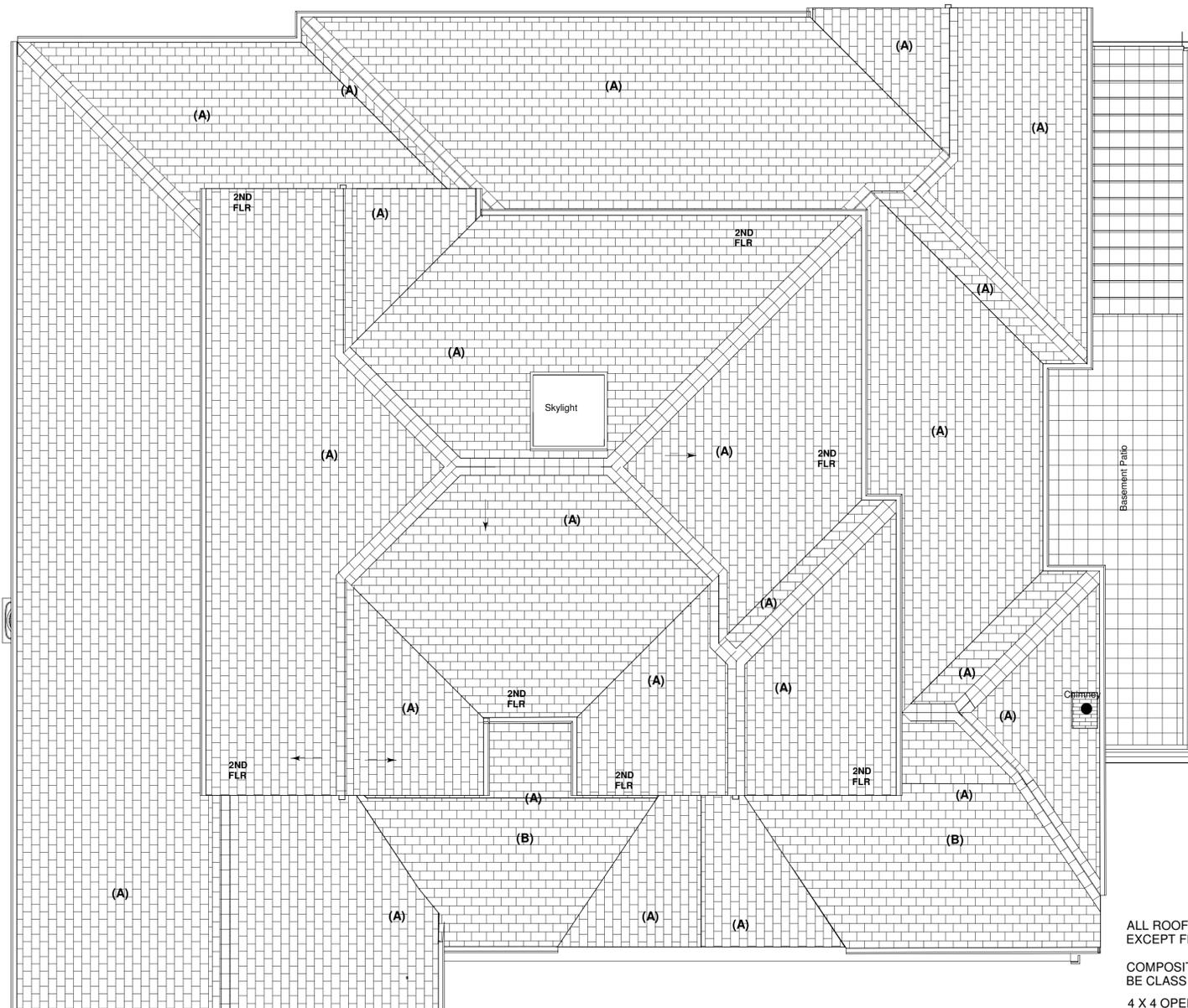
SCOPE OF WORK

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

NOT CHANGING
TREES
FLAT LOT REMAINS FLAT

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ROOF PLAN

SCALE 1/4" = 1'

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

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

4 X 4 OPERABLE SKYLIGHT

DEEP OG BONDERIZED GUTTERS
ROUND BONDERIZED DOWNSPOUTS

1 X 6 FACIA
STARTER BOARD FOR EVES

ON THIS PAGE OF LAYOUT:

AREA MAP, ROOF PLAN, SCOPE OF WORK, ZONING DATA, LOT CALCULATIONS, SQUARE FOOTAGE BREAKDOWN, ZONING COMPLIANCE, INDEX

DESIGNER:
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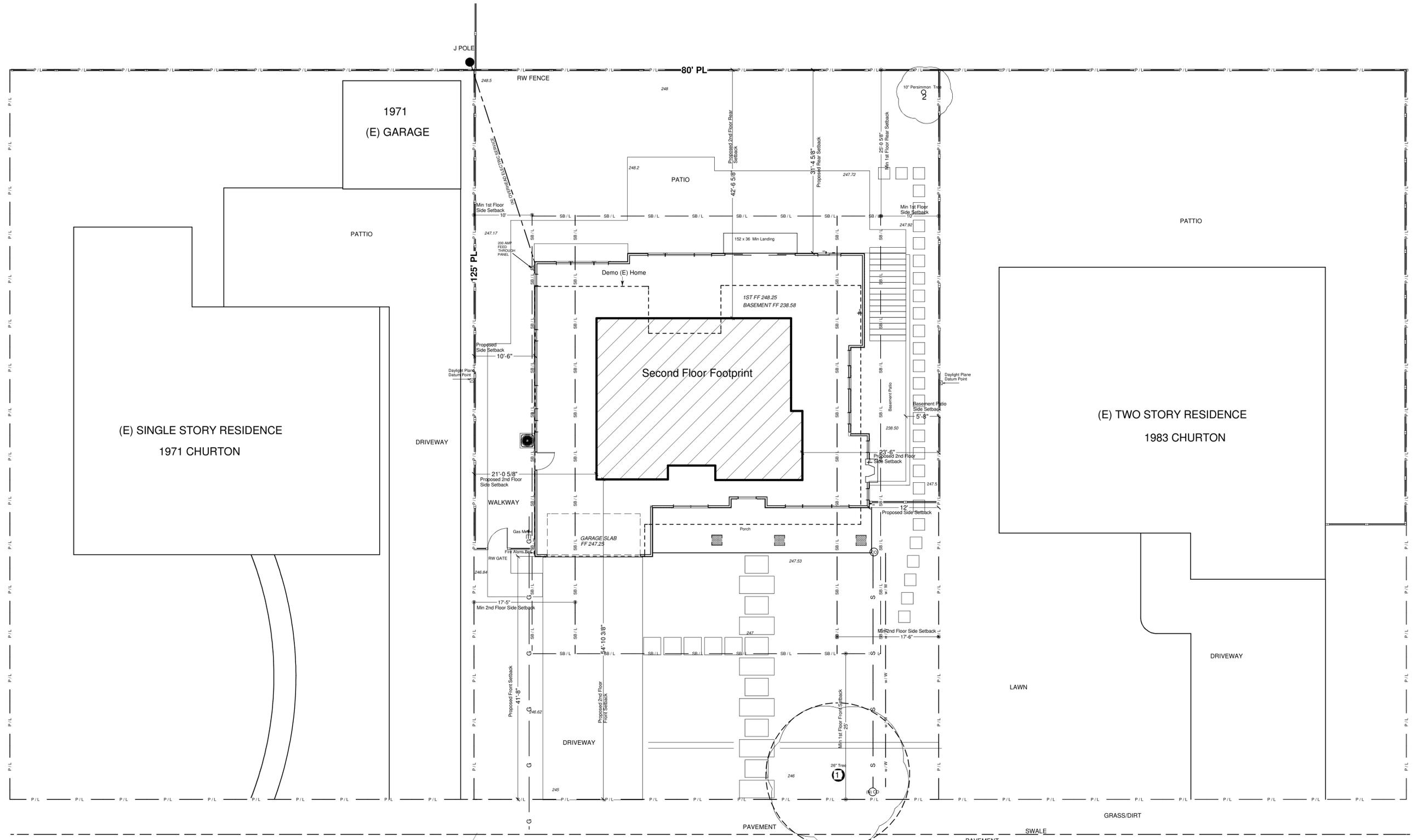
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SEE Pg C1 FOR DRAINAGE PLAN AND L1 FOR HARDSCAPE DETAILS

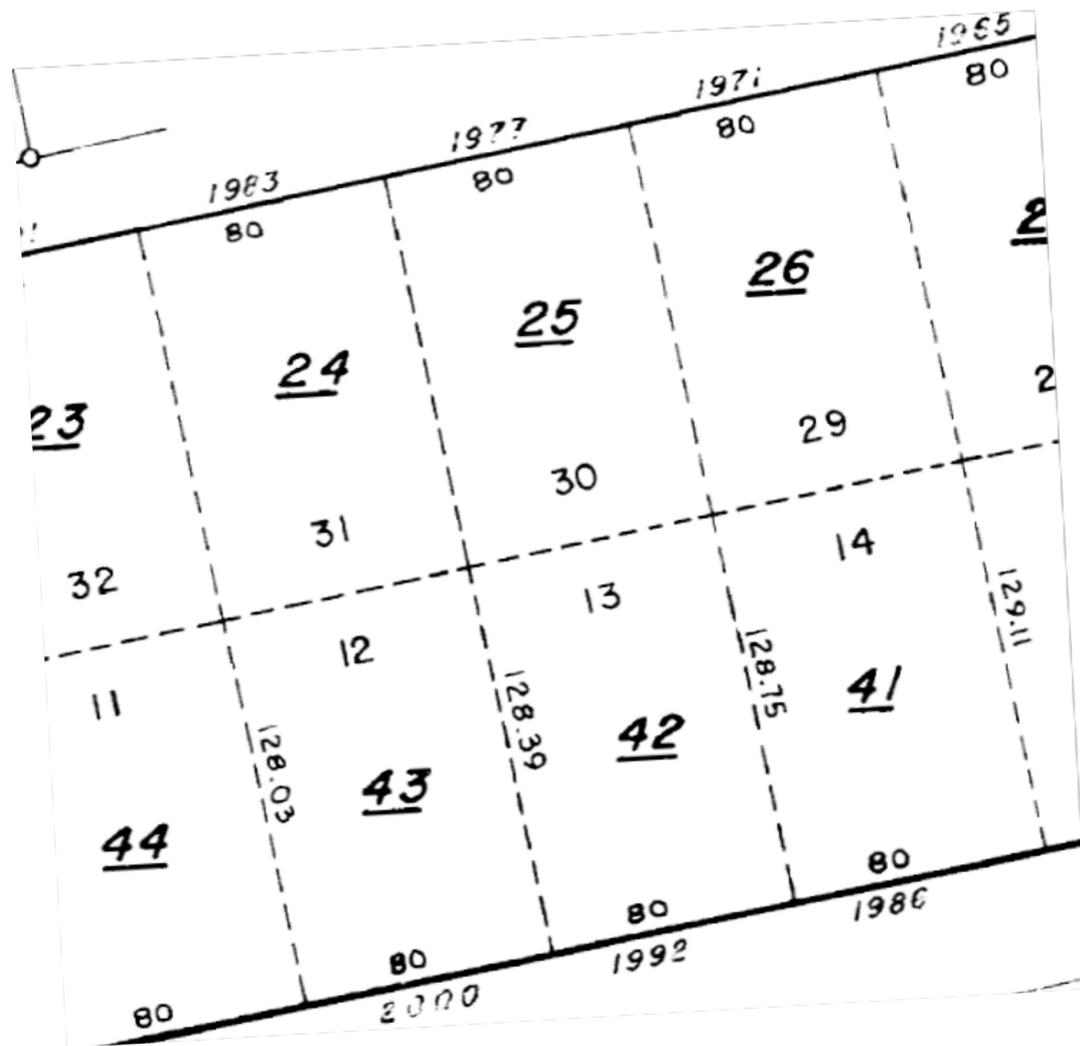


Tree 1 & 2 Utilize Tree Protective Fencing: Prior to the start of construction, a 6 feet high chain-link fence with steel post driven into the ground shall be installed. The fencing shall enclose much of the trip line as is practical without blocking the street. No materials, soil, equipment or vehicles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

SITE PLAN LEGEND

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

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ASSESSOR'S PARCEL MAP



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NEIGHBORHOOD RELATIONSHIPS

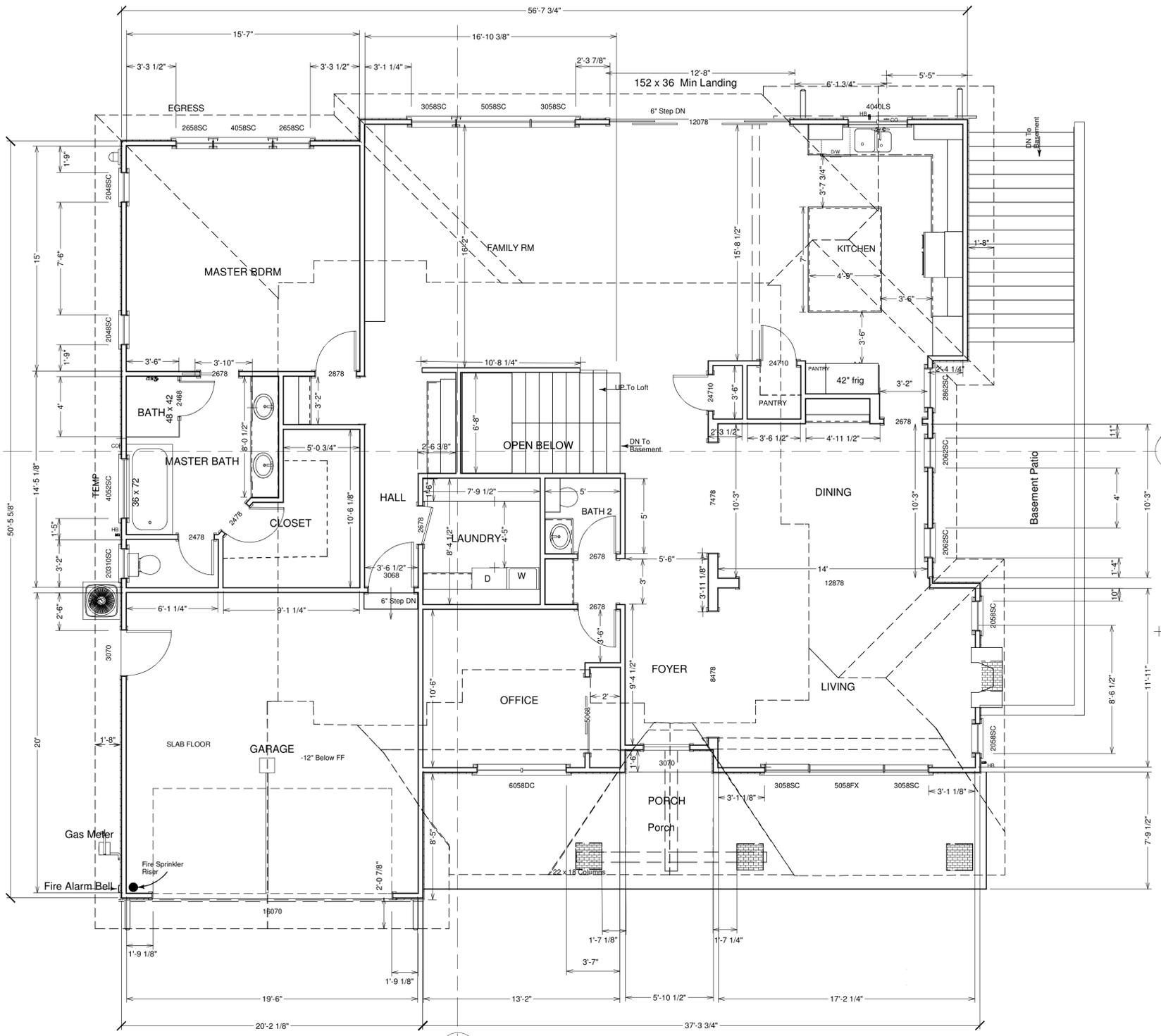
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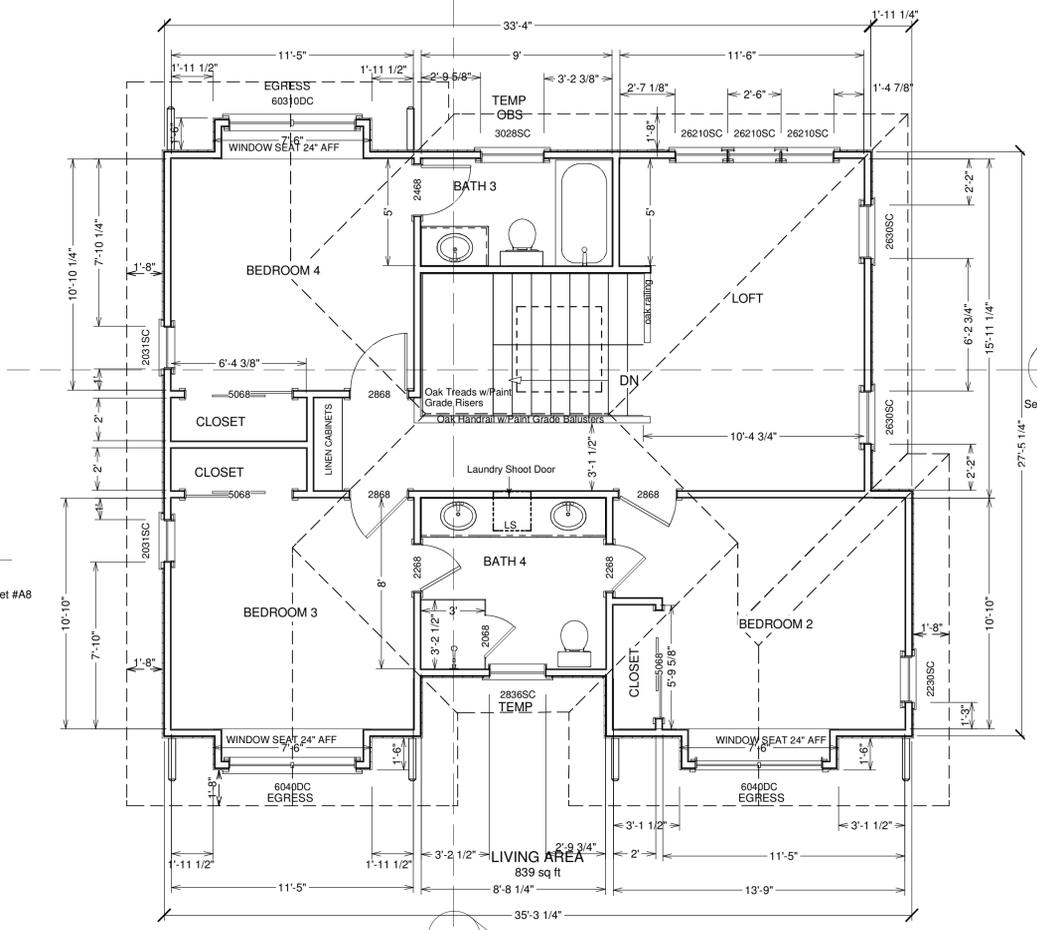
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XS AA
See Sheet #A8

PROPOSED 1ST FLOOR

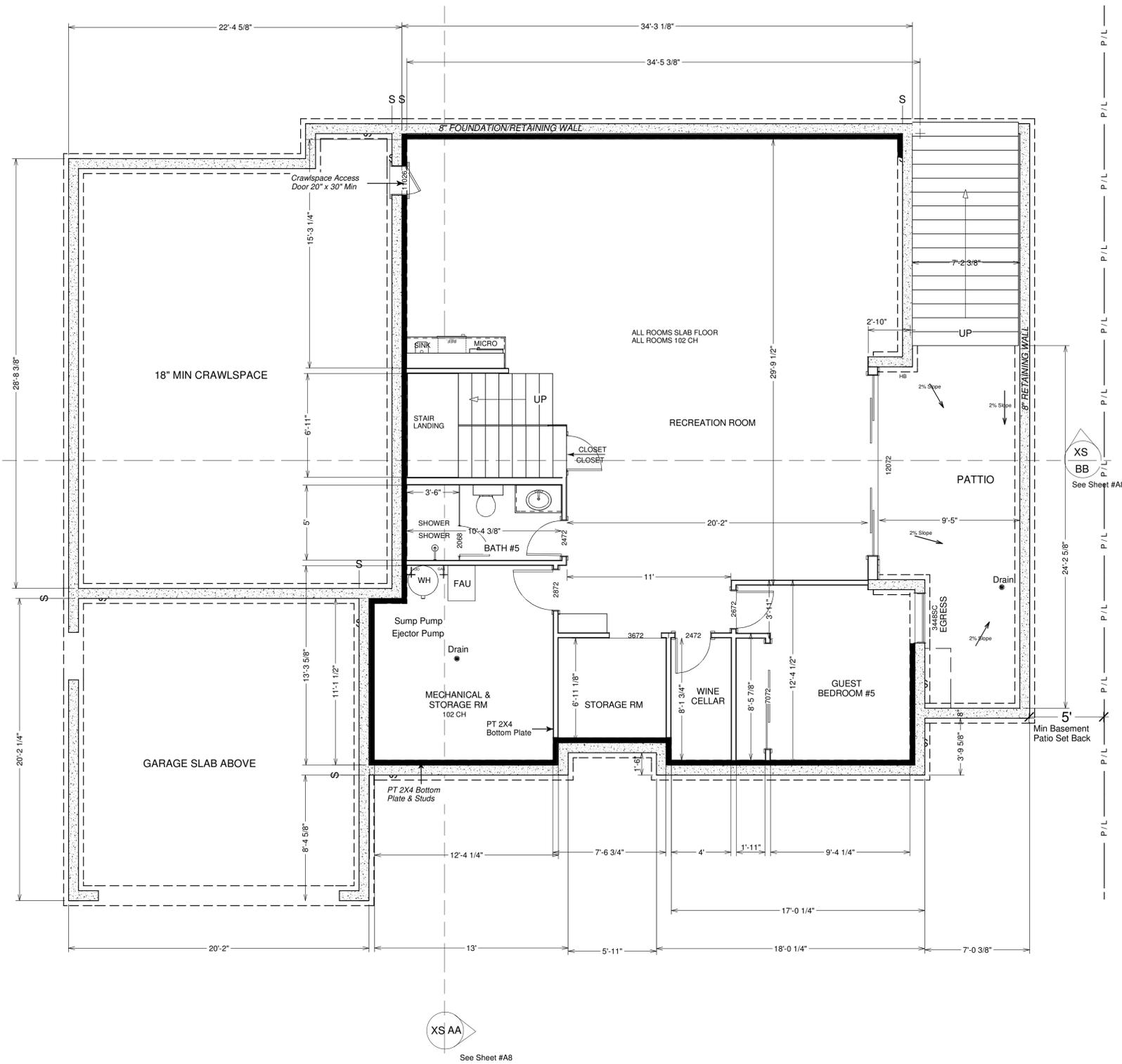
UNDER STUCCO REQUIREMENT - 2 LAYERS OF GRADE D PAPER OVER WOOD-BASED SHEATHING
EXTERIOR WATERPROOF BARRIER PAPER LAYER SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION 1-405.4) INTENDED TO DRAIN TO THE WATER RESISTANT BARRIER IS DIRECTED BETWEEN THE LAYERS. CBC 2510.6
UNDERFLOOR VENTS SHALL BE LOCATED WITH IT 3 FEET OF EACH CORNER OF THE BUILDING. (FOUNDATION VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH A MINIMUM OF 1/16" HAD SHALL NOT EXCEED 1/8" OPENINGS IN COMPLIANCE WITH CRC SECTION R 327.6.2.)



XS AA
See Sheet #A8

2ND FLOOR PROPOSED PLAN

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



BASEMENT PROPOSED PLAN

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ON THIS PAGE OF LAYOUT:
BASEMENT PROPOSED PLAN

SCALE:
1/4" = 1'

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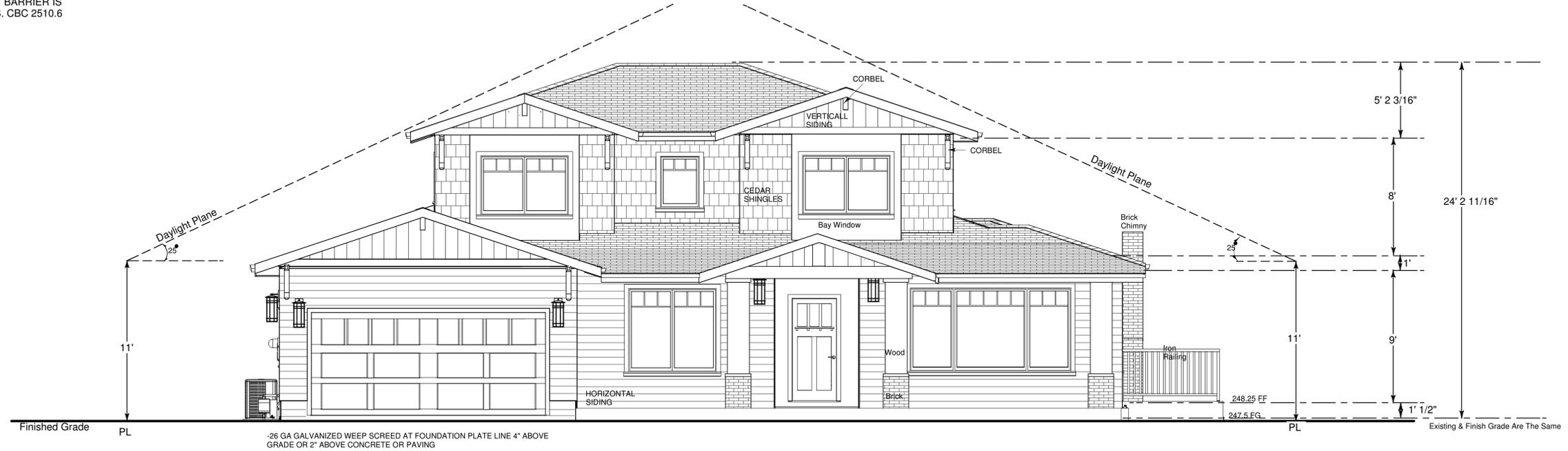
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UNDER SIDING REQUIREMENT - 2 LAYERS OF GRADE D PAPER OVER WOOD-BASED SHEATHING

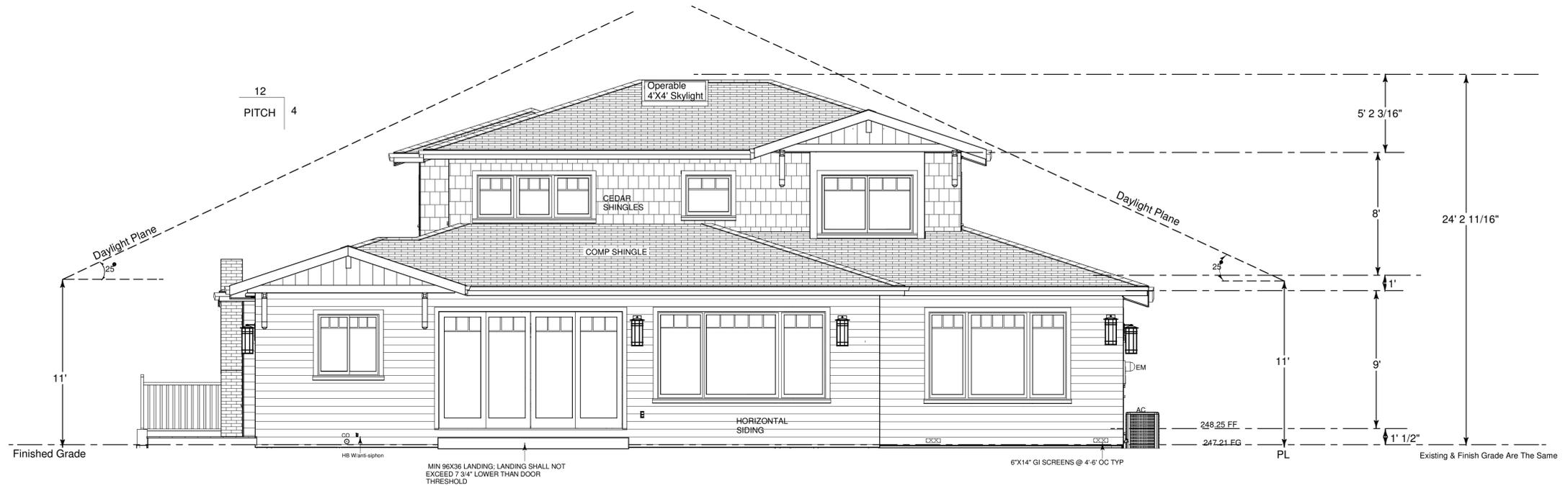
EXTERIOR WATERPROOF BARRIER PAPER LAYER SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION 1-405.4) INTENDED TO DRAIN TO THE WATER RESISTANT BARRIER IS DIRECTED BETWEEN THE LAYERS. CBC 2510.6

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

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



FRONT ELEVATION (North)



REAR ELEVATION (South)

FOR EXTERIOR TRIM DETAILS, SEE SHEET A9

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

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1/4" = 1'

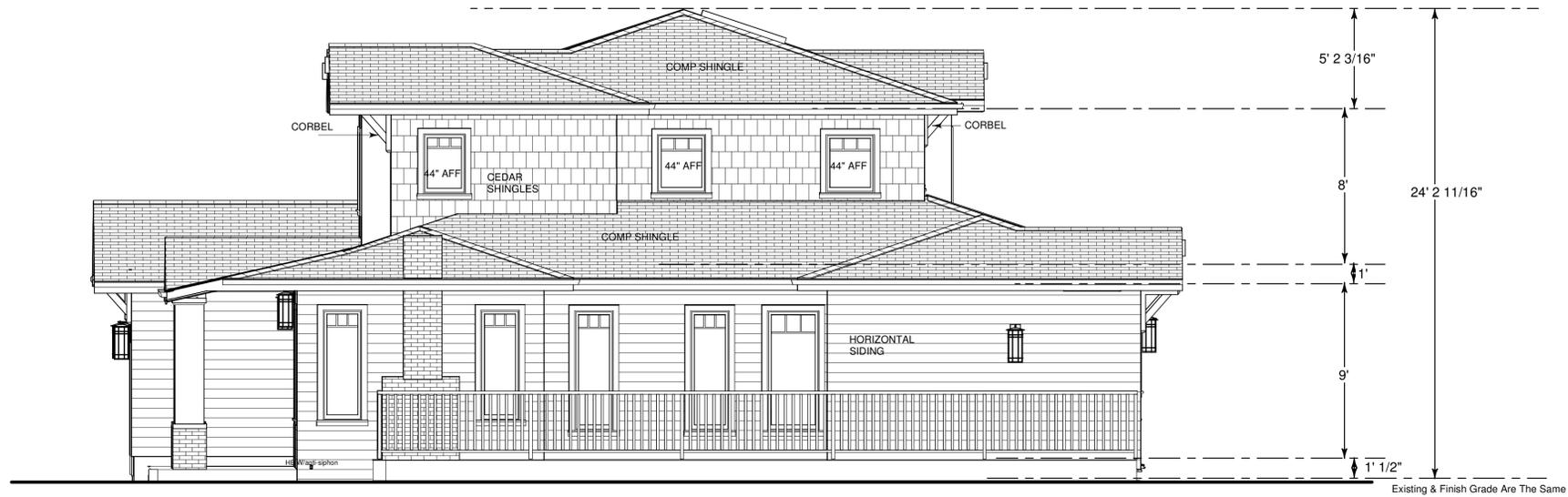
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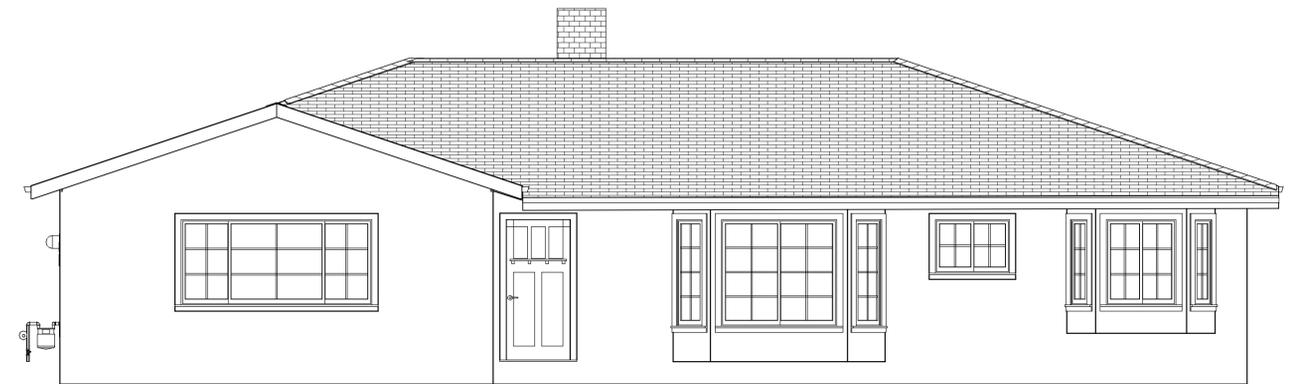
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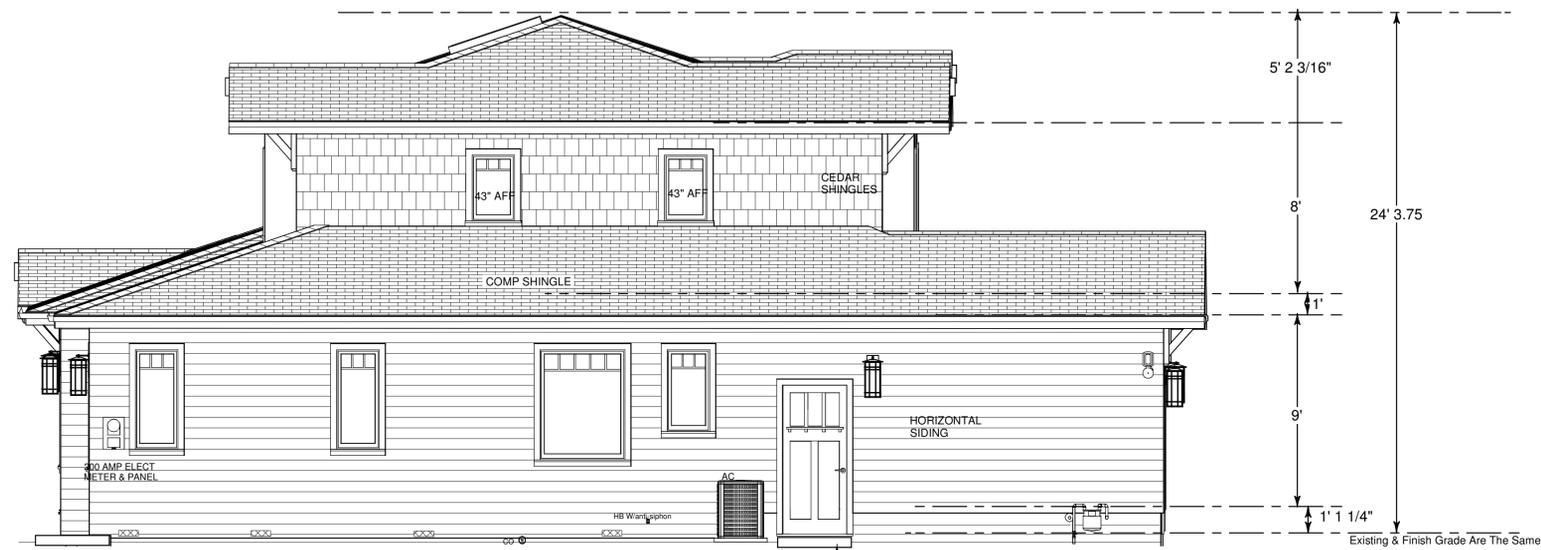
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RIGHT SIDE ELEVATION (West)



EXISTING FRONT ELEVATION



LEFT SIDE ELEVATION (East)

-26 GA GALVANIZED WEEP SCREED AT FOUNDATION
PLATE LINE 4" ABOVE GRADE OR 2" ABOVE CONCRETE
OR PAVING

MIN 36X36 LANDING, LANDING SHALL NOT
EXCEED 7 3/4" LOWER THAN DOOR
THRESHOLD

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EXTERIOR ELEVATIONS AND EXISTING FRONT ELEVATION

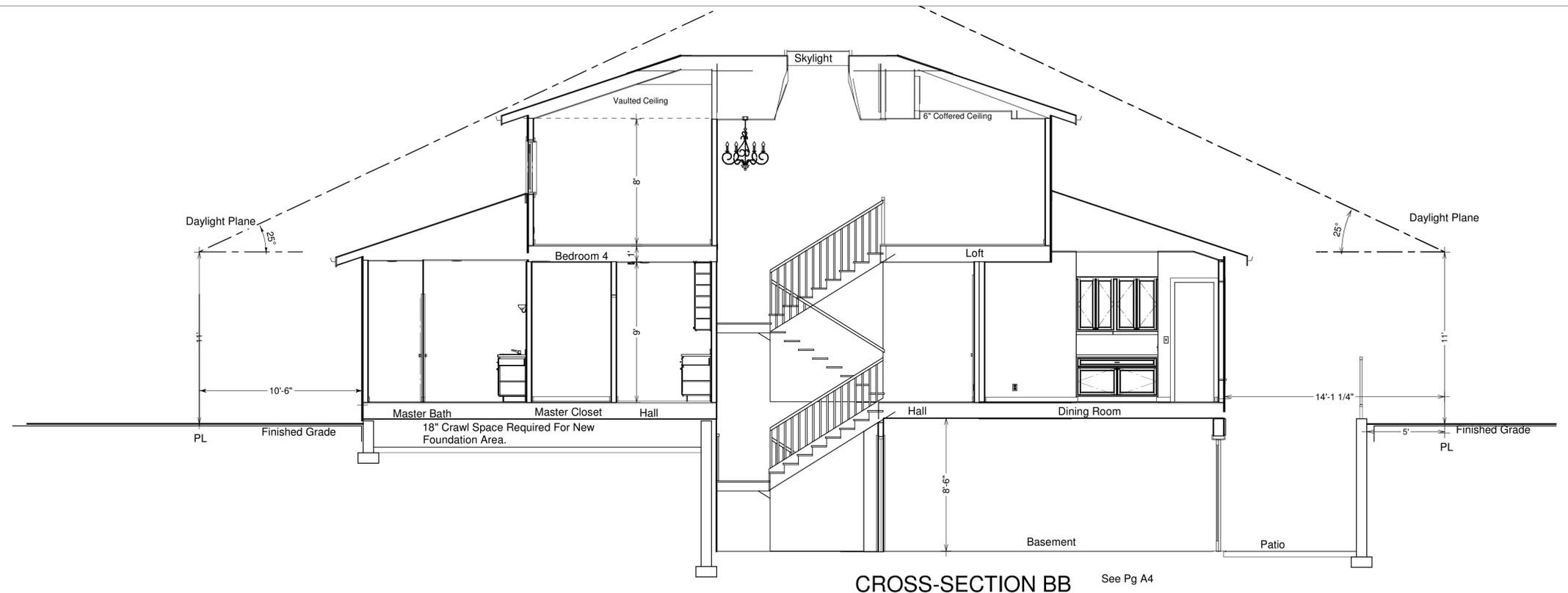
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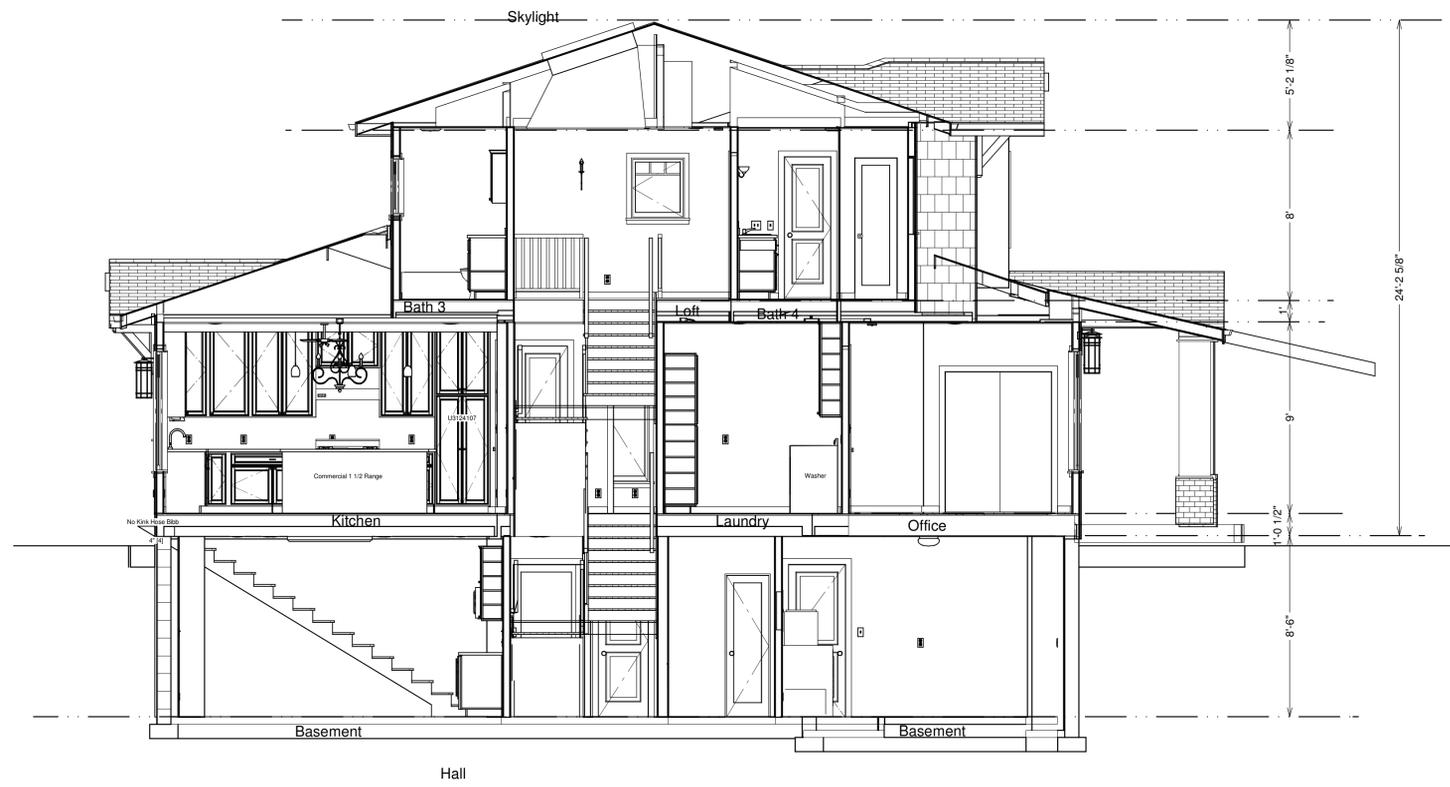
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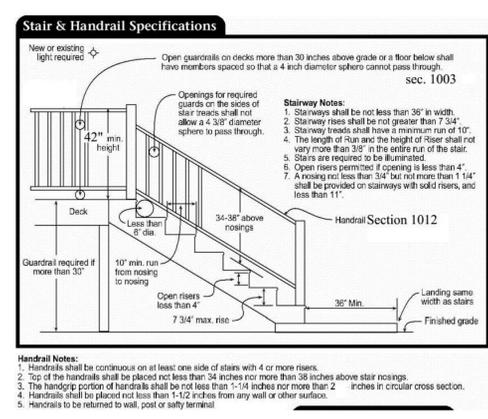


CROSS-SECTION BB See Pg A4

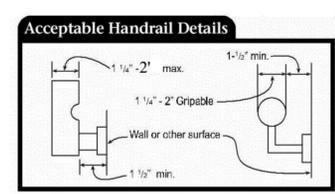


CROSS-SECTION AA See Pg A4

PROPOSE ELECTRICAL PLAN AND CROSS-SECTIONS W/ DAYLIGHT PLANE



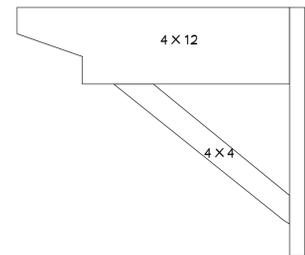
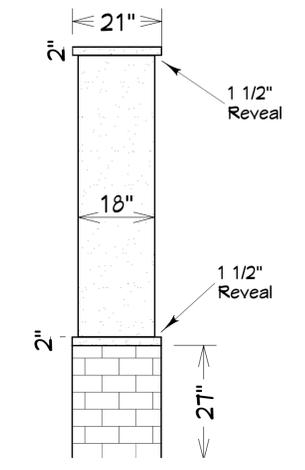
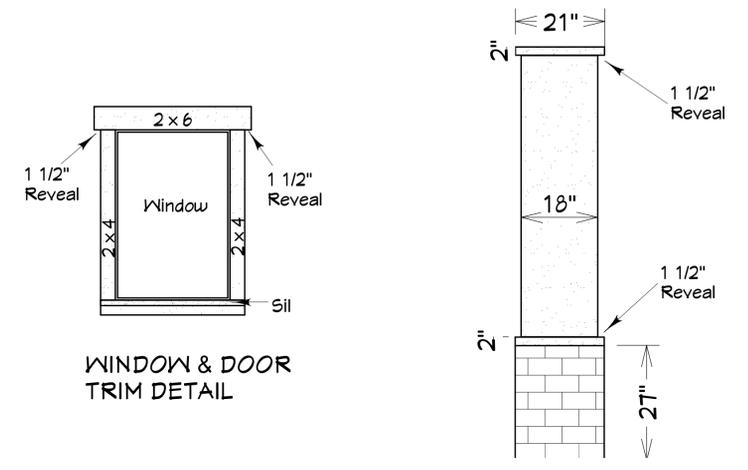
INSULATION REQUIREMENTS
(SEE TITLE 24)
R-30 ROOF
R-13 WALL
R-19 SUB-FLOOR



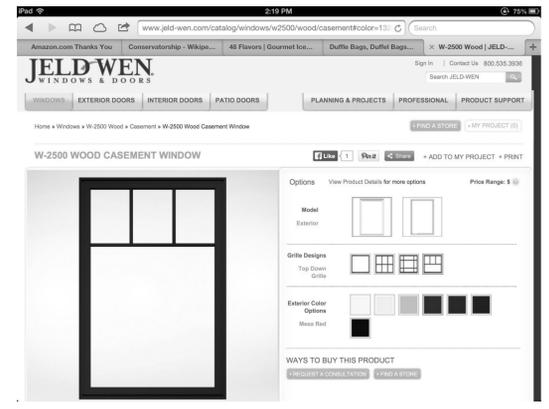
STAIR DETAILS - NS

EXTERIOR FINISH MATERIALS AND SHERWIN-WILLIAMS PAINT COLORS

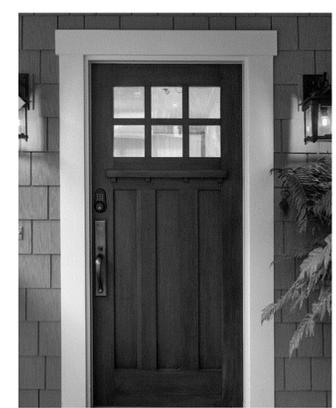
1. SIDING: HORIZONTAL 9" SHIP LAP WOOD SIDING ON THE FIRST FLOOR PAINTED GAUNTLET GRAY NUMBER 7019.
2. SHINGLES: CEDAR SHINGLE SIDING ON THE SECOND FLOOR PAINTED BLUE SHADOW #3531.
3. GABLE SIDING: 9" VERTICAL SIDING ON THE GABLES PAINTED GAUNTLET GRAY NUMBER 7019.
4. ENTRY PORCH POSTS: 18" X 18" SQUARE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



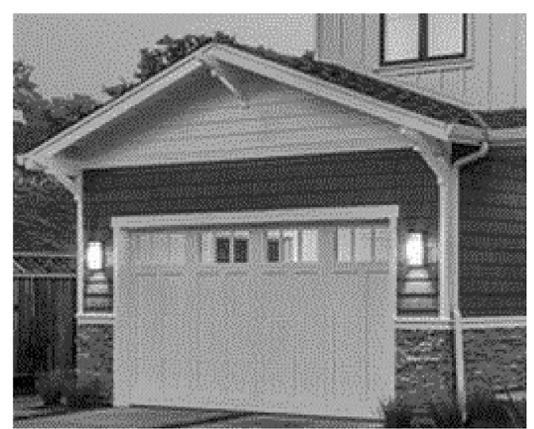
Bay Window Note: Window Interior Dimensions Shall Not Exceed 60" Height.



WINDOWS



ENTRY DOOR
ELDER WHITE #7014



GARAGE DOOR
ELDER WHITE #7014



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

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

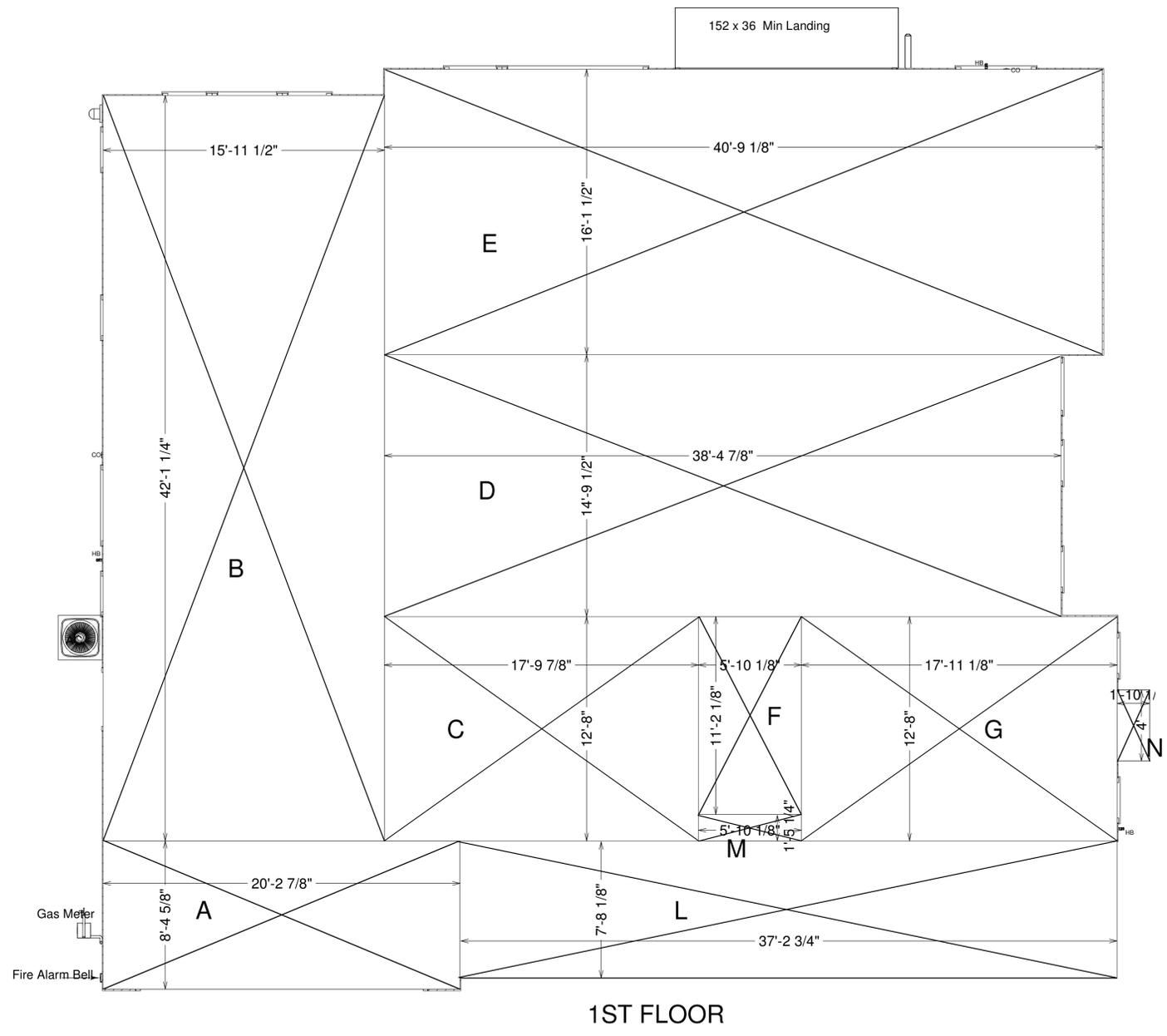
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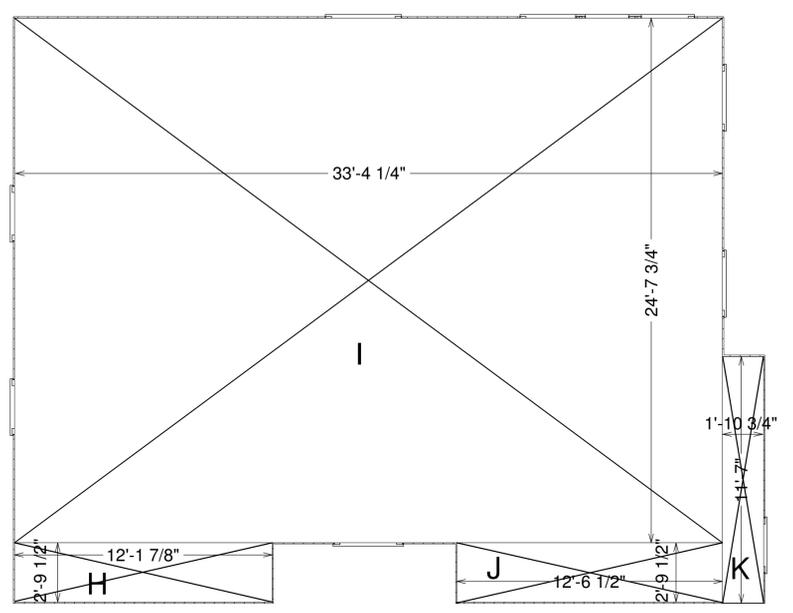
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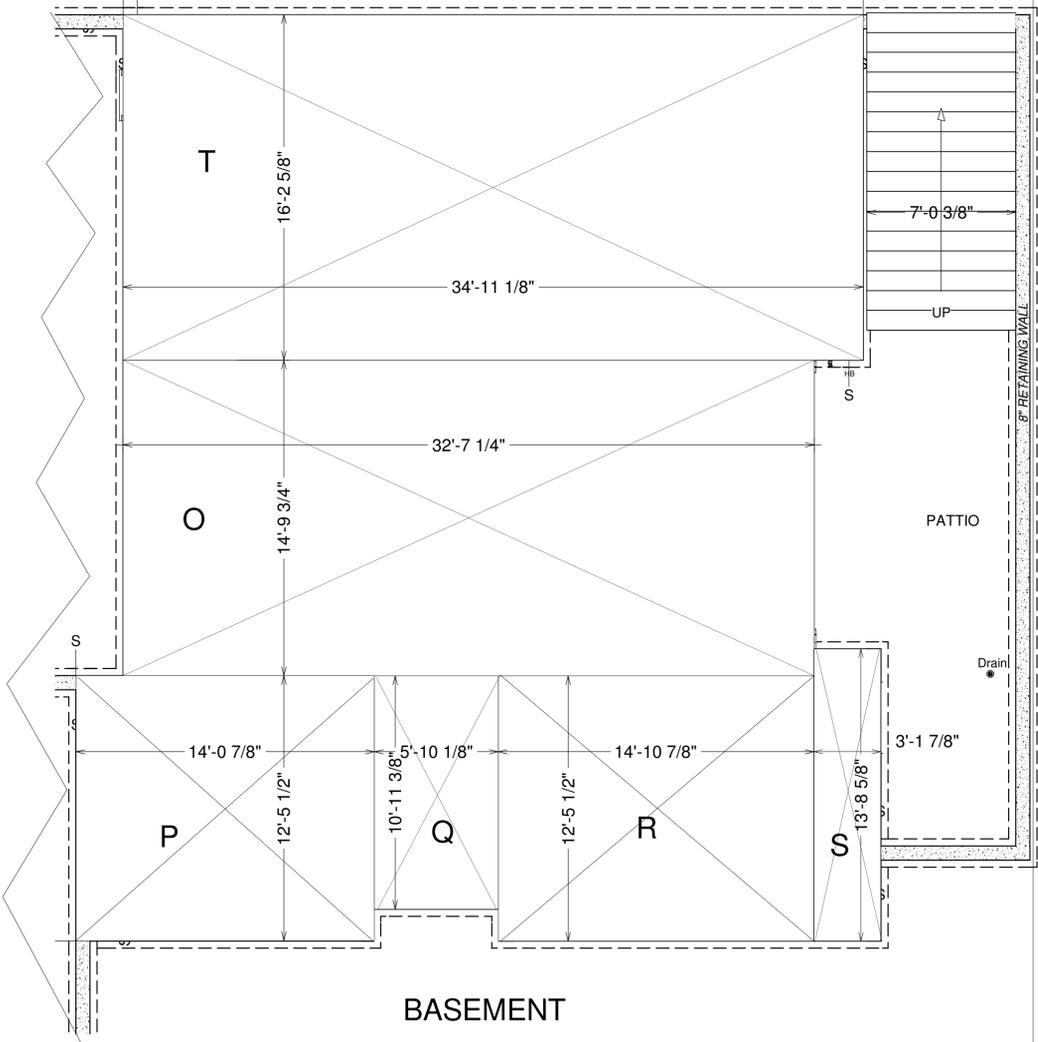
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1ST FLOOR



2ND FLOOR



BASEMENT

NEW FLOOR AREA CALCULATIONS

| Section | Dimensions | Area |
|-----------------------|--------------------------|--------------------------------|
| FLOOR AREA | | |
| 1ST FLOOR AREA | | |
| A | 8' 4 5/8" X 20' 2 7/8" | 169.8 ft. ² |
| B | 42' 1 1/4" X 15' 11 1/2" | 671.92 ft. ² |
| C | 17' 9 7/8" X 12' 8" | 224.97 ft. ² |
| D | 14' 9 1/2" X 38' 4 7/8" | 568.09 ft. ² |
| E | 16' 1 1/2" X 40' 9 1/8" | 657.26 ft. ² |
| F | 11' 2 1/8" X 5' 10 1/8" | 65.32 ft. ² |
| G | 17' 11 1/8" X 12' 8" | 227.08 ft. ² |
| TOTAL 1ST FLR | | 2584.44 ft.² |

NEW FLOOR AREA CALCULATIONS

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

NEW FLOOR AREA CALCULATIONS

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

| | | |
|-----------------------|-------------------------|-------------------------------|
| 2ND FLOOR AREA | | |
| H | 12' 1 7/8" X 2' 9 1/2" | 33.9 ft. ² |
| I | 24' 7 3/4" X 33' 4 1/4" | 822.04 ft. ² |
| J | 2' 9 1/2" X 12' 6 1/2" | 35.01 ft. ² |
| K | 1' 10 3/4" X 11' 7" | 21.96 ft. ² |
| TOTAL 2ND FLR | | 912.94 ft.² |

TOTAL FLOOR AREA (A-K) 3497.38 ft.²

DESIGNER:
CLIFTON WU 408-417-0170

DRAFTSMAN:
RICK GOULD
650-520-9215

ON THIS PAGE OF LAYOUT:

FLOOR AREA COVERAGE CALCULATIONS

SCALE:
1/4" = 1'

PAGE #
A10

REVISION:
3-19-15

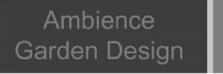
JOB ADDRESS:
APN: 318-15-025
1977 CHURTON AVE, LOS ALTOS, CA 94024

OWNER NAME:
CLIFTON AND CONNIE WU

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tina@gardendezine.com



Wu Residence: 1977 Churton Ave
03/04/15



Botanical Name: *Acanthus mollis*
Common Name: Bear's Breech, Acanthus
Plant Type: Shrub Perennial
Plant Size: 1-3' 3-6'
Flower Color: Blue Pink Purple White
Sun: Half sun Shade Deep shade
Water: Medium water
Soil Type: Loam soil Average soil Rich soil Well-drained soil Acid pH Neutral pH
This perennial produces large clusters of glossy foliage that is deeply lobed. Its leaves may reach lengths of 2'. The tall, purplish-white flower spikes are usually seen in late spring to early summer. It can be used as an accent plant. Acanthus is an effective, shade loving, herbaceous shrub.

Botanical Name: *Acer ginnala 'Flame'*
Common Name: Trident Maple
Plant Type: Tree
Plant Size: 12-25'
Flower Color: n/a
Sun: Full sun
Water: Light water
Soil Type: Sandy soil Loam soil Rocky soil Average soil Neutral pH
The Trident Maple is a small deciduous tree growing to 20' tall and wide, bearing small, 3' lobed leaves noted for brilliant, reliable red-orange and deep salmon pink fall color. The bark quickly becomes greyish, and this is the most popular maple for bonsai in Japan, being especially valued for its beautiful surface roots. Depending on the severity of the

Botanical Name: *Achillea millefolium*
Common Name: Common Yarrow, Milfoil
Plant Type: Ground cover Perennial
Plant Size: 1-3'
Flower Color: White
Sun: Full sun Half sun
Water: Light water Medium water
Soil Type: Sandy soil Loam soil Rocky soil Average soil Rich soil Poor soil
This Achillea features spreading mats of fern-like rosettes, along with deeply divided leaves of a green or gray green color. In this form, the flowers are usually a white tone. Stems can reach 2'-3' above foliage. Yarrows propagate easily from rooted cuttings or division, which should be performed in the early spring or fall. Following bloom, one should dead head the

Botanical Name: *Arctostaphylos manzanita 'Dr. Hurd'*
Common Name: Manzanita, Dr. Hurd
Plant Type: Shrub
Plant Size: 12-25'
Flower Color: White
Sun: Full sun
Water: Light water
Soil Type: All soils Average soil Well-drained soil Dry soil Neutral pH
This is a large shrub with showy bark that reaches 8'-20' tall and wide. It has dark red bark, large pale green leaves and white to pink flower clusters that bloom from February to March. - Cornflower Farms

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

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

Botanical Name: *Astelia nervosa chathamica*
Common Name: Silver Leaf Astelia
Plant Type: Shrub Perennial
Plant Size: 3-6'
Flower Color: White
Sun: Half sun
Habit: Arching Upright
Leaf Color: Silver
Flower Season: Spring

Water: Medium water Extra summer water
Soil Type: Sandy soil Loam soil Average soil Rich soil Well-drained soil Moist soil
This clumping perennial is grown for its silvery foliage. The leaves reach 3' in length and the plants grow 4' tall, with new growths arising from the base. It does best in full sun in foggy climates, and in part shade elsewhere.

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

Soil Type: Sandy soil Loam soil Rocky soil Average soil Rich soil Poor soil
Blue Chip Butterfly Bush is a violet-blue flowering variety of butterfly bush. Needs full sunlight.

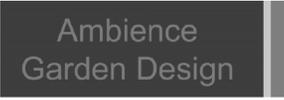
Botanical Name: *Calamagrostis foliosa*
Common Name: Reed Grass
Plant Type: Grass
Plant Size: 3-6' 6-12'
Flower Color: n/a
Sun: Full sun Half sun
Water: Medium water
Habit: Upright
Leaf Color:
Flower Season: n/a

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

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

Habit: Upright
Leaf Color: Green
Flower Season: Spring Summer



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

Habit: Mound
Leaf Color: Green
Flower Season: Spring Summer



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

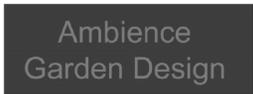
Habit: Twining
Leaf Color: Green
Flower Season: Winter Spring



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

Habit: Upright
Leaf Color: Green
Flower Season: Spring

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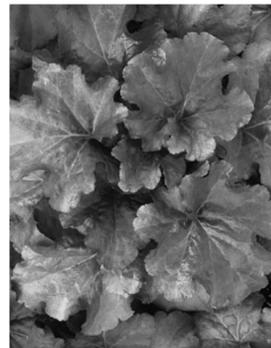


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Botanical Name: *Helichrysum petiolare*
Common Name: Licorice Plant
Plant Type: Shrub
Plant Size: 1-3'
Flower Color: Yellow White
Sun: Full sun Half sun
Water: Medium water
Soil Type: Sandy soil Loam soil Rocky soil Average soil Poor soil Well-drained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

Habit: Upright
Leaf Color: White
Flower Season: Constant



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

Habit: Mound
Leaf Color: Bronze Orange
Flower Season: n/a



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

Habit: Upright
Leaf Color: Grey green Silver
Flower Season: Summer



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

Habit: Arching Mound Upright
Leaf Color: Green White
Flower Season: n/a

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Botanical Name: Myoporum parvifolium
Common Name: Ground Cover Myoporum
Plant Type: Ground cover
Plant Size: Under 1'
Flower Color: White
Sun: Full sun Half sun
Water: Light water
Soil Type: Sandy soil Loam soil Rocky soil Average soil Well-drained soil Neutral
This great groundcover will grow 9" high and 9' wide and does well in partial or full sun with moderate watering. It produces delicate white flowers that bloom in summer and are surrounded by tiny, bright green leaves.



Botanical Name: Olea europaea 'Wilsoni'
Common Name: Wilson Fruitless Olive
Plant Type: Tree
Plant Size: 12-25' 25-40'
Flower Color: n/a
Sun: Full sun
Water: Light water
Soil Type: Sandy soil Loam soil Rocky soil Average soil Poor soil Neutral pH Basic
This broad tree will grow to 20-30' tall and has small, gray green leaves. It is a fruitless variety .



Botanical Name: Prunus caroliniana
Common Name: Carolina Laurel Cherry
Plant Type: Tree
Plant Size: 6-12' 12-25' 25-40'
Flower Color: White
Sun: Full sun
Water: Light water Medium water
Soil Type: Loam soil Rocky soil Average soil Rich soil Well-drained soil Neutral pH
This large evergreen shrub or small tree has leaves that are glossy and 2"-4" in length. It is excellent as either a formal hedge or an informal screen 15-20 feet tall and 10 to 15' wide. It has creamy white flowers in late winter and spring followed by small black berries.



Botanical Name: Prunus caroliniana 'Compacta'
Common Name: Dwarf Carolina Laurel Cherry
Plant Type: Shrub
Plant Size: 6-12'
Flower Color: White
Sun: Full sun
Water: Light water Medium water
Soil Type: Sandy soil Loam soil Average soil Well-drained soil Neutral pH
This large evergreen shrub or small tree has leaves that are glossy and 2"-4" in length. It is excellent as a formal hedge or an informal screen. It has creamy white flowers in late winter and spring followed by small black berries. 'Compacta' reaches 8'-10' tall and 6'-8' wide and tends to be more dense.

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Botanical Name: Stipa arundinacea
Common Name: Pheasant's Tail Grass
Plant Type: Grass
Plant Size: 1-3'
Flower Color: n/a
Sun: Full sun
Water: Light water
Habit: Mound Round Upright
Leaf Color: Green
Flower Season: n/a
Soil Type: Sandy soil Loam soil Rocky soil Average soil Well-drained soil Neutral
Pheasant's Tail Grass is a beautiful, fine, airy grass that is emerald green in color. It has many soft yellow, beige flower stalks in the spring. This grass grows 10"-12" tall , 1'-2' wide and is drought tolerant. -Cornflower Farms

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Hardscape Plan



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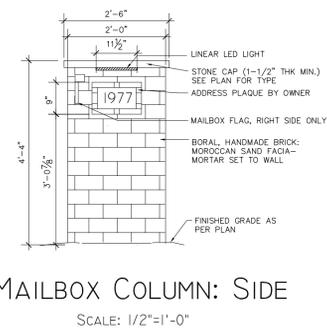
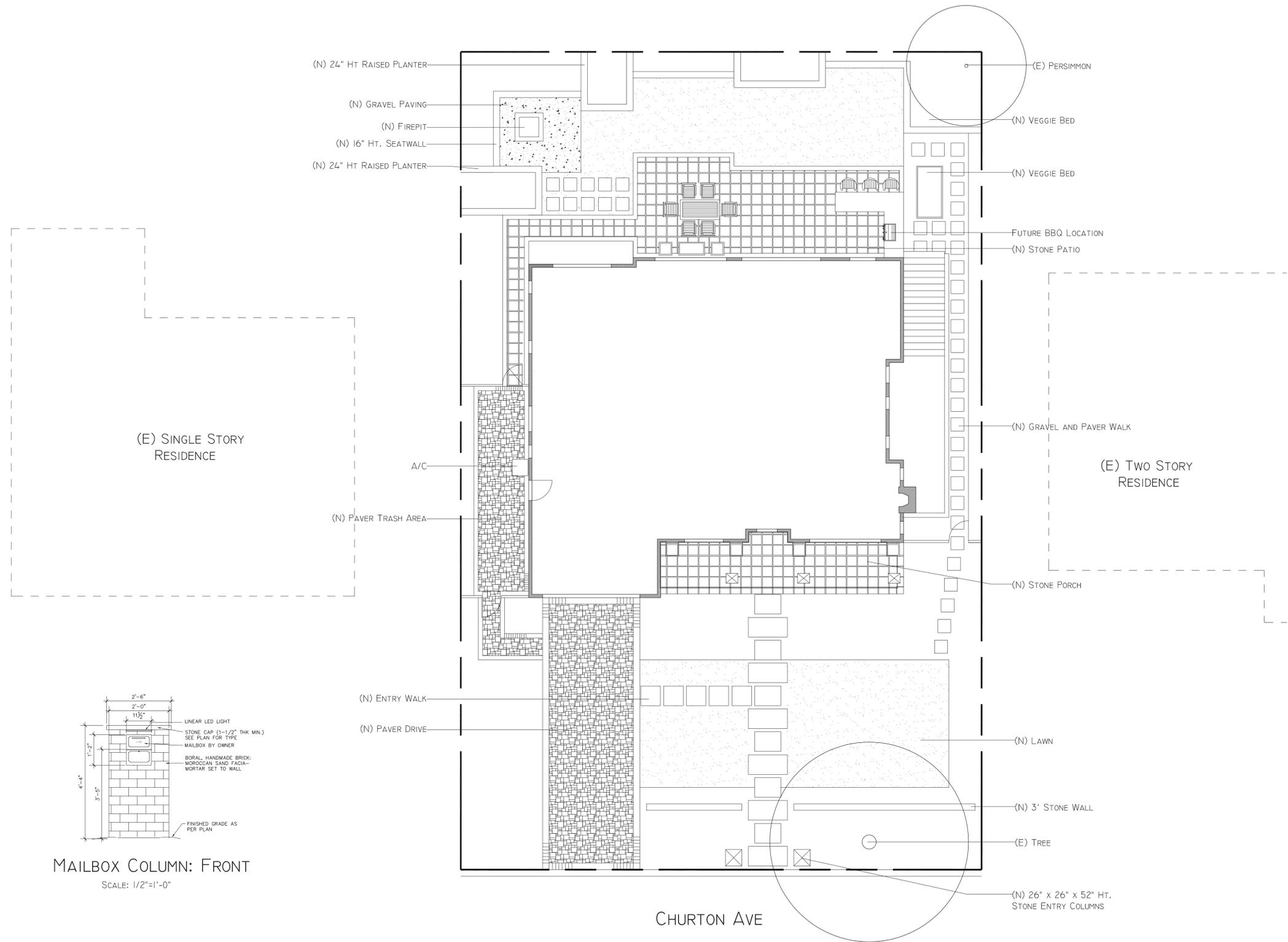
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Date: 12/19/2014

Drawn By: TAJ

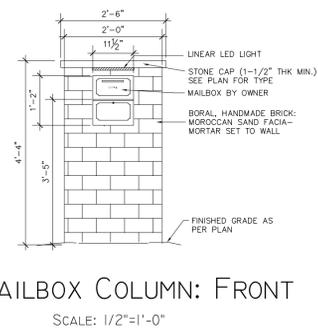
Job No.

L-1



MAILBOX COLUMN: SIDE

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



MAILBOX COLUMN: FRONT

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

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Planting Plan



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 Los Altos, CA

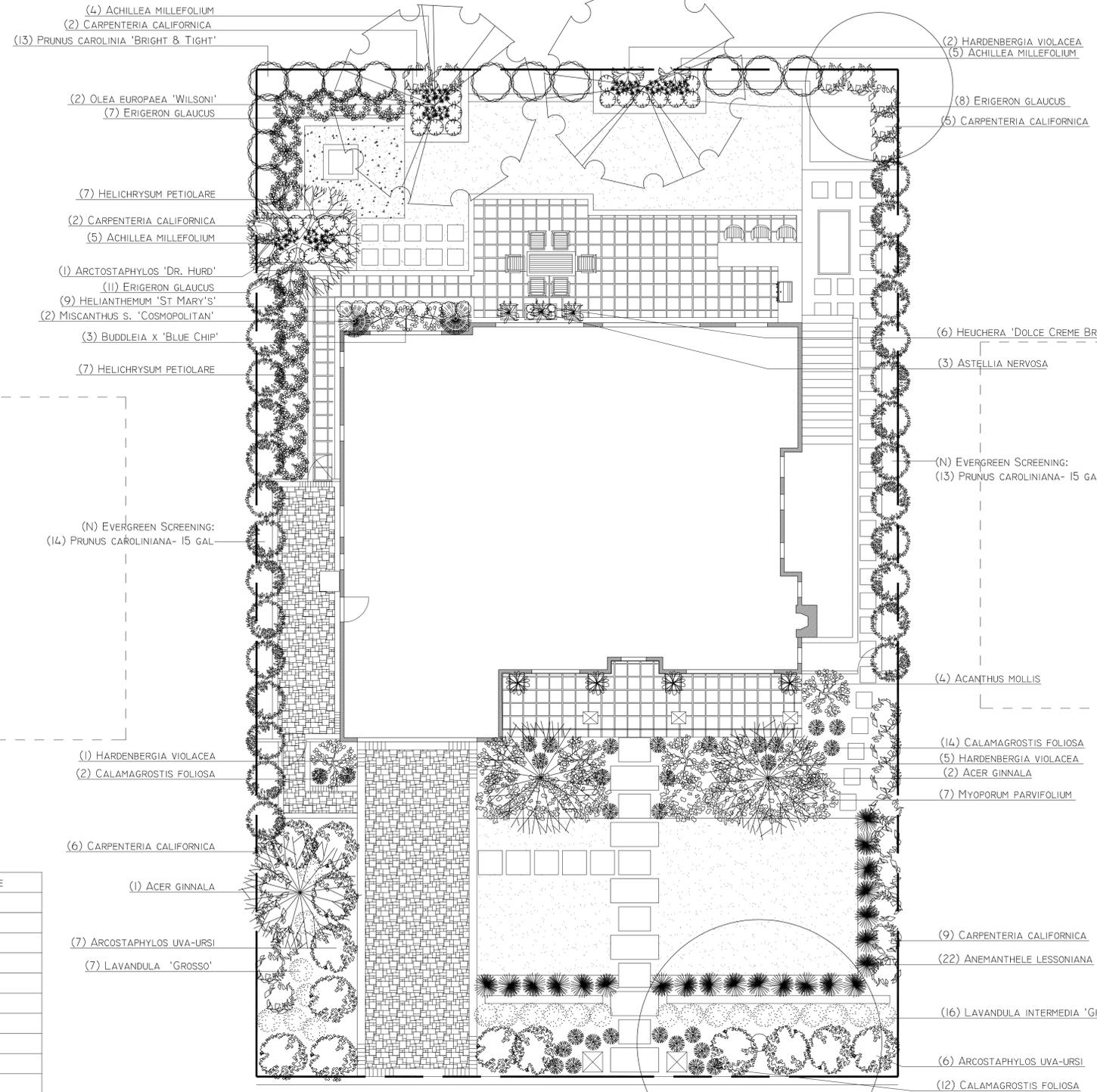
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Date: 3/4/2015

Drawn By: TAJ

Job No.

L-2



PLANT LEGEND

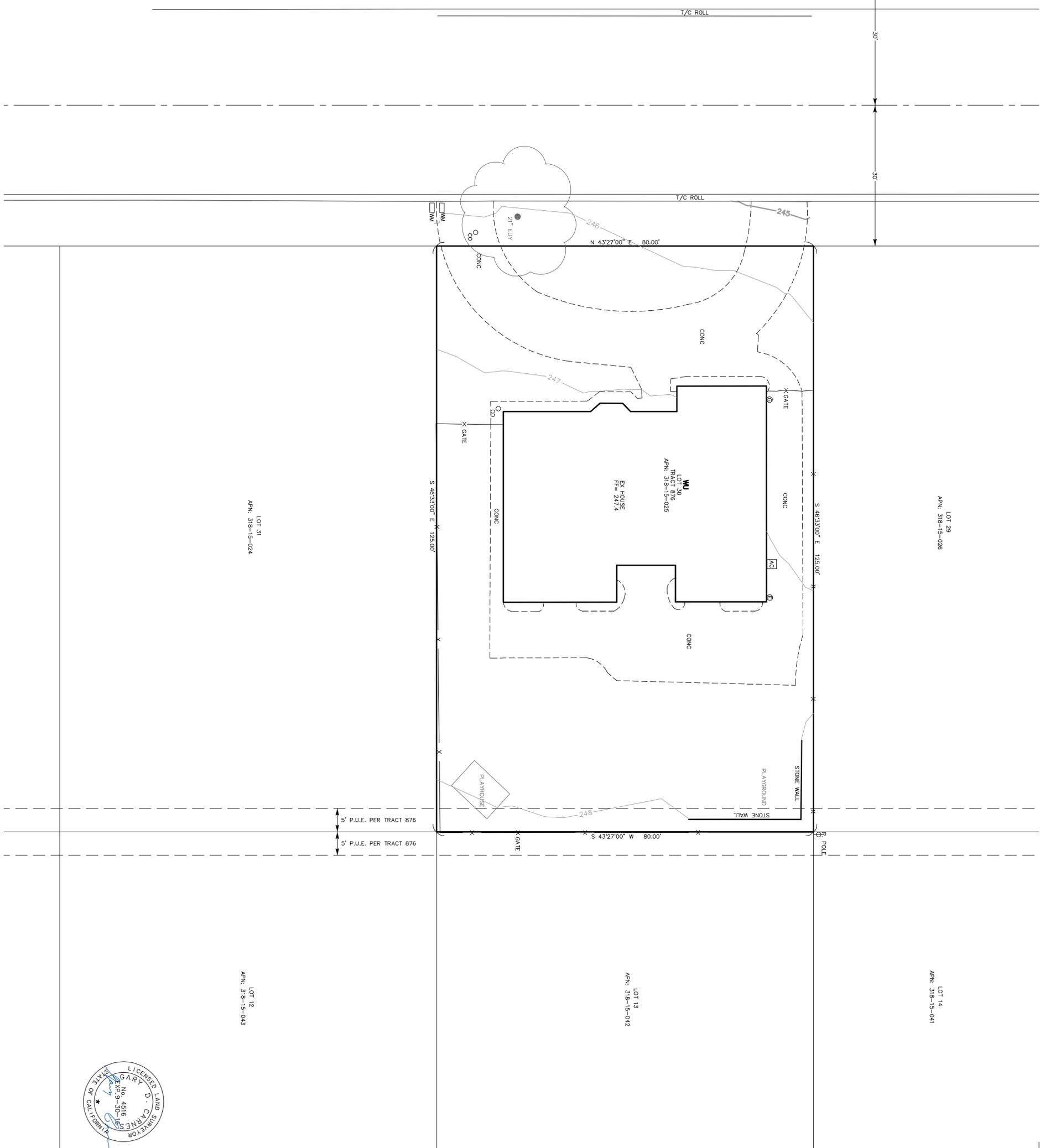
| QUANTITY | SYMBOL | SCIENTIFIC NAME | COMMON NAME | PLANTING SIZE |
|----------|--------|---|-----------------------------|---------------|
| 4 | | ACANTHUS MOLLIS | BEARS BREECH | 5-GAL |
| 3 | | ACER GINNALA | AMUR MAPLE | 24" BOX NLB |
| 14 | | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1-GAL |
| 22 | | ANEMANTHELE LESSONIANA | NEW ZEALAND WIND GRASS | 1 GAL |
| 13 | | ARCTOSTAPHYLOS UVA-URSI | BEARBERRY | 1 GAL |
| 1 | | ARCTOSTAPHYLOS 'DR. HURD' | DR. HURD MANZANITA | 15 GAL NLB |
| 3 | | ASTELLIA NERVOSA | SILVER SPEAR | 5-GAL |
| 3 | | BUDDLEIA X 'BLUE CHIP' | DWARF BUTTERFLY BUSH | 1 GAL |
| 30 | | CALAMAGROSTIS FOLIOSA | LEAFY REED GRASS | 1-GAL |
| 24 | | CARPENTERIA CALIFORNICA | BUSH ANEMONE | 5-GAL |
| 26 | | ERIGERON GLAUCUS | BEACH ASTER | 1 GAL |
| 2 | | HARDENBERGIA VIOLACEA | LILAC VINE | 5 GAL VINE |
| 7 | | HARDENBERGIA VIOLACEA | LILAC VINE | 5-GAL |
| 9 | | HELIANTHEMUM 'ST MARY'S' | WHITE SUNROSE | 1 GAL |
| 14 | | HELICHRYSUM PETIOLARE | LICORICE PLANT | 1 GAL |
| 6 | | HEUCHERA 'DOLCE CREME BRULEE' | CORAL BELLS | 1 GAL |
| 23 | | LAVANDULA INTERMEDIA 'GROSSO' | LAVANDIN | 1 GAL |
| 2 | | MISCANTHUS SINSENSIS CONDENSATUS 'COSMOPOLITAN' | COSMOPOLITAN FOUNTAIN GRASS | 1-GAL |
| 7 | | MYOPORUM PARVIFOLIUM | MYOPORUM | 1-GAL |
| 2 | | OLEA EUROPAEA 'WILSONI' | WILSON FRUITLESS OLIVE | 24" BOX NLB |
| 13 | | PRUNUS CAROLINIA 'BRIGHT & TIGHT' | CAROLINA CHERRY LAUREL | 15-GAL |
| 27 | | PRUNUS CAROLINIANA | CAROLINA LAUREL CHERRY | 15-GAL |

PLANT MIXES

| QUANTITY | SYMBOL | SCIENTIFIC NAME | COMMON NAME | PLANTING SIZE |
|-------------|--------|-------------------------|---------------------------------------|---------------|
| 752 sq. FT. | | FESTUCA GLAUCA 'BONSAI' | DOUBLE DWARF FESCUE WITH BONSAI BLEND | SOD |

ALFORD AVENUE

CHURTON AVENUE



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

APPROXIMATE EARTHWORK QUANTITIES

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

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

BASIS OF BEARINGS

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

BASIS OF ELEVATIONS

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

TOPOGRAPHIC SURVEY

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

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE REINFORCED CONCRETE PIPE (RCP), POLYVINYL CHLORIDE (PVC SCHEDULE 40 OR BETTER), OR HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL) AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF CITY OF LOS ALTOS DESIGN CRITERIA.
 INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
 3. DISCHARGE DOWNSPOUTS ONTO SPLASHBLOCKS DIRECTED TO DRAIN AWAY FROM FOUNDATION.

STORM DRAIN SYSTEM MAINTENANCE

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

EARTHWORK AND GRADING

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

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

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

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

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

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

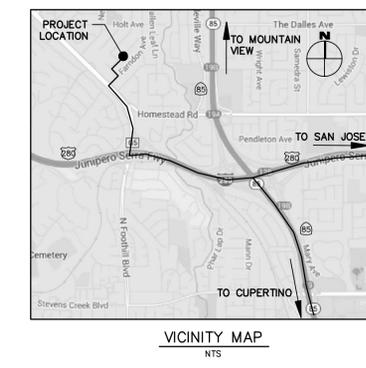
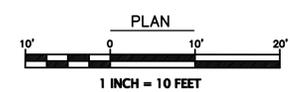
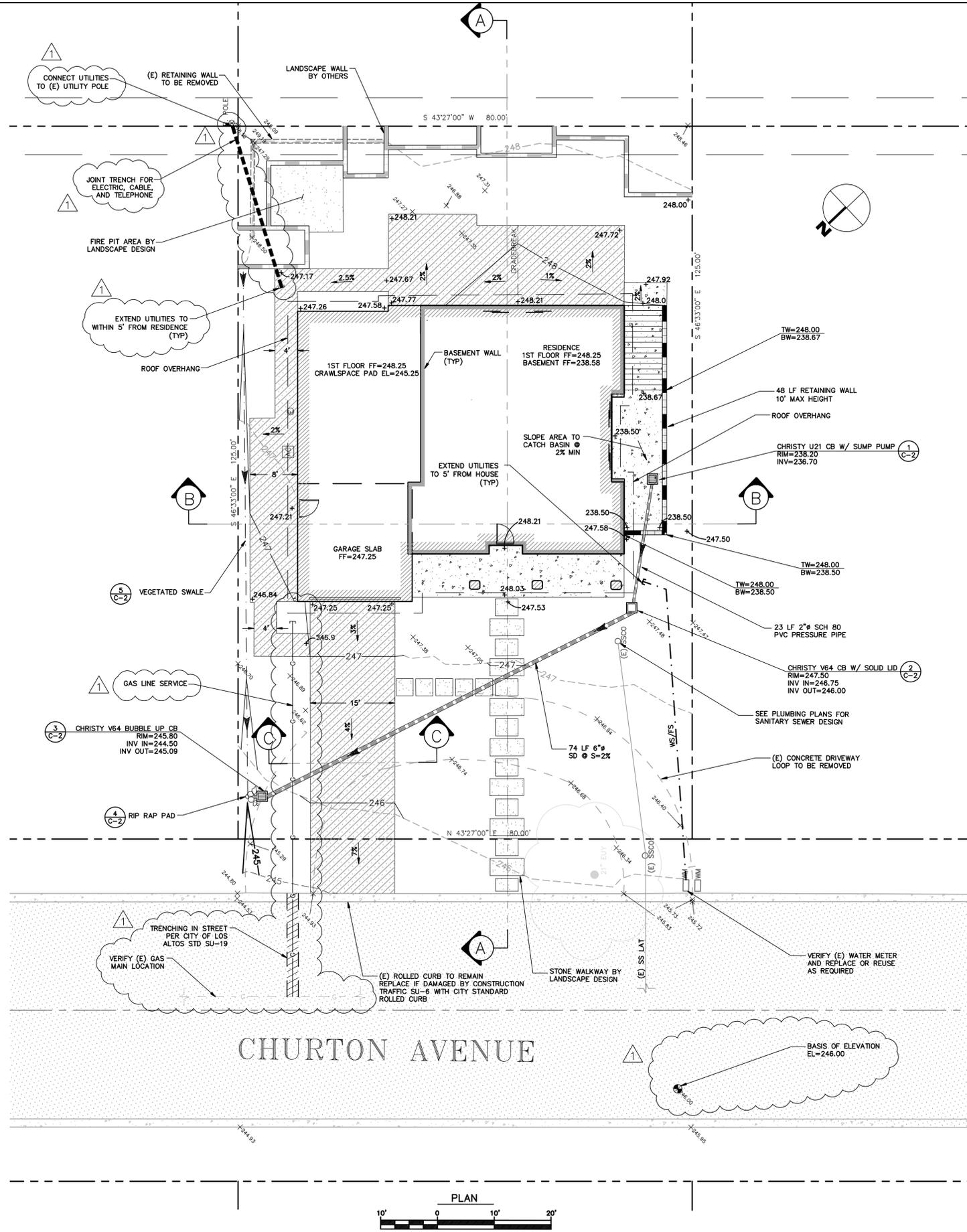
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 6" TO 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.

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

9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE FOLLOWING REQUIREMENTS:
 Less than 3% organics, free of debris and gravel material, contain no rocks or clods greater than 4" in diameter, Be granular and have a plasticity index of greater than 12, and an R value greater than 25.

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

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



LEGEND

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

ABBREVIATIONS

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

DRAINAGE AREA SUMMARY

AREA OF DISTURBANCE = 10,760 SF
 EXISTING IMPERVIOUS AREAS = 5,250 SF
 PROPOSED IMPERVIOUS AREAS = 5,150 SF
 REDUCTION IN IMPERVIOUS AREAS = 100 SF

REVISED PER CITY OF LOS ALTOS COMMENTS, FEBRUARY 2015

2/25/2015

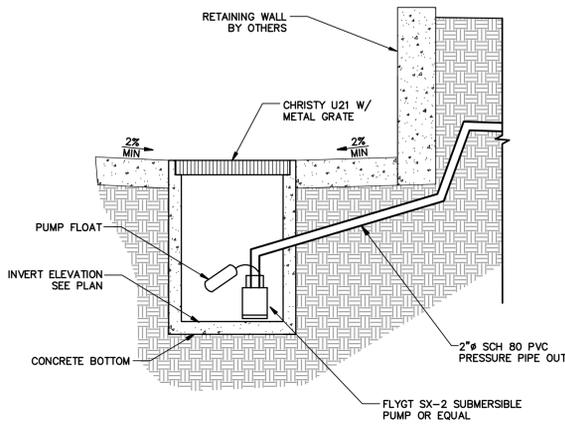
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CIVIL ENGINEERING DESIGN SERVICES FOR CLIENT W/ 1977 CHURTON AVENUE LOS ALTOS, CALIFORNIA APR 616-16-085

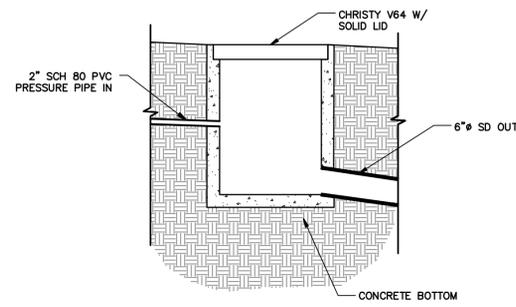
GRADING & DRAINAGE PLAN

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



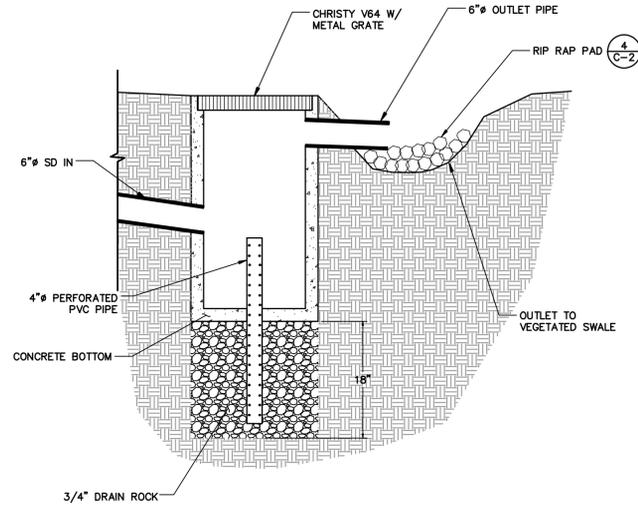
NOTES:
 1. SEE PLAN FOR RIM AND INVERT ELEVATIONS AND PIPE DIAMETERS
 2. PUMP SHALL HAVE ELECTRICAL HOOKUP AS WELL AS BACKUP BATTERY IN CASE OF PUMP FAILURE

CATCH BASIN SUMP PUMP
 NTS (1) C-2



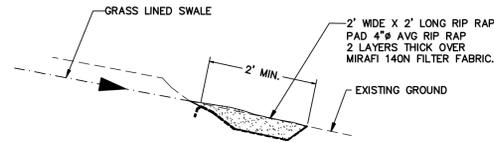
NOTE:
 SEE PLAN FOR RIM AND INVERT ELEVATIONS AND PIPE DIAMETERS

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

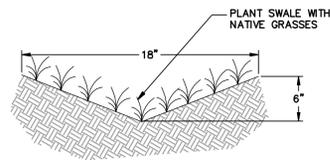


NOTE:
 SEE SHEET C-1 FOR RIM AND INVERT ELEVATIONS AND ORIFICE DIAMETER

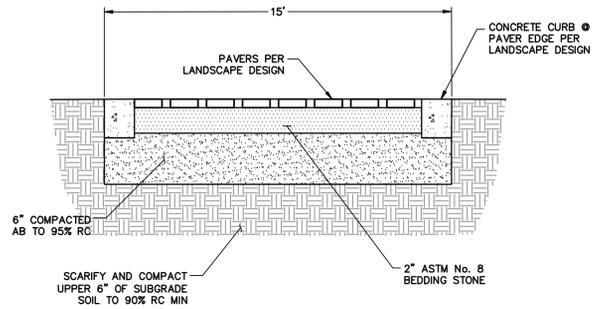
BUBBLE UP CATCH BASIN
 NTS (3) C-2



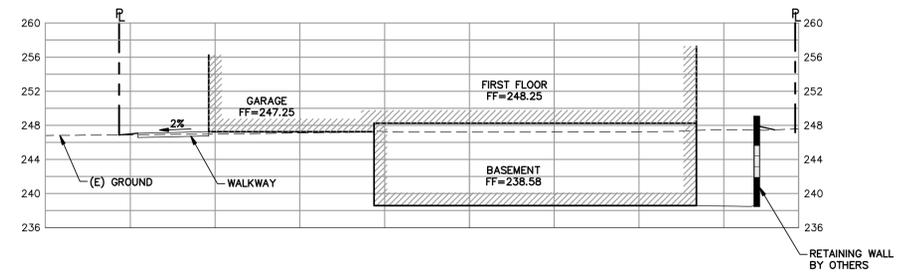
RIP RAP PAD DETAIL
 NTS (4) C-2



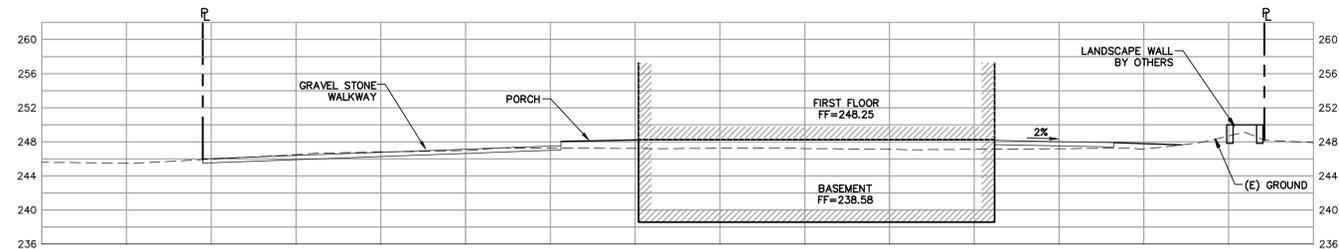
VEGETATED SWALE
 NTS (5) C-2



DRIVEWAY SECTION C-C
 NTS



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



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

REVIS PER CITY OF LOS ALTOS COMMENTS, FEBRUARY 2015



2/25/2015

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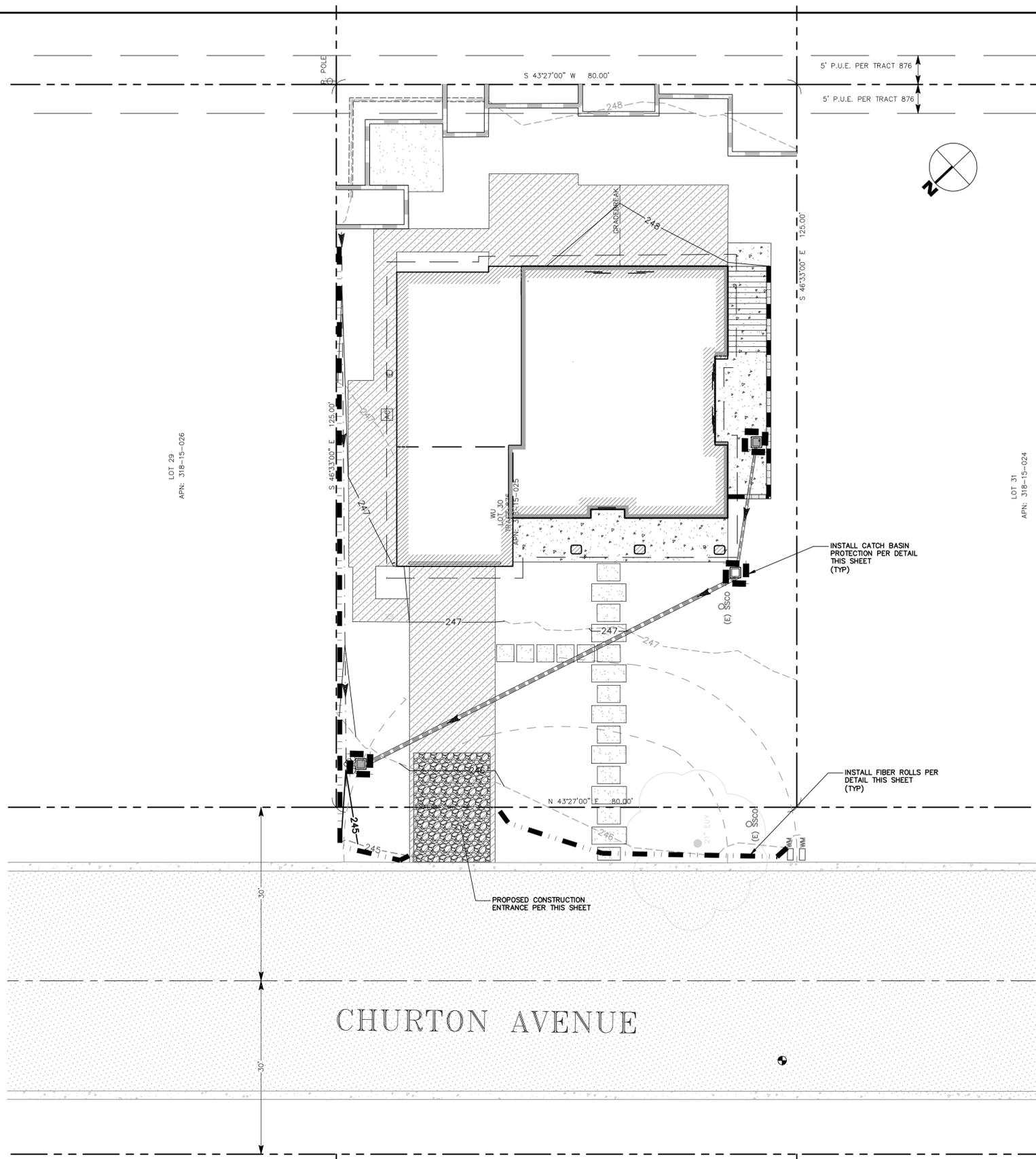
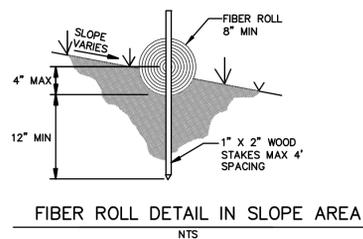
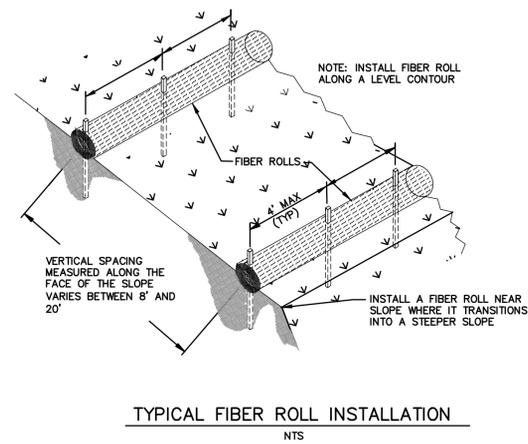
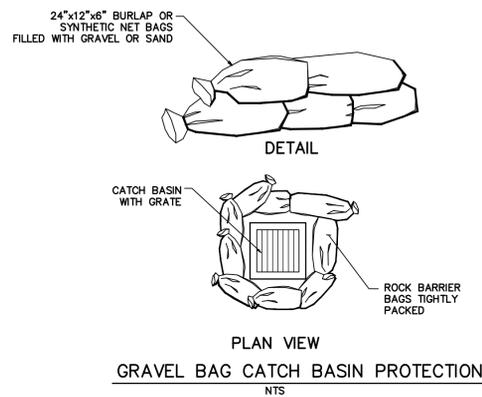
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CIVIL ENGINEERING DESIGN SERVICES

FOR
 CLIFTON WU
 1077 CHURTON AVENUE
 LOS ALTOS, CALIFORNIA
 APR 01-16-085
 DETAILS

project no.
14-074-1
 date
FEBRUARY 2015
 scale
AS SHOWN
 dwg name
CIVL1

C-2



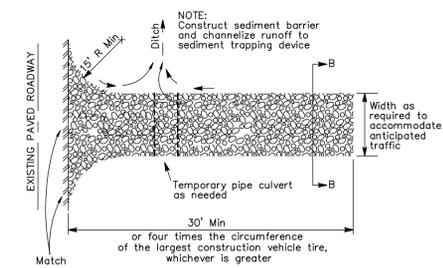
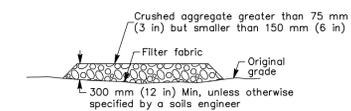
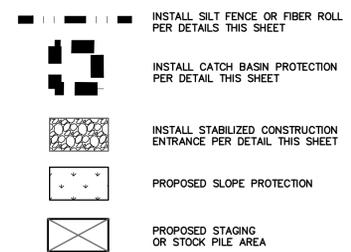
EROSION CONTROL MEASURES

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

EXPOSED SLOPE MEASURES

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

EROSION CONTROL LEGEND



CONSTRUCTION ENTRANCE DETAIL NTS



2/25/2015

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CIVIL ENGINEERING DESIGN SERVICES
 FOR
CLIFTON WU
 1877 CHURTON AVENUE
 LOS ALTOS, CALIFORNIA
 APN 318-15-026

EROSION CONTROL PLAN
 project no. 14-074-1
 date FEBRUARY 2015
 scale AS SHOWN
 dwg name CIVL1

C-3