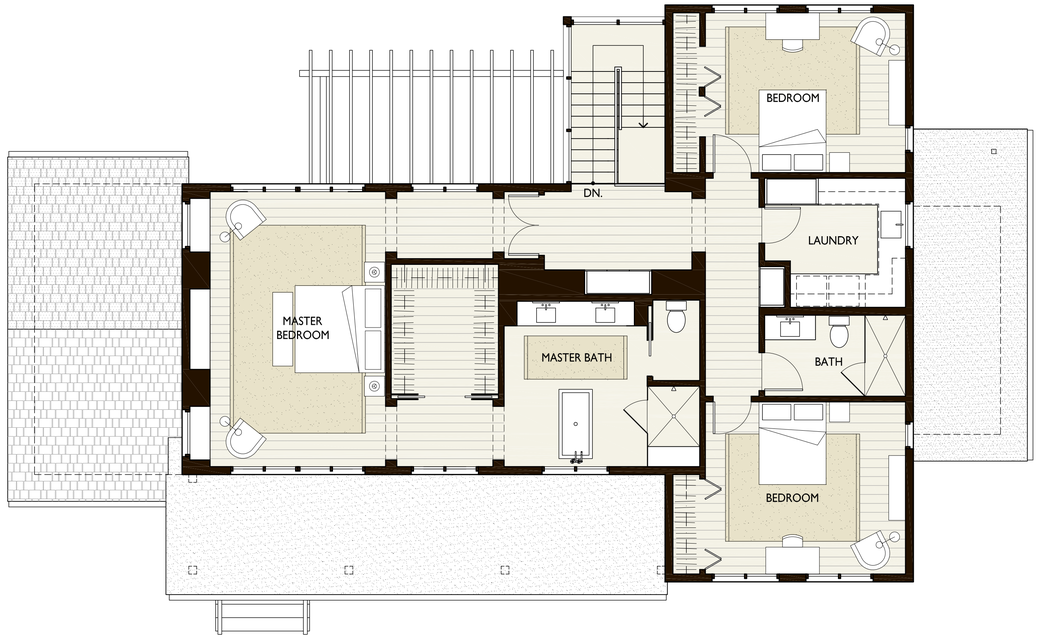
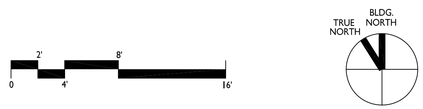


2 A4.1 SECOND FLOOR PLAN @ MAIN RESIDENCE

HILLSIDE HOME - LOT 10 (MIRROR PLAN FOR LOT 11)

1 A4.1 GROUND FLOOR PLAN @ MAIN RESIDENCE

HILLSIDE HOME - LOT 10 (MIRROR PLAN FOR LOT 11)



ARCANUM

arcanum architecture, inc.
501 third street, suite 200
san francisco, ca 94107

415/ 357 4400 tel
415/ 357 4404 fax
www.arcanumarchitecture.com

DIAS PROPERTY

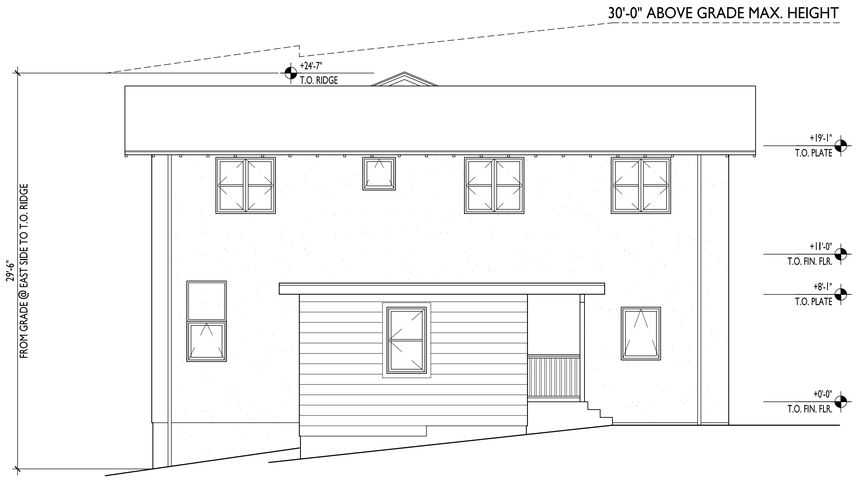
42232 MISSION BOULEVARD
FREMONT, CALIFORNIA
PLN2014-00195

Date	
Drawn By	
Checked By	
Project No.	14018
Date	Issue
11-13-14	PLANNING REVIEW
12-08-14	PLANNING CLARIFICATION

LOT 10 - FLOOR PLANS

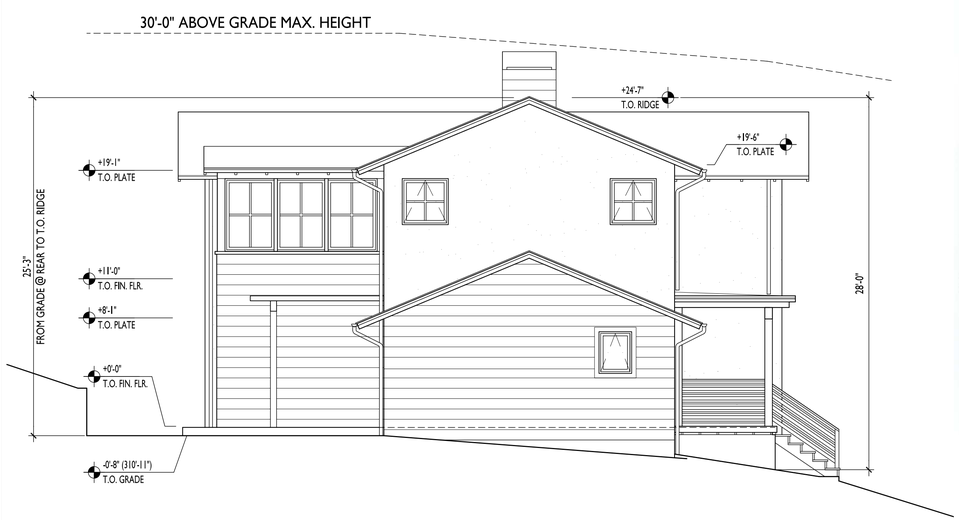
SCALE: 3/16" = 1'-0"

A4.1

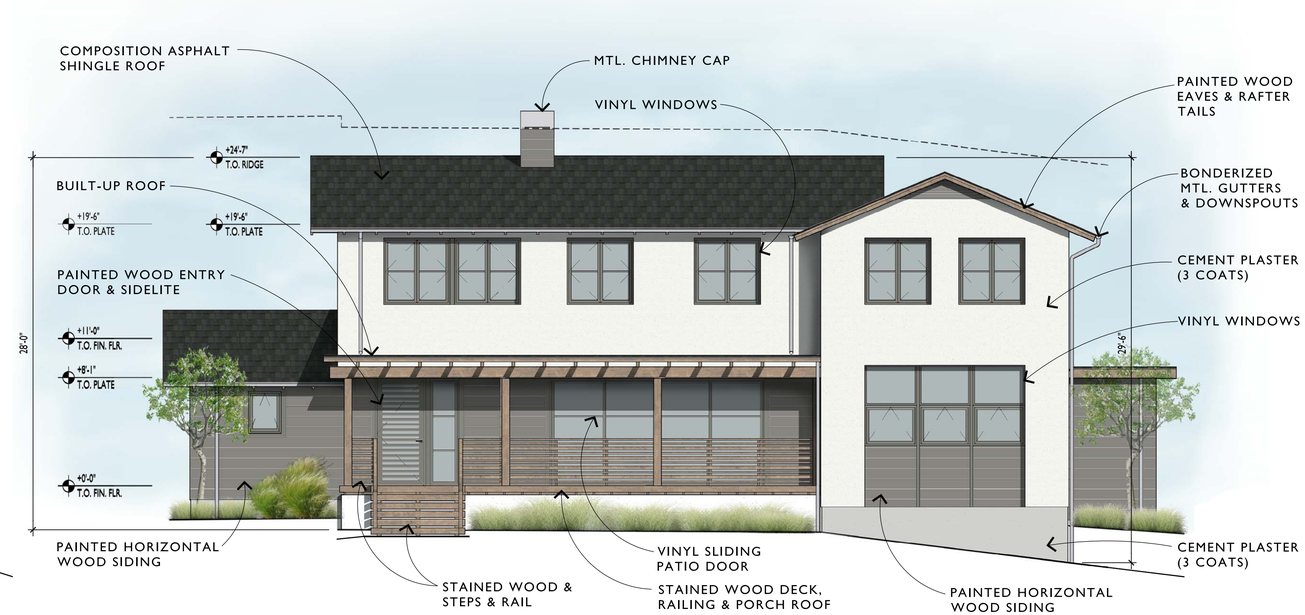


4 A4.2 SIDE / EAST ELEVATION @ MAIN RESIDENCE
HILLSIDE HOME - LOT 10

3 A4.2 REAR / NORTH ELEVATION @ MAIN RESIDENCE
HILLSIDE HOME - LOT 10



2 A4.2 SIDE / WEST ELEVATION @ MAIN RESIDENCE
HILLSIDE HOME - LOT 10



1 A4.2 FRONT / SOUTH ELEVATION @ MAIN RESIDENCE
HILLSIDE HOME - LOT 10

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FREMONT, CALIFORNIA
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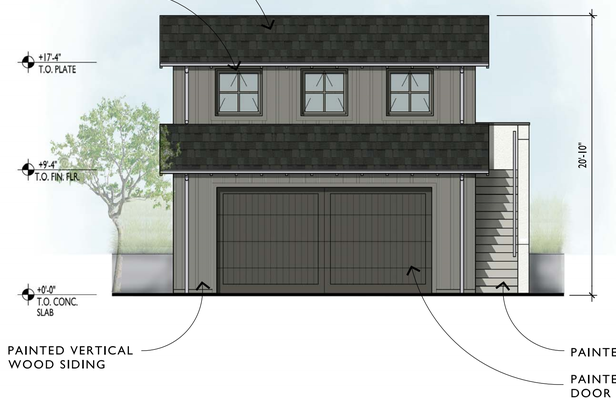
12-08-14	PLANNING CLARIFICATION

LOT 10 - EXTERIOR ELEVATIONS

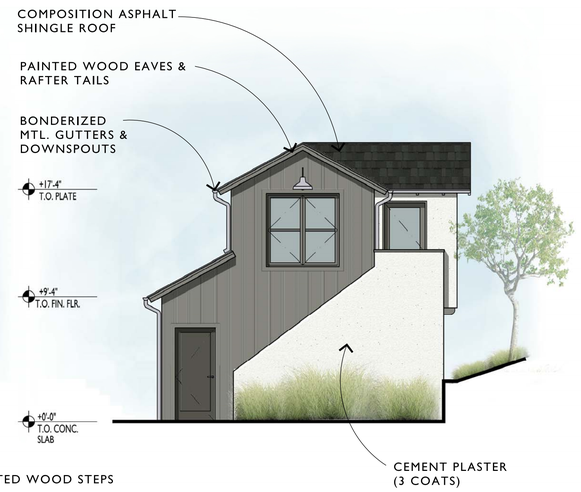
SCALE: 3/16" = 1'-0"

A4.2



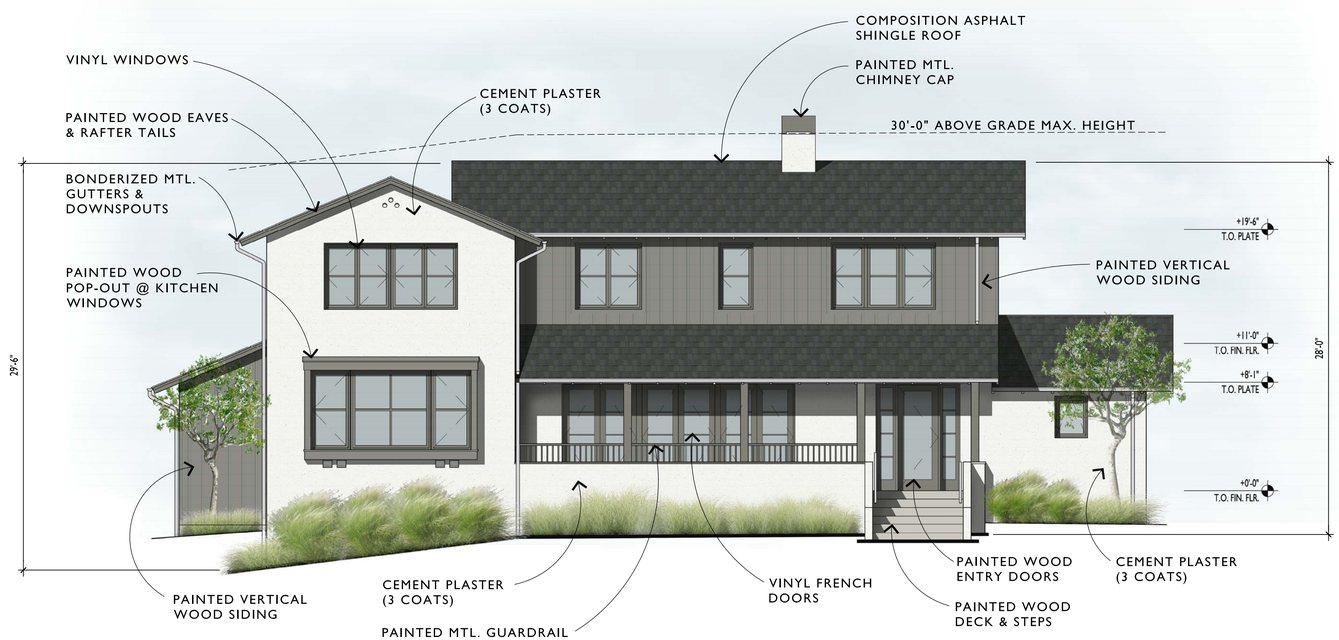
3 A4.3 FRONT / WEST ELEVATION @ GARAGE

HILLSIDE HOME - LOT 11 (MIRROR ELEVATION FOR LOT 10)



2 A4.3 SIDE / SOUTH ELEVATION @ GARAGE

HILLSIDE HOME - LOT 11 (MIRROR ELEVATION FOR LOT 10)



1 A4.3 FRONT / WEST ELEVATION @ MAIN RESIDENCE

HILLSIDE HOME - LOT 11 (MIRROR ELEVATION FOR LOT 10)

0 2' 4' 8' 16'

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Project No.	14018
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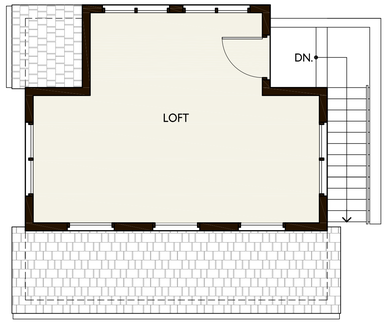
11-13-14	PLANNING REVIEW
12-08-14	PLANNING CLARIFICATION

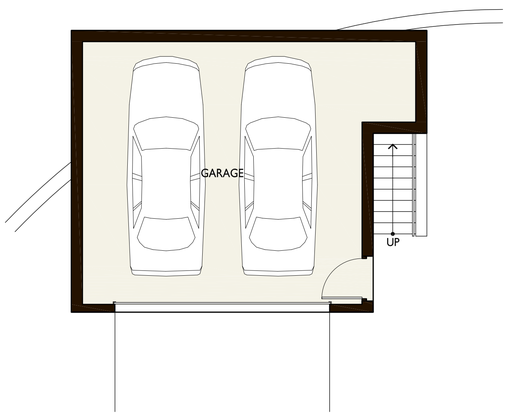
LOT 11 - EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

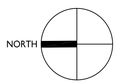
A4.3



2 A4.4 SECOND FLOOR PLAN @ GARAGE
HILLSIDE HOME - LOT 11 (MIRROR PLAN FOR LOT 10 GARAGE)



1 A4.4 GROUND FLOOR PLAN @ GARAGE
HILLSIDE HOME - LOT 11 (MIRROR PLAN FOR LOT 10 GARAGE)



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FREMONT, CALIFORNIA
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12-08-14	PLANNING CLARIFICATION

LOTS 11 -
GARAGE PLAN

SCALE: 3/16" = 1'-0"

A4.4

PARKWAY PLANTING PLANTING					
NAME		COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS ORIENTALIS 'WINTER DWARF'		TBD	1G	M	12" O.C. LOW WATER ONCE ESTABLISHED

MISSION BLVD. & ENTRY PLANTING					
	NAME	COUNT	SIZE	WUCOLS	NOTES
*	ARBUTUS UNEDO 'COMPACTA'	2	24"	L	STANDARD
r	BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	6	5G	M	
	BOUGAINVILLEA 'BARBARA KARST-TRACHELOSPERMUM JASMINOIDES	3	15G/5G	L/M	15G BOUGAINVILLEA AND 5GJASMINE STAKED
	CITRUS X MEYERI	1	24"	M	DWARF MEYER LEMON BUSH
C	COTONEASTER 'CONGESTUS LIKIANG	189	1G	L	36"O.C.
	DOLICHANDRA UNGUIS-CATI	6	5G	L	CATS CLAW CREEPER
	GERANIUMS - LAVENDAR IVY	24	1G	M	
	LANTANA MONTEVIDENSIS	62	1G	L	PURPLE 36"O.C.
	PHORMIUM 'CHOCOLATE BABY'	34	5G	L	
	PHORMIUM COOKIANUM 'TRICOLOR'	9	5G	L	
	PUNICA GRANATUM - MULTI	2	24"	L	MULTI
	PYRACANTHA 'MOHAVE'	2	15G	L	
	RHAMNUS CALIFORNICA 'LEATHERLEAF'	25	5G	L	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	5	1G	L	48"O.C.

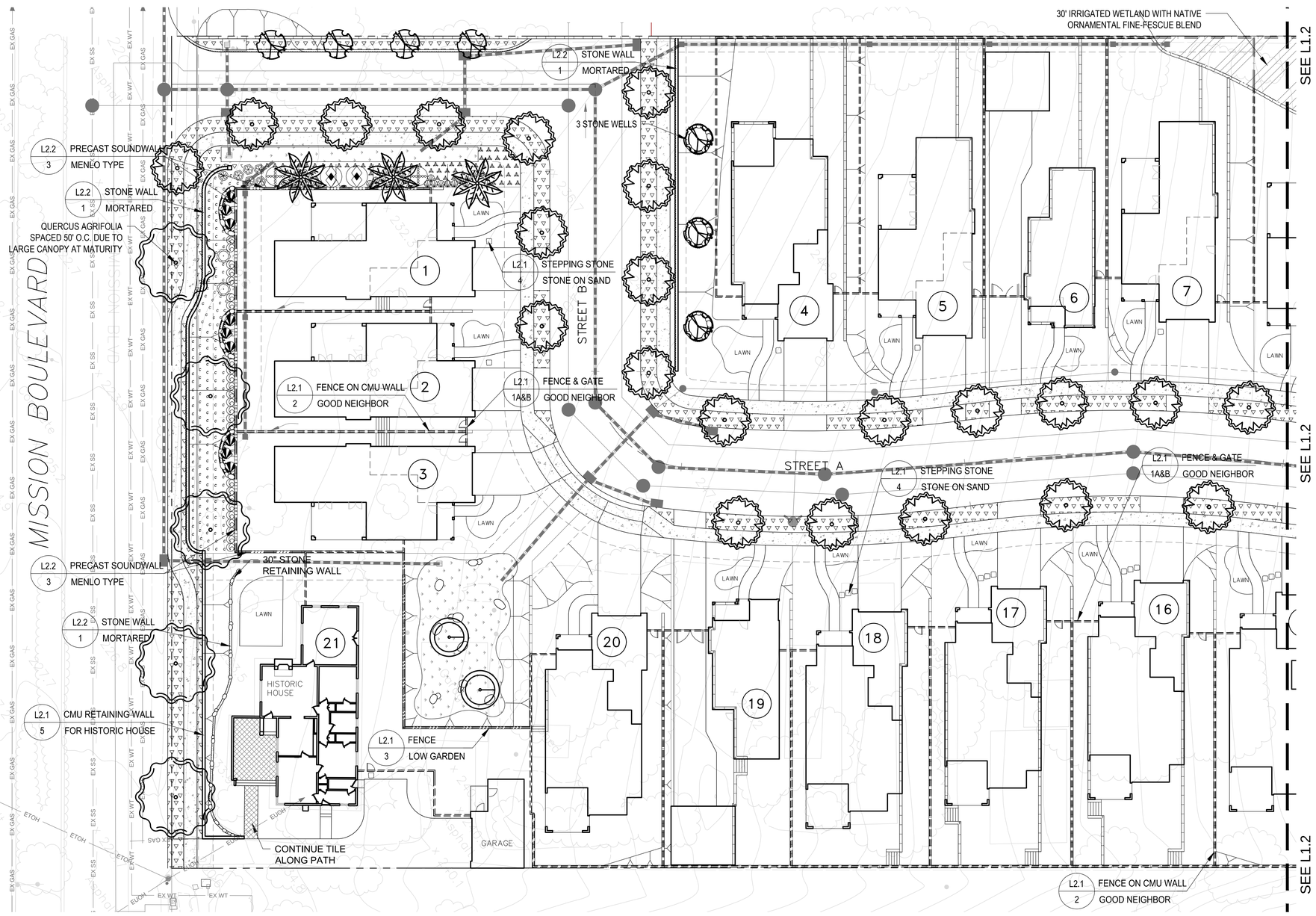
NOTES:

- ALL SHRUB AREAS SHOULD BE PROTECTED WITH AT LEAST 3" LAYER OF SHREDDED BARK MULCH.
- SOIL SHOULD BE AMENDED TO A MINIMUM OF 3.5% BY DRY WEIGHT OR 1" OF COMPOST.
- THE PROJECT SHOULD DIVERT 50% OF LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE BY VOLUME OR WEIGHT. SUGGEST THAT DEMOLISHED MATERIALS FROM THE SITE BE UTILIZED WHENEVER FEASIBLE.
- CALLISTEMON ONLY GROWS A MAXIMUM SIZE OF 15' DIAMETER IN THIS AREA

SITE TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
JUBAEA CHILENSIS	3	24"	L	
LAGERSTROEMIA 'MUSKOGEE'	12	36"	L	STANDARD
QUERCUS AGRIFOLIA	5	36"	VL	
QUERCUS SUBER	26	24"	L	
TAXODIUM DISTICHUM	2	24"	M	

HARDSCAPE LEGEND		
	BOULDER	SIERRA GRANITE BOULDERS. GOLD IN COLOR.
	RECESSED MORTAR STONE WALL	MIX OF MONTANA GOLD & WILLOW CREEK STONES WITH SIERRA GRANITE BOULDERS
	STEPPING STONE	20"X20"X3" THICK TUMBLED CAMERON LIGHT STONE, AVAILABLE AT PENINSULA BUILDING MATERIALS BRAD BULLOCK (408) 690-0348
	FENCE	SOLID GOOD NEIGHBOR
	FENCE	LOW GARDEN
	FENCE	OPEN RANGE
	SOUND WALL	8' TALL
	GATE	PEDESTRIAN

NOTE: SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS



BIORETENTION AREA, SEE CIVIL PLANS FOR SPECIFICATIONS

WETBAND PLANT LIST:

- BUDDLEJA SPP. - BUTTERFLY BUSH
- PENSTEMON SPP. - BEARDTONGUE
- ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY
- RHAMNUS CALIFORNICA - COFFEEBERRY
- RIBES SANGUINEUM - PINK FLOWERING CURRENT
- ARTEMISIA DOUGLASIANA - MUGWORT
- CAREX DENSA - DENSE SEDGE
- FESTUCA RUBRA - CREEPING RED FESCUE
- MUHLENBERGIA RIGENS - DEER GRASS
- LAVATERA - TREE MALLOW

BIORETENTION TREE LIST:

- ACER NEGUNDO - BOX ELDER
- ACER MACROPHYLLUM - BIG LEAF MAPLE
- TAXODIUM DISTICHUM - BALD CYPRESS

DIAS
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FREMONT, CA 94539

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

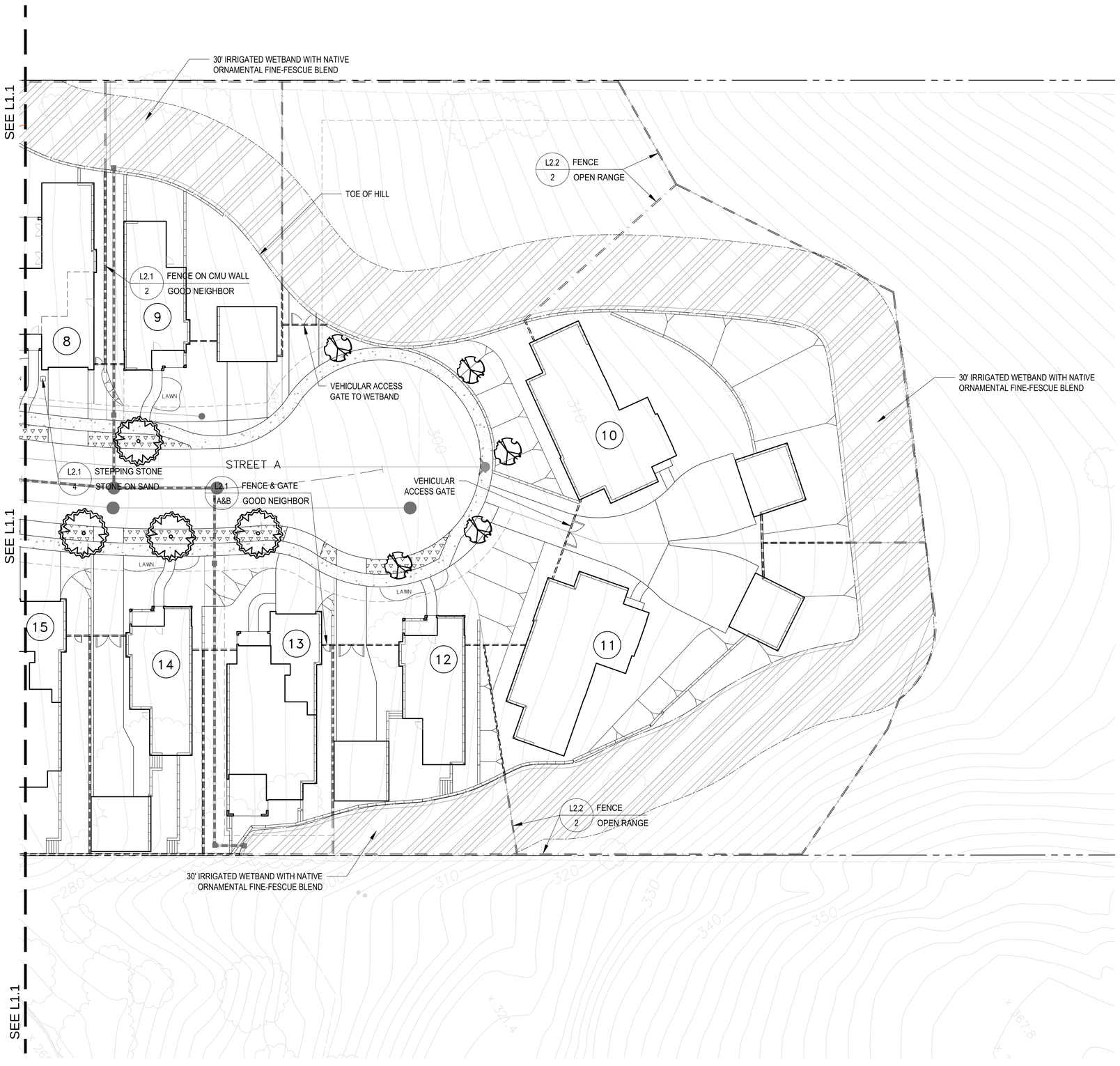
DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

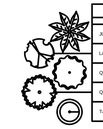
REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIAS
No. 3763
4/18/2014
STATE OF CALIFORNIA

REVISED: 12/11/2014
DESIGN BY: RJD & OW
DRAWN BY: OW
SCALE: 1"=20'-0"

0 5' 10' 20' 40'

L1.1





SITE TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
JUBAEA CHILENSIS	3	24"	L	
LAGERSTROEMIA 'MUSKOGEE'	12	36"	L	STANDARD
QUERCUS AGRIFOLIA	5	36"	VL	
QUERCUS SUBER	26	24"	L	
TAXODIUM DISTICHUM	2	24"	M	

PARKWAY PLANTING PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS ORIENTALIS 'WINTER DWARF'	TBD	1G	M	12" O.C. LOW WATER ONCE ESTABLISHED

WETBAND PLANT LIST (FROM FIRESCAPING WITH NATIVE PLANTS SAN MATEO COUNTY, CA):

- ARCTOSTAPHYLOS UVA-URSI 'POINT REYES' - KINNIKINNICK
- ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL' - VINE HILL MANZANITA
- ARCTOSTAPHYLOS 'PACIFIC MIST' - PACIFIC MIST MANZANITA
- AGAVE SPP.
- SALVIA (VARIOUS) - SAGE
- RHAMNUS CALIFORNICA 'SEAVIEW' - COFFEEBERRY
- PRUNUS ILICIFOLIA - HOLLYLEAF CHERRY
- GARRYA ELLIPTICA - SILK TASSEL BUSH
- ROSA CALIFORNICA - CALIFORNIA WILD ROSE
- QUERCUS DUMOSA - COASTAL SAGE SCRUB OAK

HARDSCAPE LEGEND		
	BOULDER	SIERRA GRANITE BOULDERS. GOLD IN COLOR.
	RECESSED MORTAR STONE WALL	MIX OF MONTANA GOLD & WILLOW CREEK STONES WITH SIERRA GRANITE BOULDERS
	STEPPING STONE	20"X20"X3" THICK TUMBLED CAMERON LIGHT STONE. AVAILABLE AT PENINSULA BUILDING MATERIALS BRAD BULLOCK (408) 690-0348
	FENCE	SOLID GOOD NEIGHBOR
	FENCE	LOW GARDEN
	FENCE	OPEN RANGE
	SOUND WALL	8' TALL
	GATE	PEDESTRIAN

NOTE: SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS

NOTES:

- PROJECT WILL MEET CAL FIRE REQUIREMENTS
- EXISTING PLANTING ABOVE WETBAND WILL BE THINNED AND PERIODICALLY MOWED OR WEED WACKED TO PREVENT FIRE HAZARD. COMMONLY OWNED AND MAINTAINED.
- LIMB UP EXISTING EUCALYPTUS TREES AND REMOVE LEAF DROP AND LITTLER FROM TREES TO AVOID FIRE CONCERN.
- NO PROPOSED PLANTING WILL BE ADDED TO THE PROPERTY ABOVE THE WETBAND.

DIAS
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FREMONT, CA 94539

LANDSCAPE PLAN

DESIGN

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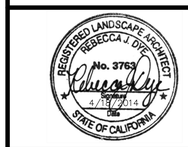
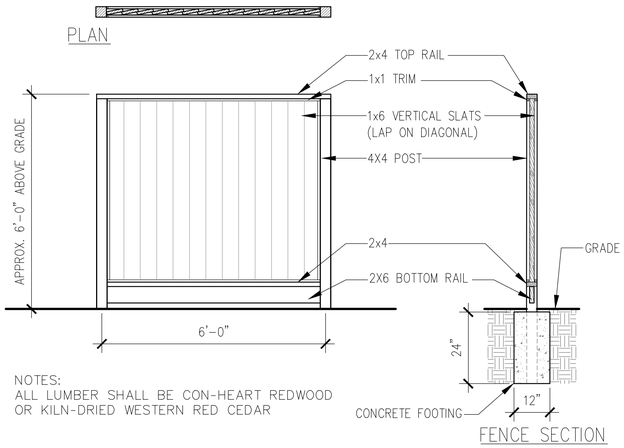
DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION



REVISED: 12/11/2014
DESIGN BY: RJD & OW
DRAWN BY: OW
SCALE: 1"=20'-0"

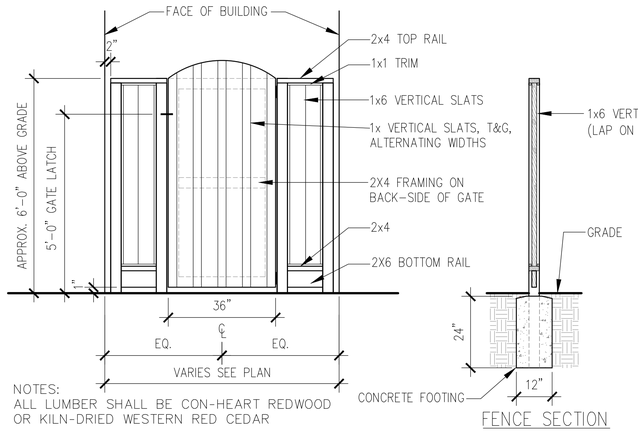
0 5' 10' 20' 40'

L1.2



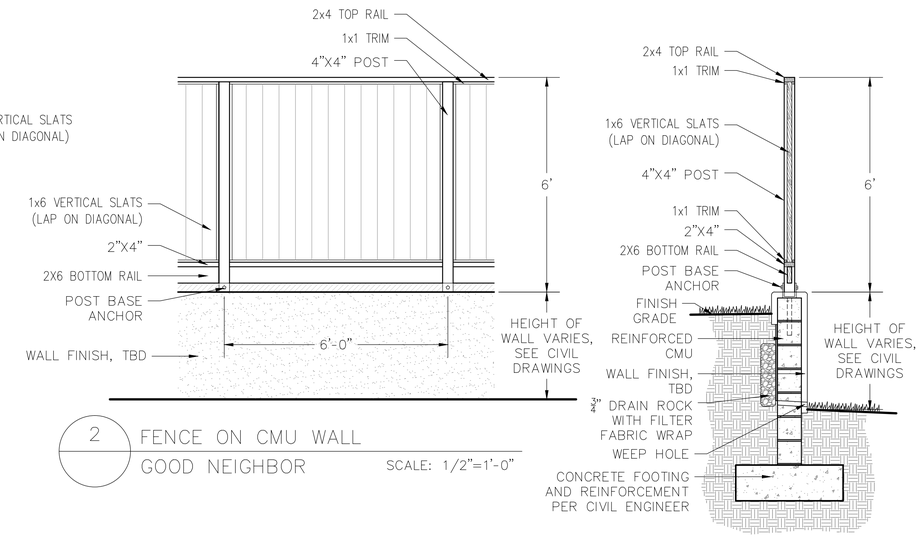
NOTES:
ALL LUMBER SHALL BE CON-HEART REDWOOD OR KILN-DRIED WESTERN RED CEDAR

1/A FENCE GOOD NEIGHBOR SCALE: 1/2"=1'-0"

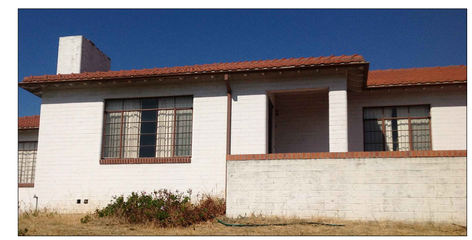


NOTES:
ALL LUMBER SHALL BE CON-HEART REDWOOD OR KILN-DRIED WESTERN RED CEDAR

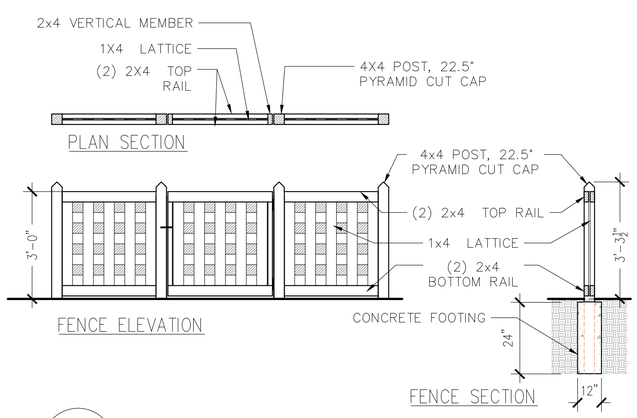
1/B FENCE AND GATE GOOD NEIGHBOR SCALE: 1/2"=1'-0"



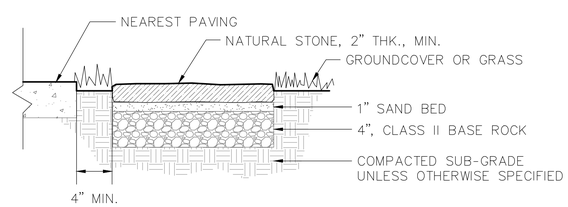
2 FENCE ON CMU WALL GOOD NEIGHBOR SCALE: 1/2"=1'-0"



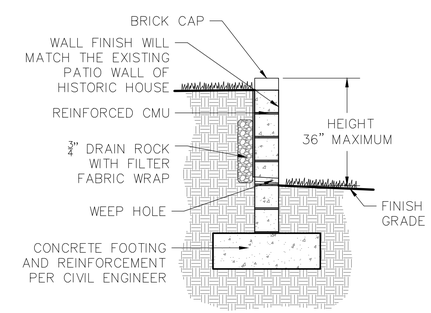
HISTORIC HOUSE EXISTING CMU WALL WITH BRICK CAP



3 FENCE AND GATE LOW GARDEN FENCE SCALE: 1-1/2"=1'-0"



4 STEPPING STONE STONE ON SAND SCALE: 1-1/2"=1'-0"



5 CMU RETAINING WALL FOR HISTORIC HOUSE SCALE: 1/2"=1'-0"

DIAS
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FREMONT, CA 94539

LANDSCAPE DETAILS

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

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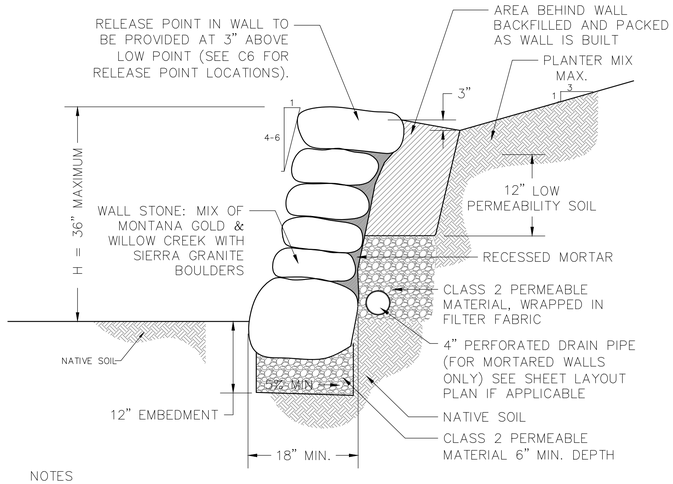
DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT REBECCA J. DYER No. 3763 4/10/2014 STATE OF CALIFORNIA

REVISED: 12/10/2014
DESIGN BY: RJD & OW
DRAWN BY: OW
SCALE: PER DETAIL

L2.1

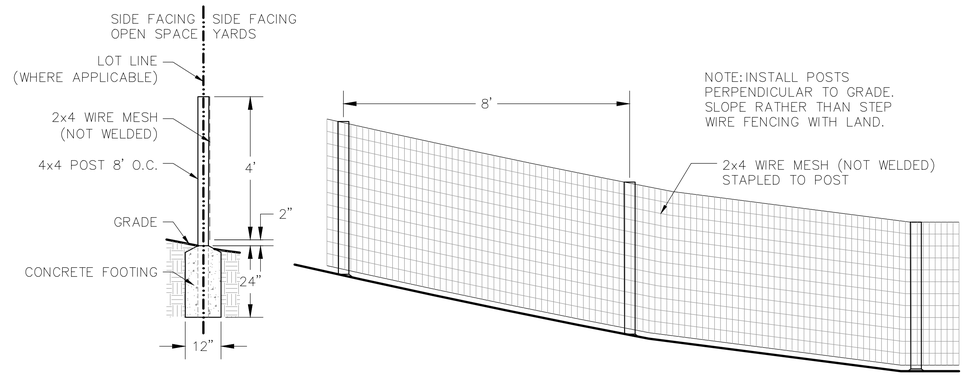


NOTES

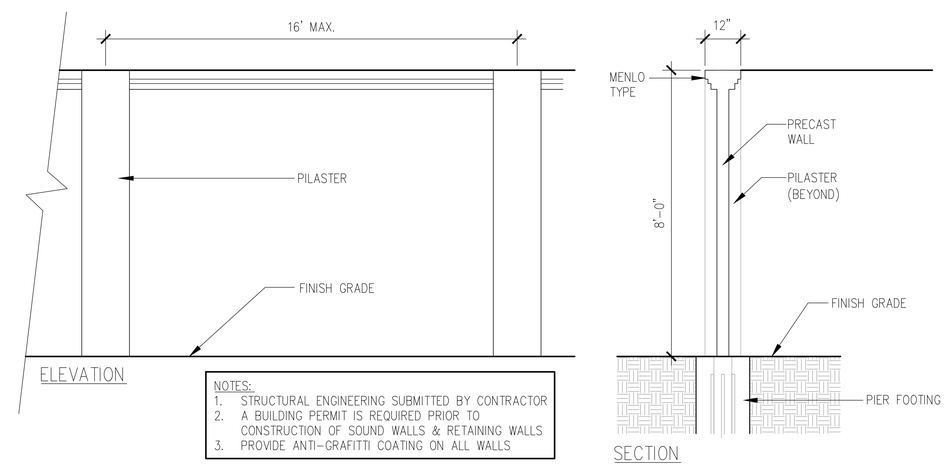
- WALL ROCK TO BE A AVERAGE SIZE OF 12" UP TO WHEEL BARROW SIZE OR LARGER AT BASE. PREDOMINANCE OF ROCK AT BASE TO BE A MINIMUM OF 12" IN SIZE.
- BASE ROCKS TO BEAR ON COMPACTED CLASS 2 PERMEABLE MATERIAL.
- ROCK TO BEAR ON MINIMUM OF TWO ADJACENT ROCKS.
- ROCKS TO BEAR ON AT LEAST THREE CONTACT POINTS (TWO FRONT AND ONE REAR).
- CAP ROCK MIN. 12" IN ONE DIMENSION.
- CONSTRUCT DURING DRY SEASON.
- CONTRACTOR RESPONSIBLE FOR TEMPORARY EXCAVATION STABILITY.
- NO ROCKS SHALL COME LOOSE IN KICK TEST.
- MAXIMUM 30" WALL WITH A MAXIMUM BACKSLOPE INCLINE OF 3:1. HIGHER WALLS OR STEEPER BACKSLOPE WILL REQUIRE LARGER STONES OR GEOSYNTHETICALLY REINFORCED BACKFILL TO BE DESIGNED BY GEOTECHNICAL ENGINEER.
- RELEASE POINT IN WALL TO BE PROVIDED AT 3" ABOVE LOW POINT.

THIS IS NOT AN ENGINEERED PLAN. THE UNIQUENESS OF MATERIALS AND NATURE OF A STRUCTURE OF THIS TYPE RENDER IT UNQUANTIFIABLE. THE INSTALLER MUST INTERPRET THE DETAILS AND SPECIFICATION AS MINIMUM REQUIREMENTS IN THE CONSTRUCTION OF EACH WALL FOR THE SITE SPECIFIC SITUATION.

1 STONE WALL
MORTARED
SCALE: 1"=1'-0"



2 FENCE
OPEN RANGE
SCALE: 1/2"=1'-0"



3 PRECAST SOUNDWALL
MENLO TYPE
SCALE: 1/2"=1'-0"

DIAS
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FREMONT, CA 94539

LANDSCAPE DETAILS

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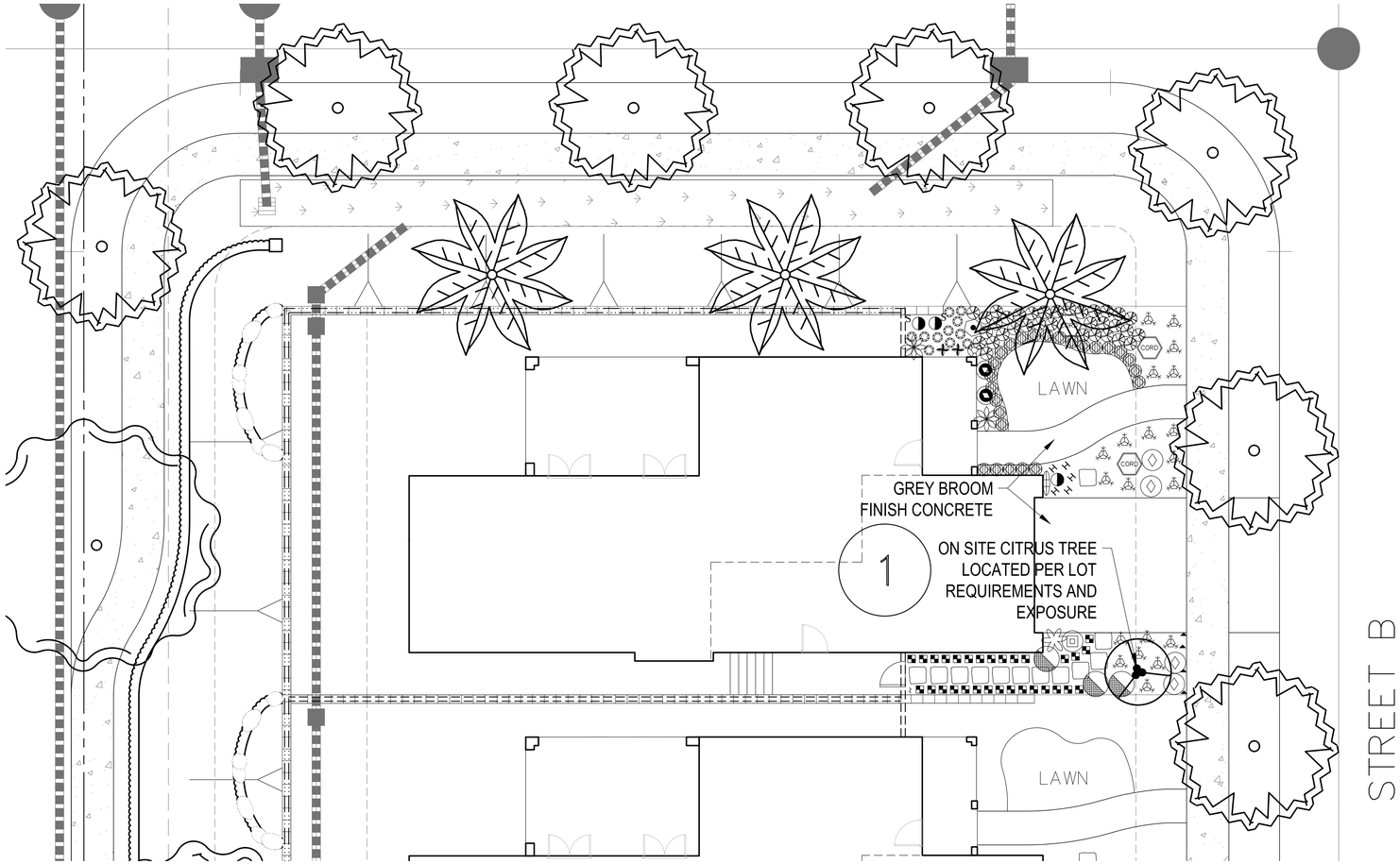
BEN LOMOND, CA 95005
(831) 336-3100

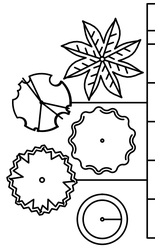
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REVISED: 12/10/2014
DESIGN BY: RJD & OW
DRAWN BY: OW
SCALE: PER DETAIL

L2.2





SITE TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
JUBAEA CHILENSIS	3	24"	L	
LAGERSTROEMIA 'MUSKOGEE'	12	36"	L	STANDARD
QUERCUS AGRIFOLIA	5	36"	VL	
QUERCUS SUBER	28	24"	L	
TAXODIUM DISTICHUM	2	24"	M	

TYPICAL YARD PLANTS				
NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS 'MIDNIGHT BLUE'	25	1G	M	18"O.C. LOW WATER ONCE ESTABLISHED
CAREX TUMULICOLA	34	1G	L	
CITRUS 'WASHINGTON NAVEL' DWARF	1	24"	M	
CLEMATIS ARMANDII 'HENDERSON RUBRA'	1	5G	M	LOW WATER ONCE ESTABLISHED
CORDYLINE FESTIVAL GRASS	3	5G	L	
DAPHNE ODORA MARGINATA	1	5G	M	DO NOT DISTURB ROOTS WHEN PLANTING PLANT 1" HIGH
FICUS PUMILA	2	5G	M	LOW WATER ONCE ESTABLISHED
GERANIUM LAVENDER IVY	4	1G	M	
HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	1	5G	M	
HEUCHERA MAXIMA	11	1G	M	18" O.C. LOW WATER ONCE ESTABLISHED
HEUCHERA CANYON PINK	5	1G	M	18"O.C. LOW WATER ONCE ESTABLISHED
HYDRANGEA MACROPHYLLA 'BAILMER'	2	5G	M	ENDLESS SUMMER
JASMINUM POLYANTHUM	1	5G	M	
KNIPHOFIA 'CHRISTMAS CHEER'	1	5G	L	LOW WATER ONCE ESTABLISHED
LANTANA MONTEVIDENSIS	20	1G	L	PURPLE 24"O.C.
NEPHROLEPS CORDIFOLIA	2	5G	M	LOW WATER ONCE ESTABLISHED
ROSA 'FLOWER CARPET WHITE'	4	2G	M	30"O.C.
SALVIA CHIAPENSIS	3	5G	M	LOW WATER ONCE ESTABLISHED
SARCOCOCCA RUSCIFOLIA	3	5G	L	
SEDUM 'AUTUMN JOY'	30	1G	L	
THUJA OCCIDENTALIS 'EMERALD GREEN'	1	15G	M	LOW WATER ONCE ESTABLISHED
WOODWARDIA FIMBRIATA	2	5G	M	LOW WATER ONCE ESTABLISHED

BIORETENTION AREA, SEE CIVIL PLANS FOR SPECIFICATIONS

NOTES:

- ALL SHRUB AREAS SHOULD BE PROTECTED WITH AT LEAST 3" LAYER OF SHREDDED BARK MULCH.
- SOIL SHOULD BE AMENDED TO A MINIMUM OF 3.5% BY DRY WEIGHT OR 1" OF COMPOST.
- THE PROJECT SHOULD DIVERT 50% OF LANDSCAPE CONSTRUCTION AND DEMOLITION WASTE BY VOLUME OR WEIGHT. SUGGEST THAT DEMOLISHED MATERIALS FROM THE SITE BE UTILIZED WHENEVER FEASIBLE.
- ALL LOTS WILL MEET THE INTENT OF THE TYPICAL HOUSE PLANTING PLANS AND THAT INDIVIDUAL LANDSCAPE DESIGNS WILL BE MORE FULLY DEVELOPED AS PLANS PROGRESS.

DIAS
42232 MISSION BLVD.
FREMONT, CA 94539

TYPICAL HOUSE
PLANTING PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

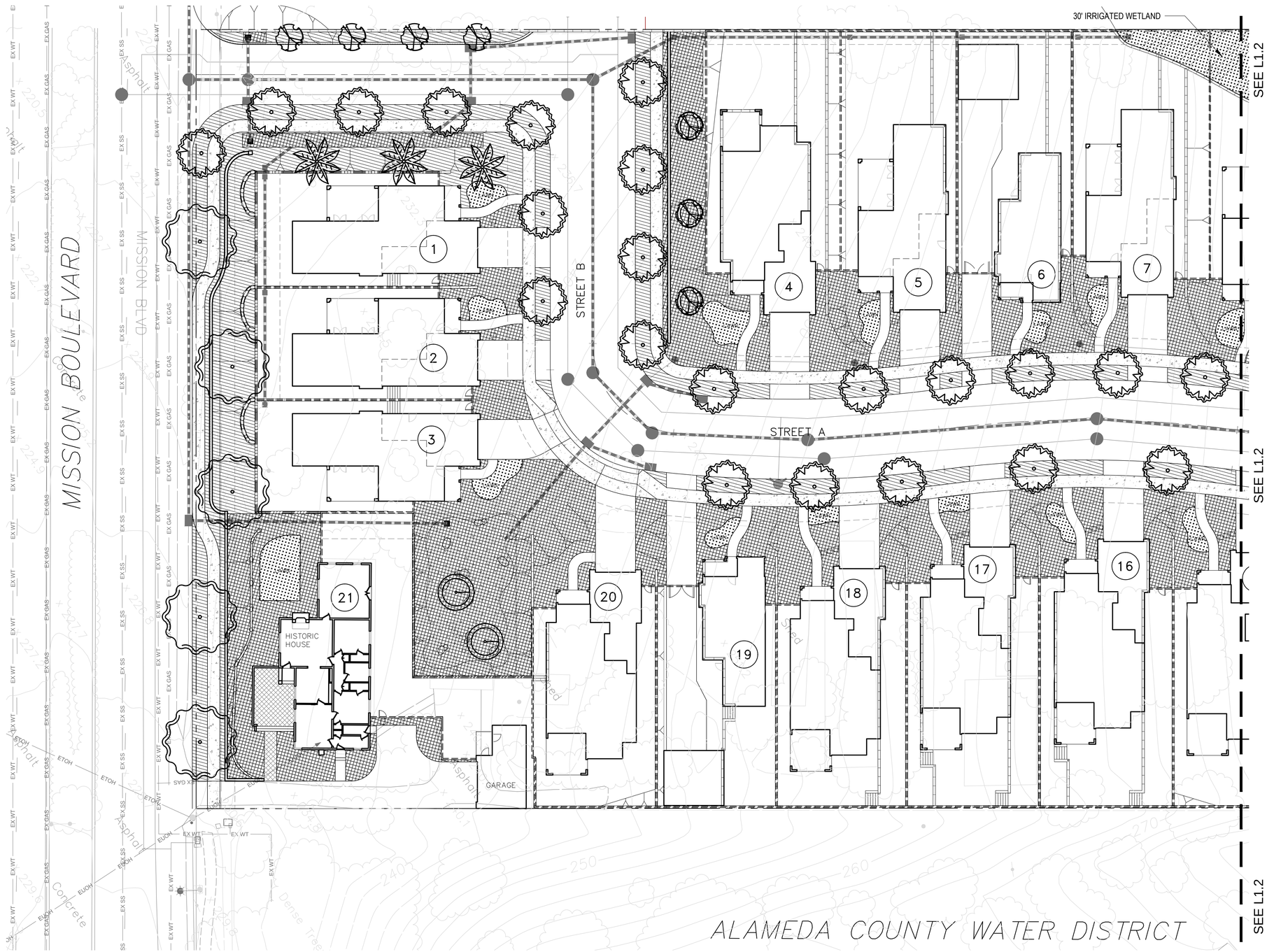
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REVISED: 12/10/2014
DESIGN BY: RJD
DRAWN BY: OW
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16'

L3.1



LOW WATER USE

LOW / MEDIUM WATER USE

HIGH WATER USE

HYDROZONE INFORMATION TABLE

WATER USE	ZONE/VALVE	IRRIGATION METHOD	AREA (SQ.FT.)	% OF LANDSCAPE AREA
LOW WATER USE	N/A	N/A	23,621	17%
MEDIUM WATER USE	N/A	N/A	26,479	43%
HIGH WATER USE	N/A	N/A	25,085	40%
TOTAL	N/A	N/A	62,184	100%

NOTE: TURF AREAS ARE LESS THEN 4% OF TOTAL IRRIGATED AREA

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HYDROZONE PLAN

DESIGN

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FOCUS

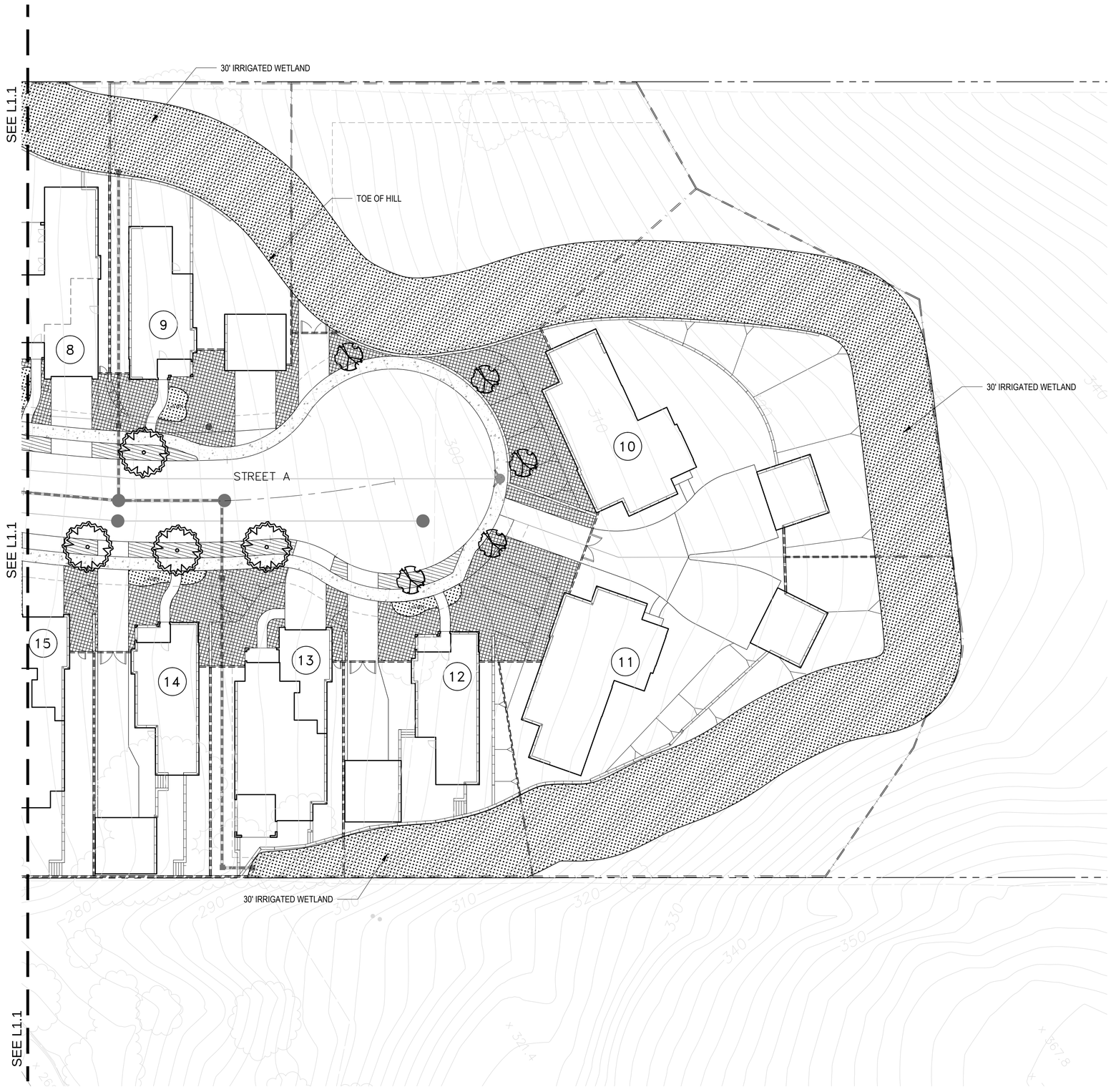
DESIGN FOCUS
LANDSCAPE ARCHITECTURE & CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIAS
No. 3763
4/18/2014
STATE OF CALIFORNIA

REVISED: 12/11/2014
DESIGN BY: RJD & OW
DRAWN BY: OW
SCALE: 1"=20'-0"

0 5' 10' 20' 40'

L4.1



LOW WATER USE

LOW / MEDIUM WATER USE

HIGH WATER USE

HYDROZONE INFORMATION TABLE				
WATER USE	ZONE/VALVE	IRRIGATION METHOD	AREA (SQ FT.)	% OF LANDSCAPE AREA
LOW WATER USE	N/A	N/A	10,823	17%
MEDIUM WATER USE	N/A	N/A	26,478	43%
HIGH WATER USE	N/A	N/A	25,095	40%
TOTAL	N/A	N/A	62,396	100%

NOTE: TURF AREAS ARE LESS THEN 4% OF TOTAL IRRIGATED AREA

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HYDROZONE PLAN

DESIGN

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BEN LOMOND, CA 95005
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FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
REBECCA J. DIAS
No. 3763
4/18/2014
STATE OF CALIFORNIA

REVISED: 12/11/2014
DESIGN BY: RJD & OW
DRAWN BY: OW
SCALE: 1"=20'-0"

0 5' 10' 20' 40'

L4.2