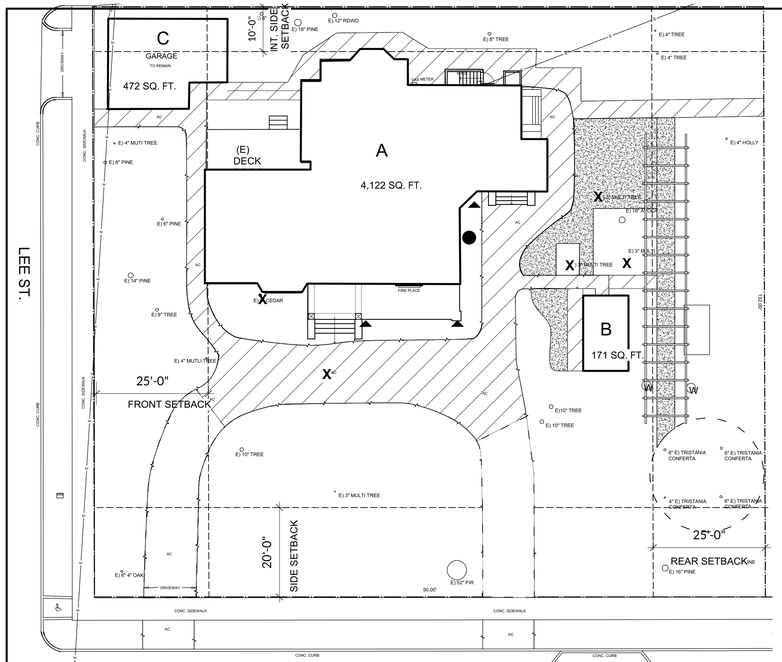
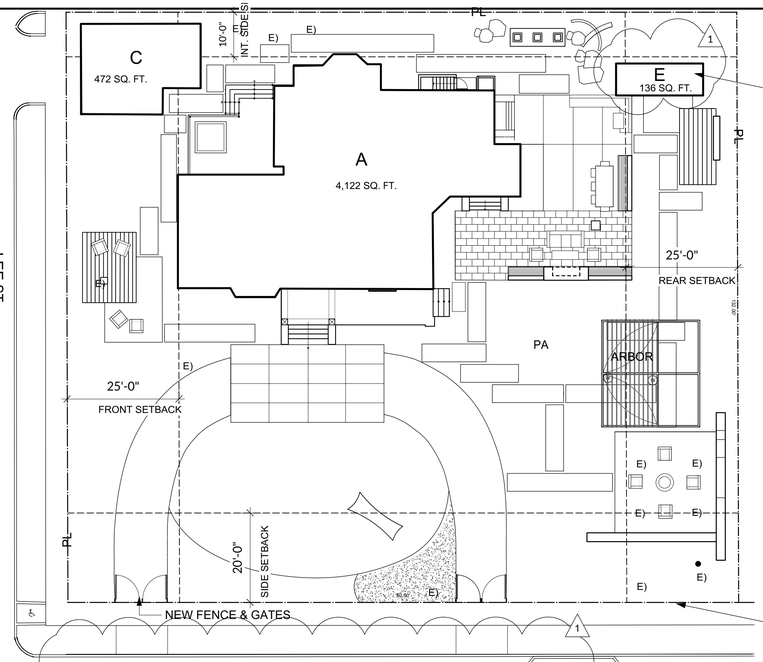


EXISTING FLOOR AREA

A= TOTAL (1ST & 2ND STORY) HOUSE FLOOR AREA	= 4,122 SQ. FT.
B= ACCESSORY STRUCTURE (SHED)	=171 SQ. FT.
C= DETACHED GARAGE	= 472 SQ. FT.
TOTAL FLOOR AREA	= 4,765 S.F.

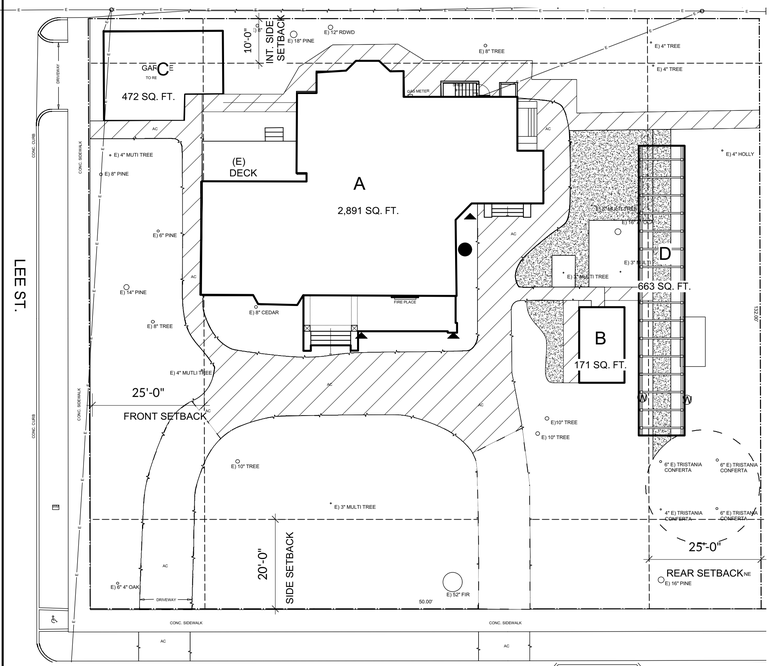


PROPOSED FLOOR AREA

EXISTING FLOOR AREA	=4,765 SQ. FT.
B=ACCESSORY STRUCTURE (SHED), TO BE REMOVED	-171 SQ. FT.
E=NEW DANCE STUDIO	+136 SQ. FT.
PROPOSED FLOOR AREA	=4,730 SQ FT.

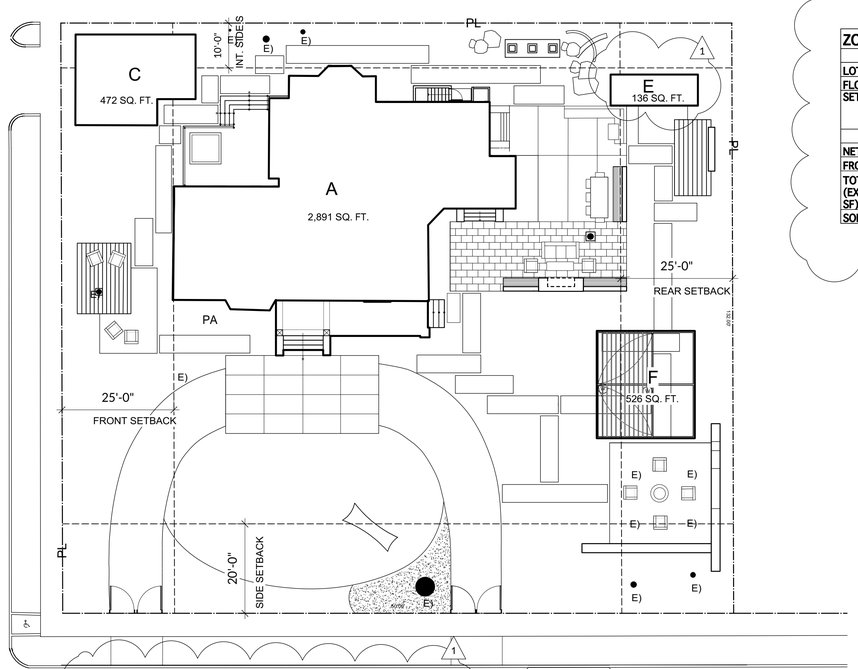
BASED ON MUNICIPAL CODE SECTION 14.06.120 (ACCESSORY STRUCTURES...), SECTIONS B-1 AND B-2, THE DANCE STUDIO CAN BE IN THE 10' INTERIOR SIDE IF IT IS COMPLIANT WITH THE HEIGHT REQUIREMENTS/DAYLIGHT PLANE REGULATION OUTLINED IN THE ABOVE SECTIONS.

OUR FENCEE AT THE EXTERIOR SIDE PROPERTY LINE IS 4' TALL, WHICH IS IN COMPLIANCE WITH SECTIONS 14.72.020-A OF THE MUNICIPAL CODE.



EXISTING LOT COVERAGE

A= FIRST STORY OF HOUSE	=2,891 SQ. FT.
B= ACCESSORY STRUCTURE (SHED)	=171 SQ. FT.
C= DETACHED GARAGE	=472 SQ. FT.
D= ARBOR, EXISTING	=663 SQ. FT.
TOTAL EXISTING LOT COVERAGE	=4,197 SQ. FT.



PROPOSED LOT COVERAGE

EXISTING LOT COVERAGE	= 4,197 SQ. FT.
B= ACCESSORY STRUCTURE (SHED), TO BE REMOVED	-171 SQ. FT.
D= ARBOR, EXISTING TO BE REMOVED	-663 SQ. FT.
E=NEW DANCE STUDIO	+136 SQ. FT.
PROPOSED LOT COVERAGE	=3,499 SQ. FT.

NOTE: 5% OF LOT ACRE OR UP TO 750 SF MAX CAN BE OCCUPIED BY ARBOR & WILL NOT COUNT TOWARD LOT COVERAGE. (F) NEW ARBOR +526 SQ. FT.

ZONING COMPLIANCE				
	EXISTING	PROPOSED	ALLOWED/REQUIRED	
LOT COVERAGE	4,197 SQ. FT.	3,499 SQ. FT.	5,940 SQ. FT.	
FLOOR AREA	4,765 SQ. FT.	4,730 SQ. FT.	4,730 SQ. FT.	
SETBACKS			FRONT 25', REAR 25, RIGHT SIDE 20', LEFT SIDE 10'	
NET LOT AREA	19,800 SQ. FT.			
FRONT YARD HARDSCAPE AREA	780 SQ. FT.	991 SQ. FT.		
TOTAL HARDSCAPE (EXCLUDING LOT COVERAGE SF)	5,033 SQ. FT.	6,286 SQ. FT.		
SOFTSCAPE	10,626 SQ. FT.	9,991 SQ. FT		

BENCHMARK (ASSUMED)

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GUYMON RESIDENCE

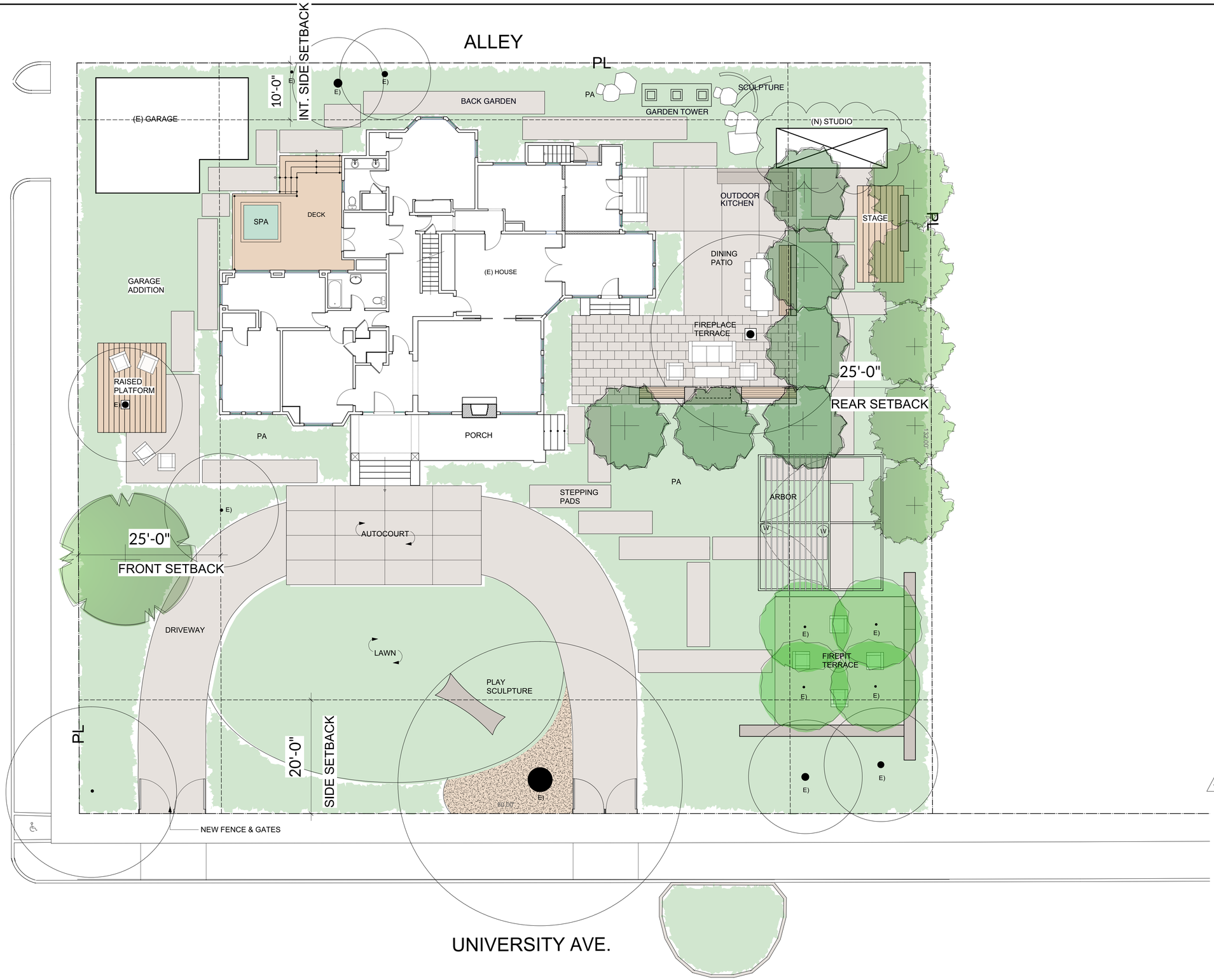
725 UNIVERSITY AVE
LOS ALTOS, 94022
APN

DATE:	ISSUE:
4.30.2015	HISTORIC REVIEW
6.08.2015	HISTORIC REVIEW REVISIONS

SCALE: 1/16"=1'-0"

FLOOR AREA
LOT COVERAGE
CALCULATION

L0.1



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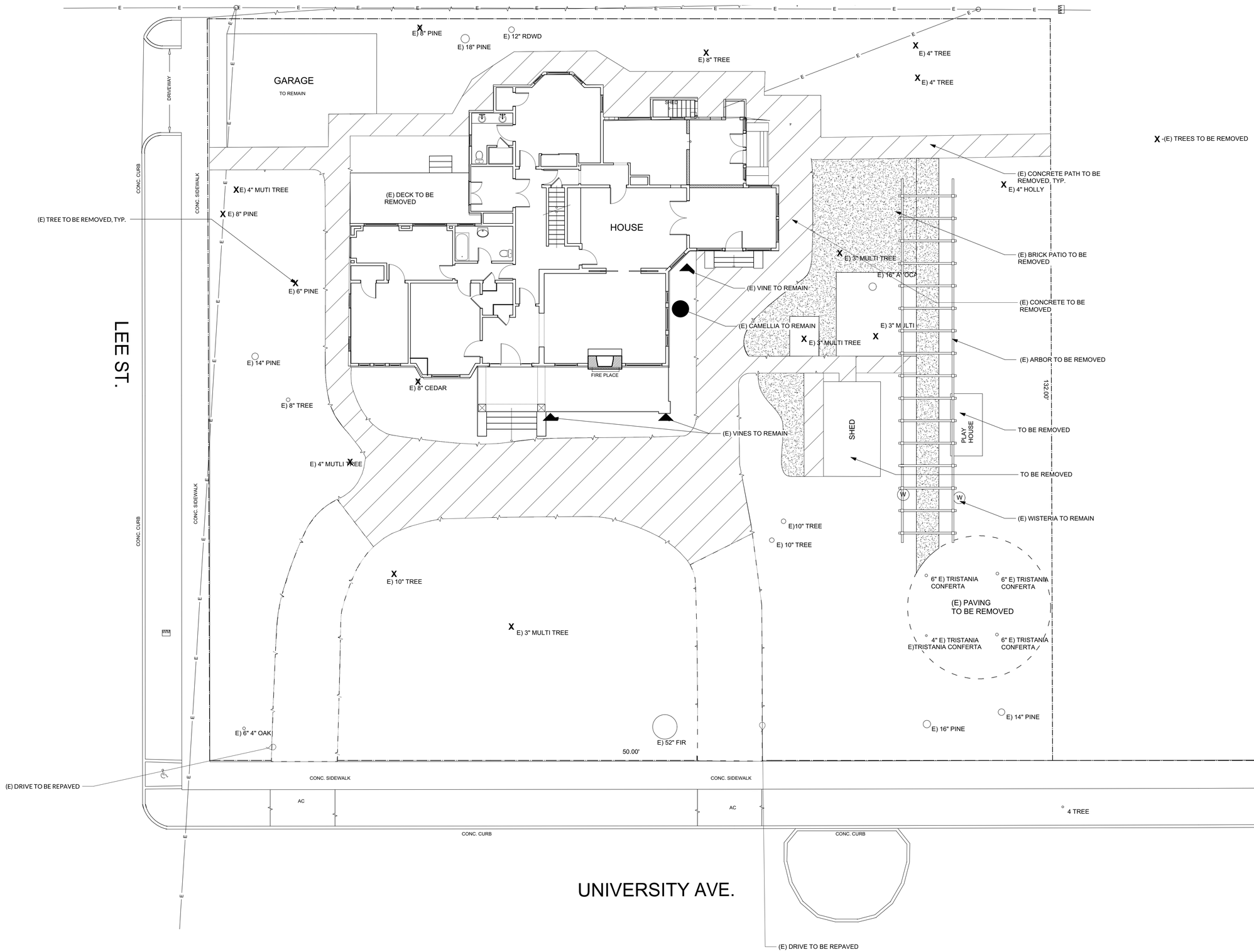
SCALE: 1/8"=1'-0"

SITE PLAN

L1.0



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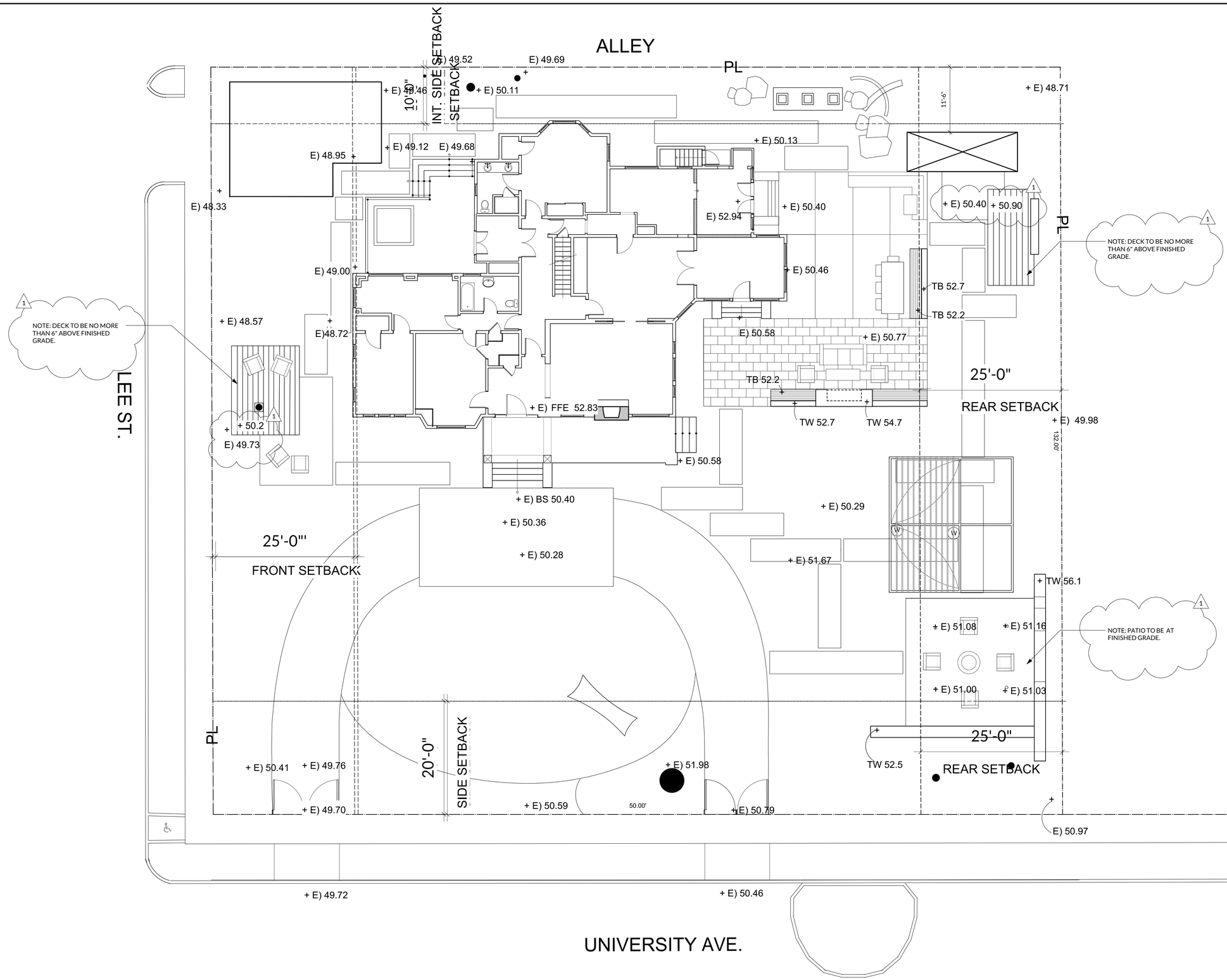
SCALE: 1/8"=1'-0"

DEMOLITION PLAN

L1.1



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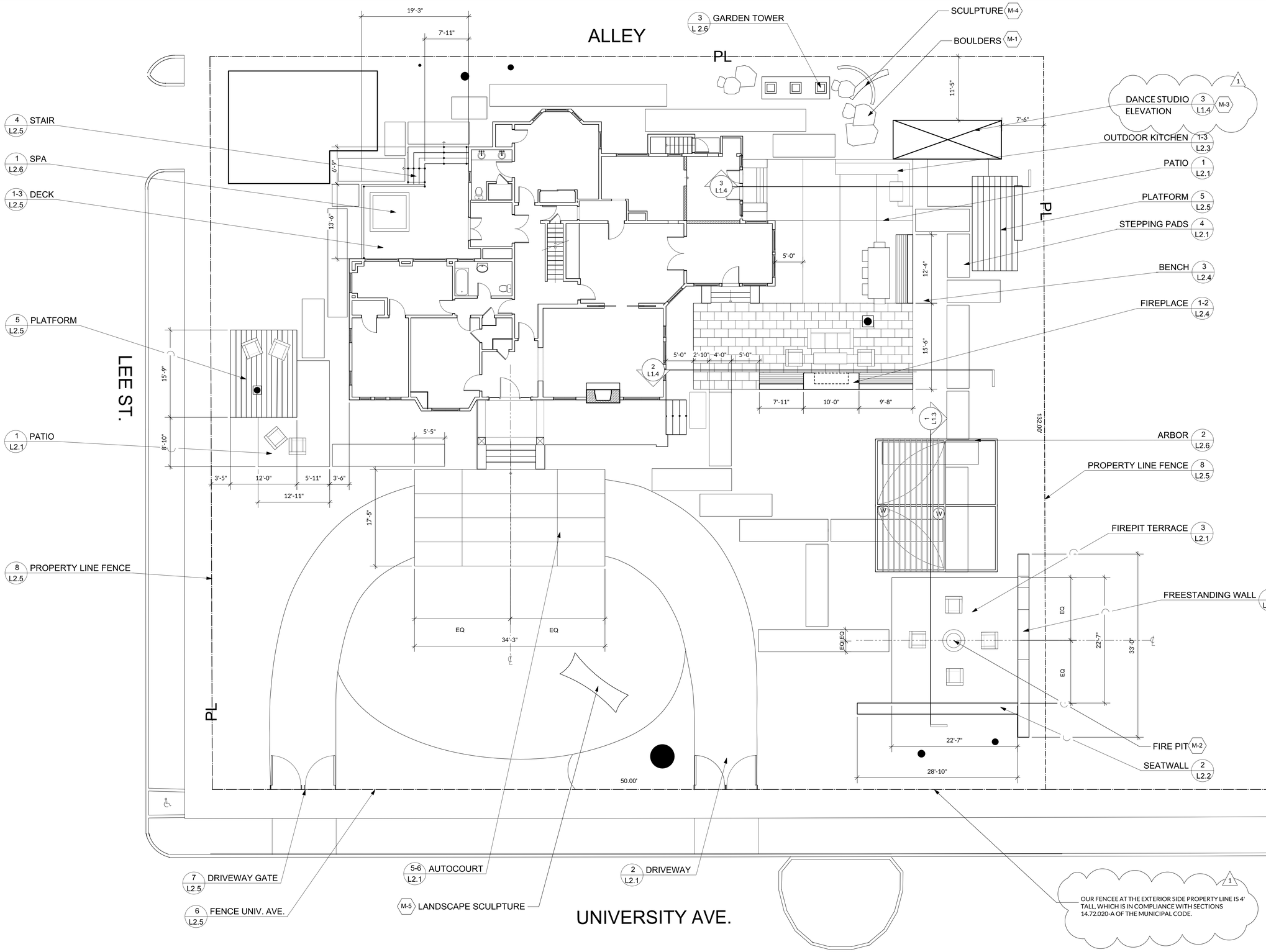
SCALE: 1/8"=1'-0"

CONCEPTUAL GRADING PLAN

L1.2



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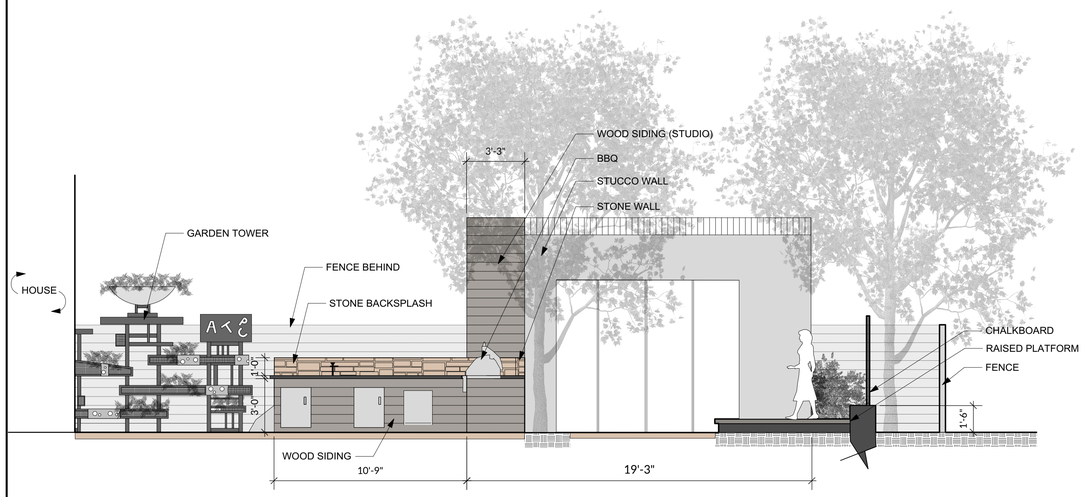
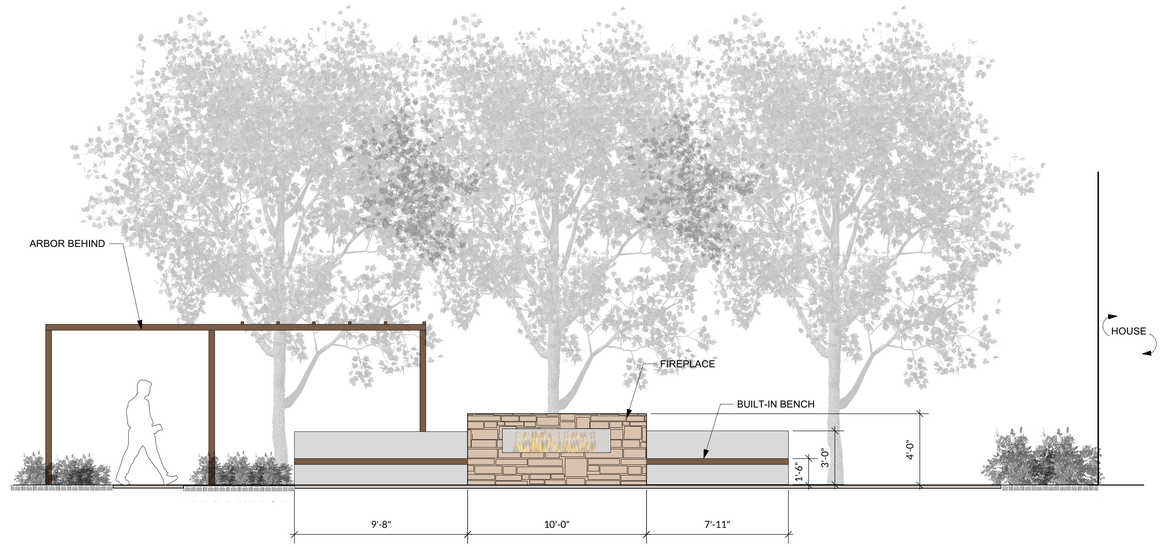
SCALE:1/8"=1'-0"

LAYOUT PLAN

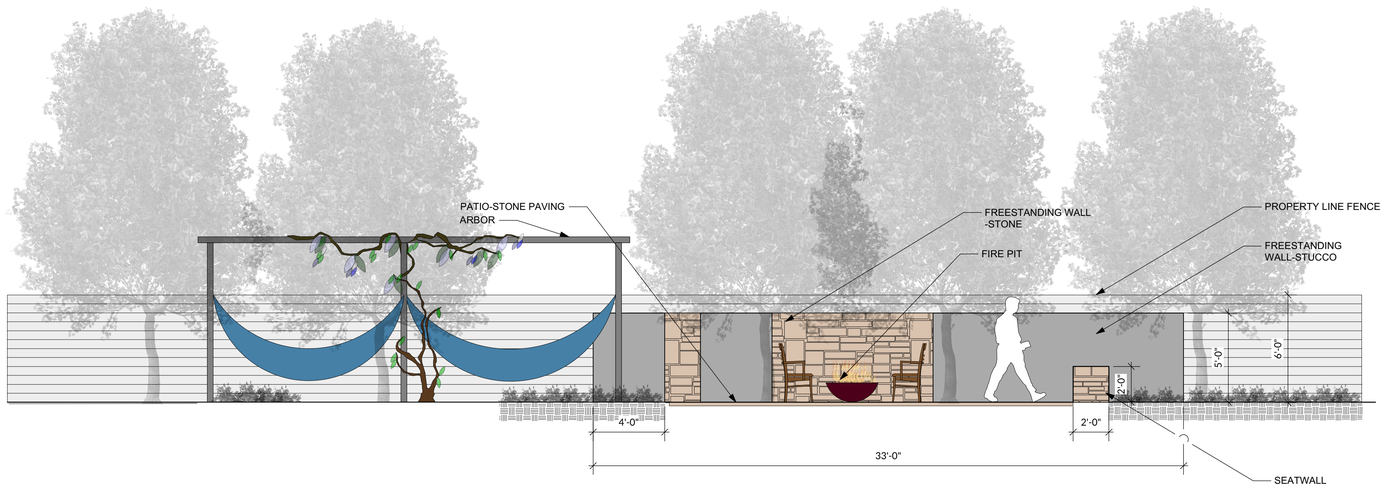
L1.3



3 L1.4 KITCHEN & STUDIO ELEVATION
Scale: 1/4" = 1'-0"



2 L1.4 FIREPLACE ELEVATION
Scale: 1/4" = 1'-0"



1 L1.4 ARBOR & FIRE PIT TERRACE ELEVATION
Scale: 1/4" = 1'-0"

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SCALE: 1/4"=1'-0"

ILLUSTRATIVE ELEVATIONS

L1.4

Prevent movement, settlement or collapse of adjacent services, driveways, footings, fences and trees. Assume liability for such movement, settlement or collapse and promptly repair damage at no cost to the owner.

Contractor shall remove from the site all debris and unsuitable material discovered or generated by his operations, at the end of each work week.

Remove all plant material identified for removal, including roots. Chip all plant material (with the exception of ivy vines) on site and use chipped material to mulch existing trees to remain and other landscape areas.

Provide and maintain a mulch cover of 3" minimum in all construction/work areas, which will be returned to planting area, at completion of construction.

Recycle or re-use a minimum of 65% job site construction and demolition waste.

Provide separate bins for recycling on site, throughout construction

Provide clearly demarcated clean up areas, with collection facilities sufficient to handle liquid waste, such as paints, solvents, stucco/cement, etc. Such materials should not be introduced into the soil or the water table. Dispose of such materials in accordance with county regulations.

Provide, erect and maintain barricades to protect the general public, workers and adjoining property.

Conduct operations with minimum interference to public and private roadways.

Verify all utility data and locations prior to commencing any work with the local power companies and coordinate work as necessary according to actual and verified

Conduct construction operations to prevent windblown dust and dirt from interfering with the progress of the work and from causing a nuisance to the existing residence and neighboring Property Owners. Keep work sprinkled to prevent dust.

AT CLOSE OUT
Final Acceptance shall commence when all work is complete, including all submittals required.

All work, materials and equipment to have a one-year warranty, commencing on the date of the final project acceptance. Replace work due to faulty workmanship or materials at no additional cost to the Owner. Coordinate work with the Owner or representative and perform at such time and manner to cause minimal interruption and inconvenience to the Owner.

Contractor to meet with homeowners, their gardener and the L.A. to coordinate plant maintenance and instruct in the operation and up keep of equipment and systems.

SUBMITTALS
A.Contractor to provide (2) project binders, to be delivered to the owners at the completion of construction. The binders should be tabbed and organized by category (lighting, irrigation, drainage, etc.). It should include manufacturers operating instructions, replacement part information, warranties, and any other pertinent information. Binders are due prior to Date of final project acceptance.

B.Contractor to Provide bill of lading/receipts for soil amendments and mulch, prior to placing plants.

C. Contractor to submit copies of shipping orders for all plant material, to confirm varieties of plants shipped.

D. Contractor to provide as built drawings for irrigation, lighting and drainage mechanical, prior to final project acceptance.

E. Lab tests for Two (2) Soil samples, taken from the locations at the front and the back of the lot and including recommendations for soil amendments.

F. Misc. Construction mock-ups of stone and tile work, etc. as needed and noted on details.

DRAINAGE NOTES

GENERAL

Refer to the Civil Engineer's Drawing, if available.

Refer to Geotechnical Report and Arborist Report for additional information.

DRAINAGE
The contractor is responsible for providing and maintaining positive surface drainage in all paved and landscape areas. Site water is to be moved quickly off paved areas and lawns, to avoid poling and then slowed in low, planted areas, designed for temporary retention and percolation.

Slope grade away from building walls at a min. of 2%.

Maintain site water on site, wherever possible.

Maintain existing drainage pattern across site. Do not change, divert, interrupt or increase water flow leaving site.

All existing drains and lines are to be maintained open and operable during and upon completion of landscape work.

All new drains and lines are to be maintained clean, open and operable during and upon completion of landscape work.

Install surface drains and pipes of sufficient size to carry run-off to outlet areas, sanitary sewer system or street, depending on regulations of local jurisdiction. Contractor to verify positive drainage flow and dispersal from all drain lines.

Coordinate rainwater collection from down spouts and ensure that flow is integrated into overall drainage system.

This plan is diagrammatic in nature, in order to clearly show intent of drainage system. Actual drain and drain line locations will vary.

Confirm final locations of drains and clean out with L.A.

Set rim of all drains at low points in grade, and flush to finish grade.

Provide positive flow of .5% in drain lines, except where noted.
Provide 1.5% flow in perforated drain lines behind retaining walls.

Place dispersion pipes level and parallel to contours.

Wrap dispersion trench with filter fabric.

Locate dispersion trench 20' minimum from any structure.

Dispersion trench shall be located away from and below septic fields. Confirm final septic location prior to installing trench.

Energy dissipater(s) to be dressed in rock. And blended into the land. Final layout and material selection to be approved by L.A.

New drains and drain lines are to be inspected operational and approved by the L.A.., prior to back-filling.

Provide owners with two sets of as-built drawings, showing actual locations of drains, lines and energy dissipater and dispersion trenches.

GRADING NOTES

GENERAL
Refer to the the Civil Engineer's Drawing, if available.

Refer to Geotechnical Report and Arborist Report for additional information.

ROUGH GRADING
Maintain existing grades at property lines and street.

Grade site to maintain positive surface drainage away from buildings and paved areas.

The contractor shall field verify existing grades and coordinate revisions to the grading plan with the L.A., before proceeding with work.

All grades and elevations are relative to one another. Field adjustments will be necessary.

Rough grades shall be approved by the L.A., prior to finish grade work and planting.

Coordinate work required to bring site to finish grade with other trades working on site.

Grades shall be of uniform slope between fixed points of elevation. Slope transitions to be smooth and even with no abrupt changes in grade.

Remove any debris exposed or generated during course of work.

Make every attempt to balance cut and fill on site and avoid soil transport. Contaminated soil and soil determined to be detrimental to plant growth should be removed from site.

Stockpile and re-use top soil. Do not remove topsoil from this site.

At building foundation, slope grade away from walls at a min. of 2% for 5'.

Backfill areas excavated as a result of demolition, trenching, etc. to maintain the natural contours of the site.

FINE GRADING
Fine grading procedures shall include evening of grades in all planter areas, around paving and stepping stones, pools, etc.

Keep soil 6" min. below stucco/wood of building walls.

Coordinate fine grading work with soil preparation work. See planting details.

If required, import clean, fertile fill for planters in below grade patios

Import soil for raised beds, as produced by _____

All areas are to left in a clean, smooth and even condition.

SITE PROTECTION & DEMOLITION

The intention of site protection is to minimize the impact of demolition and construction on trees and to protect topsoil from compaction, erosion and contamination.

Protect and preserve topsoil by fencing off undisturbed areas to remain. Stockpile and protect disturbed topsoil on site for re-use in planting areas.

Install soil erosion control measures as required to minimize top soil and sediment run-off from site. Confirm requirements according to guidelines of local jurisdiction.

Make every attempt to balance cut and fill on site to minimize soil transport.

Protect existing trees and vegetation to remain with fencing and establish temporary irrigation suitable to maintain plantings during course of construction.

Refer to the arborist report for full tree protection practice. All measures identified in the Tree Protection Report shall be implemented, including inspections and required watering of trees.

The Tree Protection Zone, as indicated in the Arborist report, is a restricted activity zone where no soil *disturbance* is permitted, unless otherwise approved. Fences are to be considered permanent for the duration of construction, unless working under the direct supervision of the arborist.

Protect existing infrastructure, buildings and built elements to remain, throughout construction. Repair any damage done at no cost to the owner.

Contractor shall be responsible for damage to existing structures and shall take whatever steps are necessary to protect during the course of construction. Promptly repair damage at no cost to the owner.

MATERIALS LIST

KEY	ITEM	DESCRIPTION/MANUFACTURER MODEL #	FINISH
A - PAVING			SMOOTH FINISH
A-1	PATIO- STONE ON CONCRETE	SBI/INDIANA LIMESTONE	
A-2	DRIVEWAY -CONCRETE	DAVIS COLOR/SIERRA	LIGHT SANDBLAST
A-3	FIREPIT TERRACE	GRANITECRETE	ADOBE
A-4	STEPPING PADS - CONCRETE	DAVIS COLOR/SIERRA	LIGHT ACID WASH FINISH
A-5	AUTOCOURT - STONE ON CONCRETE	SBI/INDIANA LIMESTONE	BUFF - STANDARD - SMOOTH FINISH
B - WALLS			
B-1	FREESTANDING WALL - STONE	SBI/SUSSEX BUFF 6"-12"H x 9"-24"Wx2" THICK	SPLIT FACE
B-2	FREESTANDING WALL - PLASTER	LAHAMBRA - VARIANCE SPECIALTY	RIVER ROCK 216
B-3	SEATWALL - STONE	SBI/SUSSEX BUFF 6"-12"H x 9"-24"Wx2" THICK	
B-4			
C -OUTDOOR KITCHEN			
C-1	BBQ	LYNX 42" GAS BUILT IN	
C-2	SINK		
C-3	FAUCET		
C-4	REFRIGERATOR		
C-5	STORAGE CABINETS		
C-6	WALLSTONE	SBI/SUSSEX BUFF 6"-12"H x 9"-24"Wx2" THICK	SPLIT FACE
C-7	WOOD FACING	TOURNESOL/ BOULEVARD DECK BOARDS 1x4	THERMALLY MODIFIED - OAK - DARK FINISH
C-8	BBQ COUNTER	CONCRETE WORKS	COLOR ELK
D-2	COVER	TBD	
C-9	STORAGE ACCESSORY	LYNX 36" IN. MODEL LSA36	
C-10	OUTDOOR REFRIGERATOR	LYNX 24" OUTDOOR REFRIGERATOR MODEL L24 REF	
C-11	UTILITY DRAWER	LYNX UTILITY DRAWER MODEL LUD-XL-1	
D - FIREPLACE	TILE	TBD	
D-1	FIREPLACE WALL - STONE	SBI/SUSSEX BUFF 6"-12"H x 9"-24"Wx2" THICK	SPLIT FACE
D-2	FIREPLACE WALL - PLASTER	LAHAMBRA - VARIANCE SPECIALTY	RIVER ROCK 216
D-3	FIREPLACE BENCH - WOOD	TOURNESOL/ BOULEVARD DECK BOARDS 1x4	THERMALLY MODIFIED - OAK - DARK FINISH
D-4	FIREPLACE INSERT	HPCfire.com/ LINEAR BURNER	TBD
D-5	FIREPLACE ROCK	ARCHITECURAL POTTERY?TUMBLED LAVA ROCK	LARGE
E - DECK, PLATFORM, WOOD STAIRS			
E-1	DECK	TOURNESOL/ BOULEVARD DECK BOARDS 1x6	THERMALLY MODIFIED - OAK - DARK FINISH
E-2	PLATFORM	TOURNESOL/ BOULEVARD DECK BOARDS 1x6	THERMALLY MODIFIED - OAK - DARK FINISH
E-3	WOOD STAIRS	TOURNESOL/ BOULEVARD DECK BOARDS 1x6	THERMALLY MODIFIED - OAK - DARK FINISH
F - FENCE & GATES			
F-1	FENCE - PROPERTY LINE	CLEAR HEART CEDAR	PAINT TBD
F-2	FENCE - UNIVERSITY AVE	TOURNESOL/ BOULEVARD BOARDS 1x6	THERMALLY MODIFIED - OAK - DARK FINISH
F-3	GATE - DRIVEWAY	TOURNESOL/ BOULEVARD BOARDS 1x6	THERMALLY MODIFIED - OAK - DARK FINISH
M-4	DECOMPOSED GRANITE	GREY	
	SOIL AMENDMENT	DIESTEL STRUCTURED COMPOST	
G - ARBOR			
G-1	ARBOR POSTS	4x4 TUBE STEEL	BRONZE POWDER COAT
G-2	ARBOR PLANKS	2x2 TUBE STEEL	BRONZE POWDER COAT
H - SPA			
H-1	SPA	BRADFORD SPA/CAROLINA	STAINLESS STEEL
H-2	SPA COVER	BRADFORD SPA COVER	
H-3	SPA TILE	TBD	TBD
M-MISC			
M-1	BOULDERS	TBD	
M-2	FIREPIT	CONCRETEWORKS/TINDER HEMISPHERE 50"/INFILL/INFILL COVER	MOJAVE/NATURAL GAS/REMOTE IGNITION
M-3	DANCE STUDIO	MODERN SHEDS 9'X10'	MODERN-SHED.COM
M-4	SCULPTURE	BY OWNER	
M-5	LANDSCAPE SCULPTURE	BY OWNER	

LANDSCAPE NOTES & SPECIFICATIONS

GENERAL
These drawings indicate the expectation of best practice, first class work. If, in the opinion of the contractor, there is any doubt about the quality of work expected, s/he shall refer to the landscape architect for interpretation before proceeding with the work.

This is a proposed "Green Project". All trades are required to refer to the green points checklist.
Consider all General Landscape Notes and specifications apply to all drawings.

Review Architectural, Civil and Structural Documents. Review Geotechnical Report and Arborist Report. (list reports, by whom and dates)

The Contractor agrees, by proceeding with construction and using these Construction Documents, that s/he has reviewed them in detail, understands them and agrees that the drawing conventions employed, the amount of detailing and level of detailing are appropriate and adequate to allow his/her satisfactory construction of the Project.

It is the responsibility of the contractor to bring to the attention of the landscape architect any conditions, which will not permit the construction indicated in these documents, prior to proceeding with the work.

Do all work in accordance with all state and local building codes in effect for Los Altos, California.

All landscape elements are indicated in approximate locations. Field-verify all dimensions. DO NOT SCALE THE DRAWINGS. Conditions not shown or foreseen may alter new work shown and may require additional work.

Contractor is responsible for coordinating final layout on site. Final layout to be approved by Landscape Architect and Owners, prior to commencement of construction.

Written dimensions supersede scaled dimensions.

All materials, finishes, colors, fixtures, fittings, etc. specified in these drawings are be verified with the Landscape Architect and Owners, prior to ordering.

In the event of a conflict between the plans, specifications, and/or manufacturers' literature, the more stringent requirement shall govern.

These drawings and the design they represent are the exclusive property of Arterra, LLP.

Contractor is responsible for securely maintaining a current drawing set on site during construction.

Coordinate schedule of work with other contractors as is required to complete this scope of work, in a timely manner and make best use of equipment and materials.

IN THE COURSE OF CONSTRUTION
See "Site Protection and Demolition Notes"
See "Planting Notes"
See "Irrigation Notes"
See "Lighting Notes"
See "Drainage Notes"
See "Grading Notes"

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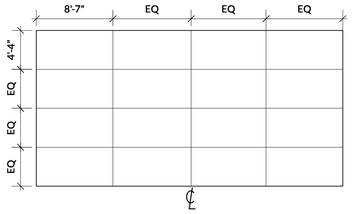
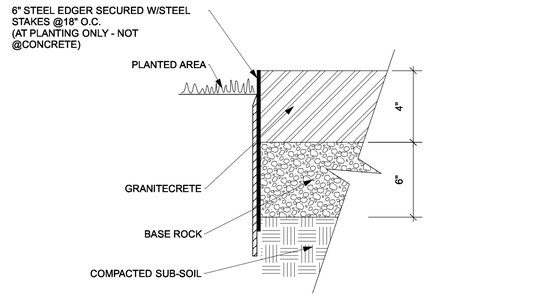
SCALE:

MATERIALS LIST & NOTES

L2.0

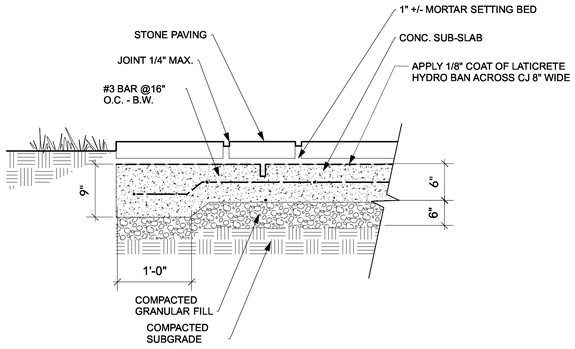


A-5 6 L2.1 AUTOCOURT PAVING PLAN
Scale: 1/8" = 1'-0"

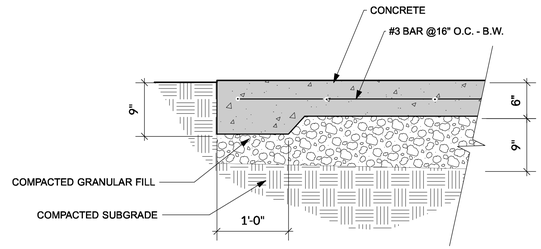


NOTE: INSTALL ACCORDING TO MANUFACTURERS INSTRUCTIONS

A-3 3 L2.1 FIRE PIT TERRACE-GRANITECRETE
Scale: 3" = 1'-0"

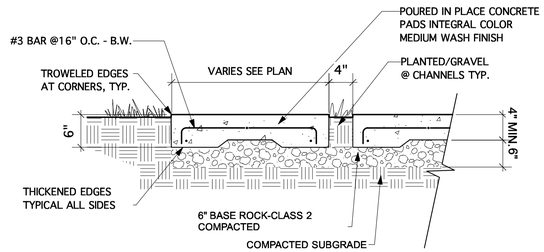


A-5 5 L2.1 AUTOCOURT-STONE ON CONCRETE
Scale: 1" = 1'-0"

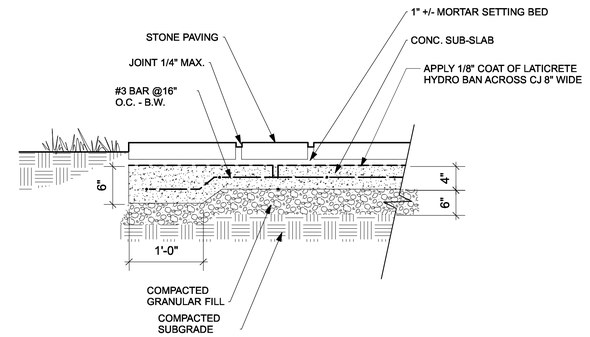


NOTE: CONFIRM COMPACTED GRANUAL FILL W/ GEOTECH REPORT

A-2 2 L2.1 DRIVEWAY-CONCRETE
Scale: 1" = 1'-0"



A-4 4 L2.1 CONCRETE STEEPING PADS
Scale: 1" = 1'-0"



A-1 1 L2.1 PATIO- STONE ON CONCRETE
Scale: 1" = 1'-0"

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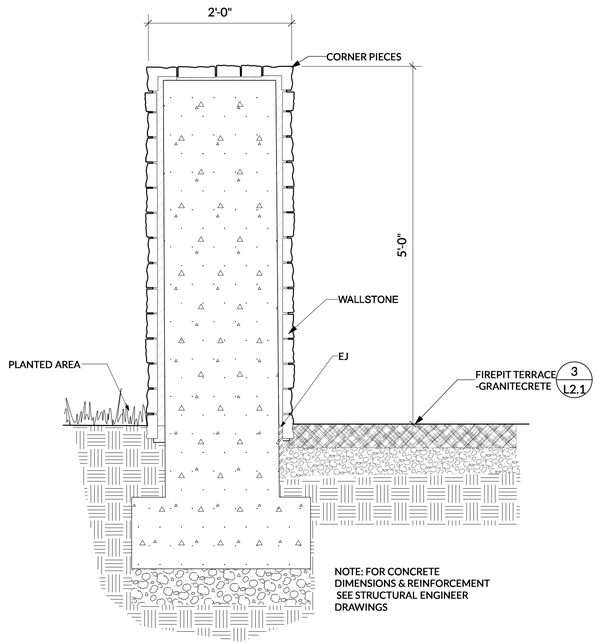
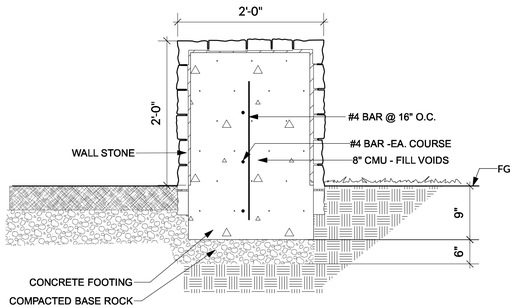
DETAILS

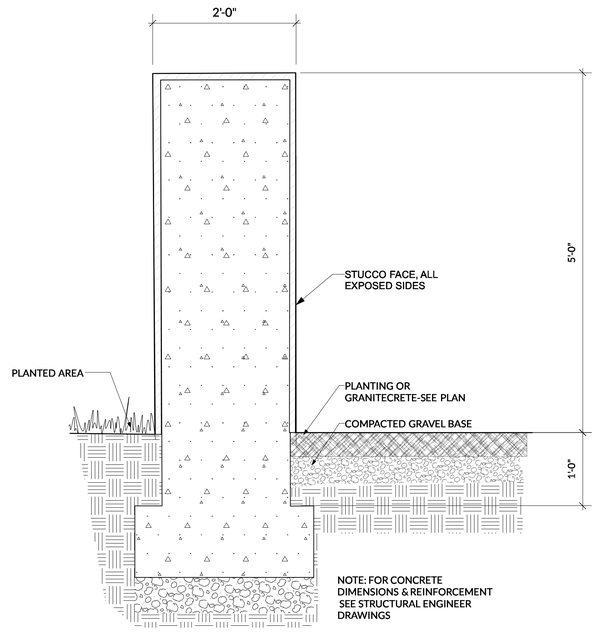
L2.1



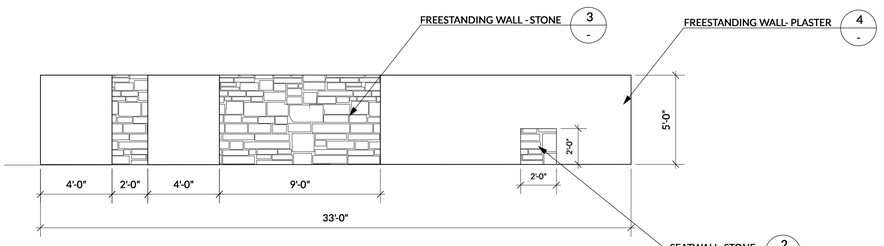
B-1 | 3 | L2.2 **FREESTANDING WALL- STONE**
Scale: 1" = 1'-0"



B-3 | 2 | L2.2 **SEATWALL-STONE**
Scale: 1" = 1'-0"



B-2 | 4 | L2.2 **FREESTANDING WALL- PLASTER**
Scale: 1" = 1'-0"



1 | L2.2 **FIRE PIT TERRACE WALLS ELEVATION**
Scale: 1/4" = 1'-0"

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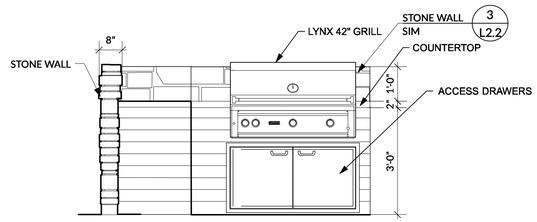
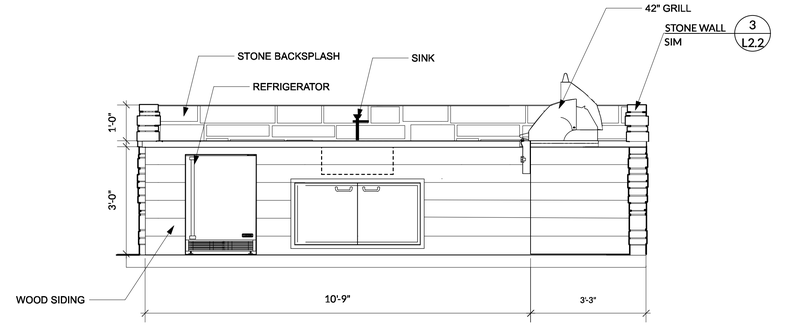
FIRE PIT TERRACE DETAILS

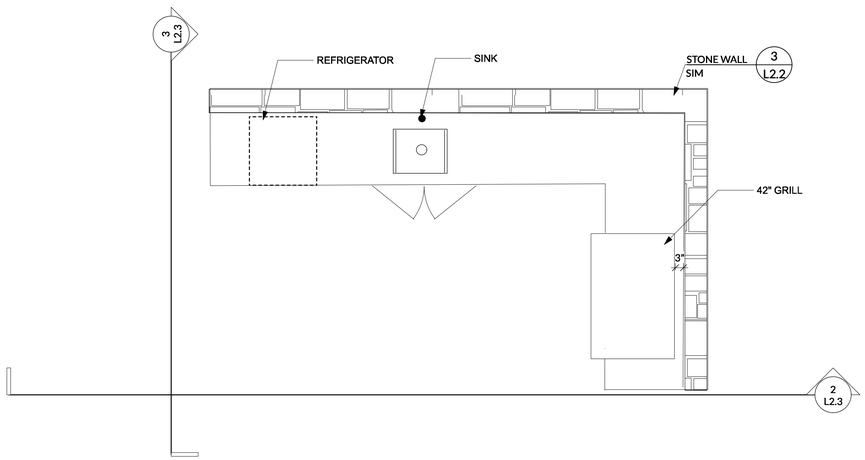
L2.2



C 3 L2.3 Scale: 1/2" = 1'-0"
OUTDOOR KITCHEN ELEVATION



C 2 L2.3 OUTDOOR KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



C 1 L2.3 OUTDOOR KITCHEN PLAN
Scale: 1/2" = 1'-0"

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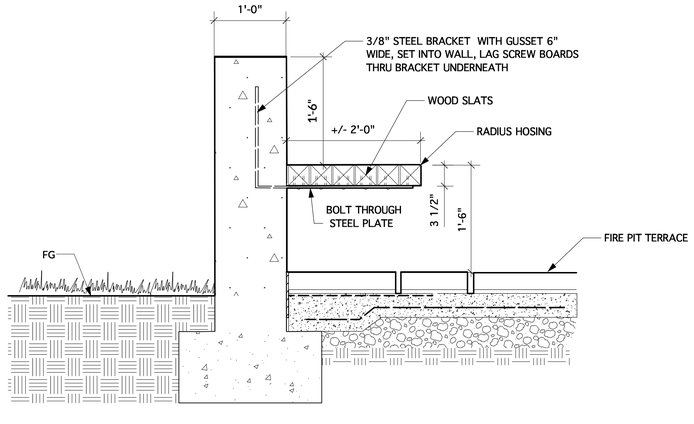
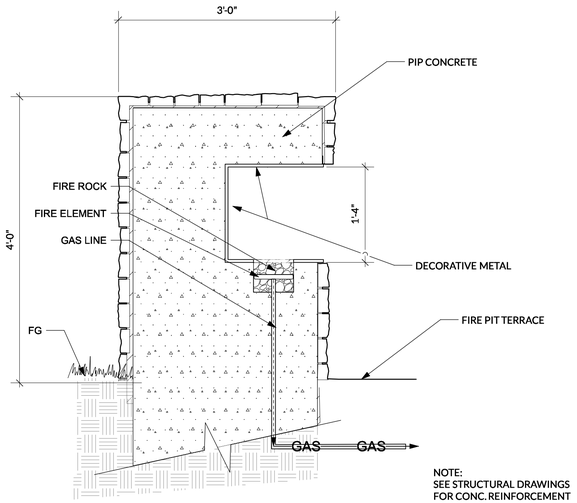
OUTDOOR KITCHEN DETAILS

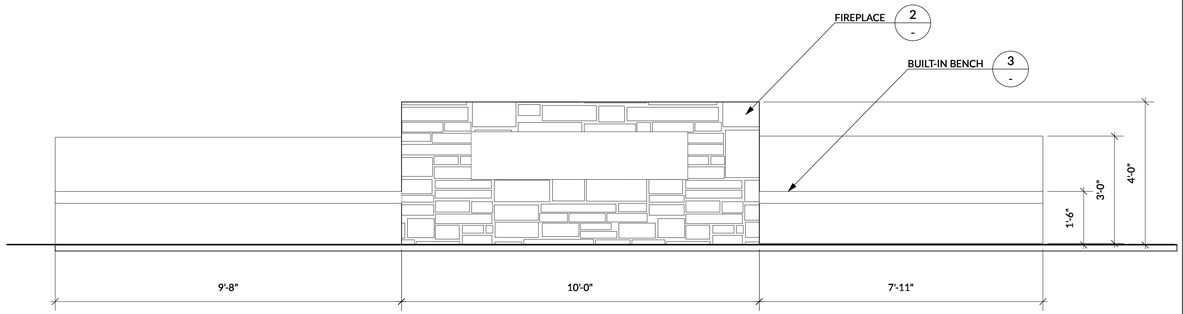
L2.3



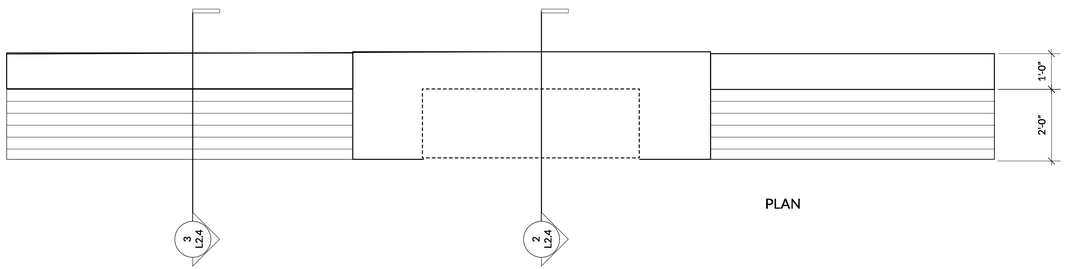
D 3 L2.4 BENCH SECTION
Scale: 1" = 1'-0"



D 2 L2.4 FIREPLACE SECTION
Scale: 1" = 1'-0"



ELEVATION



PLAN

D 1 L2.4 FIREPLACE
Scale: 1/2" = 1'-0"

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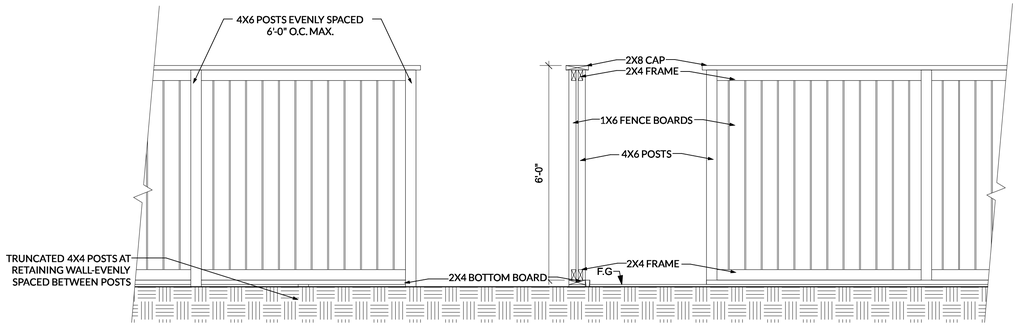
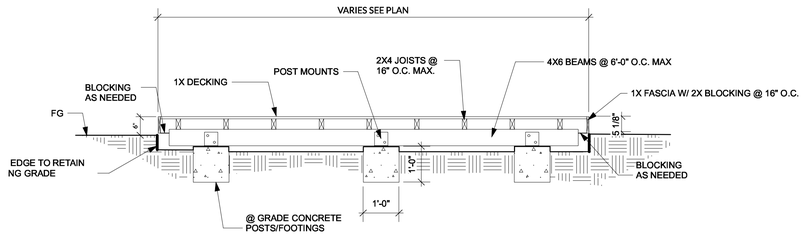
FIREPLACE WALL DETAILS

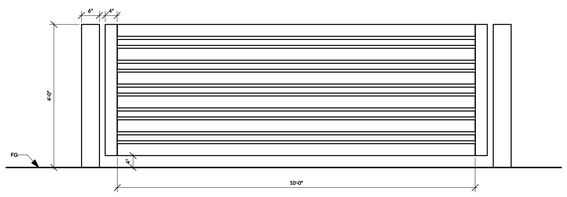
L2.4



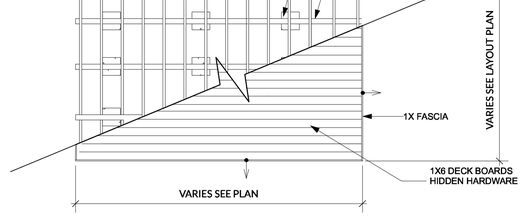
F-1 / 8 / L2.5 **PROPERTY LINE FENCE-ELEVATION**
Scale: 1/2" = 1'-0"



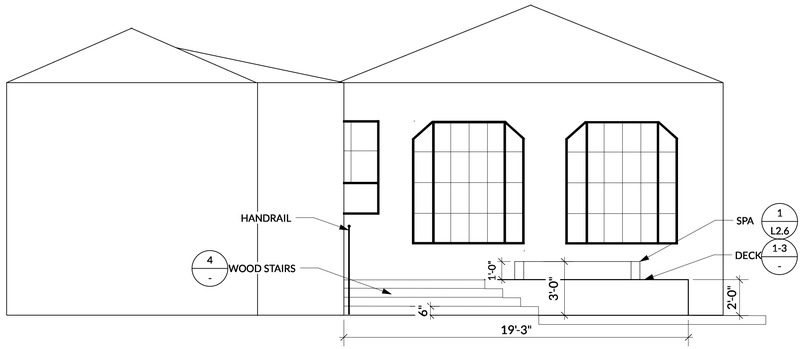
E-2 / 3 / L2.5 **PLATFORM DECK SECTION**
Scale: 1/2" = 1'-0"



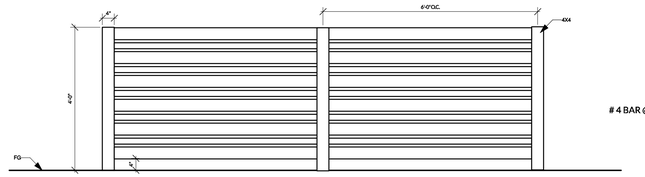
F-3 / 7 / L2.5 **AUTOMATIC GATE-DRIVEWAY**
Scale: 1/2" = 1'-0"



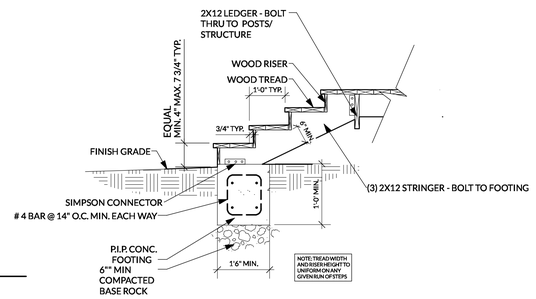
E-2 / 5 / L2.5 **PLATFORM FRAMING PLAN**
Scale: 1/4" = 1'-0"



2 / L2.5 **DECK-ELEVATION**
Scale: 1/4" = 1'-0"



F-2 / 6 / L2.5 **FENCE UNIVERSITY AVE.**
Scale: 1/2" = 1'-0"



E-3 / 4 / L2.5 **STAIRS-WOOD**
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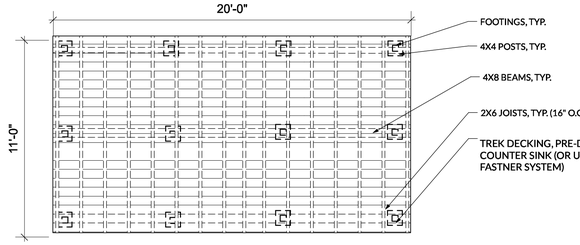

E-1 / 1 / L2.5 **DECK-WOOD FRAMING PLAN**
Scale: 1/4" = 1'-0"

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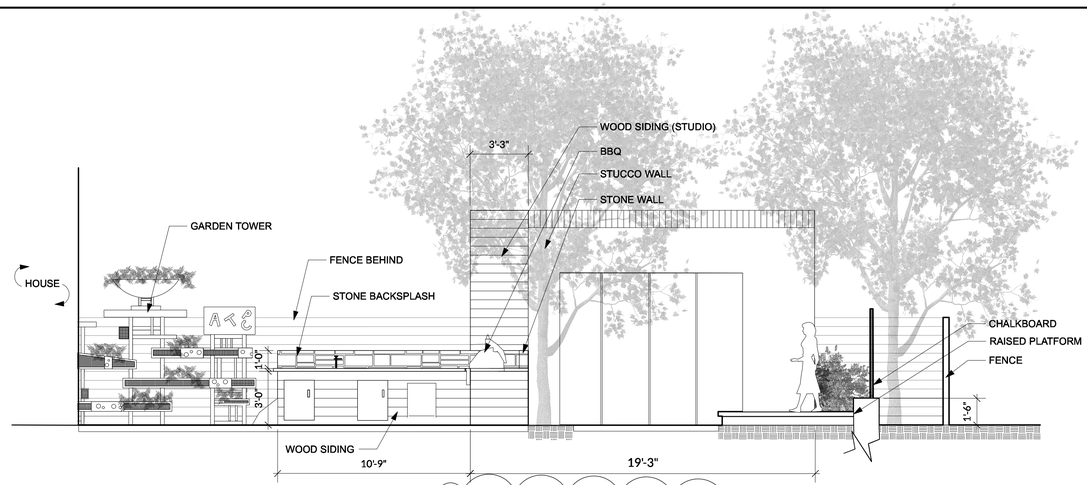
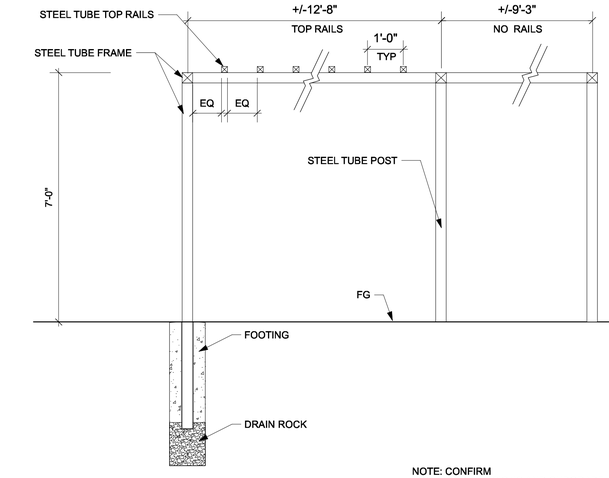
DETAILS

L2.5

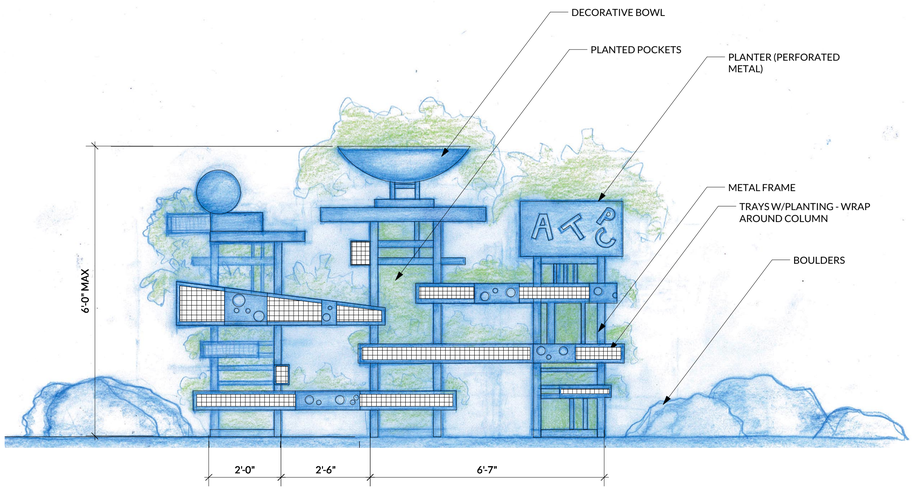


3 L2.6 KITCHEN & STUDIO ELEVATION 1
Scale: 1/4" = 1'-0"

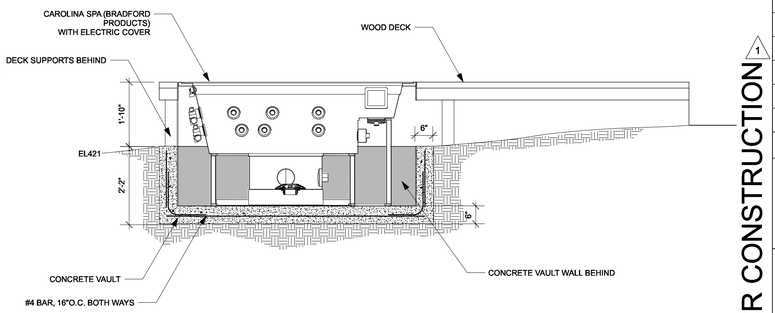


NOTE: CONFIRM FOOTING DIMENSIONS AND SUBGRADE WITH ENGINEER DETAIL

G 2 L2.6 ARBOR DETAIL
Scale: 1/2" = 1'-0"



3 L2.6 GARDEN TOWER 1
Scale: 1/2" = 1'-0"



H 1 L2.6 SPA
Scale: 1/2" = 1'-0"

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DETAILS

L2.6

Plant List

Qty	ID	Botanical Name	Common Name	Scheduled	Rem
Trees					
47	8	8	8	8	0
1	ABM	Arbutus x 'Marina'	**Marina Strawberry Tree**	36" Box	
1	CER-C	Cercis canadensis	**Redbud**	36" Box	
2	CTT	Citrus	**Assorted Citrus**	15 Gal	
5	GEI	Cordia Sebestena	**Geiger**	24" Box	
2	COE	Cornus x 'Eddie's White Wonder'	**Dogwood**	36" Box	
6	PIS	Pistacia chinensis	**Chinese Pistachio**	24 Box	
29	POD	Podocarpus gracilior	**Fern Podocarpus**	15 Gal	
1	PUN	Punica granatum 'Wonderful'	**Fruiting Pomegranate**	24" Box	
Shrubs					
220	15	15	15	14	0
1	ABV	Abutilon hybridum 'Vesuvius Red'	**Red Flowering Maple**	15 Gal	
1	ACC	Acer circinatum	**Vine Maple**	36" Box	
5	CAF	Camelia sasanqua 'Fairy Blush'	**Camelia sasanqua 'Fairy Blush'**	15 Gal	
2	CAS	Camellia sasanqua `Setsugekka`	**Setsugekka Camellia**	15 Gal	
53	CEH	Ceanothus horizontalis	**California Lilac**	1 Gal	
17	COC	Cocculus laurifolius	**Platter Leaf**	15 Gal	
28	COR	Correa x 'Ivory Bells'	**Ivory Bells Australian Fuchsia**	5 Gal	
1	HYP	Hydrangea paniculata 'Fire Light'	**Fire Light Hydrangea**		
4	HYQ	Hydrangea quercifolia	**Oakleaf Hydrangea**	5 Gal	
12	LAM	Lantana montevidensis	**Lantana Trailing**	5 Gal	
14	MSC	Mahonia 'Soft Caress'	**Soft Caress Mahonia**	5 Gal	
43	PIL	Pieres japonica	**Little Heath Lily of the Valley**	5 Gal	
12	PFF	Pieris x 'Forest Flame'	**Forest Flame Lily Of The Valley**	15 Gal	
20	PIT	Pittosporum tobira	**Wheeler's Dwarf**	5 Gal	
7	RLB	Rosa 'Lady Barbara'	**Lady Barbara Climbing Rose**	1 Gal	
Perennials					
332	9	9	9	9	0
100	AJU	Ajuga reptans	**Bugleweed, Common Bugle**	1 Gal	
29	CLI	Clivia miniata 'Belgian Hybrid Yellow'	**Belgian Hybrid Yellow Bush Lily**	5 Gal	
15	CRC	Crocosmia 'Lucifer'	**Crocosmia**	1 Gal	
49	HEL	Helleborus agrifolia	**Lenten Rose**	1 Gal	
13	HEC	Hemoerocallis	**Daylily Stella De Oro**	1 Gal	
37	HEX	Heuchera maxima	**Island Alum Root**	1 Gal	
6	NEP-1	Nepeta x faassenii	**Catmint**	1 Gal	
5	PAS	Passiflora Edulis	**Passion Fruit**	15 Gal	
78	THE	Thymus serpyllum 'Elfin'	**Elfin Thyme**	4" POTS	
Vines					
0	0	0	0	0	0
Ornamental Grasses					
67	1	1	1	1	0
67	DRY	Dryoteris arguta	**Wood Fern**	5 Gal	
Cacti & Succulents					
0	0	0	0	0	0

PLANTING NOTES

GENERAL
This planting design applies hydrozone/xeriscape principles including native and low water use plants grouped with like water and sun needs. Any substitutions/revisions shall comply with these principles and be approved by the landscape architect.

PREPARATION
Planting shall be performed by persons familiar with this type of work and under the supervision of a qualified planting foreman.

Remove all litter, debris, and construction rubble prior to planting. Finish grade site to a uniform and naturally appearing landform.

Eradicate all weeds, including roots and seeds, manually prior to soil preparation and planting. Do not use chemical weed killers.

Landscape contractor is responsible for amending soil in all planter areas and bringing all planting areas up to finish grade. See planting details L3.1.

Install soil amendments as specified and detailed. Do not deliver or place plants on site until soil is amended and Bill of Lading for amendments has been submitted to LA for approval.

Do not till soil under existing tree canopies. Amend plant pits only.

PLANTING (under 25% slope)
Select plant materials that are healthy, vigorous, natural in form and free of pests and disease. All plant material to be approved by the landscape architect prior to planting.

Plant selection has been carefully coordinated with the homeowner, with specific varieties being selected for specific reasons. Confirm final varieties prior to ordering. If plant material specified is not available, L.A. may select alternative varieties. No unapproved substitutions will be accepted on site.

Plant according to details on drawings.

Ensure that plant crowns are set slightly higher than existing grade, to ensure positive drainage and to avoid crown rot.

Remove all existing stakes, ties and labels from plant material, at time of planting. Leave labels on roses and fruit trees.

Double stake all trees with rubber & wire tree ties, as detailed.

Finish all planter areas with 2" minimum of specified mulch. Leave planters in a clean, smooth condition. Hold mulch back 2" from crown of trees. Do not bury crowns.

LAWN PLANTING
Prepare soil as detailed, including sand layer and gopher wire.

Thoroughly soak and roll soil to settle and smooth, prior to installation of sod.
Confirm finish grade, relative to paved areas, prior to installation of sod.

Confirm sod type, prior to ordering.

Keep sod irrigated and mowed through 30 day establishment period

AT COMPLETION
Ensure that irrigation emitters are properly placed so that root ball receives water and crown of plant will not rot. Ensure that lawn irrigation is sufficiently designed for full and even coverage. Refer to Irrigation Notes & Specifications.

The contractor shall maintain all planted stock for a period of thirty days after final acceptance by the owner. Refer to general notes.

The contractor shall guarantee planted stock for a period of one year after final acceptance by the owner.

Provide copies of all plant orders, to document actual varieties delivered.

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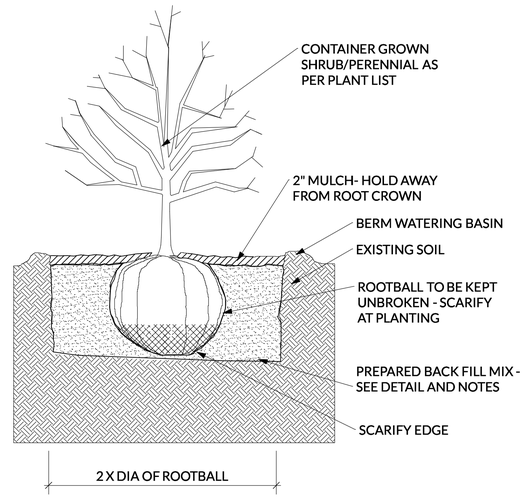
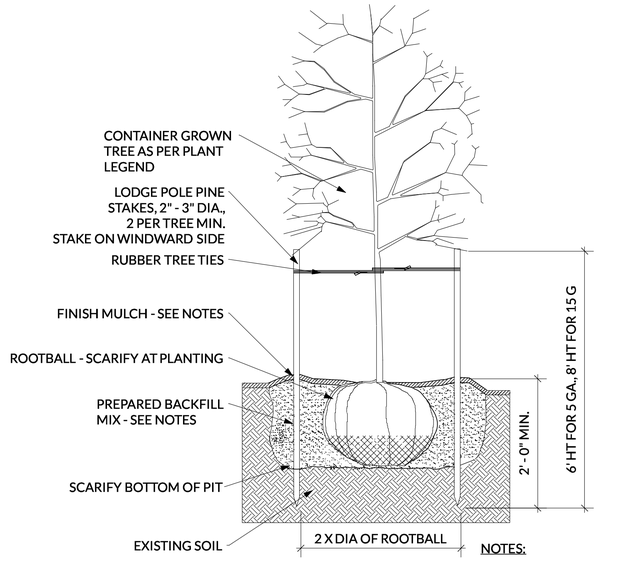
SCALE:1/8"=1'-0"

PLANTING PLAN

L3.0



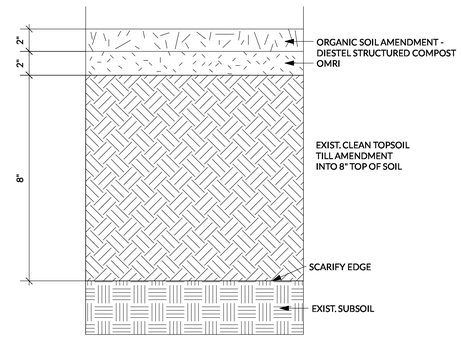
2 L3.1 SHRUB PLANTING DETAIL
Scale: 1/2" = 1'-0"



NOTES:

SHAPE SOIL SURFACE TO PROVIDE 3' DIAMETER WATERING RING

3 L3.1 TREE PLANTING DETAIL
Scale: 1/2" = 1'-0"



1 L3.1 TYP. SOIL DETAIL
Scale: 1" = 1'-0"

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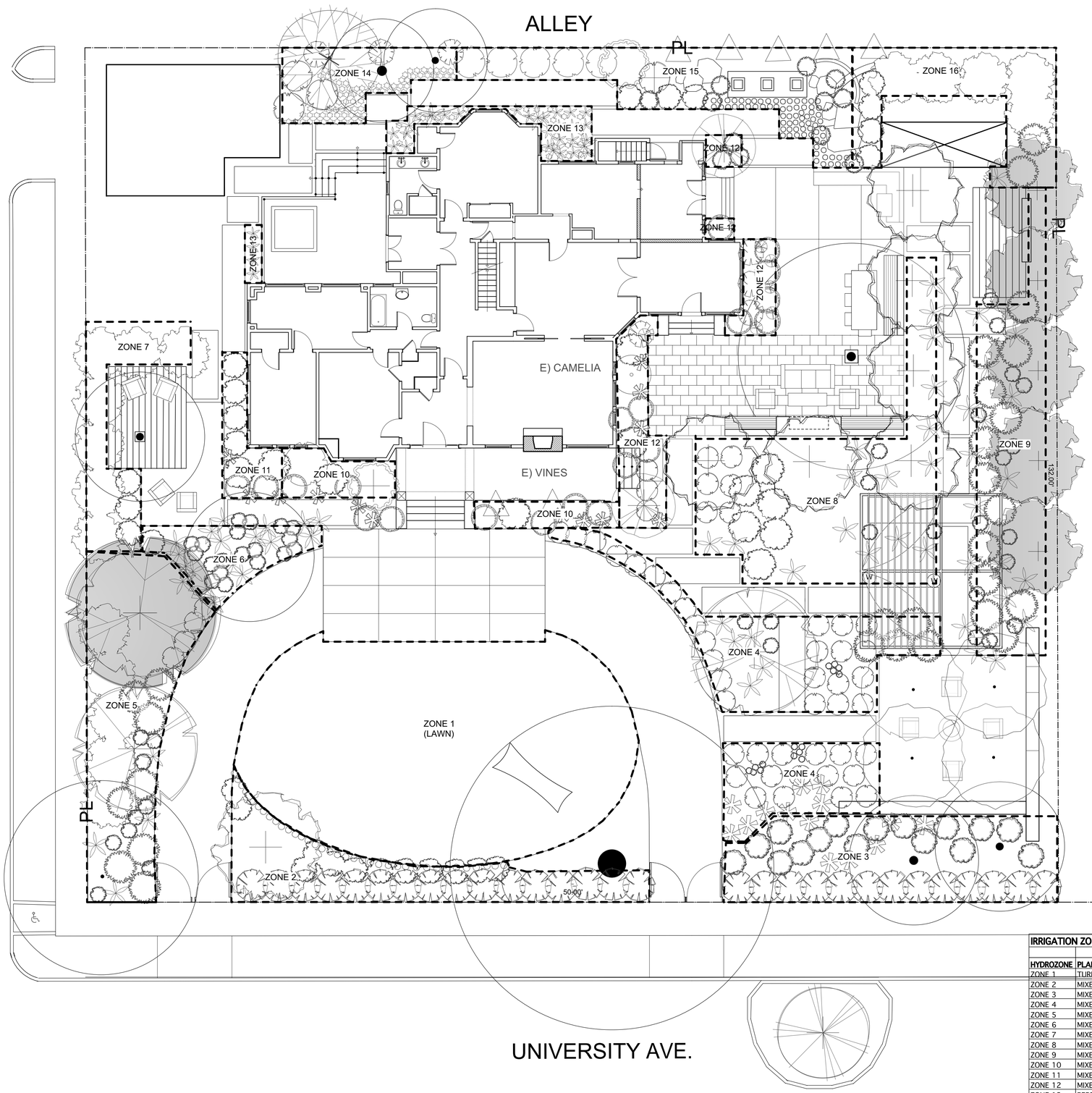
PLANTING DETAILS

L3.1



BIDDER DESIGN IRRIGATION NOTES

This specification is to establish performance standards for a bidder-designed irrigation system.
Contractor shall visit site and verify all conditions shown on plans prior to commencement of any work.
The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances by a licensed landscape contractor and experienced workmen. The contractor shall obtain all necessary permits and fees.
Install (10) hose bibs on irrigation main line. Confirm final location on site with L.A.
The irrigation system shall be designed to operate according to the available psi at point of connection (p.o.c.) confirm available psi prior to construction.
Use only one type series head on any valve/circuit. Do not mix head types or manufacturers.
Irrigation equipment to be installed per manufacturers instructions.
Contractor to confirm location of existing utilities and underground structures prior to the excavation of trenches. Contractor shall repair any damage caused by, or during performance of his work at no additional cost to the owner.
Contractor to guarantee complete and even coverage of irrigation in all planter areas. Lawn/spray system shall have complete, overlapping and even coverage, with valves sufficient to address different sun aspects.
The contractor shall size and locate all lines and sleeve as required parallel pipes may be installed in a common trench.
Pipes shall have a three inch horizontal separation and are not to be installed directly above one another.
Backfill trenches with material free of rocks. Excavations to be backfilled to 90% compaction minimum. Contractor to repair settled trenches for one year after completion of work.
Install backflow preventer as per local code and according to manufacturer's specifications. Final location to be discreet and hidden from view. Confirm final location on site with L.A.. Backflow preventer shall be installed plumb and in alignment with adjacent pavement edges or structures.
Valve locations are diagrammatic. Locate in groundcover areas (not lawn). Locate 12" min. from walks, walls fences and parallel or perpendicular to them. Verify final locations with landscape architect.
Controller location is diagrammatic. Verify with LA. Contractor to supply power and internet connection to controller, as required by the manufacturer.
Set operation of irrigation conroller between the hours of 10:00 pm and 7:00 am. Coordinate establishment irrigation schedule with manufacturer and coordinate with Gardener.
Install on site weather station if specified in a location with the most extreme conditions of the site. (Highest wind, sunniest). Weather station should be hidden from view. Confirm final location with LA.
Flush main supply lines prior to the installation of remote control valves. Flush lateral lines prior to the installation of irrigation heads or emitters.
Irrigation control wire shall be #14 u.l. approved for direct burial. Common wire to be white in color. Wires to individual control valves to be a color other than white. Splices are to be made within a valve box using a crimp type copper wire connector with a heat-shrink waterproof jacket. In-line splices shall be soldered. Leave twenty four inches of wire coil at each remote control valve wire connection to allow valve bonnet removal without disconnecting control wires.
Install one (1) spare control wire for every six (6) stations on the controller along the entire main line. Spare wires shall be the same color (one with a white stripe) and of a different color than other control wires, loop 36" excess wire into each single valve box and into one valve box in each group of valves.

The irrigation contractor shall be responsible for the installation of sleeves and conduits of sufficient size under all paved areas.

COMPONENT SCHEDULE

BACKFLOW PREVENTER	FEBCO #825Y-1" OR APPROVED EQUAL
CONTROL VALVES	TORO REMOTE CONTROL VALVE, TPV SERIES
MAIN LINES	1120 SCH.40 PVC SOLVENT WELD PIPE, WITH SCH 40 PVC SOLVENT WELD FITTINGS. 18" COVER, MIN.
LATERAL LINES	1120-200 PSI PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS. 12" COVER, MIN.
SLEEVES	1120- CLASS 200 PVC PLASTIC PIPE. 24" COVER, MIN.
CONTROLLER	TORO INTELLI-SENSE 24 STATION CONTROLLER. WALL MOUNT IN MECHANICAL ROOM. ET EVERYWHERE DATA SERVICE WITH TWO YEAR SUBSCRIPTION
RAIN SENSOR	TORO WIRELESS RAIN SENSOR
SPRAY HEADS	TORO 5702 SERIES, O.A.E.
VALVE BOXES	PLASTIC, BY CARSON, BLACK
HOSE BIB	CHAMPION, W/ VACCUUM BREAKER
GATE VALVE	NIBCO, (LINESIZE)

DRIP SYSTEM SCHEDULE

IN-LINE EMITTER TUBING	Netafin techline 0.6 g.p.h. - tldl 61201
IN-LINE FILTER	TORO DRIP ZONE KIT – INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET REGULATOR/ KBI PVC BALL VALVE

DRIP SYSTEM NOTES
Locate in-line filter, pressure regulator and valve in valve boxes.

Locate emitter discharge within the watering basin of each plant. See planting plan for exact location and size of plants to determine location of emitters. Secure above grade emitter lines to finish grade with plastic staples.

One quarter inch tubing to receive e.o.v.c. bug caps and tubing stakes at the discharge ends by 'salco'. Tubing lengths to be no greater than six feet.

In-line emitter tubing shall be installed as a continuous loop grid system. Run tubing @ 12" o.c., both ways. Install tubing on top of finish grade and under mulch. Each plant to be uniformly centered between three emitter points (triangle)

In-line emitter tubing shall be installed as a continuous loop grid system. Run tubing @ 6-12" o.c., both ways. Install tubing on top of finish grade and under mulch. Each plant to be uniformly centered between three emitter points (triangle)

For trees, 36" to 48" box
Ring each with 2-3 loops of at least 8 emission points via distribution tubing. Refer to planting plan for location and quantity of trees.

For trees, 15 gallon – 24" box
Ring each with 2 loops of at least 5 emission points via distribution tubing. Refer to planting plan for location and quantity of trees.

For 5 gallon shrub
Provide 3 emission points along in line tubing, in a triangular pattern, with all points reaching the root ball. Refer to planting plan for location and quantity of shrubs.

For 4" and1 gallon shrub shall receive 2 emission point via distribution tubing, with all points reaching the root ball. Refer to planting plan for location and quantity of shrubs.

Contractors shall warrant that the irrigation system will be free from defects in material and workmanship for a period of one year after completion of work.

Contractor shall maintain a set of 'as-built' drawings throughout the construction and prepare and deliver a legible copy of the plan to the owner upon completion of the work and before final payment. The irrigation plan shall indicate locations of all underground pipes, location of sleeves, location of valves and any other information necessary for long-term maintenance of the system.

Contractor shall provide a valve schedule that includes a brief description of the area covered. One copy to go in the controller and one copy to go in the owners binder.

Contractor to provide 1 irrigation binder to the owners, at final walk through. Binder to include as-built drawing, valve schedule, manufacturers operating instructions and warranty and repair information.

IRRIGATION ZONE LEGEND

HYDROZONE	PLANT TYPE	SUN EXPOSURE	WATER NEEDS	IRRIGATION TYPE
ZONE 1	TURF	FULL TO PART SUN	REGULAR	SPRAY
ZONE 2	MIXED SHRUBS & PERENNIALS	SHADE TO PART SUN	MEDIUM	DRIP
ZONE 3	MIXED SHRUBS & PERENNIALS	SHADE TO PART SUN	MEDIUM	DRIP
ZONE 4	MIXED SHRUBS & PERENNIALS	PART SUN/SUN	LOW	DRIP
ZONE 5	MIXED SHRUBS, PERENNIALS & TREES	PART SHADE	LOW	DRIP
ZONE 6	MIXED SHRUBS & PERENNIALS	PART SHADE	LOW	DRIP
ZONE 7	MIXED SHRUBS & PERENNIALS	SHADE	LOW	DRIP
ZONE 8	MIXED SHRUBS, PERENNIALS & TREES	PART SHADE	LOW	DRIP
ZONE 9	MIXED SHRUBS, PERENNIALS & TREES	SHADE	LOW	DRIP
ZONE 10	MIXED SHRUBS & PERENNIALS	SUN	MEDIUM	DRIP
ZONE 11	MIXED SHRUBS & PERENNIALS	SHADE	MEDIUM	DRIP
ZONE 12	MIXED SHRUBS & PERENNIALS	SUN	MEDIUM	DRIP
ZONE 13	PERENNIALS	SHADE	MEDIUM	DRIP
ZONE 14	MIXED SHRUBS, PERENNIALS & TREES	PART SUN	MEDIUM	DRIP
ZONE 15	MIXED SHRUBS & PERENNIALS	PART SUN	MEDIUM	DRIP
ZONE 16	MIXED SHRUBS & PERENNIALS	SHADE/PART SHADE	MEDIUM	DRIP

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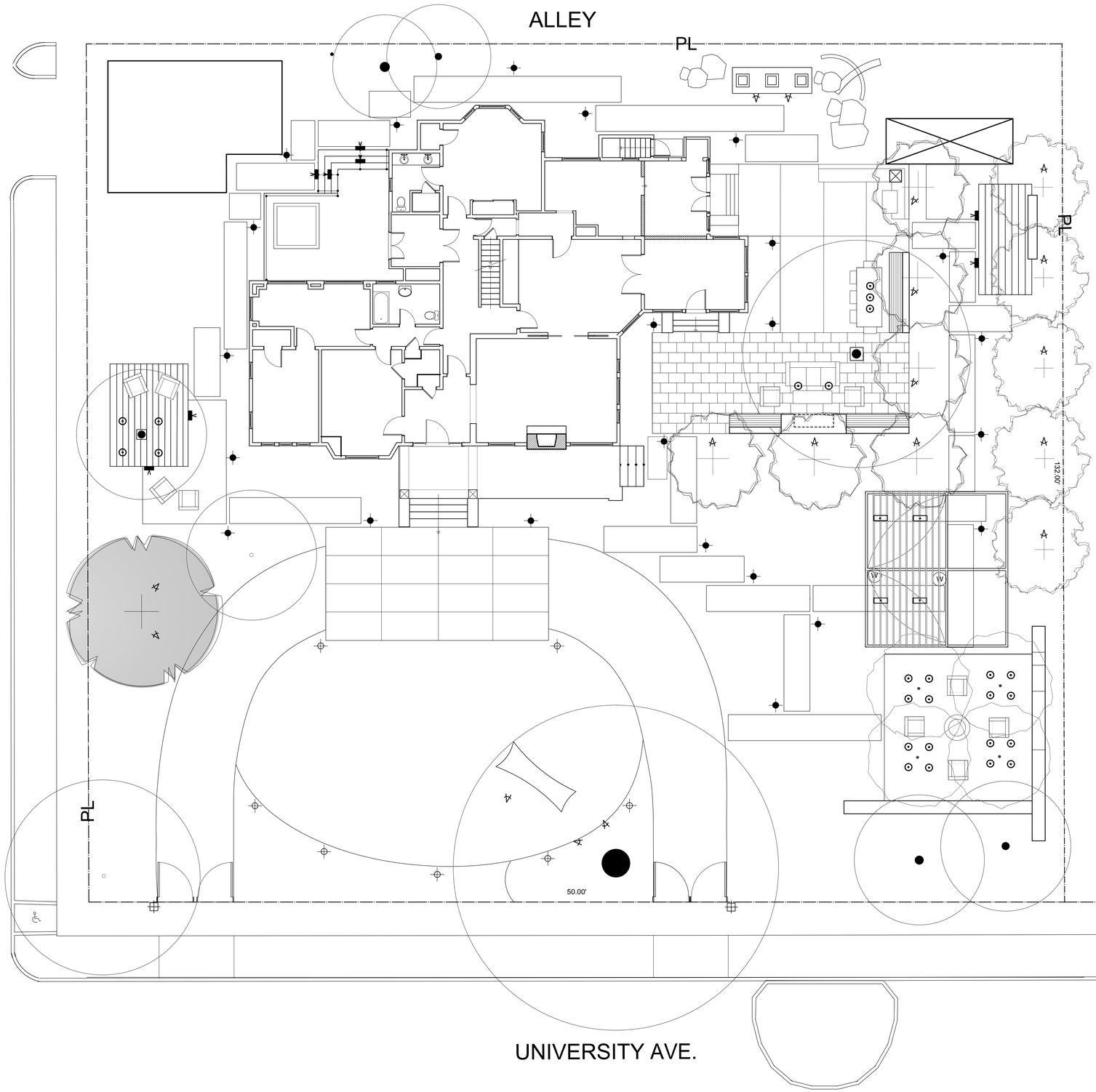
LOS ALTOS, 94022
APN

	DATE:	ISSUE:
	3.13.2015	BID SET
	4.30.2015	HISTORIC REVIEW
1	6.08.2015	HISTORIC REVIEW REVISIONS

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

IRRIGATION PLAN

L4.0



LANDSCAPE LIGHTING NOTES

Contractor is responsible for installation and operation of all low voltage landscape lighting, transformers, wires and switches, as indicated on the Lighting Plan.

Contractor to install all fixtures so that source of light is shielded from off site views. Lights are to be installed with frosted lenses, baffles, and hoods, to minimize glare. Lights to be positioned for maximum screening from off-site views.

Confirm final light fixtures, bulb type and switching, prior to ordering materials and installing system. Additional lighting may be required.

Field adjustments to lighting will need to be approved by the L.A.
110 volt service, including GFCI outlets and service to transformers, to be installed by a licensed electrical contractor.

Do lighting work in accordance with all state and local electrical building codes in effect.

Install lighting fixtures, wiring, transformers and switches in accordance with manufacturers instructions using a hub and spoke system, if necessary.

Transformers have been sized according to manufacturer instruction. Any changes are to be approved by L.A. prior to installation.

Transformers to be operated by switches, located within the house. Confirm final wiring and switch configuration, and location of transformers and switches, with Architect and coordinate with house electrician.

Low voltage fixtures are to be installed after planting of trees and shrubs but before mulching.

Ground wires are to be pinned down with metal clips and covered with mulch.

Lighting installation will require an evenings on-site, to adjust lights. Coordinate schedule with L.A.

Install all lights with 5' min. loop of extra wire, to allow for placement adjustment.

Lighting system to have a one-year warranty on all parts, materials and construction.

Keep as-built records of actual wire, fixture and transformer locations and deliver two sets of completed As-Built to owners, at completion of construction.

Provide owners with manufacturers information on all lighting components, replacement parts (bulb type and size, etc.) and recommended maintenance. Include this material in project binder, to be delivered to owners, at completion of project.

LIGHTING LEGEND

SYMBOL	QUANTITY	NAME	MODEL #	FINISH	WATTAGE
	23	PATH LIGHT	SPJ-CC24-2REC	TBD	5W
	18	UP LIGHT	SPJ MR. UNIVERSE	MBR	3W
	4	ARBOR LIGHT	SPJ-MWW1	MBR	2W
	8	STEP LIGHT	SPJ-BCH1	TBD	2W
	7	SPREADER	SPJ-13-300	TBD	
	25	HANGING TREE LIGHT	TBD		
	2	GATE LIGHT			
	1	BBQ LIGHT			

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LIGHTING PLAN

L5.0