	EXISTING		PROPOSED		ALLOWED/REQ'D	
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	2,068	S.F.	2,872	S.F.	3,202	S.F.
	19.4%		26.9%		30.0%	
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS — 1st FLR.	1,862	S.F.	2,546	S.F.	3,736	S.F.
2nd FLR.	0	S.F.	1,189			
TOTAL	1,862	S.F.	3,735			
	17.4%		35.0%		35.0%	
SETBACKS:						
FRONT	22.67	FT.	25	FT.	25	FT.
REAR	4.25	FT.	30.5	FT.	25	FT.
RIGHT SIDE (1ST/2ND)	3.75	FT.	10.0/19.67	FT.	10/17.5	FT.
LEFT SIDE (1ST/2ND)	32.82	FT.	14.5/21.0	FT.	10/17.5	FT.
HEIGHT:	14.25	FT.	26.17	FT.	27	FT.

SQUARE FOOTAGE BREAKDOWN

	EXISTING		CHANGE IN		TOTAL PROPOSED	
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,610	S.F.	1,729	S.F.	3,339	S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	194	S.F.	202	S.F.	396	S.F.

LOT CALCULATIONS

NET LOT AREA:		10,674	S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		679 S.F.	28.3%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED	5,314	S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:	4,415	S.F.
	NEW SOFTSCAPE AREA:	945	S.F.
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		

AREA SCHEDULE

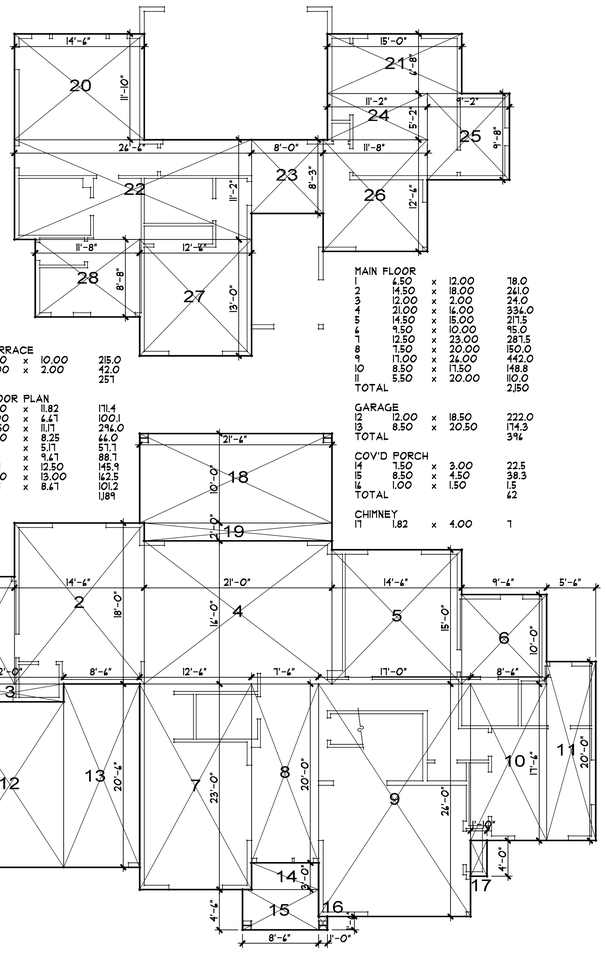
LOT AREA	10,674	S.F.
LIVABLE AREA		
MAIN FLOOR	2,150	S.F.
UPPER FLOOR	1,189	S.F.
TOTAL	3,339	S.F.
GARAGE	396	S.F.
COVERED PORCH	62	S.F.
COVERED TERRACE	251	S.F.
CHIMNEY	7	S.F.
COVERAGE		
ALLOWED (30%)	3,202	S.F.
EXISTING	2,068	S.F.
PROPOSED	2,872	S.F.
FLOOR AREA		
ALLOWED (35%)	3,736	S.F.
EXISTING	1,862	S.F.
PROPOSED	3,735	S.F.

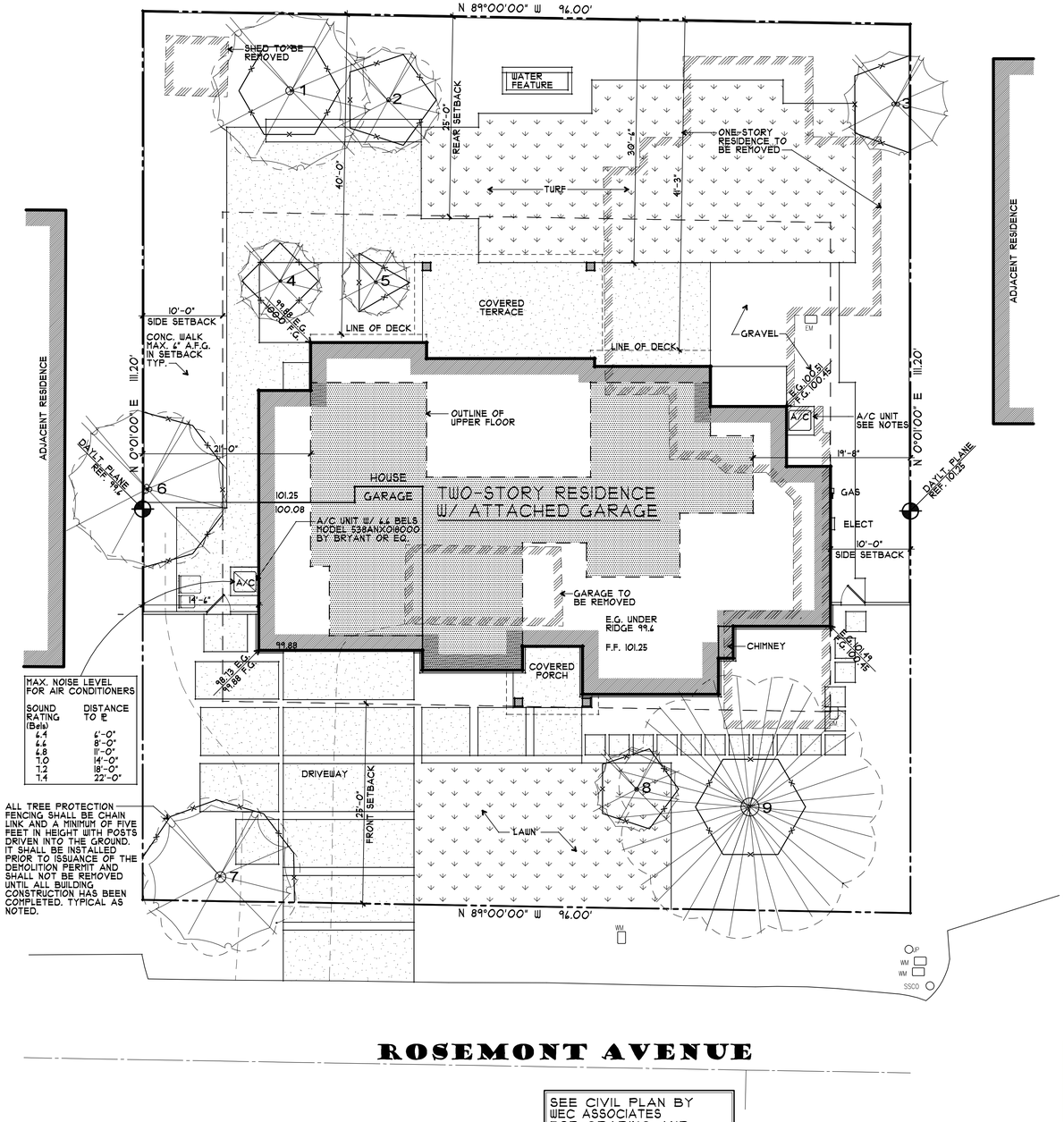
LANDSCAPE INVENTORY

ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	12	TREE	NO
2	6	TREE	NO
3	6	TREE	NO
4	4	ORANGE	NO
5	4	LEMON	NO
6	7	TREE	NO
7	16	TREE	NO
8	6	TREE	NO
9	27	PINE	NO

DBH=DIAMETER AT BREAST HEIGHT

INDEX OF DRAWINGS





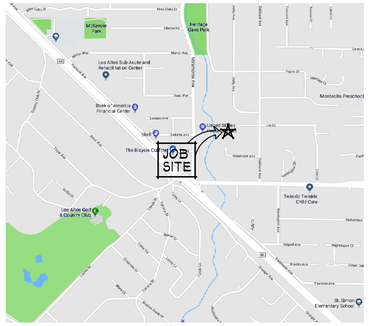
MAX. NOISE LEVEL FOR AIR CONDITIONERS

SOUND RATING (Bels)	DISTANCE TO ℄
4.1	4'-0"
4.4	8'-0"
4.8	11'-0"
7.0	14'-0"
7.2	18'-0"
7.4	22'-0"

ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. IT SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED. TYPICAL AS NOTED.

PROJECT INFO

OWNER:	TRAVIS VU & ASHLEY NGUYEN 1050 ROSEMONT AVENUE LOS ALTOS, CA 94024
JOB ADDRESS:	1050 ROSEMONT AVENUE LOS ALTOS, CA
BUILDING OCCUPANCY GROUPS:	R-3/U
TYPES OF CONSTRUCTION:	V-B
OCCUPANCY CATEGORY:	II
A.P.N.:	193-40-018
ARCHITECT:	RH ASSOCIATES, ARCHITECTS 11010 COMBIE RD. STE 210 AUBURN, CA 95602 CONTACT: J. STEVE COLLOM (530) 268-3055 steve.collom@gmail.com
CIVIL ENGINEER:	WEC ASSOCIATES 2425 MIDDLEFIELD RD. #458 PALO ALTO, CA 94306 CONTACT: ED WU (650) 823-6466 ed@weceng.com
LANDSCAPE DESIGN:	KAREN AITKEN & ASSOCIATES 8262 RANCHO REAL GILROY, CA 95020 CONTACT: KAREN AITKEN (408) 842-0245 AitkenAssociates@gmail.com
SCOPE OF WORK:	NEW TWO-STORY RESIDENCE WITH ATTACHED GARAGE ON A PARCEL WITH AN EXISTING ONE-STORY RESIDENCE TO BE DEMOLISHED.



1 A1 AREA DIAGRAMS 1/8" = 1'-0" 0 2 6 12 20 NORTH

2 A1 SITE PLAN 1/8" = 1'-0" 0 2 6 12 20 NORTH

3 A1 VICINITY MAP NO SCALE NORTH

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LICENSED ARCHITECT DARYL V. HARRIS No. C 25431 Exp. 11-19 STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR: TRAVIS VU & ASHLEY NGUYEN
1050 ROSEMONT AVENUE
LOS ALTOS, CALIFORNIA

drawings: SITE PLAN

revisions:

project number: 2481

date: MAY 1, 2019

sheet number: A1

FIRE DEPARTMENT NOTES:

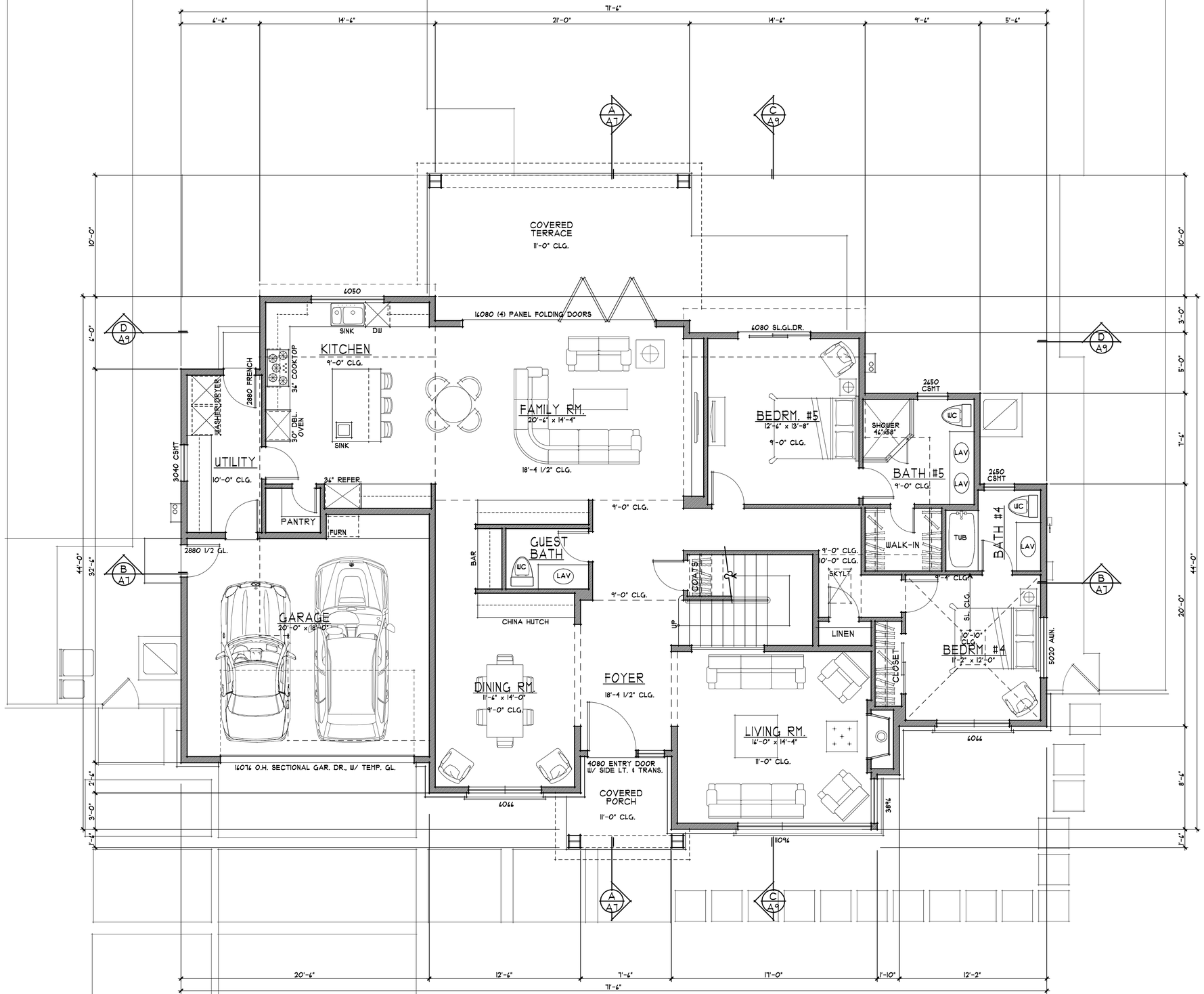
1. REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

2. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLE B105.1, OR ADDITIONS EXCEEDS FIFTY (50) PERCENT (INCLUSIVE OF GARAGE CONVERSIONS) OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT.) WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. TEAR-DOWNS AND/ OR ADDITIONS OVER FIFTY (50) PERCENT SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS. THE OBLIGATION TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF PAST ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LAMC

3. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEM(S), AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

4. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS TO THE PROJECT. CFC CHAPTER 33.

5. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 505.1



1/A2 MAIN FLOOR PLAN
1/4" = 1'-0"
0 1 3 6 10

NORTH

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A PROPOSED RESIDENCE FOR: TRAVIS YU & ASHLEY NGUYEN
1050 ROSEMONT AVENUE LOS ALTOS, CALIFORNIA

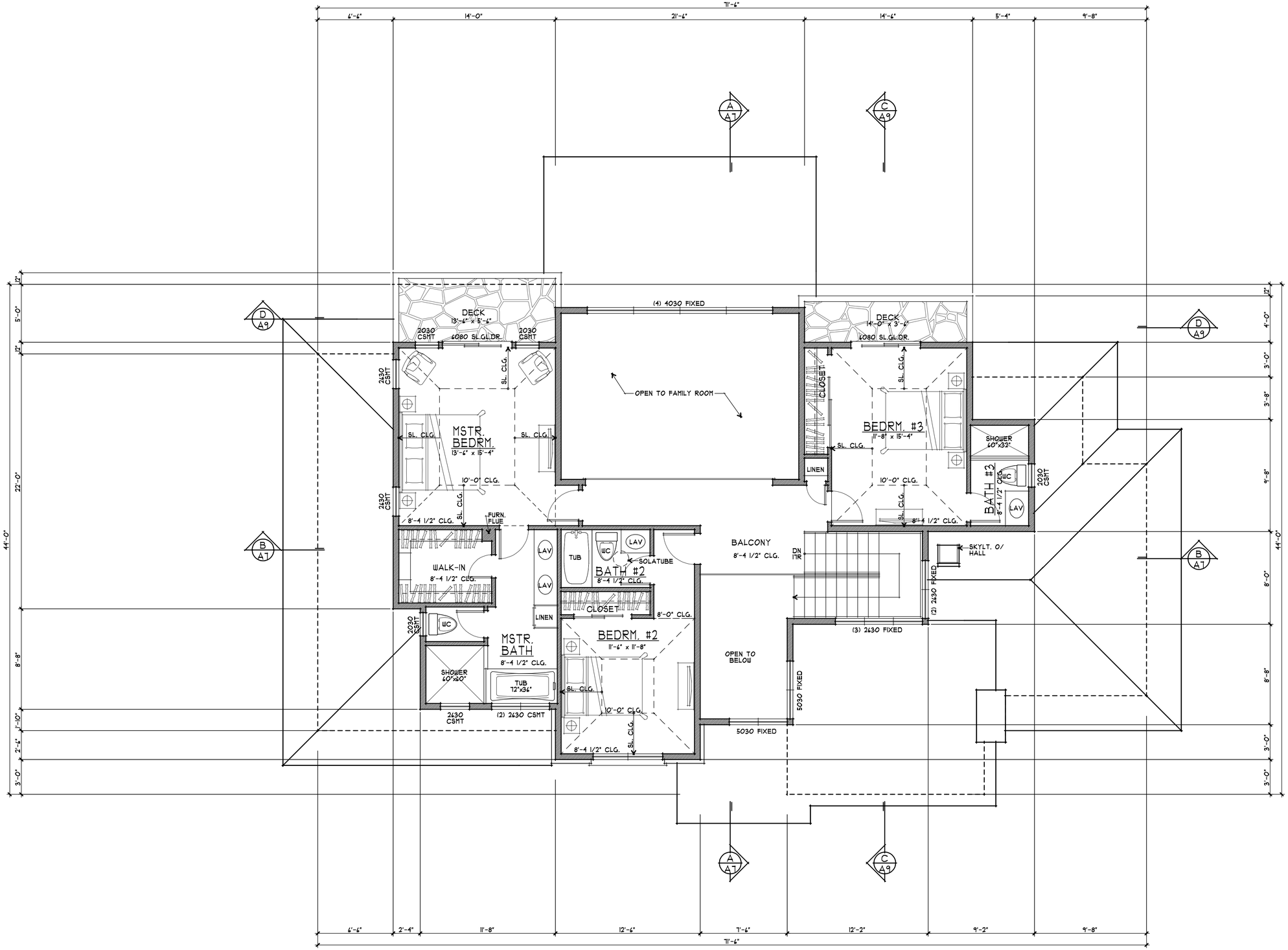
drawings: MAIN FLOOR PLAN

revisions:

project number: 2481

date: MAY 1, 2019

sheet number: A2



1 A3 UPPER FLOOR PLAN

1/4" = 1'-0" 0 1 3 6 10

NORTH

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LOS ALTOS, CALIFORNIA

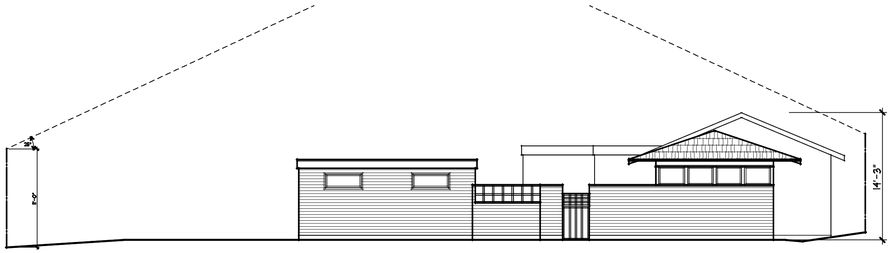
drawings: UPPER FLOOR PLAN

revisions:

project number: 2481

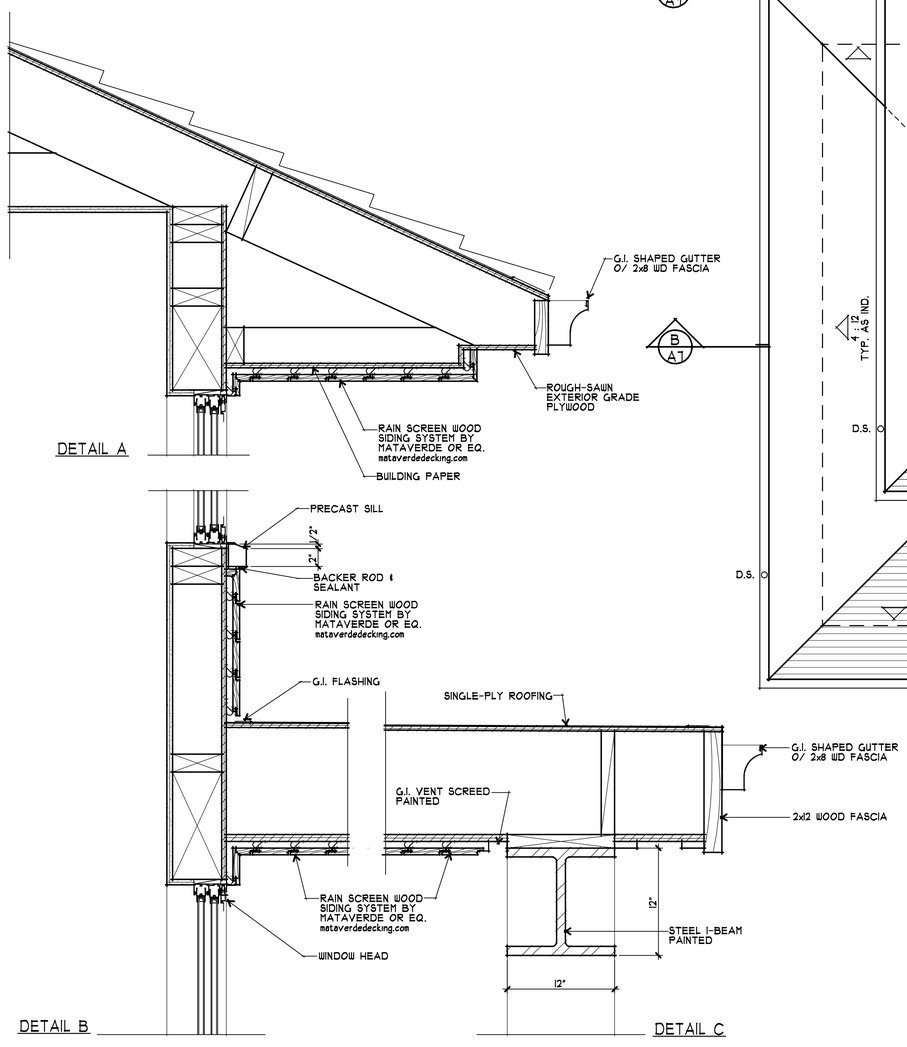
date: MAY 1, 2019

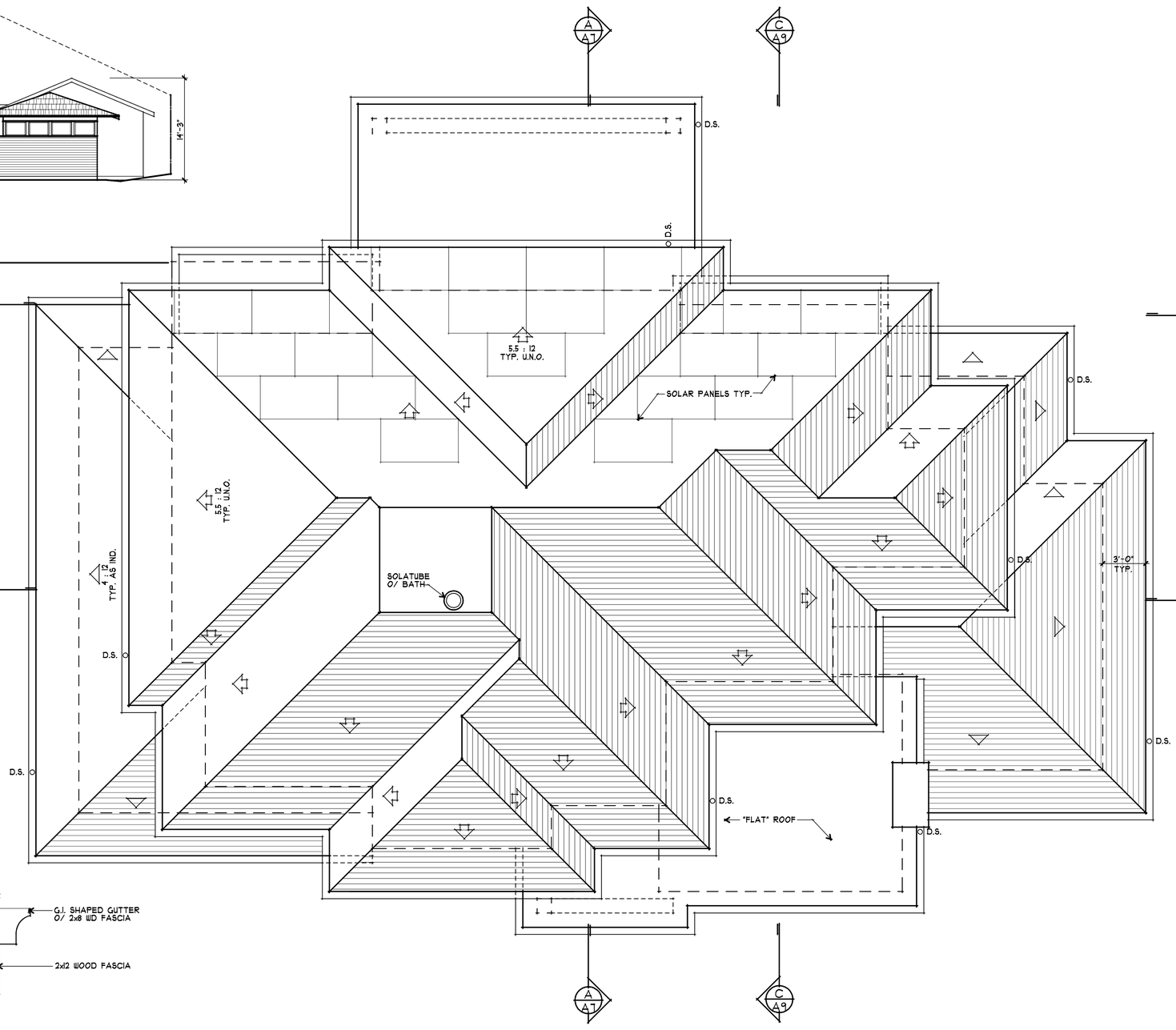
sheet number: A3



1 / A4 EXISTING EXTERIOR ELEVATION

1/8" = 1'-0" 0 2 6 12 20





3 / A4 WALL DETAILS

1 1/2" = 1'-0" 0 6" 12" 18" 24"

2 / A4 ROOF PLAN

1/4" = 1'-0" 0 1 3 6 10

NORTH

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LOS ALTOS, CALIFORNIA

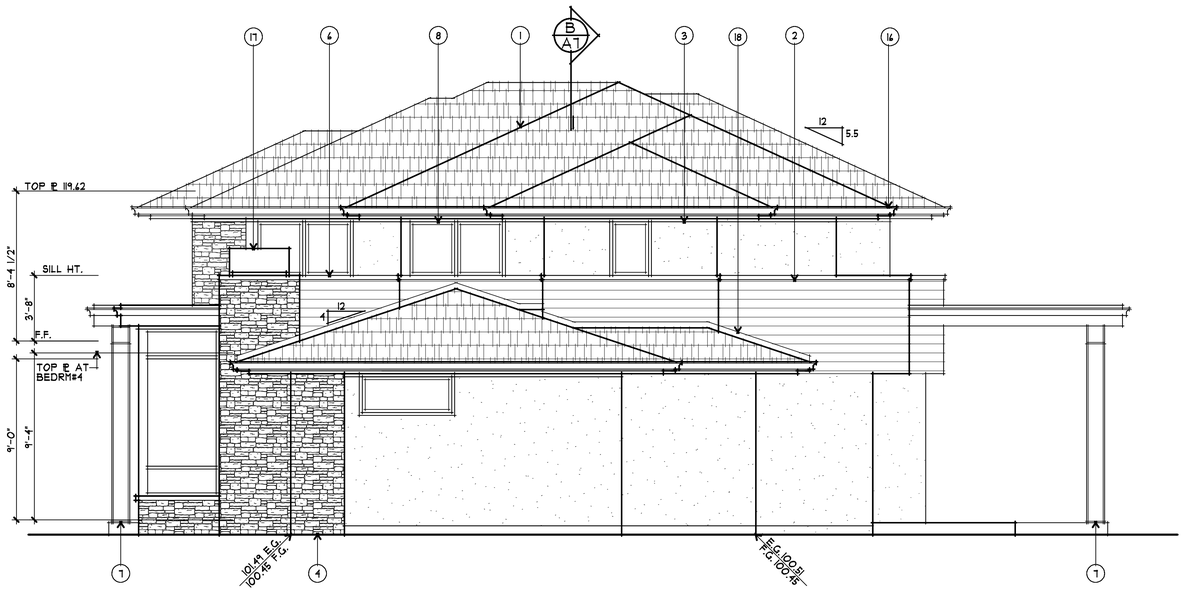
drawings
ROOF PLAN

revisions

project number
2481

date
MAY 1, 2019

sheet number
A4



1 / A5 RIGHT (WEST) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

2 / A5 FRONT (NORTH) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

EXTERIOR FINISH SCHEDULE

LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING STAIN
	3	STUCCO W/ SMOOTH TROWEL FINISH
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE
	7	STEEL I-BEAM - PAINT
WINDOWS	8	ALUMINUM CLAD WOOD WINDOWS
DOORS	9	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	10	O.H SECTIONAL GARAGE DOOR W/ LITES
	11	ALUMINUM CLAD WOOD FRENCH DOOR(S)
	12	ALUMINUM CLAD WOOD SLIDING DOOR(S)
	13	ALUMINUM CLAD WOOD FOLDING DOOR(S)
	14	HOLLOW-METAL HALF-GLASS DOOR
RAILINGS	15	WROUGHT IRON - PAINT
GUTTERS & DOWNSPOUTS	16	G.I. SHAPED GUTTER W/ RECTANGULAR DOWNSPOUTS
CHIMNEY	17	STONE VENEER W/ SHEET METAL SHROUD
FLASHING	18	G.I. FLASHING - PAINT
SKYLIGHTS	19	CURB MOUNTED OR SELF-FLASHING

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1050 ROSEMONT AVENUE
LOS ALTOS, CALIFORNIA

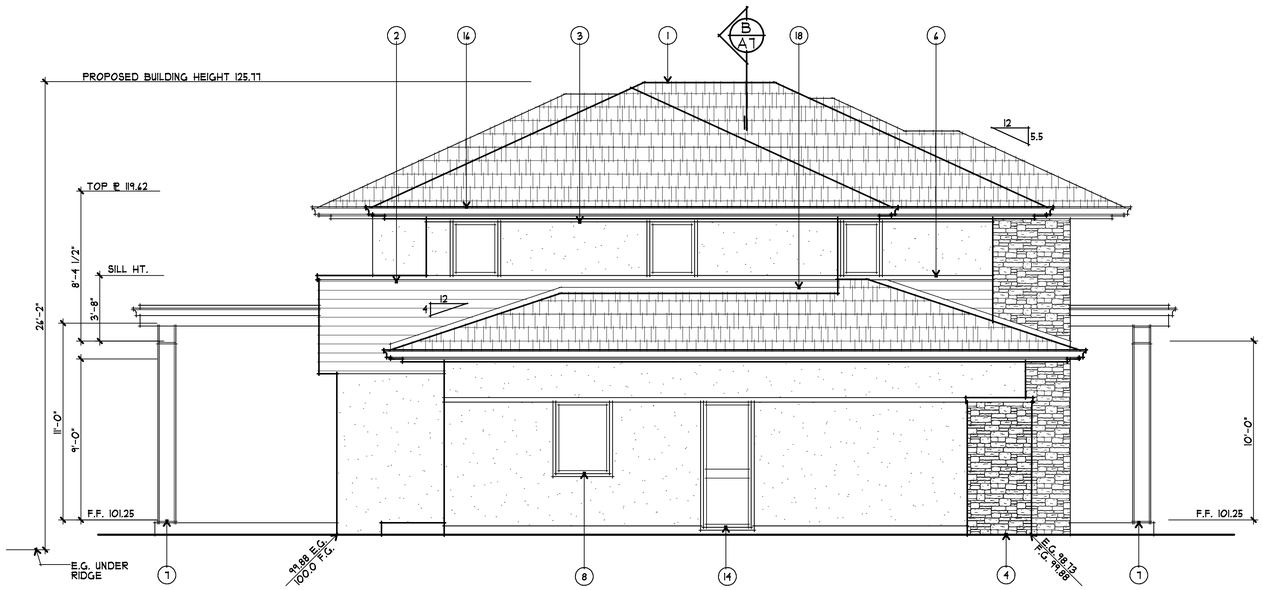
drawings: EXTERIOR ELEVATIONS

revisions:

project number: 2481

date: MAY 1, 2019

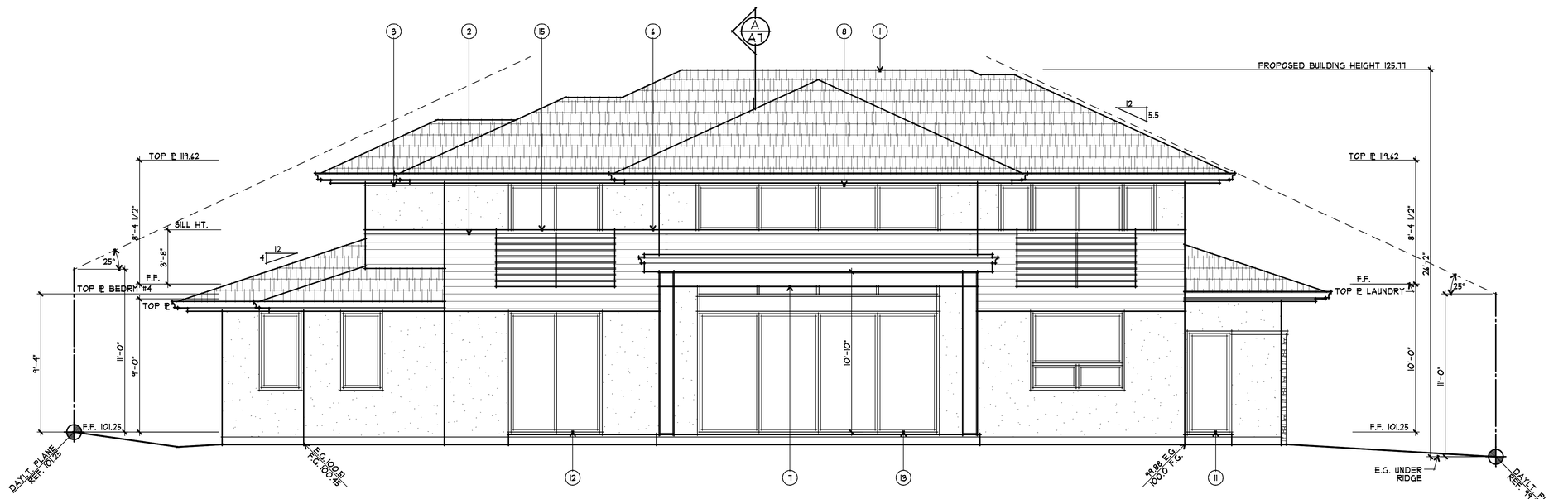
sheet number: A5



1 / A5 LEFT (EAST) ELEVATION

1/4" = 1'-0"

0 1 3 6 10



1 / A6 REAR (SOUTH) ELEVATION

1/4" = 1'-0"

0 1 3 6 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING STAIN
	3	STUCCO W/ SMOOTH TROWEL FINISH
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE
	7	STEEL I-BEAM - PAINT
WINDOWS	8	ALUMINUM CLAD WOOD WINDOWS
DOORS	9	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	10	O.H SECTIONAL GARAGE DOOR W/ LITES
	11	ALUMINUM CLAD WOOD FRENCH DOOR(S)
	12	ALUMINUM CLAD WOOD SLIDING DOOR(S)
	13	ALUMINUM CLAD WOOD FOLDING DOOR(S)
	14	HOLLOW-METAL HALF-GLASS DOOR
RAILINGS	15	WROUGHT IRON - PAINT
GUTTERS & DOWNSPOUTS	16	G.I. SHAPED GUTTER W/ RECTANGULAR DOWNSPOUTS
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EXTERIOR ELEVATIONS

revisions

project number
2481

date
MAY 1, 2019

sheet number
A6

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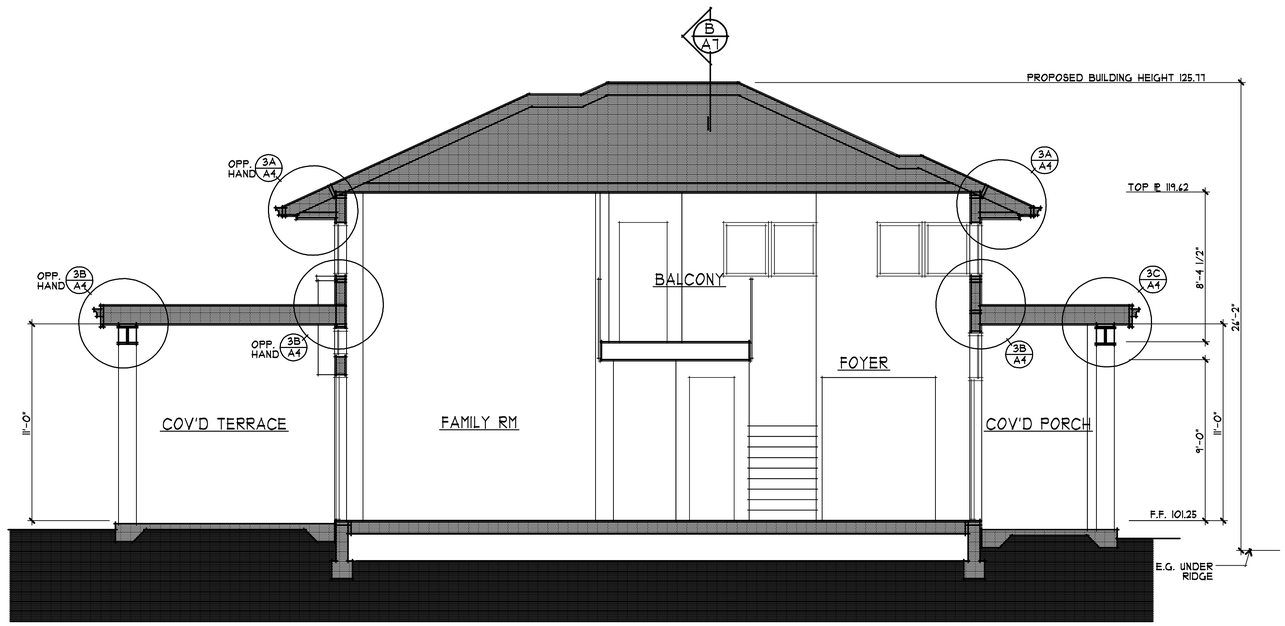
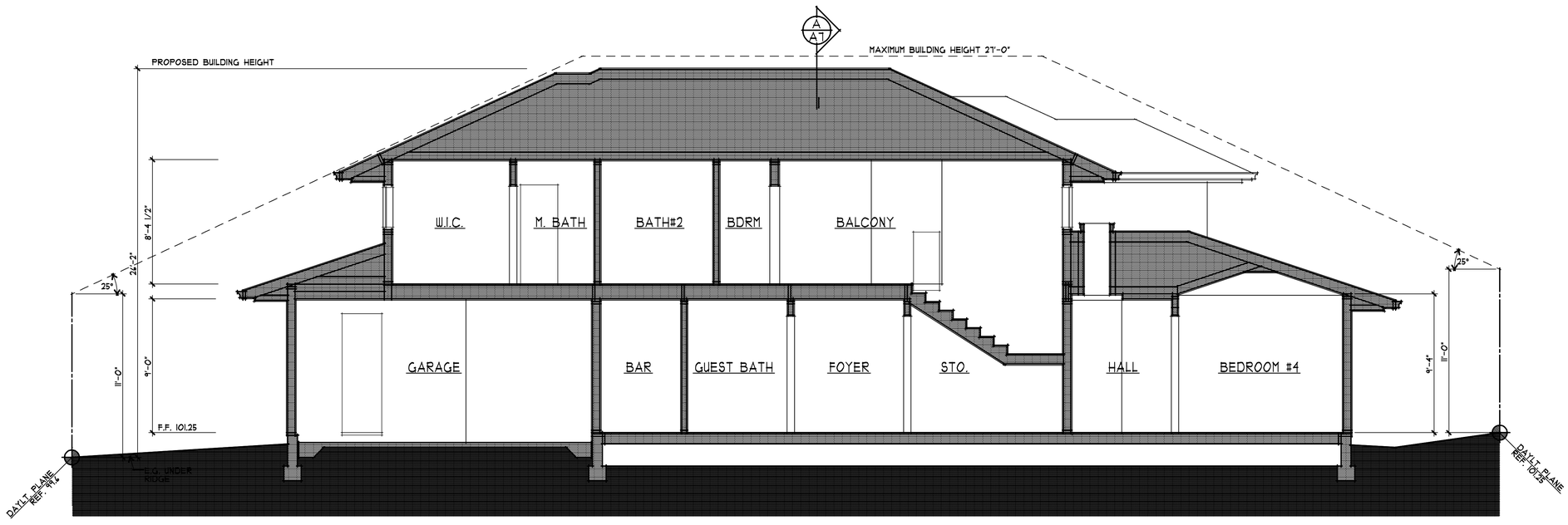


A A7 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10



B A7 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10

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BUILDING SECTION

revisions

project number
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date
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sheet number
A7

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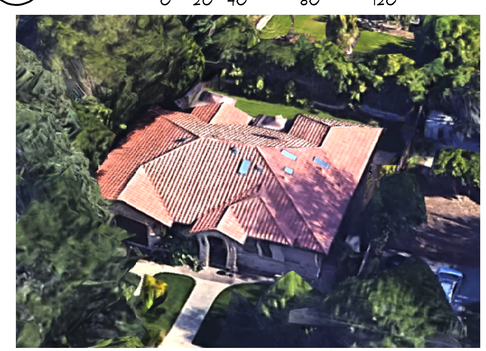
1055 FREMONT AVE

1055 ROSEMONT CT

1075 ROSEMONT AVE

1070 ROSEMONT AVE



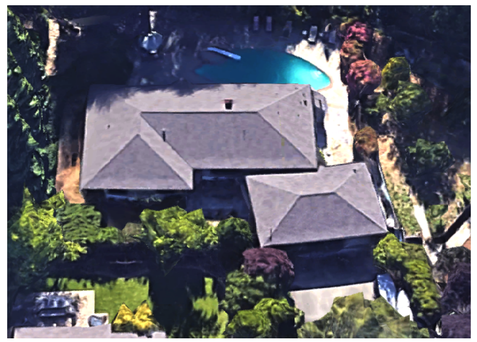
1060 ROSEMONT AVE

1 A8 CONTEXT MAP

1" = 40'-0" 0 20 40 80 120

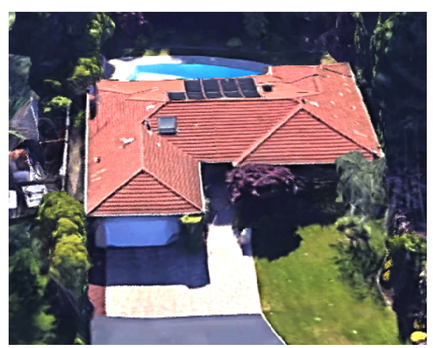
NORTH

1059 FREMONT AVE

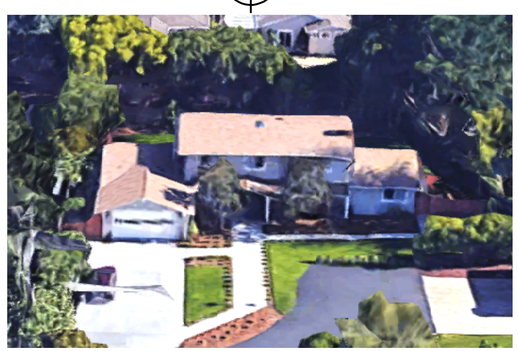


1005 ROSEMONT CT

1001 ROSEMONT CT



1010 ROSEMONT AVE



1030 ROSEMONT AVE

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1050 ROSEMONT AVENUE
LOS ALTOS, CALIFORNIA

drawings
CONTEXT MAP

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sheet number
A8

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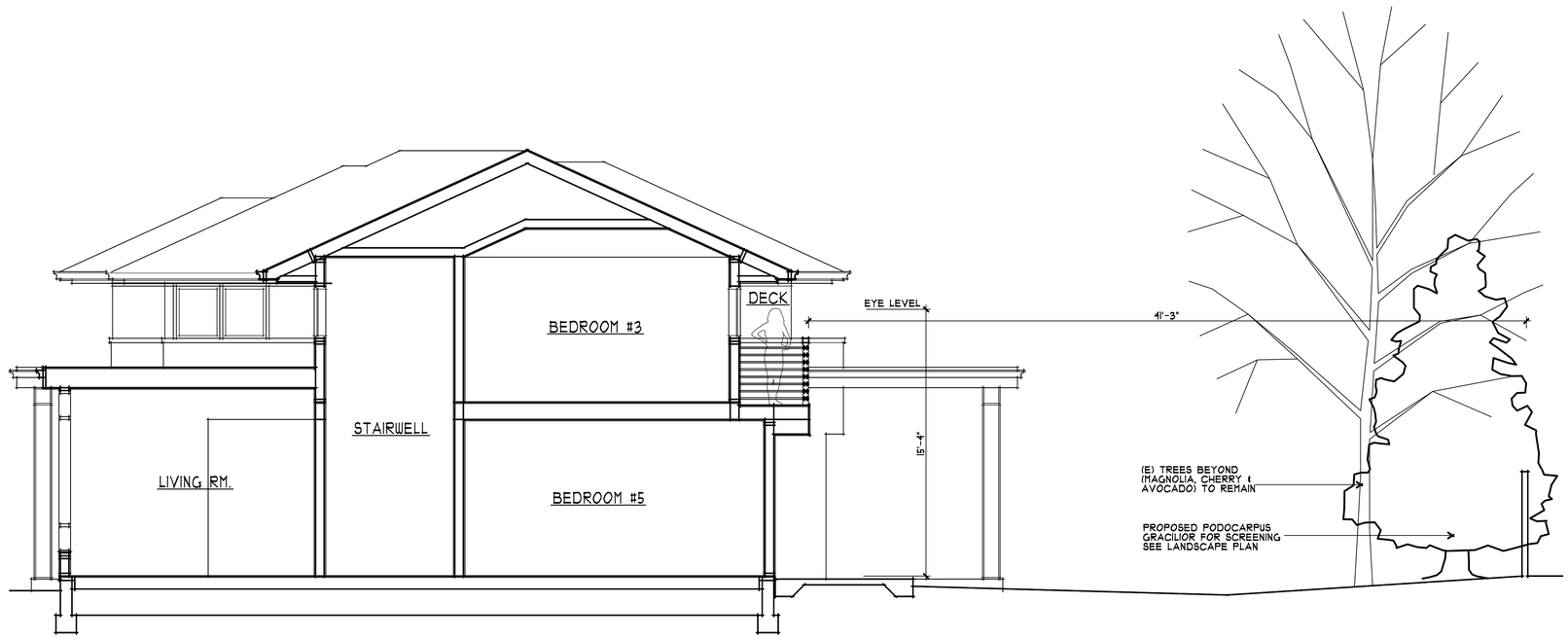
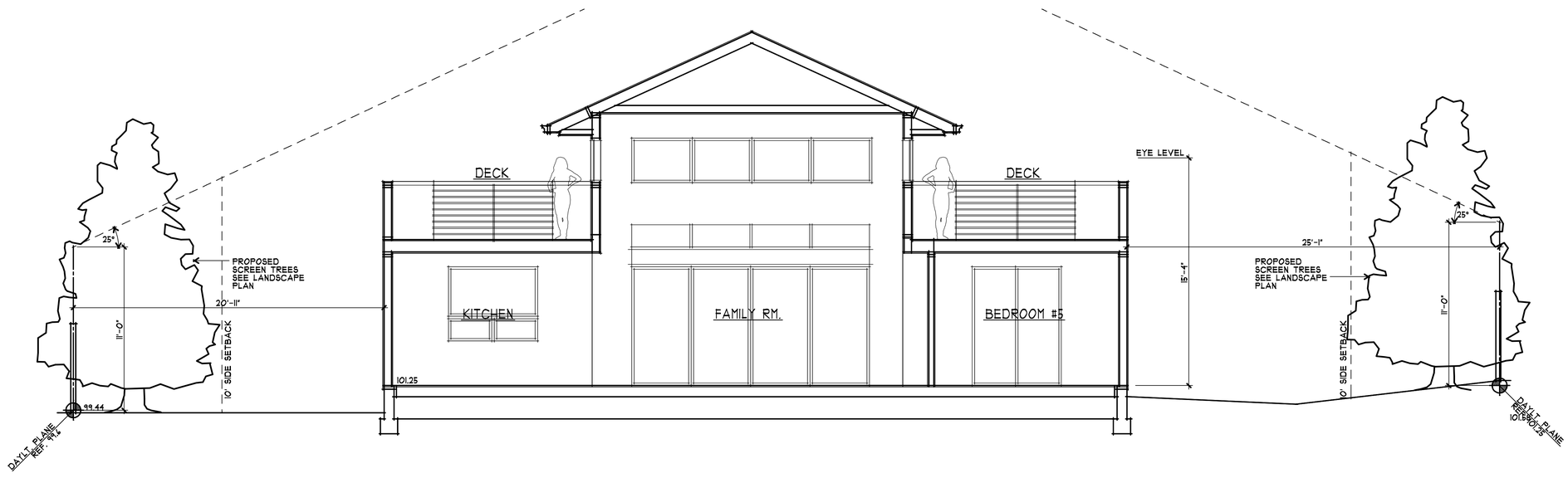


C/A9 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10



D/A9 BUILDING SECTION

1/4" = 1'-0"

0 1 3 6 10

ASSOCIATES
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STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR:
TRAVIS VU & ASHLEY NGUYEN
1050 ROSEMONT AVENUE
LOS ALTOS, CALIFORNIA

drawings
DECK SECTIONS

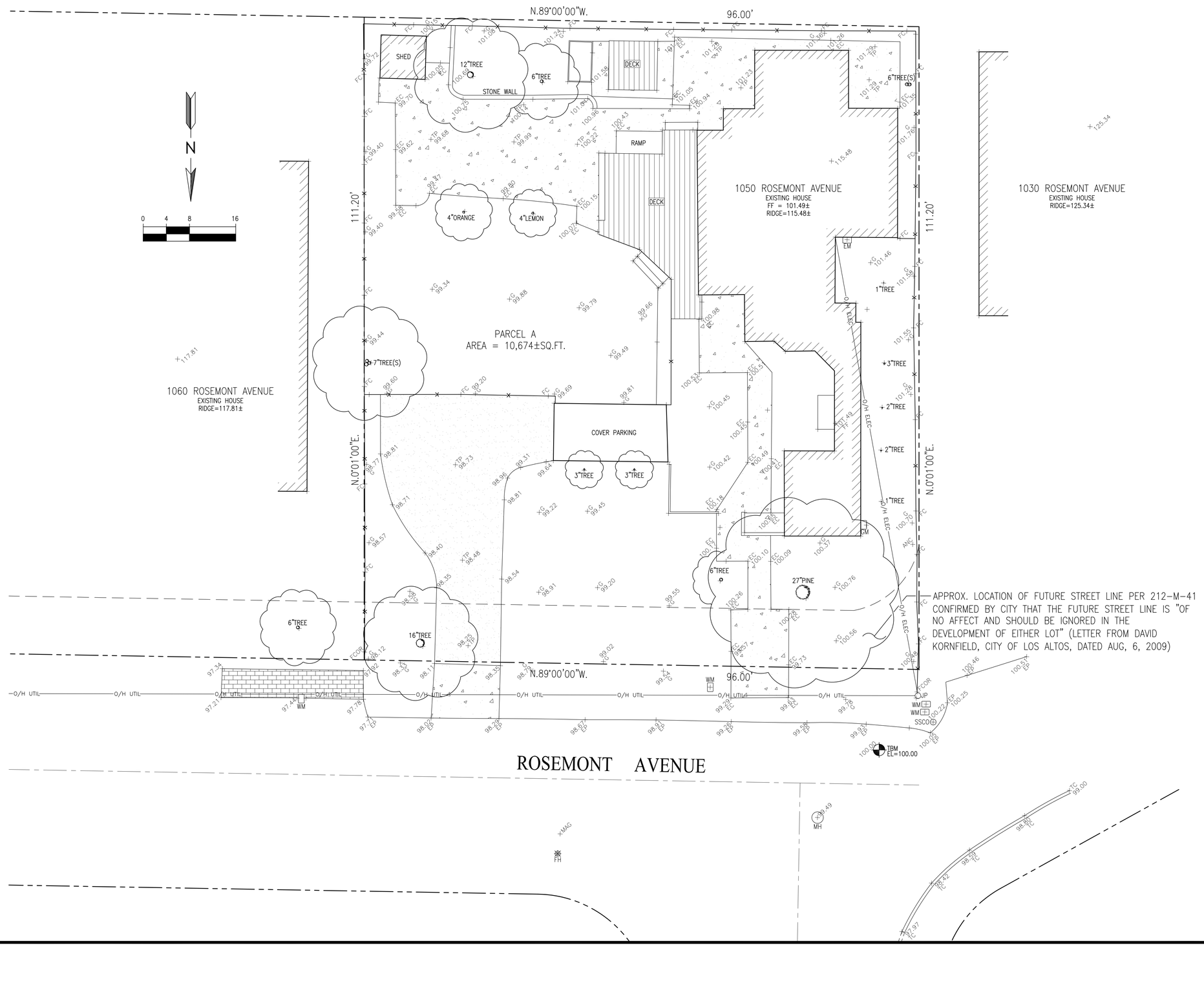
revisions

project number
2481

date
MAY 1, 2019

sheet number
A9

5:3:2019 4:23 AM



LEGEND:

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CRN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FCOR	FENCE CORNER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
O/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

BASIS OF BEARINGS:

THE BEARING, N1°00'00"E, OF THE MONUMENT LINE OF ROSEMONT COURT, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 212 OF MAPS AT PAGE 41, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES. SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

LEGAL DESCRIPTION:

PARCEL A, MAP REF: BOOK 212 PAGE 41

NOTE:

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

VU RESIDENCE

1050 ROSEMONT AVENUE
LOS ALTOS, CA
APN: 193-40-018

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
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LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
EXP. 12/31/19
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JUNE 13, 2018
SCALE: 1/8"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

EATHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	10 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	80 C.Y.
FILL	5 C.Y.
BALANCE	85 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL EST. 3

SS	SANITARY SEWER	SL	STREET LIGHT
E	ELECTRIC	IRR	IRRIGATION
TV	TV/CABLE TV	X	FENCE
FS	FIRE SERVICE	JT	JOINT TRENCH
W	DOMESTIC WATER SERVICE	O/H	OVERHEAD WIRES
T	TELEPHONE	×16.07	(E) SPOT ELEVATION
G	NATURAL GAS	×16.07 FS	(N) SPOT ELEVATION
FM	FORCE MAIN		
DS	SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG. DOWNSPOUT		

LEGEND 4

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	GM	GAS METER
AD	AREA DRAIN	GR	GRATE ELEVATION
BW	BOTTOM OF WALL	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CIP	CAST IRON PIPE	JT	JOINT TRENCH
CL	CENTER LINE	JP	JOINT POLE
CONC	CONCRETE	LD	LANDSCAPE DRAIN
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	PKG	PARKING
DS	DOWNSPOUT	POC	POINT OF CONNECTION
DWY	DRIVEWAY	RET	RETAINING WALL
(E)	EXISTING	RIM	RIM ELEVATION
EG	EXISTING GRADING	S	SLOPE
EM	ELECTRICAL METER	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEANOUT
FC	FACE OF CURB ELEV.	SDFM	STORM DRAIN FORCED MAIN
FD	FRENCH DRAIN	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEV.	TW	TOP OF WALL ELEVATION
FL	FLOW LINE ELEVATION	TYP	TYPICAL
FM	FORCE MAIN LINE	W	DOMESTIC WATER LINE
FP	FINISHED PAVEMENT	WM	WATER METER
FS	FINISH SURFACE ELEV		
FW	FIRE WATER LINE		

ABBREVIATION 5

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642–2444 PRIOR TO EXCAVATION.

2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.

5. ANY CONSTRUCTION WITHIN THE 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.

6. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS–ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

UTILITY NOTES:

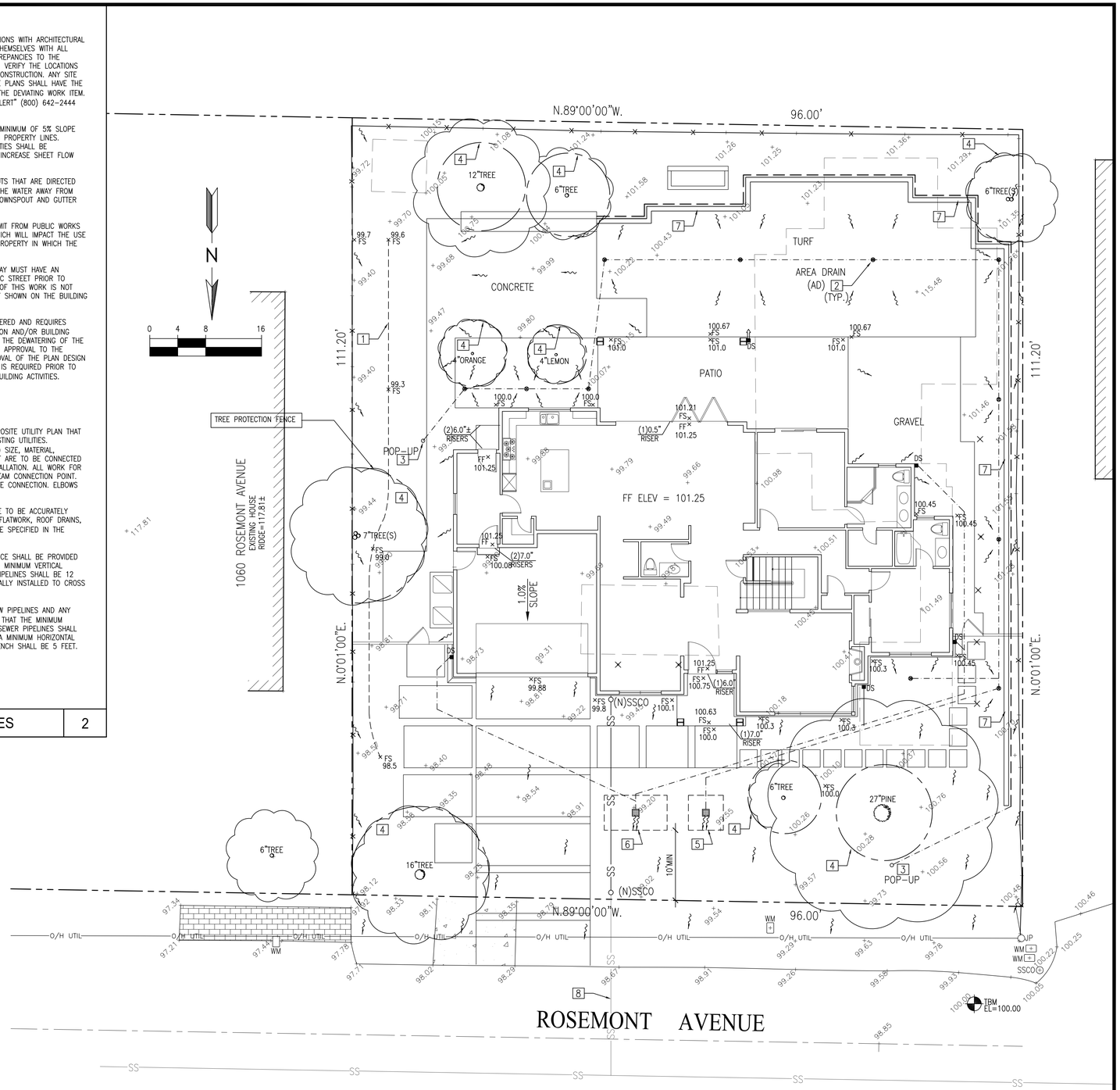
1. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL GRAVITY SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION. ALL WORK FOR GRAVITY SYSTEMS SHALL BEGIN AT THE 1. DOWNSTREAM CONNECTION POINT. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION. ELBOWS AND TEE SHOULD BE AVOIDED.

2. CLEANOUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS.

3. A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

4. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE (5) FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10 FEET MINIMUM, UNLESS OTHERWISE NOTED. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

GENERAL NOTES 2



0 4 8 16

1 SHALLOW SWALE, SEE 4/C.3
2 AREA DRAIN, SEE 3/C.3
3 POP–UP, SEE 5/C.3, SEE DRAINAGE FEATURE TABLE FOR RIM AND INV ELEVATION
4 TREE PROTECTION FENCE
5 INFILTRATION DEVICE, 5'X5', SEE 7/C.3
6 INFILTRATION DEVICE, 15'X5', SEE 7/C.3
7 RETAINING WALL, 16"± FROM TOP OF WALL TO BOTTOM OF WALL
8 (E) SEWER LINE AT ROW TO REMAIN. CONTRACTOR TO FIELD VERIFY (E) SEWER LINE LOCATION

PROPERTY LINE
SOLID PVC SD LINE
PERF PVC SD LINE
GRADE BREAK

GRADING & DRAINAGE PLAN SCALE: 1/8"=1'-0' 1

VU RESIDENCE

1050 ROSEMONT AVENUE
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APN: 193-40-018

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LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — YI-RAN WU — C5R334 — EXP 03/31/19 — CIVIL — STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: FEB 9, 2019
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

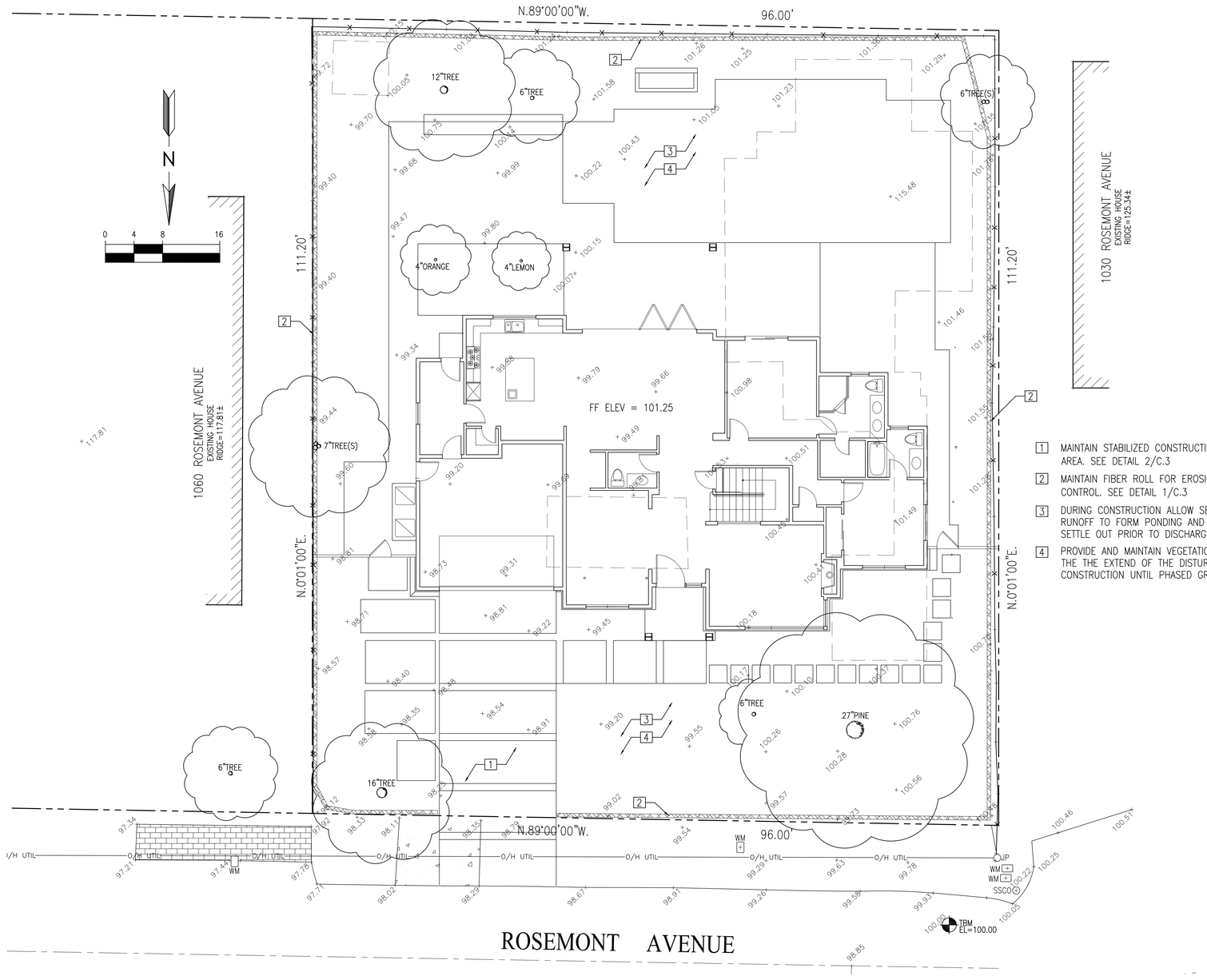
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS PERMITTED.

7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES | 2



1 MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3

2 MAINTAIN FIBER ROLL FOR EROSION CONTROL. SEE DETAIL 1/C.3

3 DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE

4 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES

EROSION CONTROL PLAN SCALE: 1/8"=1'-0" | 1

VU RESIDENCE

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LOS ALTOS, CA
APN: 193-40-018

WEC & ASSOCIATES
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LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER * YI-RAN WU * C58334 EXP: 03/31/19 CIVIL STATE OF CALIFORNIA

ISSUED

No.	Description	Date

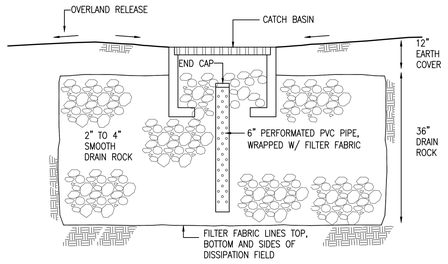
DATE: FEB 9, 2019
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

EROSION CONTROL PLAN

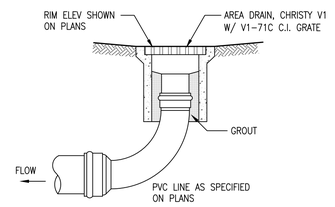
SHEET NO.

C.2



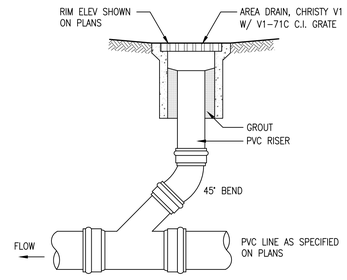
SEE PLAN FOR DIMENSIONS

INFILTRATION DEVICE SCALE: N.T.S. | 7



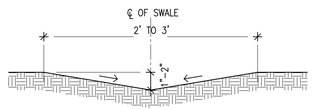
END OF LINE AREA DRAIN

SECTION A: SWALE AT PAVED AREA

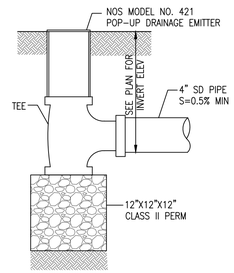


IN-LINE AREA DRAIN

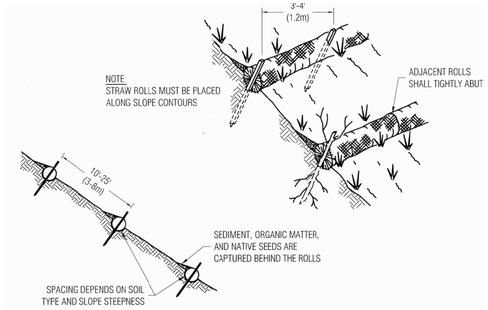
AREA DRAIN DETAILS SCALE: N.T.S. | 3



SWALE DETAIL | 4



POP-UP DRAIN DETAIL | 5

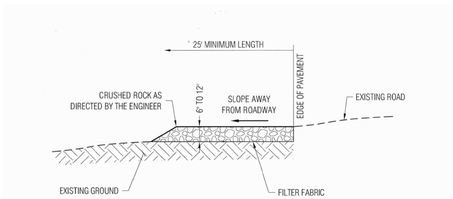


NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
   <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: City Engineer — Date: 1/4/16

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

FIBER ROLL DETAIL | 1



NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer — Date: 1/4/16

REVISION		ENGINEERING DIVISION	
Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STABILIZED CONTRUCTION ENTRANCE | 2

VU RESIDENCE

1050 ROSEMONT AVENUE
LOS ALTOS, CA
APN: 193-40-018

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LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — YI-RAN WU — C58334 — EXP: 6/30/19 — CIVIL — STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: FEB 9, 2019
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

DETAILS

SHEET NO.

C.3

IRRIGATION KEY

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

Rainbird Controller
22 station ESP-Me

Rainbird Drip Valve
XCS-100-PRF

Rainbird
PEB VALVE

Rainbird
Rotors

Rainbird RSD
Rain Sensor

Pressure Regulator
40 PSI

Netafim Dripline

Netafim
Flush Valve

MAWA EPPT and ETWU Calculations

Project Name:	Vu Residence
Project Location:	1050 Rosemont Ave., Los Altos
Total Landscape Area:	3,105.0 sq. ft.
Date:	5/1/19

MAWA CALCULATION

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

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

Eto =	43.1		
Conversion	0.62		
ETAF	0.55		
LA =	3,105		
SLA =	0		
MAWA =		45,634.5	gallons per year
		6,100.9	cubic feet per year

MAWA with EPPT

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

Eto =	43.1		
Eppt=	3.77		
ETAF=	0.55		
LA =	3,105		
SLA =	0		
MAWA w/ EPPT =		41,667.2	gallons per year
		5,570.5	cubic feet

ETWU CALCULATION

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

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

Reference Evapotranspiration (Eto)	43	Palo Alto, CA

REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Low Water Use/Shrubs	Drip	0.3	0.81	0.37037037037037	165.0	61.1	1,629.2
2.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	1,212.0	448.9	11,967.4
3.) High Water Use/ Lawn	Spray	0.8	0.75	1.06666666666667	770.0	821.3	21,896.7
4.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	750.0	277.8	7,405.6
5.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037037037	208.0	77.0	2,053.8
					Total sf ft.	Totals	Totals
					3,105.0	1,686.1	44,952.7

SPECIAL LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					Totals	Totals	Totals
					0	0	0.0
						ETWU TOTAL	44,952.7
						MAWA	45,634.5

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	1,686.1
Total Area	3,105.0
Average ETAF	0.54

Special Landscape Areas	
Total ETAF x Area	1,686.1
Total Area	3,105.0
Sitewide ETAF	0.5

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

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

'I Agree to comply with the requirements of the prescriptive compliance option too the Water Efficient Landscape Ordinance.'

"The landscape and irrigation system has been installed as specified in the landscape design plan and complies with the criteria of the Water Efficient Landscape Ordinance and the permit."

Karen J. Aitken

N

SCALE 1/8" = 1'-0"

0 8 16

*** NOTES (E) = Existing**

A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.

REVISIONS	BY

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VU RESIDENCE

1050 Rosemont Ave., Los Altos, CA.

LANDSCAPE PLAN

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

DATE	05-01-19
SCALE	1/8"=1'-0"
DRAWN	AD & IN
JOB	VU

L-1

PLANT LEGEND

Botanical	Common	Quantity	Size	Water	Remarks
Tree					
Eriobotrya deflexa	Bronze Loquat	1	24" Box	Medium	
Shrub					
Coleonema pulchellum 'Sunset Gold'	Golden Breath Of Heaven	3	5 Gallon	Medium	
Dodonaea viscosa 'Purpurea'	Purple Hop Bush	2	5 Gallon	Very Low	
Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus	7	5 Gallon	Medium	'Green Spire'
Loropetalum chinense 'Sizzling Pink'	Sizzling Pink' Fringe Flower	6	5 Gallon	Medium	
Rosa Hybrid Tea varieties	Hybrid Tea Rose (selections)	6	5 Gallon	Medium	
Salvia greggii	Autumn or Texas Sage	13	5 Gallon	Very Low	'Rosea'
Solenostemon scutellarioides	Coleus	12	5 Gallon	Medium	Pink Hybrid Variery
Grass					
Juncus patens	California Gray Rush	7	5 Gallon	Low, Medium	
Succulent					
Aeonium cvs.	Aeonium cultivars	7	1 Gallon	Low	
Agave attenuata	Fox Tail Agave	1	5 Gallon	Low	
Echeveria imbricata	Blue Rose Echeveria	10	1 Gallon	Very Low, Low	
Conifer					
Podocarpus gracilior	Fern Pine	6	15 Gallon	Low, Medium	

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

Eriobotrya deflexa
Bronze Loquat 24' Box
7-9' x 1-2" (Height x Width)
20' x 20' (At Maturity)
Growth Rate: Fast

Podocarpus gracilior
Fern Pine Column 15 Gal.
2.5-3.5' x 18-12" (Height x Width)
20-60' x 10-20' (At Maturity)
Growth Rate: Slow

N

SCALE 1/8" = 1'-0"

0 8 16

*** NOTES (E) = Existing**

A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.

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Karen Aitken & Associates
Landscape Architecture & Design

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L-2