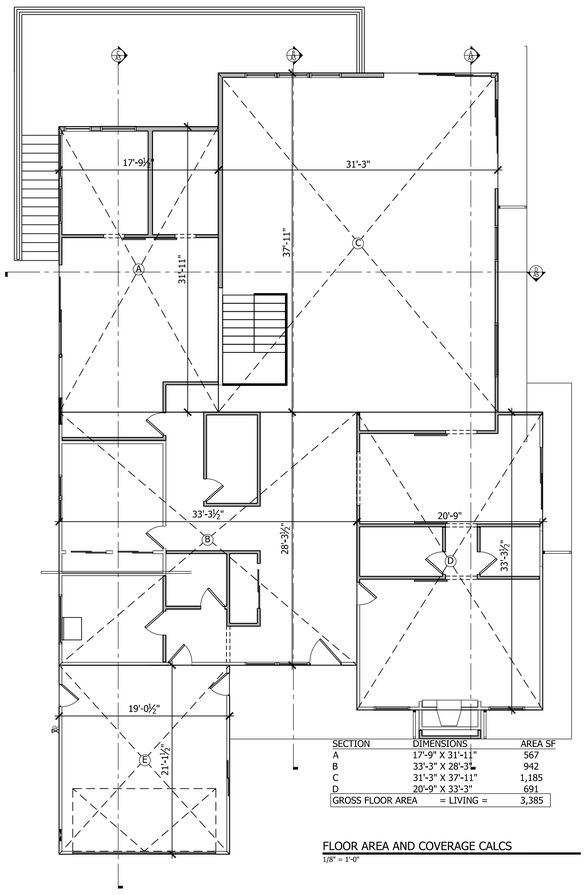
RESIDENTIAL REMODEL/ADDITION FOR:

WEST VALLEY VENTURES
81 ARBUELO WAY
LOS ALTOS, CA 94022

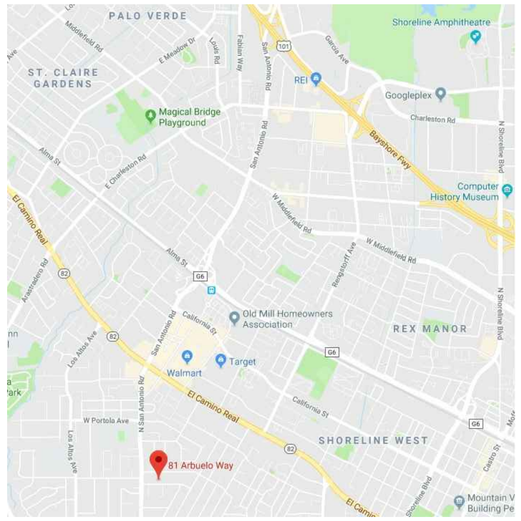


SECTION	DIMENSIONS	AREA SF
A	17'-9" X 31'-11"	567
B	33'-3" X 28'-3½"	942
C	31'-3" X 37'-11"	1,185
D	20'-9" X 33'-3"	691
GROSS FLOOR AREA	= LIVING =	3,385

SECTION	DIMENSIONS	AREA SF
A BEDROOM	17'-9" X 31'-11"	567
B ENTRY	33'-3" X 28'-3"	942
C LIVING	31'-3" X 37'-11"	1,185
D FAMILY	20'-9" X 33'-3"	691
E GARAGE	25'-9" X 19'-3"	402
GROSS FLOOR AREA	= LOT COVER =	3,787

FLOOR AREA AND COVERAGE CALCS
1/8" = 1'-0"

VICINITY MAP



ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2411 square feet (22 %)	3787 square feet (34.92%)	3,796.8 square feet (35 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	2000 square feet (18.5%)	3387 square feet (34.92%)	square feet (35 %)
SETBACKS: Front	20'-3" feet	20'-3" feet	25 feet
Rear	58'-2" feet	34'-2" feet	25 feet
Right side (1st/2nd)	10' feet/ feet	10'-4"feet/ feet	10 feet/ feet
Left side (1st/2nd)	10'-1"feet/ feet	10' feet/ feet	10 feet/ feet
HEIGHT:	13'-11" feet	16'-11" feet	20' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2009 square feet	3016 square feet	5,025 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	402 square feet	0 square feet	402 square feet

LOT CALCULATIONS

NET LOT AREA:	7073 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	715 square feet (38 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 1496 sq ft Existing softscape (undisturbed) area: 1149 sq ft New softscape (new or replaced landscaping) area: 4428 sq ft *Sum of all three should equal the site's net lot area*
TOTAL COVERAGE =	3,787 sq. ft.

Updated August 2016 - 1 -

SQUARE FOOTAGE SUMMARY

EXISTING LIVING SPACE	2,009 SQ FT
PROPOSED ADDITION SPACE	1,376 SQ FT
TOTAL LIVING SPACE	3,385 SQ FT
GARAGE	402 SQ FT
FAR	3,787 SQ FT
MAX ALLOTTED 10,848 X.35	3,796.8 SQ FT
PROPOSED BASEMENT LIVING	1,640 SQ FT
TOTAL LIVING	5,025 SQ FT
(E) BEDROOMS	4
(E) BATHROOMS	2
(N) BEDROOMS	5
(N) BATHROOMS	4.5

PROJECT DATA

APN:	170-15-032
ZONING:	SFR R-10
OCCUPANCY:	R3 & U
TYPE OF CONSTRUCTION:	V B
LOT SIZE:	10,848 SQ. FT.
SPRINKLERS:	NO
YEAR BUILT:	1954
BUILDING HEIGHT:	1- STORY
BUILDING HEIGHT EXISTING:	1- STORY 13'-11" A.G.L.
BUILDING HEIGHT PROPOSED	1- STORY 16'-1" A.G.L.

TOTAL PROPOSED COVERAGE 3,788 SQ FT / LOT AREA 10,848 SQ FT X 100 = 34.92% PROPOSED

FAR: 3,788 SQ FT / 10,848 X 100 = 34.92%

SETBACKS
FRONT: 25'-0"
SIDE: 10'-0"
REAR: 25'-0"

LANDSCAPING:
EXISTING FRONT YARD HARDSCAPE/LANDSCAPE TO REMAIN

SCOPE OF WORK

THIS PROJECT CONSISTS OF A 1,377 SQ FT ADDITION/REMODEL WITH A NEW FRONT ENTRY FASCADE AND ADDITION OUT THE REAR. NEW ELECTRICAL, LIGHTING & PLUMBING FIXTURES THROUGHOUT. NEW HVAC. & WATER HEATER. ALSO NEW BASEMENT ADDED TO RESIDENCE

CODE COMPLIANCE

COMPLIES WITH THE 2016 CALIFORNIA RESIDENTIAL(CRC), BUILDING(CBC), MECHANICAL(CMC), PLUMBING(CPC), ELECTRICAL(CEC), FIRE(CFC) TITLE 24 ENERGY CODES, LOCAL MUNICIPAL CODE & 2016 CALIFORNIA GREEN BUILDING STANDARDS.

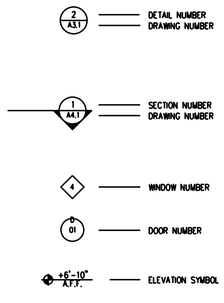
SHEET INDEX

DRAWING LIST

ABBREVIATIONS

A/C	AIR CONDITIONING	(E)	EXISTING	H.B.	HOSE BIBB	(R)	REPLACE
ACC	ACCESSIBLE	EA	EACH	HT	HEIGHT	REF	REFRIGERATOR
A.F.F.	ABOVE FINISH FLOOR	E.J.	EXPANSION JOINT			REQ'D	REQUIRED
ALT	ALTERNATE	ELEC	ELECTRICAL	INT	INTERIOR	RM	ROOM
APPROX	APPROXIMATE	ELEV	ELEVATION			R.O.	ROUGH OPENING
		EQ.	EQUAL	MAX	MAXIMUM		
BLDG	BUILDING	EQUIP.	EQUIPMENT	MECH	MECHANICAL	SIM	SIMILAR
BLKG	BLOCKING			MIN	MINIMUM	S.M.S.	SHEET METAL SCREW
B.O.	BOTTOM OF	F.A.U.	FORCED AIR UNIT	MISC	MISCELLANEOUS	SPEC	SPECIFICATION
BOTT	BOTTOM	F.E.	FIRE EXTINGUISHER			SQ	SQUARE
B.U.R.	BUILT UP ROOFING	F.F.E.	FINISH FLOOR ELEVATION	(N)	NEW	S.S.	STAINLESS STEEL
		F.H.	FIRE HYDRANT	N.I.C.	NOT IN CONTRACT	STD	STANDARD
CAB	CABINET	FIN.	FINISH			STL	STEEL
CBC	CALIFORNIA BUILDING CODE	FLR	FLOOR	O.C.	ON CENTER	STRUC	STRUCTURAL
C.J.	CONSTRUCTION JOINT	F.O.S.	FACE OF STUD	O.D.	OUTSIDE DIAMETER		
CLG	CEILING	FTG	FOOTING	OPP	OPPOSITE	T&G	TONGUE & GROOVE
CLR	CLEAR			O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	T.O.	TOP OF
CMU	CONCRETE MASONRY UNIT					TYP	TYPICAL
CONC	CONCRETE			O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED		
CRC	CALIFORNIA RESIDENTIAL CODE						UNIFORM BUILDING CODE
						UBC	UNLESS OTHERWISE NOTED
DTL	DETAIL					U.O.N.	
DF	DOUG FIR						
DIA	DIAMETER	GA.	GAUGE				
DIM	DIMENSION	GALV	GALVANIZED	PERF	PERFORATED		
DN	DOWN	GLB	GLUE LAMINATED BEAM	PL	PLATE	WC	WATER CLOSET
DW	DISHWASHER	G.S.M.	GALVANIZED SHEET METAL	PLUMB.	PLUMBING	W.H.	WATER HEATER
DWG	DRAWING	GWB	GYPSUM WALLBOARD	PT	PRESSURE TREATED	WP	WEATHER PROOF

SYMBOLS



REVISIONS	DATE

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PAGE TITLE: COVER SHEET

PLANNING REVIEW ONLY

RESIDENTIAL ADDITION FOR:
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APN# 170-15-032

DATE: 2018.01.02
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 1814

SHEET: CS

81 ARBUELO WAY NEIGHBORHOOD CONTEXT MAP
1" = 20'-0"

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NEIGHBORHOOD CONTEXT MAP

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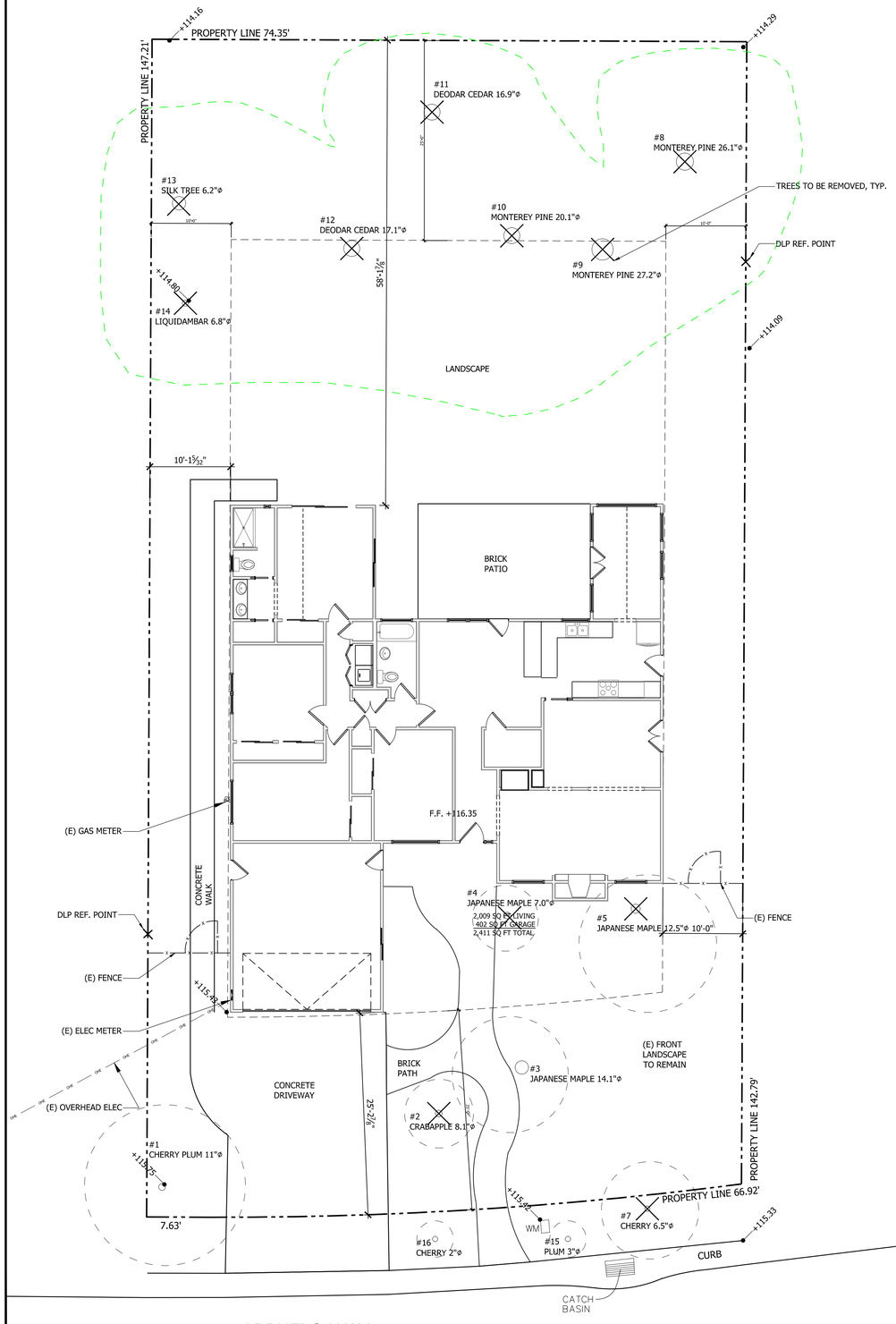
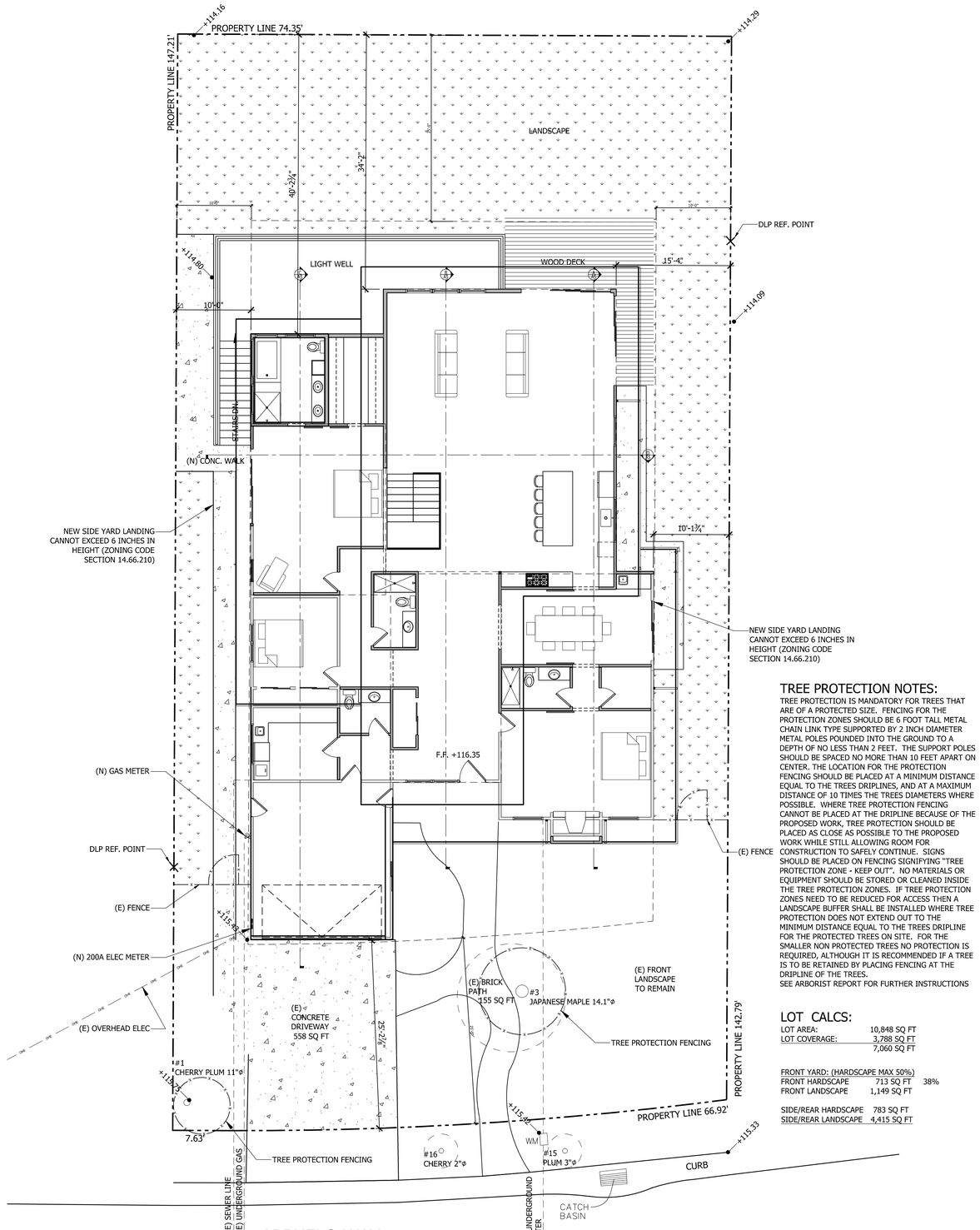


81 ARBUELO WAY SITE PLAN EXISTING

1/8" = 1'-0"



81 ARBUELO WAY SITE PLAN

1/8" = 1'-0"

TREE PROTECTION NOTES:

TREE PROTECTION IS MANDATORY FOR TREES THAT ARE OF A PROTECTED SIZE. FENCING FOR THE PROTECTION ZONES SHOULD BE 6 FOOT TALL METAL CHAIN LINK TYPE SUPPORTED BY 2 INCH DIAMETER METAL POLES POUNDED INTO THE GROUND TO A DEPTH OF NO LESS THAN 2 FEET. THE SUPPORT POLES SHOULD BE SPACED NO MORE THAN 10 FEET APART ON CENTER. THE LOCATION FOR THE PROTECTION FENCING SHOULD BE PLACED AT A MINIMUM DISTANCE EQUAL TO THE TREES DRIPLINES, AND AT A MAXIMUM DISTANCE OF 10 TIMES THE TREES DIAMETERS WHERE POSSIBLE. WHERE TREE PROTECTION FENCING CANNOT BE PLACED AT THE DRIPLINE BECAUSE OF THE PROPOSED WORK, TREE PROTECTION SHOULD BE PLACED AS CLOSE AS POSSIBLE TO THE PROPOSED WORK WHILE STILL ALLOWING ROOM FOR CONSTRUCTION TO SAFELY CONTINUE. SIGNS SHOULD BE PLACED ON FENCING SIGNIFYING "TREE PROTECTION ZONE - KEEP OUT". NO MATERIALS OR EQUIPMENT SHOULD BE STORED OR CLEANED INSIDE THE TREE PROTECTION ZONES. IF TREE PROTECTION ZONES NEED TO BE REDUCED FOR ACCESS THEN A LANDSCAPE BUFFER SHALL BE INSTALLED WHERE TREE PROTECTION DOES NOT EXTEND OUT TO THE MINIMUM DISTANCE EQUAL TO THE TREES DRIPLINE FOR THE PROTECTED TREES ON SITE. FOR THE SMALLER NON PROTECTED TREES NO PROTECTION IS REQUIRED, ALTHOUGH IT IS RECOMMENDED IF A TREE IS TO BE RETAINED BY PLACING FENCING AT THE DRIPLINE OF THE TREES.
SEE ARBORIST REPORT FOR FURTHER INSTRUCTIONS

LOT CALCS:

LOT AREA:	10,848 SQ FT	
LOT COVERAGE:	3,788 SQ FT	
	7,060 SQ FT	
FRONT YARD: (HARDSCAPE MAX 50%)		
FRONT HARDSCAPE	713 SQ FT	38%
FRONT LANDSCAPE	1,149 SQ FT	
SIDE/REAR HARDSCAPE	783 SQ FT	
SIDE/REAR LANDSCAPE	4,415 SQ FT	

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PLANNING REVIEW ONLY

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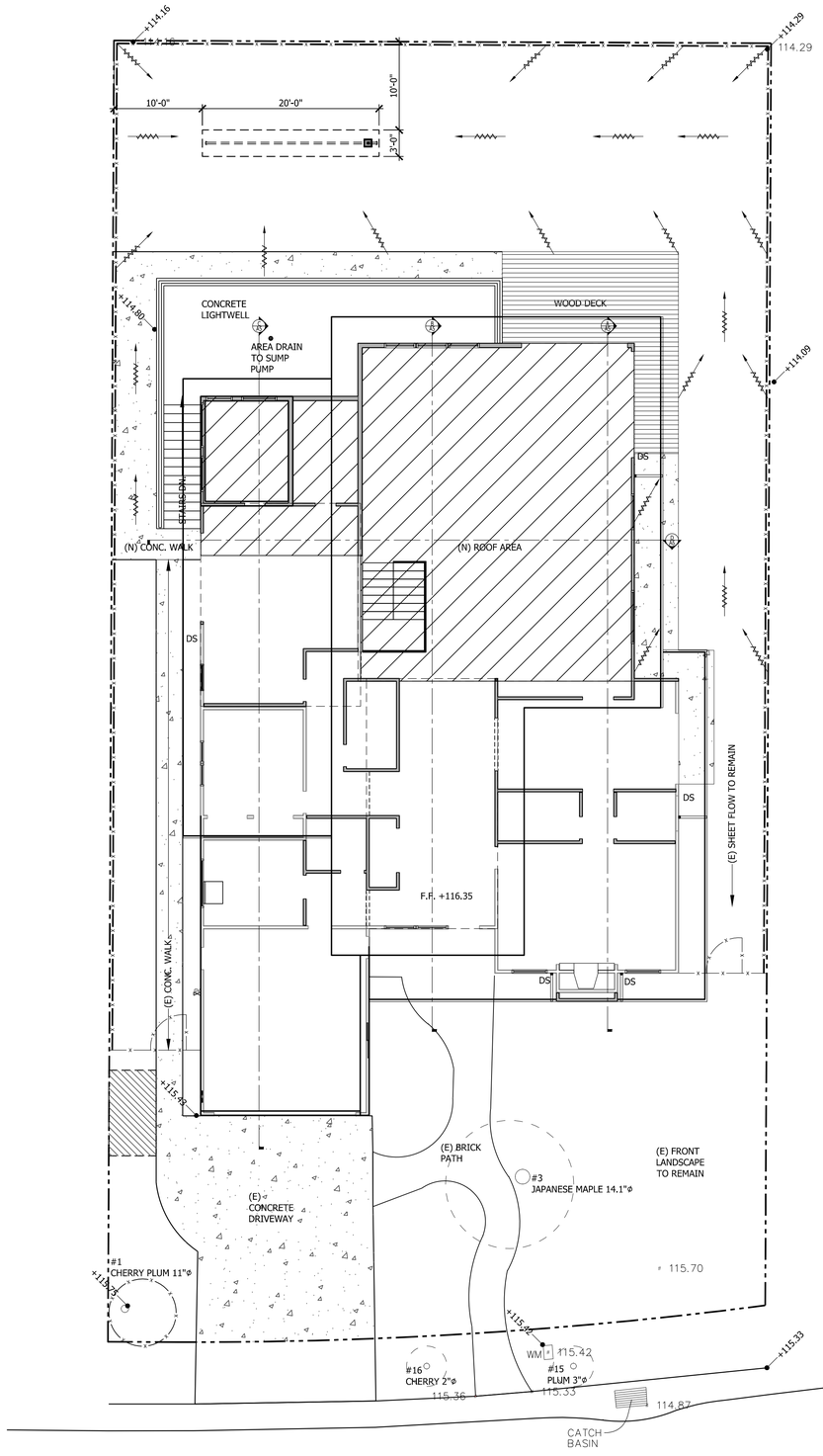

81 ARBUELO WAY STORMWATER POLLUTION PREVENTION PLAN
1/8" = 1'-0"

LEGEND

- SHEET FLOW 2% SLOPE DIVERT FLOW TO INFILTRATION DEVICES
- DOWN SPOUT (DS) TO SPLASH BLOCK, DIVERT TO LANDSCAPE
- GRAVEL BASIN 10'-0" MIN FROM PROPERTY LINE (PL) PER 6/A0.3
- FIBER ROLLS PER 1/A0.3
- CONC. WASHOUT AREA
- PROPERTY LINE

GENERAL NOTE:

1. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER 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.

NEW IMPERVIOUS AREA (ROOF)	1377 SF
NEW IMPERVIOUS AREA (WALK)	591 SF
EXISTING IMPERVIOUS AREA (ROOF):	2420 SF
EXISTING IMPERVIOUS AREA (WALK):	759 SF

NEW IMPERVIOUS AREA (ROOF): 1,377 SQ FT
NEW IMPERVIOUS AREA (WALK): 591 SQ FT

RUN-OFF COEFFICIENT FOR ROOF: 0.95
RUN-OFF COEFFICIENT FOR DIRT: 0.30
0.95 - 0.30 = 0.65

DISCHARGE RATE OF ADDITIONAL IMPERVIOUS AREA ΔQ =Aimp * i * ΔC
1,968 SQ FT X 1 ACRE / 43560 SF X 1.75 X 0.65 = 0.05 CFS cubic feet/second
or in GPM 22.4 GPM gallons/minute

STORAGE DETENTION VOLUME
0.05 CFS X 1.5 X 10 MINUTE X 60 SECOND / MINUTE = 45 CF cubic feet

GRAVEL BED SIZE REQUIREMENT:
45 CF / 0.4 FT = 112.5 CF GRAVEL BED
3' WIDE X 2' DEEP X 19' LONG REQUIRED

REGISTERED PROFESSIONAL ENGINEER
HEATHER M. KOOPMANN
C74643
EXP. 12/31/19
CIVIL
STATE OF CALIFORNIA
12/26/18

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STORWATER POLLUTION PREVENTION

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PLAN NO.: 1814
SHEET: **A0.2**

GENERAL SITE MAINTENANCE BEST MANAGEMENT PRACTICES:

PREVENT SPILLS AND LEAKS

1. MAINTAIN ALL VEHICLES AND HEAVY EQUIPMENT. INSPECT FREQUENTLY FOR AND REPAIR LEAKS.
2. DESIGNATE SPECIFIC AREAS OF THE CONSTRUCTION SITE, WELL AWAY FROM CREEKS OR STORM DRAIN INLETS, FOR VEHICLE AND EQUIPMENT PARKING AND ROUTINE MAINTENANCE.
3. PERFORM MAJOR MAINTENANCE, REPAIR JOBS AND VEHICLE AND EQUIPMENT WASHING OFF-SITE WHEN FEASIBLE, OR IN DESIGNATED AND CONTROLLED AREAS ON-SITE.
4. 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 LABELED SEPARATE CONTAINERS AND RECYCLE WHENEVER POSSIBLE. NOTE THAT IN ORDER TO BE RECYCLABLE, SUCH LIQUIDS MUST NOT BE MIXED WITH OTHER FLUIDS. NON-RECYCLED FLUIDS GENERALLY MUST BE DISPOSED OF AS HAZARDOUS WASTES.
5. SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. NEVER ATTEMPT TO "WASH THEM AWAY" WITH WATER OR BURY THEM. USE ONLY MINIMAL WATER FOR DUST CONTROL.
6. CLEAN UP LIQUID SPILLS ON PAVED OR IMPERMEABLE SURFACES USING "DRY" CLEANUP METHODS (E.G., ABSORBENT MATERIALS LIKE CAT LITTER, SAND OR RAGS).
7. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF THE CONTAMINATED SOIL.
8. REPORT SIGNIFICANT SPILLS TO THE APPROPRIATE SPILL RESPONSE AGENCIES IMMEDIATELY!

STORAGE OF MATERIALS

9. STORE STOCKPILED MATERIALS AND WASTES UNDER A TEMPORARY ROOF OR SECURED PLASTIC SHEETING OR TARP.
10. BERM AROUND STORAGE AREAS TO PREVENT CONTACT WITH RUNOFF.
11. PLASTER OR OTHER POWDERS CAN CREATE LARGE QUANTITIES OF SUSPENDED SOLIDS IN RUNOFF, WHICH MAY BE TOXIC TO AQUATIC LIFE AND CAUSE SERIOUS ENVIRONMENTAL HARM EVEN IF THE MATERIALS ARE INERT. STORE ALL SUCH POTENTIALLY POLLUTING DRY MATERIALS -ESPECIALLY OPEN BAGS- UNDER A TEMPORARY ROOF OR INSIDE A BUILDING OR COVER SECURELY WITH AN IMPERMEABLE TARP. BY PROPERLY STORING DRY MATERIALS, YOU MAY ALSO HELP PROTECT AIR QUALITY, AS WELL AS WATER QUALITY.
12. STORE CONTAINERS OF PAINTS, CHEMICALS, SOLVENTS AND OTHER HAZARDOUS MATERIALS IN ACCORDANCE WITH SECONDARY CONTAINMENT REGULATIONS AND UNDER COVER DURING RAINY PERIODS.

DUMPSTER MAINTENANCE

13. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF YOUR DUMPSTER HAS A COVER, CLOSE IT.
14. IF A DUMPSTER IS LEAKING, CONTAIN AND COLLECT LEAKING MATERIAL. RETURN THE DUMPSTER TO THE LEASING COMPANY FOR REPAIR/EXCHANGE.
15. DO NOT CLEAN DUMPSTERS ON-SITE. RETURN TO LEASING COMPANY FOR PERIODIC CLEANING, IF NECESSARY.

PROPER PAINT DISPOSAL

16. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
17. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. IF POSSIBLE (AND ALLOWED BY YOUR LOCAL WASTER-WATER TREATMENT PLANT), COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER AND DISCHARGE TO THE SANITARY SEWER. ALTERNATIVELY, DISCHARGE NON-CONTAMINATED WASH WATER ONTO A DIRT AREA AND SPADE INTO THE SOIL. BE SURE TO SHOVEL OR SWEEP UP ANY DEBRIS THAT REMAINS IN THE GUTTER AND DISPOSE OF AS GARBAGE.
18. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN OR CREEK.
19. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
20. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS AND RESIDUE AS HAZARDOUS WASTE.
21. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LAYTEX) PAINT. YOU MAY BE ABLE TO RECYCLE CLEAN EMPTY DRY PAINT CANS AS METAL (CHECK WITH THE LOCAL PLANNING OR BUILDING DEPARTMENT FOR MORE INFO)
22. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE GARBAGE.
23. UNWANTED PAINT (THAT IS NOT RECYCLED), THINNERS AND SLUDGES MUST BE DISPOSED OF AS HAZARDOUS WASTE.

CONCRETE AND CEMENT MORTARS

24. LOCATE MORTAR/STUCCO MIXERS INSIDE BERMED AREAS TO AVOID DISCHARGE TO STREET OR STORM DRAINS.
25. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR.
26. STORE DRY AND WET MATERIALS UNDER COVER, PROTECTED FROM RAINFALL AND RUNOFF
27. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS WHERE THE WATER WILL FLOW INTO SETTLING PONDS OR ONTO DIRT OR STOCKPILES OF AGGREGATE BASE OR SAND. PUMP WATER FROM SETTLING PONDS TO THE SANITARY SEWER, WHERE ALLOWED. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. NEVER DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES OR CREEKS.
28. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT AND MORTAR IN THE TRASH.

PORTABLE TOILET MAINTENANCE

29. INSPECT PORTABLE TOILETS FOR LEAKS
30. BE SURE THE LEASING COMPANY ADEQUATELY MAINTAINS, PROMPTLY REPAIRS AND REPLACES UNITS AS NEEDED.
31. THE LEASING COMPANY MUST HAVE A PERMIT TO DISPOSE OF WASTE TO THE SANITARY SEWER.
32. DO NOT PLACE ON OR NEAR STORM DRAIN INLETS.

VEGETATION DISPOSAL

33. DO NOT DISPOSE OF PLANT MATERIAL IN A CREEK OR DRAINAGE FACILITY OR LEAVE IT IN A ROADWAY WHERE IT CAN CLOG STORM DRAIN INLETS.
34. AVOID DISPOSAL OF PLANT MATERIAL IN TRASH DUMPSTERS OR MIXING IT WITH OTHER WASTES. COMPOST PLANT MATERIAL OR TAKE IT TO A LANDFILL OR OTHER FACILITY THAT COMPOSTS YARD WASTE.

DEMOLITION WASTE

35. MATERIALS THAT CAN BE RECYCLED FROM DEMOLITION PROJECTS INCLUDE: METAL FRAMING, WOOD, CONCRETE, ASPHALT AND PLATE GLASS.
36. MATERIALS THAT CAN BE SALVAGED FOR REUSE FROM OLD STRUCTURES INCLUDE: DOORS, BANISTERS, FLOORBOARDS, WINDOWS, 2X's AND OTHER OLD, DENSE LUMBER.
37. UNUSABLE, UN-RECYCLEABLE DEBRIS SHOULD BE CONFINED TO DUMPSTERS, COVERED AT NIGHT AND DURING WET WEATHER AND TAKEN TO A LANDFILL FOR DISPOSAL.
38. HAZARDOUS DEBRIS SUCH AS ASBESTOS MUST BE HANDLED IN ACCORDANCE WITH SPECIFIC LAWS AND REGULATIONS AND DISPOSED OF AS HAZARDOUS WASTE.
39. ARRANGE FOR AN ADEQUATE DEBRIS DISPOSAL SCHEDULE TO ENSURE THAT DUMPSTERS DO NOT OVERFLOW.
40. MOST LOCAL PLANNING OR BUILDING DEPARTMENTS HAVE LISTS OF RECYCLING AND DISPOSAL SERVICES FOR CONSTRUCTION AND DEMOLITION DEBRIS.

ROADWORK AND PAVEMENT

41. APPLY CONCRETE, ASPHALT AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
42. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
43. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
44. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER EACH CATCH BASIN COMPLETELY WITH FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY PLACING SAND/GRAVEL BAGS AROUND THE CATCH BASIN. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
45. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM A CATCHMENT CREATED BY BLOCKING A STORM DRAIN INLET. IF NECESSARY, DIVERT RUNOFF WITH TEMPORARY BERMS. MAKE SURE RUNOFF DOES NOT REACH GUTTERS OR STORM DRAINS.
46. ALLOW AGGREGATE RINSE TO SETTLE AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
47. NEVER WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE OR DISPOSE WITH TRASH.
48. RECYCLE BROKEN CONCRETE AND ASPHALT.

WATER CONTAMINATION

49. PONDED STORMWATER, GROUNDWATER OR WATER GENERATED BY DEWATERING THAT IS CONTAMINATED CANNOT BE DISCHARGED TO A STREET, GUTTER OR STORM DRAIN. IF CONTAMINATION IS SUSPECTED, THE WATER SHOULD BE CONTAINED AND HELD FOR TESTING.

FIBER ROLL BEST MANAGEMENT PRACTICES

1. REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING FIBER ROLLS.
2. INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON.
3. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
4. FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
5. FILTER ROLL (8"-12" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKES ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY 3' TO 4' WITH 1" X 2" 23" STAKES. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATION SIDES OF THE ROLL. ADJACENT ROLLS SHALL TIGHTLY ABUT.
6. CLEAR SUBGRADE SO THAT REMOVAL OF ALL LOCAL DEVIATIONS AND TO REMOVE LARGE STONES OR DEBRIS THAT WILL INHIBIT CLOSE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
7. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2 - 4) INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE. FIBER ROLL SHALL BE INSTALLED ALONG THE SIDE OF WALKS AND AROUND THE CATCH BASINS. THE BOTTOM EDGE OF THE FIBER ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE FIBER ROLL.
8. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE FILTER FABRIC.

STORMWATER DRAINAGE BEST MANAGEMENT PRACTICES:

1. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
2. CLEAN UP LEAKS, DRIPS AND OTHER SPILLS IMMEDIATELY SO THEY DO NOT CONTACT STORM WATER.
3. REFUEL VEHICLES AND HEAVY EQUIPMENT IN ONE DESIGNATED LOCATION ON THE SITE AND TAKE CARE TO CLEAN UP SPILLS IMMEDIATELY.
4. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, DO NOT USE SOAPS, SOLVENTS, DEGREASERS OR STEAM CLEANING EQUIPMENT AND PREVENT WASH WATER FROM ENTERING THE STORM DRAIN. IF POSSIBLE, DIRECT WASH WATER TO A LOW POINT WHERE IT CAN EVAPORATE AND/OR INFILTRATE.
5. NEVER WASH DOWN PAVEMENT OR SURFACES WHERE MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS WHENEVER POSSIBLE.
6. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE. REDUCE STORM WATER RUNOFF VELOCITIES BY CONSTRUCTING TEMPORARY CHECK DAMS AND/OR BERMS WHERE APPROPRIATE.
7. PROTECT ALL STORM DRAIN INLETS USING FILTER FABRIC CLOTH OR OTHER BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION ACTIVITIES.
8. KEEP MATERIALS OUT OF THE RAIN - PREVENT RUNOFF POLLUTION AT THE SOURCE. SCHEDULE CLEARING OR HEAVY EARTH MOVING ACTIVITIES FOR PERIODS OF DRY WEATHER. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS OR CHANNELS.
9. KEEP POLLUTANTS OFF EXPOSED SURFACES. PLACE TRASH CANS AROUND THE SITE TO REDUCE LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES.
10. PRACTICE SOURCE REDUCTION - REDUCE WASTE BY ORDERING ONLY THE AMOUNT YOU NEED TO FINISH THE JOB.
11. DO NOT OVER APPLY PESTICIDES OR FERTILIZERS AND FOLLOW MANUFACTURERS INSTRUCTIONS FOR MIXING AND APPLYING MATERIALS.
12. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE. MATERIALS SUCH AS CONCRETE, ASPHALT, SCRAP METAL, SOLVENTS, DEGREASERS, CLEARED VEGETATION, PAPER, ROCK AND VEHICLE MAINTENANCE MATERIALS SUCH AS USED OIL, ANTIFREEZE, BATTERIES AND TIRES ARE RECYCLABLE (CHECK WITH THE LOCAL PLANNING OR BUILDING DEPARTMENT FOR MORE INFORMATION).
13. DISPOSE OF ALL WASTES PROPERLY. MATERIALS THAT CANNOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR MAY REQUIRE DISPOSAL AS HAZARDOUS WASTE. NEVER THROW DEBRIS INTO CHANNELS, CREEKS OR INTO WETLAND AREAS. NEVER STORE OR LEAVE DEBRIS IN THE STREET OR NEAR A CREEK WHERE IT MAY CONTACT RUNOFF.
14. ILLEGAL DUMPING IS A VIOLATION SUBJECT TO A FINE AND/OR TIME IN JAIL. BE SURE THAT TRAILERS CARRYING YOUR MATERIALS ARE COVERED DURING TRANSIT. IF NOT, THE HAULER MAY BE CITED AND FINED.
15. TRAIN YOUR EMPLOYEES AND INFORM SUBCONTRACTORS ABOUT THE STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

EROSION PREVENTION BEST MANAGEMENT PRACTICES:

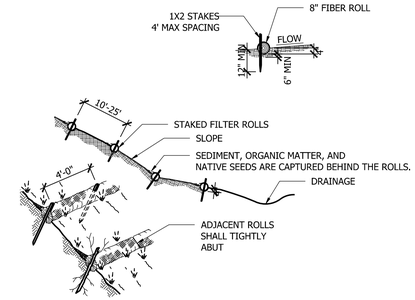
1. PLAN THE DEVELOPMENT TO FIT THE TOPOGRAPHY, SOILS, DRAINAGE PATTERN AND NATURAL VEGETATION OF THE SITE.
2. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCES AND EXPOSURE.
3. PHASE GRADING OPERATIONS TO REDUCE DISTURBED AREAS AND TIME OF EXPOSURE.
4. AVOID EXCAVATION AND GRADING DURING WET WEATHER.
5. LIMIT ON-SITE CONSTRUCTION ROUTES AND STABILIZE CONSTRUCTION ENTRANCE(S) AND EXITS(s).
6. REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY.
7. CONSTRUCT DIVERSION DIKES AND DRAINAGE SWALES TO CHANNEL RUNOFF AROUND THE SITE.
8. USE BERMS AND DRAINAGE DITCHES TO DIVERT RUNOFF AROUND EXPOSED AREAS. PLACE DIVERSION DITCHES ACROSS THE TOP OF CUT SLOPES.
9. PLANT VEGETATION ON EXPOSED SLOPES. WHERE REPLANTING IS NOT FEASIBLE, USE EROSION CONTROL BLANKETS (E.G. JUTE OR STRAW MATTING, GLASS FIBER OR EXCELSIOR MATTING, MULCH NETTING).
10. CONSIDER SLOPE TERRACING WITH CROSS DRAINS TO INCREASE SOIL STABILITY.
11. COVER STOCKPILED SOIL AND LANDSCAPING MATERIALS WITH SECURED PLASTIC SHEETING AND DIVERT RUNOFF AROUND THEM.
12. AS A BACK-UP MEASURE, PROTECT DRAINAGE COURSES, CREEKS, OR CATCH BASINS WITH FIBER ROLLS, SILT FENCES, SAND/GRAVEL BAGS AND/OR TEMPORARY DRAINAGE SWALES.
13. ONCE GRADING IS COMPLETED, STABILIZE THE DISTURBED AREAS USING PERMANENT VEGETATION AS SOON AS POSSIBLE. USE TEMPORARY EROSION CONTROLS UNTIL VEGETATION IS ESTABLISHED.
14. CONDUCT ROUTINE INSPECTIONS OF EROSION CONTROL MEASURES ESPECIALLY BEFORE AND IMMEDIATELY AFTER RAINSTORMS AND REPAIR IF NECESSARY.

SEDIMENT CONTROL BEST MANAGEMENT PRACTICES:

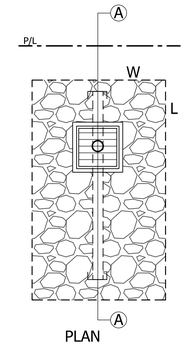
1. USE TERRACING, RIP RAP, SAND/GRAVEL BAGS, ROCKS, FIBER ROLLS AND/OR TEMPORARY VEGETATION ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. USE CHECK DAMS IN TEMPORARY DRAINS AND SWALES TO REDUCE RUNOFF VELOCITY AND PROMOTE SEDIMENTATION.
3. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE SAND/GRAVEL BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, CATCH BASIN FILTER INSERTS, EXCAVATED DROP INLET SEDIMENT TRAPS OR A COMBINATION OF THESE.
4. COLLECT AND DETAIN SEDIMENT-LADEN RUNOFF IN SEDIMENT TRAPS (AN EXCAVATED OR BERMED AREA OR CONSTRUCTED DEVICE) TO ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE.
5. USE SEDIMENT CONTROLS AND FILTRATION TO REMOVE SEDIMENTS FROM DE-WATERING DISCHARGES.
6. PREVENT CONSTRUCTION VEHICLE TIRES FROM TRACKING SOIL ONTO ADJACENT STREETS BY CONSTRUCTING A TEMPORARY STONE PAD WITH A FILTER FABRIC UNDER-LINER NEAR THE SITE EXIT WHERE DIRT AND MUD CAN BE REMOVED.
7. WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS ON CONSTRUCTION SITES, USE DRY SWEEPING METHODS WHERE POSSIBLE. IF WATER MUST BE USED TO FLUSH PAVEMENT, COLLECT RUNOFF TO SETTLE OUT SEDIMENTS AND PROTECT STORM DRAIN INLETS.

NOT IN USE

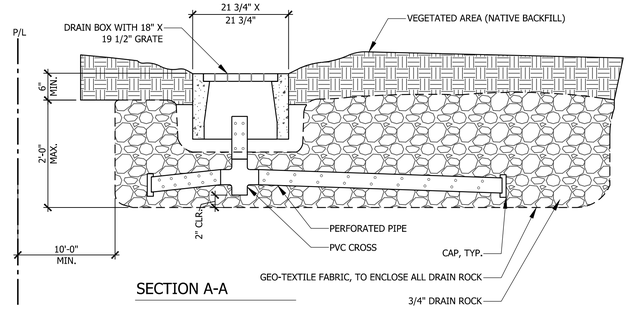
5
A0.2



1 A0.2 **FIBER ROLLS**
SCALE: 1/8"=1'-0"



PLAN



SECTION A-A

6 A0.2 **SHALLOW GRAVEL BASIN**
SCALE: 3/4"=1'-0"

NOTE:

1. L & W TO BE SIZED TO ACCOMMODATE A 10-YEAR STORM EVENT. (THIS GRAVEL BED CAN BE USED AS A WATER DETENTION DEVICE)
2. WATER DETENTION CAPACITY OF BED IS LIMITED TO 40% OF TOTAL BED VOLUME

NOT IN USE

3
A0.2

NOT IN USE

4
A0.2

REGISTERED PROFESSIONAL ENGINEER
HEATHER M. KUOPPAMAKI
C74643
EXP. 12/31/19
CIVIL
STATE OF CALIFORNIA

2/26/18

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PAGE TITLE
EROSION AND SEDIMENT CONTROL

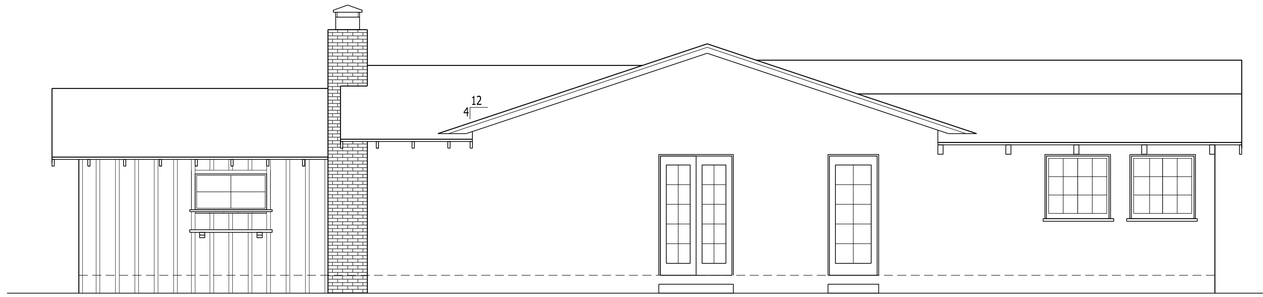
PLANNING REVIEW ONLY

RESIDENTIAL ADDITION FOR:
WEST VALLEY VENTURES
81 ARBUELO WAY
LOS ALTOS, CA 94022
APN# 170-15-032

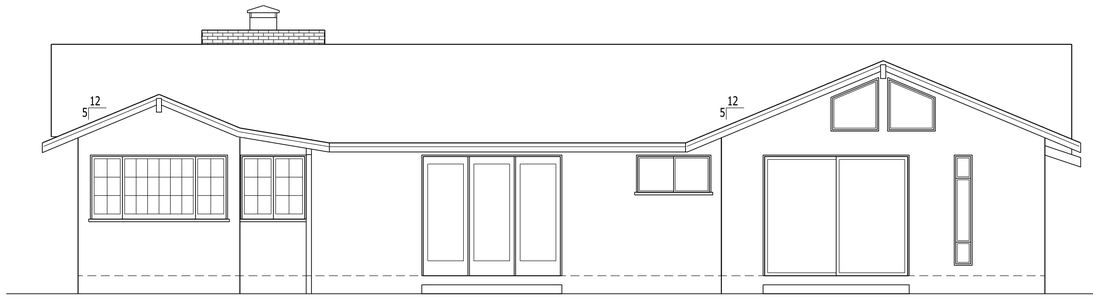
DATE: 2018.01.02
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 1814

SHEET: **A0.3**

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



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



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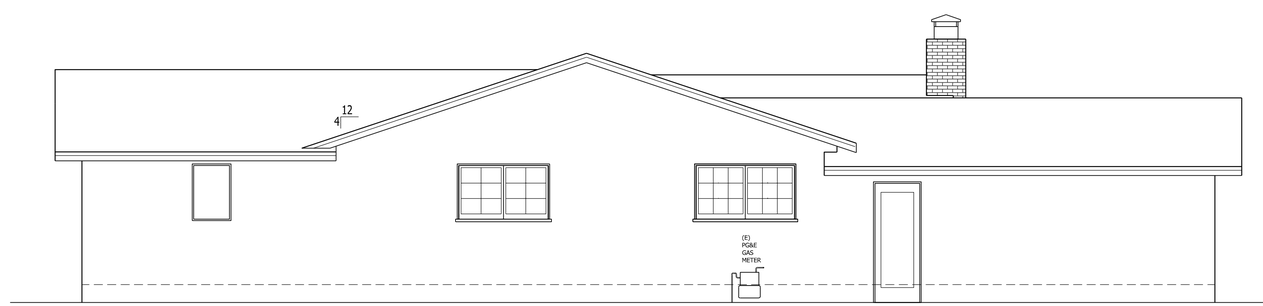

LEFT (WEST) ELEVATION
1/4" = 1'-0"

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SHEET: **A1**

FRONT (SOUTH) ELEVATION
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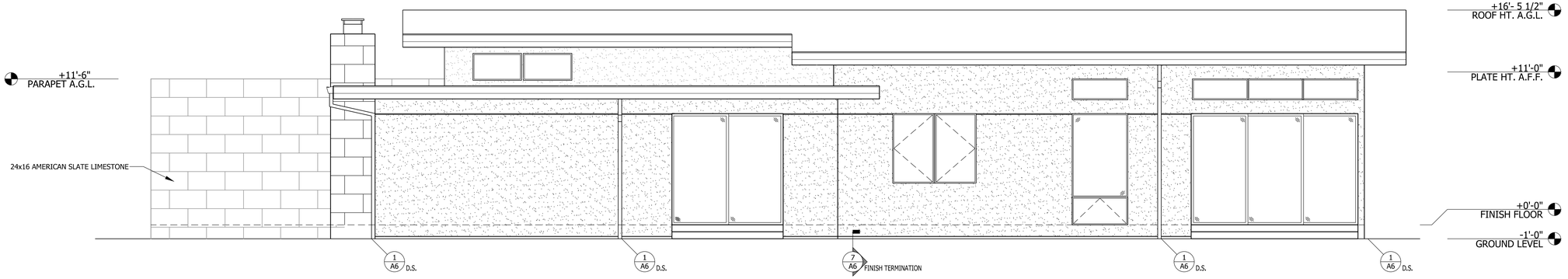
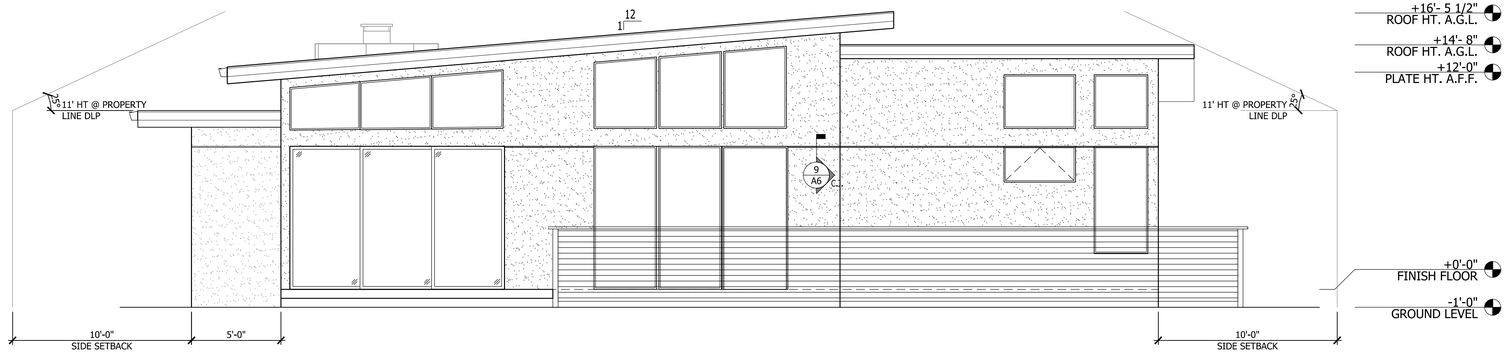


RIGHT (EAST) ELEVATION
1/4" = 1'-0"



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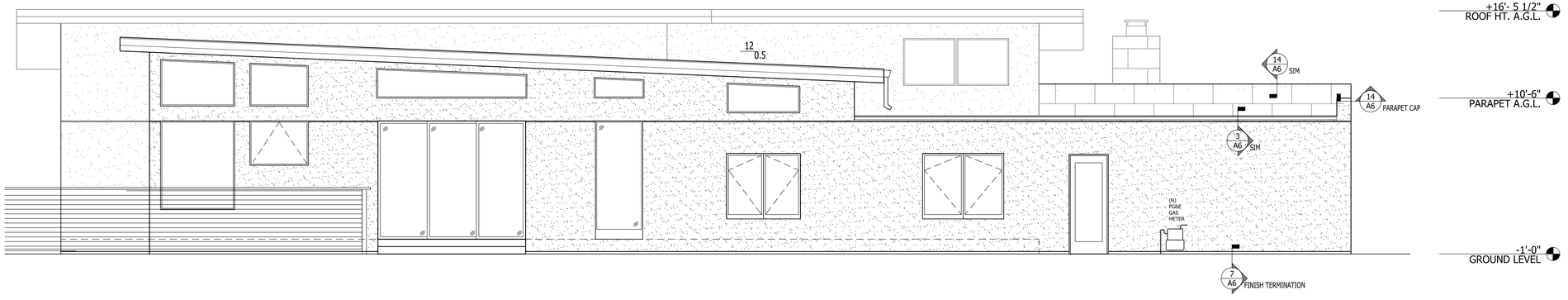

LEFT (WEST) ELEVATION
1/4" = 1'-0"

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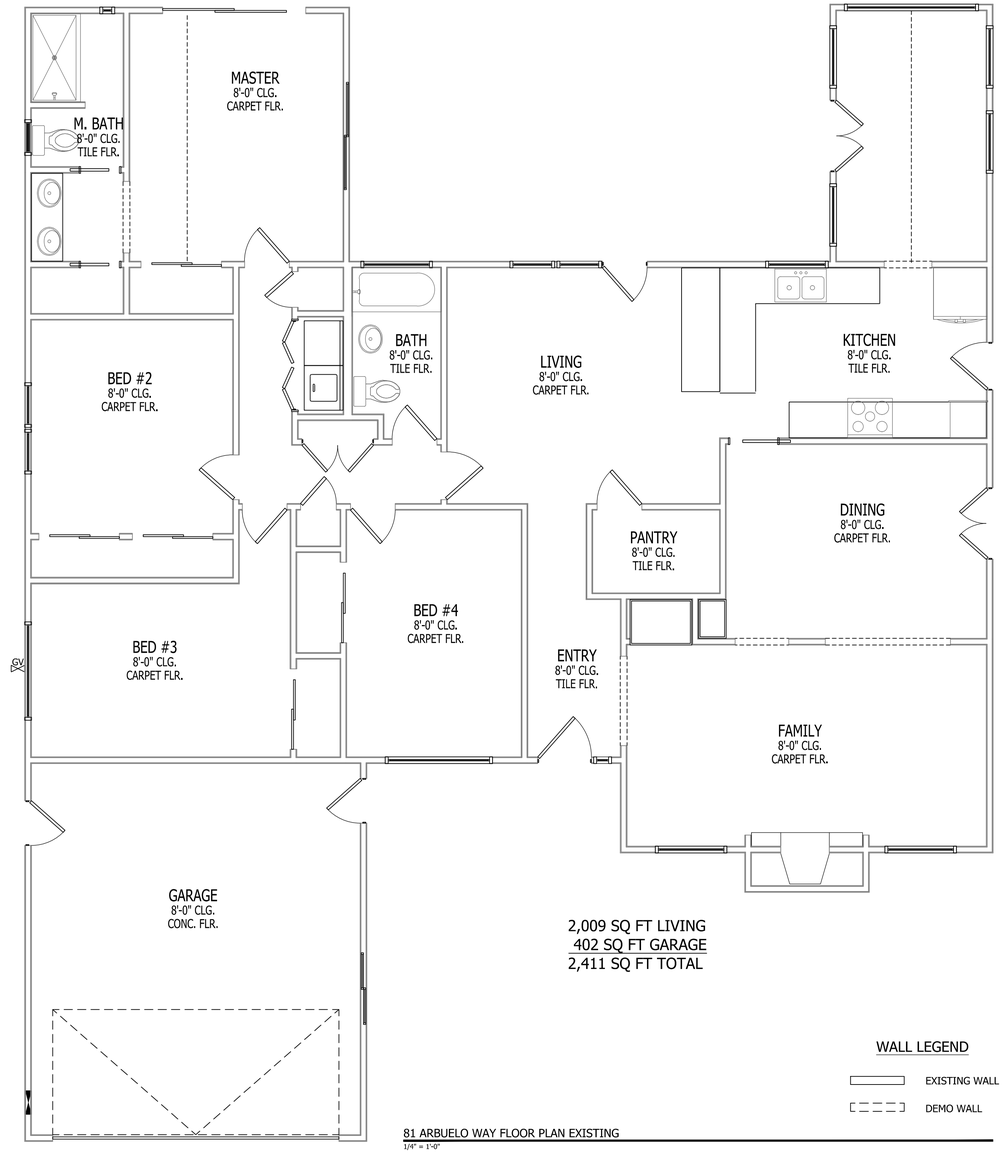

81 ARBUELO WAY FLOOR PLAN EXISTING
1/4" = 1'-0"

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FLOOR PLAN EXISTING

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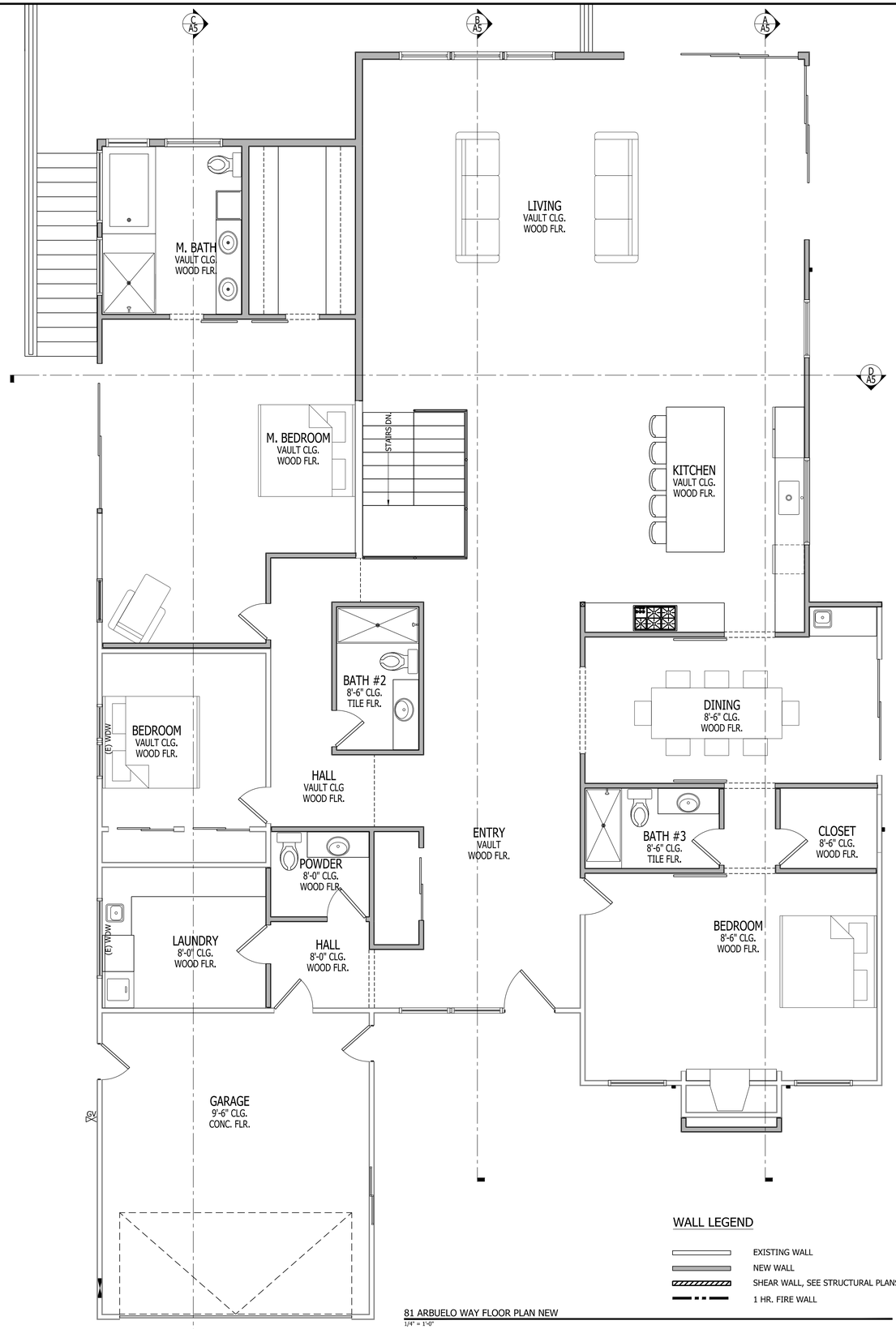

81 ARBUELO WAY FLOOR PLAN NEW

1/4" = 1'-0"

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FLOOR PLAN NEW

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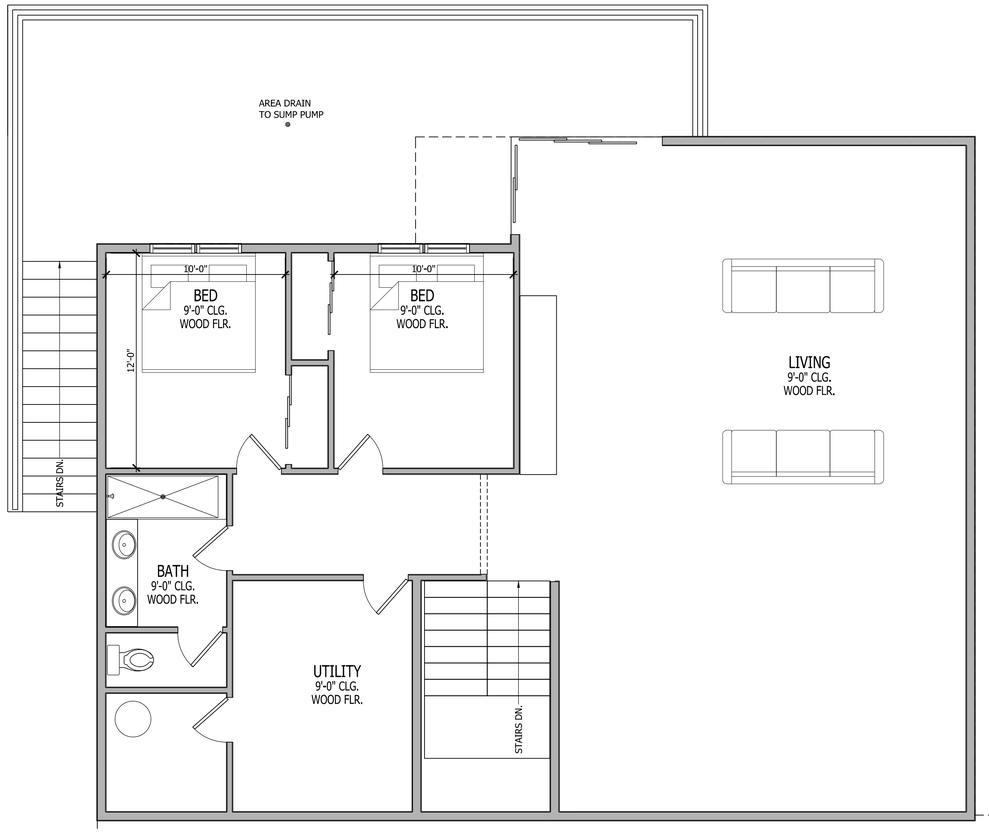
SHEET: **A3**



option b

WALL LEGEND

- EXISTING WALL
- NEW WALL
- SHEAR WALL, SEE STRUCTURAL PLANS
- 1 HR. FIRE WALL

81 ARBUELO WAY BASEMENT PLAN NEW
1/4" = 1'-0"

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BASEMENT PLAN NEW

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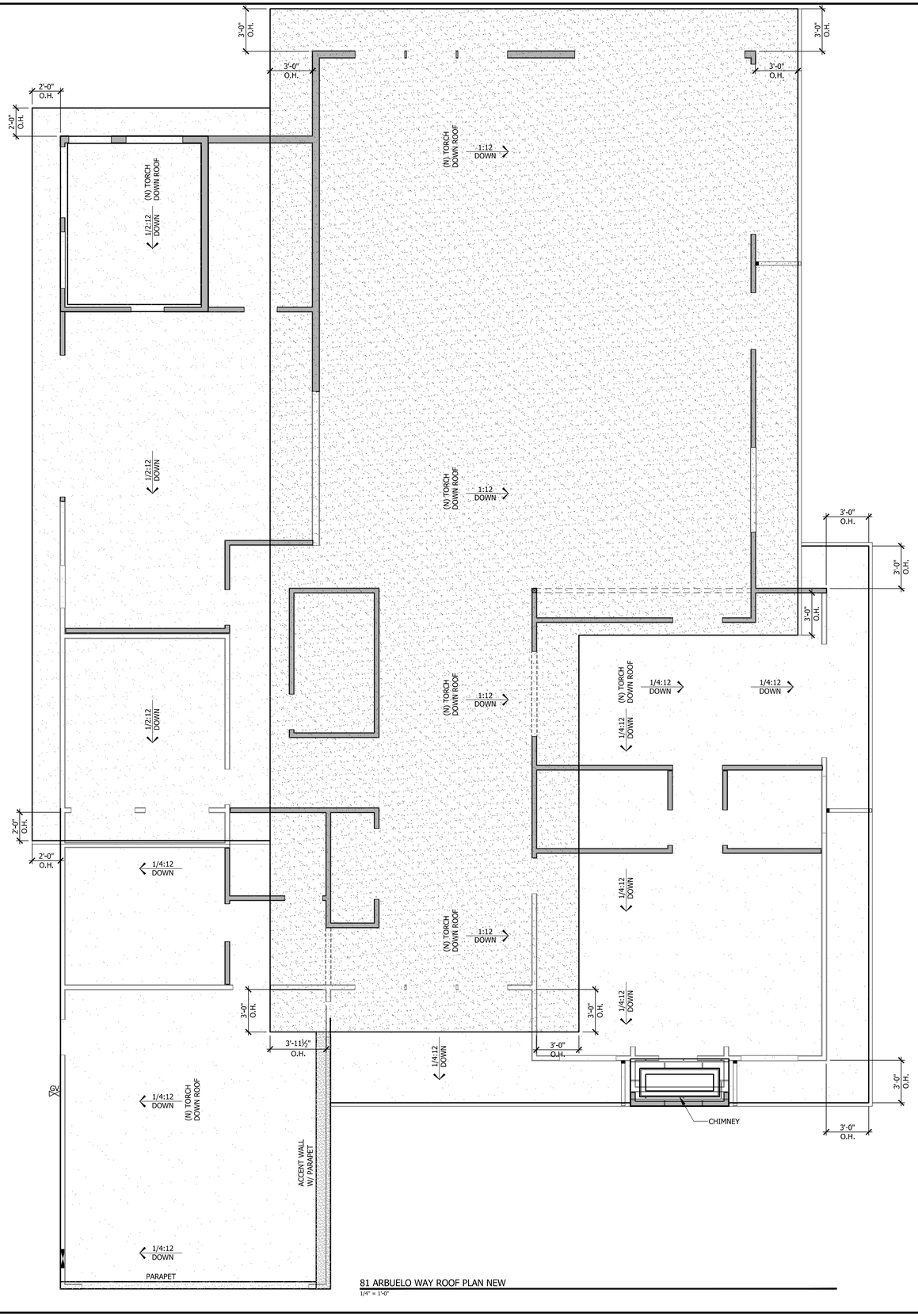
SHEET: **A3.1**



81 ARBUELO WAY ROOF PLAN NEW
1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

ZONE 1:
SPRAY FOAM INSULATION - NO VENTILATION REQUIRED

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ROOF PLAN

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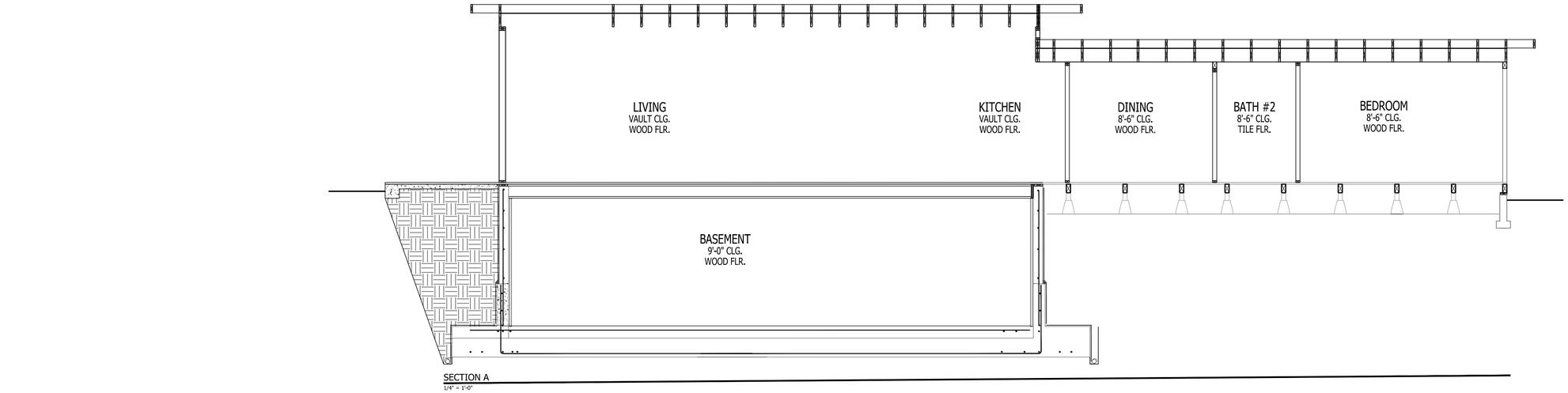
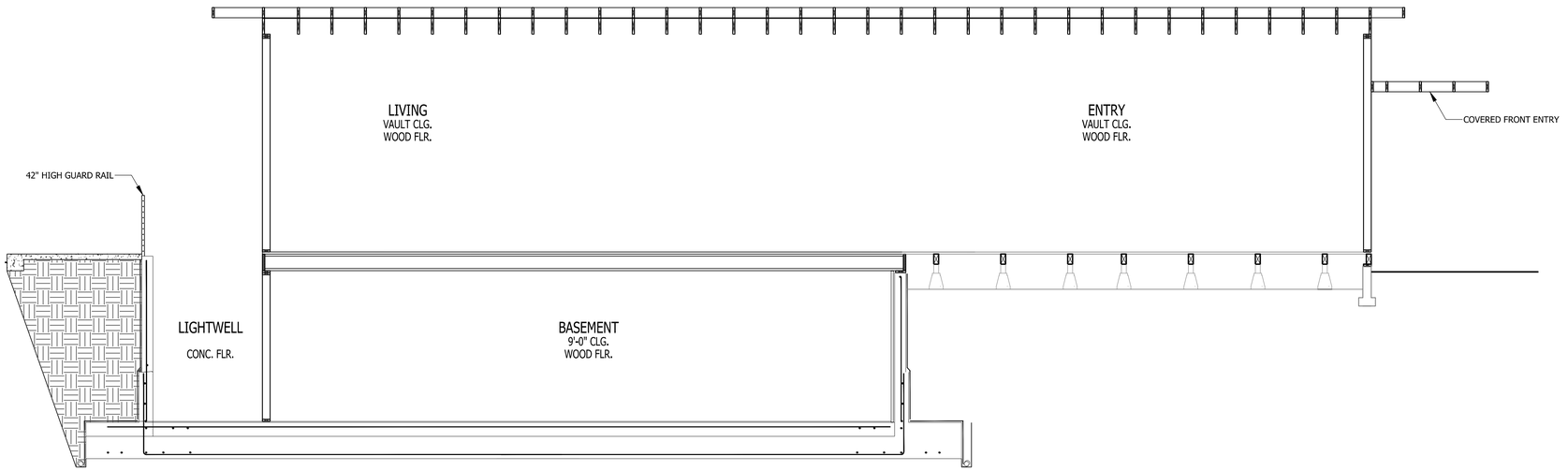
SHEET: **A4**



SECTION A
1/4" = 1'-0"



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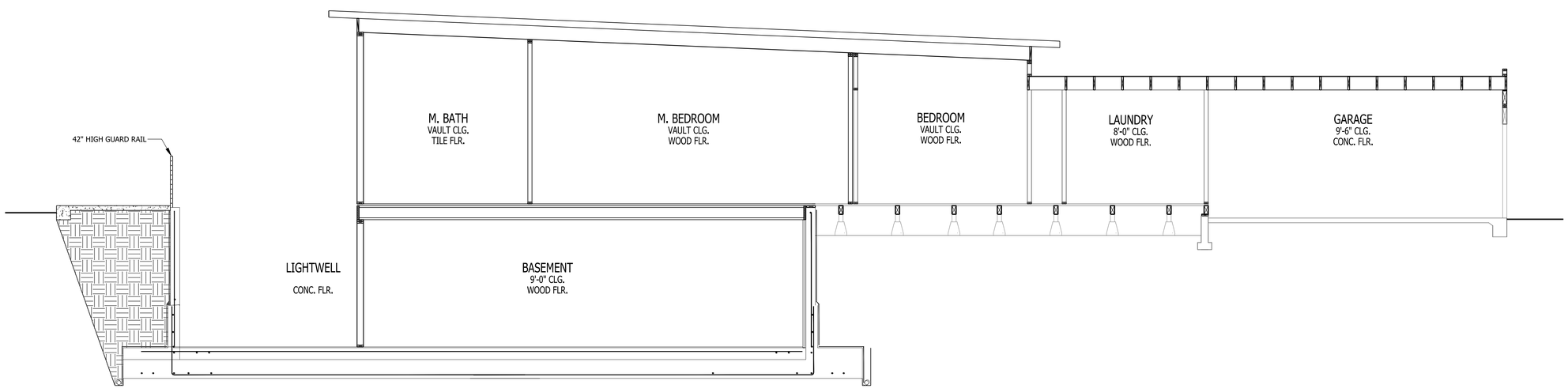

SECTION C
1/4" = 1'-0"

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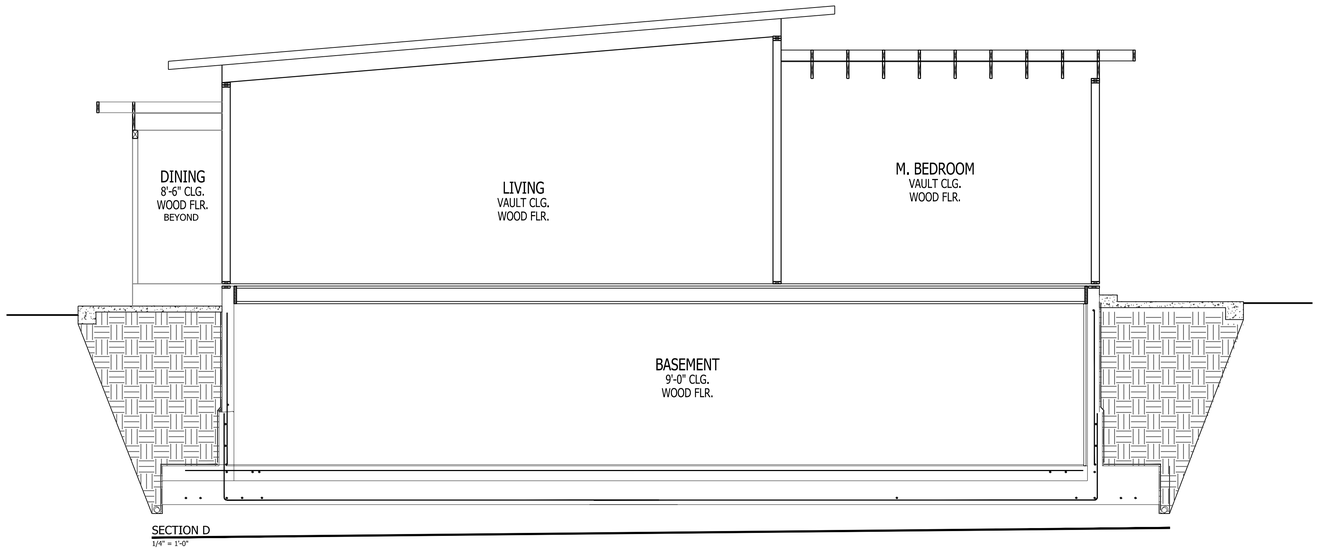
SHEET: **A5**



SECTION D
1/4" = 1'-0"

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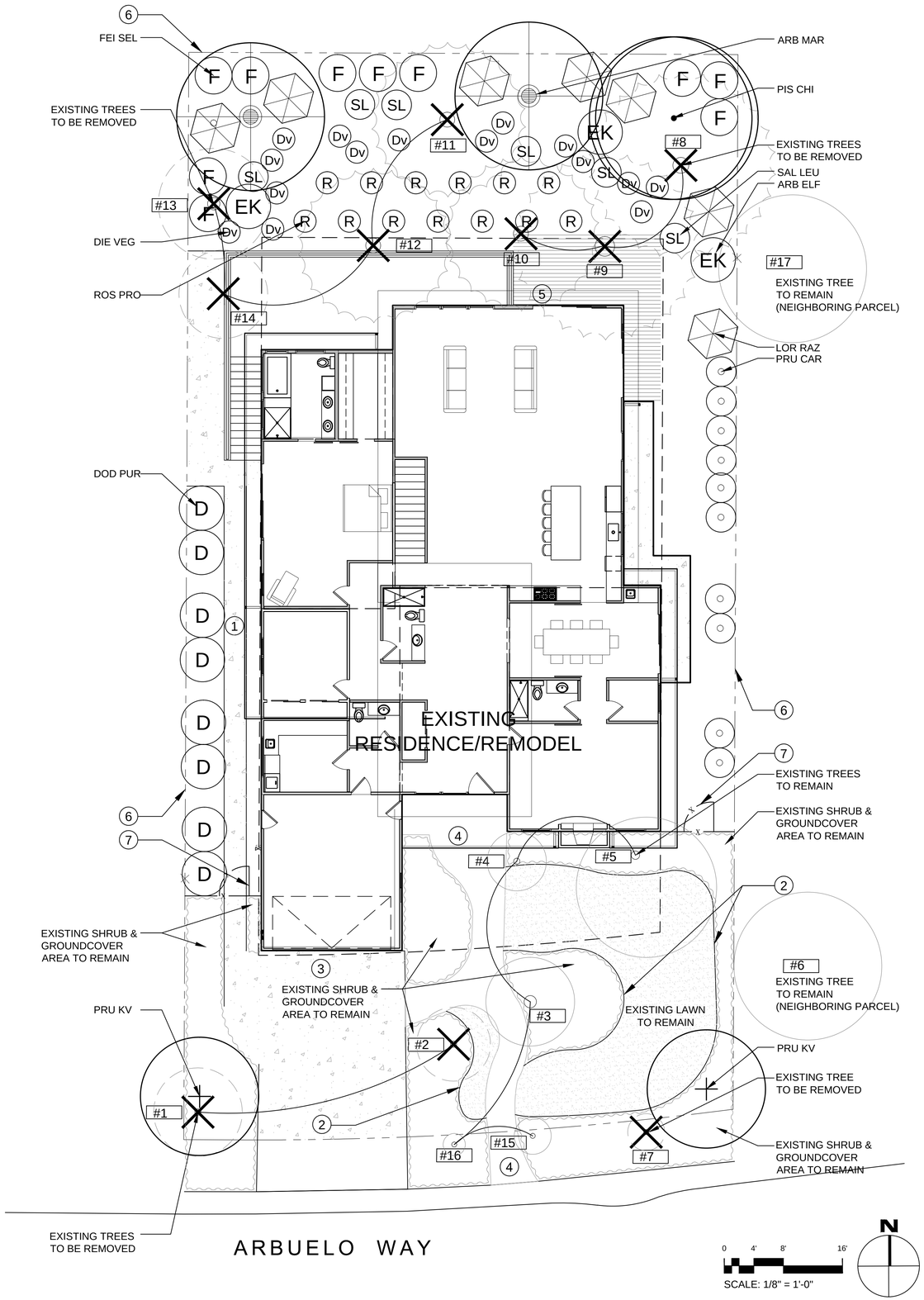

LEGEND

- SHRUB AND GROUNDCOVER AREA
- EXISTING TREES TO REMAIN
- # X — TREE NUMBER ON EXISTING TREE SUMMARY TABLE
- X — EXISTING TREES TO BE REMOVED

KEY NOTES: PROPOSED IMPROVEMENTS

1. CONCRETE PAVING
2. EXIST. BRICK MOWBANDS TO REMAIN
3. EXIST. CONCRETE DRIVEWAY W/BRICK BANDS TO REMAIN
4. EXIST. BRICK WALKWAY TO REMAIN
5. DECK (SEE ARCHITECTURAL DRAWINGS)
6. EXIST. WOOD FENCE AT PL
7. EXIST. WOOD GATE

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS
TREES				
ARB MAR	*Arbutus 'Marina'*	Strawberry Tree	24" Box	S.L./No. Whorl. Br./N. Drp. Br./Match
PIS CHI	*Pistacia chinensis*	Chinese Pistache	24" Box	Hi. Br.
PRU KV	*Prunus cerasifera 'Krauter Vesuvius'*	Purple Leaf Plum	24" Box	Hi. Br./Match/No top.
SHRUBS				
ARB ELF	*Arbutus unedo 'Elfin King'*	Strawberry Tree	15 G.C.	Mult. St./Stem up.
DIE VEG	*Dietes vegeta*	Fortnight Lily	1 G.C.	
DOD PUR	*Dodonaea viscosa 'Purpurea'*	Purple Hopseed Bush	5 G.C.	
FEI SEL	*Feijoa sellowiana*	Pineapple Guava	5 G.C.	
LOR RAZ	*Loropetalum chinense 'Razzleberri'*	N.C.N.	5 G.C.	
PRU CAR	*Prunus caroliniana 'Compacta'*	Dwarf Carolina Laurel Cherry	15 G.C.	SL
ROS PRO	*Rosmarinus officinalis 'Prostratus'*	Dwarf Rosemary	1 G.C.	
SAL LEU	*Salvia leucantha*	Mexican Bush Sage	1 G.C.	F & B/N. Drp. Br.

PLANT LIST ABBREVIATIONS:

Note:	This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)
SL	Single main, straight, dominant, leader
Hi. Br.	High branched—lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
No Top	No topping or pruning of upper branches
Br. Gr.	Branched to ground
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
N.V.S.-30 deg.	Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
No. Whorl. Br.	No closely spaced whirled branches. Select even symmetrical branch distribution
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants.
	In general plants within a group or area are to be matched, unless noted otherwise.
T.F.	Tree Form
S.F.	Shrub Form
N.F.	Narrow upright Form
B.R.	Bare Root
B & B	Balled and Burlap
Mult. St.	Multi stemmed
Flat	Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout.
Cal.	Caliper
EV.	Evergreen
G.C.	Gallon Can
N.C.N.	No Common Name
Trail F	Select trailing Forms for prostrate growth
Veg. Gr.	Vegetative Grown
Hed. F.	Hedge Form (clipped)
Stem up.	Stem up to expose trunk and lower branch pattern
o.c.	On center
N. Drp. Br.	No long heavy drooping branches

EXISTING TREE SUMMARY (REFER TO ARBORIST REPORT)

Number	Tree species/Common Name	Trunk Dia inch (DBH)	Height (feet)	Spread (feet)	Condition	Disposition
1	Prunus cerasifera/Cherry Plum	11.0	20	12	C: Fair vigor, poor form	Remore
2	Malus sp./Crabapple	8.1	10	10	F: Fair vigor, poor form, decay	Remove
3	Acer palmatum/.Japanese Maple	14.1	12	12	A: Good vigor, fair form, multi	Retain
4	Acer palmatum/.Japanese Maple	7	10	8	C: Fair to poor vigor, fair form	Retain
5	Acer palmatum/.Japanese Maple	12.5	25	18	A: Good vigor, good form	Retain
6	Magnolia grandiflora/Southern Magnolia	15 est	35	20	B: Fair vigor, fair form, dieback	Retain (neighbor)
7	Prunus semulata/Cherry	6.5	8	5	F: Poor vigor, poor form, nearly dead	Remove
8	Pinus radiata/Monterey Pine	26.1	85	25	C: Fair vigor, fair to poor form	Remove
9	Pinus radiata/Monterey Pine	27.2	85	25	D: Fair to poor vigor, fair form	Remove
10	Pinus radiata/Monterey Pine	20.1	60	20	D: Fair vigor, poor form, suppressed	Remove
11	Cedrus deodara/Deodar Cedar	16.9	80	20	D: Fair to poor vigor, poor form	Remove
12	Cedrus deodara/Deodar Cedar	17.1	85	20	A: Good vigor, fair form	Remove
13	Albizia julibrissin/Silk Tree	4.8/3.0/4.1/6.2	20	15	C: Fair vigor, poor--multi	Remove
14	Liquidambar stryraciflua/Liquidambar	6.8	35	12	B: Fair vigor, fair form	Remove
15	Prunus spp./Plum	3	7	5	B: Fair vigor, fair form, young tree	Remove
16	Prunus spp./Cherry	2	5	3	B: Fair vigor, fair form, recent plant	Retain
17	Pistachia chinensis/Chinese Pistache	8 est	30	20	B: Fair vigor, fair form	Retain (neighbor)

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

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LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI CLA 2942
Signature 10/31/18
Renewal Date 05/25/18
Date
STATE OF CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:
1	PLANNING SUBMITTAL	05/3/2018
2	RESUBMITTAL	05/25/2018

SCALE: 1/8" = 1'-0"

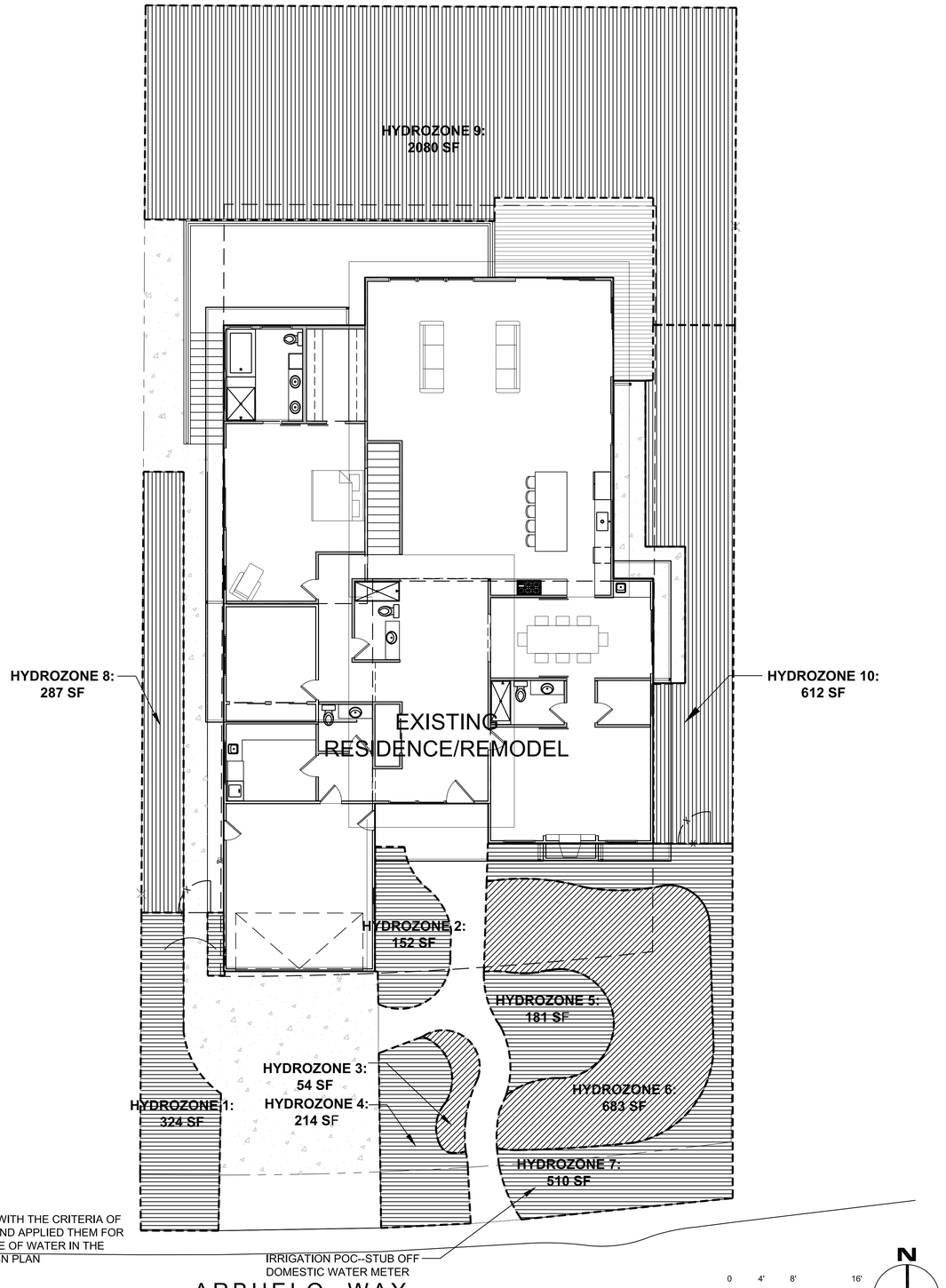
PROJECT NUMBER: TLA#: 17025.009

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L-1



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

CONCEPTUAL IRRIGATION STATEMENT

1 IRRIGATION DESIGN SHALL BE ZONED FOR 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGHER WATER USE PLANT MATERIALS; 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.

2 IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.

3 PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.

4 COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MOIST CONDITIONS.

5 LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NON-LANDSCAPED AREAS

6 LOW VOLUME SPRINKLERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.

7 DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHEREVER POSSIBLE.

8 DRIP IRRIGATION SHALL BE UTILIZED AT NON-TRAFFIC OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO-TUBING.

9 THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO PERMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF.

10 INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO ISOLATE WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND."

NOTES:

1 IRRIGATED PLANTED AREA= 5120 SF
TURF IS 14% (737 SF) OF THAT PLANTED AREA

2 A MINIMUM 3-INCH LAYER OF 1/2" to 1' DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.

3 UNLESS CONTRAINDICATED BY A HORTICULTURAL SOILS ANALYSIS, SOIL AMENDMENT TO INCLUDE COMPOST AT A MINIMUM OF 4 CUBIC YARDS PER 1000 SF OF PLANTING AREA INCORPORATED TO A DEPTH OF 6 INCHES.

4 PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT INTRODUCED OR NATIVE AND NON-INVASIVE PLANT SPECIES(AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT.

SOD IS SELECTED FROM A REDUCED IRRIGATION NEED SEED MIX.

HYDROZONE LEGEND

LOW WATER USE (2979 SF)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

MEDIUM WATER USE (1381SF)
(POP-UP SPRAY HEADS)

HIGH WATER USE (737 SF)
(TURF AREA--POP-UP SPRAY HEADS)

STANDARDS FOR IRRIGATION EQUIPMENT

1 MAINLINES SHALL BE 1120 PVC-SCHEDULE 40 FOR PIPE SIZE 1 1/2" AND SMALLER, 1120 PVC-CLASS 315 FOR PIPE SIZES 2" AND 2 1/2", BELL AND RING PVC-CLASS 160 FOR PIPE SIZES 3" AND LARGER.

2 LATERAL LINES SHALL BE 1120 PVC-CLASS 200.

3 DEPTH OF MAINLINE: 24" OF COVER
DEPTH OF LATERAL LINE: 18" OF COVER
DEPTH OF PIPE UNDER PAVING: 24" OF COVER ENCASED IN A SLEEVE

4 BACKFLOW PREVENTER SHALL BE A TYPE APPROVED BY AND INSTALLED PER LOCAL CODES.

5 SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.

6 PRECIPITATION RATES FOR SPRINKLERS SHALL MATCH SOIL ABSORPTION RATE.

7 SPRINKLERS SHALL HAVE PRESSURE COMPENSATING FEATURE WHENEVER POSSIBLE TO PREVENT FOGGING AND MISTING AND TO PREVENT WIND DRIFT.

8 SPRINKLER CIRCUIT SHALL HAVE A CHECK VALVE INSTALLED WHERE NECESSARY TO MINIMIZE OR PREVENT LOW HEAD DRAINAGE.

9 RAIN SENSING OVERRIDE DEVICES SHALL BE INSTALLED WITH CONTROLLER.

10 IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION OF THE PRIMARY POWER SOURCE.

11 PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO MAINTAIN DYNAMIC PRESSURE WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.

12 MANUAL SHUT-OFF VALVES TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE IRRIGATION WATER SUPPLY.

Water Efficient Landscape Worksheet: 81 Arbuelo Way Los Altos CA (05/25/2018)

Reference Evapotranspiration (ETo)		**43**	**(Los Altos)**				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area **(LA)** (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 Mixed shrubs/groundcover	0.2	Overhead Spray	0.75	0.267	324	86.40	2,303
#2 Mixed shrubs/groundcover	0.2	Overhead Spray	0.75	0.267	152	40.53	1,081
#3 Turf	0.7	Overhead Spray	0.75	0.933	54	50.40	1,344
#4 Mixed shrubs/groundcover	0.5	Overhead Spray	0.81	0.617	214	132.10	3,522
#5 Mixed shrubs/groundcover	0.2	Overhead Spray	0.81	0.247	181	44.69	1,191
#6 Turf	0.7	Overhead Spray	0.81	0.864	683	590.25	15,736
#7 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	510	125.93	3,357
#8 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	287	70.86	1,889
#9 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	2,080	513.58	13,692
#10 Mixed shrubs/groundcover	0.2	Drip	0.81	0.247	612	151.11	4,029
			Totals		5,097	1,805.85	48,144
Special Landscape Areas (SLA)							
						0	0
						0	0
						0	0
				Totals	0	0	0
					Estimated Total Water Use (ETWU)		**48,144**
					Maximum Allowed Water Allowance (MAWA)		**61,149**

← **ETWU must be Less than MAW.**

ETWU will be "0" for 100% recycled water systems

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,806	Average ETAF for regular landscape areas must be 0.55 or below
Total Area	5,097	for residential areas, and 0.45 or below for non-residential
Average ETAF	**0.35**	areas.

All Landscape Areas

Total ETAF x Area	1,806
Total Area	5,097
Sitewide ETAF	**0.35**

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SCALE: 1/8" = 1'-0"

PROJECT NUMBER: TLA#: 17025.009

SHEET TITLE

IRRIGATION HYDROZONE PLAN

SHEET NO.

L-2

LOT 8, SAN ANTONIO ACRES (UNRECORDED)

890-M-12

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON A CALCULATED AND MEASURED LINE BETWEEN THE CENTERLINE MONUMENT AT THE INTERSECTION OF ARBUELO WAY AND FELICIA WAY AND THE CENTERLINE MONUMENT ON ARBUELO WAY BEARING S86°22'55"W 147.61' DISTANT.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS MAP IS SANTA CLARA VALLEY WATER DISTRICT BM: 287. LOCATED AT THE SOUTHWESTERN CORNER OF LOS ALTOS AVENUE AND PINE LANE. ELEV=123.04' (NAVD 88).

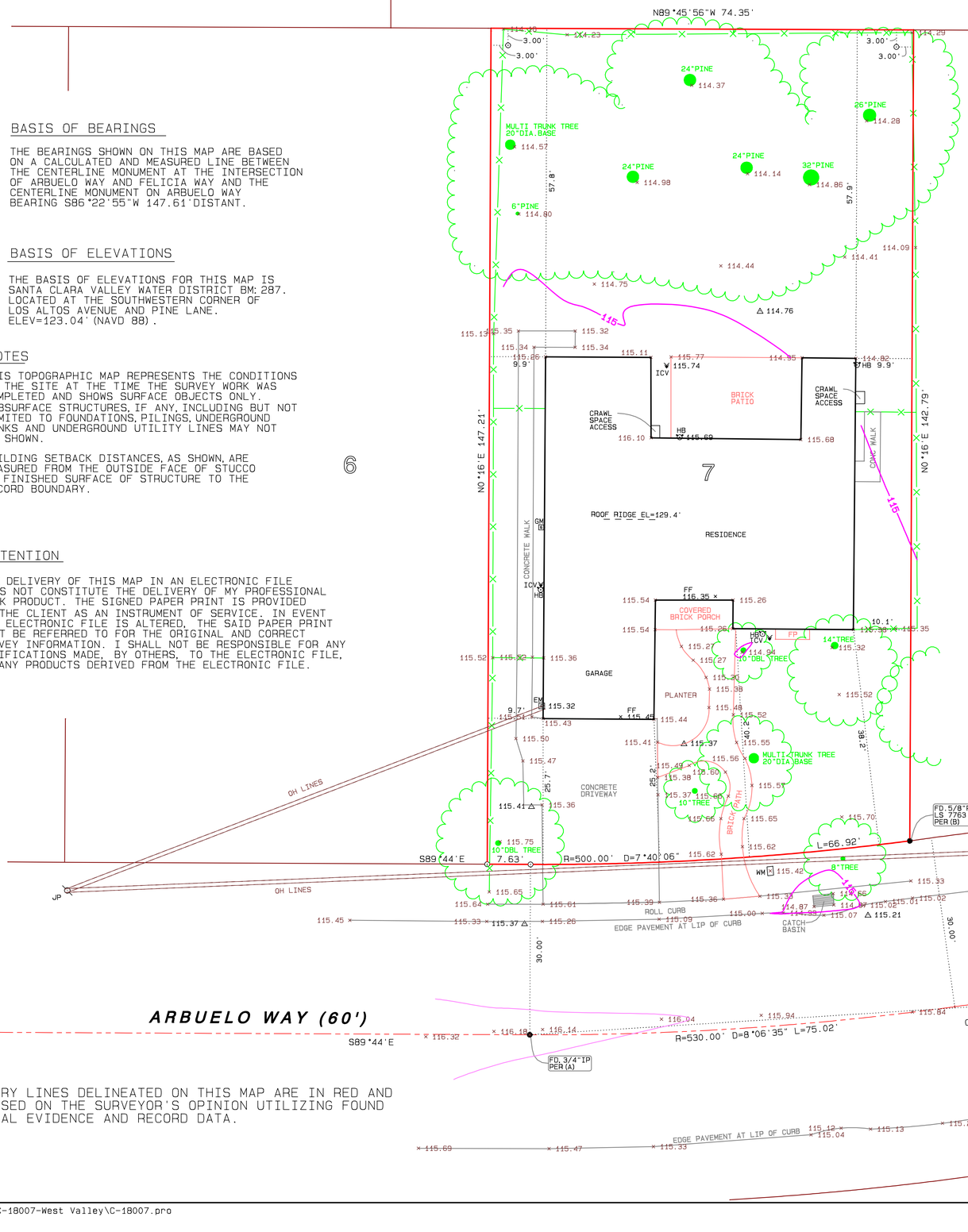
NOTES

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

BUILDING SETBACK DISTANCES, AS SHOWN, ARE MEASURED FROM THE OUTSIDE FACE OF STUCCO OR FINISHED SURFACE OF STRUCTURE TO THE RECORD BOUNDARY.

ATTENTION

THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.



TECHNICAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 170-15-032

ADDRESS OF PROJECT: 81 ARBUELO WAY
LOS ALTOS, CA

CLIENT'S NAME: WEST VALLEY VENTURES, LLC

SIZE OF LOT: 10,848 SQ FT +/-
0.25 ACRES +/-

LEGEND

- INDICATES RECORD BOUNDARY LINE
- INDICATES FOUNDATION LINE
- INDICATES EXISTING FENCE LINE
- OR — INDICATES EXISTING CONTOUR LINE
- INDICATES APPROXIMATE DRIPLINE OF TREES
- △ INDICATES RANDOM SURVEY CONTROL POINT
- × 345.9 INDICATES SPOT ELEVATION
- JP INDICATES JOINT SERVICES POLE
- HB INDICATES HOSE BIB
- WM INDICATES WATER METER
- FF INDICATES FINISH FLOOR
- ICV INDICATES IRRIGATION CONTROL VALVES
- EM INDICATES ELECTRIC METER
- ● INDICATES FOUND SURVEY MONUMENT, AS NOTED
- ⊙ INDICATES SET 1/2"x 36"REBAR, CAPPED"LS 5418"
- GM INDICATES GAS METER
- FP INDICATES FIREPLACE

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

LICENSED LAND SURVEYOR
ROBERT J. CRAIG
5418
STATE OF CALIFORNIA

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

BOUNDARY LINES DELINEATED ON THIS MAP ARE IN RED AND ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.

REVISED

ROBERT J. CRAIG
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BOULDER CREEK, CA 95006
(831) 359-1750 OR (408) 884-3791
RobertJamesCraig@gmail.com

TOPOGRAPHIC MAP
BEING LOT 7, TRACT NO.959, SYLVIA MANOR AS FILED IN MAP BOOK 36, PAGE 36 RECORDS OF SANTA CLARA COUNTY

Situate in
CITY OF LOS ALTOS
County of Santa Clara, State of California

SCALE : 1 " = 10 '	DRAWN: RJC	JOB NO. C-18007	SHEET
DATE: FEB. 12, 2018	APN. 170-15-032	INDEX: SANTA CLARA CO.	ONE
FIELDWORK: NIB			OF ONE

Mon Feb 12 14:14:39 2018

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