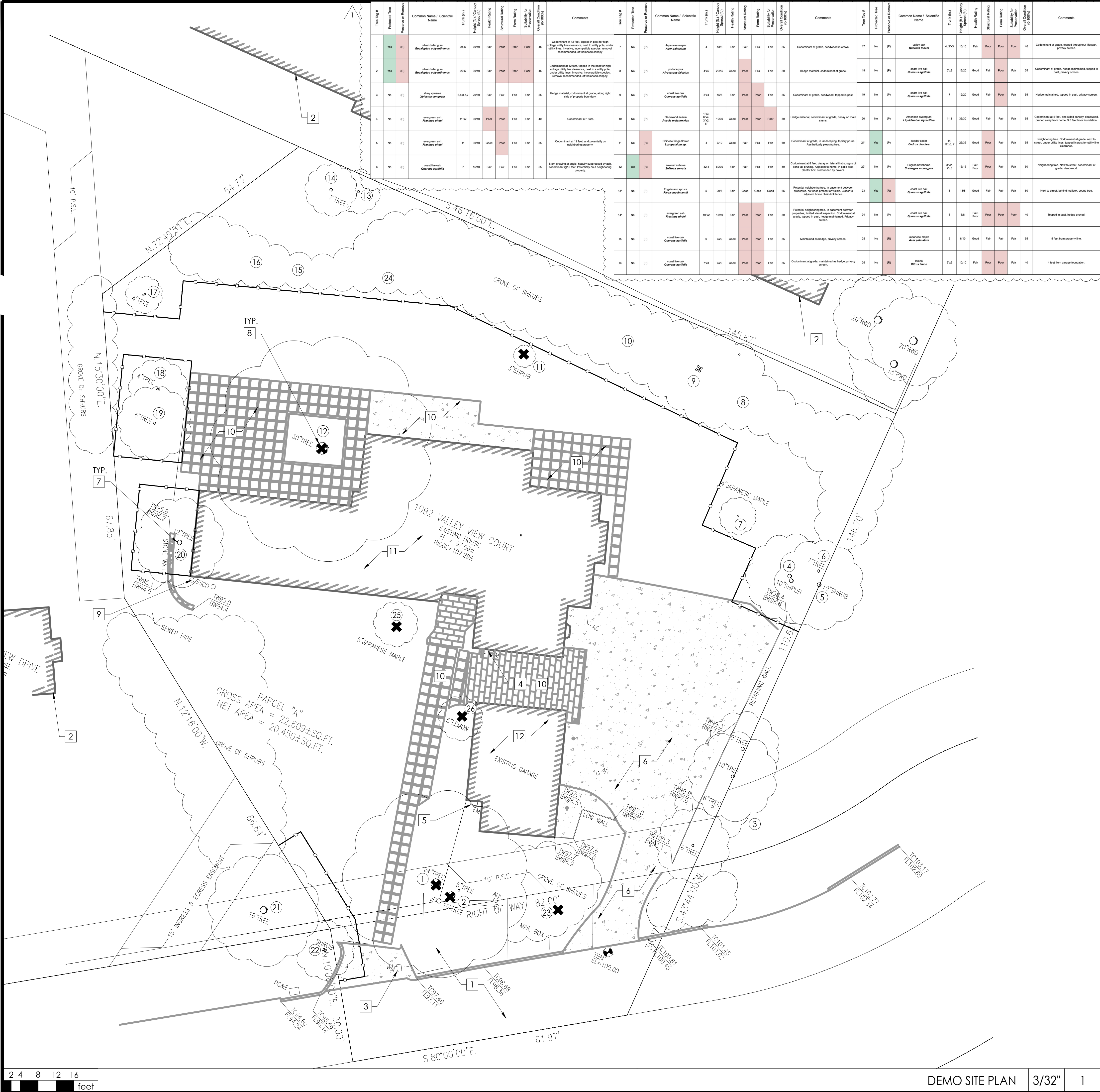




= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE 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

2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE

3. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD

4. (E) GAS METER TO BE REMOVED

5. (E) ELECTRICAL PANEL TO BE REMOVED

6. (E) DRIVEWAY TO BE REMOVED

7. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION -- SEE TREE PROTECTION FENCING NOTE BELOW FOR ADDITIONAL INFO.

8. (E) TREE(S) TO BE REMOVED

9. (E) 4" SEWER LATERAL--CONTRACTOR TO VERIFY LOCATION IN FIELD--PROVIDE CLEANOUT AT THE POINT OF CONNECTION BETWEEN THE BUILDING SEWER AND THE MUNICIPAL LATERAL, USE AN APPROVED FITTING 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

10. (E) HARDSCAPE TO BE REMOVED

11. (E) HOUSE TO BE DECONSTRUCTED

12. (E) DETACHED GARAGE TO BE DECONSTRUCTED

DEMOSITE PLAN KEYNOTES

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

TREE PROTECTION FENCING AND TREE CARE PER ARBORIST REPORT -- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION OF CONSTRUCTION.

SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

TREE TO BE REMOVED

NOTES:

1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.

2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.

DEMOSITE PLAN LEGEND

-

Genc Residence

NEW SINGLE FAMILY HOUSE

1092 Valley View Ct., Los Altos

Goksel and Ela Genc

ARCHITECT

REGISTERED ARCHITECT

NO. 227,719

12-31-25

STATE OF CALIFORNIA

PROJECT NO.

23-018

DATE

2024.08.02

DESCRIPTION

BUILDING PERMIT SUBMITTAL

REVISION

1

DRAWN BY

WC/MBD

BUILDING PERMIT RESUBMITTAL #

1

WC/MBD

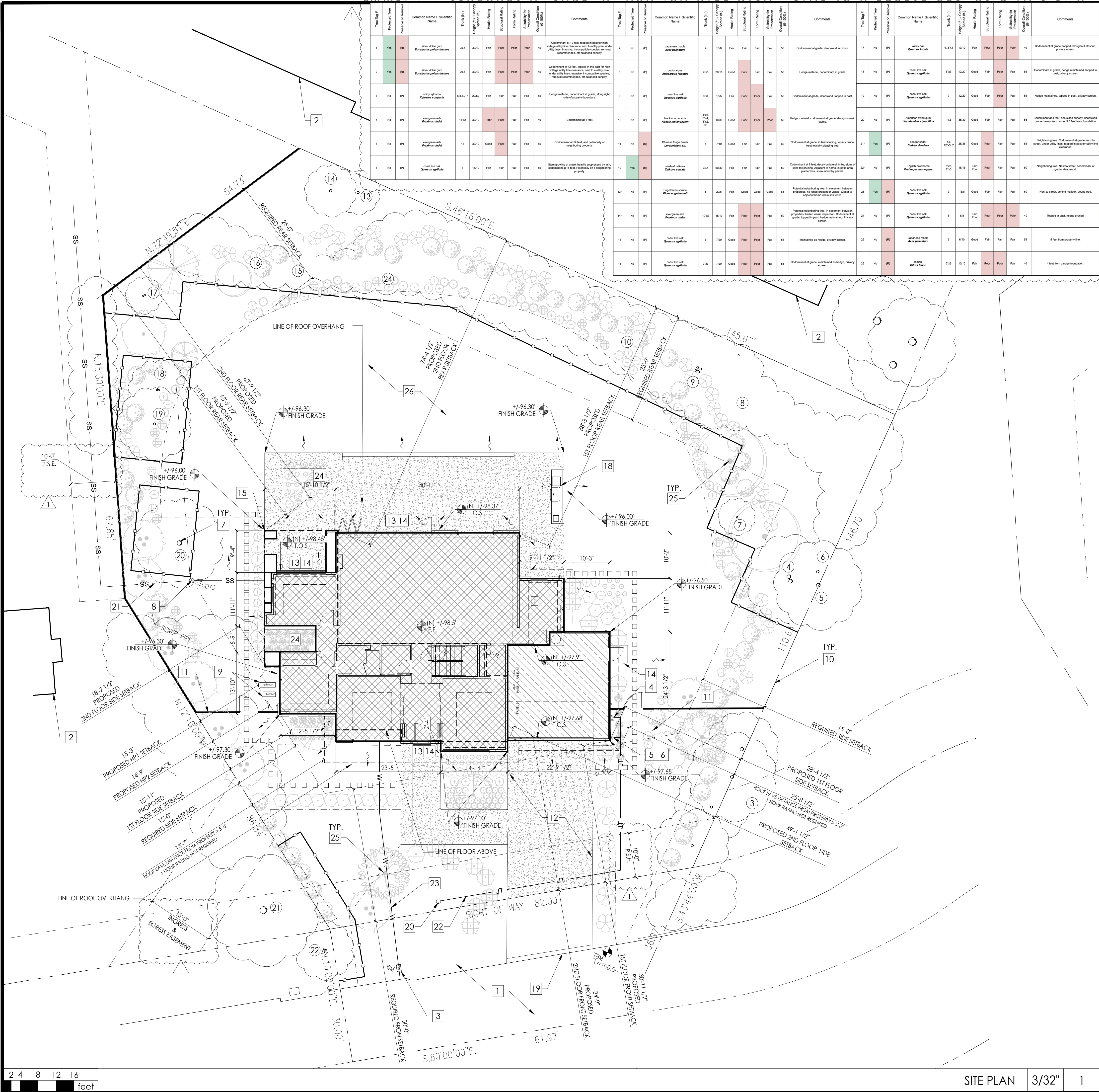
DEMOSITE PLAN

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Tree Tag #	Proposed Tree	Common Name / Scientific Name	Trunk (in)	Height (ft)	Health Rating	Structural Rating	Form Rating	Stability for Pedestrians	Stability for Vehicles	Comments	Tree Tag #	Proposed Tree	Common Name / Scientific Name	Trunk (in)	Height (ft)	Health Rating	Structural Rating	Form Rating	Stability for Pedestrians	Stability for Vehicles	Comments
1	Yes (P)	olive olive gum <i>Eucalyptus polyanthema</i>	25.5	30/0	Fair	Poor	Poor	Poor	45	Canopy at 12 feet, topped in past for high canopy with low canopy. Most of canopy over utility line. Invasive, non-native species, potential for pest/disease. Difficult to manage.	7	No (P)	Japanese maple <i>Acer palmatum</i>	4	135	Fair	Fair	Fair	55		Canopy at grade, deadwood in crown.
2	Yes (P)	olive olive gum <i>Eucalyptus polyanthema</i>	25.5	30/0	Fair	Poor	Poor	Poor	45	Canopy at 12 feet, topped in past for high canopy with low canopy. Most of canopy over utility line. Invasive, non-native species, potential for pest/disease. Difficult to manage.	8	No (P)	ginkgo tree <i>Ginkgo biloba</i>	47/0	30/10	Good	Poor	Fair	55		Hedge material, mid-canopy at grade.
3	No (P)	olive olive gum <i>Eucalyptus polyanthema</i>	18.5/17	20/0	Fair	Poor	Fair	Fair	55	Hedge material, canopy at grade, using light side of property boundary.	9	No (P)	coast live oak <i>Quercus agrifolia</i>	7/4	16/5	Fair	Poor	Poor	55		Canopy at grade, deadwood, topped in past, privacy screen.
4	No (P)	avenue ash <i>Fraxinus velutina</i>	11/12	30/10	Poor	Poor	Fair	Fair	45	Canopy at 1 foot.	10	No (P)	blackwood maple <i>Aralia nudicaulis</i>	7/12	10/0	Good	Poor	Poor	55		Hedge material, canopy at grade, decay on main stem.
5	No (P)	avenue ash <i>Fraxinus velutina</i>	11	30/10	Good	Poor	Fair	Fair	55	Canopy at 12 feet, and potentially on neighboring property.	11	No (P)	Chinese fringe flower <i>Conoclinium chinensis</i>	4	17/0	Good	Fair	Fair	55		Canopy at grade, in landscaping, hedge, privacy screen. Aesthetically pleasing tree.
6	No (P)	coast live oak <i>Quercus agrifolia</i>	7	15/10	Fair	Fair	Fair	Fair	55	Stem growing at angle, heavily supported by soil, canopy at 12 feet. Potentially on neighboring property.	12	Yes (P)	coast live oak <i>Quercus agrifolia</i>	33/4	80/0	Fair	Fair	Fair	55		Canopy at 8 feet, decay on lower stem, signs of low-hill canopy, adjacent to house. 2 palm trees, 1 palm tree, 1 palm tree, 1 palm tree.
13	No (P)	English laurel <i>Prunella angustifolia</i>	5	20/0	Fair	Good	Good	Good	55	Potential neighboring tree, in easement between properties, no fence present or visible. Close to adjacent house. 1 palm tree, 1 palm tree, 1 palm tree, 1 palm tree.	23	Yes (P)	coast live oak <i>Quercus agrifolia</i>	3	13/0	Good	Fair	Fair	55		Need to street, behind mailbox, young tree.
14	No (P)	avenue ash <i>Fraxinus velutina</i>	10/12	10/10	Fair	Poor	Fair	Fair	55	Potential neighboring tree, in easement between properties, no fence present or visible. Close to adjacent house. 1 palm tree, 1 palm tree, 1 palm tree, 1 palm tree.	24	No (P)	coast live oak <i>Quercus agrifolia</i>	6	6/0	Fair	Poor	Poor	45		Topped in past, hedge planted.
15	No (P)	coast live oak <i>Quercus agrifolia</i>	6	7/00	Good	Poor	Fair	Fair	55	Maintained as hedge, privacy screen.	25	No (P)	Japanese maple <i>Acer palmatum</i>	5	6/10	Good	Fair	Fair	55		5 feet from property line.
16	No (P)	coast live oak <i>Quercus agrifolia</i>	7/10	7/00	Good	Poor	Fair	Fair	55	Canopy at grade, maintained as hedge, privacy screen.	26	No (P)	olive olive gum <i>Eucalyptus polyanthema</i>	7/4	10/10	Fair	Poor	Poor	45		4 feet from garage foundation.

- # = NUMBER TO KEY NOTE BELOW
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 - APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
 - (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FUTURE LOAD
 - (N) GAS METER LOCATION--INSTALL TWO 2" DIAMETER x 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
 - (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) TO (E) ELECTRICAL SERVICE
 - UFER GROUND CONNECTION PER CEC 250-52
 - (E) TREE(S) TO REMAIN -- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION
 - (N) 4" SEWER LATERAL--CONTRACTOR TO VERIFY LOCATION IN FIELD--PROVIDE CLEANOUT AT THE POINT OF CONNECTION BETWEEN THE BUILDING SEWER AND THE MUNICIPAL LATERAL, USE AN APPROVED FITTING 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
 - (N) HEATPUMP UNIT PAD(S)--MIN. 3" THICK--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED. SEE MECHANICAL PLANS FOR ADDITIONAL INFO. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE--SEE HVAC PLANS
 - (E) 6' HIGH WOOD PERIMETER FENCE TO REMAIN IF IN GOOD CONDITION
 - (N) 6 FT HIGH WOOD FENCE AND GATE--VERIFY FINAL DESIGN AND FINISH WITH LANDSCAPE ARCHITECT--NEW FENCES TO CONFORM TO JURISDICTION'S FENCE REGULATIONS
 - (N) DRIVEWAY, CONCRETE OVER 10" OF CLASS 2 AGGREGATE BASE PER GEOTECH REPORT -- SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL FOR ADDITIONAL INFO.
 - (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN. SEE CIVIL AND LANDSCAPE PLANS FOR MORE INFO.
 - (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
 - (N) PORCH COLUMNS
 - NOT USED
 - NOT USED
 - (N) OUTDOOR KITCHEN
 - (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
 - (E) JOINT POLE
 - (N) SANITARY SEWER LINE -- SEE CIVIL PLANS FOR MORE INFO
 - (N) APPROXIMATE LOCATION OF A JOINT TRENCH FOR ELECTRICAL, GAS, CABLE, TEL, ETC. COORDINATE WITH PG&E FOR DETAILS. SEE CIVIL PLANS FOR MORE INFO
 - (N) 2" WATER LINE -- SEE CIVIL PLANS FOR MORE INFO
 - (N) PLANTER
 - (N) TREE(S)--SEE LANDSCAPE PLAN FOR MORE INFO
 - (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION. SEE LANDSCAPE PLAN FOR MORE INFO.

SITE PLAN KEYNOTES

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

TREE PROTECTION FENCING AND TREE CARE PER ARBORIST REPORT -- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE TILL COMPLETION OF CONSTRUCTION.

NEW GARAGE AREA

NEW BUILDING AREA

NEW HARDSCAPE AREA -- SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL FOR ADDITIONAL INFO.

SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

1

TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

DRAINAGE DIRECTION ARROW, SEE CIVIL DRAWINGS FOR MORE INFO

NOTES:

1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.

2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.

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Architecture.
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Genc Residence
NEW SINGLE FAMILY HOUSE

1092 Valley View Ct., Los Altos

Goksel and Ela Genc

LICENSED ARCHITECT
EUGENE A. SAKALIAN
C27,719
12-31-25
STATE OF CALIFORNIA

23-018

DATE

2024.08.02

DESCRIPTION

BUILDING PERMIT SUBMITTAL

REVISION

1

DRAWN BY

WC/MBD

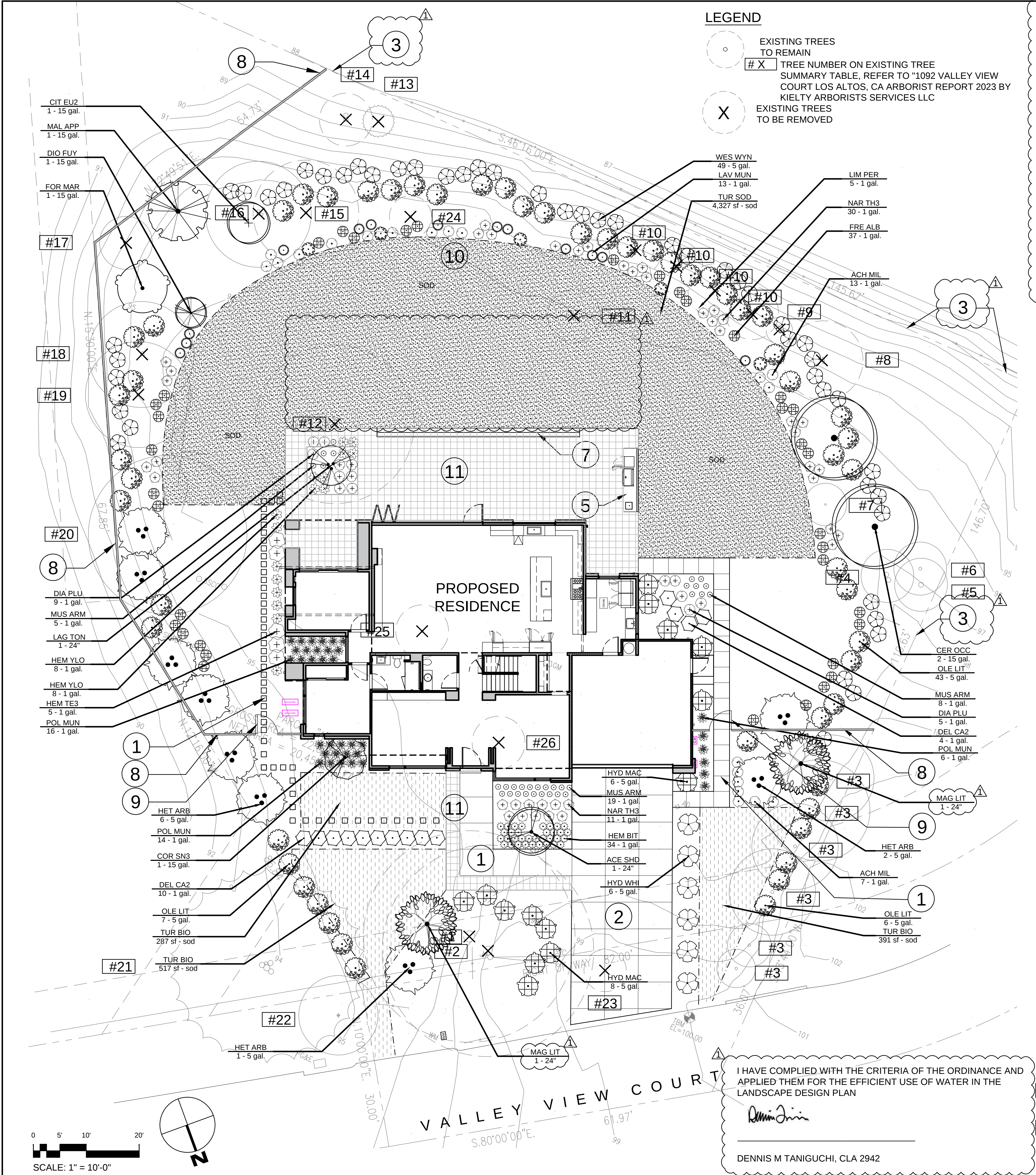
BUILDING PERMIT RESUBMITTAL #1

WC/MBD

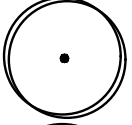
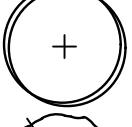
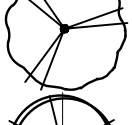
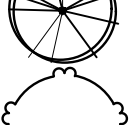
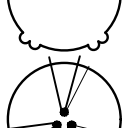
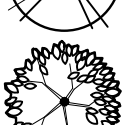
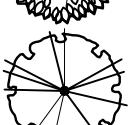
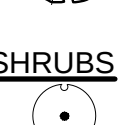
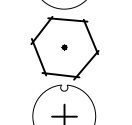
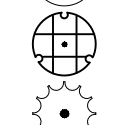
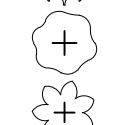
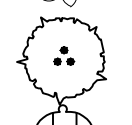
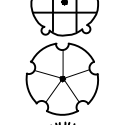
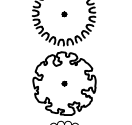
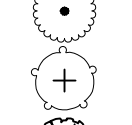
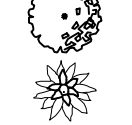
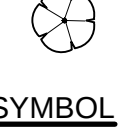
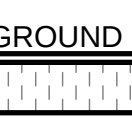
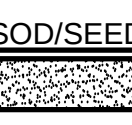
SITE PLAN

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- NOTES:
- PROVIDE HORTICULTURAL SOILS TESTING BEFORE SOIL AMENDMENT AND PLANTING OPERATIONS.
 - SOIL MANAGEMENT REPORT DEFERRED AND TO BE SUBMITTED TO COUNTY OF SANTA CLARA WITH CERTIFICATE OF LANDSCAPE COMPLETION.
 - COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL, UNLESS THE TOP SIX INCHES OF SOIL HAVE GREATER AND 6% ORGANIC MATTER.
 - A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 - AT THE TIME OF FINAL INSPECTION AND PRIOR TO PROJECT ACCEPTANCE THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY AND THE BUILDING INSPECTOR WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- KEY NOTES: PROPOSED IMPROVEMENTS
- CONCRETE PAVING/CONCRETE STEP PADS
 - DRIVEWAY (VEHICULAR CONCRETE PAVING)
 - EXISTING FENCE TO REMAIN
 - NOT USED
 - BBQ AND COUNTER
 - NOT USED
 - STEPS
 - WOOD FENCE (6 FT HIGH)
 - WOOD GATE (6FT HIGH TO MATCH WOOD FENCING)
 - LAWN AREA
 - PORCELAIN TILE (SEE ARCHITECTURE PLANS)

PLANT SCHEDULE									
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS		
TREES									
	ACE SHD	Acer palmatum 'Shin Deshojo' / Shin Deshojo Japanese Maple	24"	Box	M	1			
	CER OCC	Cercis occidentalis / Western Redbud	15 gal.		VL	2			
	CIT EU2	Citrus x limon 'Eureka' / Eureka Lemon	15 gal.	Can	M	1	Semi-dwarf rootstock		
	COR SN3	Cornus kousa 'Snow Tower' / Snow Tower Kousa Dogwood	15 gal.	Can	M	1			
	DIO FUY	Diospyros kaki 'Fuyu' / Fuyu Persimmon	15 gal.	Can	L	1	Semi-dwarf rootstock		
	FOR MAR	Fortunella margarita 'Nagami' / Nagami Kumquat	15 gal.	Can	M	1			
	LAG TON	Lagerstroemia indica x fauriei 'Tonto' / Tonto Crape Myrtle Multi-Trunk	24"	Box	L	1	Semi-dwarf Multi-Trunk		
	MAG LIT	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	24"	Box	M	2			
	MAL APP	Malus x domestica / Apple	15 gal.	Can	M	1	Semi-dwarf 3 variety combo for SF Peninsula		
SHRUBS									
	ACH MIL	Achillea millefolium / Common Yarrow	1 gal.	Pot	L	20			
	DEL CA2	Delphinium elatum / Candle Larkspur	1 gal.	Can	M	14			
	DIA PLU	Dianthus plumarius / Cottage Dianthus	1 gal.	Can	M	14			
	FRE ALB	Freesia alba / Freesia	1 gal.	Can	VL	37	Red flowering cvs		
	HEM BIT	Hemerocallis x 'Bitsy' / Bitsy Daylily	1 gal.	Can	M	34	Evergreen Repeat Bloom		
	HEM TE3	Hemerocallis x 'Terracotta Baby' / Terracotta Baby Daylily	1 gal.	Can	M	5	Evergreen Repeat Bloom		
	HEM YLO	Hemerocallis x 'Yellow' / Yellow Daylily	1 gal.	Can	M	16	Evergreen Repeat Bloom		
	HET ARB	Heteromeles arbutifolia / Toyon	5 gal.	Pot	L	9	PGE powerline species		
	HYD MAC	Hydrangea macrophylla / Largeleaf Hydrangea	5 gal.	Can	M	14	Blue Flowers		
	HYD WHI	Hydrangea macrophylla 'White' / White Hydrangea	5 gal.	Can	M	6	White Flowers		
	LAV MUN	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal.	Pot	L	13			
	LIM PER	Limonium perezii / Statice	1 gal.	Pot	L	5			
	MUS ARM	Muscari armeniacum / Grape Hyacinth	1 gal.	Can	M	32			
	NAR TH3	Narcissus triandrus 'Thalia' / Thalia Daffodil	1 gal.	Can	VL	41			
	OLE LIT	Olea europaea 'Montra' / Little Ollie® Olive	5 gal.	Can	VL	56			
	POL MUN	Polystichum munitum / Western Sword Fern	1 gal.	Pot	M	36			
	WES WYN	Westringia x 'Wynyabbie Gem' / Wynyabbie Gem Coast Rosemary	5 gal.	Can	L	49			
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	REMARKS	
GROUND COVERS									
	TUR BIO	Turf Sod BioBlue / Biograss	sod		L		1,195 sf	Delta Bluegrass NativeBentgrass	
SOD/SEED									
	TUR SOD	Turf Sod / Drought Tolerant Fescue Blend	sod		H		4,327 sf	Delta Bluegrass90/10 Tall Fescue	

GENC RESIDENCE

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CLA #2942

LICENSED LANDSCAPE ARCHITECT

DENNIS M. TANIGUCHI, CLA 2942

Signature: [Signature]
10/31/24
Renewal Date: 2/14/25
State of California

ISSUE: DESCRIPTION: DATE:

1	SUBMITTAL	09/20/2024
2	RESUBMITTAL	02/14/2025

SCALE: 1" = 10'-0"

PROJECT NUMBER: TLA# 24003.000

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L-1