

AREA SCHEDULE

LOT AREA	10,212 S.F.
LIVABLE AREA	2,245 S.F.
MAIN FLOOR	878 S.F.
UPPER FLOOR	3,143 S.F.
SUBTOTAL	4,021 S.F.
ADU	804 S.F.
TOTAL	3,941 S.F.
GARAGE	430 S.F.
COVERED PORCH	17 S.F.
COVERED TERRACE	352 S.F.
COVERAGE ALLOWED (30%)	3,044 S.F.
EXISTING	2,034 S.F.
PROPOSED	3,044 S.F.
FLOOR AREA ALLOWED (35%)	3,574 S.F.
EXISTING	2,034 S.F.
PROPOSED	3,574 S.F.

RECEIVED
Date: 6/21/2023
CITY OF LOS ALTOS
PLANNING

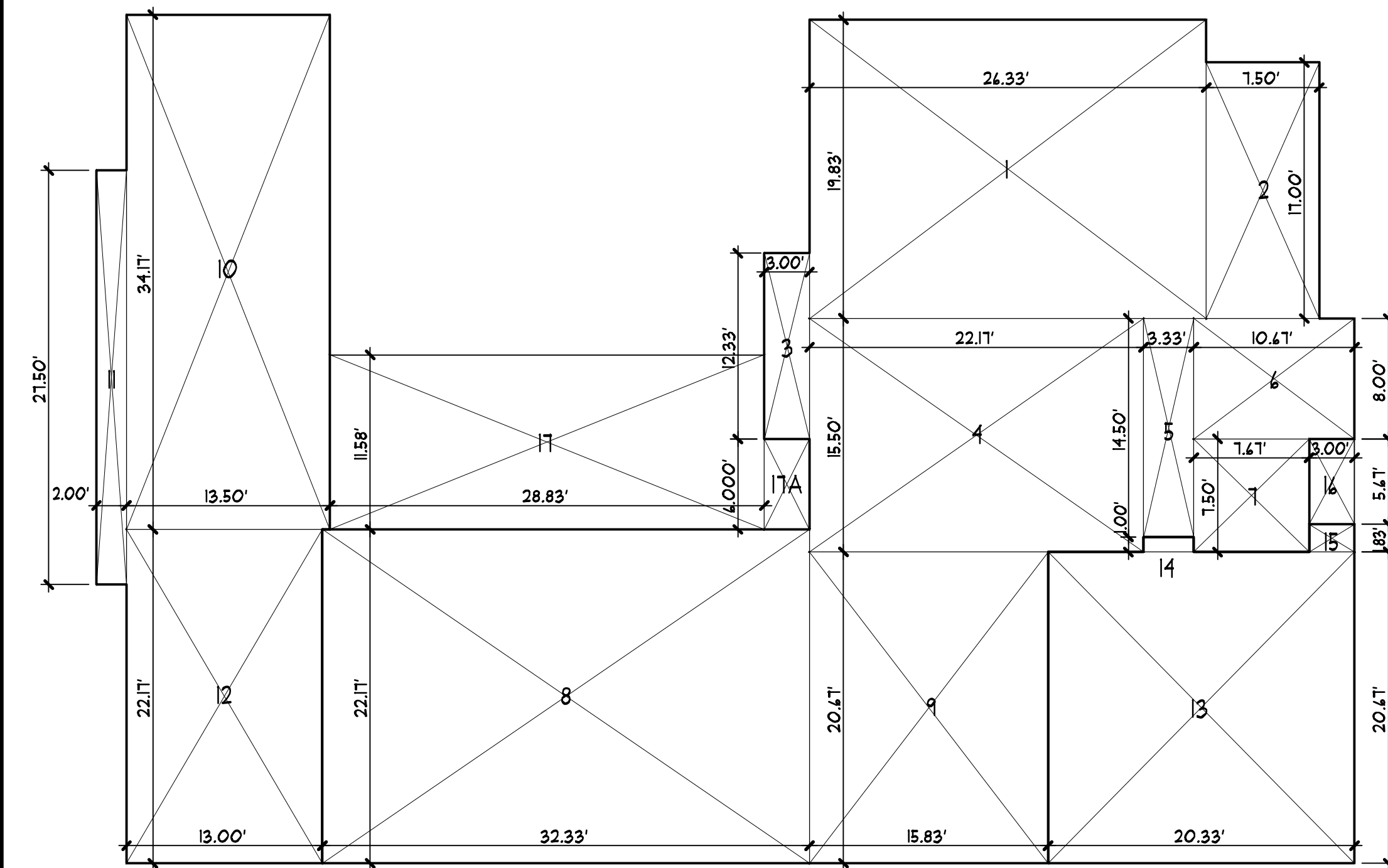


3D RENDERING

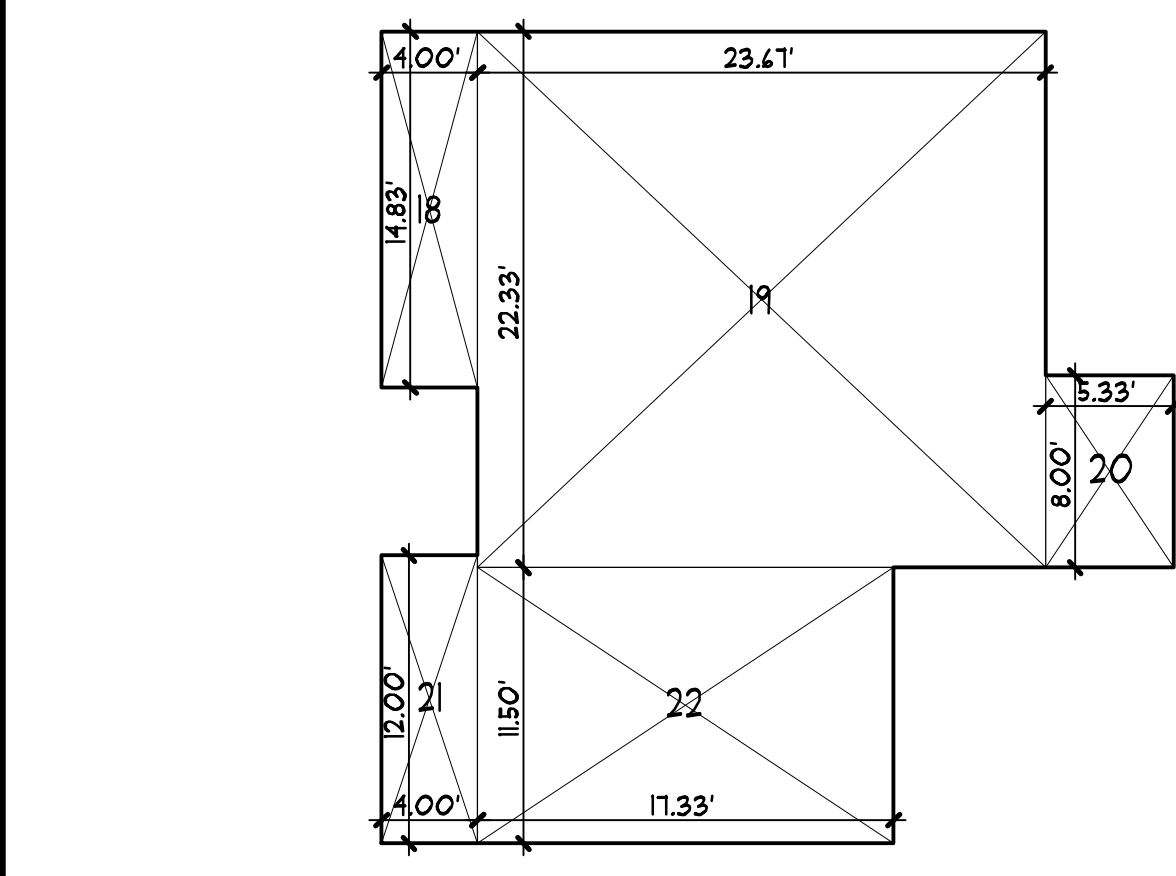
PROJECT DESCRIPTION

THE CONSTRUCTION OF A NEW TWO-STORY RESIDENCE WITH AN ATTACHED GARAGE AND ATTACHED ADU. UTILITIES TO BE UNDERGROUND AND FIRE SPRINKLERS WILL BE REQUIRED FOR THE ENTIRE RESIDENCE.

	ZONING COMPLIANCE		ALLOWED/REQ'D
	EXISTING	PROPOSED	
LOT COVERAGE <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 8 FEET HIGH</small>	2,034 S.F. 19.9%	3,064 S.F. 30.0%	3,064 S.F. 30.0%
FLOOR AREA: <small>MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS</small>			
1st FLR.	2,034 S.F.	2,695 S.F.	3,574 S.F.
2nd FLR.	0 S.F.	878 S.F.	3,574 S.F.
TOTAL	2,034 S.F. 19.9%	3,573 S.F. 35.0%	3,574 S.F. 35.0%
ADU	0 S.F.	804 S.F.	1,200 S.F.
SETBACKS:			
FRONT	25 FT.	25 FT.	25 FT.
REAR	52.83 FT.	25 FT.	20 FT.
RIGHT SIDE (1ST/2ND)	9.67 FT.	20.92/26.42 FT.	20/20 FT.
LEFT SIDE (1ST/2ND)	10.92 FT.	10/26.67 FT.	10/17.5 FT.
HEIGHT:	15.17 FT.	25.5 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: <small>INCLUDES HABITABLE BASEMENT AREAS</small>	1,504 S.F.	1,639 S.F.	3,143 S.F.
NON-HABITABLE AREA: <small>DOES NOT INCLUDE COVERED PORCHES OR DECK STRUCTURES</small>	530 S.F.	-100 S.F.	430 S.F.
LOT CALCULATIONS			
NET LOT AREA:			10,212 S.F.
FRONT YARD HARDSCAPE AREA: <small>HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%</small>		1,032 S.F. (49.76%)	
LANDSCAPE BREAKDOWN:			
	TOTAL HARDSCAPE AREA EXISTING & PROPOSED		6,400 S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:		2,662 S.F.
	NEW SOFTSCAPE AREA:		1,150 S.F.
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA.		



MAIN FLOOR



UPPER FLOOR

AREA CALCULATIONS

MAIN FLOOR LIVABLE AREA			
11	24.33' x 14.83'		522
12	1.00' x 17.00'		17
13	3.00' x 12.33'		37
14	22.11' x 15.50'		344
15	3.33' x 14.50'		48
16	10.41' x 8.00'		83
17	1.41' x 1.50'		58
18	32.33' x 22.11'		717
19	15.83' x 20.41'		322
TOTAL			2,245
ADU LIVABLE AREA			
10	13.50' x 34.11'		461
11	2.00' x 21.50'		55
12	13.00' x 22.11'		288
TOTAL			804
GARAGE			
13	20.33' x 20.41'		420
14	3.00' x 1.00'		3
15	3.33' x 1.83'		6
TOTAL			429
COVERED PORCH			
16	3.00' x 5.41'		17
TOTAL			17
COVERED TERRACE			
17	28.83' x 11.58'		334
18	3.00' x 4.00'		12
TOTAL			352
UPPER FLOOR LIVABLE AREA			
18	4.00' x 14.83'		59
19	23.41' x 22.33'		523
20	5.33' x 8.00'		43
21	4.00' x 12.00'		48
22	11.33' x 11.50'		149
TOTAL			819

FIRE DEPARTMENT NOTES:

- 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.
- 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 B101.1, 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 ANY 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 LAHC
- 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 1514.1
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS S-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS TO THE PROJECT. CFC CHAPTER 33.
- 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

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM WITH DOUBLE CHECK VALVES SHALL BE PROVIDED AND BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D AND LOS ALTOS RESIDENTIAL REQUIREMENTS. (UNDER SEPARATE PERMIT) FIRE SPRINKLER PLANS SHALL BE SUBMITTED DIRECTLY TO THE COUNTY FIRE DEPARTMENT BY A CALIFORNIA LICENSED C-16 FIRE SPRINKLER CONTRACTOR.

INDEX OF DRAWINGS

- A1 COVER SHEET
- A1a SITE PLAN
- A2 MAIN FLOOR PLAN
- A3 UPPER FLOOR PLAN
- A4 ROOF PLAN
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 BUILDING SECTIONS
- A8 STREETScape EXISTING ELEVATIONS
- CM1 CONTEXT MAP
- CIVIL PLANS
- C-1 GRADING & DRAINAGE PLAN
- C-2 MISC. DETAILS
- C-3 CITY STANDARD DETAILS
- C-4 EROSION CONTROL PLAN
- C-5 BLUEPRINT FOR A CLEAN BAY
- I TOPOGRAPHIC SURVEY
- LANDSCAPE PLANS
- L-1 LAYOUT & DRAINAGE PLAN
- L-2 PLANTING PLAN
- L-3 LIGHTING & MATERIAL PLAN
- L-4 IRRIGATION PLAN
- L-5 IRRIGATION PLAN & PLANTING DETAILS
- L-6 DECK DETAILS
- L-7 DETAILS

PROJECT INFO

OWNER: ANDREW MO
430 ARBOLEDA DRIVE
LOS ALTOS, CA 94024

JOB ADDRESS: 430 ARBOLEDA DRIVE
LOS ALTOS, CA 94024

ZONING: RI - IO

BUILDING OCCUPANCY GROUP(S): R-3/U

TYPE(S) OF CONSTRUCTION: V-B

OCCUPANCY CATEGORY: II

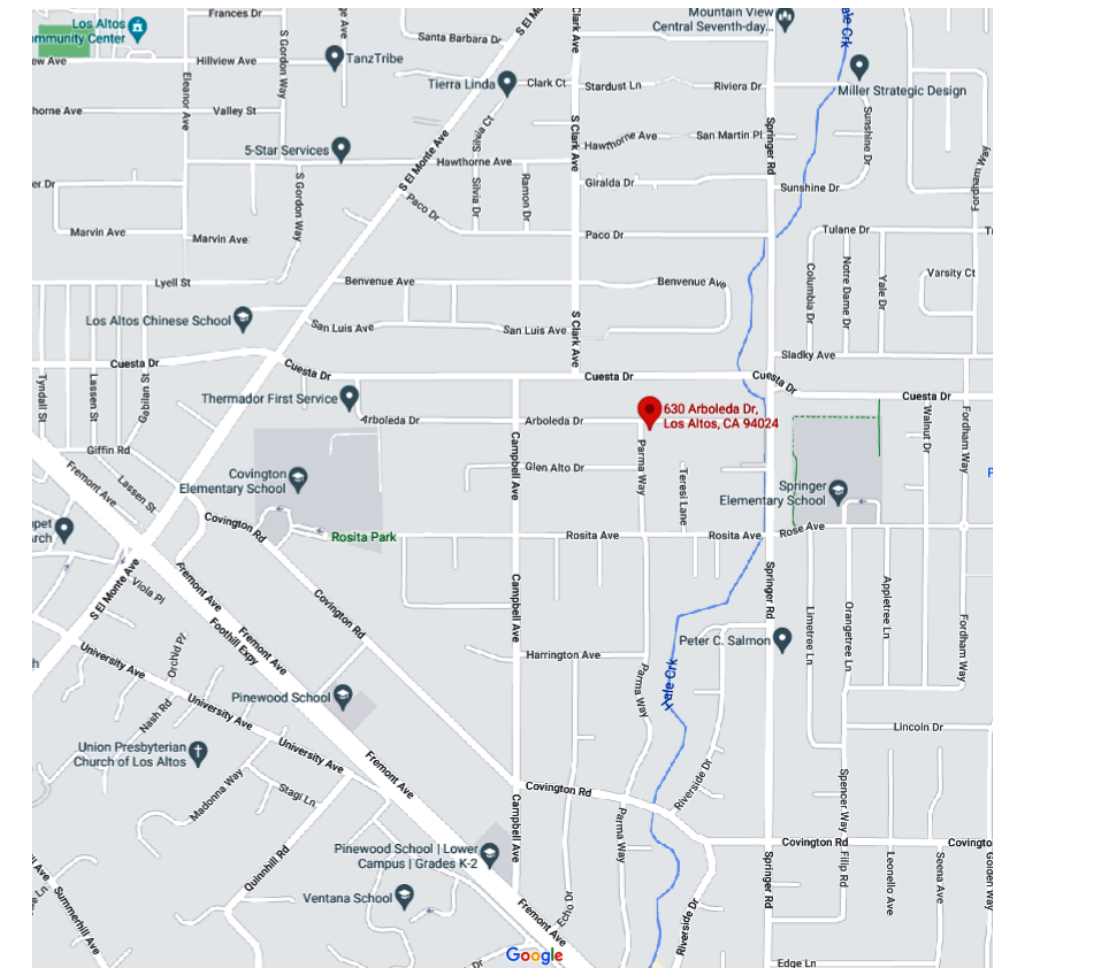
A.P.N. 189-40-010

ARCHITECT: RH ASSOCIATES ARCHITECTS
1101 COMBIE RD, SUITE 210
AUBURN, CA 95602
CONTACT: J. STEVE COLLOM
(530) 248-3055
steve.colom@gmail.com

CIVIL ENGINEER: NNR ENGINEERING
595 WEBERIDGE DRIVE
SAN JOSE, CA 95123
CONTACT: NADIM RAFOUL
(408) 348-1813
nnrengineering@yahoo.com

LANDSCAPE DESIGNER: KAREN AITKEN & ASSOCIATES
8242 RANCHO REAL
GILROY, CA 95020
CONTACT: KAREN AITKEN
(408) 842-0245
AitkenAssociates@gmail.com

ARBORIST: KELLY ARBORIST SERVICES
PO BOX 4181
SAN MATEO, CA 94403
CONTACT: DAVID BECKHAM
(415) 453-4418
DAVIDKELLYARBORIST@GMAIL.COM



VICINITY MAP



AREA DIAGRAMS

1/8" = 1'-0"

NORTH



VICINITY MAP
NO SCALE

ASSOCIATES ARCHITECTS
1101 COMBIE RD. STE. 210
AUBURN, CA 95602
530-268-3055
J. STEVE COLLOM
rhaarchitects.com
rhassoc@sbglobal.net

LICENSED ARCHITECT
J. STEVE COLLOM
No. C 11982
Exp. 10-23
STATE OF CALIFORNIA

A PROPOSED RESIDENCE & A.D.U. FOR: 630 ARBOLEDA DRIVE, LOS ALTOS, CALIFORNIA

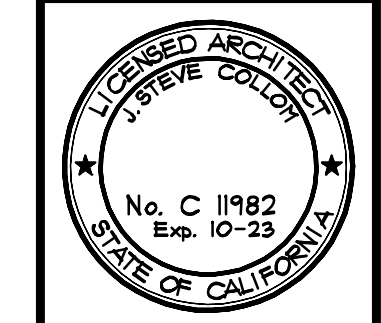
drawings
COVER SHEET

revisions
PLANNING 4/25/23
PLANNING 6/19/23

project number
2609

date
6/19/2023

sheet number
A1

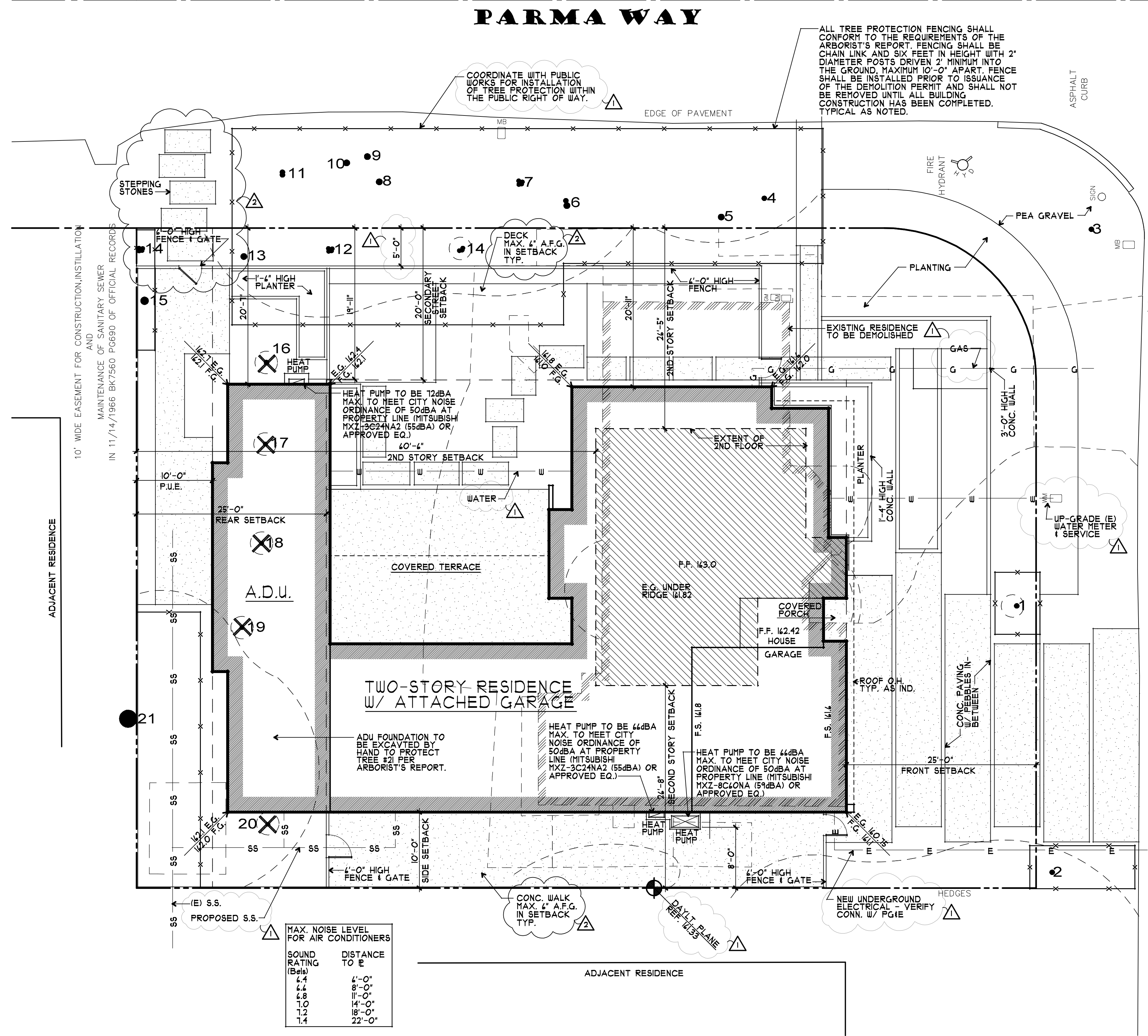


A PROPOSED RESIDENCE & A.D.U. FOR:
ARBOLEDA DRIVE
LOS ALTOS, CALIFORNIA
630 ARBOLEDA DRIVE

drawings	SITE PLAN
revisions	
▲	PLANNING 4/25/23
▲	PLANNING 6/19/23
project number	2609
date	6/19/2023
sheet number	A1a

SEE CIVIL PLAN BY
 NNR ENGINEERING
 FOR GRADING AND
 DRAINAGE INFORMATION

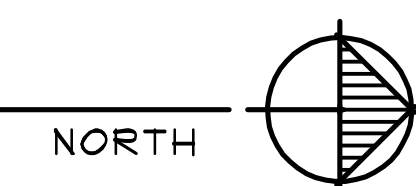
SEE LANDSCAPE PLAN
 BY KAREN AITKEN & ASSOC.
 FOR PLANTING AND
 IRRIGATION INFORMATION

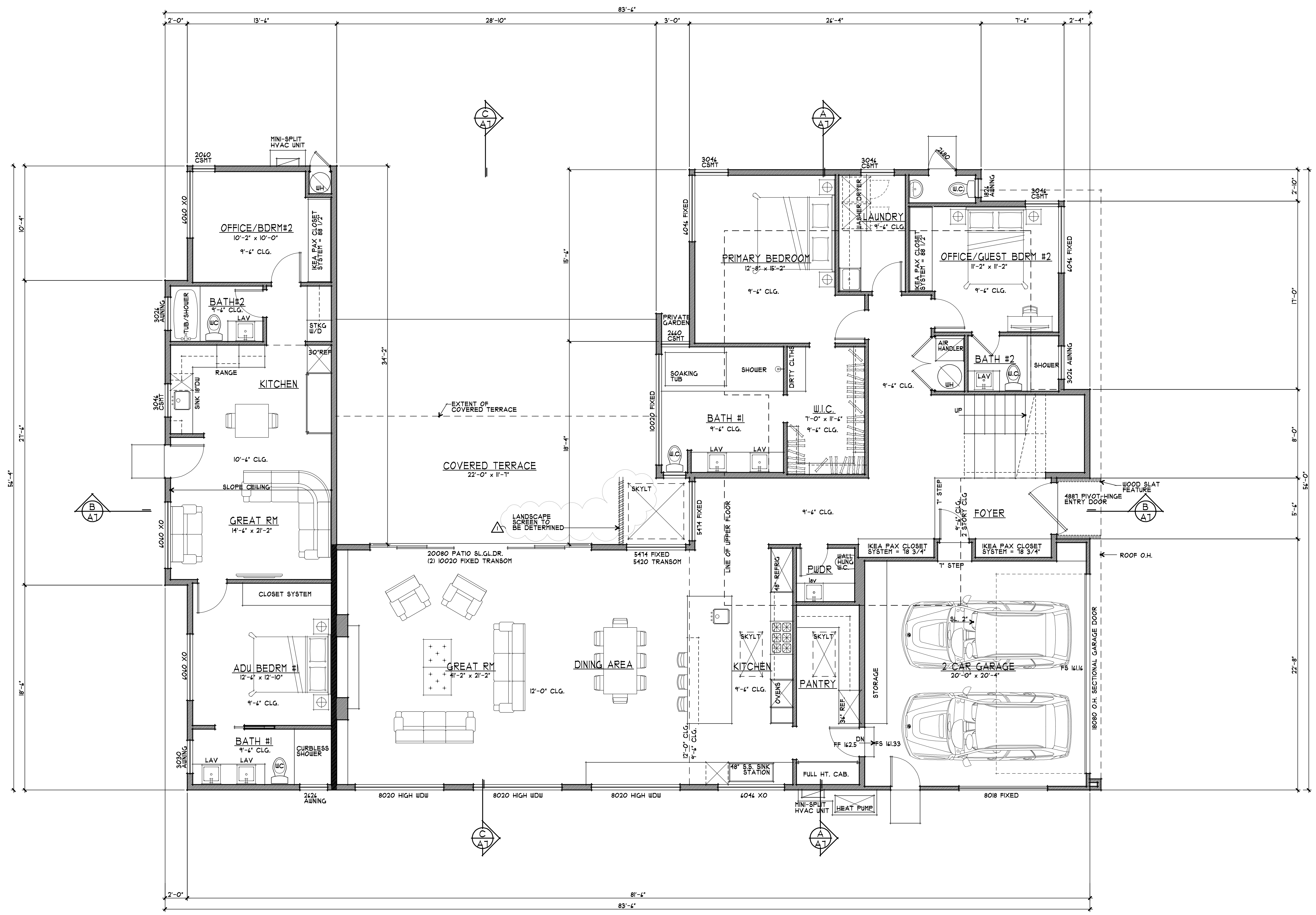


Survey Key:
 DBH-Diameter at breast height (48" above grade)
 CON- Condition rating (1-100)
 HT/SP- Tree height/ canopy spread
 *Indicates neighbor's trees
 P-Indicates protected tree by city ordinance
 R-Indicates proposed removal

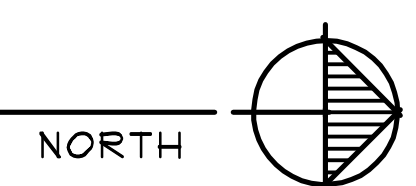
Tree#	Species	DBH	CON	HT/SP	Comments
1	Chinese Pistache (<i>Pistacia chinensis</i>)	4.7	B	15/12	Good vigor, good form, young tree.
2P	Crape Myrtle (<i>Lagerstroemia indica</i>)	2.0	B	10/3	Fair vigor, fair form, young tree, drought stressed, Street tree.
3P	Crape Myrtle (<i>Lagerstroemia indica</i>)	2.5	B	12/6	Good vigor, good form, young, Street tree.
4P	Coast Live Oak (<i>Quercus agrifolia</i>)	8.6	B	25/20	Good vigor, good form, young tree, Street tree.
5P	Coast Live Oak (<i>Quercus agrifolia</i>)	12.4	B	25/20	Good vigor, good form, young tree, Street tree.
6P	Coast Live Oak (<i>Quercus agrifolia</i>)	12.8-13.3	B	30/25	Good vigor, fair form, codominant at grade, Street tree.
7P	Coast Live Oak (<i>Quercus agrifolia</i>)	4-4-3-3.5	C	15/12	Fair vigor, poor form, codominant at grade, suppressed, Street tree.
8P	Coast Live Oak (<i>Quercus agrifolia</i>)	12.2	B	25/20	Fair vigor, fair form, Street tree.
9P	Coast Live Oak (<i>Quercus agrifolia</i>)	13.4	B	25/20	Fair vigor, fair form, sycamore borer, Street tree.
10P	Coast Live Oak (<i>Quercus agrifolia</i>)	10.9	C	20/15	Fair vigor, poor form, suppressed, leans towards street, Street tree.
11P	Coast Live Oak (<i>Quercus agrifolia</i>)	8.2-5-4	C	15/15	Fair vigor, poor form, multi leader at grade, suppressed, Street tree.
12	Privet (<i>Ligustrum japonicum</i>)	2-2-2-2	D	10/8	Fair to poor vigor, poor form, multi leader at grade, in decline.
13	Privet (<i>Ligustrum japonicum</i>)	3-3-3-3-3	D	14/12	Fair to poor vigor, poor form, multi leader at grade, topped, in decline.
14	Plum (<i>Prunus domestica</i>)	4-3-3-3	D	12/10	Poor vigor, poor form, multi leader at grade, in decline.
15	Coast Live Oak (<i>Quercus agrifolia</i>)	5-9-8-9	D	20/12	Fair vigor, poor form, codominant at 2' with included bark.
16R	Cherry (<i>Prunus serrulata</i>)	9.0	F	10/6	Poor vigor, poor form, in decline.
17R	Mandarin (<i>Citrus reticulata</i>)	4.0	D	7/4	Poor vigor, fair form, in decline.
18R	Orange (<i>Citrus sinensis</i>)	7.1	C	10/10	Fair to poor vigor, fair form, dead wood.
19R	Pear (<i>Pyrus communis</i>)	5.0	D	8/6	Fair to poor vigor, poor form, suppressed.
20R	Pittosporum (<i>Pittosporum tenuifolium</i>)	4.5	D	12/10	Poor vigor, fair form, in decline.
21P	Coast Live Oak (<i>Quercus agrifolia</i>)	36est	B	45/40	Fair vigor, fair form, limited visual inspection, on property line, well maintained through crown reduction pruning in past, canopy into property by 20', codominant at 8' with fair union.

SITE PLAN
 1/8" = 1'-0"
 0 2 4 12 20





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



05-2023 6/19/23



A PROPOSED RESIDENCE & A.D.U. FOR:
ARZDOR
 LOS ALTOS, CALIFORNIA
 630 ARBOLEDA DRIVE

drawings
 UPPER FLOOR PLAN

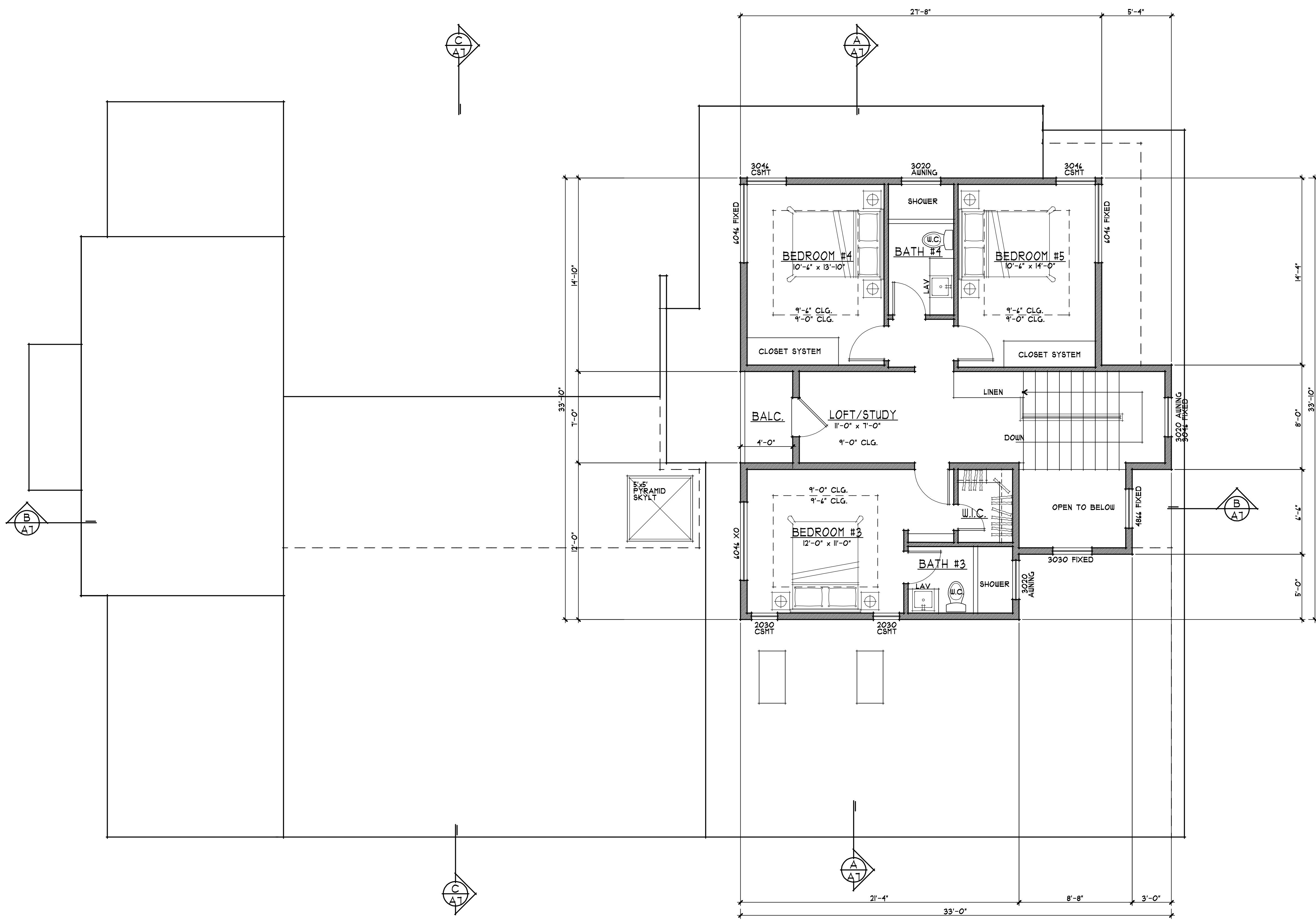
revisions
 ▲ PLANNING 4/25/23
 ▲ PLANNING 6/19/23

project number
 2609

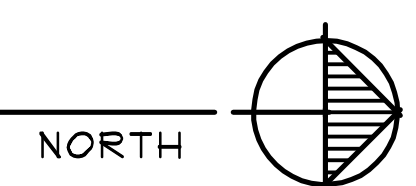
date
 6/19/2023

sheet number

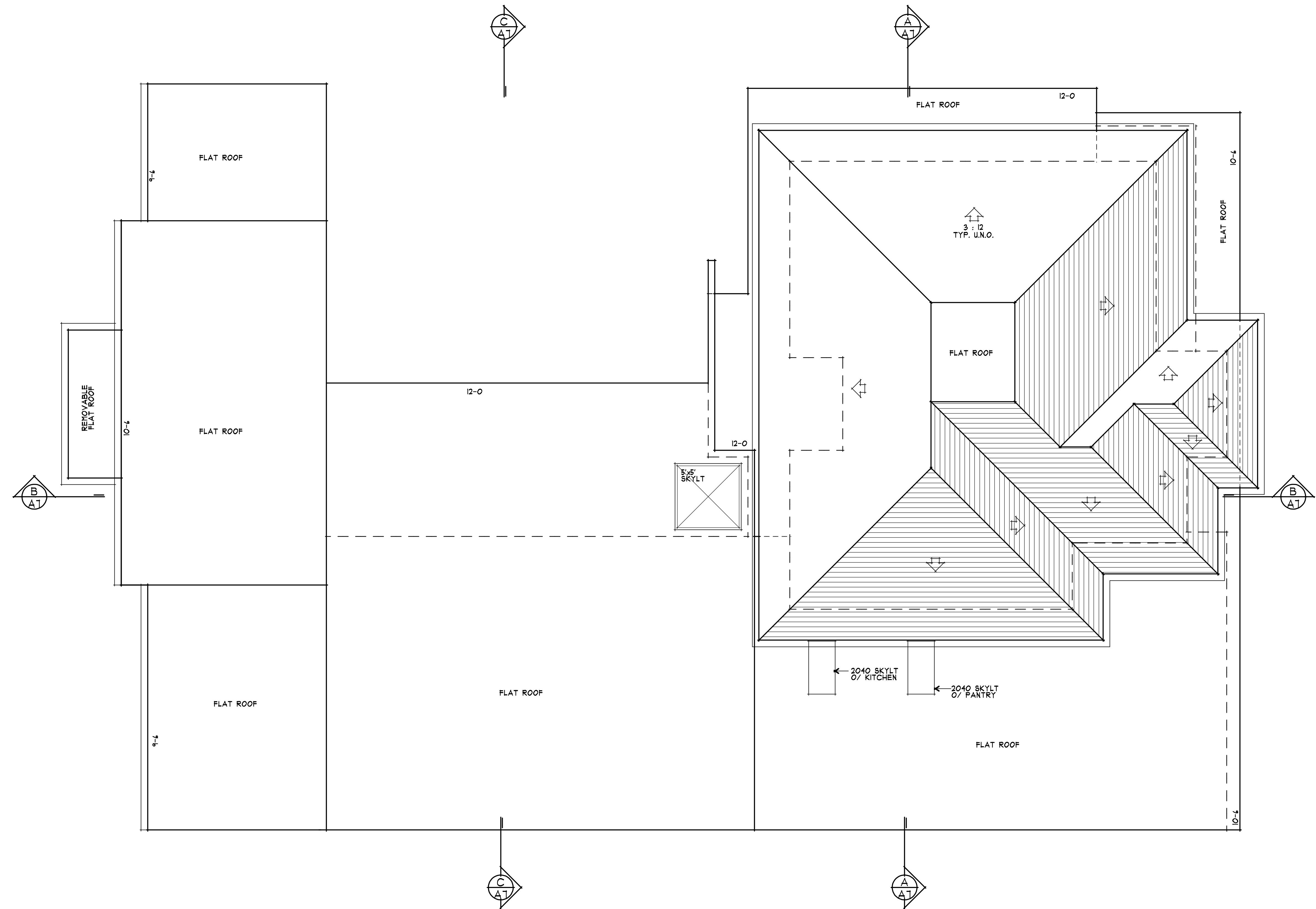
A3

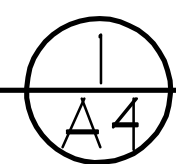


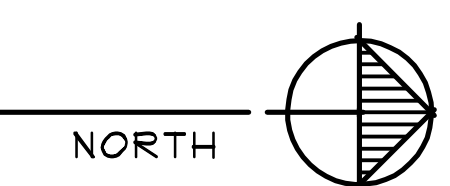
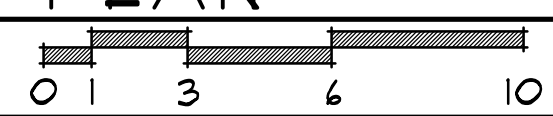
UPPER FLOOR PLAN
 1/4" = 1'-0"
 0 1 3 4 10



6/19/23



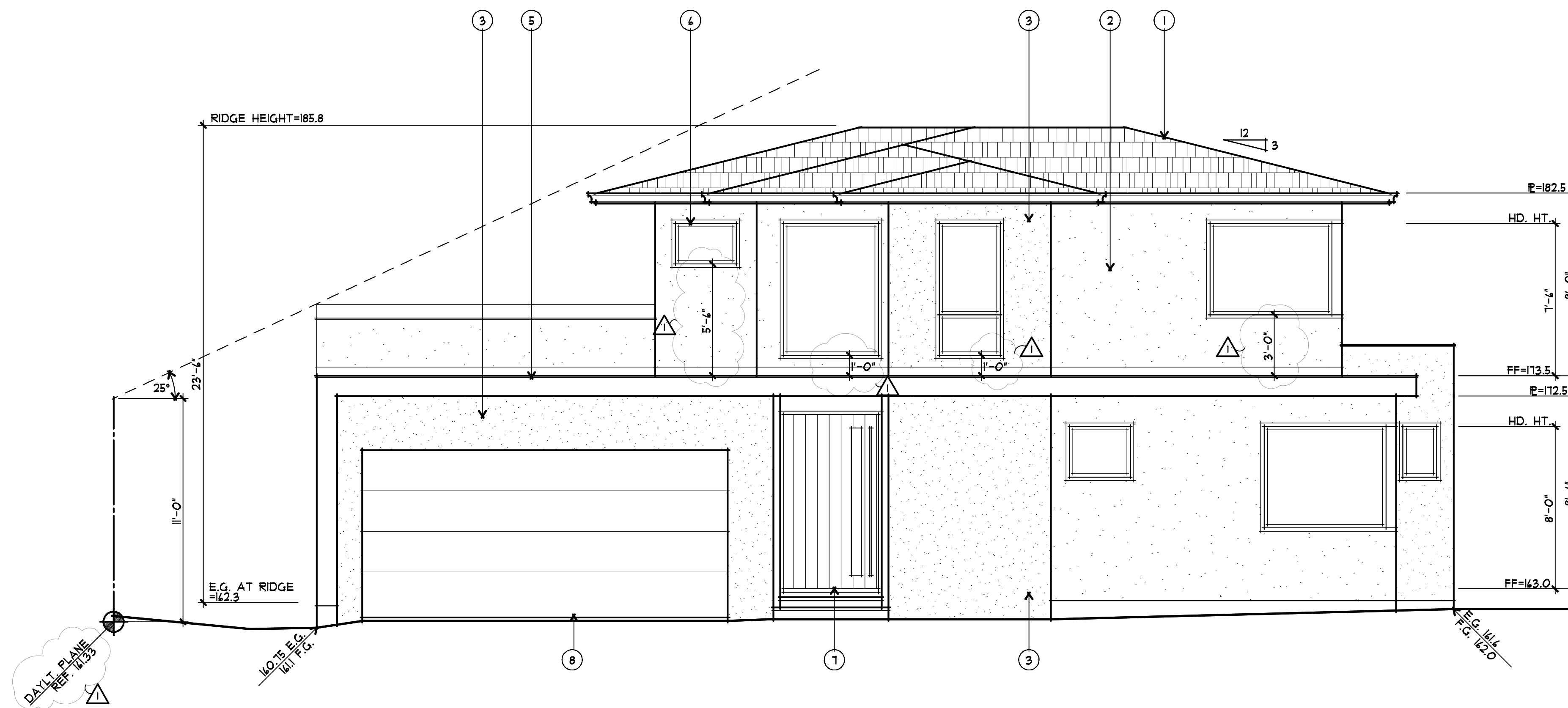

ROOF PLAN
 1/4" = 1'-0"



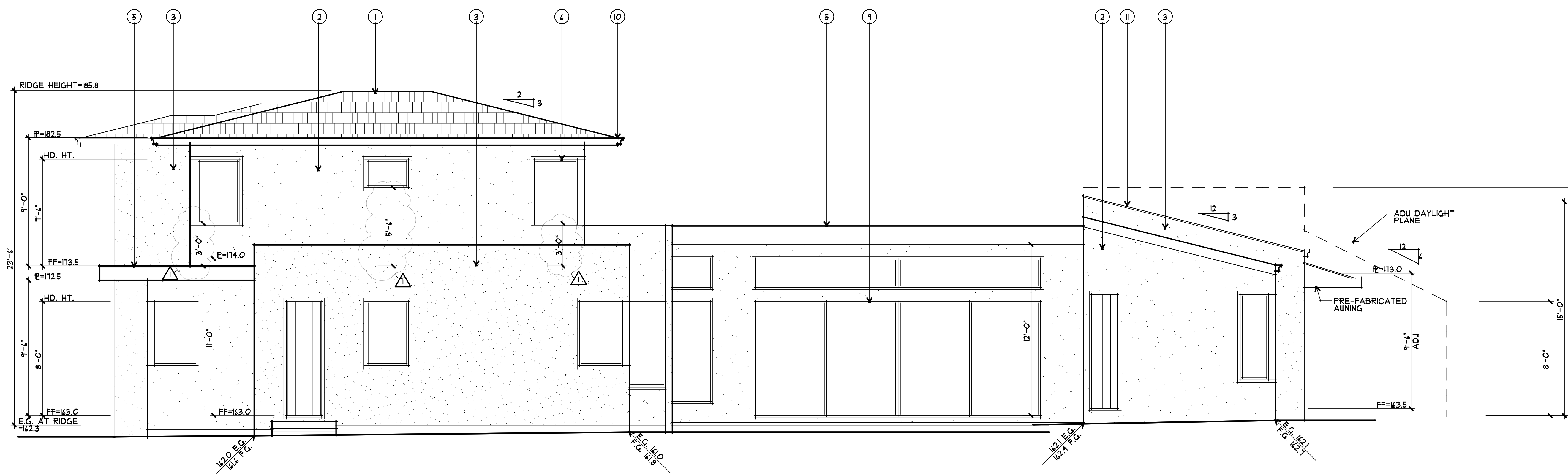
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	①	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	②	STUCCO - STEEL TROWEL, SMOOTH FINISH LIGHT INTEGRAL COLOR
	③	STUCCO - STEEL TROWEL, SMOOTH FINISH DARK PAINTED COLOR
	④	FORMED CONCRETE
TRIM	⑤	PAINTED ALUMINUM FASCIA
WINDOWS	⑥	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
	⑦	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
DOORS	⑧	S.C. WOOD PIVOT-HINGE ENTRY DOOR
GUTTERS & DOWNSPOUTS	⑨	24 GA STEEL SMOOTH FLUSH FACE BOTH SIDES
	⑩	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
FLASHING	⑪	G.I. SHAPED GUTTER AND RECTANGULAR DOWNSPOUTS
		G.I. FLASHING - PAINT

AS
ASSOCIATES ARCHITECTS
 11010 combie rd. ste. 210
 ALBUQUERQUE, NM 87112
 505-268-3055
 J. STEVE COLLOM
 rhaarchitects.com
 rhaassoc@sbglobal.net

STATE OF CALIFORNIA
 LICENSED ARCHITECT
 J. STEVE COLLOM
 No. C 11882
 Exp. 10-23



① FRONT (NORTH) ELEVATION
 A5 1/4" = 1'-0"



② RIGHT (WEST) ELEVATION
 A5 1/4" = 1'-0"

A PROPOSED RESIDENCE & A.D.U. FOR:
ARBOLEDA
 630 ARBOLEDA DRIVE
 LOS ALTOS, CALIFORNIA

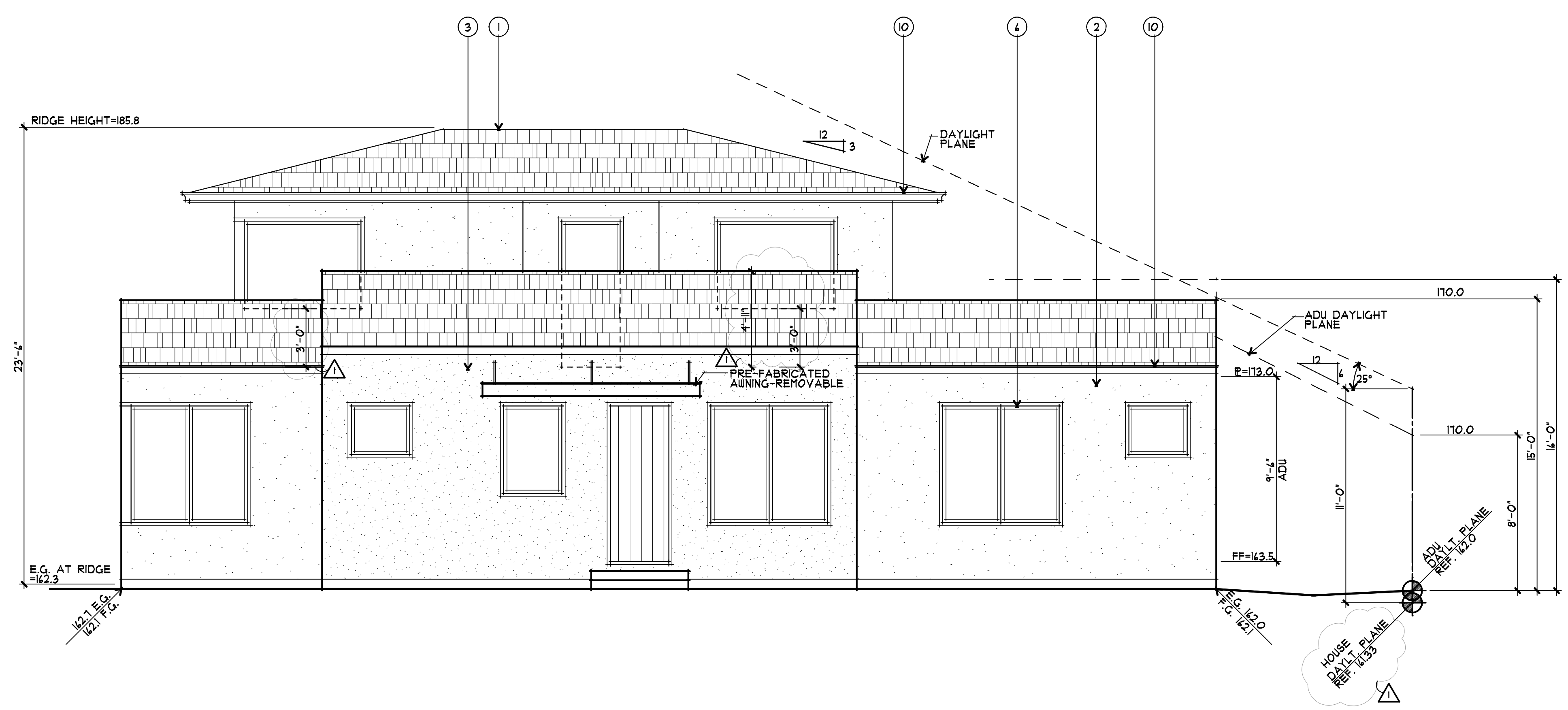
drawings
 EXTERIOR ELEVATIONS

revisions
 ▲ PLANNING 4/25/23
 ▲ PLANNING 6/19/23

project number
 2609

date
 6/19/2023

sheet number
A5

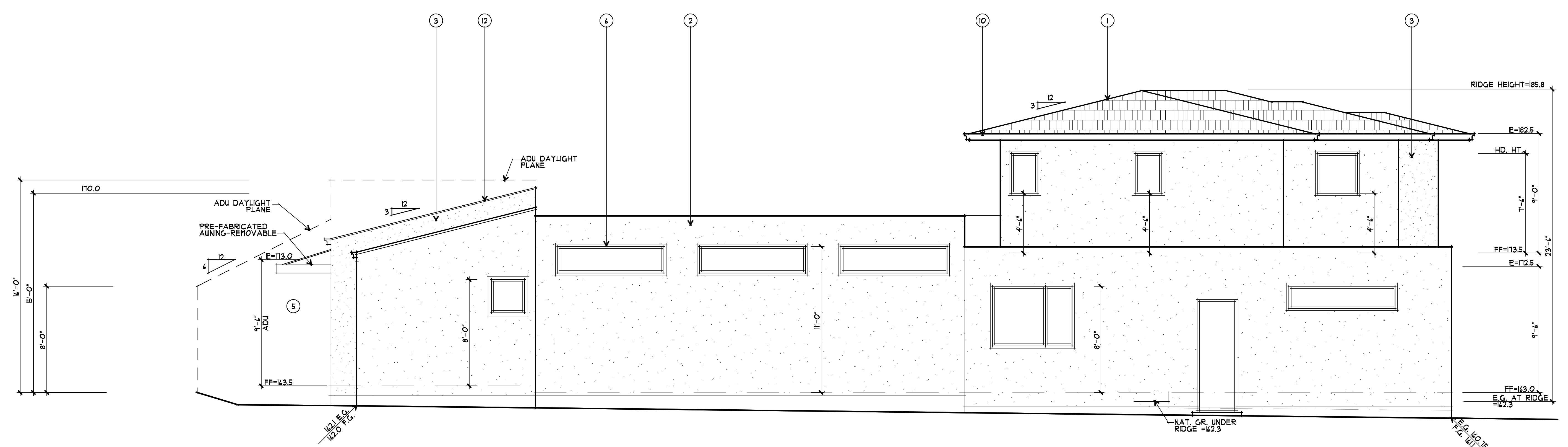


1 REAR (SOUTH) ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	STUCCO - STEEL TROWEL, SMOOTH FINISH LIGHT INTEGRAL COLOR
	3	STUCCO - STEEL TROWEL, SMOOTH FINISH DARK PAINTED COLOR
	4	FORMED CONCRETE
TRIM	5	PAINTED ALUMINUM FASCIA
WINDOWS	6	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
	9	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
DOORS	7	S.C. WOOD PIVOT-HINGE ENTRY DOOR
	8	24 GA STEEL SMOOTH FLUSH FACE BOTH SIDES
GUTTERS & DOWNSPOUTS	10	G.I. SHAPED GUTTER AND RECTANGULAR DOWNSPOUTS
	11	G.I. FLASHING - PAINT

ARCHITECTS
ASSOCIATES
ARCHITECTS
11010 combie rd. ste. 210
AUBURN, CA 95602
530-268-3055
J. STEVE COLLOM
rhaarchitects.com
rhaassoc@sbglobal.net

NO. C 11982
Exp. 10-23
STATE OF CALIFORNIA



2 LEFT (EAST) ELEVATION
1/4" = 1'-0"

A PROPOSED RESIDENCE & A.D.U. FOR:
ARZDOR
LOS ALTOS, CALIFORNIA
630 ARBOLEDA DRIVE

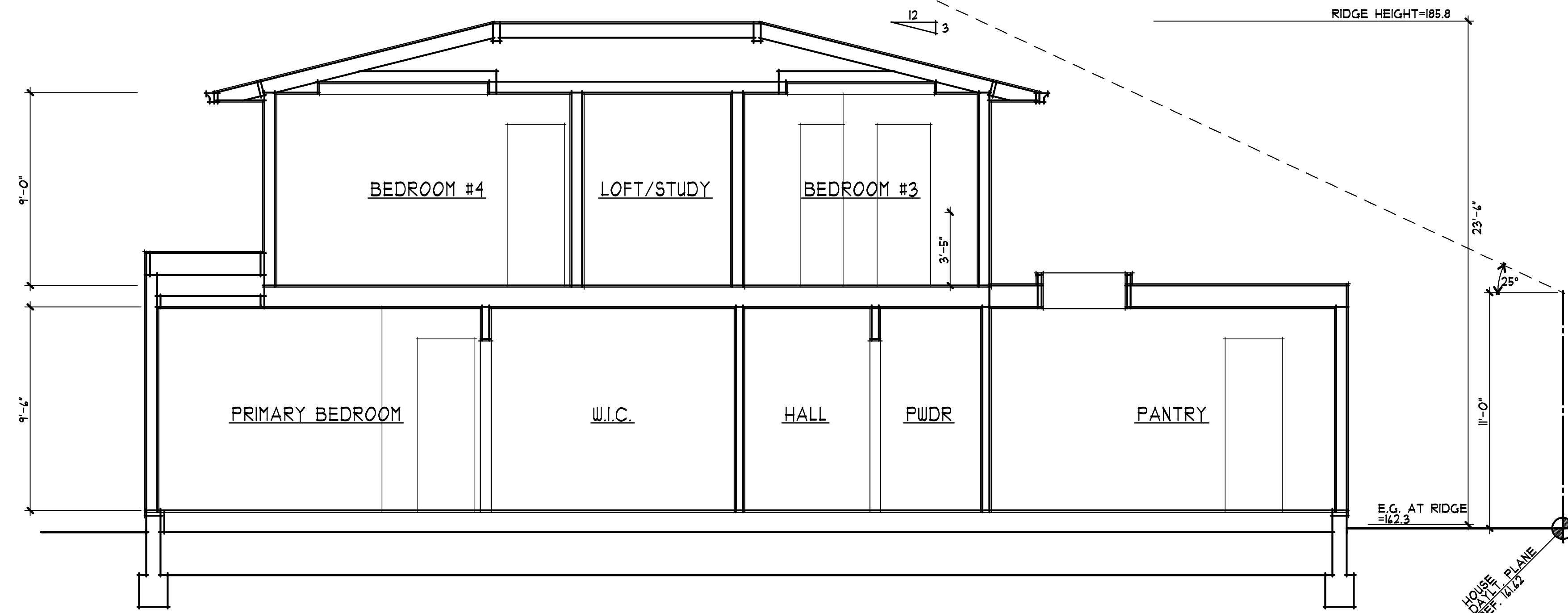
drawings
EXTERIOR
ELEVATIONS

revisions
 PLANNING 4/25/23
 PLANNING 6/19/23

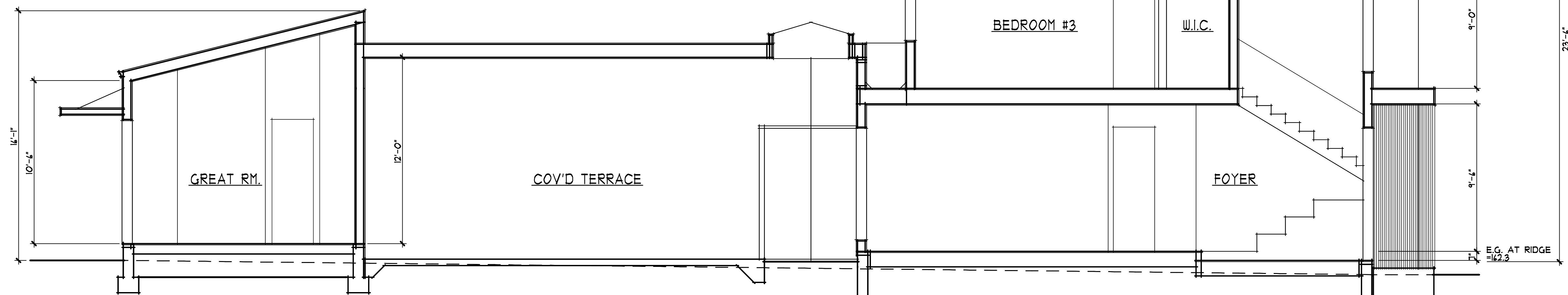
project number
2609

date
6/19/2023

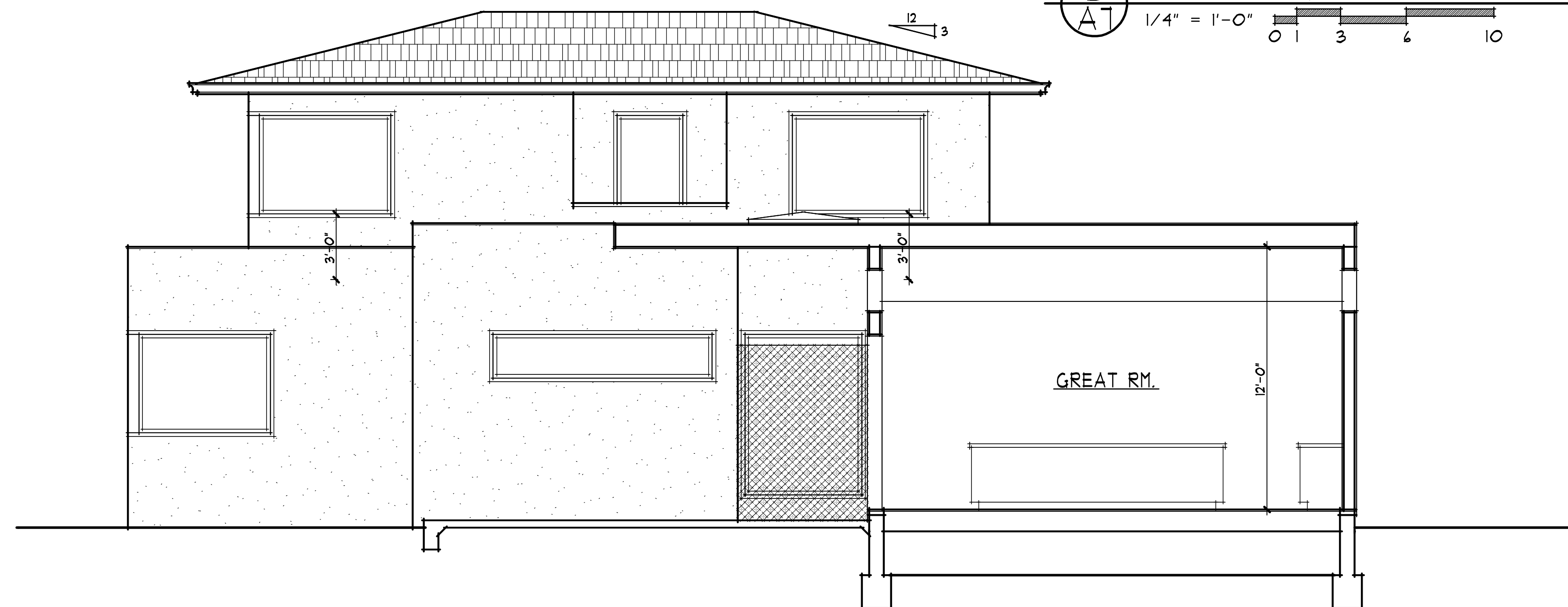
sheet number
A6



A BUILDING SECTION
 A7 1/4" = 1'-0"
 0 1 3 6 10

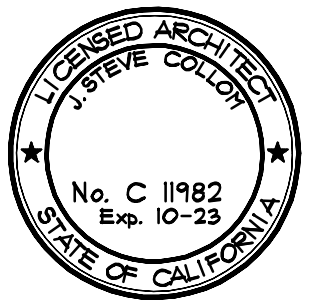


B BUILDING SECTION
 A7 1/4" = 1'-0"
 0 1 3 6 10



C BUILDING SECTION
 A7 1/4" = 1'-0"
 0 1 3 6 10

ASSOCIATES ARCHITECTS
 11010 comble rd. ste. 210
 AUBURN, CA 95602
 530-268-3055
 J. STEVE COLLOM
 rhaarchitects.com
 rhaassoc@bcglobal.net



A PROPOSED RESIDENCE & A.D.U. FOR:
ARBOLEDA
 630 ARBOLEDA DRIVE
 LOS ALTOS, CALIFORNIA

drawings
 BUILDING SECTIONS

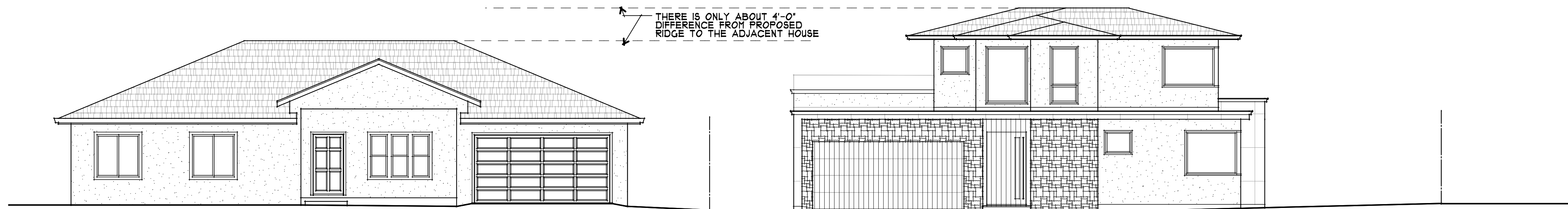
revisions
 ▲ PLANNING 4/25/23
 ▲ PLANNING 6/19/23

project number
 2609

date
 6/19/2023

sheet number

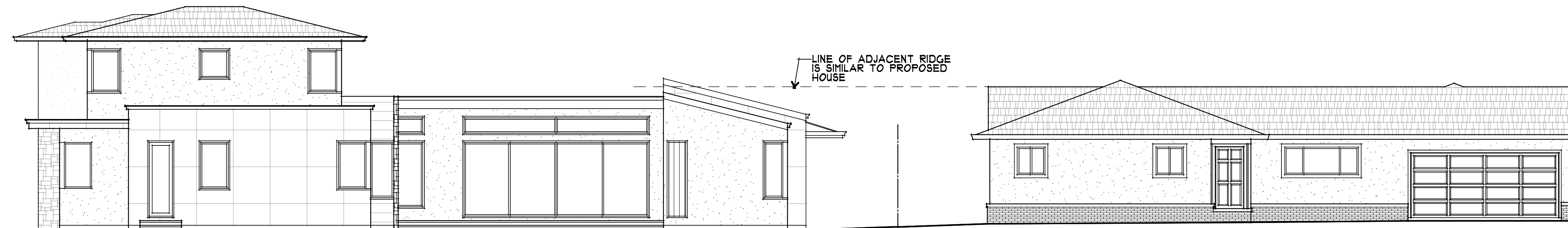
A7



434 ARBOLEDA DRIVE

430 ARBOLEDA DRIVE

PARMA WAY

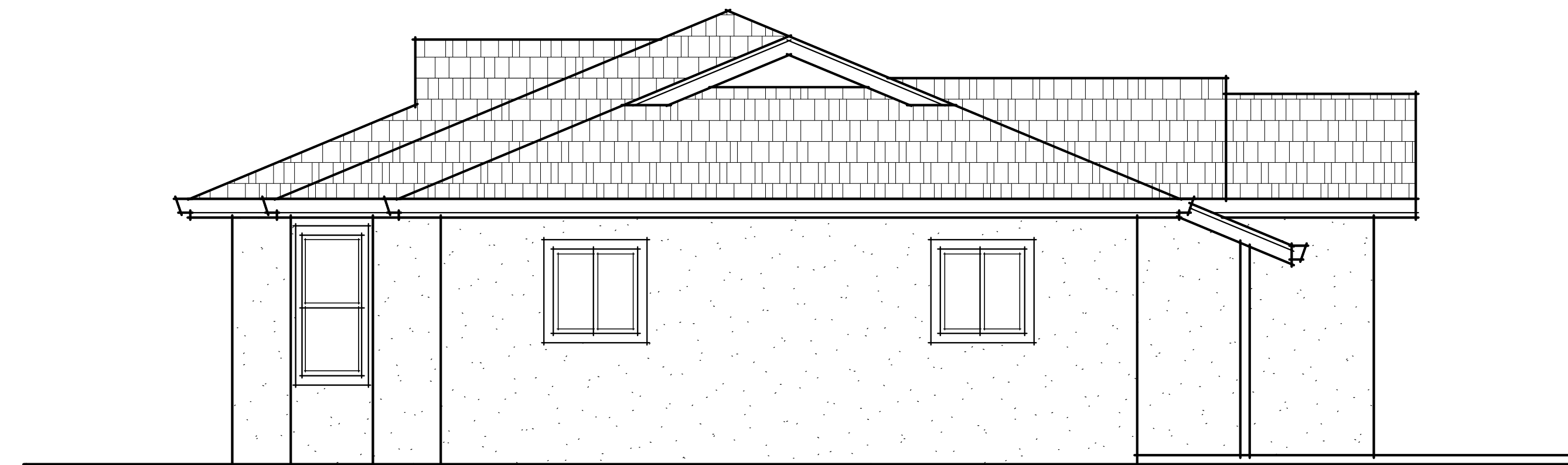


ARBOLEDA DRIVE

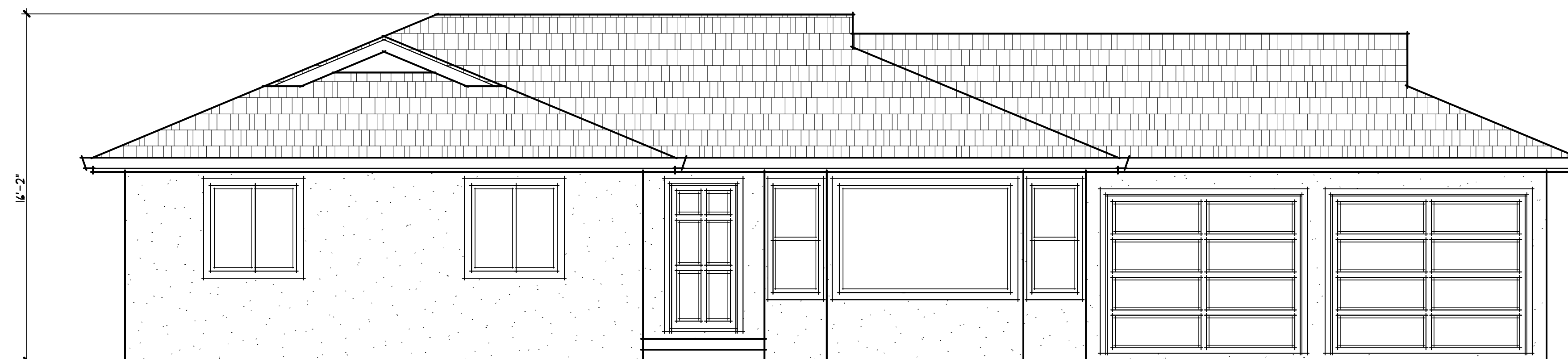
430 ARBOLEDA DRIVE

601 PARMA WAY

1 STREETS CAPES
A8 1/8" = 1'-0" 0 2 6 12 20

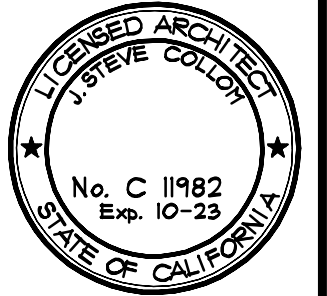


2 EXISTING SECONDARY STREET ELEVATION
A8 1/4" = 1'-0" 0 1 3 6 10



3 EXISTING FRONT ELEVATION
A8 1/4" = 1'-0" 0 1 3 6 10

ASSOCIATES ARCHITECTS
11010 comble rd. ste. 210
AUBURN, CA 95602
530-268-3055
J. STEVE COLLOM
rhaarchitects.com
rhasoc@sbglobal.net



MOZBY
LOS ALTOS, CALIFORNIA
A PROPOSED RESIDENCE & A.D.U. FOR:
AZARD
630 ARBOLEDA DRIVE

drawings
EXISTING ELEVATIONS
STREETS CAPES

revisions
▲ PLANNING 4/25/23
▲ PLANNING 6/19/23

project number
2609

date
6/19/2023

sheet number



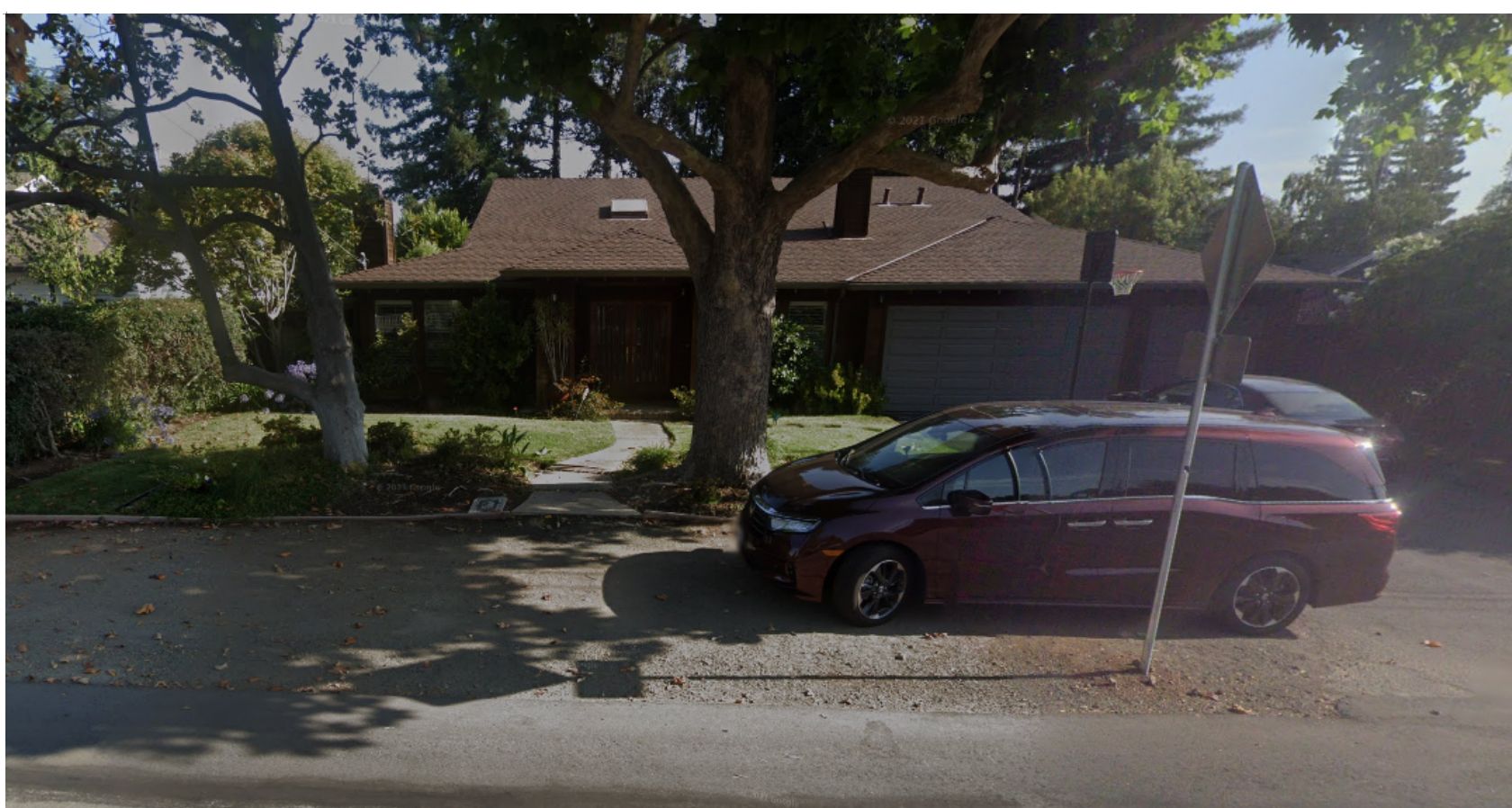
05-2023 6/19/23



625 ARBOLEDA DRIVE



633 ARBOLEDA DRIVE



617 ARBOLEDA DRIVE



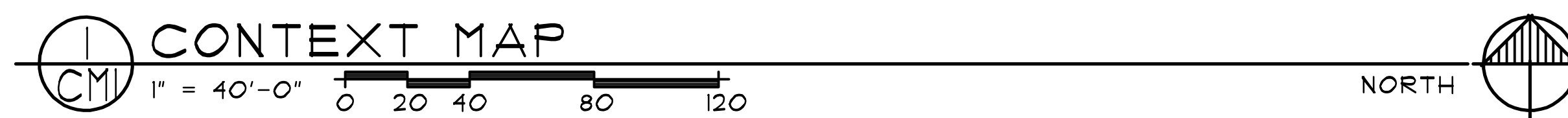
639 ARBOLEDA DRIVE



610 ARBOLEDA DRIVE



644 ARBOLEDA DRIVE



590 ARBOLEDA DRIVE



607 PARMA WAY

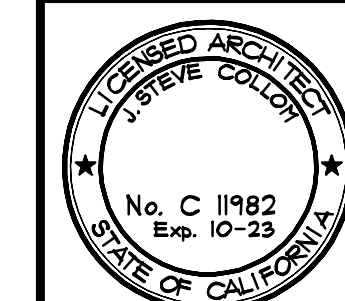


630 ARBOLEDA DRIVE



636 ARBOLEDA DRIVE

ASSOCIATES
ARCHITECTS
11010 combie rd. ste. 210
AUBURN, CA 95602
530-268-3055
J. STEVE COLLOM
rhaarchitects.com
rhasoc@sbglobal.net



A PROPOSED RESIDENCE & A.D.U. FOR:
ANDREW MOY
630 ARBOLEDA DRIVE
LOS ALTOS, CALIFORNIA

drawings
CONTEXT MAP

revisions

project number
2609

date
FEB. 2023

sheet number

CM1

2/2/2023 4:02 PM

GRADING AND DRAINAGE CONSTRUCTION NOTES:

- TIE ROOF DOWNSPOUT LEADERS WITH 4" SOLID LINE TO DISCHARGE TO INFILTRATION DEVICE.
- DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- 4" SDR-26 SS. LAT. @ 2% MIN.
- (N) 2" WATER METER AND SERVICE LINE. DESIGN BY OTYERS.
- APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES:
ALL GAS/COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19.
- 6" PVC (SDR-35) @ S=0.5% MIN.
- CONSTRUCT (N) CONC DRIVEWAY.
"PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED".
- INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE.
- INSTALL (N)"ATMOSPHERIC & LISTED ACCESSIBLE BACK FLOW WATER VALVE".
- INSTALL (N) 4" SSCO OVER EXISTING SS. LATERAL PER CITY STD. DETAIL SS-5, ON SHEET C-3.
- INFILTRATION DEVICE, 6'X10'X5' DEEP, SEE DETAIL ON SHEET C-2.
- INFILTRATION DEVICE, 5'X8'X5' DEEP, SEE DETAIL ON SHEET C-2.

UNDERGROUND NOTES

- CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE-INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
- UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
- ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS, AND DETAILS.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.

DRAINAGE NOTE:

A."UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEETFLOW ONTO THE NEIGHBORING PROPERTY."

ENCROACHMENT PERMIT NOTE:

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680

UTILITY SERVICE

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION.

THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE, PRIOR TO THE CONNECTION POINTS SHOWN. AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

MAINTENANCE NOTE:

IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

TREES PROTECTION NOTE:

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.

LEGEND:

- AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

DRAINAGE NOTE

- | | |
|-----------------------------|-----------------------------|
| AD RIM 161.4±
INV 159.8± | AD RIM 161.9±
INV 160.9± |
| AD RIM 161.4±
INV 159.5± | AD RIM 161.9±
INV 160.6± |
| AD RIM 161.4±
INV 159.2± | AD RIM 161.9±
INV 160.3± |
| AD RIM 161.0±
INV 158.7± | AD RIM 161.8±
INV 159.7± |
| AD RIM 161.4±
INV 159.4± | AD RIM 161.4±
INV 159.4± |
| AD RIM 161.4±
INV 159.4± | AD RIM 161.4±
INV 159.4± |
| CB RIM 161.4±
INV 158.0± | CB RIM 161.4±
INV 158.0± |

GENERAL NOTES

- CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
- ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
- CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642-2444, A TOLL-FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
- THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

SHEET INDEX

GRADING AND DRAINAGE PLAN	C-1
MISC. DETAILS	C-2
CITY STANDARD DETAILS	C-3
EROSION CONTROL PLAN	C-4
BLUEPRINT FOR A CLEAN BAY	C-5

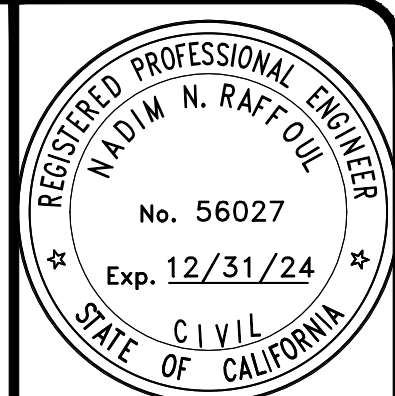
EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR. CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

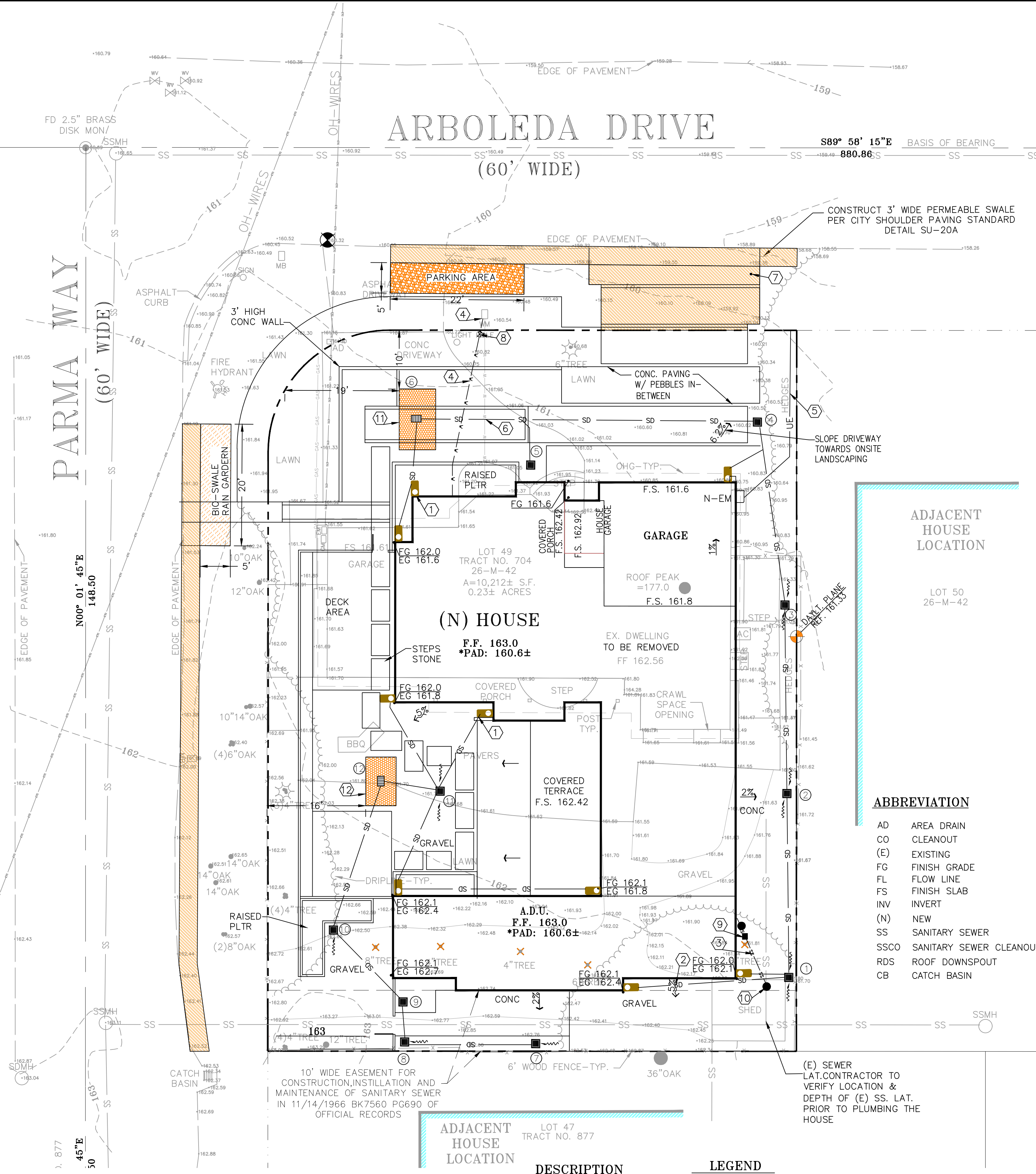
APPROXIMATE CUT REQUIRED	0± CY
FILL REQUIRED	0± CY



NNR ENGINEERING
SERVICES CO.
535 WETBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 946-7895

630 ARBOLEDA DRIVE
LOS ALTOS
APN: 189-40-010
SANTA CLARA COUNTY
CALIFORNIA

GRADING AND DRAINAGE PLAN

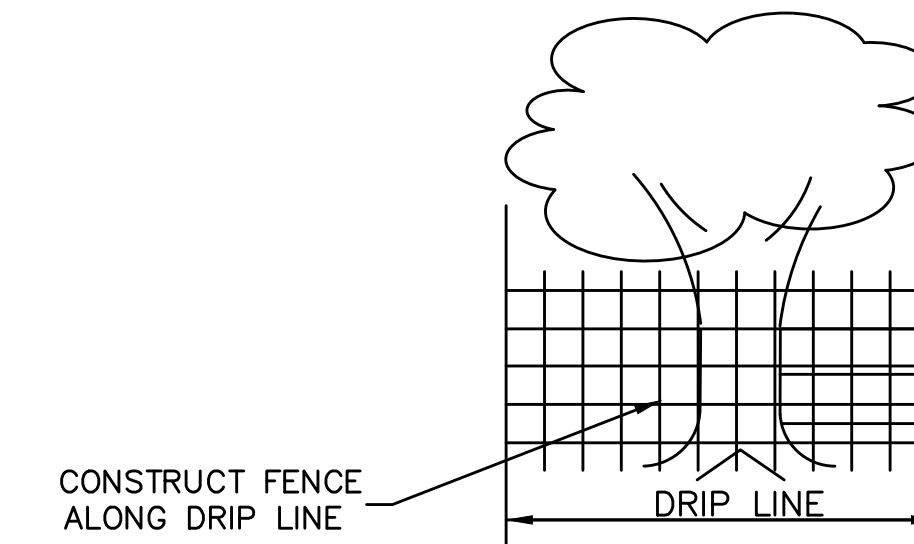
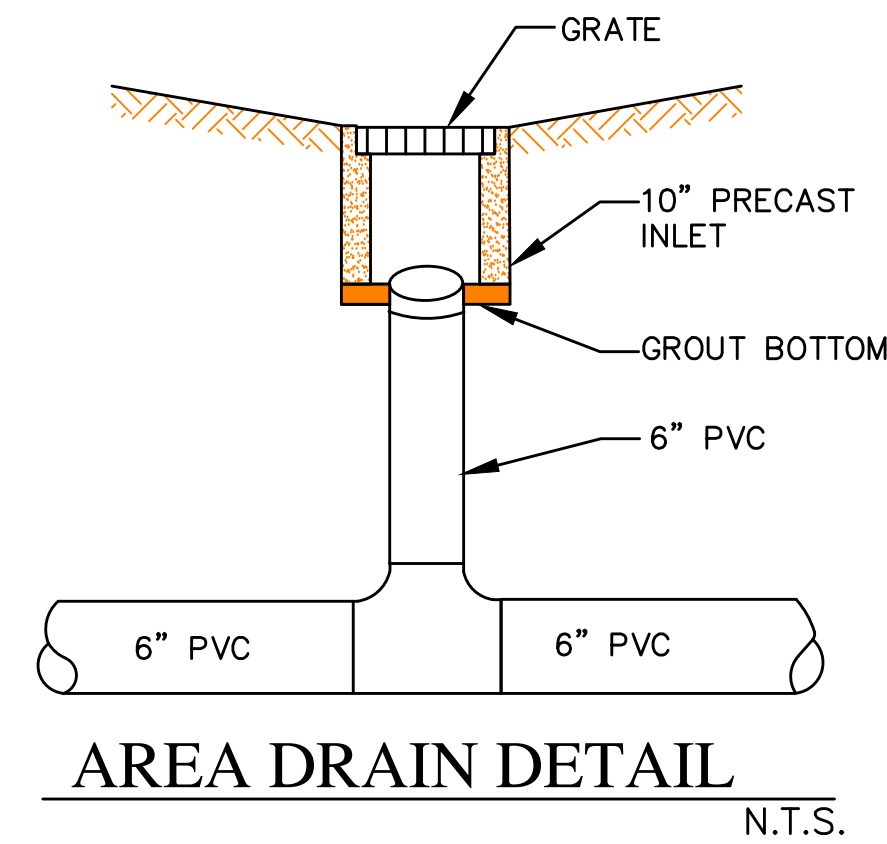
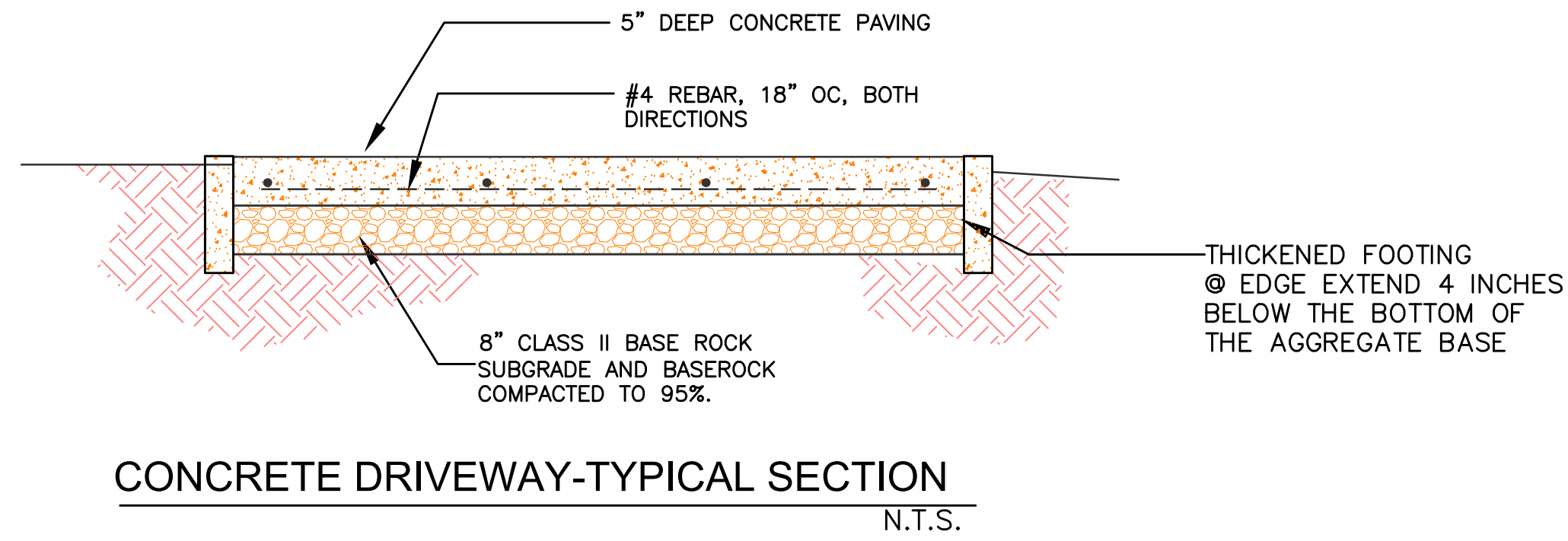


ABBREVIATION

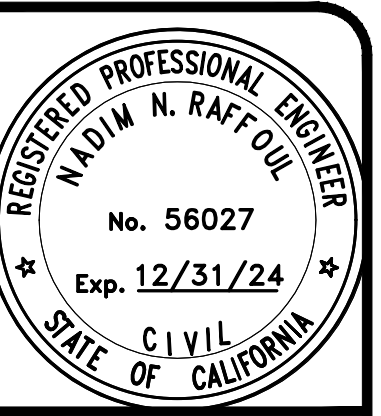
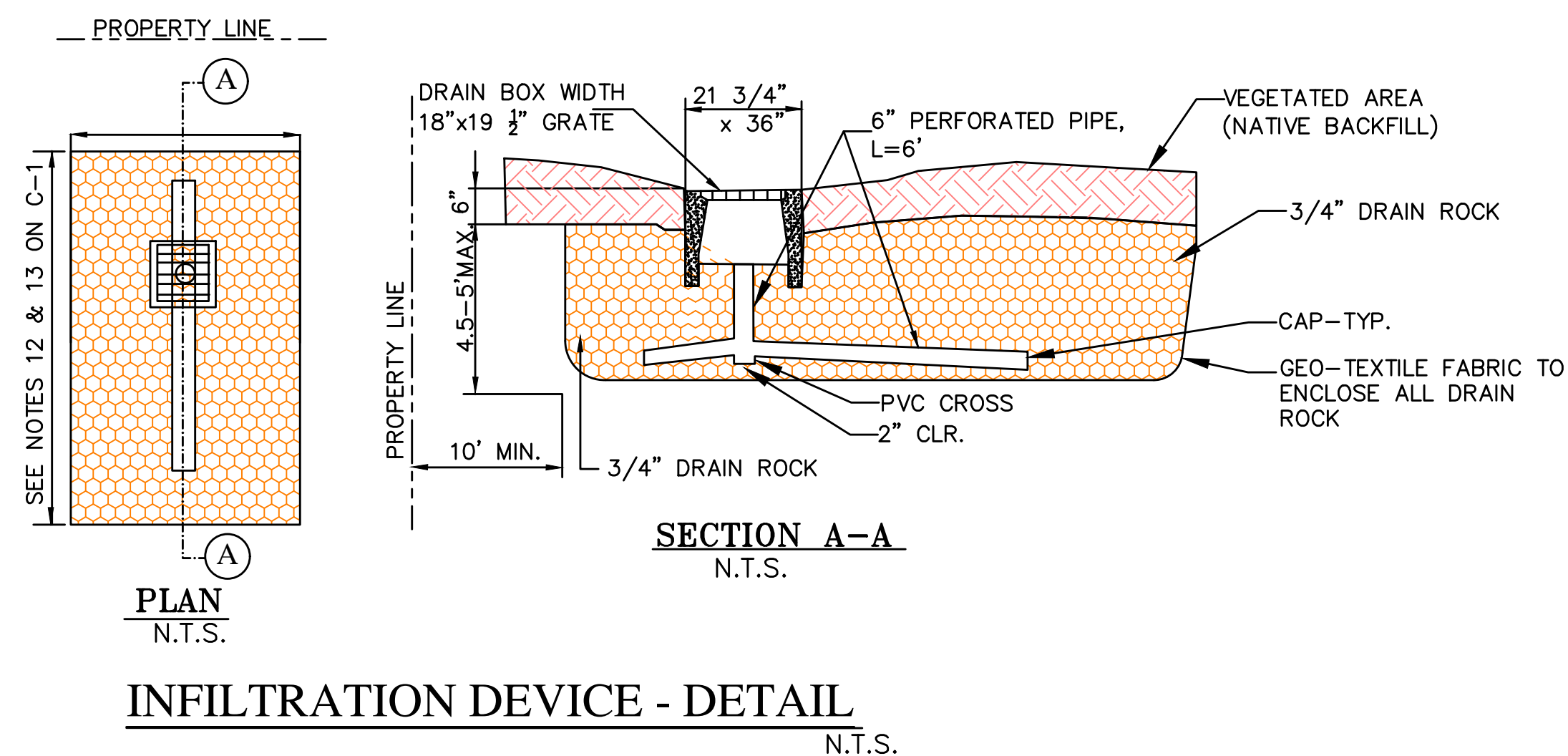
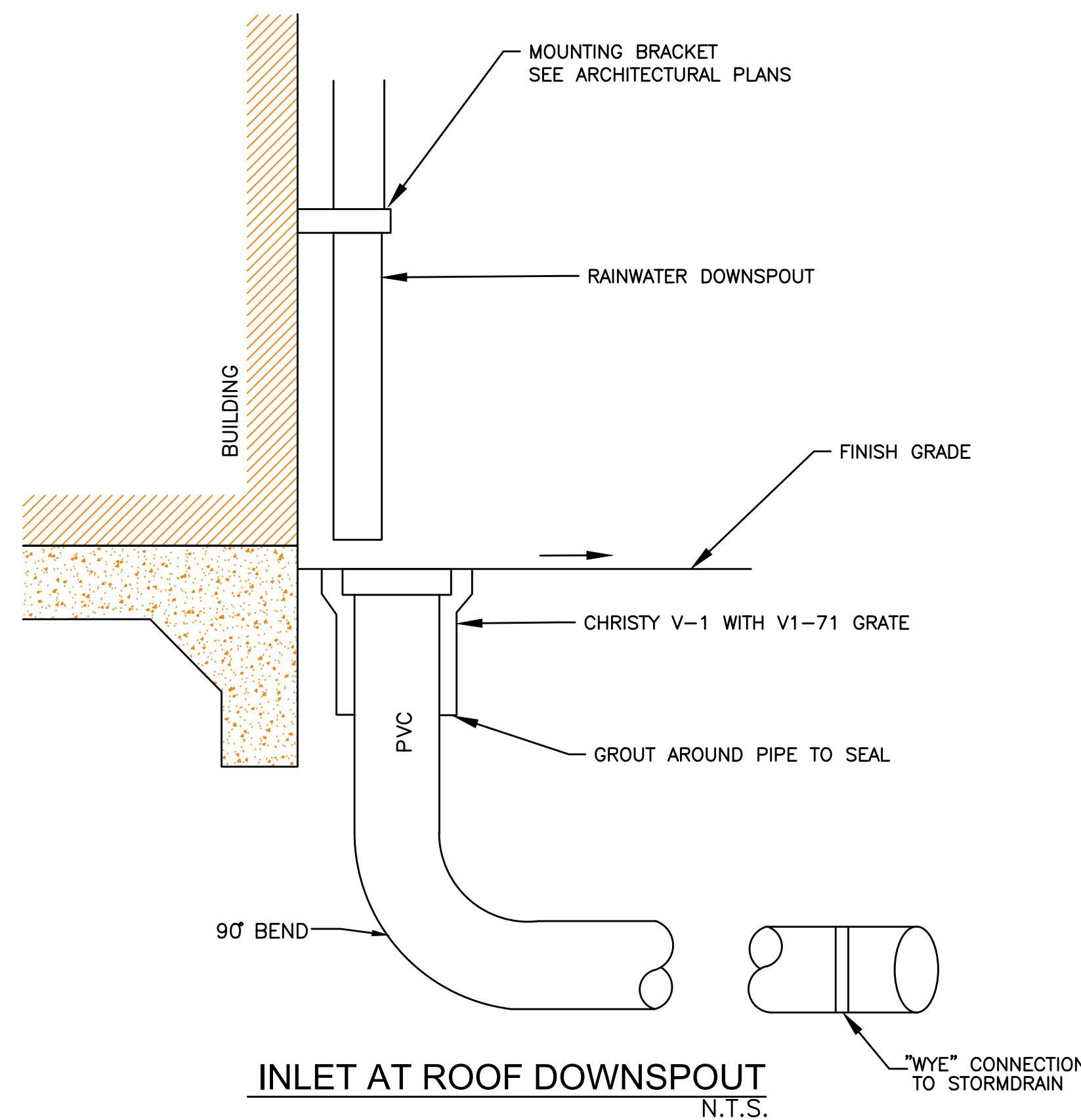
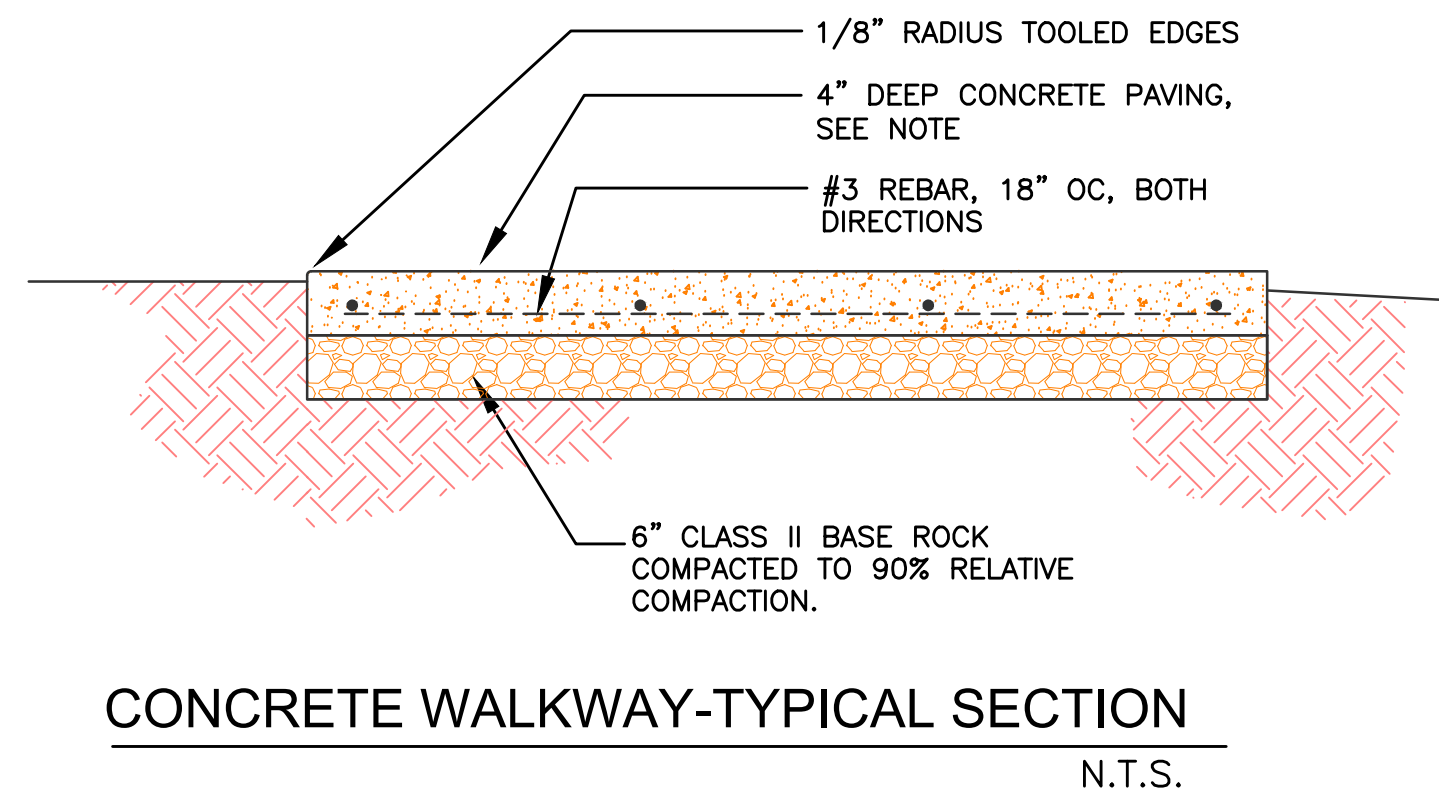
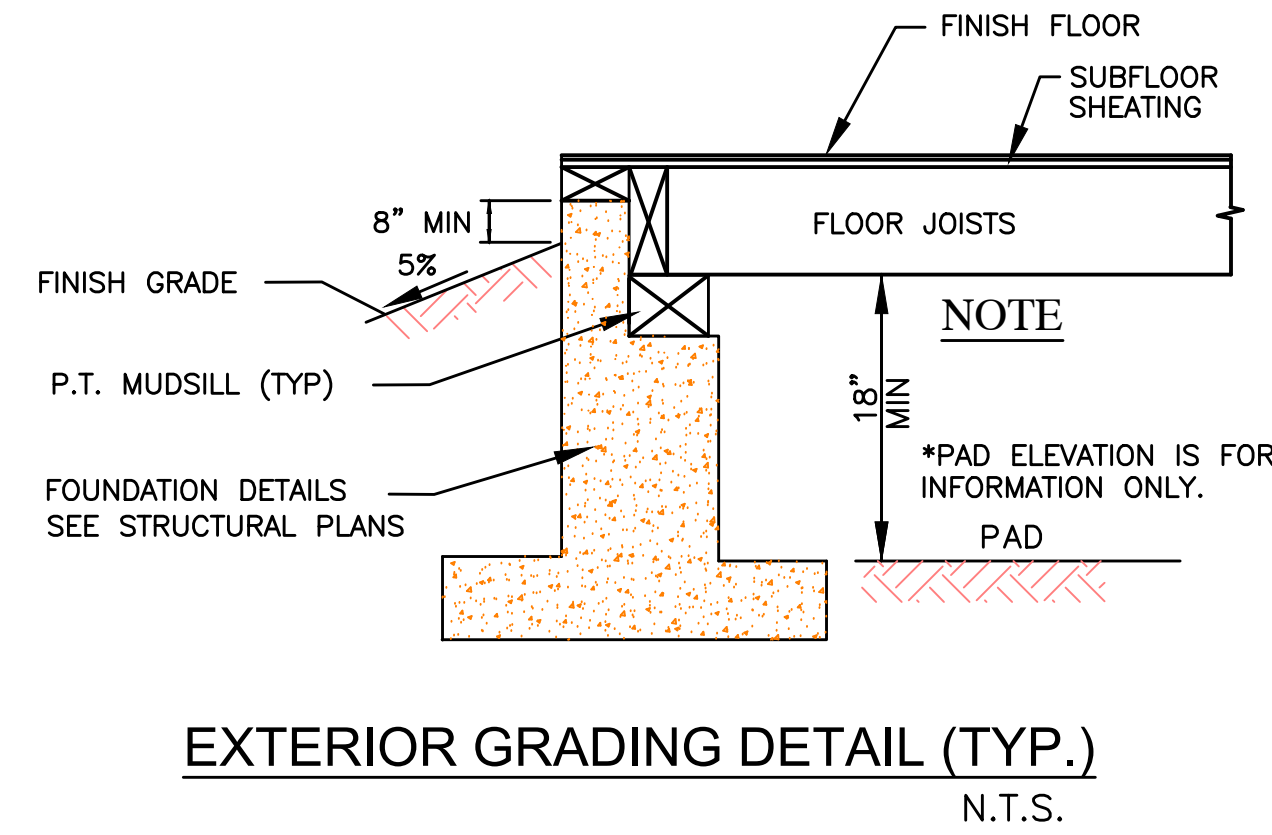
AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
RDS	ROOF DOWNSPOUT
CB	CATCH BASIN

DESCRIPTION	LEGEND
PROPERTY LINE	---
CENTERLINE	---
SANITARY SEWER	SS SS SS SS SS SS SS
STORM DRAIN LINE	SD SD SD SD SD SD SD
DRAINAGE FLOW	→
REMOVE TREE	✕

REVISIONS	DATE
JOB NO:	
DATE:	2-22-2023
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	C-1
OF 5 SHEETS	



- NOTES:**
1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE" PRIOR TO THE START OF GRADING OR CLEARING WORK.
 2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "PROTECTIVE DEVICE" IS NOT INSTALLED.
 3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
 4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE



NNR ENGINEERING
REGISTERED CIVIL ENGINEER
585 WEBERIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 948-7813

630 ARBOLEDA DRIVE
LOS ALTOS
APN: 189-40-010
SANTA CLARA COUNTY
CALIFORNIA

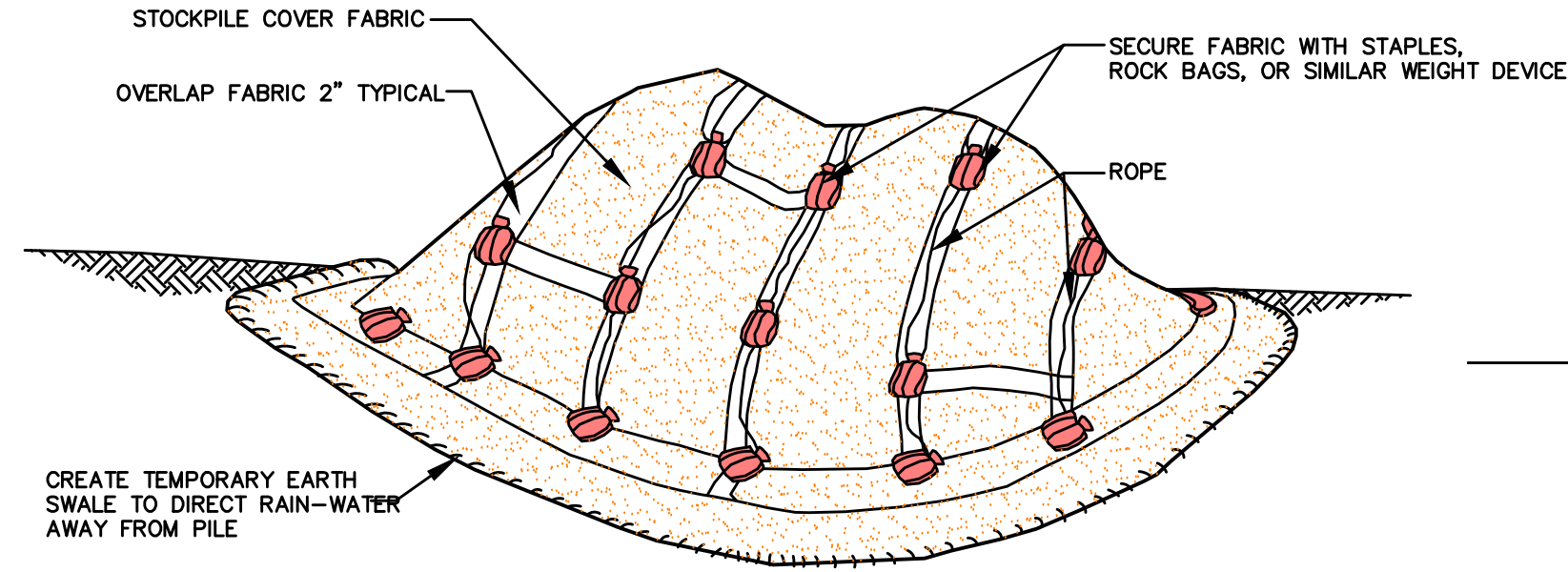
MISC. DETAILS

REVISIONS	DATE

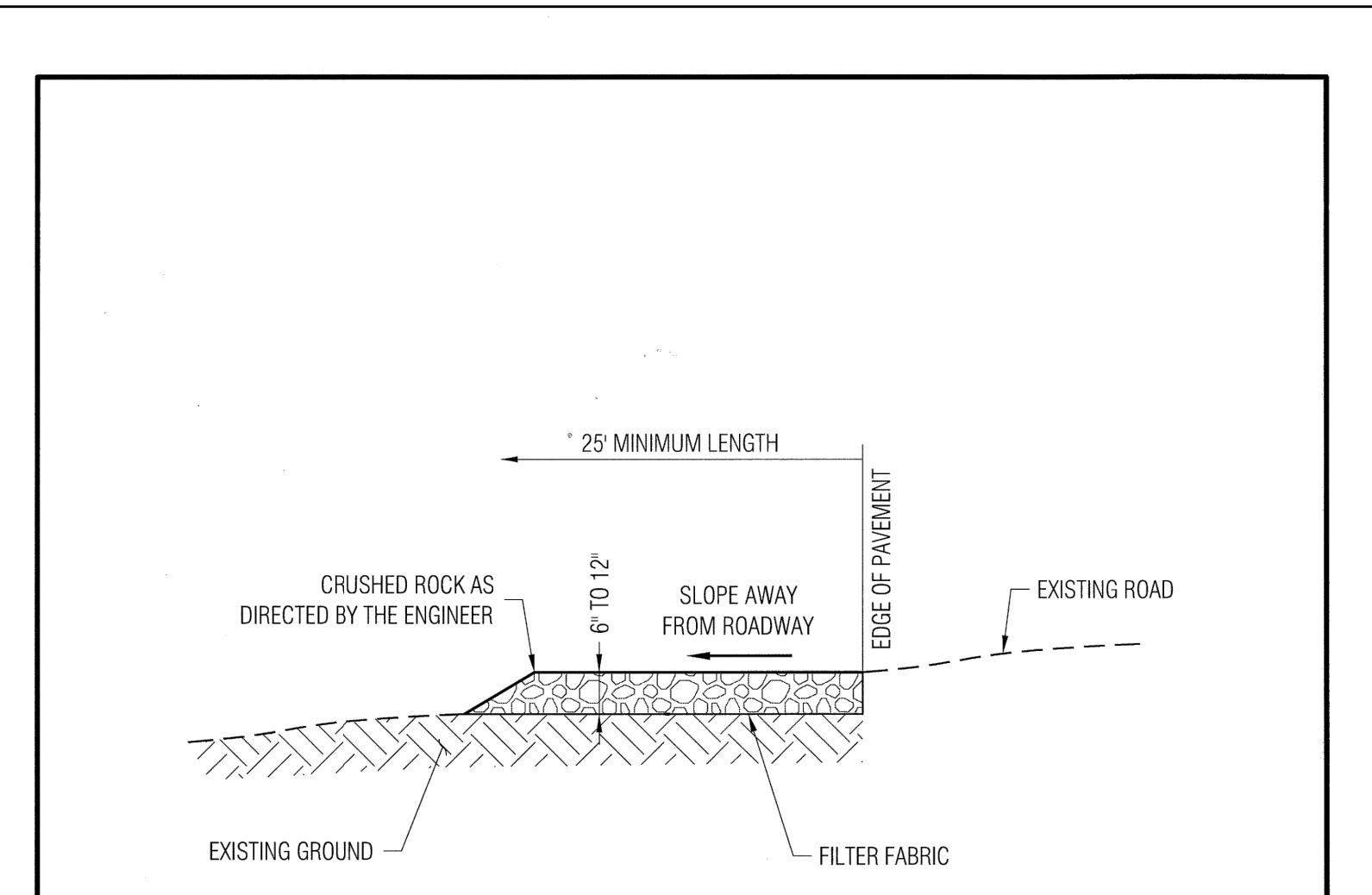
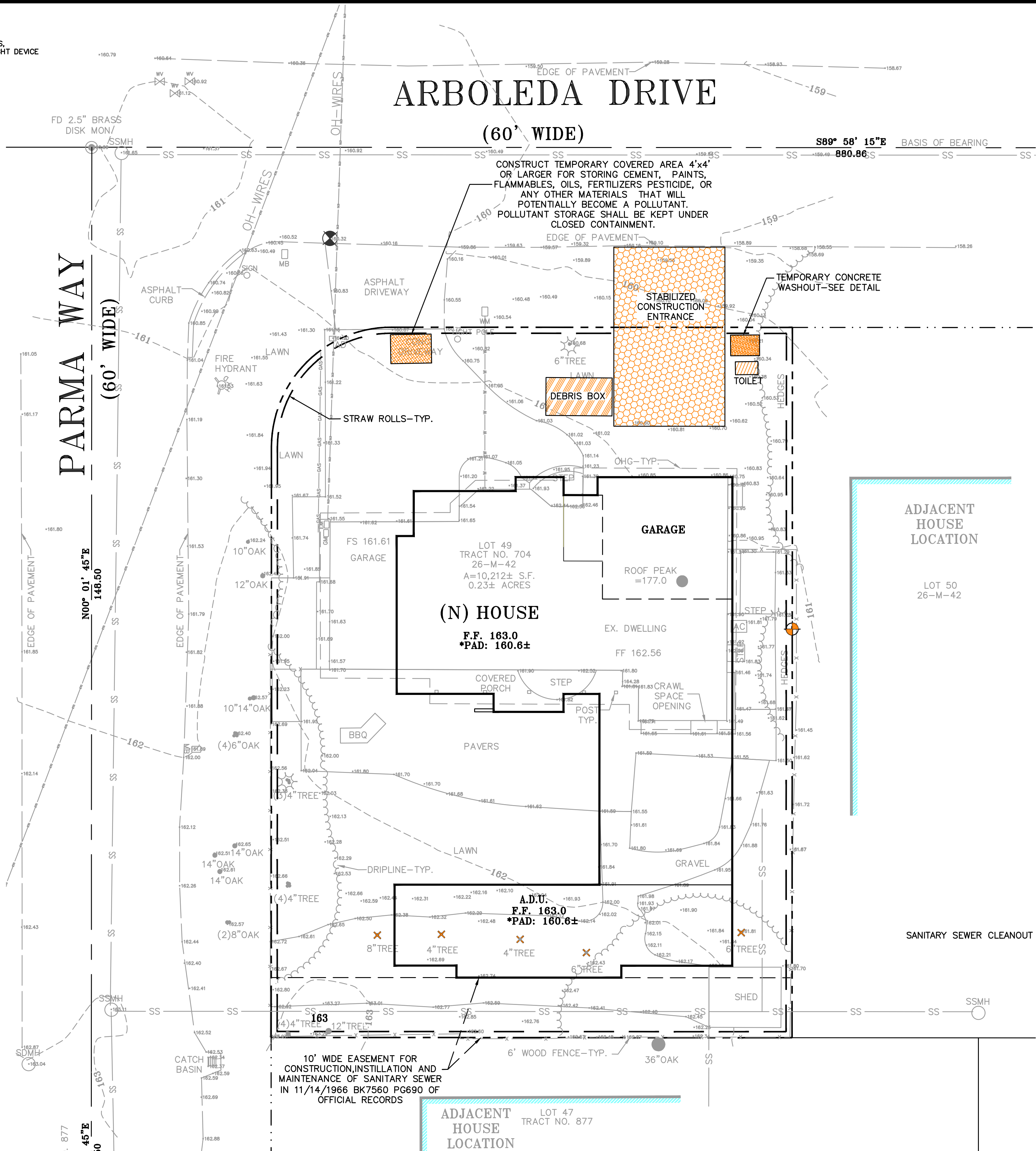
JOB NO: _____
DATE: 2-22-2023
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO: _____

EROSION AND SEDIMENT CONTROL NOTES:

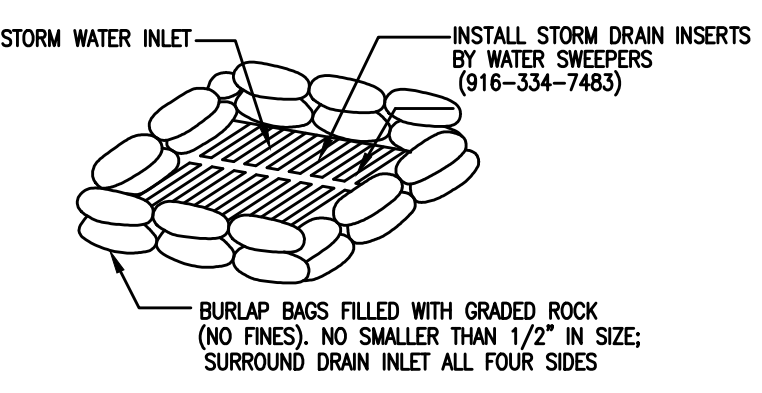
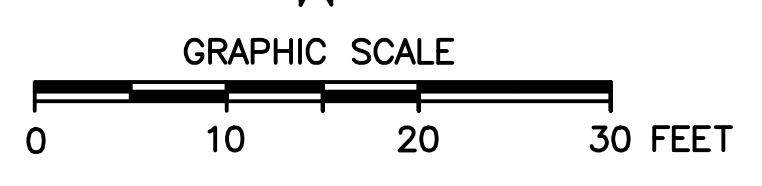
1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAD WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.



TEMPORARY COVER ON STOCK PILE
NTS

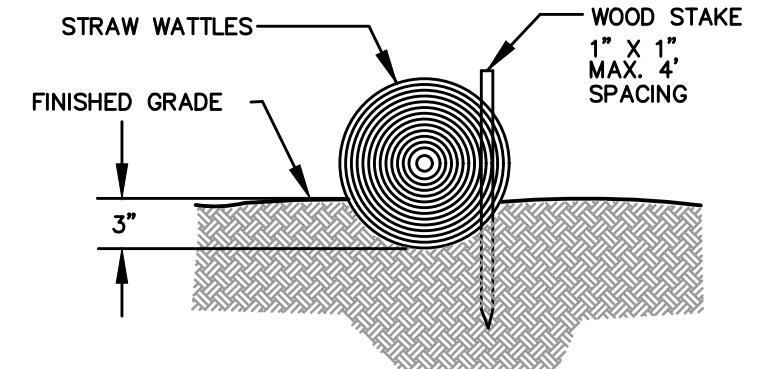


- NOTES:**
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH



- NOTES:**
1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
 2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
 3. REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
 4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.)
SEDIMENT FILTER DETAIL
NTS



ENTRENCHMENT
DETAIL
IN FLAT AREA
STRAW WATTLES
NTS



NNR ENGINEERING
REGISTERED CIVIL ENGINEER
MADIM H. RAFFOUL
555 WETHERIDGE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 948-7895

630 ARBOLEDA DRIVE
LOS ALTOS
APN: 189-40-010
SANTA CLARA COUNTY
CALIFORNIA

EROSION CONTROL
PLAN

Approved: [Signature] City Engineer Date: 1/4/10

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

STANDARD DETAILS MAY 2010

REVISIONS	DATE

JOB NO:
DATE: 2-22-2023
SCALE: 1" = 10'
DRAWN BY: NR
SHEET NO:



NRR ENGINEERING
SERVICES CO.
630 ARBOLEDA DRIVE
LOS ALTOS, CALIFORNIA 95025
(408) 947-7800

CALIFORNIA

630 ARBOLEDA DRIVE
LOS ALTOS

APN: 189-40-010

SANTA CLARA COUNTY

BLUEPRINT FOR A
CLEAN BAY

REVISIONS	DATE

JOB NO:
DATE: 2-2-2023
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:

C-5

OF 5 SHEETS

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris, sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described in this drawing sheet.

Spill Response Agencies

DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7550
Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board Santa Clara Valley Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary storage pit in a dirt area. Let water percolate through soil and dispose of sediment through an approved garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes on dirt areas at site that do not flow to streets or storm drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Minimize length of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related materials that wash into lakes, streams, or waterways are toxic to fish and the aquatic environment. Disposing of these materials in the storm drain or creek can block storm drains, causing serious problems, and is prohibited by law.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and masonry
- General construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping vehicles

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Dewey/Highway/working lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete trucks
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where collection means and best performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc whenever possible, or dispose of properly.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent seal materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, top seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other barriers to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing and pavement removal creates runoff in the street, where there are numerous opportunities for asphalt, sealcoat slurry or excavated material to illegally enter storm drains. Best planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment, parts, or clean equipment. Use only water for any outside cleaning.
- Cover exposed filter what hoses and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

Properly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary trench shims or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- The equivalent to an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsate as a product. Dispose of rinsate in a shed or storage cabinet.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chop if necessary, and compost.
- Use pesticides with outdoor pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. For outside pickup of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drain during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

- Homeowners
- Painters
- Painters/helpers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residue from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as general household waste. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1970 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning paint-1503 cleaning solutions use water under high pressure. Test paint for lead by taking paint samples to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop sheets and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyltin (TBT) should be disposed of as hazardous waste. Lead-based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Check wash water into a dirt area or a spill kit on site. Or, check with the local wastewater treatment authority to find out if you can collect (trap or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from lead or leaded products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and waterways.

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that flow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, on site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure that control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (temporarily during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Warn subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling and routine equipment maintenance. The designated area should be well away from streams or storm drain ditches, berms if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Warn subcontractors about the storm water requirements and their own responsibilities.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Subcontractors, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Precautions During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with berms, or temporary drainage weirs. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loose large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff that enters storm drains and prevent you with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing The Job Right

Cover Stockpiles and Excavated Soil with Sealed Tarp or Plastic Sheeting

Dewatering Operations

- Check For Toxic Pollutants
- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be treated.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain if no sediments (present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate is greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe such as a 2" diameter pipe with a 1/4" mesh screen.
 - Pumping from a bucket placed below water level using a submersible pump.
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.

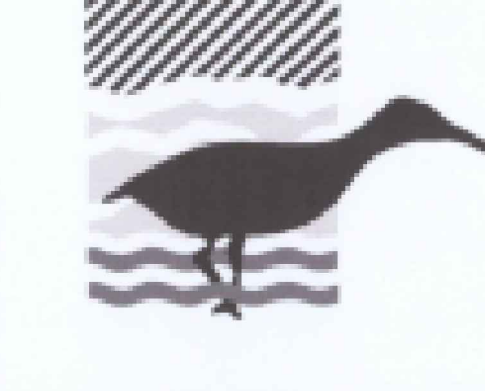
When discharging to a storm drain, protect the water using a barrier of berms or bags filled with rock, or cover pipe with filter fabric wrapped around end of suction pipe.

When discharging to a storm drain, protect the water using a barrier of berms or bags filled with rock, or cover pipe with filter fabric wrapped around end of suction pipe. OR, pump water through a gravelly weirs prior to discharge.

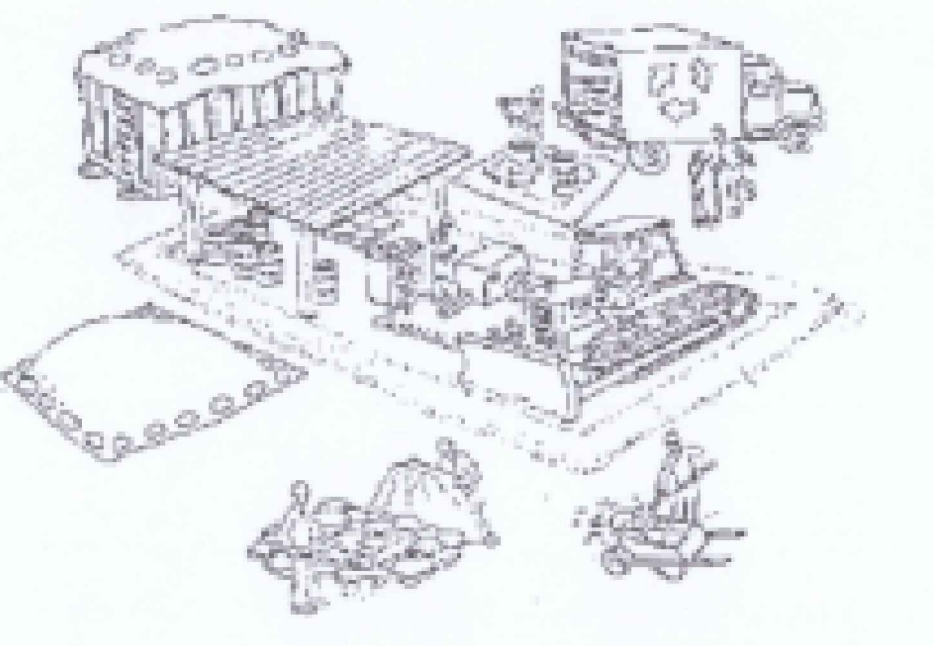
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



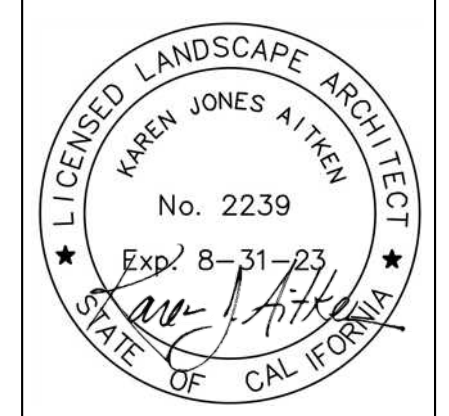
DESIGNED BY: LARRY LIND	APPROVED BY: CITY ENGINEER	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	SHEET OF	48056 SHEETS	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON			DRAWING NO:

REVISIONS	BY
2	SL
1	SL



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
 8262 Rancho Real Gilroy Ca. 95020
 Calif. Reg.#2239 (408) 842-0245
 karen@kaa.design

MO RESIDENCE
 630 Arboleda Drive, Los Altos, CA.
LAYOUT & DRAINAGE PLAN



DATE	06-15-23
SCALE	1/8" = 1'-0"
DRAWN	SL
JOB	MO

L-1

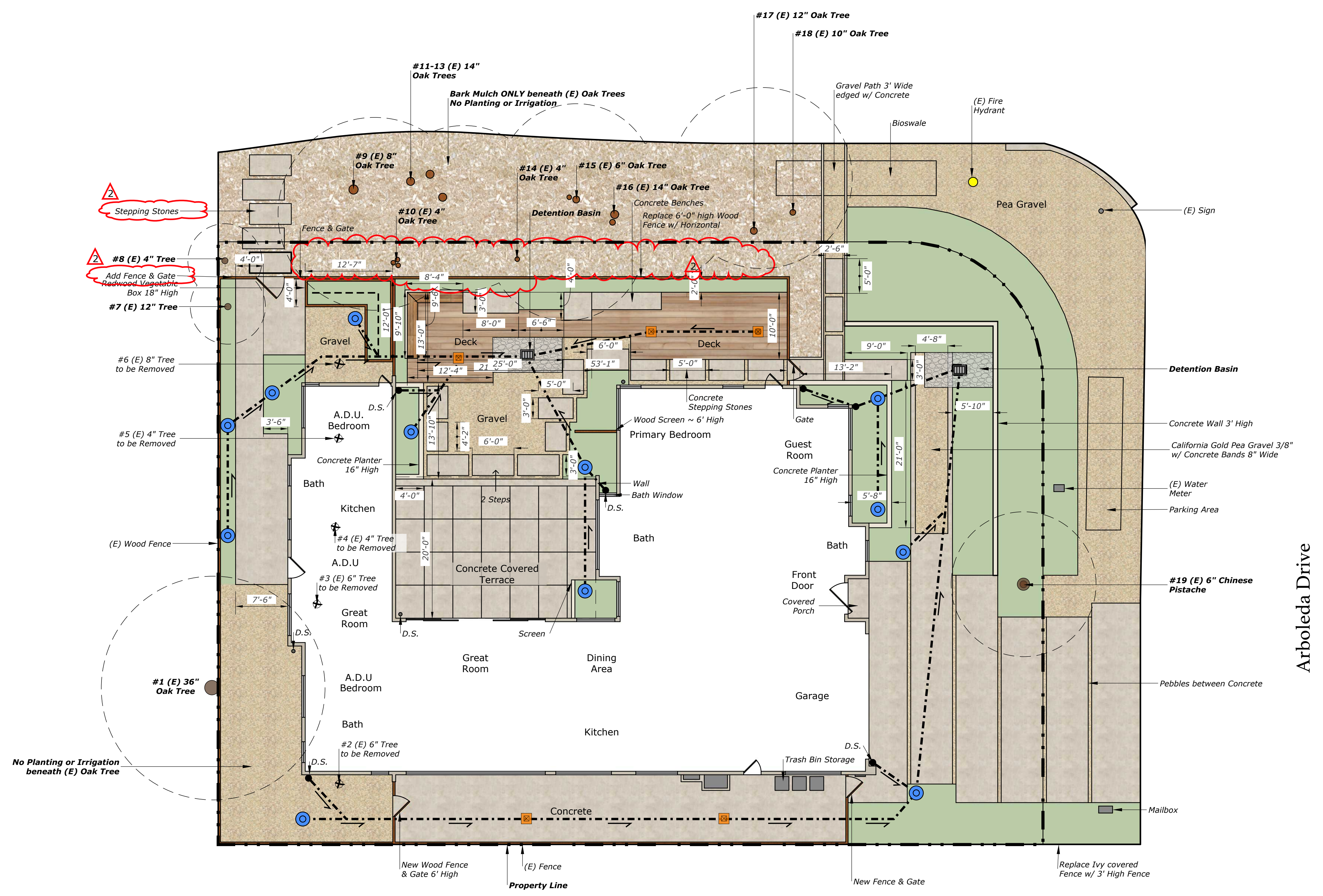
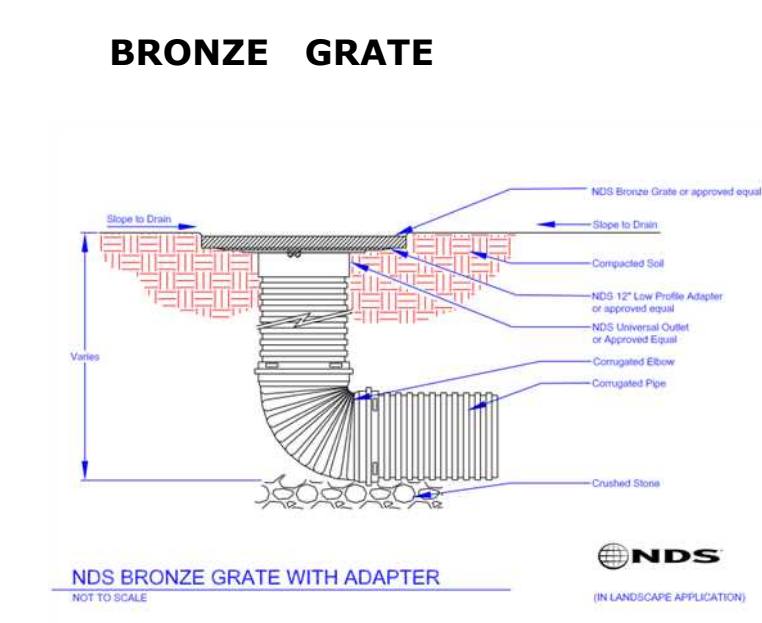
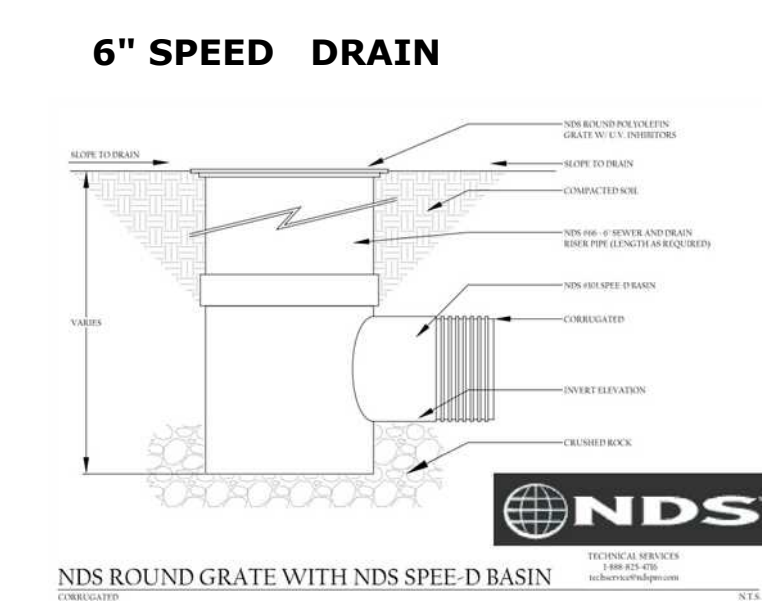
DRAINAGE LEGEND

- 4" ADS Flexdrain Solid Drainpipe
- 4" Perforated Drainpipe beneath grade or channel drain
- ⊙ 6" Speed Drain with black grate
- ⊠ 4" Brass drain grate for hardscape
- Pipe Drainage Direction.
- ↖ Surface Drainage Direction Slope 1%-2%

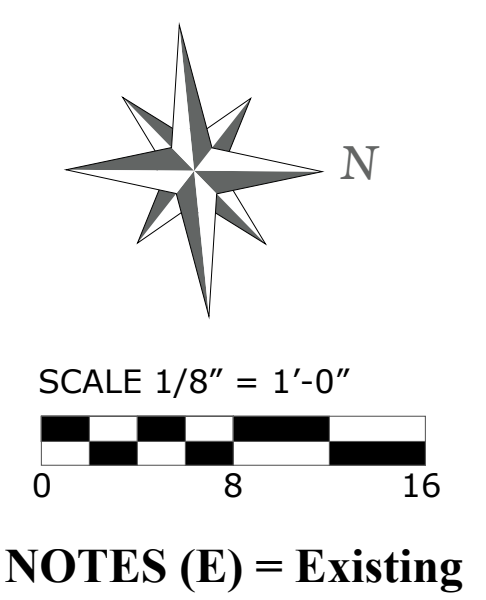
NOTES:

- All drain lines should have minimum 1% slope on less otherwise noted.
- Attach new drains & drain lines to existing drainage system.
- Existing drainage to remain if possible.
- Contractor shall maintain positive drainage away from foundation at min 2%.

* NOTE: Refer to C-1 for Drainage Details & Specifications



Arboleda Drive



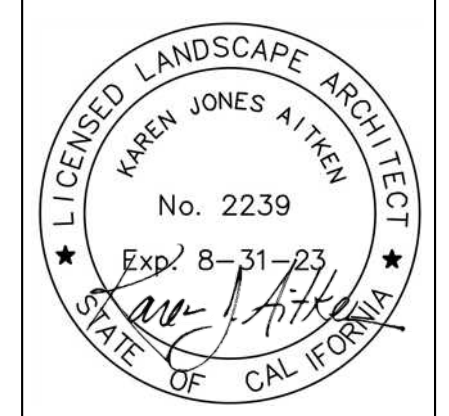
These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

REVISIONS	BY
△ 04-28-23	SL
△ 06-15-23	SL



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
 8262 Rancho Real Gilroy Ca. 95020
 Calif. Reg.#2239 (408) 842-0245
 karen@kaa.design

MO RESIDENCE
 630 Arboleda Drive, Los Altos, CA.
PLANTING PLAN



DATE	06-15-23
SCALE	1/8" = 1'-0"
DRAWN	SL-AD
JOB	MO

Plant Legend					
Botanical	Common	Qty	Size	Water	Remarks
Tree					
Acer palmatum	Japanese Maple	1	15 Gallon	Medium, Extra in Summer	Dwarf
Acer palmatum 'Dissectum Viridis'	Laceleaf Japanese Maple	1	15 Gallon	Medium, Extra in Summer	Dwarf
Citrus x 'Dwarf Meyer'	Dwarf Meyer Lemon	1	15 Gallon	Low, Medium, Extra in Summer	
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	1	24" Box	Low	
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	2	24" Box	Very Low, Medium	
Pistacia chinensis	Chinese Pistache	1	24" Box	Low	
Shrub					
Nandina domestica	Nandina, Heavenly Bamboo	6	5 Gallon	Low	
Pittosporum tenuifolium	Blackstem Pittosporum	4	5 Gallon	Medium	
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	10	15 Gallon	Low	Standards
Ground cover					
Dymondia margaretae	Dymondia, Rock Ditty	140	1 Gallon	Low	
Vine					
Wisteria floribunda	Japanese Wisteria	3	1 Gallon	Medium	
Grass					
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	7	5 Gallon	Medium, Extra in Summer	
Chondropetalum tectorum	Cape Rush	7	5 Gallon	Low	
Deschampsia cespitosa 'Pixie Fountain'	Dwarf Tufted Hair Grass	3	5 Gallon	Medium, Extra in Summer	
Equisetum hyemale	Horsetail	12	1 Gallon	Medium, Extra in Summer	
Juncus effusus	Soft Rush	14	1 Gallon	Very Low, High, Extra in Summer	
Juncus patens	California Gray Rush	14	1 Gallon	Low, Medium	Or 10 Grama 'Blonde Ambition'

Acer palmatum J. Maple Green Leaf 15 Gal
 4-5'-5" x 3'-4" (Height x Width)
 <20' x <20' (At Maturity)
 Growth Rate: Slow

Citrus x 'Dwarf Meyer' Dwarf Meyer Lemon Tree 15 Gal.
 4'-6' x 4'-6' (At Maturity)
 Growth Rate: Moderate

Olea europaea 'Swan Hill' Fruitless Olive 24" Box
 <25' x <25' (At Maturity)
 Growth Rate: Moderate

Lagerstroemia 'Tuscarora' Tuscarora Crape Myrtle 24" Box
 8-9' x 2'-3' (Height x Width)
 22' x 12' (At Maturity)
 Growth Rate: Moderate

Acer palmatum 'Dissectum Viridis' Laceleaf Japanese Maple 15" Gal.
 6-10' x 6-10' (Height x Width)
 Growth Rate: Slow

Pistacia chinensis Chinese Pistache 24" Box
 <30-60' x <20-40' (At Maturity)
 Growth Rate: Moderate

Pittosporum tenuifolium Blackstem Pittosporum 5 Gal.
 12-16" x 10-14" (Height x Width)
 12-16' x 6-8' (At Maturity)
 Growth Rate: Moderate

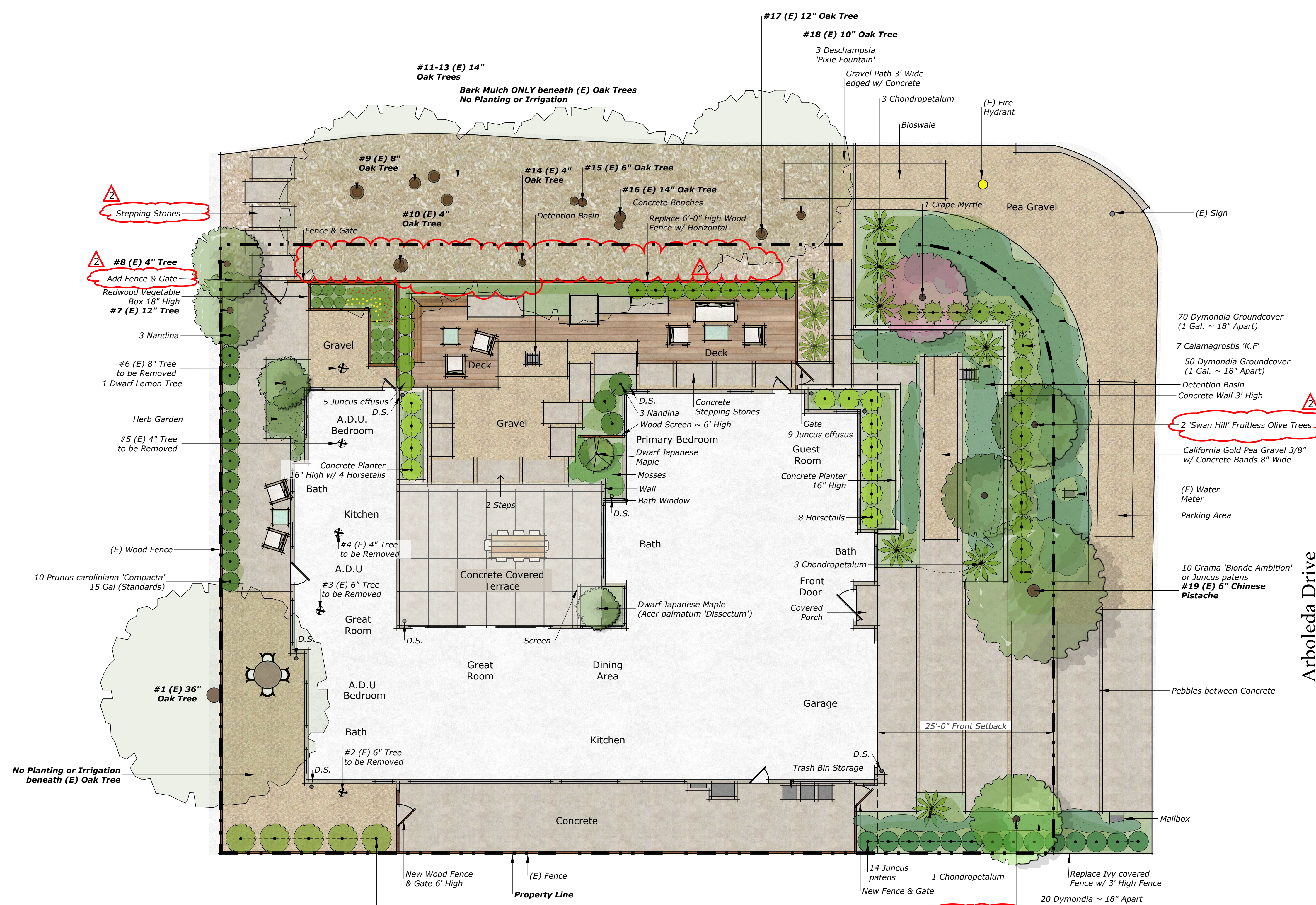
Nandina domestica Heavenly Bamboo 5 Gal.
 6-8' x 4' (At Maturity)
 Growth Rate: Moderate

Prunus caroliniana 'Compacta' Dwarf Carolina Laurel Cherry 15 Gal.
 6-10' x 6-8' (At Maturity)
 Growth Rate: Moderate

Front Setback - Required Landscape Area
 Total Landscape Surface
 Required Front Setback= 1, 042 Sq. Ft.
 Represents 50.24% (Landscape Area)

Total Hardscape Surface
 Required Front Setback=1, 032 Sq. Ft.

*** NOTE: Refer to L-5 for Planting Details
 Refer to L-6 for Bench & Deck Details
 Refer to L-7 for Fence & Planter Details**



*** NOTES (E) = Existing**

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application.

SCALE 1/8" = 1'-0"

0 8 16

These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

REVISIONS	BY
2	06-15-23
	SL

SURFACE COVERAGE TABLE

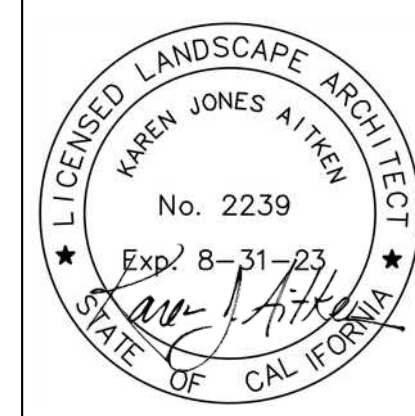
Floor Plan Surfaces	Total Sq. Ft.
House Foot Print	2,265 Sq. Ft.
Garage Foot Print	430 Sq. Ft.
A.D.U. Foot Print	804 Sq. Ft.
Hardscape Surfaces	Total Sq. Ft.
M1 - Concrete ~ Front Yard	1,557 Sq. Ft.
M2 - California Pea Gravel ~ Front Yard	1,210 Sq. Ft.
M3 - Concrete Stepping Stones	286 Sq. Ft.
M4 - Wood Deck	421 Sq. Ft.
M5 - California Pea Gravel ~ Backyard	294 Sq. Ft.
M6 - Concrete Terrace	556 Sq. Ft.
M7 - Bark Mulch	1,516 Sq. Ft.
M8 - Concrete	1,163 Sq. Ft.
Sub Total Hardscape:	7,003 Sq. Ft.



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@kaa.design

MO RESIDENCE
630 Arboleda Drive, Los Altos, CA.
LIGHTING & MATERIAL PLAN

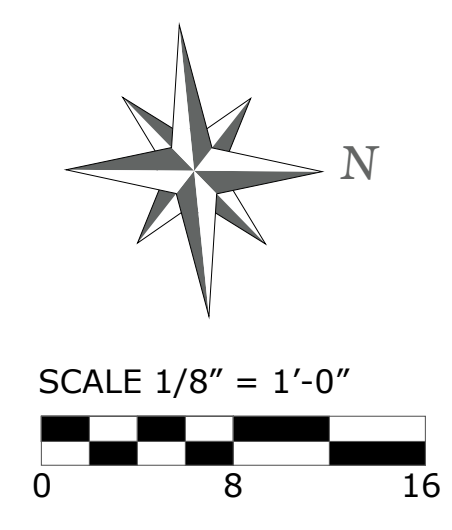
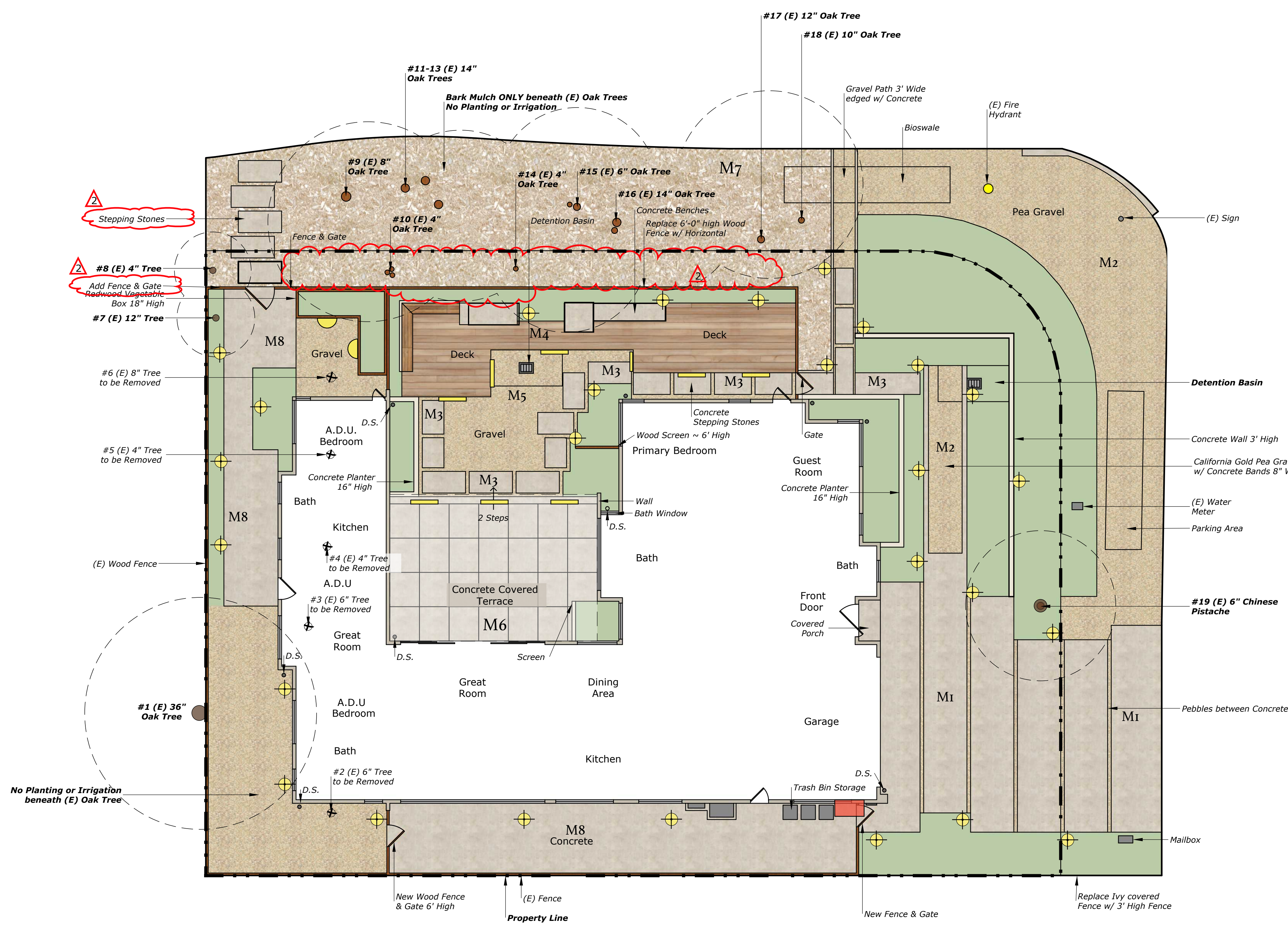


DATE	06-15-23
SCALE	1/8" = 1'-0"
DRAWN	SL
JOB	MO

L-3

Low Voltage Lights- by Alliance

Symbol	Manufacturer / Model / Description	Qty.
	Alliance iT150 Transformer	01
	Path Light - PL250-LED Hat 7.75" Diameter. Order code: AL250, Brass, (AB) Aged Brass, PLSTEM18 LBIPIN-200lm, 2.5W/3.75VA, 2700K.	27
	Wall Light - SL 100 - Wall Light Brass Ledge Light Fixture. 3.75" W x 1.75" D. Order code: SL 100, Brass, (AB) Aged Brass Lamp: LBIPIN-2001m, 2.5W/3.75VA, 2700K.	02
	Step Light - SL 300 Brass Fixture, aged brass Finish. 9" W x 2.87" D. Order code: SL 300, Brass, (AB) Aged Brass Lamp: LBIPIN-LED-3W	09



* NOTES (E) = Existing

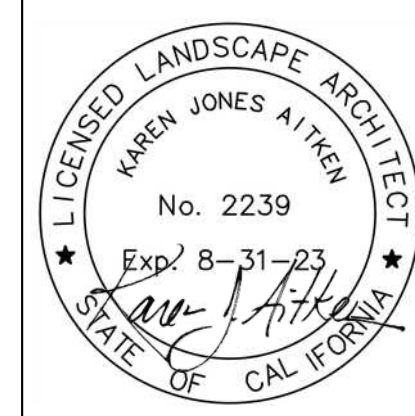
These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

REVISIONS	BY
2	SL
1	SL



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
 8262 Rancho Real Gilroy Ca. 95020
 Calif. Reg.#2239 (408) 842-0245
 karen@kaa.design

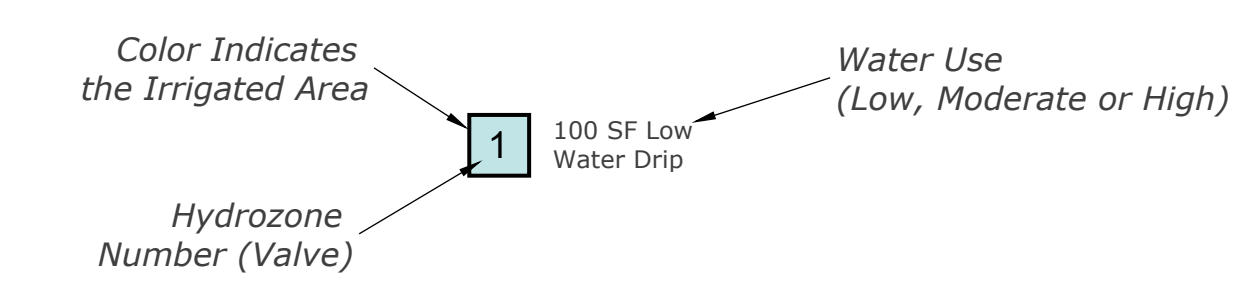
MO RESIDENCE
 630 Arboleda Drive, Los Altos, CA.
IRRIGATION PLAN



DATE	06-15-23
SCALE	1/8" = 1'-0"
DRAWN	SL
JOB	MO

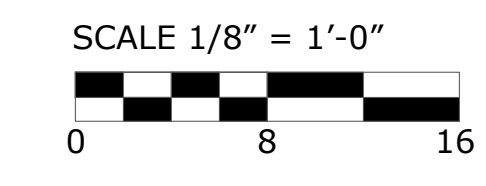
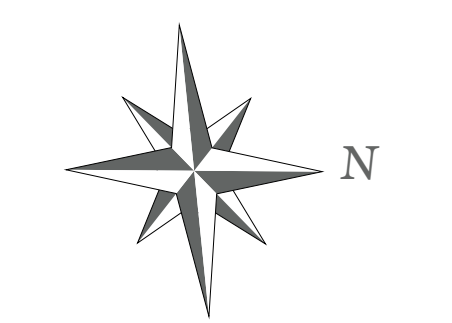
L-4

IRRIGATION KEY	
	Irrigation Lateral Line: 1 in. PVC Class 200
	Irrigation Mainline: 1 1/2 in. PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outer ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
	Hunter ACC-1200 12 to 42 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
	Hunter SOIL-CLIK The Soil-Click probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
	Hunter HFS-150 Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	Hunter ICV-G-BSP 1-1/2" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use.
	FEBCO 825Y 1-1/2" Reduced Pressure Backflow Preventer
	Water Meter 1-1/2" NEW IRRIGATION WATER METER



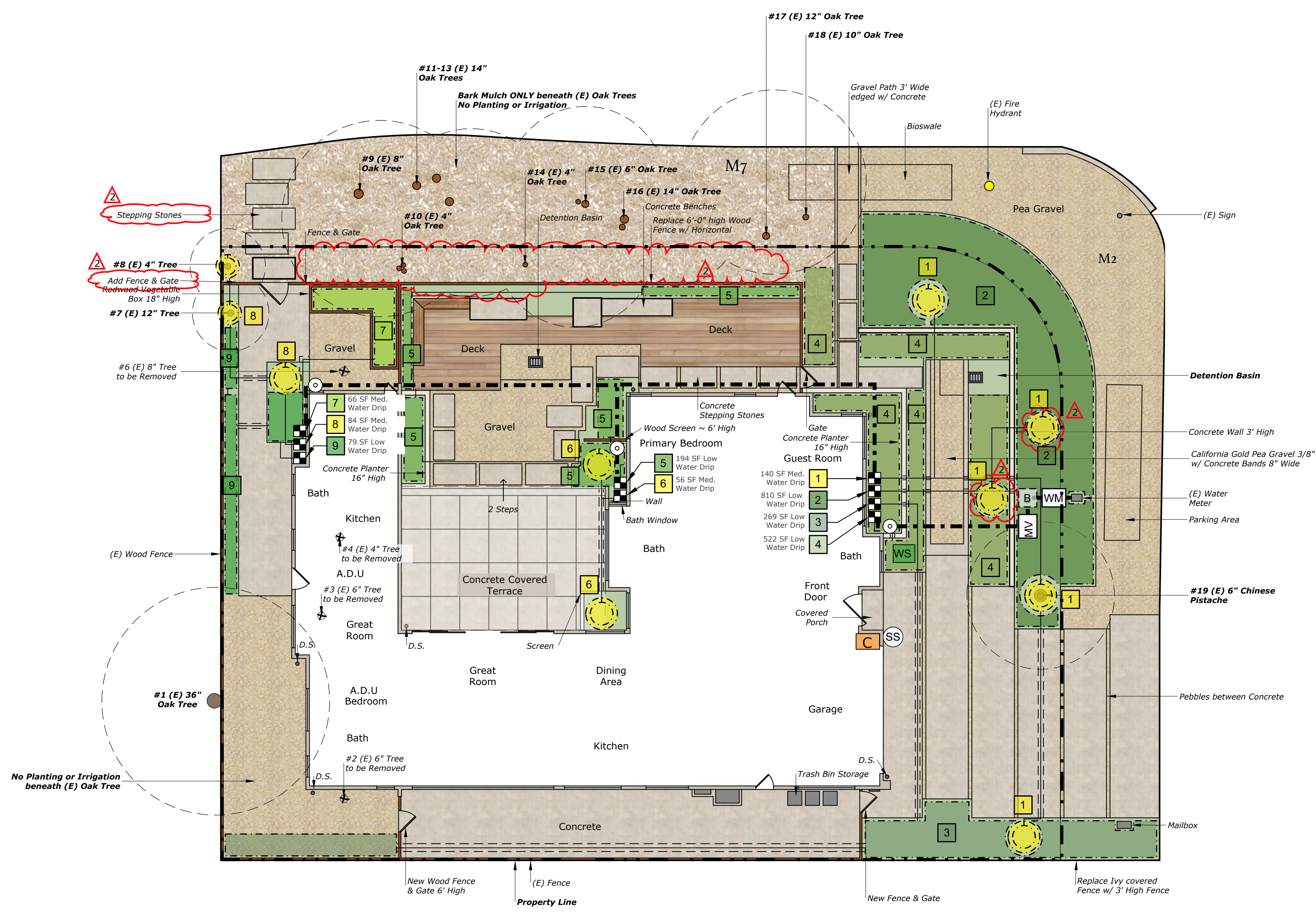
"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Karen Aitken



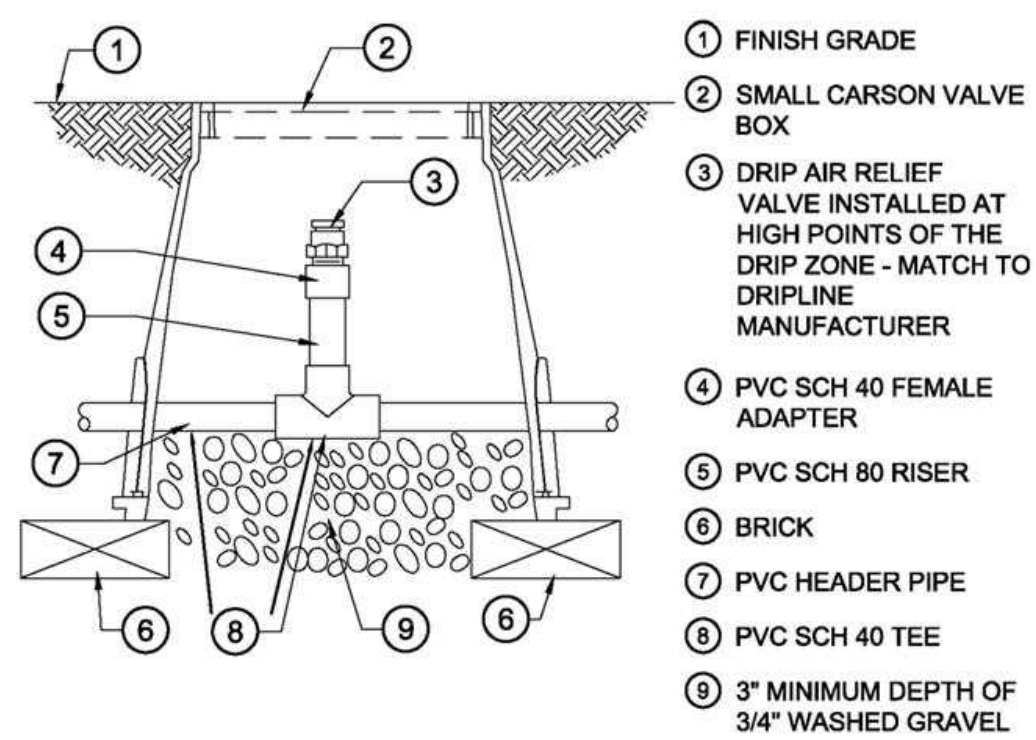
*** NOTE: Refer to L-5 for Water Calculations & Irrigation Details**

*** NOTES (E) = Existing**

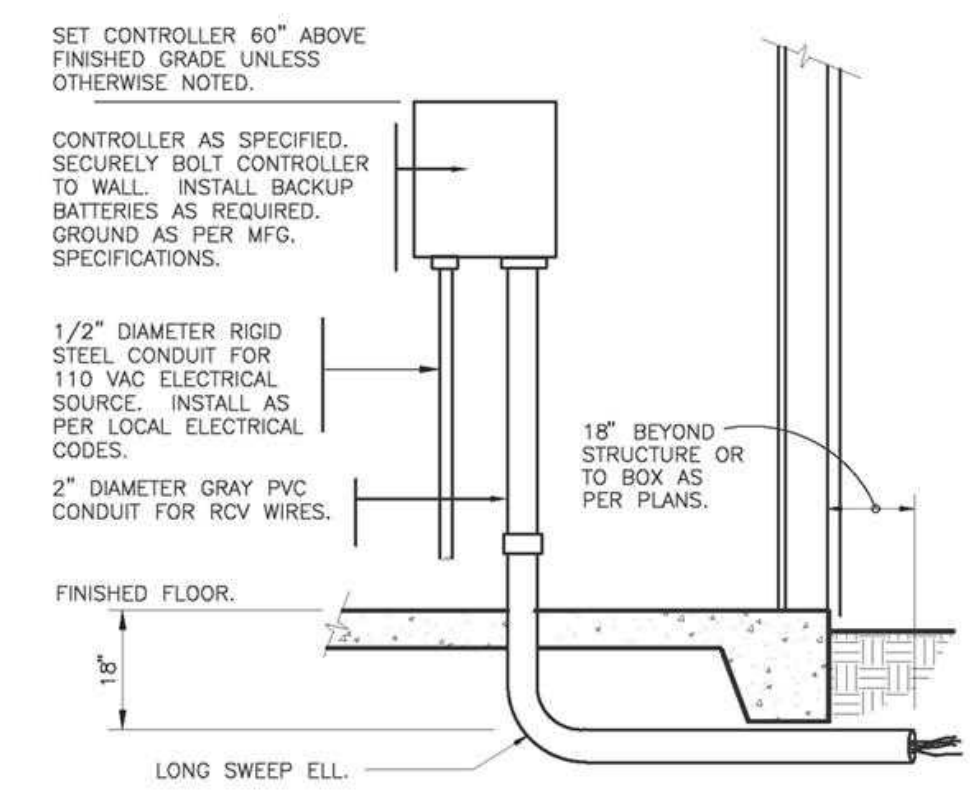


Karen Aitken & Associates

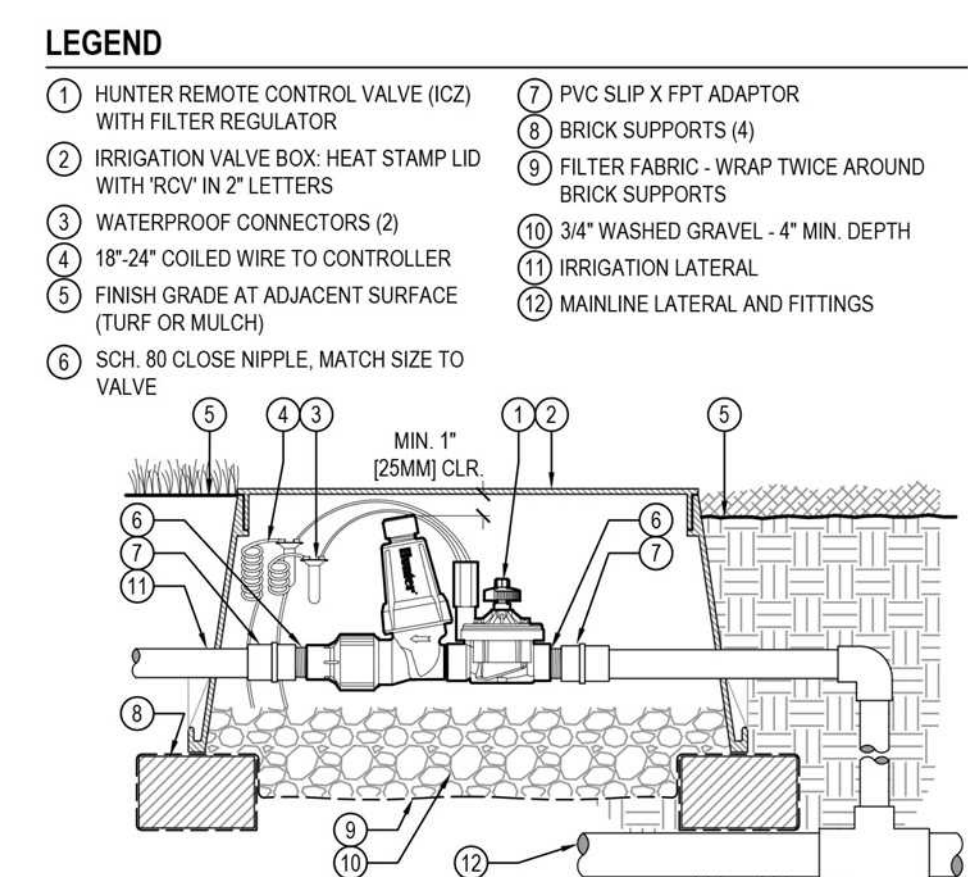
These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.



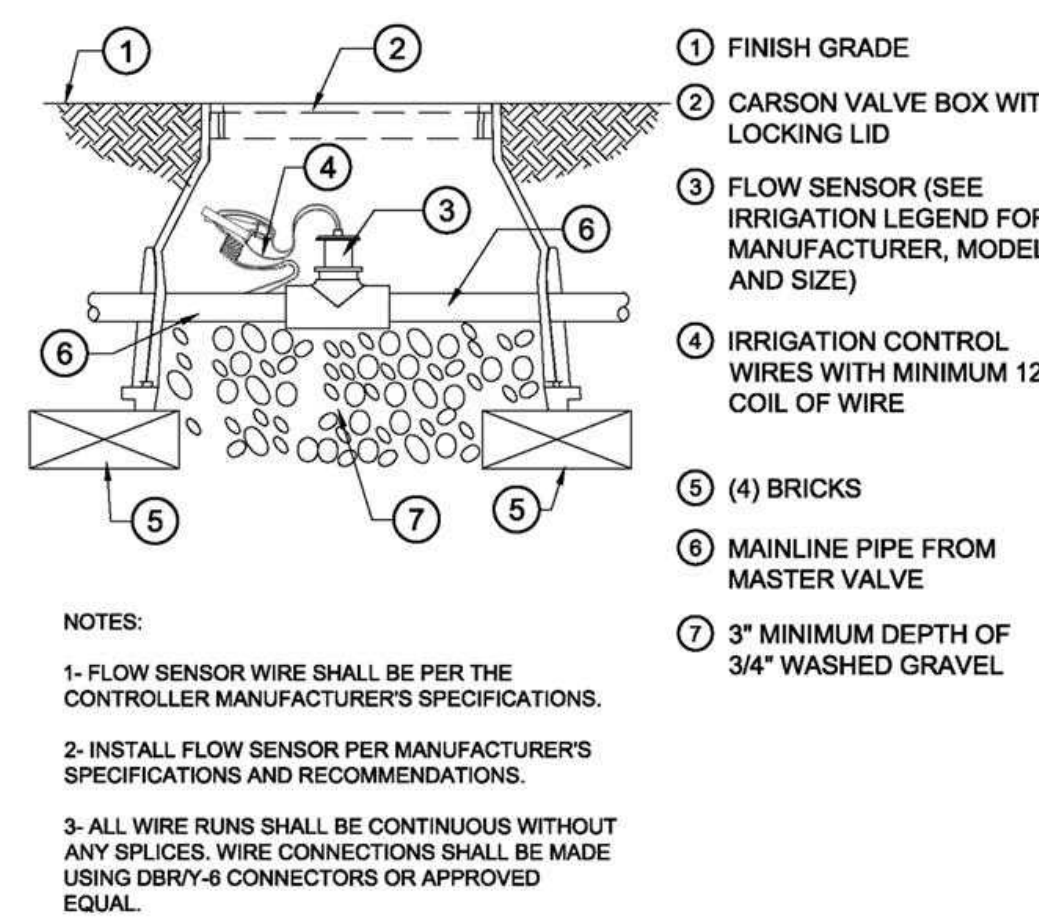
AIR RELIEF VALVE IN PVC HEADER



INTERIOR WALL MOUNT CONTROLLER



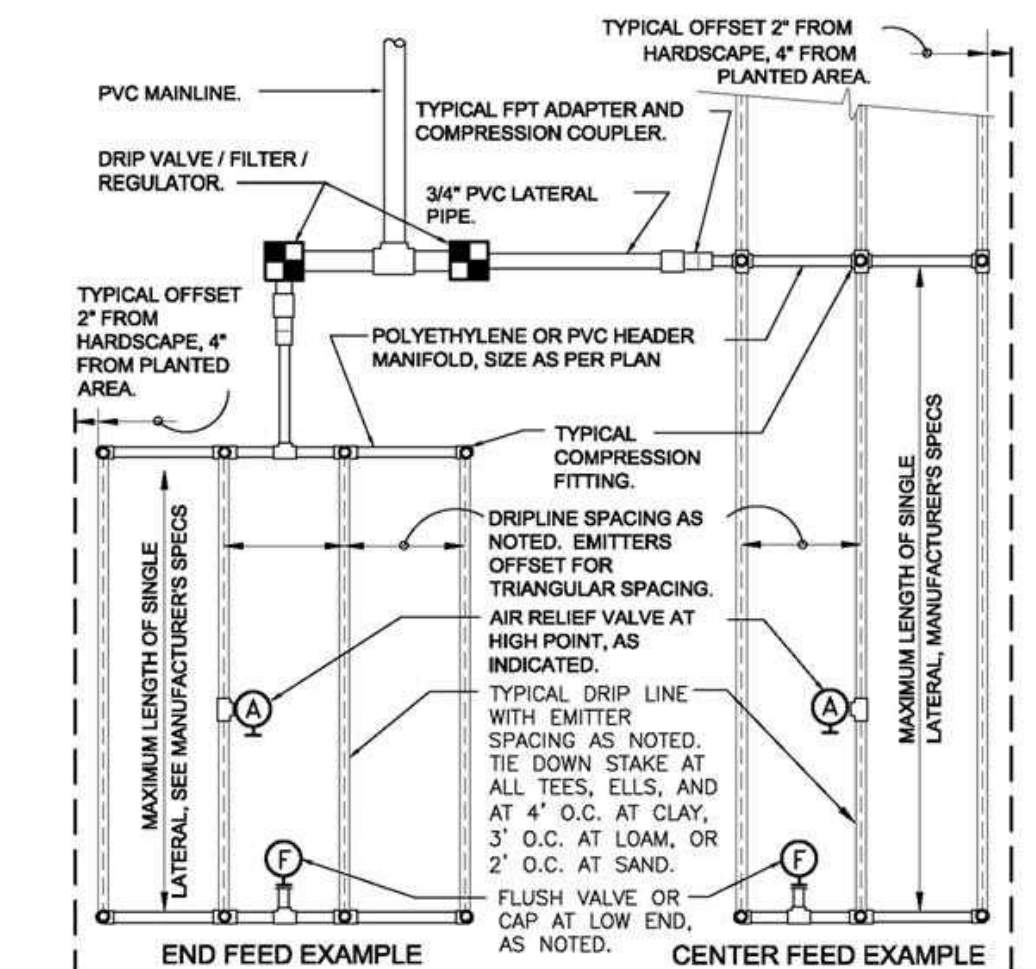
DRIP CONTROL ZONE KIT (ICZ-101-LF)



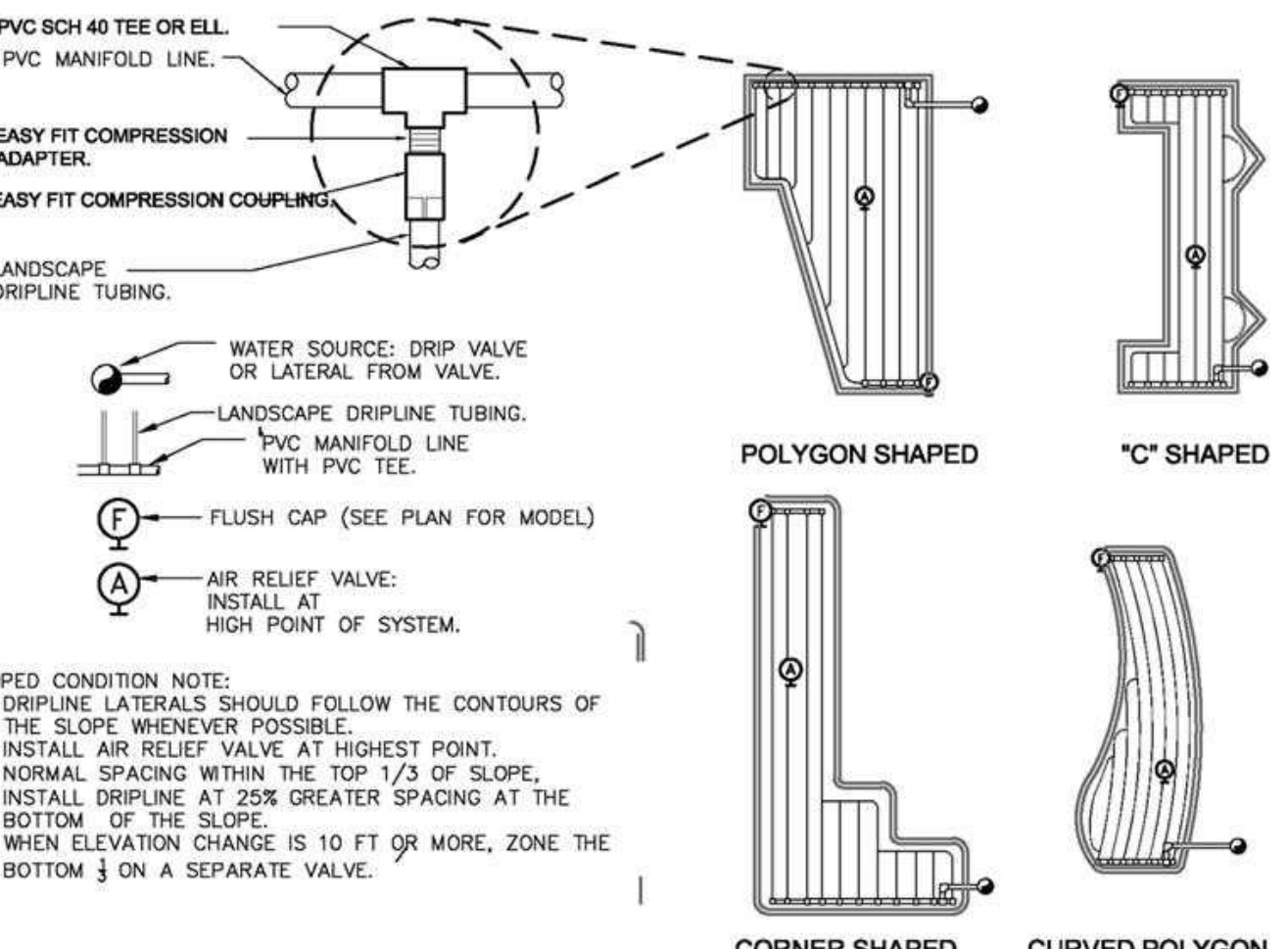
FLOW SENSOR

IRRIGATION NOTES

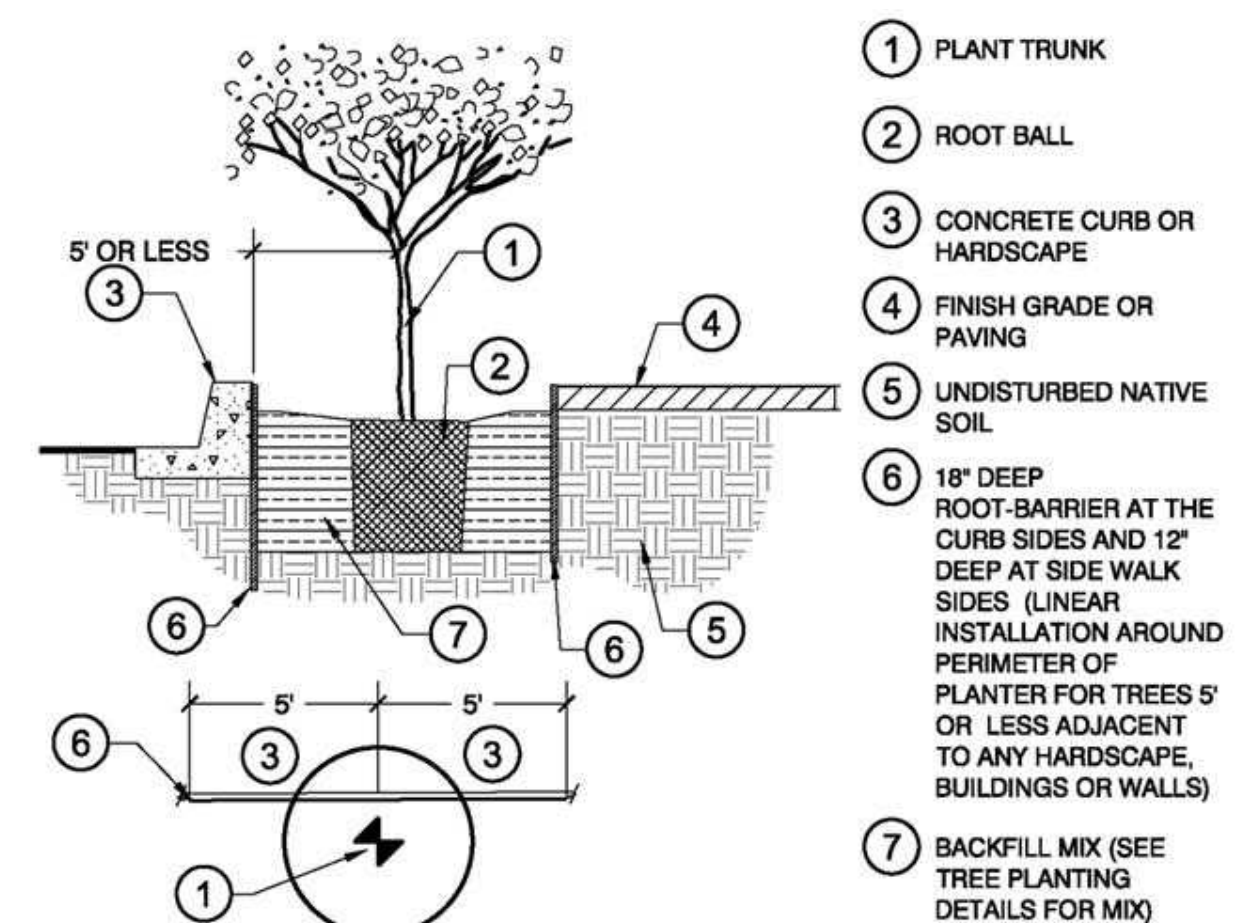
- Before beginning work, Contractor shall inspect the site. If any conditions exist that differ from what is shown on the plans and will affect the Contractor's work, notify the Owner or Landscape Architect immediately.
- This irrigation system is based on a minimum of 40 psi and 6 gpm. Prior to irrigation installation, ensure that gpm and psi requirements are met. If there is insufficient of either, contact the Landscape Architect immediately.
- Install all irrigation equipment in accordance with manufacturer's specifications.
- Piping layout is diagrammatic. Irrigation equipment shown in paved areas are for legibility only and are to be installed in planting areas (except for sleeves).
- All irrigation pipes under paving must be sleeved. Sleeves are only shown diagrammatically on the plan, and more may be needed than shown. All mainline pipes and control wires under paving are to be installed in separate sleeves. Contractor is responsible to coordinate with other contractors to locate and install pipe sleeves under paving.
- Flood trenches to compact backfill before final landscape grading.
- The irrigation controller must be programmed within the days and hours established by any water conservation program adopted by the City of Los Altos.
- The Contractor is responsible to create accurate, scaled, as-built drawing of the entire irrigation system. Three copies of the as-built drawings are to be given to the Owner before the project is complete.
- Contractor to install automatic irrigation per these plans. Any discrepancies are to be brought to the attention of the Landscape Architect. Contractor is responsible for the successful, full operation of the irrigation system.
- An irrigation audit shall be completed by a Certified Landscape Irrigation Auditor after installation per the State Model Water Efficient Landscape Ordinance. The audit shall be provided to the Santa Clara County.
- Contractor to review controller selection and controller and valve locations with Owner.
- The Contractor is responsible to work with the Owner and Landscape Architect to create a maintenance schedule and complete the Certificate of Completion and Certificate of Installation in compliance with the Model Water Efficient Landscape Ordinance.



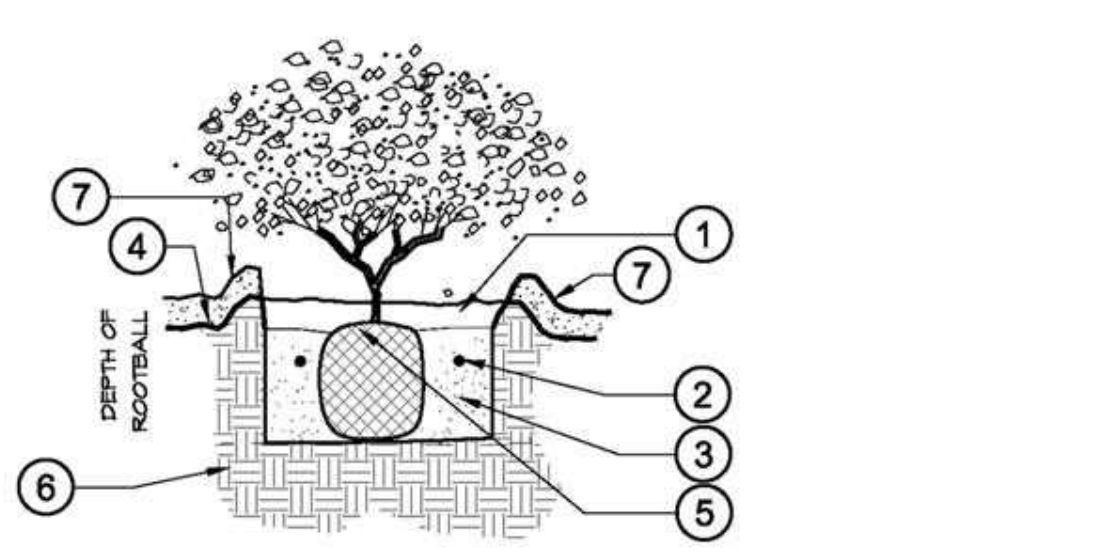
TYPICAL DRIPLINE LAYOUT



TYPICAL DRIPLINE LAYOUT



ROOT PANEL BARRIER



TYPICAL SHRUB PLANTING

MAWA EPPT and ETWU Calculations

Project Name:	Mo Residence
Project Location:	630 Arboleda Drive, Los Altos, CA
Total Landscape Area:	2,220.0 sq. ft.
Date:	15/06/2023

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 =	45.4	
Conversion	0.62	
ETAF =	0.55	
LA =	2,220	
SLA =	0	
MAWA =	34,368.7	gallons per year
	4,594.7	cubic feet per year

MAWA with EPPT

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

Eto =	45.4	
EPPT =	4.1	
ETAF =	0.55	
LA =	2,220	
SLA =	0	
MAWA w/ EPPT =	31,290.5	gallons per year
	4,183.2	cubic feet

ETWU CALCULATION

ETWU = (Eto) .62[(PF)E(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

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU	
1.) Med. Water User/ Trees	Drip	0.4	0.81	0.49382716	140.0	69.1	1,946.0	
2.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	810.0	300.0	8,444.4	
3.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	269.0	99.6	2,804.4	
4.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	522.0	193.3	5,441.9	
5.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	194.0	71.9	2,022.6	
6.) Med. Water User/ Trees	Drip	0.4	0.81	0.49382716	56.0	27.7	778.4	
7.) Med. Water User/ Veg. Box	Drip	0.4	0.81	0.49382716	66.0	32.6	917.4	
8.) Med. Water User/ Trees	Drip	0.4	0.81	0.49382716	84.0	41.5	1,167.6	
9.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	79.0	29.3	823.6	
Total of ft.						Totals	Totals	
						2,220.0	864.9	24,346.3

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							24,346.3	
MAWA							34,368.7	

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	864.9
Total Area	2,220.0
Average ETAF	0.39
Special Landscape Areas	
Total ETAF x Area	864.9
Total Area	2,220.0
Sitewide ETAF	0.4

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

PLANTING NOTES

- The contractor shall locate and verify the existence of all utilities prior to starting work.
- The plant material locations are diagrammatic and subject to change in the field as directed by the Landscape Architect.
- All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen.
- The plant count is for contractor's convenience. In case of discrepancy, the plan shall govern.
- All trees to be staked plumb unless otherwise noted.
- All planted areas shall be free from rocks and debris greater than 2" in diameter.
- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement;
- Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected;
- 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. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such;
- Stabilizing mulching products shall be used on slopes that meet current engineering standards.

KAREN AITKEN & ASSOCIATES
 LANDSCAPE ARCHITECTS
 8262 Rancho Real Gilroy Ca. 95020
 Calif. Reg.#2239 (408) 842-0245
 karen@kaa.design

MO RESIDENCE
 630 Arboleda Drive, Los Altos, CA.
 IRRIGATION & PLANTING DETAILS



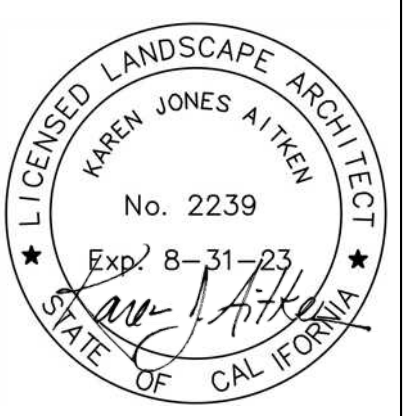
DATE	06-15-23
SCALE	
DRAWN	SL
JOB	MO

REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
 8262 Rancho Real Gilroy Ca. 95020
 Calif. Reg.#2239 (408) 842-0245
 karen@kaa.design

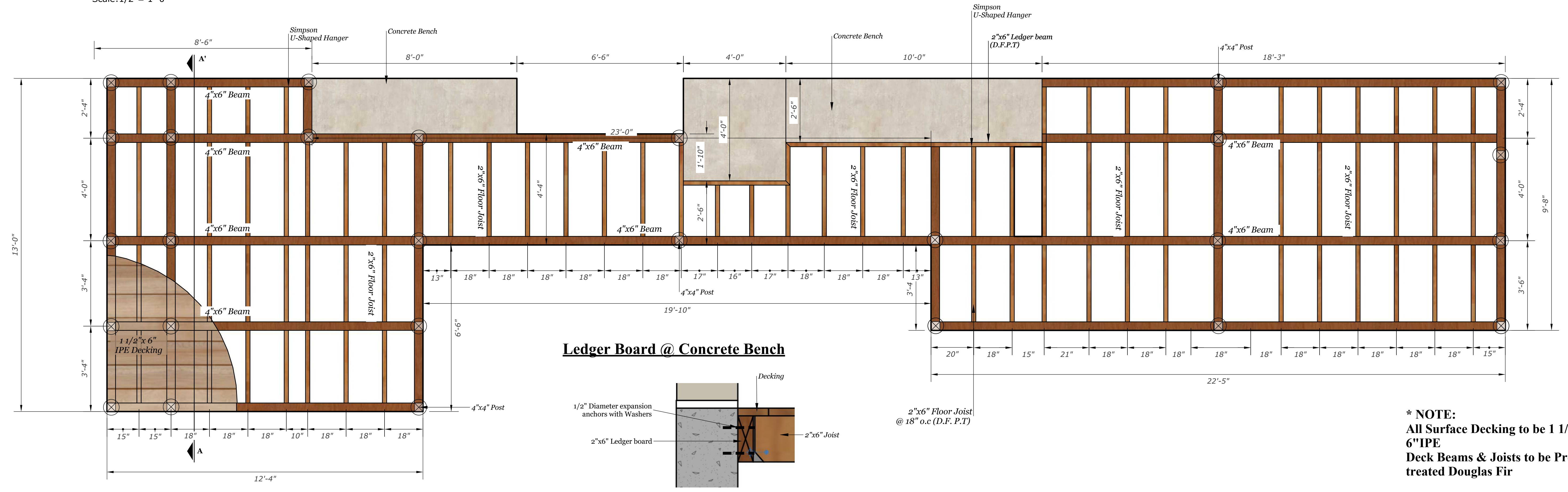
MO RESIDENCE
 630 Arboleda Drive, Los Altos, CA.
DECK DETAILS



DATE	06-15-23
SCALE	
DRAWN	SL
JOB	MO

Deck Plan View Detail

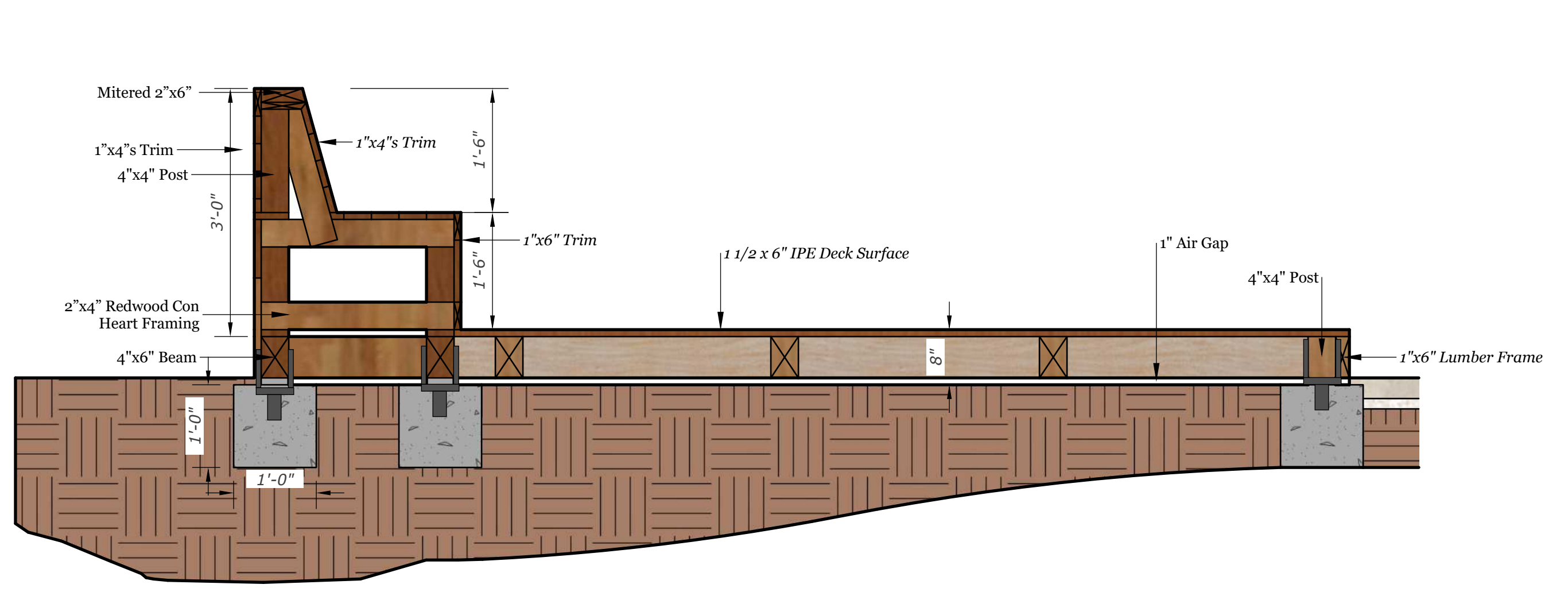
Scale: 1/2" = 1'-0"



*** NOTE:**
 All Surface Decking to be 1 1/2" x 6" IPE
 Deck Beams & Joists to be Pressure treated Douglas Fir

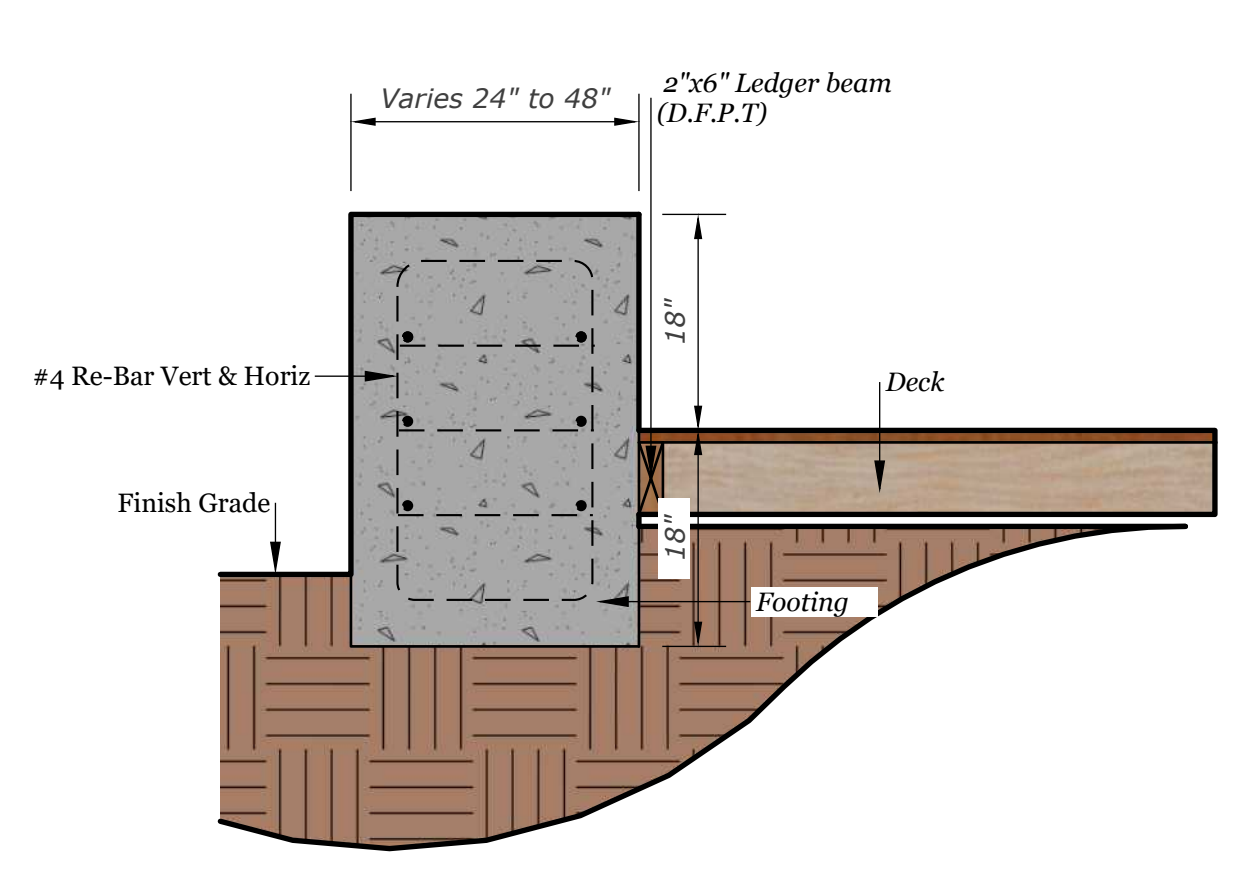
Deck Cross Section A-A'

Scale: 3/4" = 1'-0"



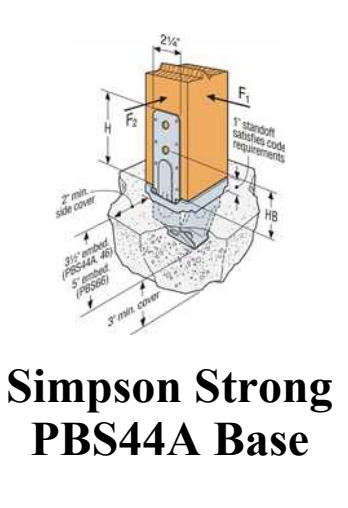
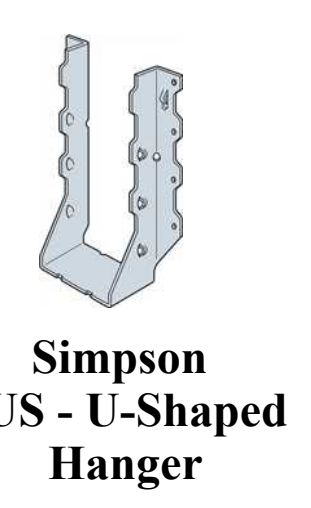
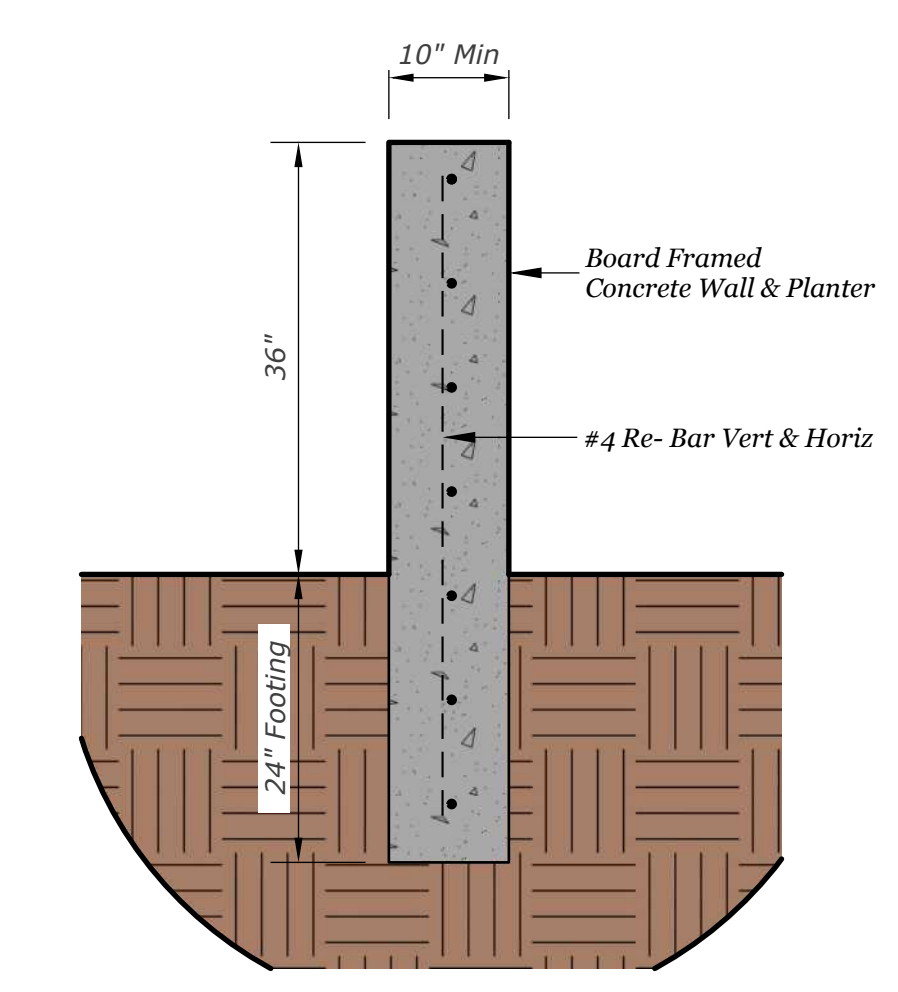
Concrete Bench Detail

Scale: 3/4" = 1'-0"



Concrete Wall Detail

Scale: 3/4" = 1'-0"

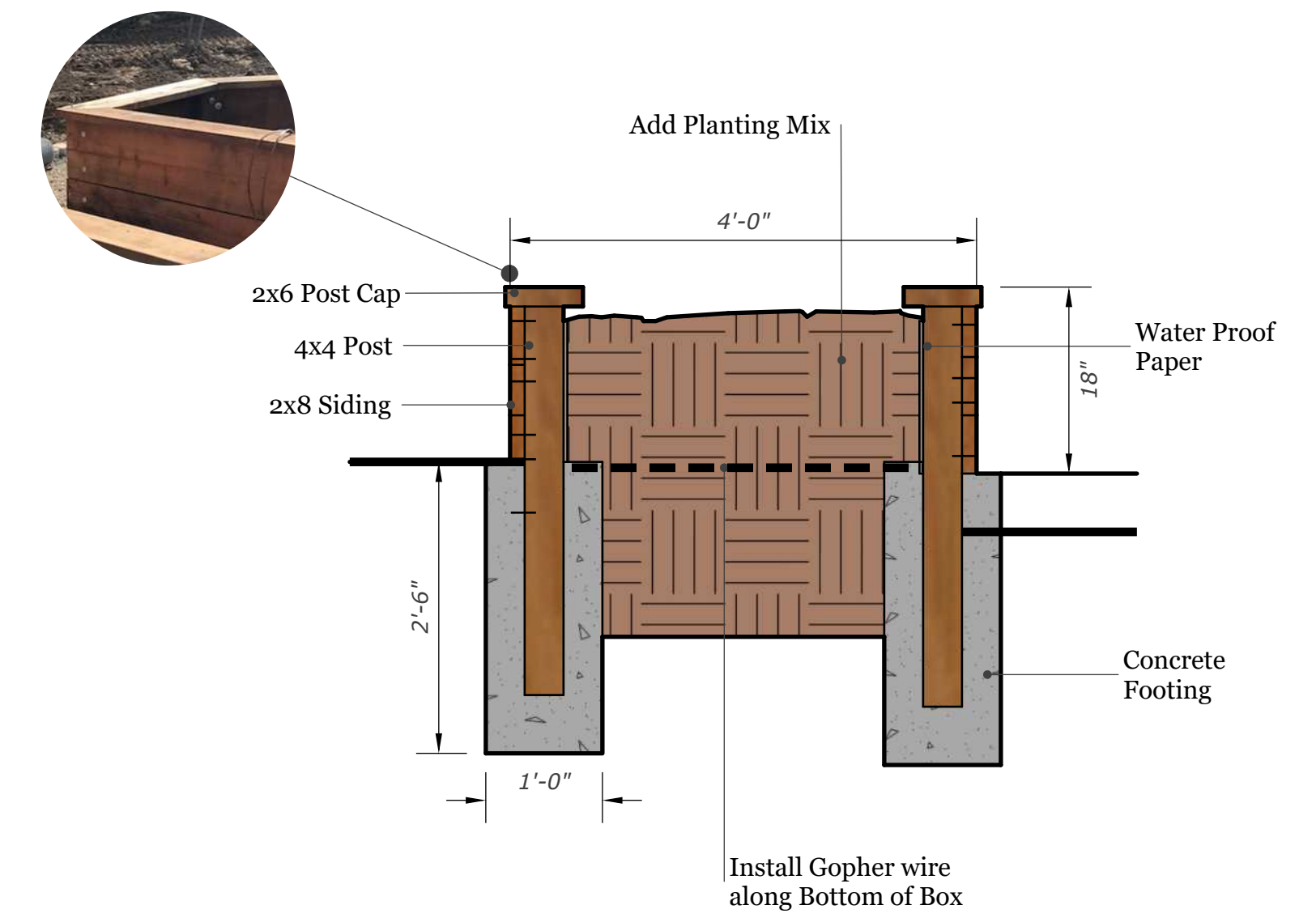


Karen Aitken & Associates


These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the users responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

Planter Detail: 18" High Planter

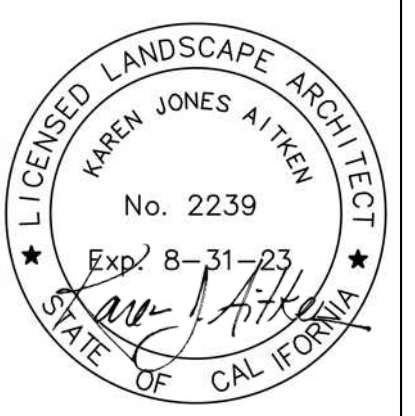
Note: All Lumber to be Construction Grade Redwood



REVISIONS	BY


Karen Aitken & Associates
 LANDSCAPE ARCHITECTS
 8262 Rancho Real Gilroy Ca. 95020
 Calif. Reg.#2239 (408) 842-0245
 karen@kaa.design

MO RESIDENCE
 630 Arboleda Drive, Los Altos, CA.
DETAILS



DATE	06-15-23
SCALE	
DRAWN	SL
JOB	MO

L-7