121 Doud Drive

SC20-0003

Wednesday, August 19, 2020
7:00 pm

FRONT ELEVATION RENDERING

ONE STORY BUILDINGS
ALMOND ELEMENTARY SCHOOL
20 CH.
1320
Formway Ct
Formway Ct
ONE STORY
ONE STORY
ONE STORY
TWO STORY
PROPOSED TWO STORY
TWO STORY
ONE STORY
Doud Dr
Doud Dr
Doud Dr
Doud Dr
Doud D
TWO STORY
THREE STORY
ONE STORY
TWO STORY
ONE STORY
55 DOUD
41 DOUD
61 DOUD
47 DOUD
35 DOUD
25 DOUD
40' CC&R SETBACK
DOUD DRIVE (60 FT. R.O.W.)
72 DOUD
60 DOUD
46 DOUD
36 DOUD
22 DOUD
40' CC&R SETBACK
SCALE: 1/8" = 1'-0"

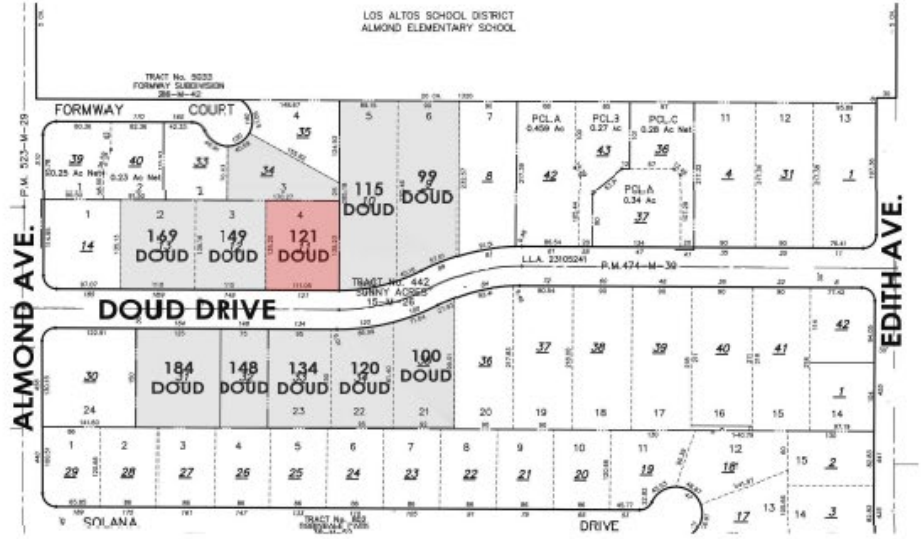
169 DOUD

149 DOUD

121 DOUD

115 DOUD

99 DOUD



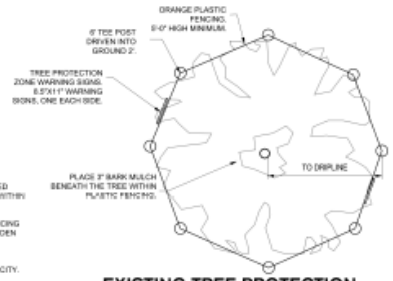
184 DOUD

148 DOUD

134 DOUD

120 DOUD

100 DOUD



RESTRICTED USE PROTECTION:

1. METHOD TO BE USED IN RESTRICTED AREAS WHERE CONSTRUCTION IS WITHIN THE DRIPLINE OF A TREE.
2. 2 INCHES OF ORANGE PLASTIC FENCING OVERLAID WITH 2-INCH THICK WOODEN SLATS AROUND THE TRUNK.
3. LOCATIONS FOR RESTRICTED USE PROTECTION TO BE APPROVED BY CITY.

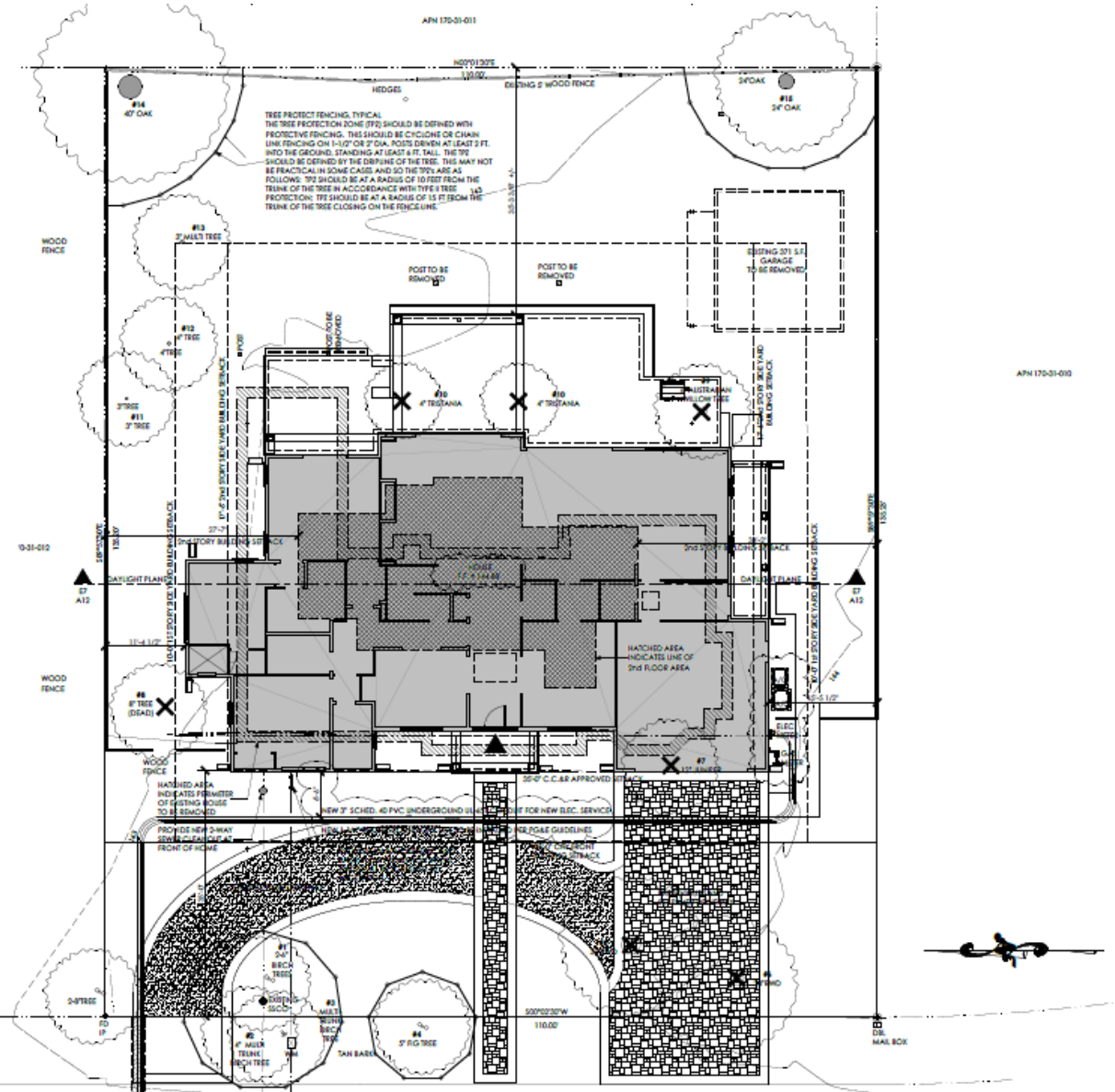
1 EXISTING TREE PROTECTION

NO SCALE

1. TREE PRESERVATION NOTES:
2. TREES WITHIN THE LIMIT OF WORK WHICH ARE NOT BEING REMOVED, SHALL BE FENCED AND PROTECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS.
3. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3" BARK MULCH BENEATH TREES TO BE PRESERVED WITHIN 10FT OF TRUNK.
4. FENCING SHALL BE A 5'-0" HIGH MINIMUM FENCING WITH STEEL POSTS IMBEDDED IN THE GROUND.
5. NO GRADING SHALL OCCUR WITHIN THE FENCED AREA OF EXISTING TREES. DIGGING IN THE AREA UNDER THE EXISTING TREES THAT IS DESIGNATED TO RECEIVE PAVERS SHALL BE BY HAND UNLESS OTHERWISE AUTHORIZED BY THE CITY ARBORIST.
6. FENCING PLACEMENT SHALL BE COORDINATED WITH THE LIMITS OF PROPOSED PAVING IMPROVEMENTS.
7. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE FENCING AREA OF EXISTING TREES.
8. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED BY THE CITY TO ENFORCE THIS.
9. TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE. CITY OF LOS ALTOS WILL STOP CONSTRUCTION IF TREE PRESERVATION MEASURES ARE NOT IN PLACE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR IS REQUIRED TO HAVE AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) ON SITE, IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING. A CERTIFIED ARBORIST, APPROVED BY THE CITY, SHALL BE ON SITE AND MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING HERITAGE TREES.
11. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO IN-KIND REPLACEMENT EQUAL TO THE MATURE RESOURCE LOST, AS DETERMINED BY THE CITY.
12. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY SIX-INCH TALL EARTH BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE REQUIREMENTS.

TREE REMOVAL AND PLANTING TABLE

TREE #	SIZE	SPECIES	STATUS	NEW TREE	CANOPY SPECIES
#1	6"	BIRCH	RETAIN		
#3	4"	BIRCH	RETAIN		
#5	6"	BIRCH	RETAIN		
#6	6-10"	MULTI-TRUNK FIG	RETAIN		
#4	32"	REDWOOD	REMOVAL	(2) 24" BOX	PISTACIA CHINENSIS
#6	24"	REDWOOD	REMOVAL		
#7	12"	JUNIPER	REMOVAL	15 GAL	PODOCARPUS
#8	8"	DEAD PERSIMMON	REMOVAL		
#9	8"	AUSTRALIAN WILLOW	REMOVAL	15 GAL	PODOCARPUS
#10	6"	TRISTANIA	REMOVAL	15 GAL	PODOCARPUS
#11	3"	JAR MARLE	RETAIN		
#12	4"	JAR MARLE	RETAIN		
#13	3"	JAR MARLE	RETAIN		
#14	40"	OAK	RETAIN		
#15	24"	OAK	RETAIN		



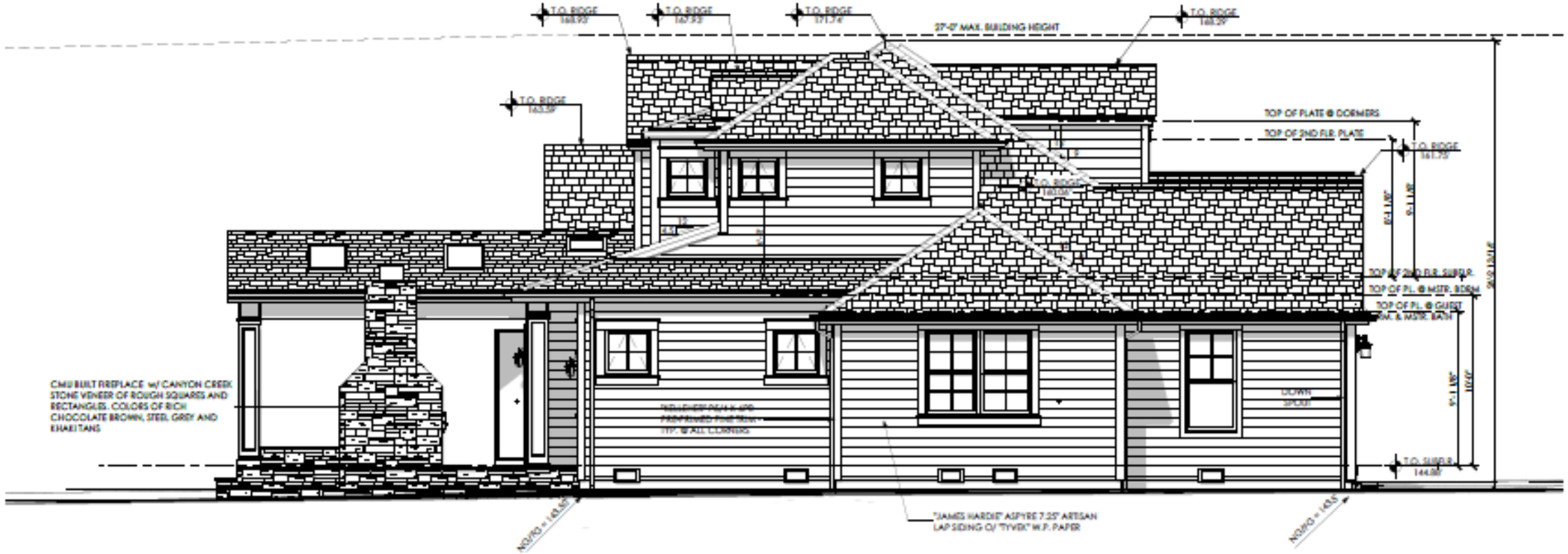
NOTE:
ALL EXISTING OVERHEAD UTILITIES (ELECTRIC, PHONE & CABLE) TO BE CHANGED TO UNDERGROUND FROM EXISTING JOINT POWER POLE ON WEST SIDE OF DOUD DRIVE. A DEFERRED SUBMITTAL SHALL BE REQUIRED BY THE CITY OF LOS ALTOS ENGINEERING DEPT. FOR ANY UNDERGROUND ROAD WORK THAT IS NECESSARY WITHIN THE RIGHT OF WAY.

FRONT ELEVATION RENDERING

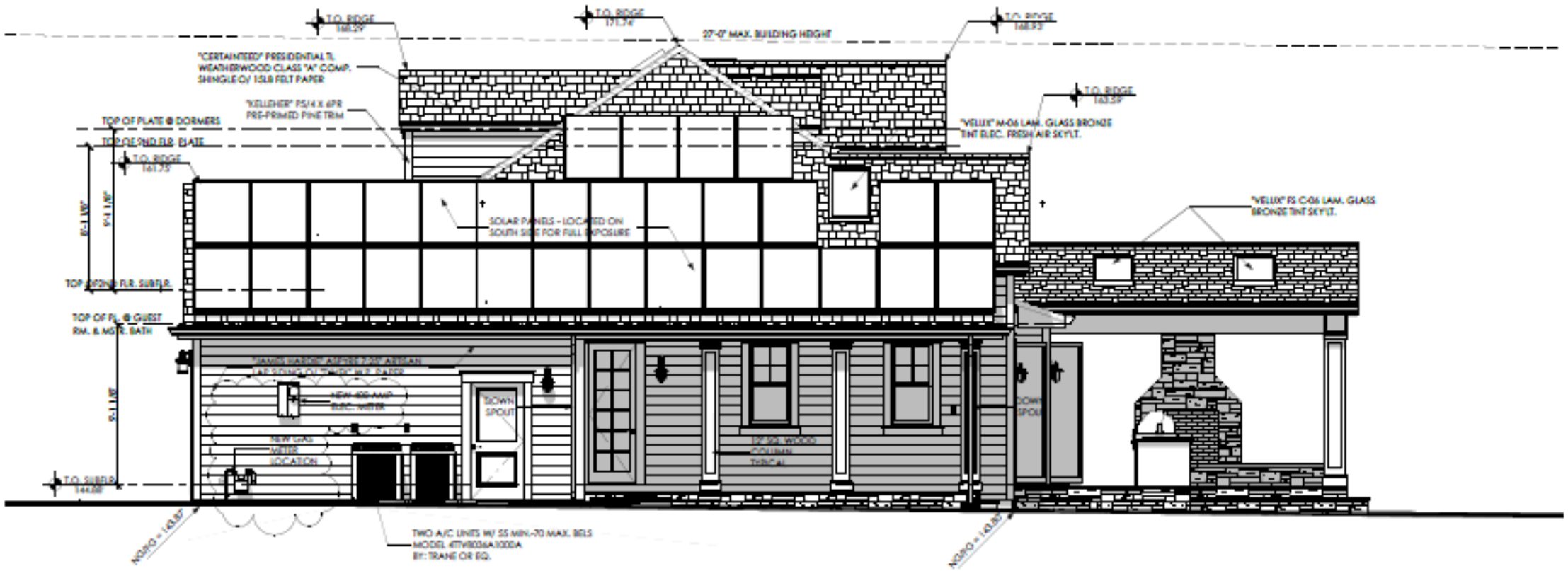
REAR ELEVATION RENDERING

FRONT (WEST) ELEVATION

REAR (EAST) ELEVATION



LEFT SIDE (NORTH) ELEVATION



RIGHT SIDE (SOUTH) ELEVATION

Pistacia chinensis
Chinese Pistache 24" Box
8-10' x 2-3' (Height x Width)
<30-60' x 20-40' (At Maturity)
Growth Rate: Moderate

Podocarpus gracilior
Fern Pine 15 Gal.
5-6' x 16-20' (Height x Width)
30-50' x 15-20' (At Maturity)
Growth Rate: Slow

Cornus florida var. Alba
White Dogwood 24 Box
7-9' x 2-3' (Height x Width)
<25' x <25' (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

Prunus caroliniana
Carolina Laurel Cherry 5 Gal.
2-3' x 12-16" (Height x Width)
8-10' x 6-8' (At Maturity)
Growth Rate: Moderate to Fast

Ligustrum japonicum
Japanese Privet 5 Gal.
2-2.5'x 1.5-2' (Height x Width)
10-12'x 8' (At Maturity)
Growth Rate: Moderate

*** NOTES (E) = Existing**

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

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

KIM RESIDENCE

121 Doud Dr., Los Altos, CA.

LANDSCAPE PLAN

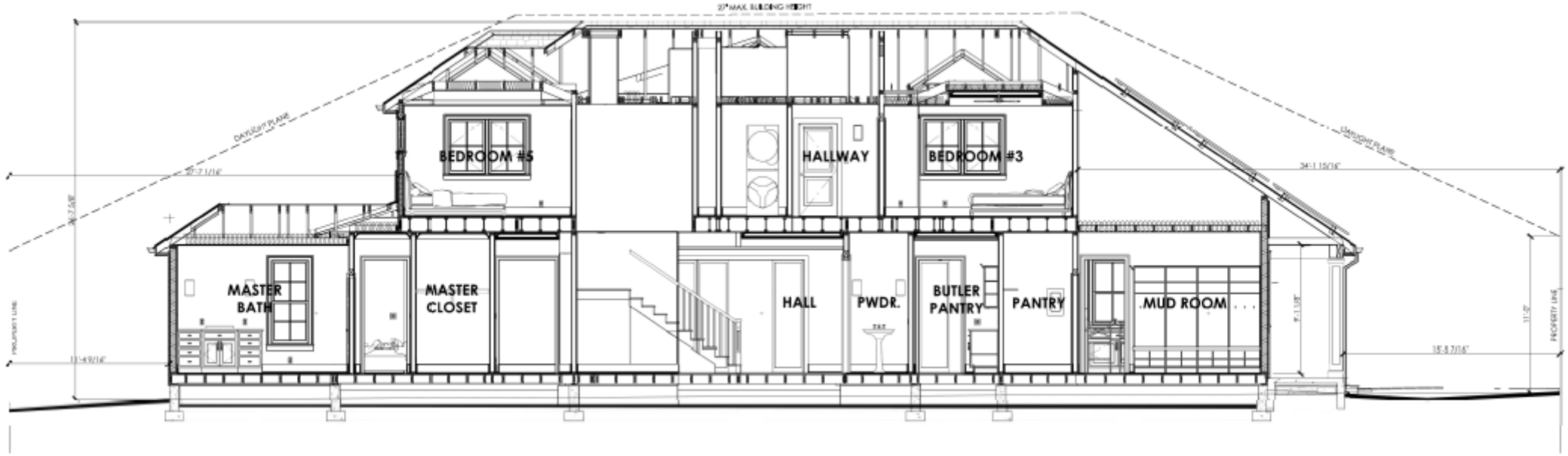
LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-21
STATE OF CALIFORNIA

DATE	07-09-2020
SCALE	1/8"=1'-0"
DRAWN	SL & AD
JOB	KIM

L-1

THE END

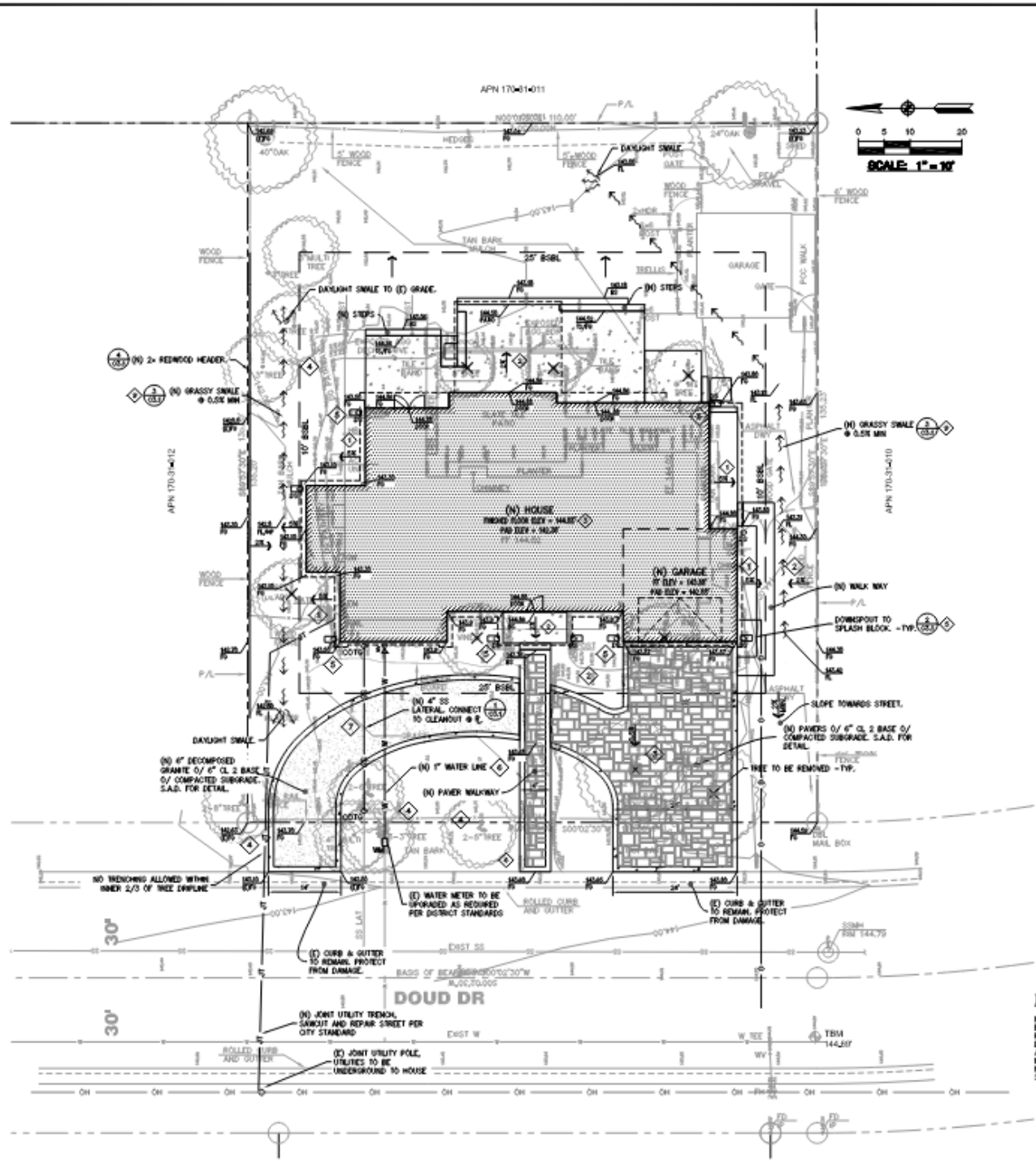
(Back-Up Slides Available Behind the Red Slide)



SECTION A

SECTION B

SECTION C



ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN-KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LAST/EST VERSION OF THE CITY STANDARDS.

AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.

GRADES AROUND BUILDING NOTE:
GRADES WITHIN THE FIRST 10 FEET ADJACENT TO STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES PER 1804.A.3 OF CBC

DRAINAGE NOTE:
UNDER NO CIRCUMSTANCES SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECT SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON SITE UP TO 10 YEAR STORM

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

ALL TRENCHES IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A, ST-9B, AND ST-16 WHERE APPLICABLE

NOTE: CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

A SEPARATE PERMIT IS REQUIRED FOR ANY & ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND CALIFORNIA REGIONAL STANDARDS - REFER TO EROSION AND SEDIMENTATION CONTROL PLAN.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

SLOPE FINISHED GRADES A MINIMUM OF 5% FOR AT LEAST THE 5 FEET TO 10 FEET FROM BUILDING PERIMETER WHERE EVER IT IS PHYSICALLY POSSIBLE. DIRECT SURFACE DRAINAGE RUNOFF TO DISPERSE ON-SITE.

PROVIDE 2% SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLITE. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH -TYP.

CONSTRUCT EARTHEN SWALES AT 2% TYP. (1% MIN.) & BERMS AS REQUIRED TO DIRECT FLOWS TO DAYLITE. SLOPE FINISHED GRADES TO DAYLITE, TO ACCOMMODATE POSITIVE DRAINAGE AND AVOID PONDING. FOR FLOWLINES GREATER THAN 5%, PROVIDE LINED DITCH -TYP.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

PROVIDE TREE PROTECTION AS REQUIRED FOR TREES TO REMAIN.

THE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMIT AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

DEMOLISH (E) STRUCTURE(S) AS REQUIRED. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED CITY DEMOLITION PERMIT.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER PER C.B.C. SECTION 2304.11.2.2 TO PROVIDE 8" MIN. CLEARANCE. THESE GRADES MAY BE LOWER PROVIDED THAT PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

SITE ANNOTATION KEYS

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 5% FOR THE FIRST 10 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES (PER CBC), U.O.N. -TYP.
2. PROVIDE 2%(WITHIN 10 FOOT OF BUILDING) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. -TYP.
3. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION CITY PERMIT. SEE DEMOLITION PLAN.
4. PROVIDE TREE PROTECTION AROUND DRIP LINES OF (E) TREES. SEE LANDSCAPE AND/OR SEPARATE TREE PROTECTION PLANS FOR TREE PROTECTION DETAILS. CONTRACTOR TO USE EXTREME CARE WHEN EXCAVATING UNDER TREE CANOPY. HAND DIGGING MAY BE REQUIRED.
5. DIRECT ROOF DOWNSPOUT (DS) LEADERS TO SPLASH BLOCKS. PROVIDE 2' LONG SPLASH BLOCKS TO BE USED BELOW RAIN WATER LEADERS IN PERVIOUS AREAS.
6. INSTALL (N) WATER LATERAL & METER FOR (N) 1" WATER SERVICE. CONTRACTOR SHALL LOCATE PRIOR TO CONSTRUCTION PER UTILITY COMPANY STANDARDS.
7. CONNECT/RECONNECT TO (E) SEWER LATERAL AS REQUIRED. CONTRACTOR TO LOCATE PRIOR TO CONSTRUCTION AND VERIFY ADEQUACY OF SYSTEM VIA VIDEOTAPED INSPECTION. IF NEEDED, INSTALL (N) LATERAL MINIMUM 4" PVC (SDR-35 OR BETTER). SLOPED AT 2% MINIMUM. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES. REROUTE AS REQUIRED FOR NEW CONSTRUCTION.
8. REMOVE (E) GAS METER AND UPGRADE (N) GAS LINE AND SERVICE AS REQUIRED PER UTILITY COMPANY STANDARDS. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES.
9. CONSTRUCT (N) GRASSY SWALE. SWALE SHALL BE 12-INCHES WIDE AND 3-INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. HAND DIGGING MAY BE REQUIRED UNDER THE TREE CANOPY. SEE DETAIL.

HYDROLOGY NOTE

NO INCREASE TO THE RUN OFF FROM THE EXISTING CONDITION IS OCCURRING THE PROPOSED DEVELOPMENT RESULTS IN A NET DECREASE OF PERVIOUS SURFACE RESULTING IN A REDUCTION OF FLOW. AND NO MODIFICATIONS HAVE BEEN MADE TO THE NATURAL DRAINAGE PATTERNS HAVE RESULTED SO NO RETENTION OF DRAINAGE IS REQUIRED.

ON-SITE IMPERVIOUS AREA

PRE-DEVELOPMENT	
HOUSE & GARAGE	= 2,784 SF
DRIVEWAY & WALKWAY	= 1,559 SF
TOTAL	= 4,340 SF
POST-DEVELOPMENT	
HOUSE & GARAGE	= 3,261 SF
PATIO	= 1,915 SF
TOTAL	= 4,176 SF
NET DECREASE OF IMPERVIOUS	= 164 SF

NOTE:
(N) DRIVEWAY CONSTRUCTED OF PERVIOUS PAVERS AND PERVIOUS DECOMPOSED GRANITE.

CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
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PH: 415-206-4455 FAX: 510-372-5259

KIM RESIDENCE
121 DOUD DRIVE
LOS ALTOS, CA

APN: 170-31-011

SANTA CLARA COUNTY

GRADING AND DRAINAGE PLAN

REVISIONS	BY
-	-
-	-
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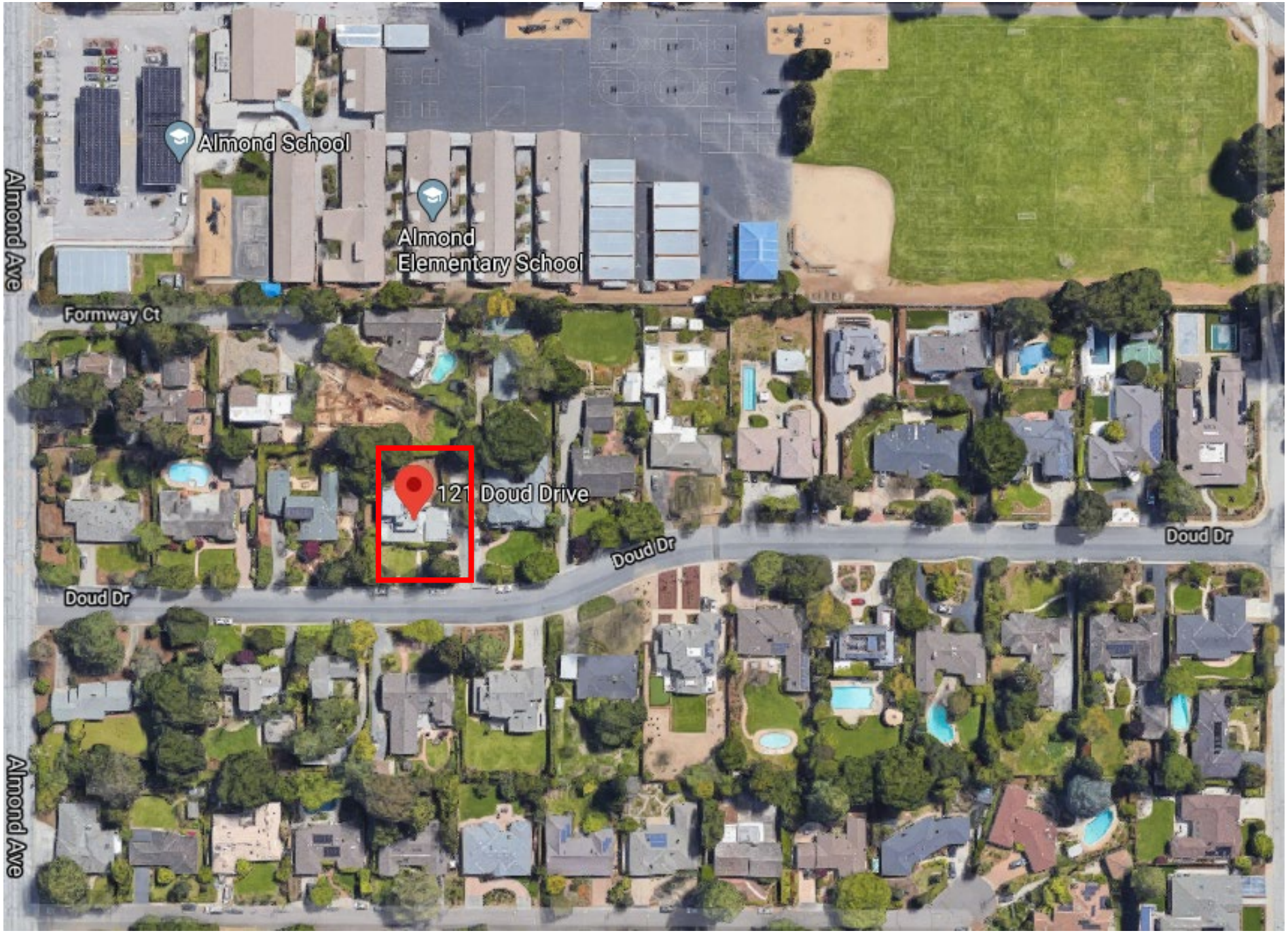
JOB NO:	220006
DATE:	7-9-20
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	DR
SHEET NO:	C2.1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